

MEETING:	REGULAR MEETING OF THE PLAN COMMISSION
DATE AND TIME:	Monday, August 14, 2023 6:30 PM
LOCATION:	Germantown Village Hall Board Room N112 W17001 Mequon Road

NOTICE: Pursuant to the recommendations of the Centers for Disease Control and Prevention concerning the prevention of COVID-19 infections, any member of the body and/or citizen may also attend the meeting virtually through the WebEx platform, Meeting #: **2553 216 2843** Password: **qRNIKJrY345** which can be accessed by phone at **408-418-9388** or by logging on at <https://villageofgermantown.my.webex.com/villageofgermantown.my/j.php?MTID=mc9dce1f069066f4f2d3614fe9ee4ae0f> 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. Previously recorded Village Board Meeting Videos can be viewed at https://www.youtube.com/channel/UCOYp0EgELzTCa9X_iCohyhQ.

AGENDA

- I. **CALL TO ORDER:** *This meeting has been given public notice in accordance with Section 19.83 and 19.84, Wis. Stats, in such form that will apprise the general public and news media of subject matter that is intended for consideration and action.*
- II. **ROLL CALL:**
- III. **APPROVAL OF MINUTES:**
 - A. July 24, 2023
- IV. **CITIZEN INPUT:** *(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.)*
- V. **NEW BUSINESS:**
 - A. Hans Dawson, Agent for Moraine Development LLC, Property Owner - W218 N11546 Appleton Avenue. Applications to (1) Create an Rs-2:Single-Family Residential Planned Development District (Rs-2/PDD) pursuant to Sections 17.15 and 17.27 of the Zoning Code; and, (2) Rezone from the M-4:Mineral Extraction, A-2:Agricultural, and Rs-2:Single-Family Zoning Districts into the newly created Rs-2/PDD Zoning District; and (3) Certified Survey Map (CSM) to combine six parcels for purposes of restoring and redeveloping the former gravel mining property into a 126.5-acre, 15-unit residential condominium and conservation development. (PUBLIC HEARING & ACTION)
 - B. Carter Schmitz Training Systems, LLC, Agent for Ozaukee Development Corporation, Property Owner - W188 N11770 Maple Road Unit 5. Conditional Use Permit (CUP) application for an "Indoor Health or Recreation Establishment" pursuant to Section 17.33(3)(h) and Section 17.29(1)(kk) of the Village Zoning Code. (PUBLIC HEARING & ACTION)
 - C. Greg Kamyszek for BioRESEARCH Associates, Inc., Agent for Gerald M. Grosenick Trust, Property Owner - W157 N11593 Fond du Lac Avenue. Conditional Use Permit (CUP) application to allow circuit board

assembly and testing as a component of the proposed business pursuant to Section 17.30(3)(ii) of the Village Zoning Code. (PUBLIC HEARING & ACTION)

- D. Virtus Development LLC, Agent for District One LLC and the Robert & Mary Hacker Trust, Property Owners - W140 N10363 Fond du Lac Avenue and Parcel Tax Key GTNV 351-984 for applications to (1) Rezone Parcel 1 from the B-1: General Business District and Parcel 2 from the Rs-6: Single-family Residential Zoning District to the B-3/PDD "Kuhburg District" Planned Development District and (2) Amend the General Development Plan for the "Kuhberg District" PDD, Resolution #16-2018 to include the expansion of the business parking and a multi-family development and (3) Site Plan Review for a 4-unit multi-family townhouse. (ACTION)
- E. The Dickman Company, Agent for RA Steinman Legacy LLC and Holy Hill Self Storage LLC, Property Owners & Truck Country - N128 W21795 Holy Hill Road. Site Plan Review Consultation (CONSULTATION)
- F. Village of Germantown 2050 Comprehensive Plan Implementation: Holy Hill Gateway District & Freistadt District Master Plans - Preliminary Review of Consultant Proposals. (DISCUSSION & 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.

MEETING:	REGULAR MEETING OF THE PLAN COMMISSION
DATE AND TIME:	Monday, July 24, 2023 6:30 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 Wolter called the meeting to order at 6:30 pm.
- II. **ROLL CALL:**
Chairman Dean Wolter, Commissioners Peter Nilles, Bill Shadid and Josh Tarantino. Commissioner Williams joined via Webex. Trustee Representative David Baum and Commissioner Tony Laszewski were absent and excused. Also in attendance were Community Development Director Jeff Retzlaff and Planning Assistant Lori Johnson.
- 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.*
The following residents spoke during public comment.
Melanie Smythe, N140 W17938 Cedar Lane
Scott Hefle, W159 N10514 Old Farm Road
Jan Miller, W151 N10297 Windsong Circle West

Please visit the Village's YouTube website to watch/listen to the recorded meeting for additional details: https://www.youtube.com/channel/UCOYp0EgELzTCa9X_iCohyhQ.
- IV. **APPROVAL OF MINUTES:**

A. July 10, 2023
MOTION Shadid second Tarantino to approve to Approve the Minutes from July 10, 2023
Commissioner Nilles said he would abstain because he was not at the meeting.
MOTION carried.
- V. **NEW BUSINESS:**

- A. Joseph & Suzanne Schuster, Applicants and Property Owners of W156 N10081 Pilgrim Road. Application for Historic Designation. (ACTION)

Director Retzlaff summarized the request for Historic Designation.

MOTION Shadid second Nilles to Approve the requested Historic Designation for the Schuster House property located at W156 N10081 Pilgrim Road.

Chairman Wolter thanked the applicants for coming forward.

MOTION carried unanimously.

- B. Hensley Foster, Applicant and Property Owner of N144 W14315 Pioneer Road. Application for Historic Designation. (ACTION)

Director Retzlaff summarized the request for Historic Designation.

MOTION Shadid second Nilles to Approve the requested Historic Designation for the Sunnyview Dairy Farm property located at N144 W14315 Pioneer Road.

Chairman Wolter said he appreciated the old photos and keeping the buildings the same as they originally were.

MOTION carried unanimously.

- C. Village of Germantown-2050 Comprehensive Plan Implementation: Holy Hill Gateway District & Freistadt District Master Plans - Preliminary Review of Consultant Proposals (DISCUSSION & ACTION)

Director Retzlaff asked Plan Commission members to review the 4 proposals before the August 14th meeting and select up to 3 companies to interview at an August 28th special meeting to ultimately make a recommendation to the Village Board. At the September meeting, the Village Board will be asked to review and select a proposal. The project will kick off in October.

Discussion followed. Director Retzlaff stated some firms commented that the proposed budget was not enough and 3 out of the 4 proposals did not include any significant transportation analysis but were willing to include an additional cost to provide one. Commissioner Shadid said he liked the idea of talking to the top players. Chairman Wolter agreed it was a good idea for the Plan Commission to conduct interviews. Discussion continued on funding for the project totaling approximately \$64,000, but it could be higher if the Village Attorney says some money can be spent from the TIF money, and only if the Village Board would feel comfortable doing that.

Commissioner Nilles asked if we should prioritize one area over another. Director Retzlaff stated priority should be given to the Freistadt District given the IGA and the utilities. He said the amount of wetlands in the district and railroads would need to be discussed. The Holy Hill Gateway District would be second and the Village Center District next. Director Retzlaff said he had reached out to SWRPC to see what they can provide as part of the plan including transportation scenarios.

No action was taken.

- D. University of Wisconsin Department of Planning & Landscape Architecture: Community Design & Planning Services Proposal. (DISCUSSION & ACTION)

Director Retzlaff reviewed the application process. He said the direction from the Plan Commission was to prepare specific applications for both the Holy Hill Gateway and the Village Center Districts. He explained that because we already have an RFP for the Holy Hill Gateway District, he would like to submit an application for the Village

Center only. He said the cost for the design services would be minimal and that they would be good quality done by master-level students. He added that after attending various committee meetings, it's clear that funds for land use planning are drying up quickly. Chairman Wolter thought this was a good out of the box alternative and why not take advantage of it.

MOTION Shadid second Nilles to direct staff to submit an application to the 2023-2024 Capstone Project for them to consider creation of a master plan for the Village Center District.

MOTION carried unanimously.

VI. ANNOUNCEMENTS:

Commissioner Shadid announced the Police and Fire National Night Out is August 1st at Firemens Park.

VII. ADJOURNMENT:

The meeting was adjourned at 7:29 pm.

PLANNED DEVELOPMENT DISTRICT (PDD) & CERTIFIED SURVEY MAP (CSM) APPLICATIONS

8/14/23 Plan Commission Meeting

Moraine Development LLC

Village Planner Report

Germantown, Wisconsin

Summary

Hans Dawson, agent for Moraine Development LLC, property owner, is requesting approval of a rezoning application to create a Planned Development District (PDD) and Certified Survey Map (CSM) for purposes of restoring and redeveloping the former gravel mining site into a 126-acre residential conservation development located at W218 W11546 Appleton Avenue.

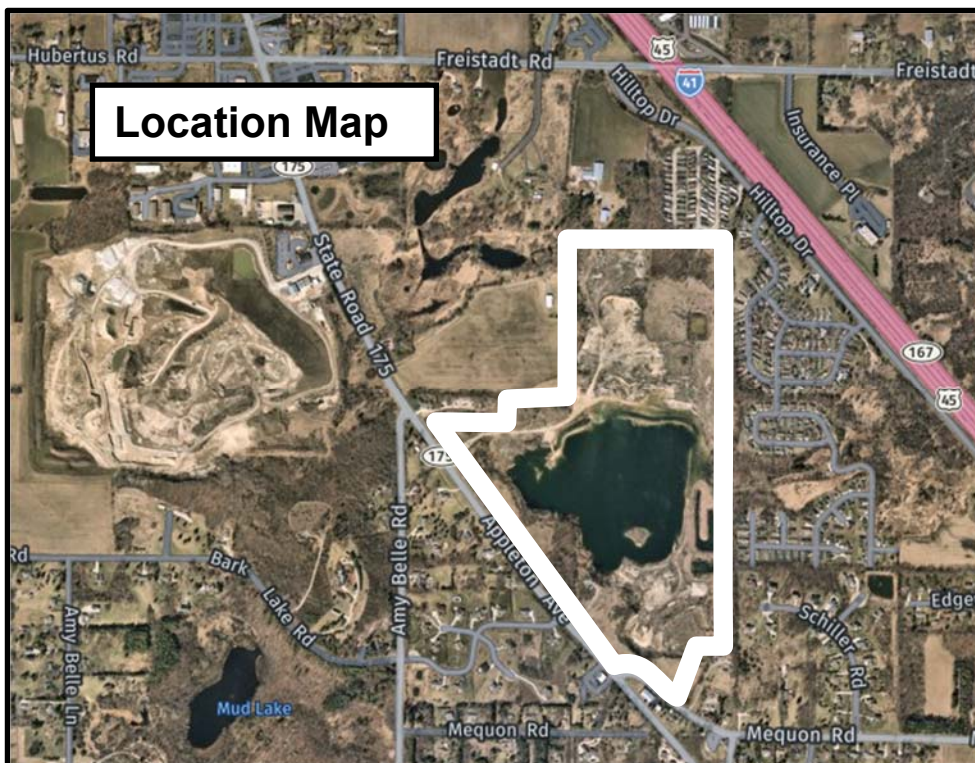
Property Location: W218 W11546 Appleton Avenue

Agent/

Property Owner: David Mortensen Hans Dawson, Lannon Stone Inc.
raSmith Engineering Moraine Development LLC
16745 W Bluemound Rd N52 W23096 Lisbon Road
Brookfield, WI Sussex, WI

Current Zoning: M-4: Mineral Extraction

Adjacent Land Uses		Zoning
North	Agricultural	A-1
South	Agricultural/Residential	A-2/Rs-2
East	Residential (Brookside Mobile Home Park)	MHP
West	Residential	Rs-3



Background

As discussed in April, Moraine Development LLC is requesting the necessary approvals that will enable restoration and redevelopment of the former gravel mining site into a 126-acre residential conservation development. Restoration of the former gravel mining operation (formerly owned by James Cape & Sons and Merget Sand & Gravel before that) is expected to take multiple years of active and passive land management activities to achieve full restoration of the site.

As shown in the master plan, two specific areas for “upland restoration” with “clustered residential units” are proposed; one north and the other south of the centrally located quarry lake within the 126-acre site. Each upland restoration/residential development area will be served by a cul-de-sac and private on-site wastewater treatment systems (POWTS). Other restoration areas include shoreland and woodland restoration around the quarry lake.

The preliminary grading plan indicates an area for building pads for residential development both north and south of the lake within the upland restoration/residential areas. Other proposed features within the site include on-site storm water management basins & swales, strategically located 10'-15' high articulated, landscaped berms along Appleton Avenue, and a 6' wide gravel/asphalt walking path around the quarry lake and connecting the two upland restoration/residential development areas.

Proposal

At this time, Moraine Development LLC is requesting approval of a rezoning application that includes creating a Planned Development District (PDD) with the Rs-2: Single-Family Zoning District as the underlying zoning district and a Certified Survey Map (CSM) to combine all of the individual parcels that comprise the 126-acre site into one parcel.

Certified Survey Map (CSM)

The proposed CSM combines six (6) parcels with a total gross area of 126.8 acres (see the Zoning Exhibit provided in the application for details). Small areas of right-of-way are proposed for dedication consistent with the Village's Subdivision and Platting Code.

Planned Development District (PDD)

To facilitate the planned development, Moraine Development is proposing to create a new Rs-2/Planned Development District with minimal changes to the underlying Rs-2 Zoning District requirements that would ordinarily apply, e.g. minimum lot size & width, public road frontage, building setbacks, etc.

The basic features of the proposed PDD include:

- Develop the site with a “conservation design” with clustered dwelling units and at least 40% open space;
- Allow a maximum of fifteen (15) single-family condominium-style dwelling units (detached or attached with no defined lots and shared ownership of common areas) with attached or detached garages as permitted uses (actual type of

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- dwelling unit type to be determined);
 - On-site private wells and up to 5 dwelling units per well and a private community septic system (vs. public water & sanitary sewer)

Restoration and re-development of the site is intended to be in accordance with the Development Master Plan” included in the PDD application (dated June 9,2023).

A separate “conditions & restrictions” resolution containing these development-specific allowances, references to the detailed general development plan, and any other conditions of approval deemed appropriate, will be prepared by Village staff at the time the PDD is considered by the Village Board.

Staff Comments

Planning & Zoning

As summarized above, current zoning of the 126-acre site varies from parcel to parcel and is a combination of M-4: Mineral Extraction, Rs-2: Single-Family, and A-1: Agricultural. While a change in zoning is not required to commence restoration activities, re-development and use of the property, in whole or in part, require rezoning into the new PDD prior to any site improvements or dwelling construction.

This property is in the “Meeker Hill Neighborhood” under the Village’s 2050 Comprehensive Plan (see attached). This amount and type of residential development that is proposed is consistent with the type and density of single-family development allowed in the Meeker Hill Neighborhood.

In the “Meeker Hill Neighborhood”, if the property is not served by public sewer & water, a maximum density of 1 dwelling unit per 5 acres is allowed if development is done as a “conventional” development with minimum 5-acre lots. If development is done as a “conservation” development, a density of 1 dwelling unit per 3 acres is allowed with smaller lots and a minimum of 40% open space (final zoning district requirements and conservation design criteria for this type of development in the Meeker Hill Neighborhood has not yet been adopted).

Based on an overall development area of 126 acres and a maximum of fifteen (15) dwelling units, the resulting density of 1 DU/8.4 acres would be less than the maximum density allowance of 1 DU/3 acres and be consistent with the residential development type and density policies for the “Meeker Hill Neighborhood” in the 2050 Plan.

In addition to the Rs-2 District modifications proposed by the Developer summarized above, additional provisions will need to be built into the PDD as specific “conditions and restrictions” to address other aspects of the Village’s development regulations that apply to “planned developments” and condominiums (see Section 18.02(8) of the Subdivision Code):

The following provisions should be incorporated into the “conditions and restrictions” resolution for the PDD:

-
- Allowance for private streets designed in accordance with Section 18.07(1)(d) of the Subdivision Code;
 - Provision to waive the public sanitary sewer and water system requirements under Section 18.08(7) & (8) of the Subdivision Code;
 - Requirement that the Developer address the land suitability requirement under Section 18.08(6) of the Subdivision Code by providing engineering, environmental analysis (e.g. water quality testing) or other data and information necessary to reasonably show to the Village that this site is suitable for its proposed use for reason of flooding, inadequate drainage, adverse soil or rock formation, unfavorable topography or any other features likely to be harmful to the health, safety or welfare of the future residents of the proposed subdivision or of the Village;
 - Requirement for detailed site development & building plan review and approval prior to construction of improvements, including private streets, storm water management facilities, landscaped berms & screening features (including street trees in accordance with Section 18.08(14) of the Subdivision Code;
 - Requirement for obtaining necessary permits, including Village permits for all residential dwelling and other building construction, building demolition (if any), erosion control, topsoil removal (if any), Washington County sanitary permits, WisDOT permits for driveway/intersection improvements on Appleton Avenue;
 - Requirement for a lake and shoreland management plan reviewed/approved by the DNR to ensure the quarry lake and upland areas draining to the lake are maintained in a manner that does not negatively impact water quality and/or the water table;
 - Allowance for the export or removal of any previously processed gravel products that remain on the site and the import of clean fill that may be necessary for restoration of the site;
 - Given the intent to develop and use the 126-acre site as a private residential and recreation/conservation area, provisions or restrictions should be included that address potential uses that may create potential negative impacts or nuisances affecting surrounding property owners, e.g. private campground, private recreation uses that have potential nuisance impacts, use of residential dwellings for short-term vacation rental, etc.

The Village's 2021-26 Comprehensive Outdoor Recreation Plan (CORP) includes a map of "potential future park or shared open spaces" that is intended to guide future decision making with respect to the acquisition and/or dedication of land for public park and recreation facilities. One of the designated locations for such future park or shared open spaces is on this property (shown with a purple star on page 27 of the CORP).

Clearly, the thought behind this designation was that the quarry lake and (presumably unbuildable) land that was mined for its gravel resources might be a suitable site for redevelopment into a recreation area (as is the Owner's proposal except that it is intended to be a private recreation and area). While Sections 18.02(3) and 18.07(9) of the Subdivision code requires the dedication and/or reservation of land designated for a public park on a duly adopted comprehensive plan, no such allowance or provision has been incorporated into the proposed General Development Plan. Frankly, other than the designation of this property for a potential park or shared open space area in the CORP, the Village does not currently have a detailed plan for any such area, much less a concept plan that can guide the Developer identify and reserve a future public park or open space area in the General Development Plan. Prior to Village Board adoption of the specific conditions & restrictions resolution for the PDD, the Developer and Village Park Commission should discuss the specifics of what, if any, future park site or shared open space area can/will be dedicated or reserved for future acquisition pursuant to Section 18.07(9).

Similarly, Section 18.08(6) of the Subdivision Code provides that the Village may require sidewalks along abutting streets. The Village's bikeway & trail network in the CORP and Washington County's Bikeway & Trail Plan do not indicate such facilities are planned for Appleton Avenue/STH175 or Meeker Hill Lane in this location. However, the intent section of the Village's PDD indicates that it is *"...intended to permit greater flexibility and, consequently, more creative and imaginative design for the development of a site than is possible under conventional zoning regulations. It is further intended to promote more economical and efficient use of the land while providing a harmonious variety of housing choices, a higher level of amenities, and preservation of the natural qualities of open spaces"*.

Typically, those PDD's that have been approved by the Village include one or more features or design considerations that provide a benefit or amenity for the larger community and not just future residents and owners of the development. The Developer and Village should discuss and consider a future park site dedication/reservation and possible construction of public sidewalks along Appleton Avenue in this light.

Fire Department

The Fire Department is recommending that provisions be included that require a "dry hydrant" connection to the quarry lake be installed consistent with the requirements of NFPA 1142 Chapter 8.

Public Works/Engineering

Detailed comments will be provided at such time as detailed site development and construction plans have been submitted for review and approval for site improvements including private streets, grading, erosion control and storm water management facilities in the residential development sites within the upland restoration areas, landscaped berms & screening features.

In an August 10, 2023 review letter, the Village Surveyor has identified a series of minor technical corrections in an August 10, 2023 memo that will need to be addressed in a revised CSM prior to recording. The Surveyor also indicates that additional right-of-way along both Appleton Avenue and Meeker Hill Lane will be required:

“The Village’s ultimate right-of-way map shows a 120 feet right-of-way for Appleton Ave/STH175. Where necessary, additional right-of-way should be dedicated from the property east of and abutting the centerline of Appleton Avenue to complete the 120’ right-of-way requirement. Similarly, Meeker Hill Lane has a 100 feet ultimate right-of-way requirement; where necessary, additional right-of-way should be dedicated from the property north of and abutting Meeker Hill Lane to complete the 100’ right-of-way requirement.”

With respect to Appleton Avenue, WisDOT has jurisdiction and should be consulted with regarding to the need for additional right-of-way. Germantown has jurisdiction over Meeker Hill Lane and does require the additional right-of-way.

VILLAGE STAFF RECOMMENDATIONS

APPROVE the Certified Survey Map (CSM) to combine six (6) parcels owned by Moraine Development LLC totaling 126.5 acres subject to the following conditions:

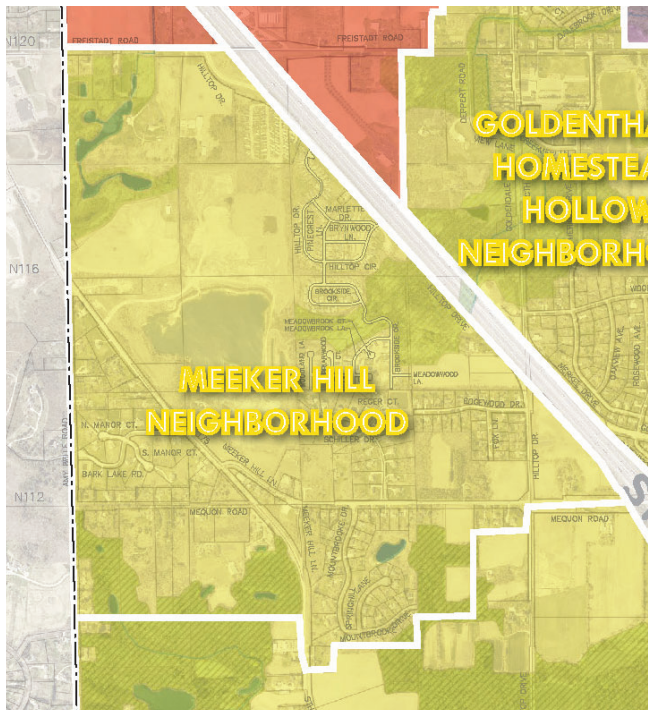
1. The CSM shall be revised to reflect the technical corrections noted in the Village Surveyor comments contained in the August 10, 2023, review memo prior to recording the CSM.
2. The Developer shall contact WisDOT to determine additional right-of-way needs for Appleton Avenue/STH175 and dedicate any required right-of-way as part of a revised CSM prior to recording.
3. The CSM shall be revised to reflect the additional right-of-way requirement for Meeker Hill Lane review memo prior to recording the CSM.

APPROVE creating a Rs-2/PDD for the 126-acre Moraine Development LLC property as proposed subject to the following requirements and conditions:

1. The Rs-2: Single-Family Zoning District regulations shall constitute the underlying conditions and restrictions for the PDD subject to the Developer proposed modifications and Village staff provisions summarized herein. A complete “conditions & restrictions” resolution establishing all use and development allowances, requirements, and restrictions shall be drafted for review and approval by the Village Board concurrent with review and approval of an ordinance creating the Moraine Development Planned Development District (PDD);
2. The conditions & restrictions resolution shall include the following provisions:
 - a. Allowance for private streets designed in accordance with Section 18.07(1)(d) of the Subdivision Code;
 - b. Provision to waive the public sanitary sewer and water system requirements

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- under Section 18.08(7) & (8) of the Subdivision Code;
- c. Requirement that the Developer address the land suitability requirement under Section 18.08(6) of the Subdivision Code by providing engineering, environmental analysis (e.g. water quality testing) or other data and information necessary to reasonably show to the Village that this site is suitable for its proposed use for reason of flooding, inadequate drainage, adverse soil or rock formation, unfavorable topography or any other features likely to be harmful to the health, safety or welfare of the future residents of the proposed subdivision or of the Village;
 - d. Requirement for detailed site development & building plan review and approval prior to construction of improvements, including private streets, storm water management facilities, landscaped berms & screening features (including street trees in accordance with Section 18.08(14) of the Subdivision Code;
 - e. Requirement for obtaining necessary permits, including Village permits for all residential dwelling and other building construction, building demolition (if any), erosion control, topsoil removal (if any), Washington County sanitary permits, WisDOT permits for driveway/intersection improvements on Appleton Avenue;
 - f. Requirement for a lake and shoreland management plan reviewed/approved by the DNR to ensure the quarry lake and upland areas draining to the lake are maintained in a manner that does not negatively impact water quality and/or the water table;
 - g. Allowance for the export or removal of any previously processed gravel products that remain on the site and the import of clean fill that may be necessary for restoration of the site;
 - h. Given the intent to develop and use the 126-acre site as a private residential and recreation/conservation area, provisions or restrictions should be included that address potential uses that may create potential negative impacts or nuisances affecting surrounding property owners, e.g. private campground, private recreation uses that have potential nuisance impacts, use of residential dwellings for short-term vacation rental, etc.
 - i. Requirement that a “dry hydrant” connection to the quarry lake be installed consistent with the requirements of NFPA 1142 Chapter 8. The location and design shall be determined in cooperation with the Village Fire Department.
3. Prior to Village Board adoption of the specific conditions & restrictions resolution for the PDD, the Developer and Village Park Commission should discuss the specifics of what, if any, future park site or shared open space area can/will be dedicated or reserved for future acquisition pursuant to Section 18.07(9) of the Subdivision Code.
 4. The Development Master Plan dated June 9, 2023 and any subsequent revisions necessary as a result of satisfying Village approval shall constitute the General Development Plan required under Section 17.27 of the Zoning Code;
 5. The Developer shall provide one complete and accurate legal description for all the land to be included in the PDD boundary prior to review of the PDD application by the Village Board.

Meeker Hill NEIGHBORHOOD



SPECIAL FEATURES

Transportation The Meeker Hill neighborhood is bounded by the western limits of the Village and I-41 to the east. The neighborhood extends approximately ¼ mile south of Mequon Road. Mequon Road connects the Meeker neighborhood to Lannon Road to the east, which connects to I-41.

Environmental, Natural & Agricultural There are environmental areas located in the east central and northwestern portions of the neighborhood. There is approximately 100 acres of mineral extraction area located in the Meeker neighborhood which is inactive and privately owned. There are scattered sites of agricultural row crop production throughout the neighborhood.

Public Park, Education, Safety & Utility This neighborhood is located outside the Sewer Service Area. Residential lots are served by onsite septic and well water.

GENERAL CHARACTER

The Meeker Hill neighborhood is comprised of a mix of single-family residential lot sizes and is home to the Village's only Mobile Home Park. Residential zoning within this neighborhood is predominantly Rs-4 (2.2 DU's/acre with minimum 20,000 sqft lots) and Rs-3 (1.0 DU's/acre with minimum 1-acre lots). Mobile Home Park (MHP) zoning allows a density of 4.4 DU's/acre with 6,000 sqft "lots".

There are a few commercially zoned properties located at the intersection of Mequon Road and Appleton Avenue. There is approximately 100 acres of mineral extraction area located in the Meeker Hill neighborhood which is inactive and privately owned.

PREFERRED FUTURE LAND USE

Meeker Hill Neighborhood

Preferred Future Land Uses												Enviro Corr.	SSA	Preferred Site Design			Maximum Density (residential uses)
Existing Uses (+ existing non-conforming zoning) See NOTE 5 for details	Residential: Single Family	Residential: Two to Four Family	Residential: Multi-family / Senior	Mixed-Use: Commercial / Residential	Mixed-Use: Commercial / Industrial	Commercial (includes "Activity Centers")	Institutional	Open Space & Recreational	Mineral Extraction	Industrial	Agricultural / Hobby Farming / Agribusiness	Contains an Environmental Corridor?	Sewered? (Y/N/Partial)	Traditional Neighborhood	Suburban Subdivision	Conservation Subdivision**	Dwelling Units / Acre See NOTE 4 for details
A	D	u	u	u	u	u	u	D	u	u	D	Yes	P	A	U	D	see NOTE 2 and NOTE 3

Desirable future land uses within the Meeker Hill Neighborhood include open space, recreational areas, agricultural and hobby farm uses, and limited residential development given that this neighborhood is currently outside the sewer service area. Future residential development is acceptable at an average density of 1 DU/5 acres for 4 or fewer individual lots created by minor land division (certified survey map), or 1 DU/3 acres for 5 or greater conservation subdivision lots. No new or expanded mobile home development is intended to occur in the neighborhood.

In the event that the SSA is expanded and public sewer and water facilities extended into this neighborhood, future residential development is acceptable at an

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

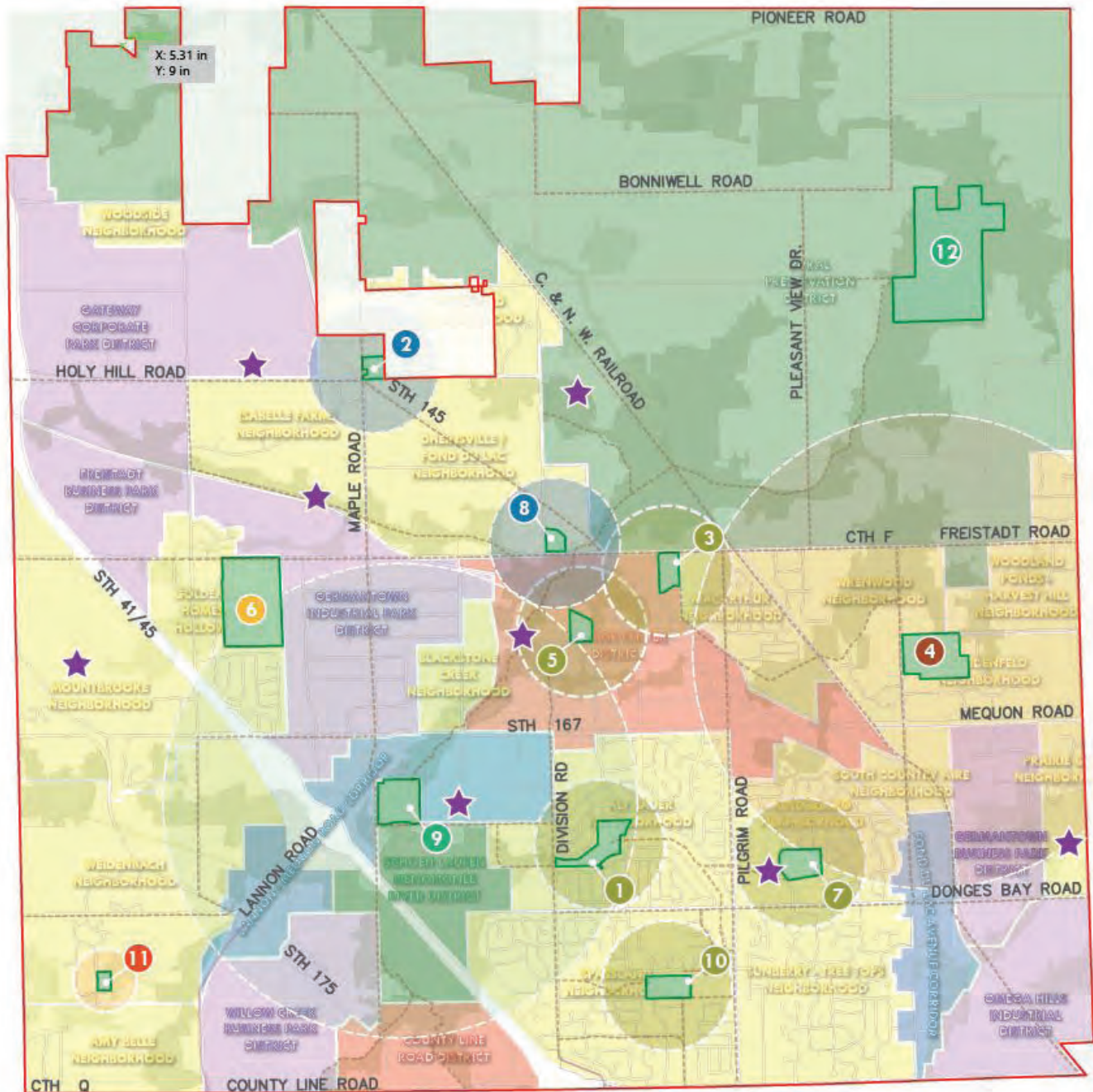
average density of 2.2 DU's/acre for 4 or fewer lots created by minor land division (certified survey map) or 3.5 DU's/acre for 5 or more lots in a conservation subdivision.

Other than the pre-existing commercial parcels along Appleton Avenue, no additional commercial uses are intended to develop in this neighborhood.

NOTE 2:	Neighborhood in SSA (w/ water & sewer)	2.2 units/ acre (4 or fewer CSM lots)
		3.5 units/acre with Conservation Subdivision (5 or greater lots subdivided)
NOTE 3:	Neighborhood outside SSA (no sewer & water)	1 unit/ 5 acres (4 or fewer CSM lots)
		1 unit/ 3 acres with Conservation Subdivision (5 or greater lots subdivided)

See all notes on page 42.

Service Area Diagram



The Service Area Diagram above includes existing park locations as they relate to the 2050 Future Land Use Map - Neighborhoods, Districts, and Corridors. As the map shows, the majority of neighborhoods (yellow) are served by an existing park. Those areas not served by a public park should look to include new park land, privately shared open space, or have planned trail connections that would connect residential areas to existing parks or river corridors.

★ = Potential Future Park or Shared Open Space

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

Hans Dawson

N52 W23096 Lisbon Road

Sussex, WI 53089

Phone (262) 251-1520

Fax () _____

E-Mail hans@lannonstone.net

PROPERTY OWNER

Moraine Development, LLC

N52 W23096 Lisbon Road

Sussex, WI 53089

Phone (262) 251-1520

hans@lannonstone.net

PROPERTY ADDRESS OR GENERAL LOCATION

TAX KEY NUMBER

2 W218N11546 Appleton Avenue, Germantown, WI 53022	193951; 193973; 192999; 193974
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3 PURPOSE OF LAND SPLIT

To combined six parcels currently owned by Moraine Development, LLC into one contiguous parcel	Will the land split require rezoning?	
	Yes	
	From M-4; RS-2; A-2	To RS-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!

	<u>6/12/23</u>		<u>6/12/23</u>
Applicant	Date	Owner	Date

**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**Hans DawsonN52 W23096 Lisbon RoadSussex, WI 53089Phone (262) 251-1520E-Mail hans@lannonstone.net**PROPERTY OWNER**Moraine Development, LLCN52 W23096 Lisbon RoadSussex, WI 53089Phone (262) 251-1520E-Mail hans@lannonstone.net**2 PROPERTY ADDRESS OR GENERAL LOCATION**W218N11546 Appleton Avenue
Germantown, WI 53022**TAX KEY NUMBER**193951; 193973; 192999;
193953; 193952; 193980**3 REZONING REQUEST**FROM
M-4; A-2; RS-2TO
RS-2**4 METES AND BOUNDS LEGAL DESCRIPTION OF PROPERTY – REQUIRED**Attach pages as necessarySee additional pages.

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.

Moraine Development, LLC (property owner) desires to restore and redevelop the 87-acre property formerly used as a gravel mining operation located at W218N11546 Appleton Avenue. The intent of the restoration and redevelopment is to make the site a beautiful part of the Village and ultimately keep it as private residential development for their family to use in the future.

6

SUPPORTING DOCUMENTATION:

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

7

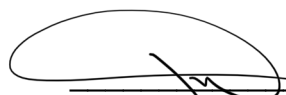
READ AND INITIAL THE FOLLOWING:

- X I understand that the Village is under no obligation to rezone property and that density and lot coverages provided in the Zoning Code are maximums. Actual build out will depend on myriad factors including topography and other natural conditions, surrounding neighborhood context and the detailed design of a project.
- X I understand that Village Staff, Plan Commission and/or Village Board may request additional information to properly evaluate this request and failure to provide such information may in itself be sufficient cause to deny the petition.
- X I am aware that this rezoning shall go into effect immediately upon the final approval of the Village Board and its execution of the rezoning ordinance
- X I understand that Village Staff is required to post one or more signs along the street frontage of and/or on the property subject of this application that indicate to nearby property owners and the general public that a public hearing of my application will be held before the Village Plan Commission and/or Village Board prior to action taken on this application; I hereby grant Village Staff permission to enter onto the property for the expressed purpose of installing said sign(s) provided Village Staff is responsible for installing, maintaining and removing said signs in a reasonable manner and time frame.

8

SIGNATURES – ALL APPLICATIONS MUST BE SIGNED BY OWNER!


Applicant
6/12/23
Date


Owner
6/12/23
Date

Legal Description
Moraine Development LLC lands
to be combined by Certified Survey Map

Part of the Southeast 1/4 of the Northwest 1/4 and a part of the Northwest 1/4, Northeast 1/4, Southwest 1/4 and Southeast 1/4 of the Southwest 1/4, all in Fractional Section 19, in Township 9 North, Range 20 East, in the Village of Germantown, Washington County, Wisconsin, which is bounded and described as follows:

Commencing at the Southwest corner of the Northwest 1/4 of said Section 19; thence North 89° 18' 40" East along the South line of said 1/4 Section a distance of 850.00 feet to the point of beginning of lands to be described;
thence continuing North 89° 18' 40" East along said South line 448.99 feet to a point in the West line of the Southeast 1/4 of the Northwest 1/4 of said Section; thence North 02° 00' 15" West along said West line 1315.32 feet to a point the Northwest corner of the Southeast 1/4 of the Northwest 1/4 of said Section; thence North 89° 43' 50" East along the North line of the Southeast 1/4 of the Northwest 1/4 of said Section 1318.03 feet to a point in the East line of the Northwest 1/4 of said Section; thence South 01° 38' 23" East along said East line 1305.50 feet to the Southeast corner of the Northwest 1/4 of said Section; thence South 02° 19' 37" East along the East line of the Southwest 1/4 of said Section 2034.88 feet to a point; thence North 89° 49' 37" West 159.34 feet to a point; thence South 25° 10' 13" West 500.71 feet to a point in the center line of Meeker Hill Lane; thence North 52° 52' 04" West along said centerline 1196.21 feet to a point; thence North 01° 59' 19" West 42.54 feet to a point in the Northeasterly line of State Trunk Highway 175; thence North 52° 52' 04" West along said Northeasterly line 20.00 feet to a point; thence North 42° 56' 09" West along said Northeasterly line 405.93 feet to a point; thence North 24° 55' 18" West along said Northeasterly line 68.39 feet to a point; thence South 89° 27' 33" West along said Northeasterly line 34.26 feet to a point; thence North 37° 49' 15" West along said Northeasterly line 83.85 feet to a point; thence North 36° 58' 21" West along said Northeasterly line 327.03 feet to a point; thence North 36° 58' 19" West along said Northeasterly line 901.24 feet to a point; thence North 32° 21' 09" West along said Northeasterly line 86.90 feet to a point; thence North 89° 18' 26" East 681.12 feet to a point; thence North 00° 41' 20" West 200.00 feet to the point of beginning.

Said land contains 5,510,524 square feet or 126.5042 acres.

Prepared by: John P. Casucci, PLS
Date: May 24, 2023
Project No.: 168118

June 12, 2023

Mr. Jeff Retzlaff, AICP
Village of Germantown
Planning and Zoning
Community Development Director
N112 W17001 Mequon Road
Germantown, WI 53022

RE: Moraine Development, LLC
W218N11546 Appleton Avenue
Planned Development District Narrative

Dear Mr. Retzlaff:

On behalf of Moraine Development, LLC (property owner), I am pleased to present this proposed Planned Development District rezoning petition associated with the proposed restoration and redevelopment of the 87-acre property formerly used as a gravel mining operation located at W218N11546 Appleton Avenue. The intent of the restoration and redevelopment is to make the site a beautiful part of the Village and ultimately keep it as private residential development for the property owner and their family.

The proposed Planned Development District is presented under the auspices of the RS-2 Single Family Residential District, with the following modifications:

- Develop the site as a “conservation” design with at least 40% open space
- Allow condominium dwellings with attached or detached garages as part of permitted uses.
- On-site private wells, with up to 5 dwelling units per well and a private community septic system.

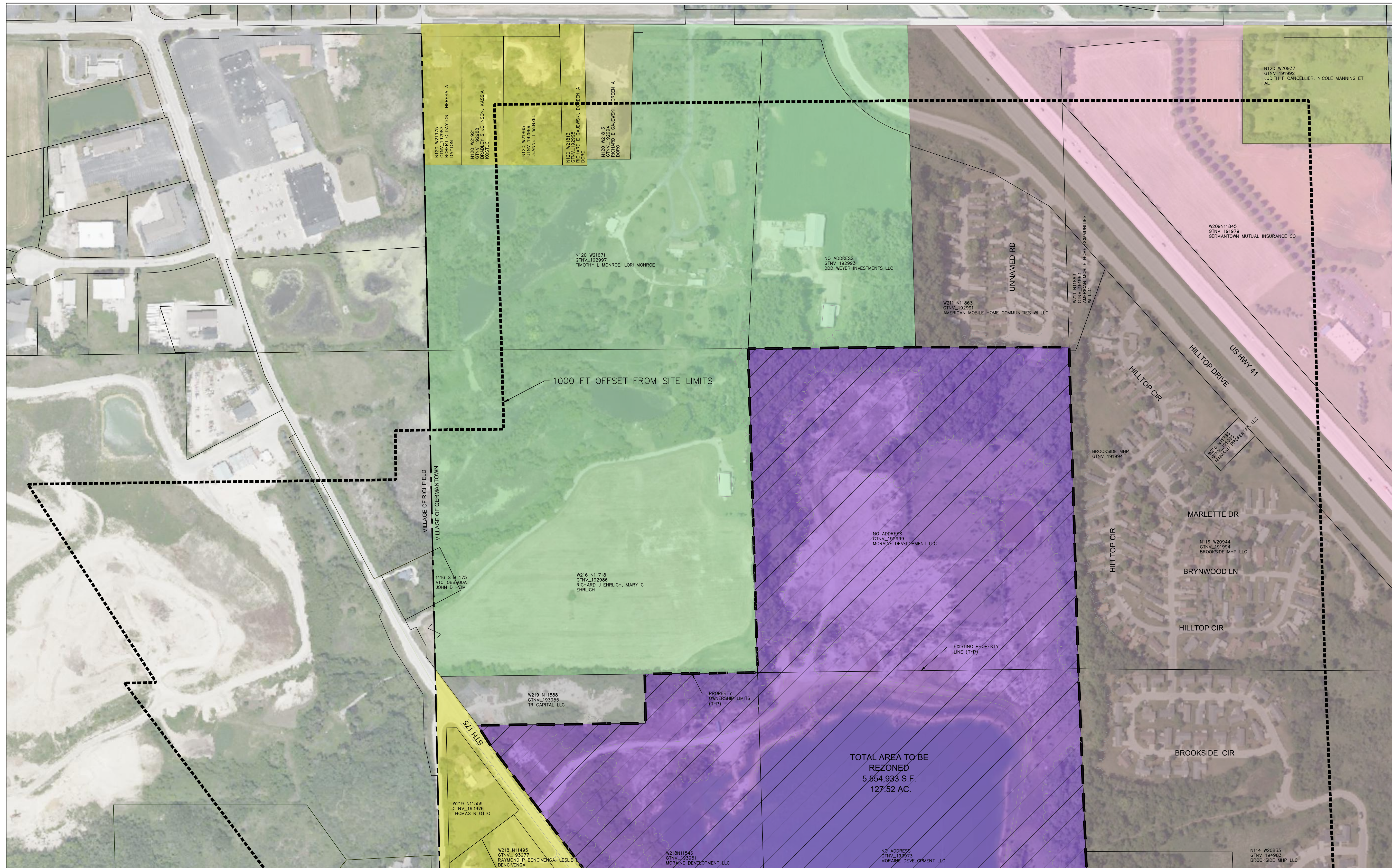
The proposed Planned Development District will not negatively impact the Village or surrounding area because it will comply with the Comprehensive Plan, the base zoning modifications will benefit the Village by providing open space preservation, and make site a beautiful part of the Village, while maintaining a balance of urban and rural atmospheres that have always existed across the Village.

If you should have any questions or require any additional detail, please email me at david.mortensen@rasmith.com or call me at 262-317-3285.

Sincerely,
R.A. Smith, Inc.



David Mortensen, PE
Senior Project Manager

[illegible]

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



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

**MORaine DEVELOPMENT
GERMANTOWN, WI**

ZONING EXHIBIT

© COPYRIGHT 2023
R.A. Smith, Inc.

DATE: 06/12/2019

SCALE: 1" = 200'

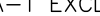
JOB NO. 3220196

PROJECT MANAGER:
DAVID MORTENSEN, PE

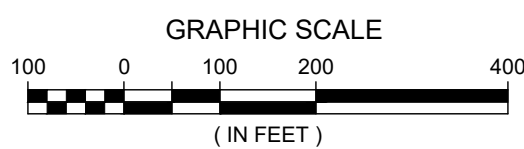
DESIGNED BY: DJM

SHEET NUMBER

EX-1

- | LEGEND | | | |
|---|-------------------------------------|---|-------------------------------------|
|  | A-1 EXCLUSIVE AGRICULTURAL DISTRICT |  | MHP MOBIL HOME PARK RESIDENTIAL |
|  | A-2 AGRICULTURAL |  | PDD-26 PLANNED DEVELOPMENT DISTRICT |
|  | B-1 NEIGHBORHOOD DISTRICT |  | RS-1 COUNTRY ESTATE |
|  | B-3 GENERAL BUSINESS |  | RS-2 SINGLE FAMILY RESIDENTIAL |
|  | B-5 HIGHWAY BUSINESS |  | RS-3 SINGLE FAMILY RESIDENTIAL |
|  | M-1 LIMITED INDUSTRIAL |  | RS-4 SINGLE FAMILY RESIDENTIAL |
|  | M-4 MINERAL EXTRACTION |  | RS-5 SINGLE FAMILY RESIDENTIAL |

NOTE: CROSS HATCHED AREA TO BE REZONED



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

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



CERTIFIED SURVEY MAP NO. _____

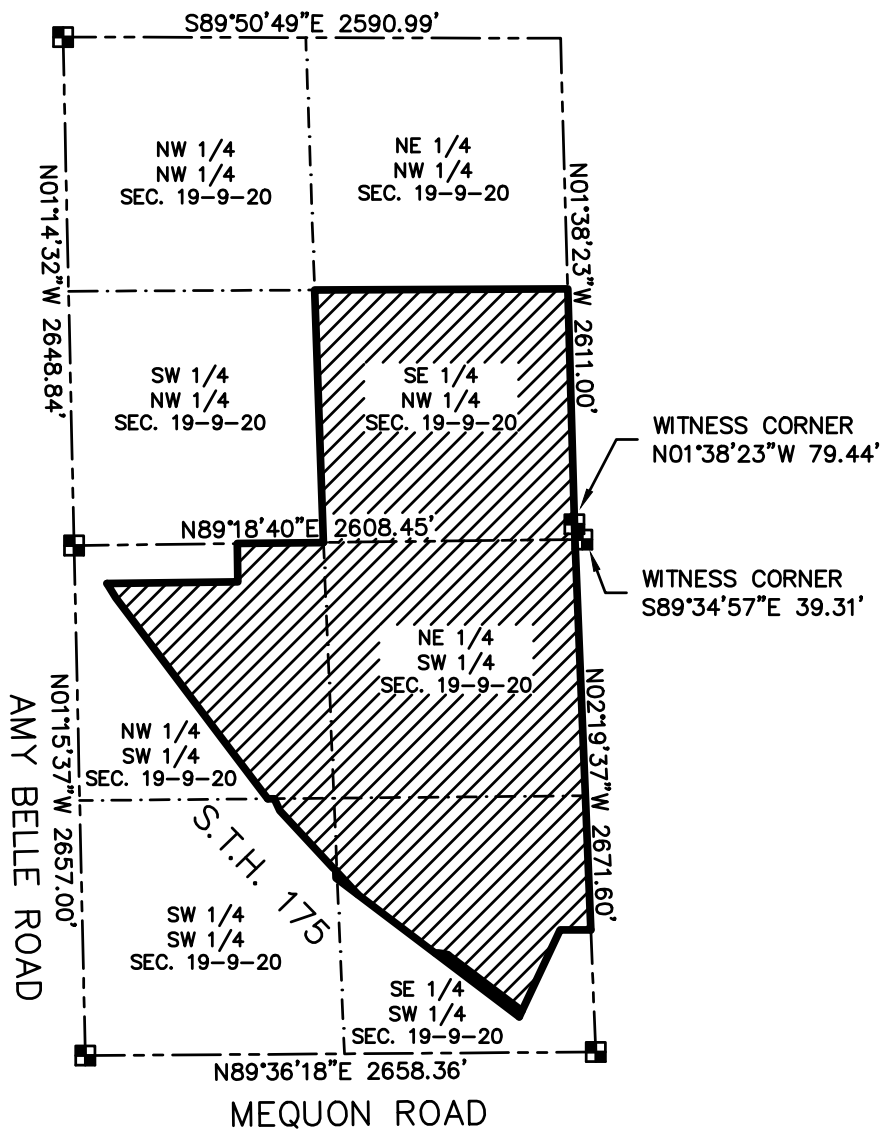
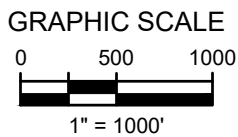
A division of a part of the Southeast 1/4 of the Northwest 1/4 and a part of the Northwest 1/4, Northeast 1/4, Southwest 1/4 and Southeast 1/4 of the Southwest 1/4, all in Fractional Section 19, in Township 9 North, Range 20 East, in the Village of Germantown, Washington County, Wisconsin.

- ▲ INDICATES FOUND MAG NAIL
- △ INDICATES SET MAG NAIL
- INDICATES FOUND 1" IRON PIPE
- INDICATES SET 1.315" O.D. IRON PIPE AT LEAST 18" IN LENGTH, 1.68 LBS. PER LINEAL FOOT.
- INDICATES FOUND BRASS CAP MONUMENT
- Ⓢ INDICATES DEDICATED TO THE VILLAGE OF GERMANTOWN FOR PUBLIC ROAD PURPOSES

ALL DIMENSIONS SHOWN ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.
ALL BEARINGS ARE REFERENCED TO THE WEST LINE OF THE SW 1/4 OF SECTION 19, T 9 N, R 20 E, WHICH BEARS S01°15'37"E. WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD 83/2011).

OWNER:
MORaine DEVELOPMENT LLC
N52 W23096 LISBON RD.
SUSSEX, WI., 53089
1-262-251-1520

SURVEYOR:
R.A. SMITH, INC.
JOHN P. CASUCCI
16745 W. BLUEMOUND RD.
BROOKFIELD, WI., 53005
1-262-781-1000



DRAFT: 5-24-2023

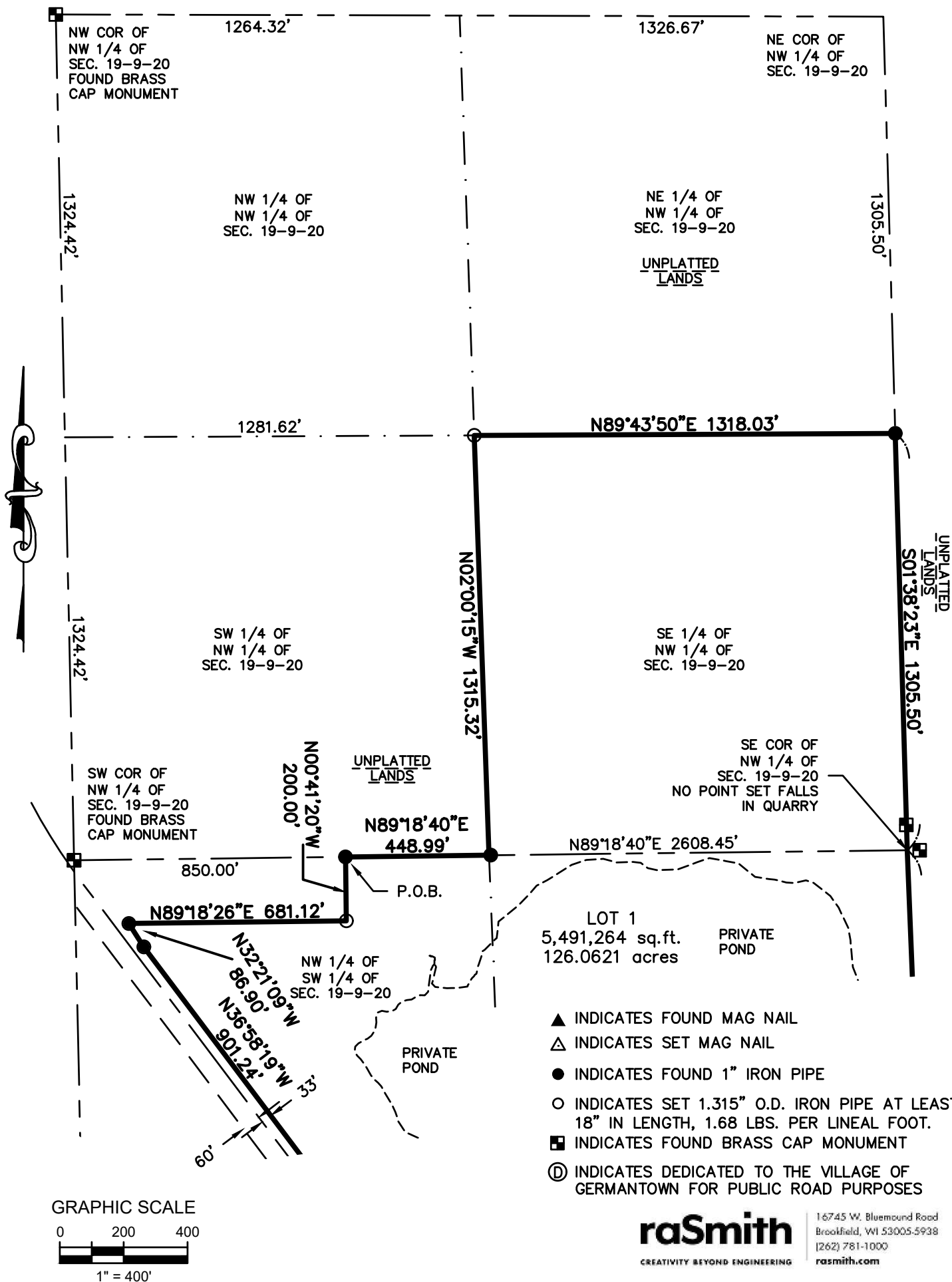


16745 W. Bluemound Road
Brookfield, WI 53005-5938
(262) 781-1000
rasmith.com

CREATIVITY BEYOND ENGINEERING

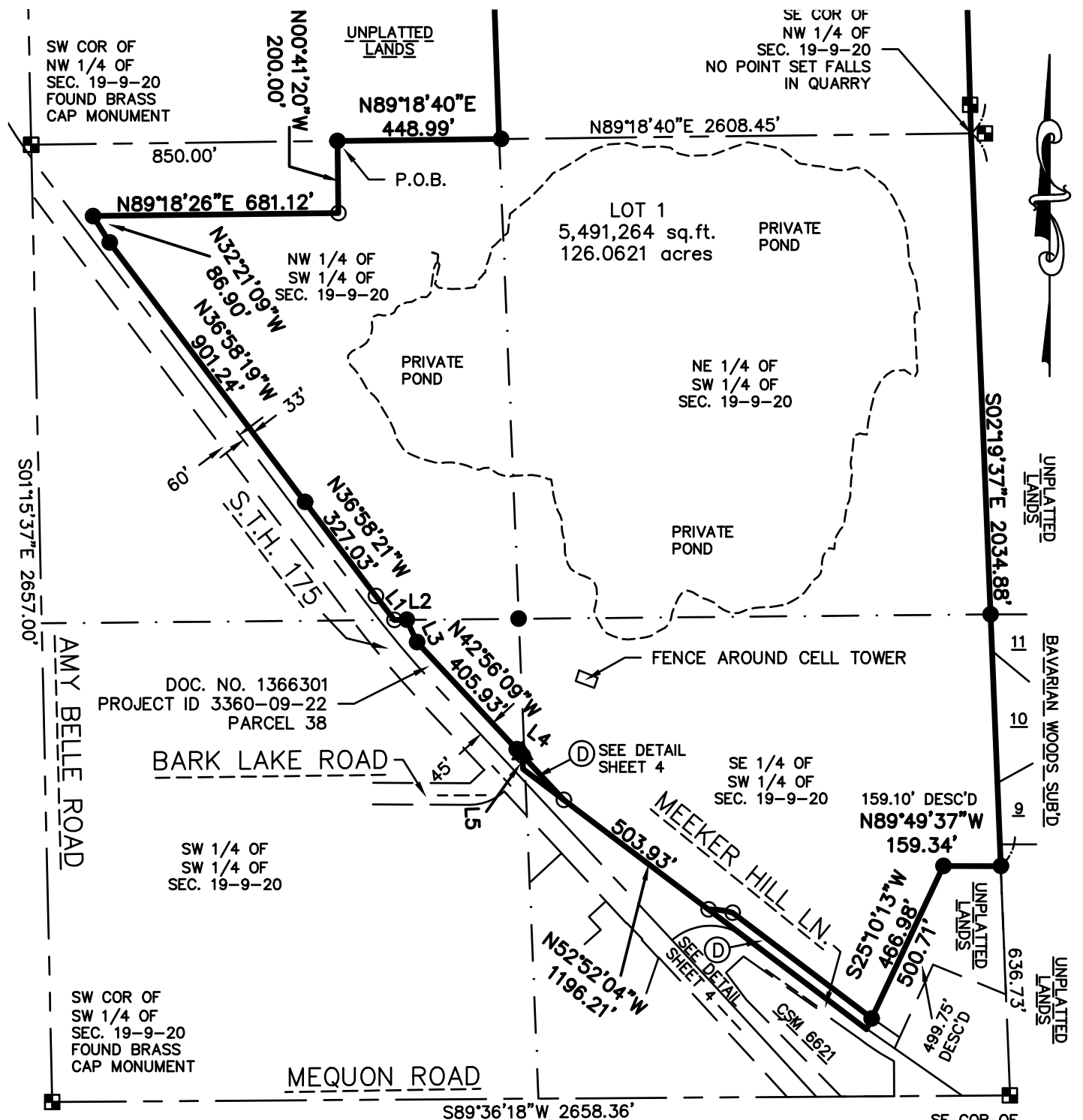
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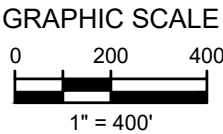


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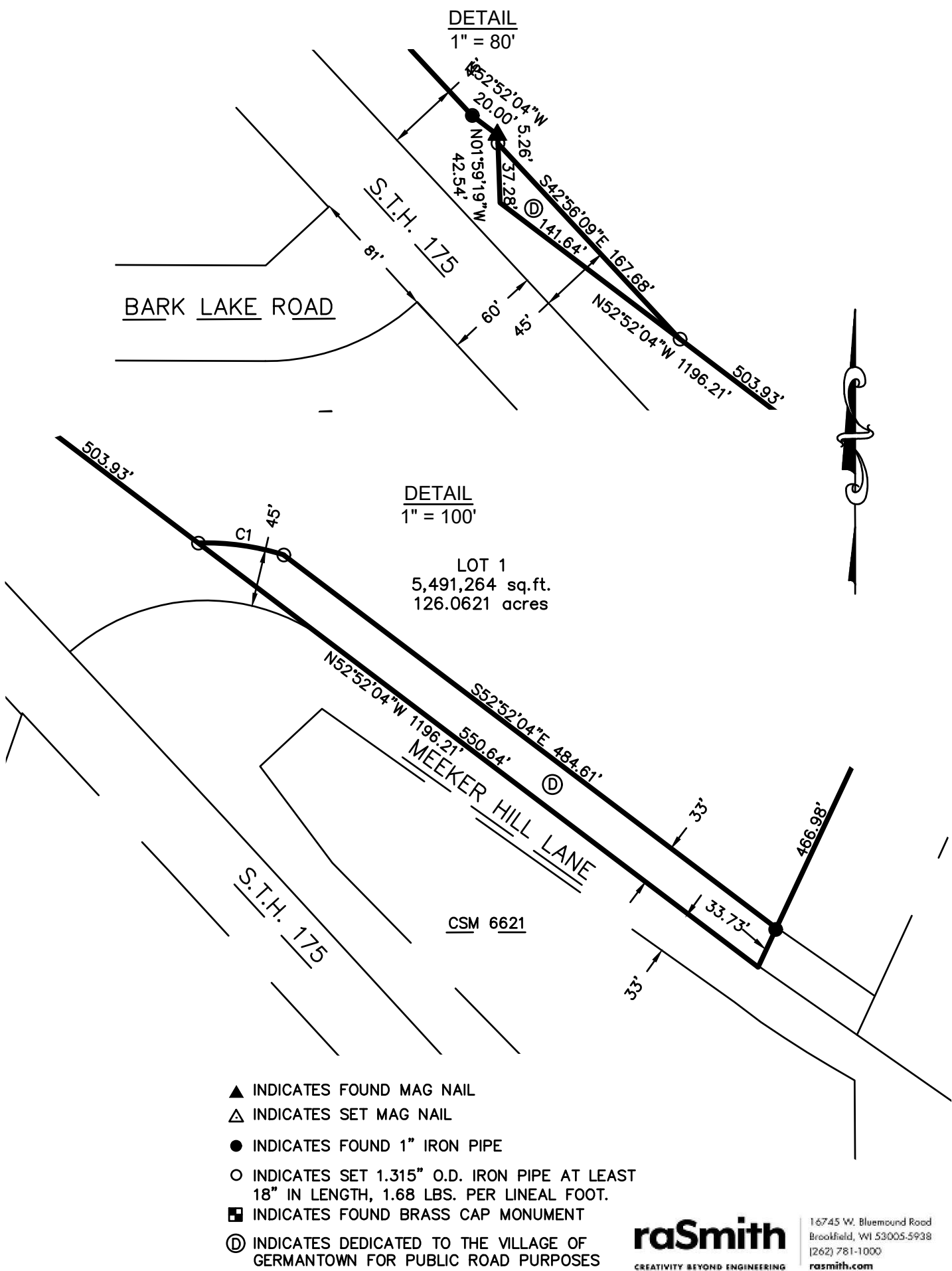


raSmith
CREATIVITY BEYOND ENGINEERING

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

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SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN }
:SS
WAUKESHA COUNTY }

I, JOHN P. CASUCCI, Professional Land Surveyor, do hereby certify:

THAT I have surveyed, divided and mapped a division of a part of the Southeast 1/4 of the Northwest 1/4 and a part of the Northwest 1/4, Northeast 1/4, Southwest 1/4 and Southeast 1/4 of the Southwest 1/4, all in Fractional Section 19, in Township 9 North, Range 20 East, in the Village of Germantown, Washington County, Wisconsin, which is bounded and described as follows:

Commencing at the Southwest corner of the Northwest 1/4 of said Section 19; thence North 89° 18' 40" East along the South line of said 1/4 Section a distance of 850.00 feet to the point of beginning of lands to be described:

thence continuing North 89° 18' 40" East along said South line 448.99 feet to a point in the West line of the Southeast 1/4 of the Northwest 1/4 of said Section; thence North 02° 00' 15" West along said West line 1315.32 feet to a point the Northwest corner of the Southeast 1/4 of the Northwest 1/4 of said Section; thence North 89° 43' 50" East along the North line of the Southeast 1/4 of the Northwest 1/4 of said Section 1318.03 feet to a point in the East line of the Northwest 1/4 of said Section; thence South 01° 38' 23" East along said East line 1305.50 feet to the Southeast corner of the Northwest 1/4 of said Section; thence South 02° 19' 37" East along the East line of the Southwest 1/4 of said Section 2034.88 feet to a point; thence North 89° 49' 37" West 159.34 feet to a point; thence South 25° 10' 13" West 500.71 feet to a point in the center line of Meeker Hill Lane; thence North 52° 52' 04" West along said centerline 1196.21 feet to a point; thence North 01° 59' 19" West 42.54 feet to a point in the Northeasterly line of State Trunk Highway 175; thence North 52° 52' 04" West along said Northeasterly line 20.00 feet to a point; thence North 42° 56' 09" West along said Northeasterly line 405.93 feet to a point; thence North 24° 55' 18" West along said Northeasterly line 68.39 feet to a point; thence South 89° 27' 33" West along said Northeasterly line 34.26 feet to a point; thence North 37° 49' 15" West along said Northeasterly line 83.85 feet to a point; thence North 36° 58' 21" West along said Northeasterly line 327.03 feet to a point; thence North 36° 58' 19" West along said Northeasterly line 901.24 feet to a point; thence North 32° 21' 09" West along said Northeasterly line 86.90 feet to a point; thence North 89° 18' 26" East 681.12 feet to a point; thence North 00° 41' 20" West 200.00 feet to the point of beginning.

Said land contains 5,510,524 square feet or 126.5042 acres.

THAT I have made the survey, land division and map by the direction of MORaine DEVELOPMENT, LLC., owner.

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

THAT I have fully complied with provisions of Chapter 236.34 of the Wisconsin Statutes and Chapter 18 of the Village of Germantown Subdivision Control Ordinances in surveying, dividing and mapping the same.

May 24, 2023
Field date

JOHN P. CASUCCI
PROFESSIONAL LAND SURVEYOR S-2055



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

CERTIFIED SURVEY MAP NO. _____

A division of a part of the Southeast 1/4 of the Northwest 1/4 and a part of the Northwest 1/4, Northeast 1/4, Southwest 1/4 and Southeast 1/4 of the Southwest 1/4, all in Fractional Section 19, in Township 9 North, Range 20 East, in the Village of Germantown, Washington County, Wisconsin.

OWNER CERTIFICATE

MORAINE DEVELOPMENT, LLC., a limited liability company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, certifies that said corporation has caused the land described on this map to be surveyed, divided and mapped as represented on this map in accordance with the Ordinances of the Village of Sussex.

MORAINE DEVELOPMENT, LLC., does further certify 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.

As Owners, we hereby dedicate that part of Meeker Hill Lane and State Trunk highway 175 to the Village of Germantown for public road purposes as represented on this Certified Survey Map.

IN Witness Whereof, MORAINE DEVELOPMENT, LLC., has caused these presents to be signed
by _____, it's _____ on this ____ day of _____, 2023.

MORAINE DEVELOPMENT, LLC.

PERSONALLY came before me this _____ day of _____, 2023,
_____, the _____ of the above named company, to me known
to be the person who executed the foregoing instrument, and acknowledged that he/she executed the
foregoing instrument as such officer on behalf of the entity, by its authority.

(Notary Seal)

(print name)
Notary Public, State of Wisconsin
My commission expires _____

CERTIFIED SURVEY MAP NO. _____

A division of a part of the Southeast 1/4 of the Northwest 1/4 and a part of the Northwest 1/4, Northeast 1/4, Southwest 1/4 and Southeast 1/4 of the Southwest 1/4, all in Fractional Section 19, in Township 9 North, Range 20 East, in the Village of Germantown, Washington County, Wisconsin.

VILLAGE OF GERMANTOWN PLANNING COMMISSION APPROVAL

This Certified Survey Map is hereby APPROVED by the Planning Commission of the of the Village of Germantown on

this _____ day of _____,2023.

Date: _____
Dean Wolter, Chairman

Date: _____
Lori Johnson, Secretary

VILLAGE OF GERMANTOWN BOARD APPROVAL

This Certified Survey Map, being a division of a part of the Southeast 1/4 of the Northwest 1/4 and a part of the Northwest 1/4, Northeast 1/4, Southwest 1/4 and Southeast 1/4 of the Southwest 1/4, all in Fractional Section 19, in Township 9 North, Range 20 East, in the Village of Germantown, Washington County, Wisconsin, having been approved by the Planning Commission being the same, is hereby approved and the dedication of that part of Meeker Hills Lane and State Trunk Highway 175 for public road purposes as shown on this Certified Survey Map is hereby accepted by the Village Board of Trustees of the Village of Germantown

on this _____ day of _____,2023.

Date: _____
Dean Wolter, Village President

Date: _____
Angel Rettler, Village Clerk



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

collaborāte / formulāte / innovāte

August 10, 2023

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

SUBJECT: Moraine Development LLC CSM Review

Certified Survey Map

Applicant or Owner: Moraine Development LLC

Land Surveyor/Firm: John P. Casucci, PLS / R.A. Smith, Inc.

1. Label coordinates (NAD 1983 Grid) of point of commencement monument.
2. Current building setback lines mapped and dimensioned.
3. A Professional Land Surveyor's seal and signature in contrasting color should be included on all sheets.
4. Curve data should be labeled on sheet 4 for C1.
5. The Village Clerk's name is Erin Hirn, Interim Village Clerk.
6. A mortgage certificate should be included, if applicable.
7. A table should be provided showing bearings and distances for L1, L2, L3, L4 and L5.
8. Label acreage for roadway dedications.
9. Bearing N 52-52-04 W on the top of sheet 4 detail should be moved to avoid overlay of ROW dimension.
10. The Village's ultimate right-of-way map shows a 120' right-of-way for Appleton Ave/STH175. Where necessary, additional right-of-way should be dedicated from the property east of and abutting the centerline of Appleton Avenue to complete the 120' right-of-way requirement. Similarly, Meeker Hill Lane has a 100' ultimate right-of-way requirement; where necessary, additional right-of-way should be dedicated from the property north of and abutting Meeker Hill Lane to complete the 100' right-of-way requirement.

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 been addressed, will be moved to the next scheduled Village Board meeting agenda.

Document Submittals and Data Conversion

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

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

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

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

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,



collaborāte / formulāte / innovāte

A handwritten signature in blue ink, reading "Burt J. Naumann".

Burt J. Naumann, PLS
Senior Vice President

CONDITIONAL USE PERMIT APPLICATION

8/14/23 Plan Commission Meeting

Carter Schmitz Training Systems LLC

Village Planner Report

Germantown, Wisconsin

Summary

Carter Schmitz, agent for Ozaukee Development Corp, property owner, is seeking a Conditional Use Permit for an indoor health, fitness and performance training facility in the building located at W188 N11770 Maple Road in the Germantown Industrial Park.

Property Location: W188 N11770 Maple Road Unit #5

Applicant/

Property Owner:

Carter Schmitz

W157 N10822 Catskill Ln

Germantown, WI

Ozaukee Dev Corp

W188 N11786 Maple Road

Germantown, WI

Current Zoning: M-1: Limited Industrial District

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



Proposal

Carter Schmitz, agent for Ozaukee Development Corp, property owner, is seeking a Conditional Use Permit for an indoor health, fitness and performance training facility in the building located at W188 N11770 Maple Road in the Germantown Industrial Park.

As discussed in the application materials, Carter Schmitz Training Systems (CSTS) is a human performance training facility for athletes and other citizens that will provide on-site strength 7 conditioning training, education, and coaching services utilizing state-of-the-art training equipment and qualified coaches. CSTS will provide these services in an overall positive health, wellness and exercise program and in collaboration with local youth sports organizations, and other local groups, businesses and government agencies.

Hours of operation are proposed to be Monday through Saturday, 6:00am to 10:00pm. The number of employees is expected to be 1-2 employees. While no new construction is expected, the interior space will be set up in a manner like that presented in the photos included with the application.

Staff Comments

Although "health, fitness and performance facilities" are not specifically listed as a permitted use in the M-1: Limited Industrial Zoning District, the use could be allowed in the M-1 District with a conditional use permit. As set forth in the Zoning Code, the list of CUP uses that may be allowed in the M-1 District includes ***“Commercial activities allowed in the B-2 Community Business District when the Plan Commission finds that the activity directly supports the businesses in the Industrial Park and can be integrated into an overall plan...”*** [see Section 17.33(3)(h)]. “Indoor health and recreation establishments” are a permitted use in the B-2 District under Section 17.29(1)(kk) and like many other uses that have been allowed in the M-1 District, including but not limited to martial arts training, children daycare centers, and dog-related training establishments such as the Redline Canine Training Center & Behavioral Consultation right next door.

As a matter of procedure, the PC needs to consider and determine if the proposed use is the type of business or activity is like and compatible with other uses in the Industrial Park. Staff is of the opinion that it does.

Village Planner Recommendation

APPROVE a conditional use permit for the operation of a dog training and education facility in the existing building located at W188 N11770 Maple Road in the Germantown Industrial Park subject to the following conditions:

1. This permit authorizes limited uses and activities as set forth in the conditional use permit application dated April 27, 2023 and in the supporting documents made part of the application on file with the Village. All the operational characteristics and services as described, as well as any commitments made by the Applicant as set forth in the application, supporting documents, and made during presentations to the Village Plan Commission, Village Board and Village staff are deemed to be conditions of approval.
2. If the use, activities and/or operation subject of this permit falls out of conformity with the conditions herein, or, where there is a change in the nature, character, intensity or extent of the activities and/or uses which cause problems or harmful effects not anticipated at the time of approval of this CUP or where conditions imposed were anticipated to ameliorate or eliminate such problems or harmful effects but are subsequently insufficient to do so, or, for similar cause based upon consideration for the public comfort, safety, and welfare, the conditional use permit may be terminated or modified by the Village Board by the amendment to or addition of conditions after public hearing thereon.
3. All interior and exterior building modifications (including exterior lighting) and/or site improvements may require permits and/or other approvals from the Village. State-approved plans may be required for any proposed improvements or remodeling. Detailed plans for any interior or exterior improvements shall be submitted to the Village as part of a building permit application.
4. If the proposed use constitutes the type of change in occupancy that requires interior and/or exterior remodeling or additional fire safety features to comply with current building, fire safety and other applicable codes and regulations, the operator shall coordinate the preparation and submittal of state-approved plans to and approved by the Village Fire Department and Inspection Services prior to occupancy.
5. The owner/operator shall coordinate with the Fire Department to determine maximum occupancy for the tenant space. If the maximum capacity is exceeded on a regular basis as determined by the Fire Department, the owner/operator will be required to re-classify the occupancy type from "business" to "assembly" and, as a result, install any additional, necessary fire-safety measures required by the Fire Department, or discontinue operation.
6. The owner/operator shall contact the Fire Department and Inspection Services for a pre-occupancy inspection prior to commencing operations.
7. All exterior signage, including temporary signs, require a permit from the Village.



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

CARTER SCHMITZ TRAINING
SYSTEMS, LLC

Phone (262) 352-3848

Fax () -

E-Mail CSTRAININGSYSTEMS@GMAIL.COM

PROPERTY OWNER

Ozaukee Development Corp

Phone (262) 377-8597

Laneentities@gmail.com

2 TO WHOM SHOULD THE PERMIT BE ISSUED?

APPLICANT AND PROPERTY OWNER

3 PROPERTY ADDRESS

W188 N11770 MAPLE RD #5
GERMANTOWN, WI 53022

TAX KEY NUMBER

212 960

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.

VACANT

5 DESCRIPTION OF PROPOSED OPERATION

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

INDOOR HEALTH AND/OR RECREATION ESTABLISHMENTS

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

ATHLETE TRAINING AND GENERAL POPULATION FITNESS FACILITY. THE 3200 SQUARE FEET WILL BE CONVERTED INTO A WEIGHT ROOM AND TRAINING ENVIRONMENT FILLED WITH TURF, SQUAT BARS, WEIGHTS, AND OTHER VARIOUS EXERCISE MACHINES. HOURS OF OPERATION WILL

VARY BY THE SEASON, BUT GENERALLY WILL BE 6 AM - 10 PM.

NO CONSTRUCTION OR ALTERATIONS TO THE BUILDING OR PROPERTY

WILL BE COMPLETED. SEE ATTACHED COMMUNITY IMPACT DOCUMENT

AND PHOTOS. ~~WAS~~ ~~CARTER~~ EMPLOYEES 1-2 DEPENDENT ON

Monday
through
Saturday

6 **METES AND BOUNDS LEGAL DESCRIPTION OF PROPERTY - REQUIRED**

Attach pages as necessary

W188N11770 Maple Rd
Sec. 21, T9N, R20E
Lot 1 - CSM 3184 DOC 958719 SEC 21-9-20 2.88Ac
2.880 Acres

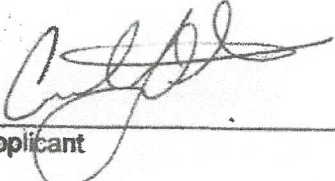
7 **SUPPORTING DOCUMENTATION:**

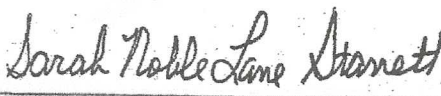
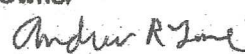
- ☐ Site Plan and elevations for new construction (can be conceptual) N/A
- ☒ Photos of existing use and/or proposed use operating elsewhere
- ☒ COMMUNITY IMPACT DOCUMENT ATTACHED!
- ☐

8 **READ AND INITIAL THE FOLLOWING:**

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

9 **SIGNATURES - ALL APPLICATIONS MUST BE SIGNED BY OWNER!**


Applicant _____ Date 4/19/23


Owner Sarah Noble Lane Starnett _____ Date 4-27-23

Andrew R Lane _____ Date 4/27/2023

Carter Schmitz Training Systems, LLC
Alpine Business Center Proposal: Community Impact

Carter Schmitz Training Systems (CSTS) is excited to be an active and engaged member of the greater Germantown Community and is eager to empower athletes and citizens through physical fitness training.

We plan to play a significant role in the community by building relationships with local schools, businesses, and organizations to promote our mission and support the members of Germantown.

With input and collaboration from the community, CSTS will provide athletes and citizens with various programming and training options that will take place on-site at our facility. At CSTS, we are prepared to offer:

Human Performance Training and Coaching

At CSTS, we intend to work alongside youth, high school, and collegiate athletes helping them improve their physical abilities as it relates to athletic performance and resilience. We will strive to empower leadership skills and positive character traits within all of the athletes that we coach. With state-of-the-art training equipment, and more importantly qualified and experienced coaches, athletes of all ages will get stronger, faster, move better, and become more injury resilient.

Experienced, Qualified Coaching Staff

The Founder and Head Coach, Carter Schmitz, is a Certified Strength and Conditioning Specialist, has his Master of Science degree in Kinesiology, and has more than 5 years in the strength and conditioning industry working with athletes ranging from youth to the professional level. We are eager to spread our breadth of experiences and knowledge with the Germantown Community, providing value to athletes and citizens alike.

Youth Athlete Development

Youth athletes will prioritize building a foundation of movement quality, exploring their movement abilities through games and play-based activities, as well as learning about the importance of health and fitness in their lives. Youth athletes will train in groups (limited to ~20 athletes per group) that have similar goals, maturity levels, and physical abilities. These groups will give youth athletes the opportunity to socialize, engage with, and build friendships amongst their peers in the community!

Athlete Performance Training

More experienced athletes will prioritize gaining muscle mass, getting faster, stronger, and more athletic, as well as learning leadership and interpersonal skills that will help them in both sport and life! Similar to above, athletes will train in groups (limited to ~20 athletes per group) that have similar goals and physical abilities. These training groups will promote community, friendships, as well as a positive social experience for athletes!

General Adult Fitness Coaching

Aside from athletes, CSTS will also coach general population clients, helping them achieve higher levels of fitness, health, and longevity. With 64% of WI adults considered obese or overweight, providing community members with a space to learn, train, and grow will promote positive health habits, making Germantown a healthier and more active community!

Civic Engagement

Promoting Positive Health, Wellness, and Exercise Habits

At CSTS, we will work to engrain positive health, wellness, and exercise habits into all of our athletes - young and old. Healthier citizens maintain more positive attitudes and higher productivity rates. They also have a decreased risk of obtaining chronic diseases such as cardiovascular disease or Type II diabetes. All-in-all, a healthier community is beneficial for the growth, development, and health of Germantown more holistically!

Organization Partnerships

CSTS will work to create partnerships with local youth athlete organizations, such as those listed below, providing athlete training resources, information, and education...

- Germantown Girls Basketball Club
- Germantown Hawks Youth Football
- Germantown Jr Warhawks Fastpitch and Baseball
- Adversity Volleyball Club
- Germantown Jr Warhawks Basketball
- Wisconsin Lakers Girls Basketball
- SC Wave Soccer Club
- Germantown Hornets Wrestling Club

We will strive to create partnerships with other youth and adult groups that could find value in fitness, community, and wellness education such as:

- Germantown Police and Fire Departments
- 4H Groups
- Church Groups
- Senior-Aged Groups
- Big Brothers, Big Sisters of Washington County
- Germantown Youth Futures

Supporting Local Business and Government

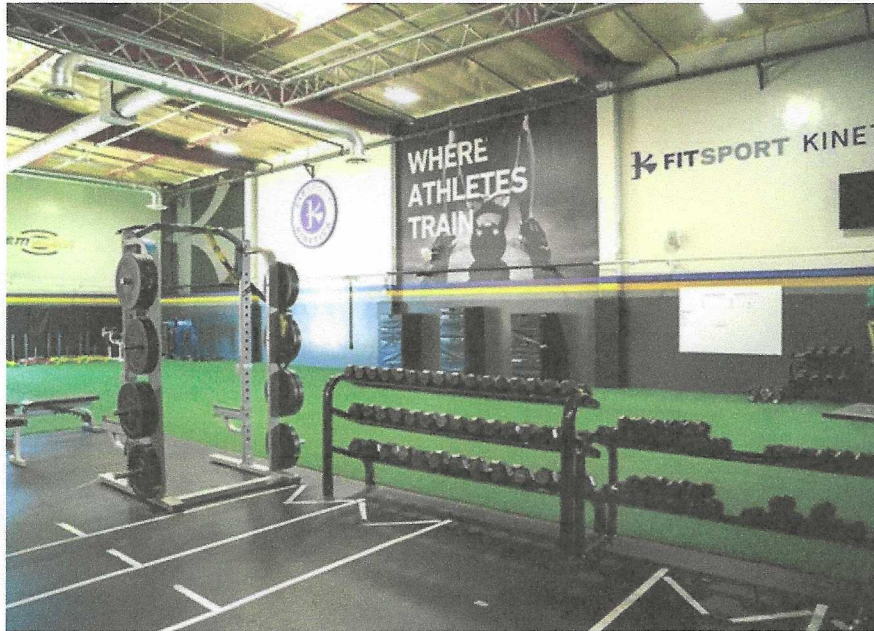
CSTS is eager to support the Germantown Police Department, Chamber of Commerce, Germantown Parks and Rec, and other government entities. Furthermore, we look forward to being able to sponsor local athletic events such as the annual wrestling tournament, softball tournaments, soccer tournaments, youth basketball tournaments, and golf outings that work to bring community members together!

Germantown is the ideal spot to establish this performance training facility. As a graduate of Germantown High School, our founder and head coach, Carter Schmitz, will make use of connections, experiences, and knowledge of the community to spread awareness of the CSTS mission and the value that our training facility will be able to offer individuals. Furthermore, we will use these previously established relationships to partner with and grow alongside the many active organizations, businesses, and groups that currently call Germantown home.

Germantown is a growing community - with a population up to 21,914 - filled with athletes and citizens that are eager to improve their health, wellness, and fitness! Youth athletics has become increasingly popular as parents work to expose their kids to a myriad of social groups as well as physically active experiences. At CSTS we are here to support these athletes, young and old, on their mission to healthier and injury-free lifestyles.

We firmly believe that a positive, healthy community will be cultivated within the walls of Carter Schmitz Training Systems, which will provide the utmost value for its members and the Germantown Community.

Carter Schmitz Training Systems Proposed Photo Examples



The two photos above are pictures of athlete and human performance training facilities currently in operation in CA (top) and AZ (bottom). These are close to what CSTS will look like when complete.

CONDITIONAL USE PERMIT APPLICATION

8/14/23 Plan Commission Meeting

Greg Kamyszek / BioResearch Assoc Inc.

Village Planner Report

Germantown, Wisconsin

Summary

Greg Kamyszek, agent for Jerry Grosenick Revocable Trust, property owner, and Bio Research Inc., is seeking a Conditional Use Permit to allow circuit board assembly and testing as a component of the BioResearch operation from the existing office building located at W157 N11593 Fond du Lac Avenue in the Village Center District.

Property Location: W157 N11593 Fond du Lac Avenue

Applicant/

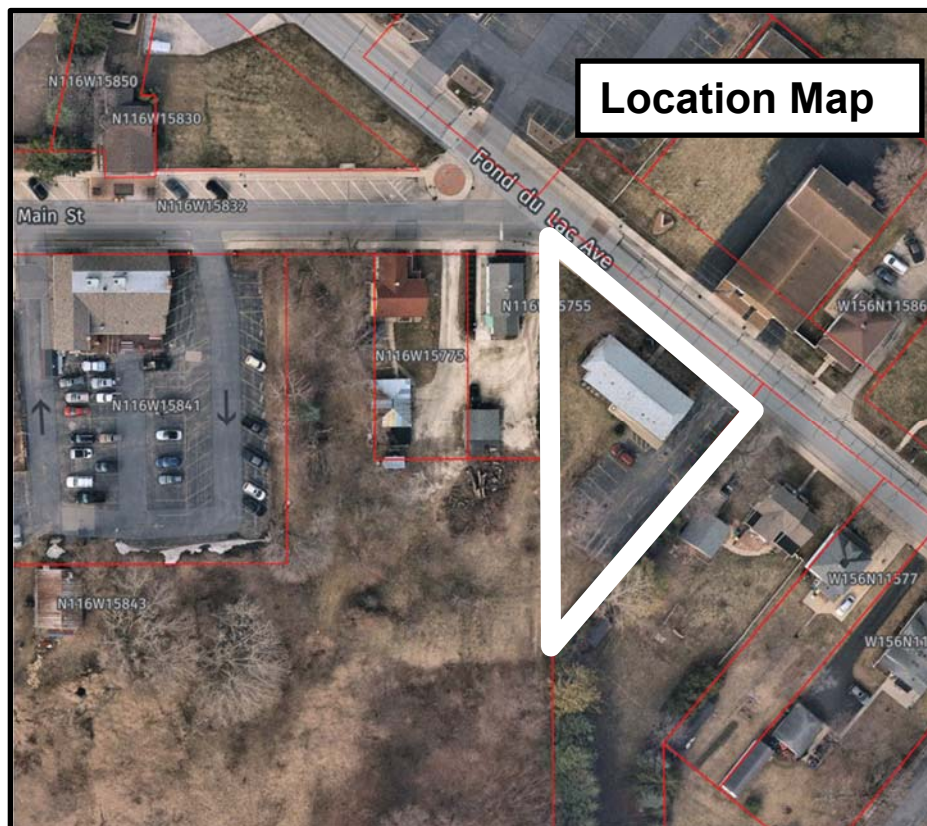
Property Owner:

Greg Kamyszek
4555 W Schroeder Dr
Brown Deer, WI

Jerry Grosenick Trust
N119 W17739 Cove Lane
Germantown, WI

Current Zoning: B-3: General Business District

Adjacent Land Uses		Zoning
North	Residential	B-3
South	Residential	B-3
East	Residential/Office	B-3
West	Residential/vacant	B-3



Proposal

Greg Kamyszek, agent for Jerry Grosenick Revocable Trust, property owner, and Bio Research Inc., is seeking a Conditional Use Permit to allow circuit board assembly and testing as a component of the BioResearch operation from the existing office building located at W157 N11593 Fond du Lac Avenue in the Village Center District.

BioResearch Assoc Inc. is a contract research company in the Dental Materials industry that designs, develops, and distributes measurement tools. Greg Kamyszek, President, wants to relocate the business headquarters to the existing real estate office building in Germantown.

As discussed in the application narrative, BioResearch has ten (10) full-time employees (6 on-site and 4 working remotely). Hours of operation are proposed to be Monday through Friday 7:00am to 5:00pm. The building will be used for the following activities and services:

- 50 percent: business operations including sales, marketing and administration promoting products and conducting off-site seminars;
- 25 percent: on-site and online client training;
- 25 percent: on-site assembly and calibration/quality testing of pre-printed circuit boards; assembly requires packing and shipping prep. Calibration/quality testing is performed with oscilloscopes and multimeters. No electrical, chemical or biological processes, waste or pollution is associated with the assembly, calibration or quality testing activities.

Staff Comments

With the exception of the assembly and calibration/quality testing of the pre-printed circuit boards, all other services are “general office” type uses permitted in the B-3 District.

Village Planner Recommendation

APPROVE a conditional use permit to allow circuit board assembly and testing as a component of the BioResearch operation from the existing office building located at W157 N11593 Fond du Lac Avenue subject to the following conditions:

1. This permit authorizes limited uses and activities as set forth in the conditional use permit application dated June 8, 2023 and in the supporting documents made part of the application on file with the Village. All the operational characteristics and services as described, as well as any commitments made by the Applicant as set forth in the application, supporting documents, and made during presentations to the Village Plan Commission, Village Board and Village staff are deemed to be conditions of approval.
2. If the use, activities and/or operation subject of this permit falls out of conformity with the conditions herein, or, where there is a change in the nature, character, intensity or extent of the activities and/or uses which cause problems or harmful effects not anticipated at the time of approval of this CUP or where conditions imposed were anticipated to ameliorate or eliminate such problems or harmful effects but are subsequently insufficient to do so, or, for similar cause based upon consideration for the public comfort, safety, and welfare, the conditional use permit may be terminated or modified by the Village Board by the amendment to or addition of conditions after public hearing thereon.
3. All interior and exterior building modifications (including exterior lighting) and/or site improvements may require permits and/or other approvals from the Village. State-approved plans may be required for any proposed improvements or remodeling. Detailed plans for any interior or exterior improvements shall be submitted to the Village as part of a building permit application.
4. If the proposed use constitutes the type of change in occupancy that requires interior and/or exterior remodeling or additional fire safety features to comply with current building, fire safety and other applicable codes and regulations, the operator shall coordinate the preparation and submittal of state-approved plans to and approved by the Village Fire Department and Inspection Services prior to occupancy.
5. The owner/operator shall contact the Fire Department and Inspection Services for a pre-occupancy inspection prior to commencing operations.
6. All exterior signage, including temporary signs, require a permit from the Village.



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

Greg Kamyszek - CEO
 BioRESEARCH Assoc. Inc.
 4555 W. Schroeder Dr. #100
 Brown Deer, WI 53223
 Phone (414) 357-7525
 Fax ()
 E-Mail gregk@bioresearchinc.com

PROPERTY OWNER

Gerald m Grosenick revocable trust

 Phone 2625739334
 lwantjerry@gmail.com

2 TO WHOM SHOULD THE PERMIT BE ISSUED?

BioRESEARCH Assoc. Inc.

3 PROPERTY ADDRESS

W157N11593 Fond Du Lac Ave, Germantown, WI 53022

TAX KEY NUMBER

GTNV 224009

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.

Vacant - was Exit Realty sales office

5 DESCRIPTION OF PROPOSED OPERATION

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

17.30(3)ii

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

See attached document
 "Village of Germantown – Conditional Use Permit Application (section 5)"

6

METES AND BOUNDS LEGAL DESCRIPTION OF PROPERTY – REQUIRED

Attach pages as necessary

01 11 Assrs Plat NeSe V1602 P483 +DOC1529208

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:

GK

GME

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.

GK

GME

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.

GK

GME

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.

GK

GME

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!

Authentisign
Greg Kamyszek
 06/12/2023 10:02:40 AM EDT
 Applicant Date

Authentisign
Gerald M Grosenick
 06/09/2023 3:28:15 PM CDT
 Owner Date



June 8, 2023

Village of Germantown - Conditional Use Permit Application (section 5)

About us: BioRESEARCH Assoc. Inc. established in 1966 as a contract research company in the Dental Materials industry has grown into the world leader in design, development, and distribution of objective measurement tools for the TM joint, craniofacial muscles, 3D Jaw motion analysis, and measurement of the force timing and balance of the dental occlusion (bite). Our website www.bioresearchinc.com

We are applying for this Conditional use permit because we would like to move our world headquarters to the now vacant Exit Realty office located at W157N11593 Fond Du Lac Ave, Germantown, WI 53022.

Employees: 10 full time

Hours of operation: 7am - 5pm Monday - Friday

New construction/Alterations: None

Business activities:

50% of the space will be used for our ongoing business operations sales, marketing, & administrative operations in promoting our products & seminars that are held in cities outside Germantown. Seminars that require more space than the building allows will be held at local hotels.

25% of the space will be used for on-site and online training of our clients in the operation and interpretation of our products. Seminars that require more space than the building allows will be held at local hotels.

25% of the space will be used for the assembly and calibration/quality testing of our products. All of our products are received as finished printed circuit boards. Assembly simply entails placing them in their respective plastic cases, calibration/quality testing boxing and shipping out via UPS/FedEx. Calibration and quality testing is performed with oscilloscopes and multimeters testing to ensure that the devices accurately record known signal inputs accurately.

There are no special electrical, chemical, or biological processes, waste, or pollution associated with our assembly, calibration, or quality control. All failed printed computer boards are professionally recycled or sent back to the original manufacturer for replacement/refund.

Sincerely,

Greg Kamyszek - President
BioRESEARCH Assoc. Inc.
414-357-7525 Ofc
414-467-9195 Cell

From: Greg Kamyszek <gregk@bioresearchinc.com>
Sent: Wednesday, July 19, 2023 2:07 PM
To: Jeff Retzlaff <jretzlaff@germantownwi.gov>
Cc: Lori Johnson <ljohnson@germantownwi.gov>
Subject: RE: BioRESEARCH Assoc. Inc.-CUP Application Review

Dear Jeff,

The Western upstairs Quadrant will be set up as a video streaming suite for us to give trainings & make training/marketing videos. Since that space will have at least 1 each of all our products, we occasionally have an office want to fly in and receive hands on training instead of video training. This is rare, in fact we haven't had a visitor to our larger current space in over a year.

If we had guests for an in house courses it is 1 client office (dentist and 1-2 staff) at a time. These are almost NEVER done, and they're never local clients (my reps drive to them and train in office.) So the office client will stay at a local hotel and either take a rental car or two.

We currently don't hold seminars in our office which is MUCH larger. If we hold a local seminar it would be in a hotel

Also, I live 4 houses away. W156 N11543 Fond du lac Ave. My house used to be a dental office on the corner of pilgrim & Fond du lac, so it doesn't have a drive way it has a parking lot. I have parking room for 7 vehicles if I need parking at the property, my employees already know they'd park at my house. While the COMPANY employs 10. Only 6 of us work in the office with any regularity.

Myself- no parking I bike to work now 15 miles. I'm not going to drive 300 feet.

Office manager- 1 spot

2 Quality engineers – 2 spots

Fulfillment coordinator – 1 spot

Marketing manager – 1 spot only Monday and Tuesday

Programmer lives in Mequon telecommutes.

Co-owner/employee lives in San Antonio works remote

2 sales reps work from home

Clinical integration specialist works from home in Alaska

If we had guests for an in house courses it is 1 client office at a time. These are almost NEVER done, and they're never local clients (my reps drive to them and train in office.) So the office client will stay at a local hotel and either take a rental car or two.

We currently don't hold seminars in our office which is MUCH larger. If we hold a local seminar it would be in a hotel.

We do not see parking as a problem given our unique situation.

Greg Kamyszek
President
BioRESEARCH Assoc. Inc.

From: Jeff Retzlaff <jretzlaff@germantownwi.gov>
Sent: Wednesday, July 19, 2023 12:55 PM
To: Greg Kamyszek <gregk@bioresearchinc.com>
Cc: Lori Johnson <ljohnson@germantownwi.gov>
Subject: RE: BioRESEARCH Assoc. Inc.-CUP Application Review

Greg:

I'm reviewing your conditional use permit application and have a few questions.

In the application you indicate 10 FT employees and that 25% of the building space will be used for on-site/online training. Since parking on the property is severely limited (10-12 stalls) and "no parking" posted along FDL Ave in front of the building, how will you accommodate additional parking if needed? How many persons are expected for on-site training? How often?

Thanks.

Jeffrey W. Retzlaff, AICP

Director, Community Development Department

Village Planner/Zoning Administrator

jretzlaff@village.germantown.wi.us

1-262-250-4735

REZONING & PLANNED DEVELOPMENT DISTRICT (PDD) AMENDMENT & SITE PLAN APPLICATIONS

8/14/23 Plan Commission Meeting

Virtus Development LLC / District One LLC / Hacker Trust

Village Planner Report

Germantown, Wisconsin

Summary

Greg Nagel, President of Virtus Development and agent for District One LLC, property owner, and the Hacker Trust, property owner, is requesting approval of a rezoning application to amend & expand the “Kuhburg Planned Development District” and site development & building plans for a 33-stall commercial parking lot and 4-unit multi-family townhouse located in the southwest corner of the Donges Bay Road @ Fond du Lac Ave/STH145 intersection.

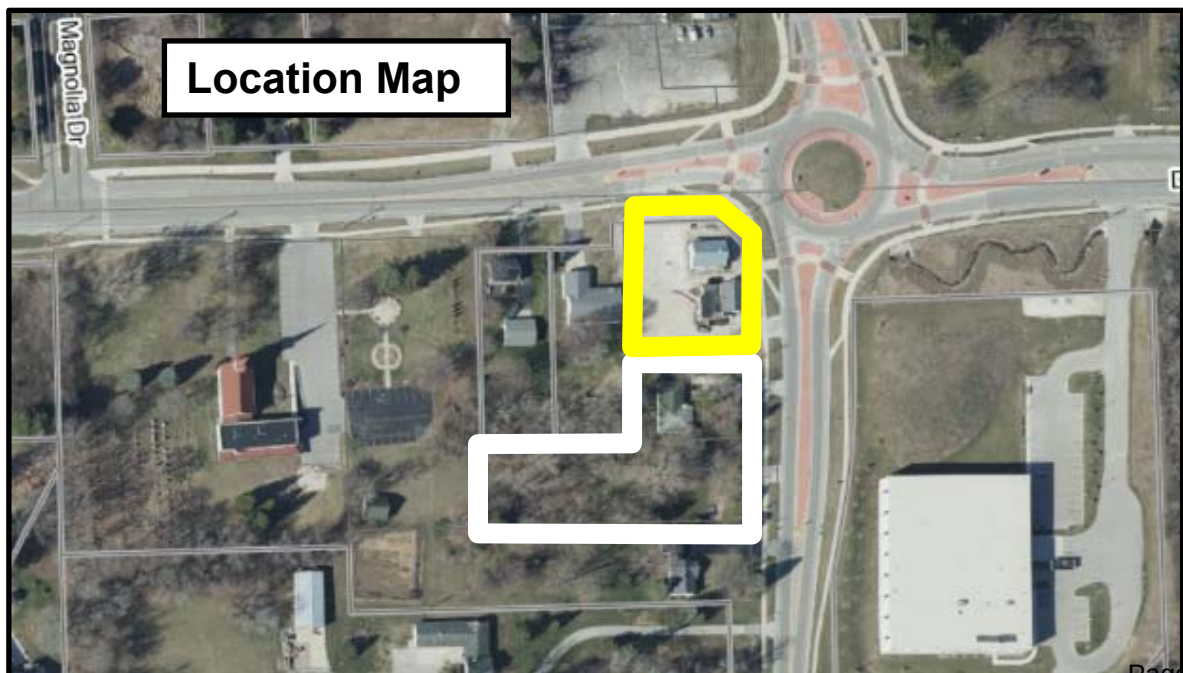
Property Location: W140 N10363 Fond du Lac Ave (.34 ac parcel)
W140 N10349 Fond du Lac Ave (.73 ac parcel)

Applicant/

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

Current Zoning: B-3: General Business (.28 ac parcel)
Rs-6: Single-Family Residential (.73 ac parcel)

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



Background

As discussed in October, 2022, the original Kuhburg Planned Development District (.43-ac) was created in February, 2018 to stimulate the renovation of two parcels and existing buildings located in the southwest corner of the intersection, including a single-story schoolhouse and a 2-story tavern into a coffee shop and restaurant. To date, renovation of the schoolhouse into the Stone Creek Coffee “Kaffeehaus” is complete, along with the reconstruction of the parking lot west of the building. Remaining improvements include construction of a covered portico between providing seasonal, outdoor seating for both the Kaffeehaus and the planned renovation of the existing Gamroth’s Kuhburg Junction tavern.

At that time, a public hearing was held with mixed opinions (see enclosed October 10 PC meeting minutes). The Plan Commission closed the public hearing and tabled action on the proposal with direction to reduce the number of units/density and consider revision to the townhouse site layout.

Proposal

At this time, the Developer is requesting approval of a rezoning application to amend & expand the Kuhburg Planned Development Zoning District to the south by adding and re-developing two abutting parcels to the south totaling approximately 1.1 acres with detailed site development & building plans for the following:

1. 33-stall parking lot (to serve the two commercial retail buildings)
2. 4-unit multi-family residential townhouse-style building (reduced from the original 6-unit proposal)
3. storm water management basin serving the parking lot and townhouse development

Kuhburg PDD Text & General Development Plan Amendment

As detailed in the July 21 statement, the Developer proposes a series of text amendments to the current conditions & restrictions resolution for the Kuhburg PDD, including the following (~~strikeouts~~ to be deleted; underlines to be added):

1. **PURPOSE AND INTENT.** The Kuhburg District PDD is intended to provide for the orderly and attractive re-development and operation of commercial retail uses, as well as multi-family dwelling uses, where such activities are conducted within the two existing buildings located at the Donges Bay Road @ Fond du Lac Ave/STH145 intersection, including a vacant schoolhouse and 2-story tavern, and a 4-unit multi-family townhouse. The Kuhburg District PDD will be comprised of a 1-story coffee shop building and a 2-story restaurant building connected by a covered/screened portico providing seasonal seating for patrons of the coffee shop and restaurant operations. and a 4-unit multi-family townhouse.

The re-development is intended to be compatible with adjacent and surrounding residential development and enhance the economic stability and quality of life in the Village of Germantown. These projects are aligned with the vision for the Victory Center Corridor and in particular with regard to the proposed 2050

Comprehensive Plan which allows for multi-family residential development in a traditional design pattern in densities up to 10.0 DU/acre (which is in keeping with what is proposed (6.0 DU on a .74 ac parcel).

2. **GENERAL DEVELOPMENT PLAN (GDP).** The General Development Plan (Sheet C1.02 dated July 20, 2023) (Exhibit B on Sheet GD100 dated February 23, 2018) establishes the basic parameters for development within the Kuhburg District PDD and all additional parcels now in the development for including the approximate size and orientation of buildings, density of development, setbacks, location of access roadways and driveways, and the general location and extent of landscaping and buffering. While all re-development within the PDD shall be generally consistent with the GDP, the GDP does not grant specific site development or building approval. Proposed modifications and/or revisions to the GDP shall be reviewed consistent with Section 17.27(9) of the Zoning Code.
3. **PERMITTED LAND USES.** Permitted Principal, Accessory, Conditional and Temporary Uses allowed within the Kuhburg District PDD shall be as set forth in Section 17.22(1)(a) and 17.30 of the Zoning Code.
7. **SITE DEVELOPMENT AND BUILDING REQUIREMENTS.**
Unless otherwise set forth below, all site development and building associated with the two commercial buildings shall be in accordance with the lot, building and other applicable bulk requirements set forth in the underlying B-3: General Business Zoning District and other applicable Zoning Code regulations.
 - a. **LOT AND BUILDING REQUIREMENTS**
 - i. Lot Area (minimum) 0 acres
 - ii. Principal Building Setbacks (minimum)
 1. Front/Street yard 0 feet
 - iii. Parking Setbacks (minimum)
 1. Front/Street yard 0 feet
 2. Side yard 0 feet
 3. Rear yard 0 feet

Unless otherwise set forth below, all site development and building associated with the residential townhouse development shall be in accordance with the lot, building and other applicable bulk requirements set forth in the underlying Rm-1: Multi-Family Zoning District (Section 17.22) and other applicable Zoning Code regulations

- b. **LOT AND BUILDING REQUIREMENTS**
 - i. Lot Area (minimum) 0.5 acres
 - ii. Principal Building Setbacks (minimum)
 1. Front/Street yard 27 feet
 2. Side yard 5 feet
 3. Rear yard 35 feet

[NOTE: A separate PDD Conditions & Restrictions resolution containing these development-specific allowances, references to the detailed general development plan, and any other conditions of approval deemed appropriate by the Village, will be prepared by Village staff at the time the PDD is considered by the Village Board].

Site Development & Building Plans

The Developer applicant has submitted site development and building plans for redevelopment of the .34-acre site into a 33-stall parking lot. As presented in the plan set, the parking includes the following features:

- Access to/from the commercial property to the north; no direct access to Fond du Lac Avenue;
- Off-site storm water management shared with the townhouse development to the south;
- Landscaping buffer along the west, south and east perimeter of the parking lot

The Developer has also submitted detailed plans for the development of a 4-unit walk-up townhouse-style multi-family building with the following features:

- Four (4) two-story dwelling units with 2-car underneath garage parking (effectively 3 stories with a maximum building height of 35 feet)
- (8) additional open lot parking stalls
- 2-Bed/2-bath dwelling units w/ 1,120 sqft living area (plus 105 sqft porch & 680 sqft garage & garage level storage) w/ partial covered stairway/stoop @ front door and rear deck/porch w/ railing
- Lap siding, standing seam metal gable roof

Parking and Access

Access will be one 16' wide driveway to Fond du Lac Avenue serving an open parking area at the rear of the building and underneath garages.

Utilities

Public water and sanitary sewer lateral lines will be extended to the site from existing laterals mains in Fond du Lac Ave/STH 145 (water & sanitary sewer). All other essential utility services that exist, including gas, electricity will be replaced and installed underground.

Storm Water Management

Impervious area on the 1.1 acre site (combination of the two parcels) will be 20,222 sqft (46%) leaving 54% open space. As shown on the Grading & Erosion Control plan (Sheet C1.04), the parking area will be graded and paved with asphalt, curb, and gutter to re-route storm water run-off from the parking lot to the proposed storm water basin in the rear of the townhouse parcel with connection to the existing storm sewer located within the Fond du Lac Ave/STH145 right-of-way.

Landscaping

A preliminary landscaping plan (Sheet AS102) shows unidentified landscape items comprised of ornamental trees, shrubs, perennials, and grasses installed around the parking lot, west and south perimeter of the townhouse parcel and foundation plantings along the east and south sides of the townhouse building. north and east perimeter of the two buildings. It's also unclear if the existing 6' high wood privacy fence along the west side of the parking lot to the north will be continued along the west side of the proposed parking lot.

Lighting

External lighting is proposed for the commercial parking lot:

- Four (4) 93W LED pole-mounted cut-off fixtures (with back light control & motion-controlled dimmers) mounted at 23' on steel light poles (20' pole height on 3' concrete base) located along the west and east edges of the lot;

External lighting is proposed for the townhouse building:

- Two (2) 93W LED pole-mounted cut-off fixtures (with back light control & motion-controlled dimmers) mounted at 23' on steel light poles (20' pole height on 3' concrete base) located along the west edge of the parking stalls and along the driveway

Trash/Recycling

A single dumpster pad is proposed along the south property line in the open parking stall area. No details are provided for the proposed trash enclosure.

Staff Comments

Planning & Zoning

A certified survey map (CSM) will be required to attach the proposed parking lot to the commercial building property (unless the parking lot is treated as an "off-site" parking lot that requires conditional use permit approval). The proposed storm water basin on the .74-ac parcel is intended to serve both the parking lot and the 4-unit townhouse development, so a storm water management agreement and appropriate easement document will be required.

The proposed 4-unit multi-family residential building and storm water management basin are components not originally discussed or reflected in the original Kuhburg PDD plans in 2018. However, the "Victory Center Corridor" under the 2050 Plan does include multi-family residential as an "allowable" use with a maximum density allowance up to 10 dwelling units/acre. Although the Zoning Code has not yet been reviewed and possibly revised to reflect specific provisions for the Victory Center District, the Rm-1 District regulations are a suitable "underlying" zoning district to use for this proposal. A 4-unit building of this type on .74 acres is the equivalent of 5.4 dwelling units/acre (maximum allowed under Rm-1 District is 6 DUs/acre).

As was the case back in October, Staff remains concerned with the townhouse component of the proposal with respect to the amount of development proposed on a parcel that is longer (338 feet) than it is wider (94 feet), and the transition to the existing single-family uses to the south. Given the size of the shared storm water basin within the boundaries of the .74-acre parcel (which is really .64 acres after discounting for the 33' of right-of-way required for Fond du Lac Avenue), the residential development component is an extremely "tight fit" within the remaining buildable area, particularly along the south property line.

From the south property line (single-family property), the proposed building setback is 24 feet with a 16' wide driveway in between (paved w/ curb & gutter), but the driveway setback is only 5 feet leaving little space available to provide an adequate landscape buffer to the existing single-family property to the south (unless a privacy fence is installed). I believe there was some expectation that, in addition to reducing the total number of dwelling units, the number of buildings and/or orientation on the site would be revised to increase the distance/setback from the single-family property to the south.

As shown on Sheet C1.02, the proposed setback from the townhouse building to the north property line (proposed parking lot property line) is only 5 feet. Again, a building setback of only 5 from the property (an additional 7 feet to the parking lot pavement edge) leaves little space to provide an adequate landscape buffer to the proposed commercial parking lot serving the proposed renovated restaurant (existing bar).

The Developer is strongly encouraged to consider reducing the size of the parking lot by eliminating the (7) stalls along the south side (closest to the townhouse building) and reconfiguring the two parcels by reducing the size of the parking lot parcel and increasing the size of the townhouse parcel. Since a CSM is required anyway to attach the parking to the retail building parcel, more land could be added to the townhouse parcel to allow the building to be shifted 10-15 feet north to allow more building and driveway setback (and more landscaping buffer and/or fencing) between the townhouse and the single-family property to the south. Doing so could also create more separation between the townhouse and the parking stalls to the north.

With that said, Staff recommends increasing the building and driveway setbacks along the south property line as follows:

- The minimum building setback from the nearest point of any townhouse building to the south property line shall be 30 feet
- The minimum parking lot/driveway setback from the nearest edge of the driveway curb to the south property line shall be 15 feet if a significant landscape screen/buffer is installed along the entire length of the paved driveway and parking stall area, or, 10 feet if a decorative privacy fence and landscape screen/buffer is installed along the entire length of the paved driveway and parking stall area

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

Village Forester

The landscaping plan is incomplete. The plan lacks a completed tree survey as required under Section 17.43(5) of the Zoning Code. There are no trees surveyed, identified tree removals across the entire development site, nor a complete replanting or landscaping plan that indicates the proposed tree species, quantities, and planting sizes. The plan should also include the Village's street tree requirements for both the commercial parking lot and the townhouse development. This information should be provided for review and approval by staff (or the Plan Commission).

Public Works/ Village Engineer

The Village's engineering consultant and utility 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):

- July 31, 2023, memo from Brad Seubert, Harwood Engineering

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 for the townhouse building. 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.

Fire & Police Departments

No comment. Previous concerns have been incorporated into the latest plans.

VILLAGE STAFF RECOMMENDATIONS

APPROVE amending and expanding the “Kuhburg Planned Development District” to include two additional parcels totaling approximately 1.1 acres located in the southwest corner of the Donges Bay Road @ Fond du Lac Ave/STH145 intersection subject to the following requirements and conditions:

1. The following sections of conditions & restrictions for the Kuhburg PDD as set forth in Resolution No. 16-2018 shall be revised as follows:

SECTION 1. PURPOSE AND INTENT. The Kuhburg District PDD is intended to provide for the orderly and attractive re-development and operation of commercial retail uses, as well as multi-family dwelling uses, where such activities are conducted within the two existing buildings located at the Donges Bay Road @ Fond du Lac Ave/STH145 intersection, including a vacant schoolhouse and 2-story tavern, and a 4-unit multi-family townhouse. The Kuhburg District PDD will be comprised of a 1-story coffee shop building and a 2-story restaurant building connected by a covered/screened portico providing seasonal seating for patrons of the coffee shop and restaurant operations . and a 4-unit multi-family townhouse.

The re-development is intended to be compatible with adjacent and surrounding residential development and enhance the economic stability and quality of life in the Village of Germantown. These projects are aligned with the vision for the Victory Center Corridor and in particular with regard to the proposed 2050 Comprehensive Plan which allows for multi-family residential development in a traditional design pattern in densities up to 10.0 DU/acre (which is in keeping with what is proposed (6.0 DU on a .74 ac parcel).

SECTION 2. GENERAL DEVELOPMENT PLAN (GDP). The General Development Plan (Sheet C1.02 dated July 20, 2023) (Exhibit B on Sheet GD100 dated February 23, 2018) establishes the basic parameters for development within the Kuhburg District PDD and all additional parcels now in the development for including the approximate size and orientation of buildings, density of development, setbacks, location of access roadways and driveways, and the general location and extent of landscaping and buffering. While all re-development within the PDD shall be generally consistent with the GDP, the GDP does not grant specific site development or building approval. Proposed modifications and/or revisions to the GDP shall be reviewed consistent with Section 17.27(9) of the Zoning Code.

SECTION 3. PERMITTED LAND USES. Permitted Principal, Accessory, Conditional and Temporary Uses allowed within the Kuhburg District PDD shall be as set forth in Section 17.22(1)(a) and 17.30 of the Zoning Code.

SECTION 7. SITE DEVELOPMENT AND BUILDING REQUIREMENTS.

Unless otherwise set forth below, all site development and building associated with the two commercial buildings shall be in accordance with the lot, building and other applicable bulk requirements set forth in the underlying B-3: General Business Zoning District and other applicable Zoning Code regulations.

c. LOT AND BUILDING REQUIREMENTS

- i. Lot Area (minimum) 0 acres
- ii. Principal Building Setbacks (minimum)
 - 1. Front/Street yard 0 feet
- iii. Parking Setbacks (minimum)
 - 1. Front/Street yard 0 feet
 - 2. Side yard 0 feet
 - 3. Rear yard 0 feet

Unless otherwise set forth below, all site development and building associated with the residential townhouse development shall be in accordance with the lot, building and other applicable bulk requirements set forth in the underlying Rm-1: Multi-Family Zoning District (Section 17.22) and other applicable Zoning Code regulations

d. LOT AND BUILDING REQUIREMENTS

- i. Lot Area (minimum) 0.5 acres
- ii. Principal Building Setbacks (minimum)
 - 1. Front/Street yard 27 feet
 - 2. Side yard 5 feet
 - 3. Rear yard 35 feet

e. Notwithstanding the above, the minimum building setback from the nearest point of any townhouse building to the south property line shall be 30 feet;

f. The minimum parking lot/driveway setback from the nearest edge of the driveway curb to the south property line shall be 15 feet if a significant landscape screen/buffer is installed along the entire length of the paved driveway and parking stall area, or, 10 feet if a decorative privacy fence and landscape screen/buffer is installed along the entire length of the paved driveway and parking stall area

2. The Developer shall provide one complete and accurate legal description for all the land to be included in the PDD boundary prior to review of the PDD application by the Village Board.
3. The PDD conditions & restrictions resolution shall contain a requirement that a certified survey map (CSM) be completed and approved to combine the parcel with the two retail buildings to the parcel with the proposed parking lot prior to issuance of any construction permit(s) required for the parking lot. And right-of-way dedication requirement for Fond du Lac Avenue shall be reflected in the CSM.

APPROVE the site development & building plans for the commercial parking lot and 4-unit multi-family townhouse development proposed by Victory Center LLC 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 July 20, 2023;*
 - b. *Civil Engineering plans July 20, 2023;*
 - c. *Lighting plans (photometric plan) dated July 18, 2023;*
 - d. *Storm Water Management Report dated July 21, 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. Site Plan approval is subject to creation of the "Kuhberg District" Planned Development District as proposed by Victory Center LLC.
3. The Developer shall reduce the size of the commercial parking lot by eliminating or reconfiguring stalls along the south side (closest to the townhouse building) in order to reconfigure the size of the two parcels to allow the townhouse building to be shifted up to 15 feet north. The goal is to create more building and driveway setback (and in turn more landscaping buffer and/or fencing) between the townhouse and the single-family property to the south meeting the following minimum requirement:
 - a. The minimum building setback from the nearest point of any townhouse building to the south property line shall be 30 feet;
 - b. The minimum parking lot/driveway setback from the nearest edge of the driveway curb to the south property line shall be 15 feet if a significant landscape screen/buffer is installed along the entire length of the paved driveway and parking stall area, or, 10 feet if a decorative privacy fence and landscape screen/buffer is installed along the entire length of the paved driveway and parking stall area
4. 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.

-
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. July 31, 2023, memo from Brad Seubert, Harwood Engineering
 6. 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.
 7. Dumpster enclosures shall be designed to meet the Village’s dumpster enclosure guidelines. The Developer shall provide dumpster enclosure plans for review and approval by the Village Planner prior to issuance of an occupancy permit for the townhouse building.
 8. A complete landscape plan for both the commercial parking lot and townhouse development shall be reviewed and approved by the Village Forester and Plan Commission prior to final site grading or issuance of an occupancy permit for the townhouse building. Said plan shall include a tree survey as required under Section 17.43(5) of the Zoning Code and a complete landscaping plan that indicates the proposed species, quantities, and planting sizes. The plan should include the Village’s street tree requirements for both the commercial parking lot and the townhouse development.
 9. 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.
 10. The Developer shall install a privacy fence along the west property line adjacent to the commercial parking lot and connect to the existing privacy fence to the north.

PLAN COMMISSION MINUTES

October 10, 2022

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

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

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

MOTION carried unanimously.

PUBLIC INPUT:

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

APPROVAL OF MINUTES:

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

MOTION carried. Commissioner Williams and Shadid abstained.

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

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

MOTION carried unanimously.

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

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

MOTION carried unanimously.

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

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

Public Hearing opened at 7:17 pm.

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

Public Hearing closed 7:43 pm.

MOTION Shadid second Williams to Table with some direction.

Discussion ensued. Comments included:

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

MOTION carried unanimously.

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

The property owners are requesting approval of a rezoning application and 2-lot certified survey map in order to divide an existing .62-acre residential property containing two existing multi-family dwelling units. Associate Planner Zandt summarized the proposal.

**Fee must accompany application**

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

PAID _____ DATE 7/21/23

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

Virtus Development LLC
13290 Bishops Drive
Suite 250
Brookfield, WI 53005

Phone (262) 641-0746E-Mail greg.nagel@virtusdevelopment.us**PROPERTY OWNER**

District One, LLC
13290 Bishops Drive
Suite 250
Brookfield, WI 53005

Phone (262) 641-0746E-Mail greg.nagel@virtusdevelopment.us**2 PROPERTY ADDRESS**

1. Lot 0 Fond du Lac Ave, and 2. W140 N10363 Fond du Lac Ave,
Germantown, WI (Tax Keys GTNV351984 and GTNV351965)

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

North <u>Commercial</u> <u>restaurant & parking lot</u>	South <u>Residential</u>	East <u>Industrial</u>	West <u>church</u>
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4 READ AND INITIAL THE FOLLOWING:

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

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

GNN 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!

[Signature] 7/21/2023
Applicant Date

[Signature] 7/21/2023
Owner Date

July 21, 2023

Greg Nagel, Owner
Virtus Development LLC
13890 Bishops Drive
Suite 250
Brookfield, WI 53005

Village of Germantown
Attn: Jeff Retzlaff
Planning Department
N112 W17001 Mequon Road
Germantown, WI 53022



Dear Mr. Retzlaff,

Virtus Development is submitting this Statement of Design Intent as it applies to the Site Plan Review application we are submitting for the Germantown Townhouse project.

The Intent of this design is for the Townhouse project to be a small-scale multi-family building that acts as a buffer between the commercial buildings to the north (coffee shop and restaurant), as well as a transition to the residential single-family properties to the south. The design itself is in keeping with the traditional style of homes that currently exist in the area. This parcel, which is zoned R-2 Residential, will also contain a detention pond for stormwater management from the sites, and from the adjacent parcels. We believe the scale and density of this project is aligned with the vision for the Victory Center Corridor, particularly with regard to the proposed 2050 Comprehensive Plan, which allows for multi-family residential development in a traditional design pattern in densities up to 8.0 DU/acre, which is in keeping with what is proposed (4.0 DU on a .74 AC parcel).

We are further proposing the following revisions to Resolution 16-2018 Adopting Conditions and Restrictions for Kuhburg District PDD:

1) Section 1: **PURPOSE AND INTENT**

The Kuhburg District PDD is intended to provide for the orderly and attractive re-development and operation of commercial retail uses, as well as multi-family dwelling use, where such activities are conducted within the two existing buildings located at the Donges Bay Road@ Fond du Lac Ave/STH145 intersection, including a vacant school house and 2-story tavern, and a new 4-unit multi-family townhouse. The Kuhburg District PDD will be comprised of a 1-story coffee shop building, a 2-story restaurant building connected by a covered/screened portico providing seasonal seating for patrons of the coffee shop and restaurant operations, and a new 4-unit multi-family townhouse.

The re-development is intended to be compatible with adjacent and surrounding residential development and enhance the economic stability and quality of life in the Village of Germantown. These projects are aligned with the vision for the Victory Center Corridor, in particular with regard to the proposed 2050 Comprehensive Plan, which allows for multi-family residential development in a traditional design pattern in densities up to 8.0 DU/acre, which is in keeping with what is proposed (6.0 DU on a .74 AC parcel).

2) Section 2: **GENERAL DEVELOPMENT PLAN (GDP)**

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

3) Section 3: **PERMITTED LAND USES**

Permitted Principal, Accessory, Conditional and Temporary Uses allowed within the Kuhburg District PDD shall be as set forth in Sections 17.22(1)(a) and 17.30 of the Zoning Code.

4) Section 7: **SITE DEVELOPMENT AND BUILDING REQUIREMENTS**

Unless otherwise set forth below, all site development and building shall be in accordance with the lot, building and other applicable bulk requirements set forth in the underlying B-3: General Business Zoning District regulations:

a. LOT AND BUILDING REQUIREMENTS

- i. Lot Area (minimum) 0 acres
- ii. Principal Building Setbacks (minimum)
 1. Front/Street yard 0 feet
- iii. Parking Setbacks (minimum)
 1. Front/Street yard 4 feet
 2. Side yard 4 feet
 3. Rear yard 4 feet

and 17.22 Rm-1 Zoning Code regulations

a. LOT AND BUILDING REQUIREMENTS

i. Lot Area (minimum) 0.5 acres

ii. Principal Building Setbacks (minimum)

1. Front/Street yard 27 feet

2. Side yard 25 feet

3. Rear yard 35 feet

Thank you for considering our modification request. We are looking forward to working with the Village in the successful completion of this project.

Sincerely,



Gregory V. Nagel

PLAT OF SURVEY

OWNER, PARCEL A:
DISTRICT ONE LLC
13100 WATERTOWN PLANK RD 200
ELM GROVE, WI 53122

OWNER, PARCEL B:
ROBERT J. HACKER TRUST
MARY ELIZABETH HACKER TRUST
W140 N10363 FOND DU LAC
GERMANTOWN, WI 53022

LEGAL DESCRIPTION – PARCEL A

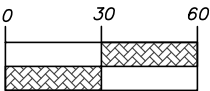
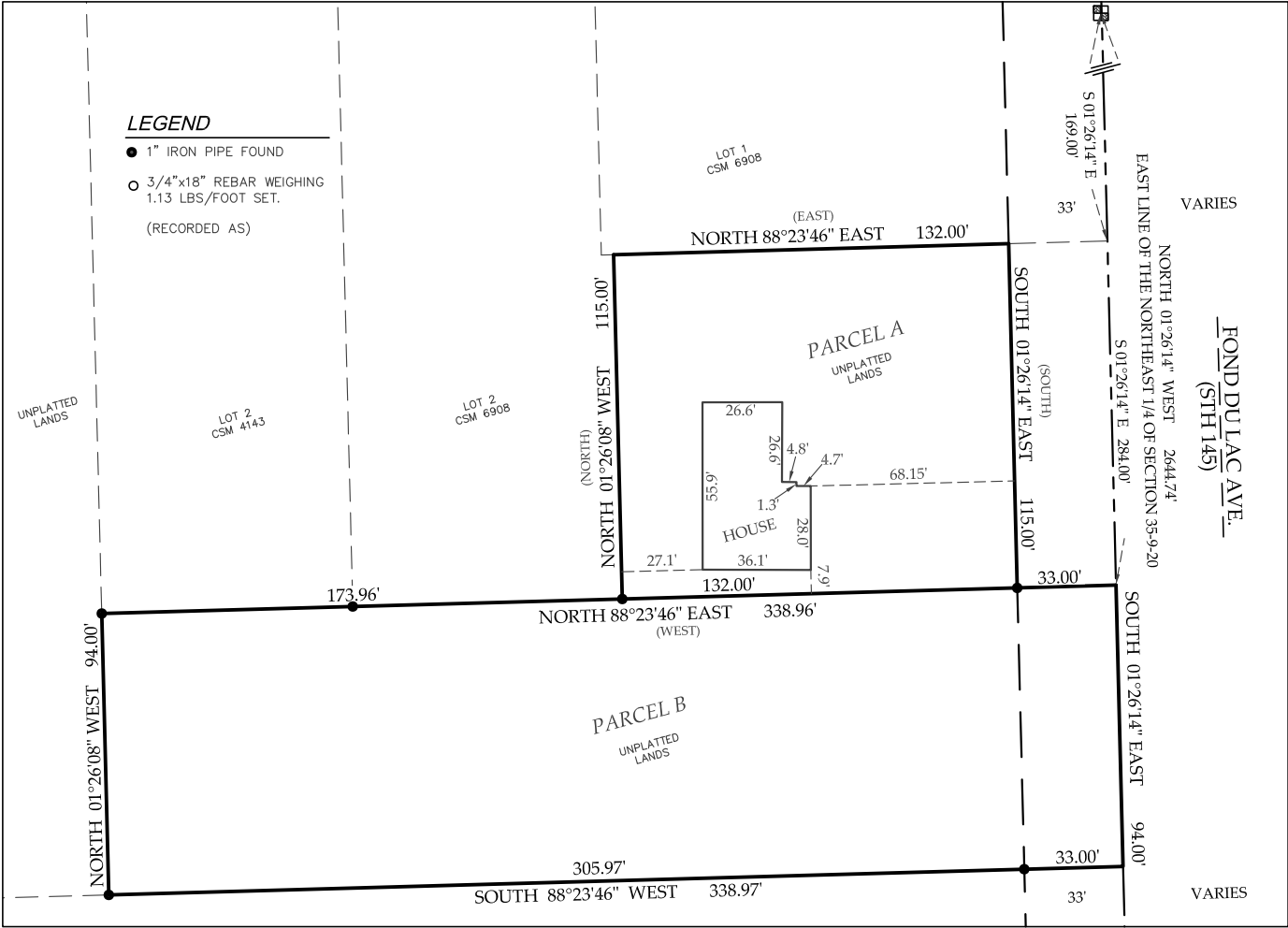
A PARCEL OF LAND SITUATED IN THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 35, TOWNSHIP 9 NORTH, RANGE 2 EAST, IN THE VILLAGE OF GERMANTOWN, COUNTY OF WASHINGTON, STATE OF WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A POINT WHICH IS 169 FEET SOUTH OF THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 RUNNING FROM THENCE SOUTH 115 FEET, THENCE WEST PARALLEL TO THE NORTH LINE OF THE SAID QUARTER SECTION 165 FEET TO A POINT, THENCE NORTH PARALLEL TO THE EAST LINE OF SAID QUARTER SECTION 115 FEET TO A POINT; THENCE EAST AND PARALLEL TO THE NORTH LINE OF SAID QUARTER SECTION 165 FEET TO THE PLACE OF BEGINNING, LESS AND EXCEPT THAT PART CONVEYED IN THE TRUSTEE’S DEED RECORDED DECEMBER 10, 2014 AS DOCUMENT NO. 1372068.

LEGAL DESCRIPTION – PARCEL B

THAT PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER (NE1/4 NE1/4) OF SECTION THIRTY FIVE (35), TOWNSHIP NINE (9) NORTH OF RANGE TWENTY (20) EAST, WASHINGTON COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS, VIZ: COMMENCING AT A POINT 284.00 FEET SOUTH OF THE NORTHEAST CORNER OF SAID NE 1/4 OF THE NE 1/4; THENCE WEST, 495.00 FEET; THENCE SOUTH, 94.00 FEET; THENCE EAST, 495.00 FEET; THENCE NORTH 94.00 FEET TO THE PLACE OF BEGINNING. EXCEPTING THEREFROM THAT PART AS DESCRIBED IN WARRANTY DEED RECORDED AS DOCUMENT NO. 549640:

ALL THAT PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 35 OF TOWNSHIP 9 NORTH, RANGE 20 EAST, VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID NE 1/4 OF SAID SECTION 36; THENCE S 88°23’32” W ALONG THE NORTH LINE OF SAID NE 1/4 , A DISTANCE OF 495.00 FEET; THENCE S 01°26’22” E, PARALLEL WITH THE EAST LINE OF SAID NE 1/4, A DISTANCE OF 284.00 FEET TO A SET 1 INCH BY 24 INCH IRON PIPE (SET IRON PIPE) AND THE POINT OF BEGINNING OF THE LANDS TO BE DESCRIBED; THENCE CONTINUE S 01°26’22” E, PARALLEL WITH SAID EAST LINE A DISTANCE OF 94.00 FEET TO A SET IRON PIPE; THENCE N 88°23’32” E PARALLEL WITH SAID NORTH LINE A DISTANCE OF 156.05 FEET TO A SET IRON PIPE; THENCE N 01°26’22” W PARALLEL WITH SAID EAST LINE A DISTANCE OF 94.00 FEET TO A FOUND 1 INCH BY 24 INCH IRON PIPE; THENCE S 88°23’32” W PARALLEL WITH SAID NORTH LINE A DISTANCE OF 156.05 FEET TO THE POINT OF BEGINNING.



THIS SURVEY IS MADE FOR THE EXCLUSIVE USE OF THE PRESENT OWNER OF THE PROPERTY, AND ALSO THOSE WHO PURCHASE, MORTGAGE OR GUARANTEE THE TITLE THERETO WITHIN 1 YEAR FROM THE DATE HEREON.

I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY, ITS EXTERIOR BOUNDARIES, THE LOCATION AND DIMENSION OF ALL VISIBLE STRUCTURES THEREON, FENCES, APPARENT EASEMENTS, ROADWAYS AND VISIBLE ENCROACHMENT, IF ANY, AND THAT I HAVE COMPLIED WITH WISCONSIN CHAPTER A-E 7.



BEARINGS ARE REFERENCED TO THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, (NAD83). THE EAST LINE OF NE 1/4 OF SECTION 35-9-20 BEARS NORTH 01°26'14" WEST.



122 Wisconsin Street, West Bend, WI 53095
262.346.7800 kparish@parishse.com
FN: NA-01B-17 Date: 7/21/23

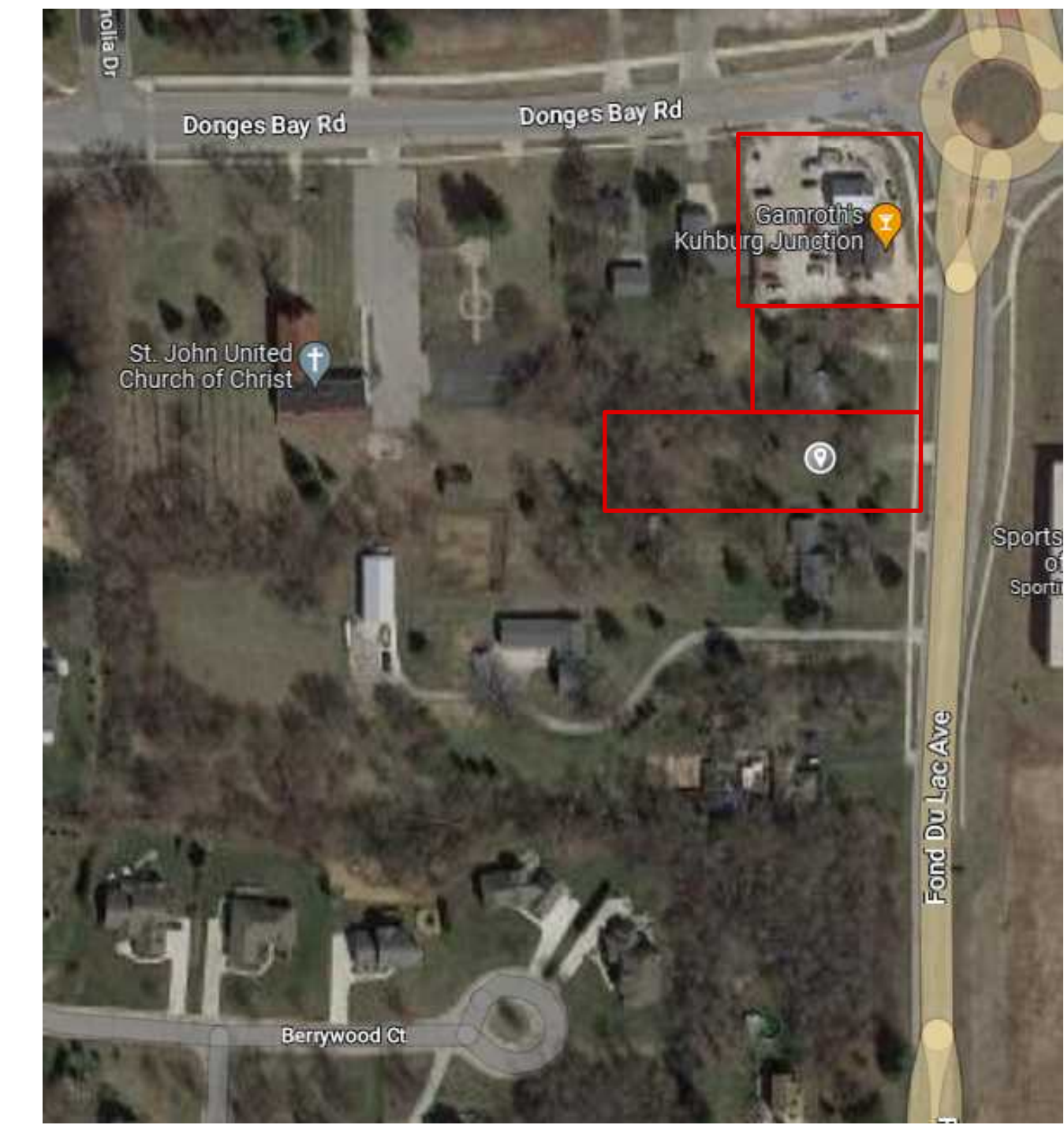
SURVEYED BY JOSEPH W. DAVID
MAPPED BY J. SCOTT HENKEL, PLS

JULY 21, 2023

GERMANTOWN TOWNHOUSES

W140 N10385 FOND DU LAC AVE GERMANTOWN, WI 53022

PROJECT LOCATION MAP



SHEET LIST

G001:	COVER SHEET
G002:	PERSPECTIVES
C1.01:	EXISTING CONDITIONS SURVEY
C1.02:	PURPOSED SITE PLAN
C1.03:	EROSION CONTROL PLAN
C1.04:	GRADING PLAN
C1.05:	UTILITY PLAN
C1.06:	STORMWATER MANAGEMENT DETAILS
C1.07:	STORMWATER MANAGEMENT DETAILS
C1.08:	EROSION CONTROL DETAILS
C1.09:	UTILITY DETAILS
AS101:	SITE PLAN
AS102:	LANDSCAPE PLAN
A101:	PLANS
A102:	UNIT PLANS
A201:	SECTIONS
A202:	SECTIONS
A203:	SECTIONS
A301:	ELEVATIONS
A302:	ELEVATIONS
A303:	ELEVATIONS
A304:	ELEVATIONS
A401:	WALL SECTIONS
A402:	WALL SECTIONS
E1.0:	ELECTRICAL SITE PLAN
E1.1:	PHOTOMETRIC SITE PLAN
E2.0:	SCHEDULES & DETAILS



1 PERSPECTIVE 1
Scale: 1/4" = 1'-0"



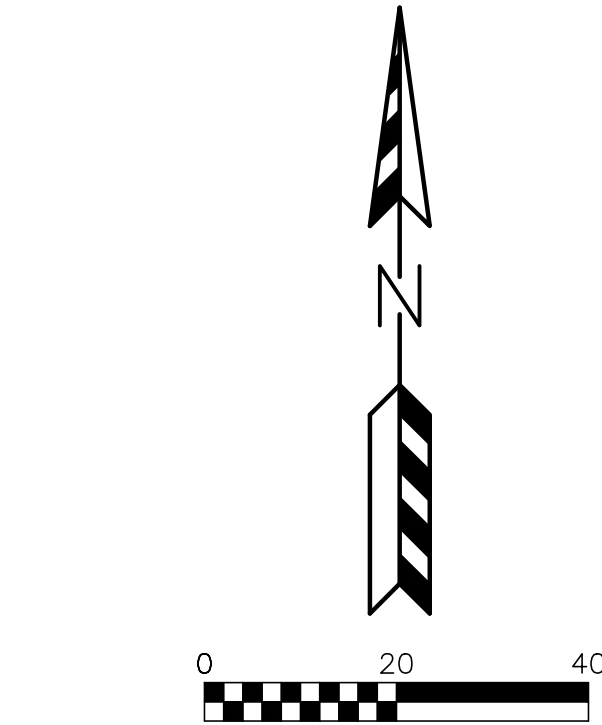
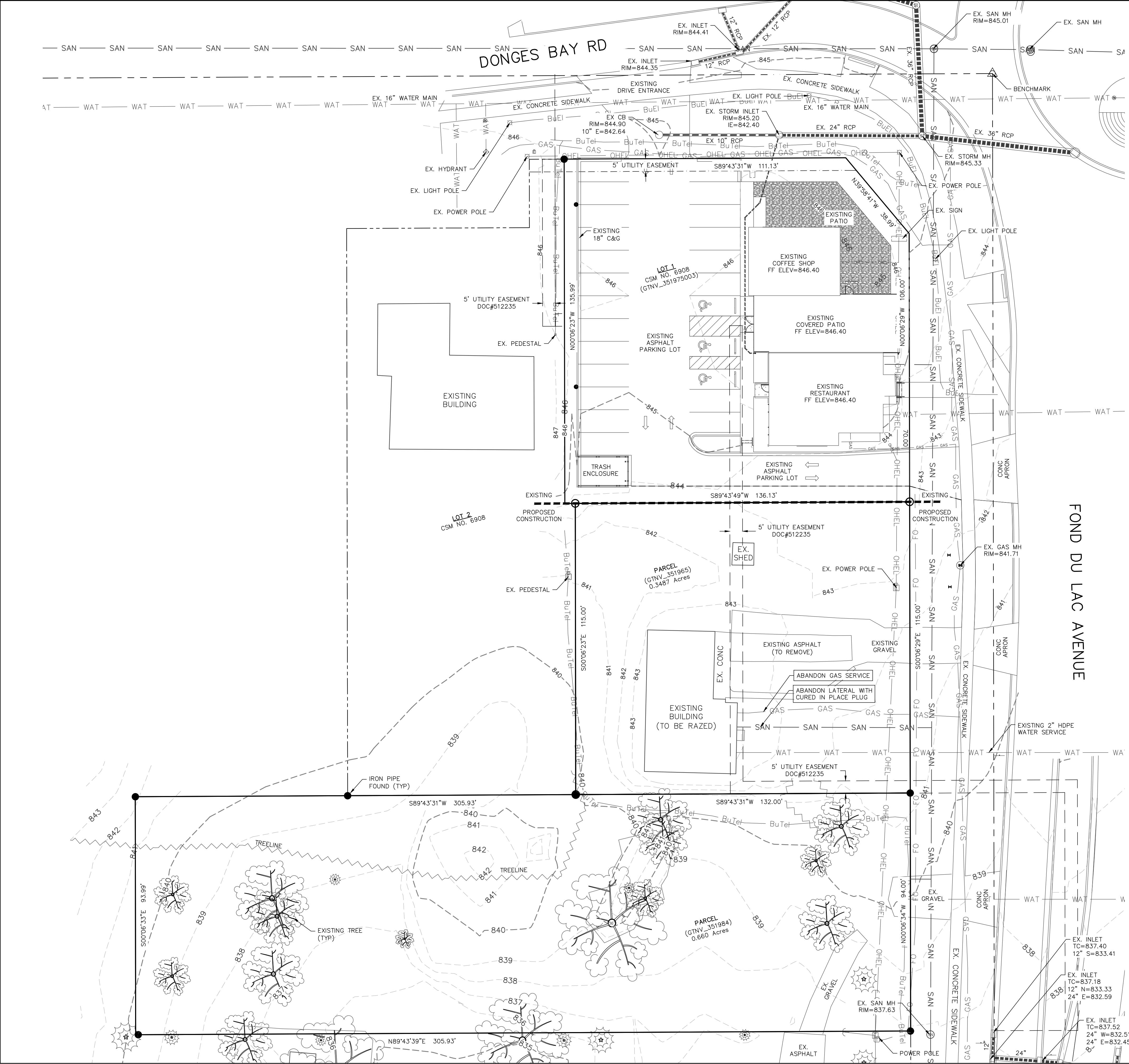
2 PERSPECTIVE 2
Scale: 1/4" = 1'-0"



3 PERSPECTIVE 3
Scale: 1/4" = 1'-0"



4 PERSPECTIVE 4
Scale: 1/4" = 1'-0"



△ BENCHMARK: SECTION CORNER, ELEV=845.04, NAVD88

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

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

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

PLAN TITLE:
**EXISTING
CONDITIONS
SURVEY**

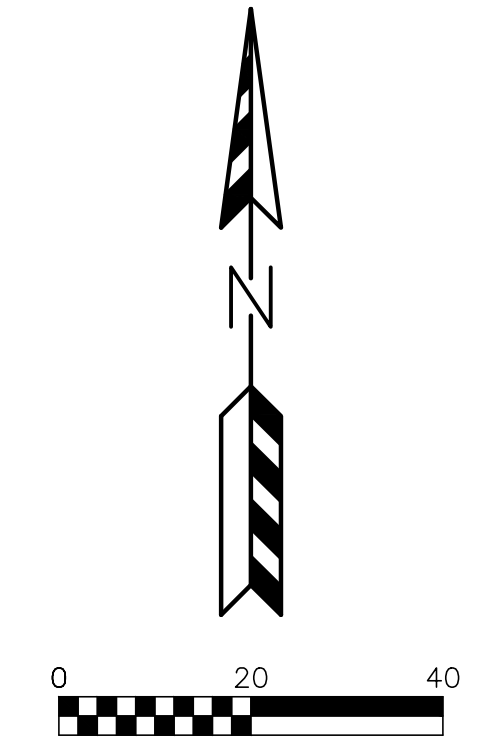
DRAWN BY:
KJP
DESIGNED BY:
KJP
CHECKED BY:
KJP

PLAN DATE:
7-21-2023

PROJECT NO:
\NA-01-17

**VILLAGE
SUBMITTAL**

SHEET NO:
C1.01



 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

 CONCRETE SIDEWALK
4" CRUSHED AGGREGATE BASE COURSE
5" CONCRETE

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.

[illegible]

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

PLAN TITLE:

**PROPOSED
SITE PLAN**

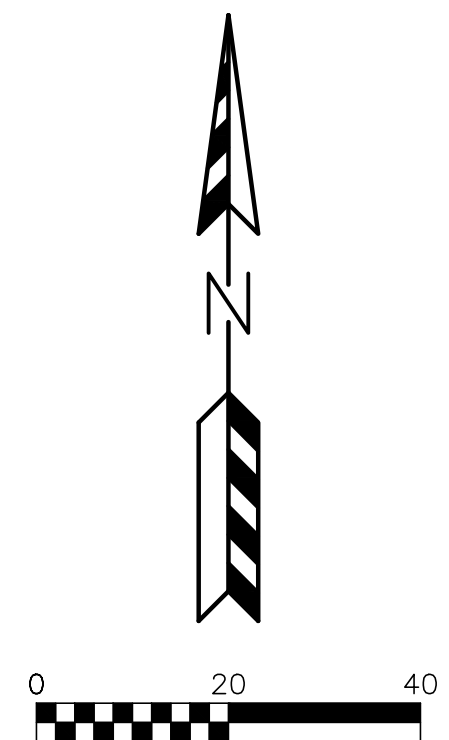
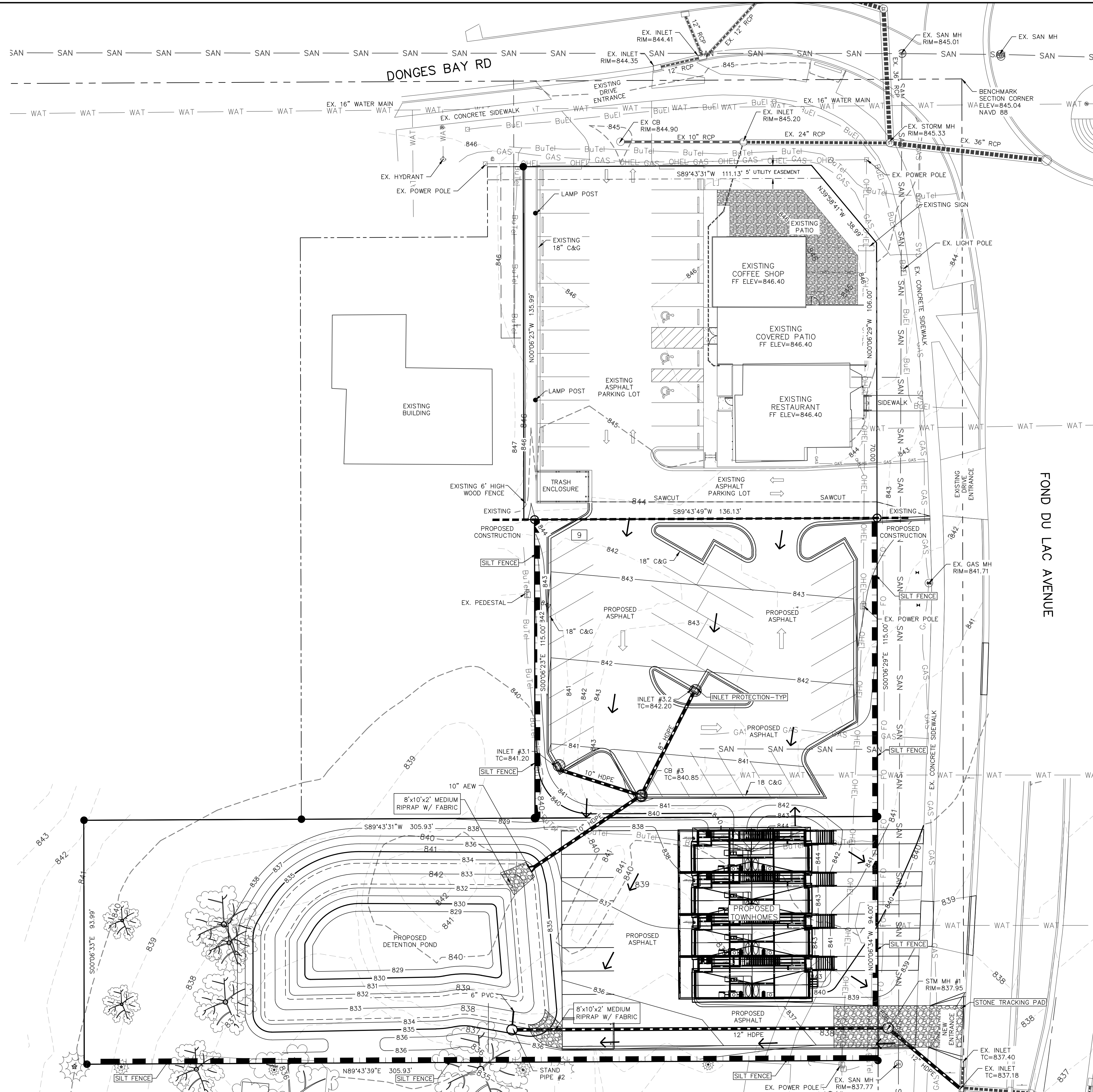
DRAWN BY: **KJP**
DESIGNED BY: **KJP**
CHECKED BY: **KJP**

PLAN DATE:	7-20-2023
PROJECT NO:	\NA-01-17\

VILLAGE SUBMITTAL

SHEET NO:

C1.02



- LEGEND:**
- - - 936 - - - EXISTING MINOR CONTOUR.
 - - - 935 - - - EXISTING MAJOR CONTOUR.
 - - - 936 - - - PROPOSED MINOR CONTOUR.
 - - - 935 - - - PROPOSED MAJOR CONTOUR.
 - - - - - PROPOSED STORM SEWER.
 - - - - - EXISTING STORM SEWER.
 - ⊙ - - - INSTALL WISDOT TYPE D INLET PROTECTION.
 - - - - - INSTALL SILT FENCE.
 - - - - - INSTALL DITCH CHECK.
 - - - - DRAINAGE ARROW.

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

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

PLAN TITLE:
EROSION
CONTROL
PLAN

DRAWN BY:
KJP

DESIGNED BY:
KJP

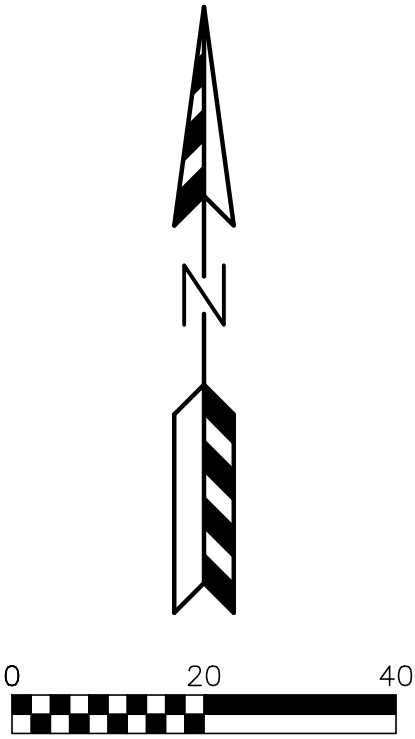
CHECKED BY:
KJP

PLAN DATE:
7-20-2023

PROJECT NO:
\\NA-01-17\\

**VILLAGE
SUBMITTAL**

SHEET NO:
C1.03



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 CURB FLANGE ELEVATION.
-	TC 934.23		-	PROPOSED TOP OF CURB ELEVATION.
-	SW 934.23		-	PROPOSED SIDEWALK ELEVATION.
-	EP 934.23		-	PROPOSED EDGE OF PAVEMENT ELEVATION.
-	EXP 934.23		-	PROPOSED BUILDING EXPOSURE ELEVATION.
-	FFE 934.23		-	PROPOSED BUILDING FIRST FLOOR ELEVATION.
=====			-	PROPOSED STORM SEWER.
=====			-	EXISTING STORM SEWER.

[illegible]

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GERMANTOWN TOWNHOUSES
W140 N10385 FOND DU LAC AVE
GERMANTOWN, WI 53022

PLAN TITLE:

**GRADING
PLAN**

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

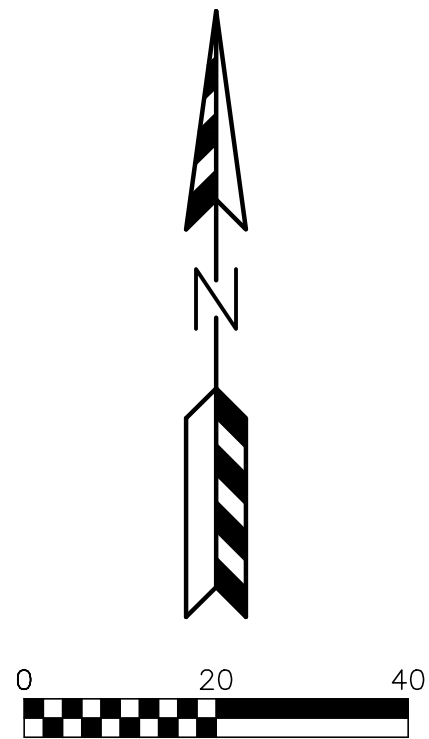
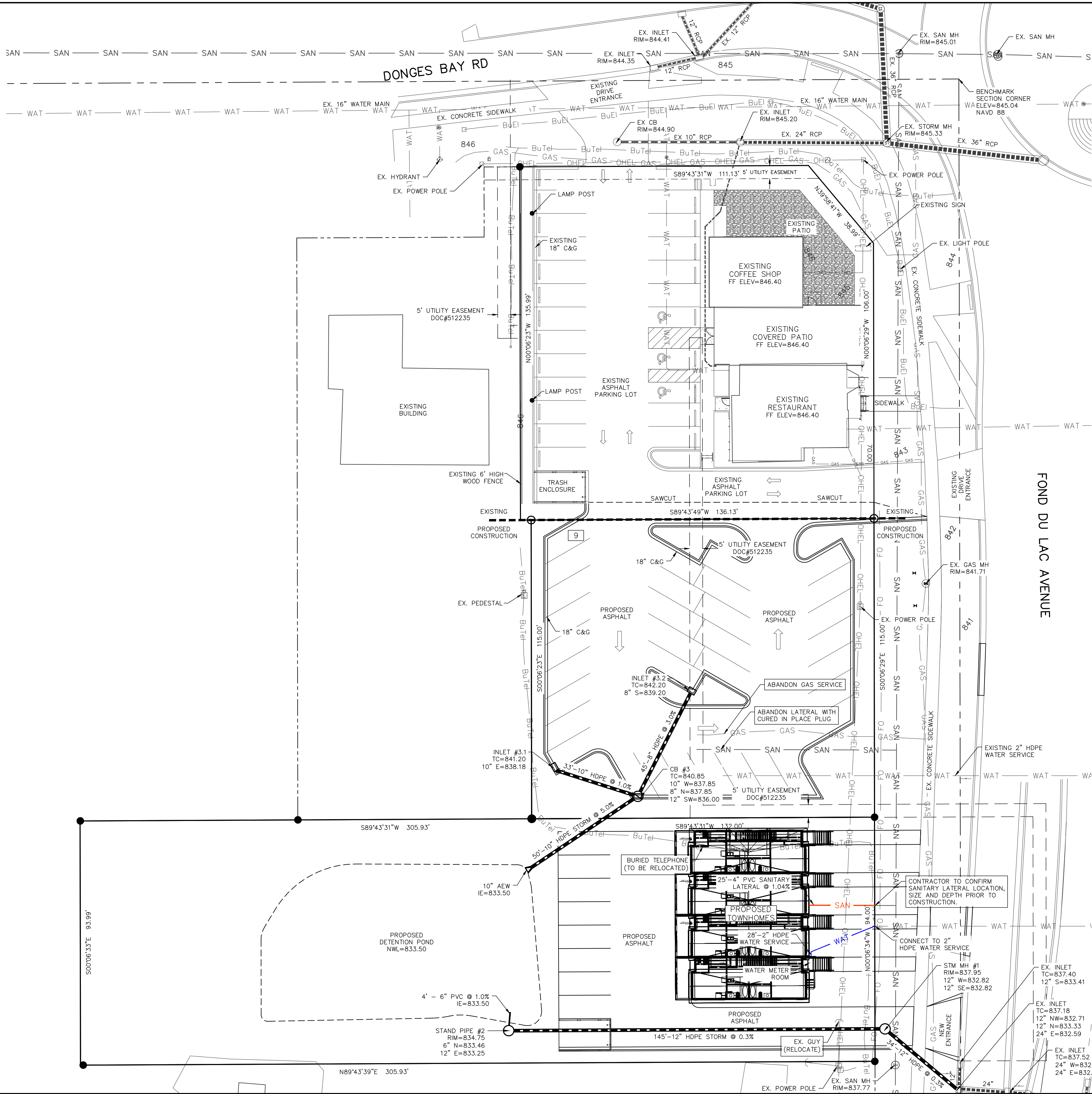
LAN DATE:
7-20-2023

PROJECT NO:
\\NA-01-17\\

VILLAGE SUBMITTAL

HEET NO:

C1.04



STORM SEWER CASTINGS:		
STRUCTURE	STRUCTURE DIAMETER	NEENAH CASTING OR EQUIVALENT
INLET #3.2	2' x 3'	R-3067
INLET #3.1	2' x 3'	R-3067
CB #3	4' DIA.	R-3067
STAND PIPE #2	3' DIA.	R-2561
STM MH #1	4' DIA.	R-1661

- LEGEND:**
- 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.
 - ===== PROPOSED STORM SEWER LINE.
 - ⊗ — GAS VALVE.
 - ⊙ — FIRE HYDRANT.
 - ⊞ — POWER POLE.
 - ⊞ — SANITARY SEWER MANHOLE.
 - ⊞ — STORM SEWER MANHOLE.
 - — STORM SEWER INLET.
 - ⊞ — TELEPHONE PEDESTAL.
 - ⊞ — TRANSFORMER.
 - ⊞ — WATER VALVE.
 - SAN — PROPOSED SANITARY SEWER
 - WAT — PROPOSED WATER MAIN
 - ===== PROPOSED STORM SEWER.

UTILITY NOTE:
ABANDON EXISTING WATER SERVICE FROM RESTAURANT TO THE EXISTING RESIDENTIAL HOME TO THE SOUTH.

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

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GERMANTOWN TOWNHOUSES
W140 N10385 FOND DU LAC AVE
GERMANTOWN, WI 53022

UTILITY PLAN

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

PLAN DATE:
7-20-2023

PROJECT NO:
\NA-01-17

VILLAGE SUBMITTAL

SHEET NO:

C1.05

[illegible]

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PROJECT TITLE:

**GERMANTOWN TOWNHOUSES
W140 N10385 FOND DU LAC AVE
GERMANTOWN, WI 53022**

PLAN TITLE:

STORMWATER MANAGEMENT DETAILS

DRAWN BY:

KJP

DESIGNED BY:

KJP

CHECKED BY:

KJP

PLAN DATE:

7-20-2023

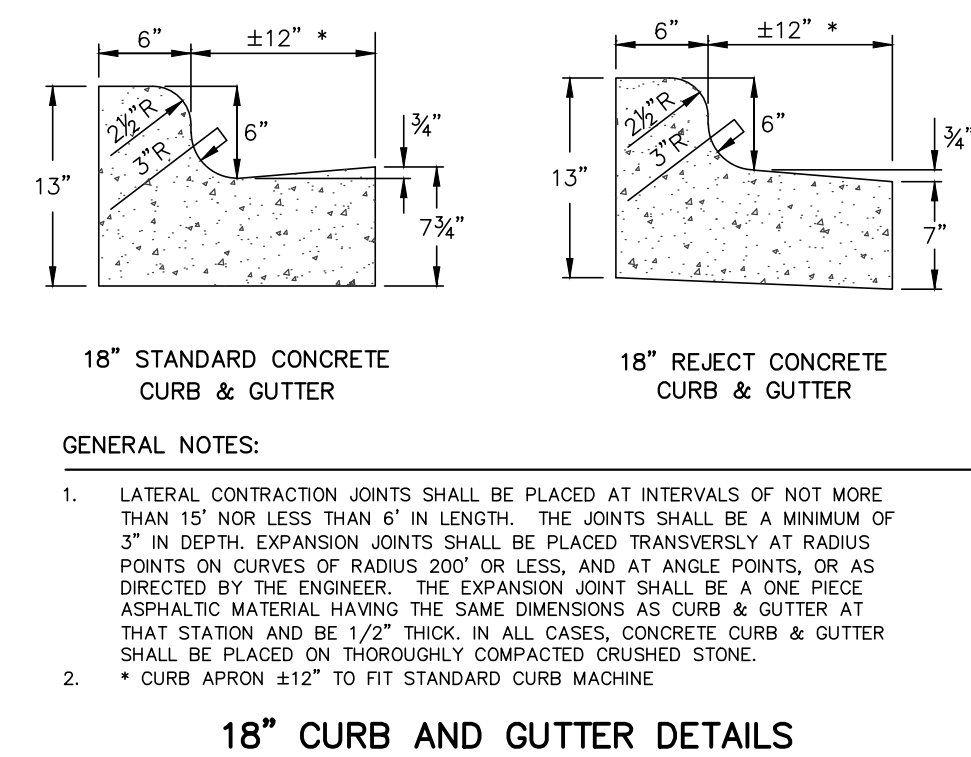
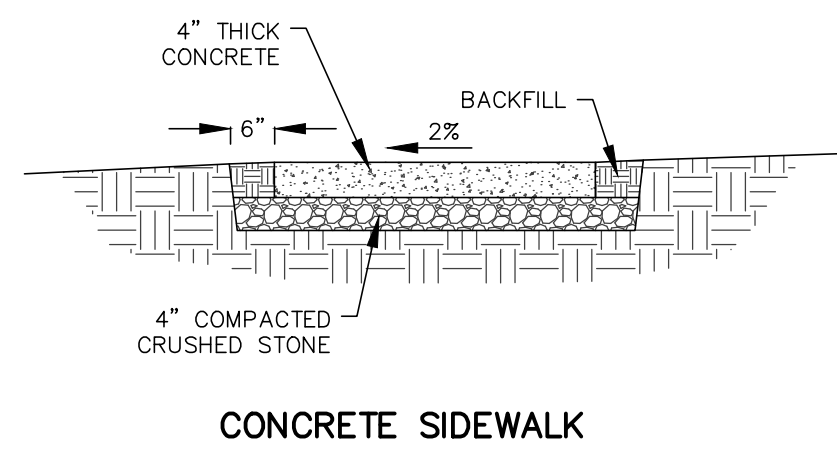
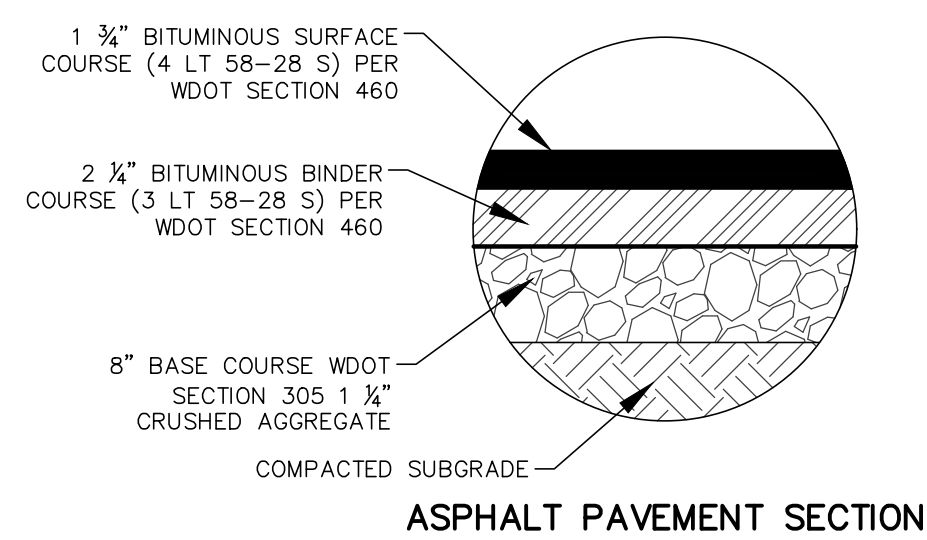
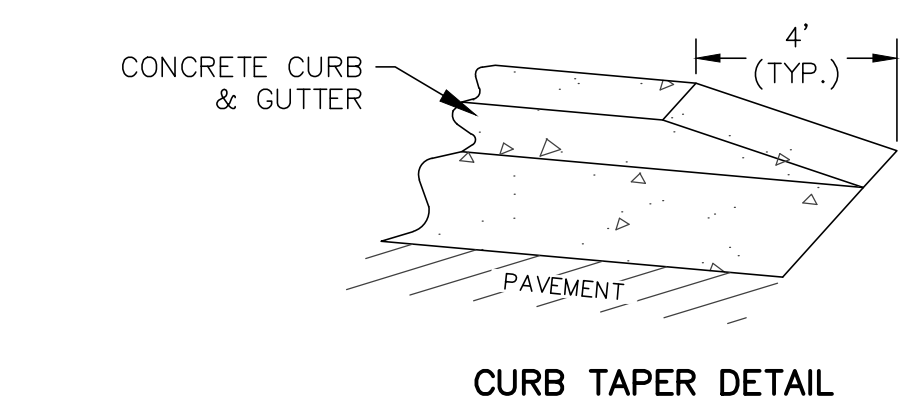
PROJECT NO:

\NA-01-17\

VILLAGE SUBMITTAL

SHEET NO:

C1.06

[illegible]

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122 Wisconsin Street, West Bend, WI 53095
262.346.7800
www.parishse.com

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

PLAN TITLE:

**STORMWATER
MANAGEMENT
DETAILS**

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

PLAN DATE:
7-20-2023

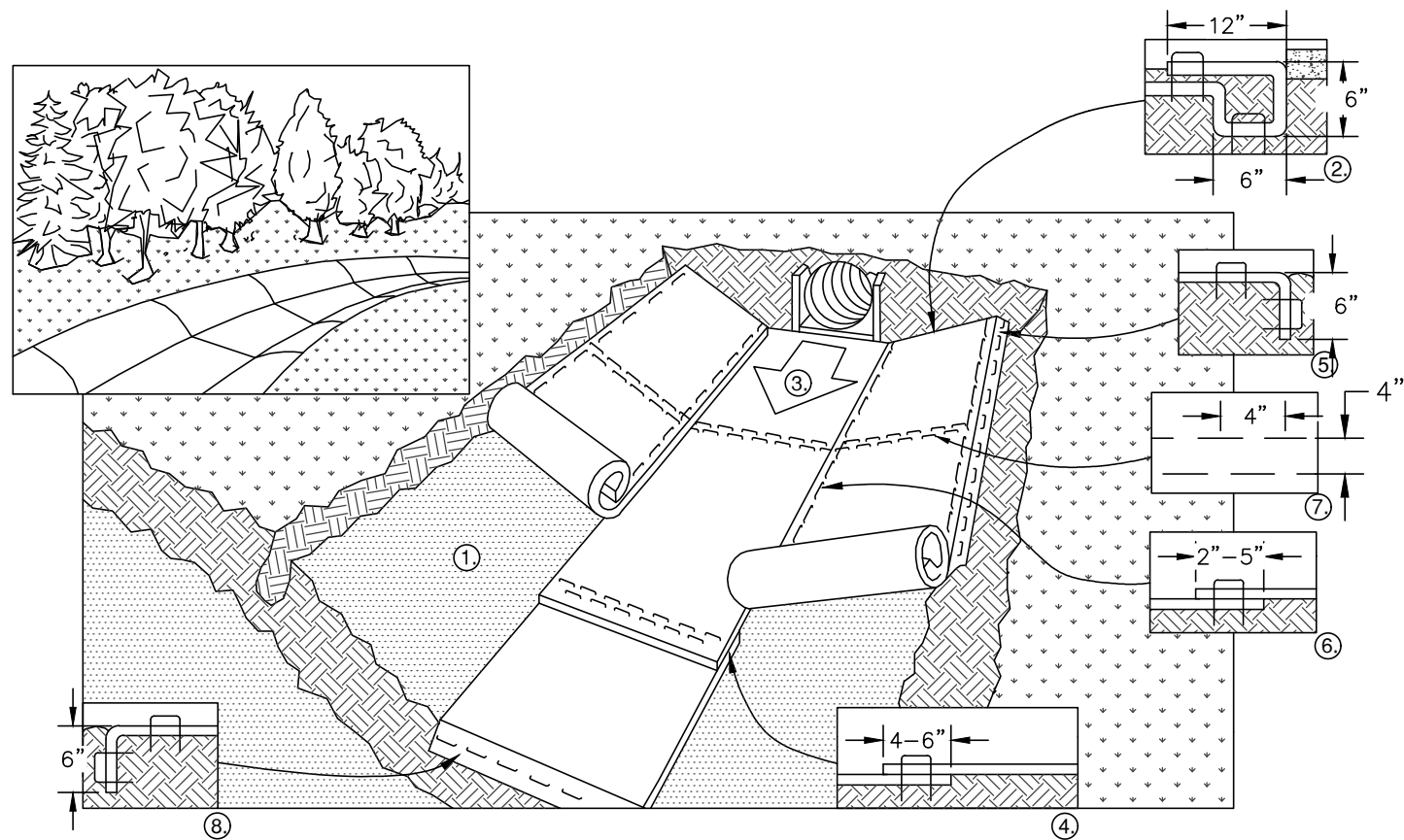
PROJECT NO:
 \NA-01-17\

VILLAGE SUBMITTAL

SHEET NO:

C1.07

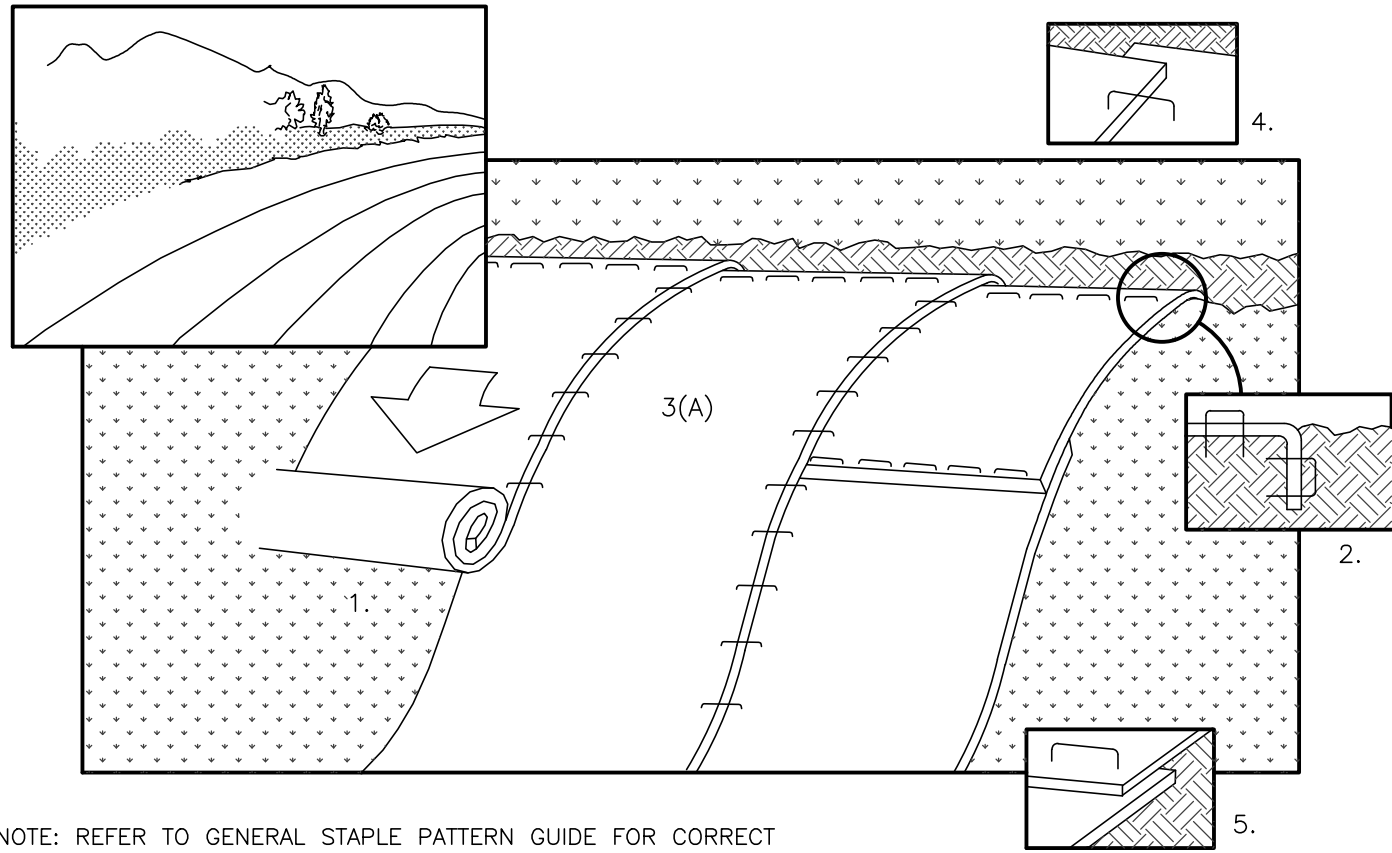
MAXIMUM PERIOD OF BARE SOIL FOR SLOPES > 20%		
SLOPE AREA DRAINS TO SEDIMENT BASIN OR SEDIMENT TRAP?	MAXIMUM PERIOD OF BARE SOIL EXPOSURE (CALENDAR DAYS)	
	LAND DISTURBANCE BETWEEN SEPTEMBER 16TH AND MAY 1ST	LAND DISTURBANCE BETWEEN MAY 2ND AND SEPTEMBER 15TH
YES	90	90
NO	60	30



1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING APPLICATION OF FERTILIZER AND SEED.
2. BEGIN AT THE TOP OF THE CHANNEL BY ANCHORING THE BLANKET IN A 6" DEEP X 6" WIDE TRENCH WITH APPROXIMATELY 12" OF BLANKET EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE BLANKET WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" PORTION OF BLANKET BACK OVER SEED AND COMPACTED SOIL. SECURE BLANKET OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" APART ACROSS THE WIDTH OF THE BLANKET
3. ROLL CENTER BLANKET IN DIRECTION OF WATER FLOW IN BOTTOM OF CHANNEL. BLANKETS WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL BLANKETS MUST BE SECURELY FASTENED TO THE SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS RECOMMENDED BY THE MANUFACTURER.
4. PLACE CONSECUTIVE BLANKETS END OVER END (SHINGLE STYLE) WITH A 4-6" OVERLAP. USE A DOUBLE ROW OF STAPLES STAGGERED 4" APART AND 4" ON CENTER TO SECURE BLANKETS.
5. FULL LENGTH EDGE OF BLANKETS AT TOP OF SIDE SLOPE MUST BE ANCHORED WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" APART IN A 6" DEEP X 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
6. ADJACENT BLANKETS MUST BE OVERLAPPED APPROXIMATELY 4" AND STAPLED.
7. A STAPLE CHECK SLOT IS RECOMMENDED AT 30 TO 40 FOOT INTERVALS. USE A DOUBLE ROW OF STAPLES STAGGERED 4" APART AND 4" ON CENTER OVER ENTIRE WIDTH OF THE CHANNEL.
8. THE TERMINAL END OF THE BLANKETS MUST BE ANCHORED WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" APART IN A 6" DEEP X 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.

NOTE: ALL STAPLES MUST BE 6" OR GREATER IN LENGTH

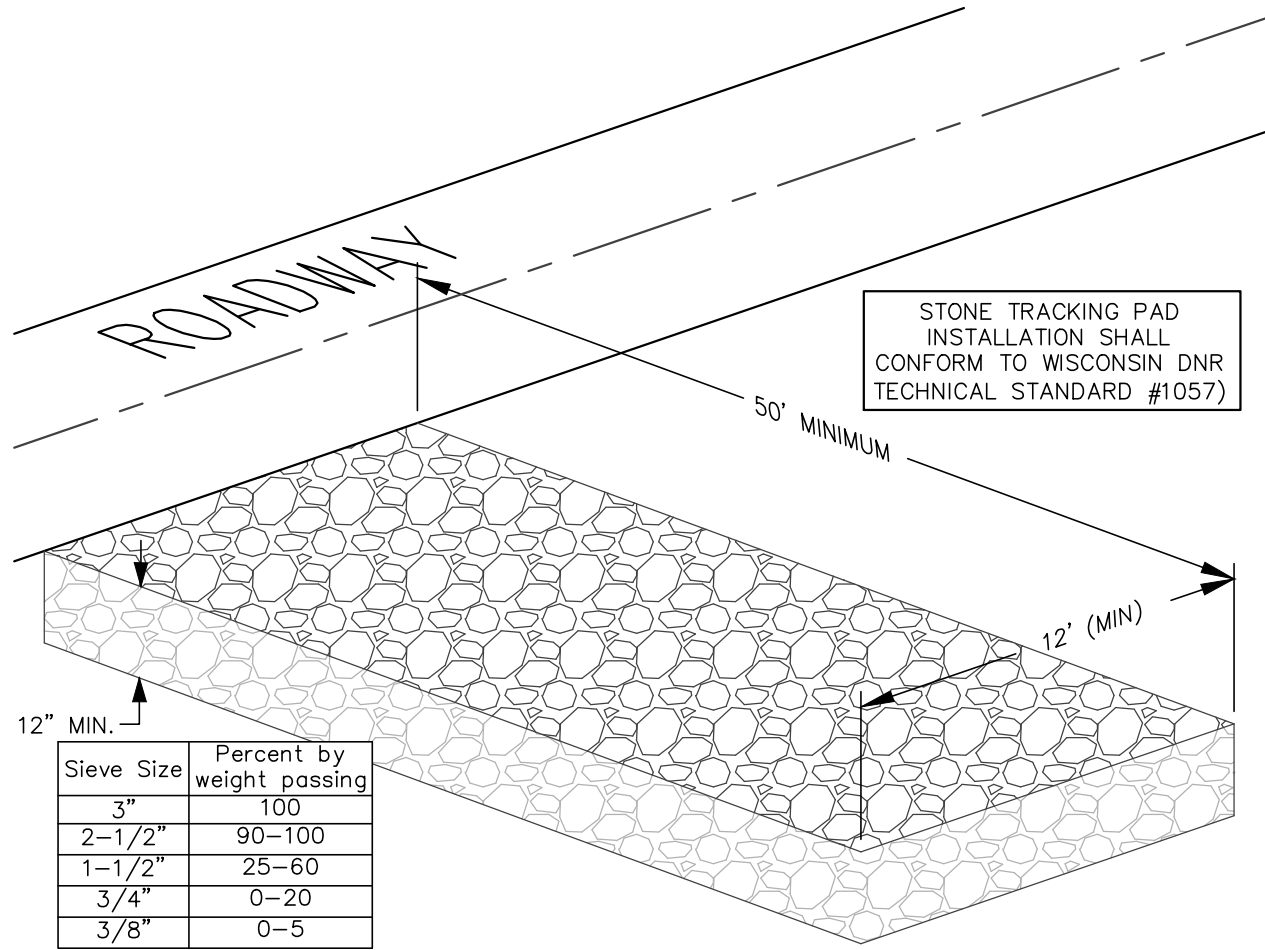
EROSION CONTROL MAT – CHANNEL INSTALLATION



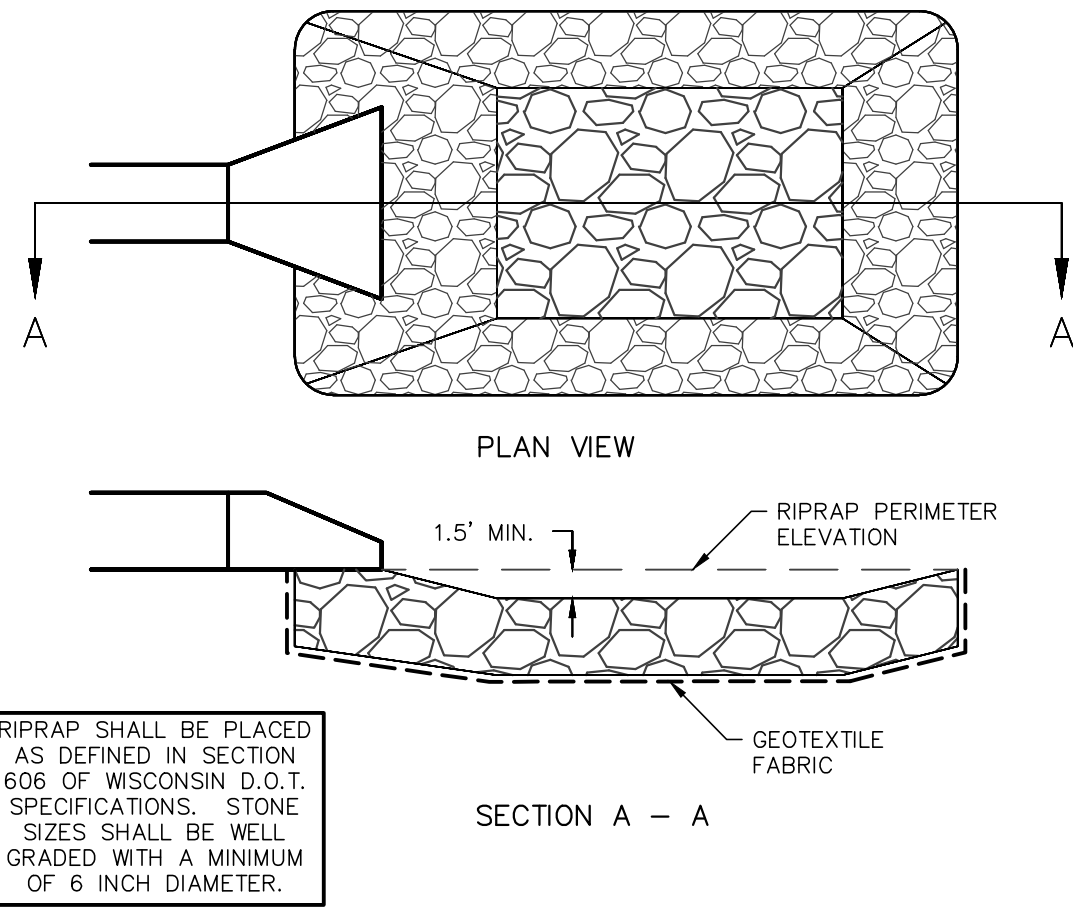
NOTE: REFER TO GENERAL STAPLE PATTERN GUIDE FOR CORRECT STAPLE PATTERN RECOMMENDATIONS FOR SLOPE INSTALLATIONS.

1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING APPLICATION OF FERTILIZER AND SEED.
NOTE: WHEN USING CELL-O-SEED DO NOT SEED PREPARED AREA. CELL-O-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN 6" DEEP X 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
3. ROLL THE BLANKETS (A.) DOWN OR (B.) HORIZONTALLY ACROSS THE SLOPE.
4. THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY 2" OVERLAP.
5. WHEN BLANKETS MUST BE SPICED DOWN THE SLOPE, PLACE BLANKETS END OVER END (SHINGLE STYLE) WITH APPROXIMATELY 4" OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY
6. ALL BLANKETS MUST BE SECURELY FASTENED TO THE SLOPE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS RECOMMENDED BY THE MANUFACTURER.

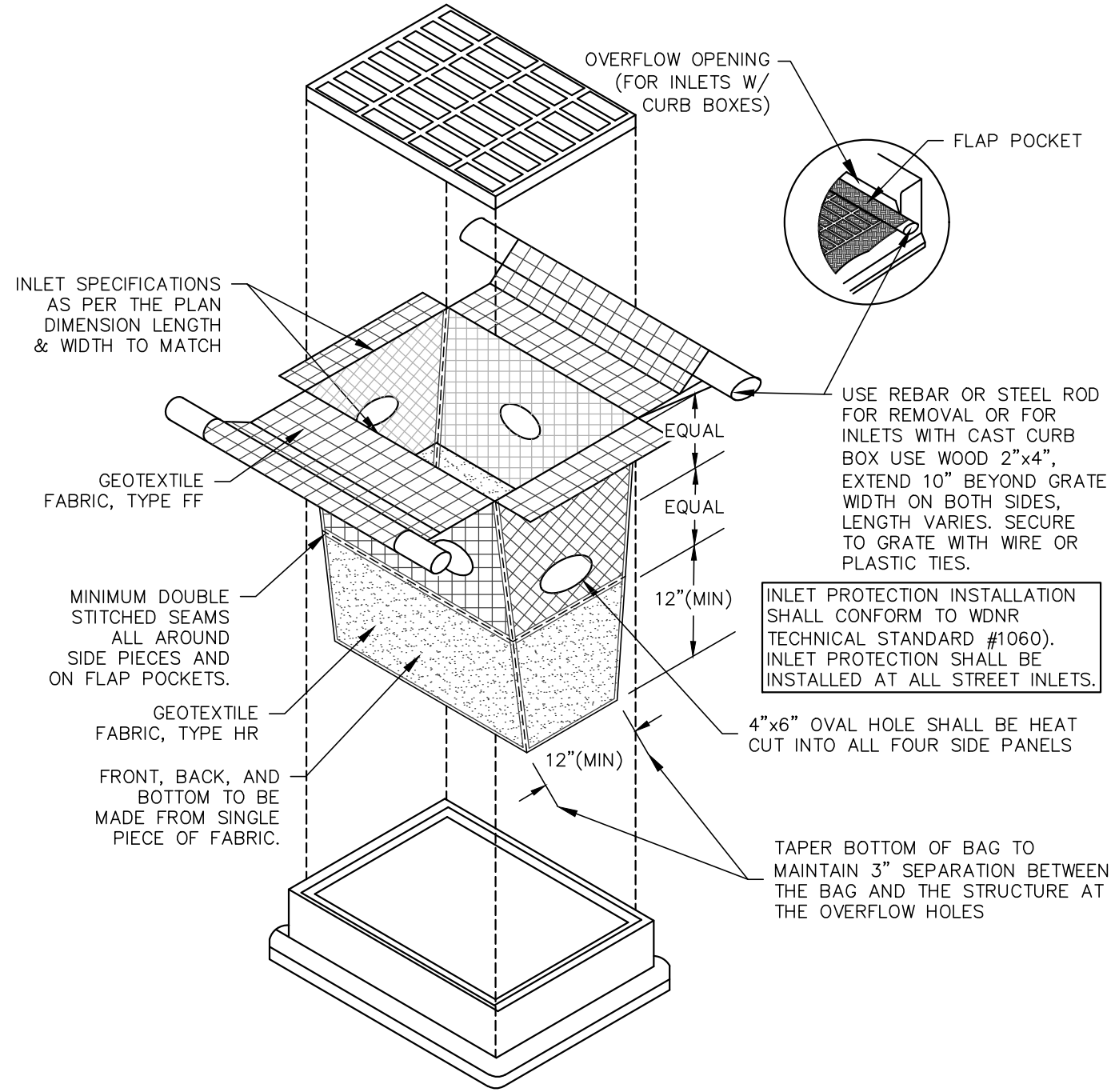
EROSION CONTROL MAT – SLOPE INSTALLATION



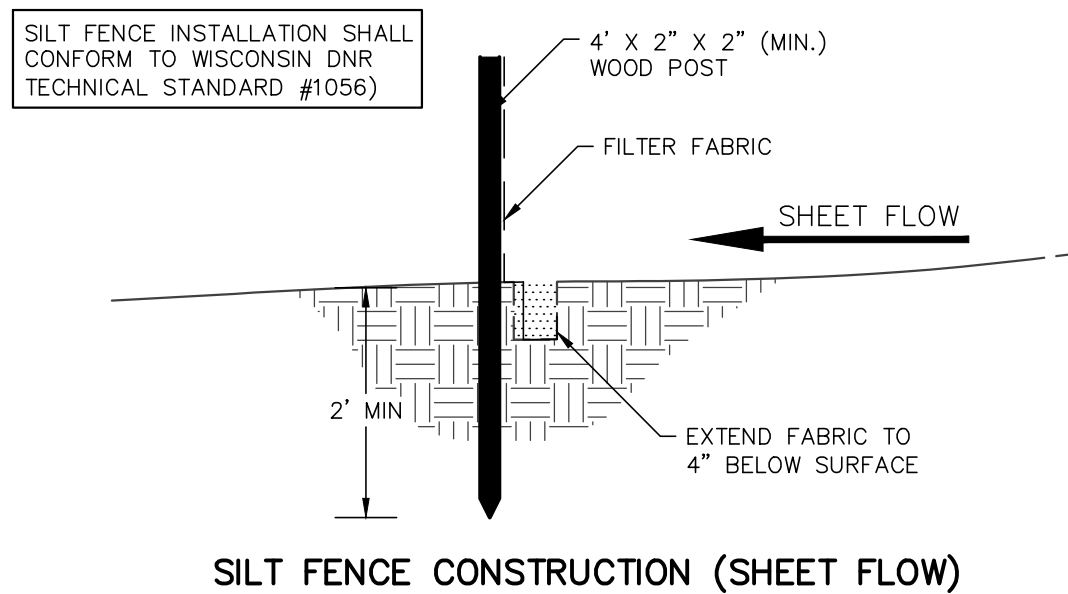
STONE TRACKING PAD DETAIL



RIPRAP/STILLING BASIN DETAIL



TYPE D-HR INLET PROTECTION DETAIL



SILT FENCE CONSTRUCTION (SHEET FLOW)

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

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

PLAN TITLE:
**EROSION
CONTROL
DETAILS**

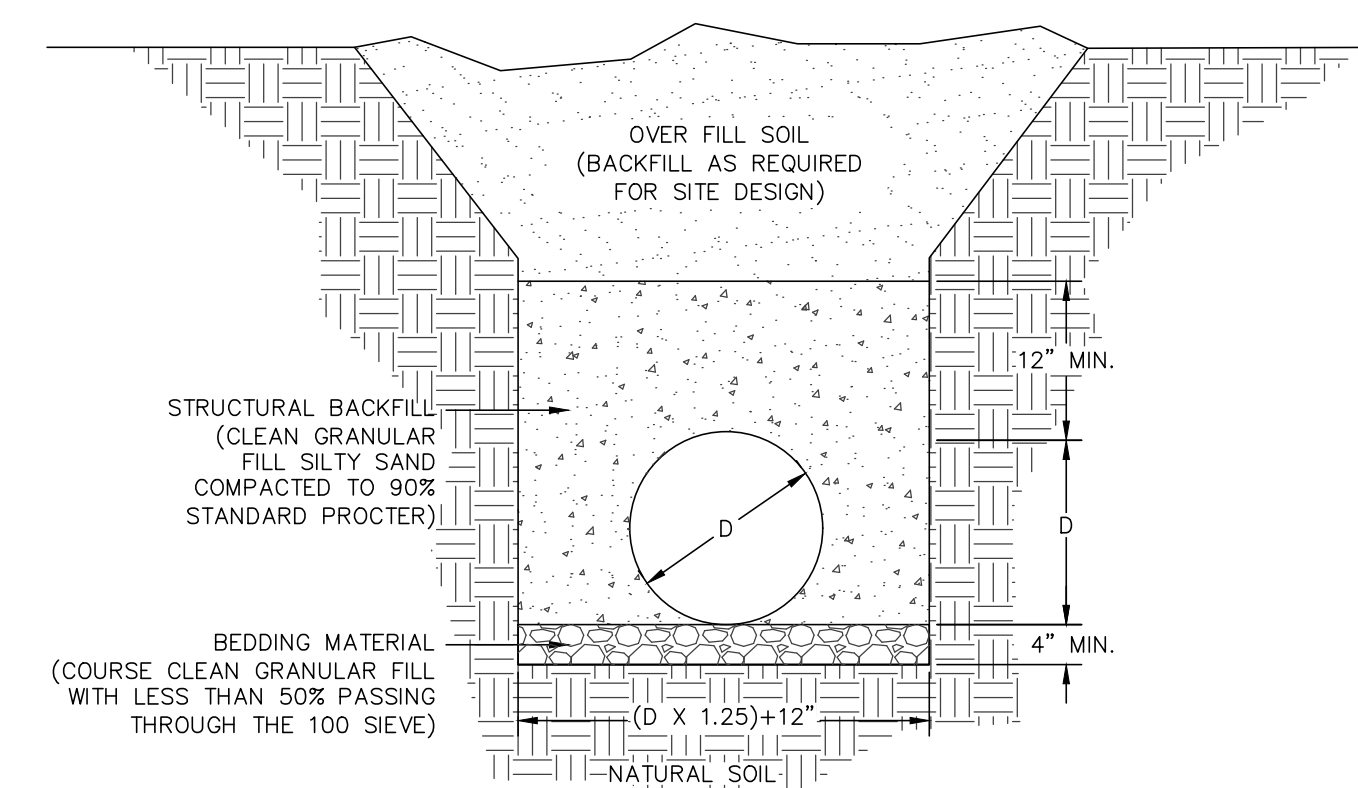
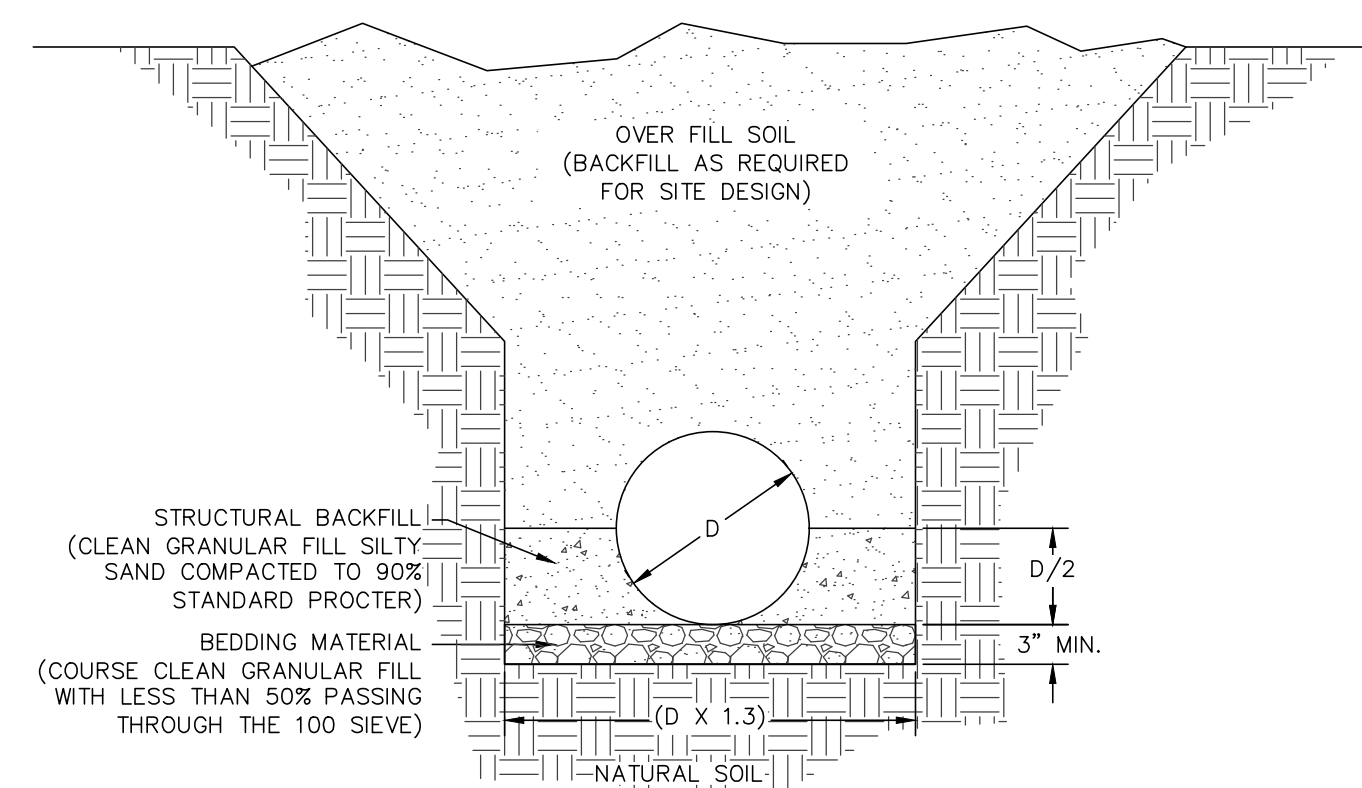
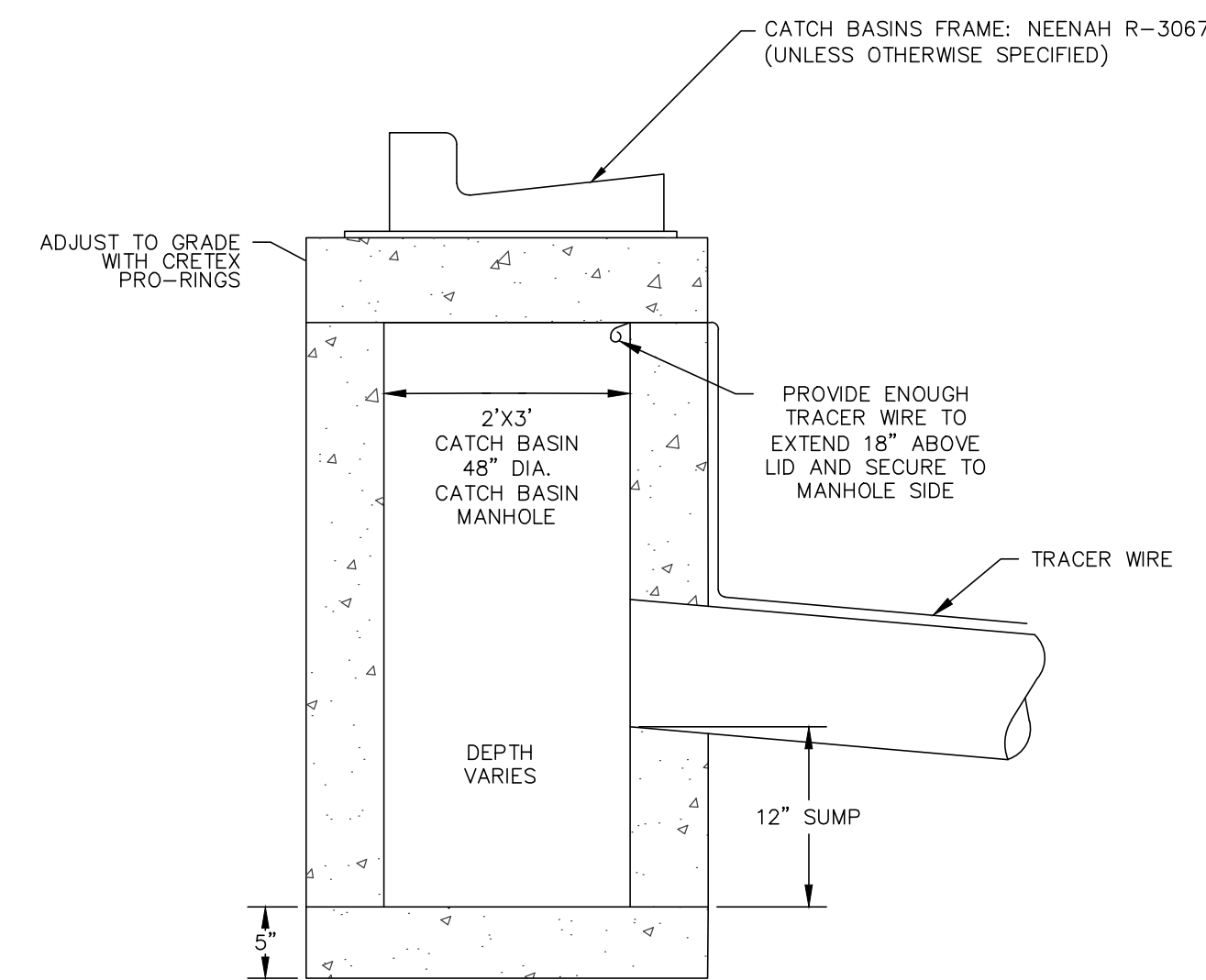
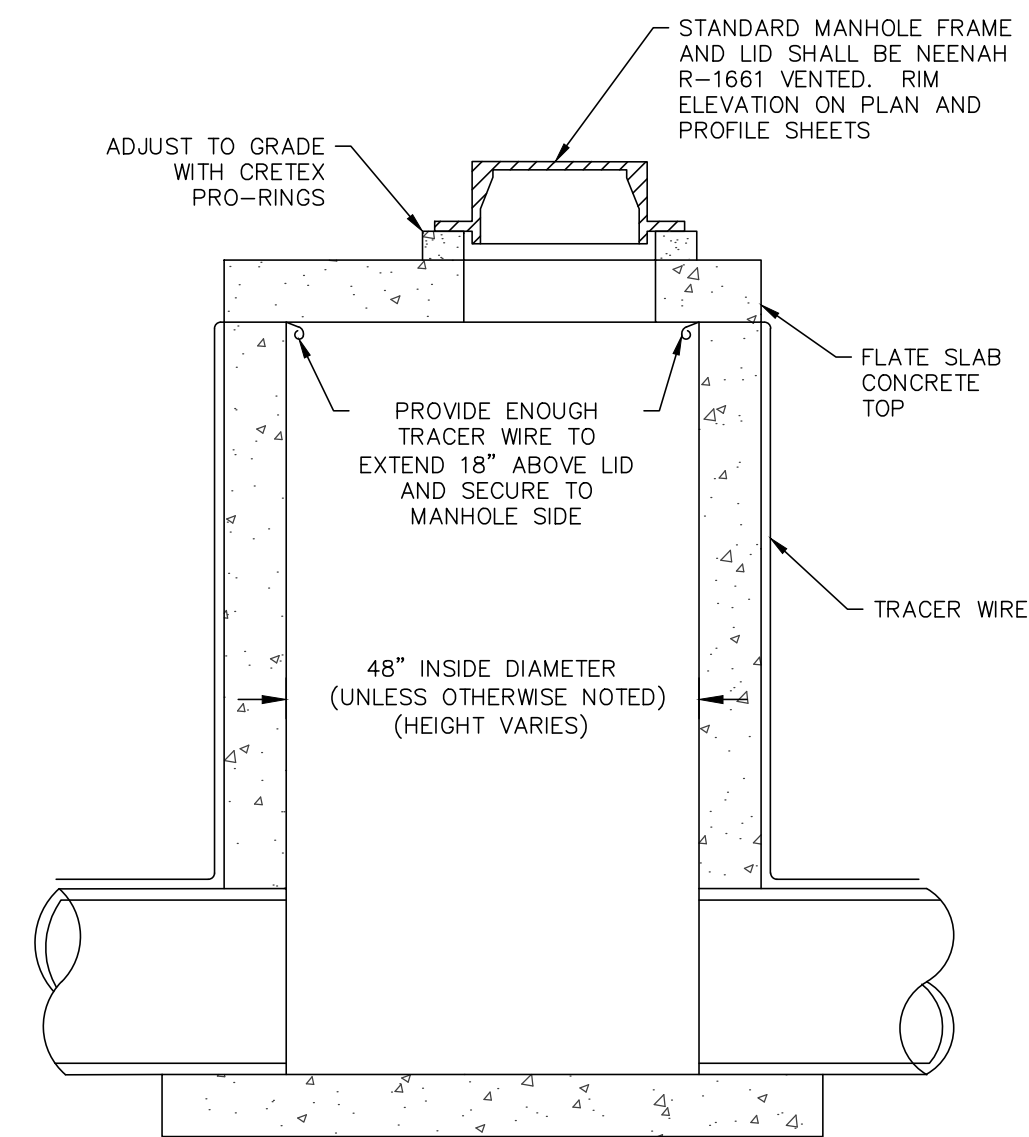
DRAWN BY:
KJP
DESIGNED BY:
KJP
CHECKED BY:
KJP

PLAN DATE:
7-20-2023

PROJECT NO:
\NA-01-17

**VILLAGE
SUBMITTAL**

SHEET NO:
C1.08

[illegible]

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122 Wisconsin Street, West Bend, WI 53095
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PROJECT TITLE:
**GERMANTOWN TOWNHOUSES
W140 N10385 FOND DU LAC AVE
GERMANTOWN, WI 53022**

PLAN TITLE:

**UTILITY
DETAILS**

DRAWN BY:
KJP

DESIGNED BY:
KJP

CHECKED BY:
KJP

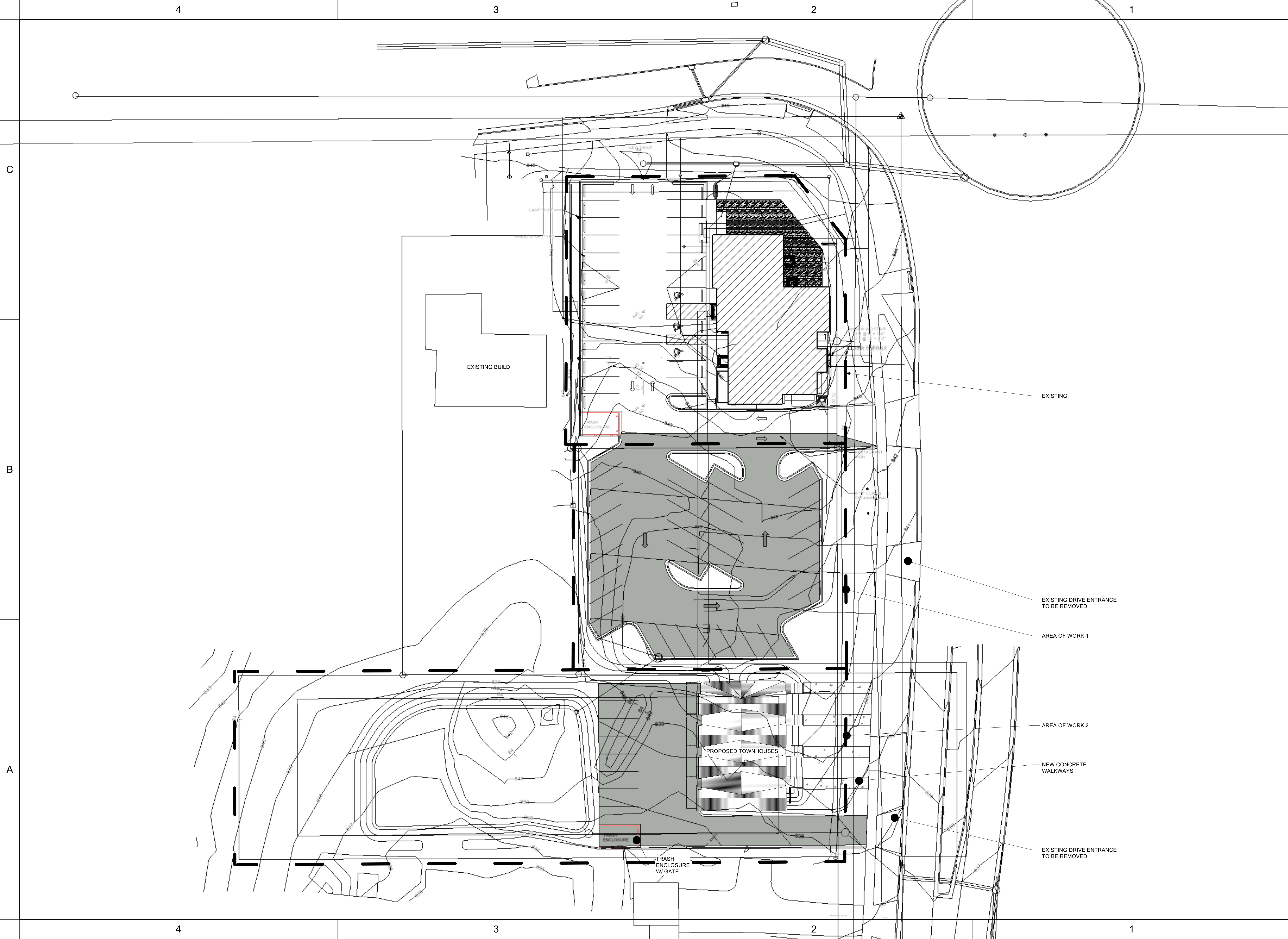
PLAN DATE:
7-20-2023

PROJECT NO:
\\NA-01-17\\

**VILLAGE
SUBMITTAL**

SHEET NO:

C1.09



GERMANTOWN TOWNHOUSES

W140 N10385 FOND DU LAC AVE
GERMANTOWN, WI 53022

Project Title



Architect

NAGEL ARCHITECTS
+ ENGINEERS

Consultant

REV.	DATE	DESCRIPTION
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NO.	DATE	ISSUE NOTE
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Project Manager	Drawn By
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Date	Reviewed By
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Project ID	22006
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Sheet Title

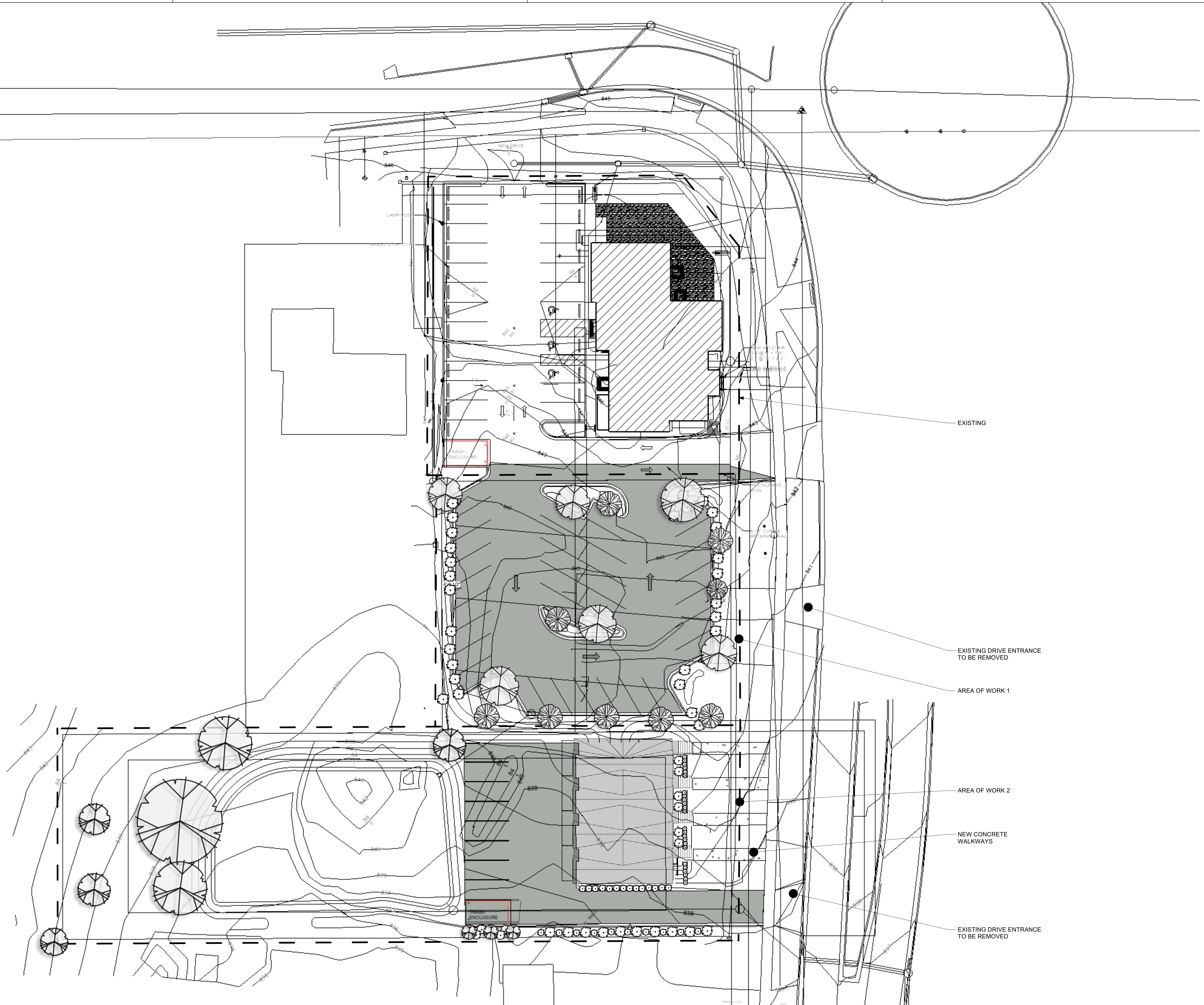
PROPOSED SITE
PLAN

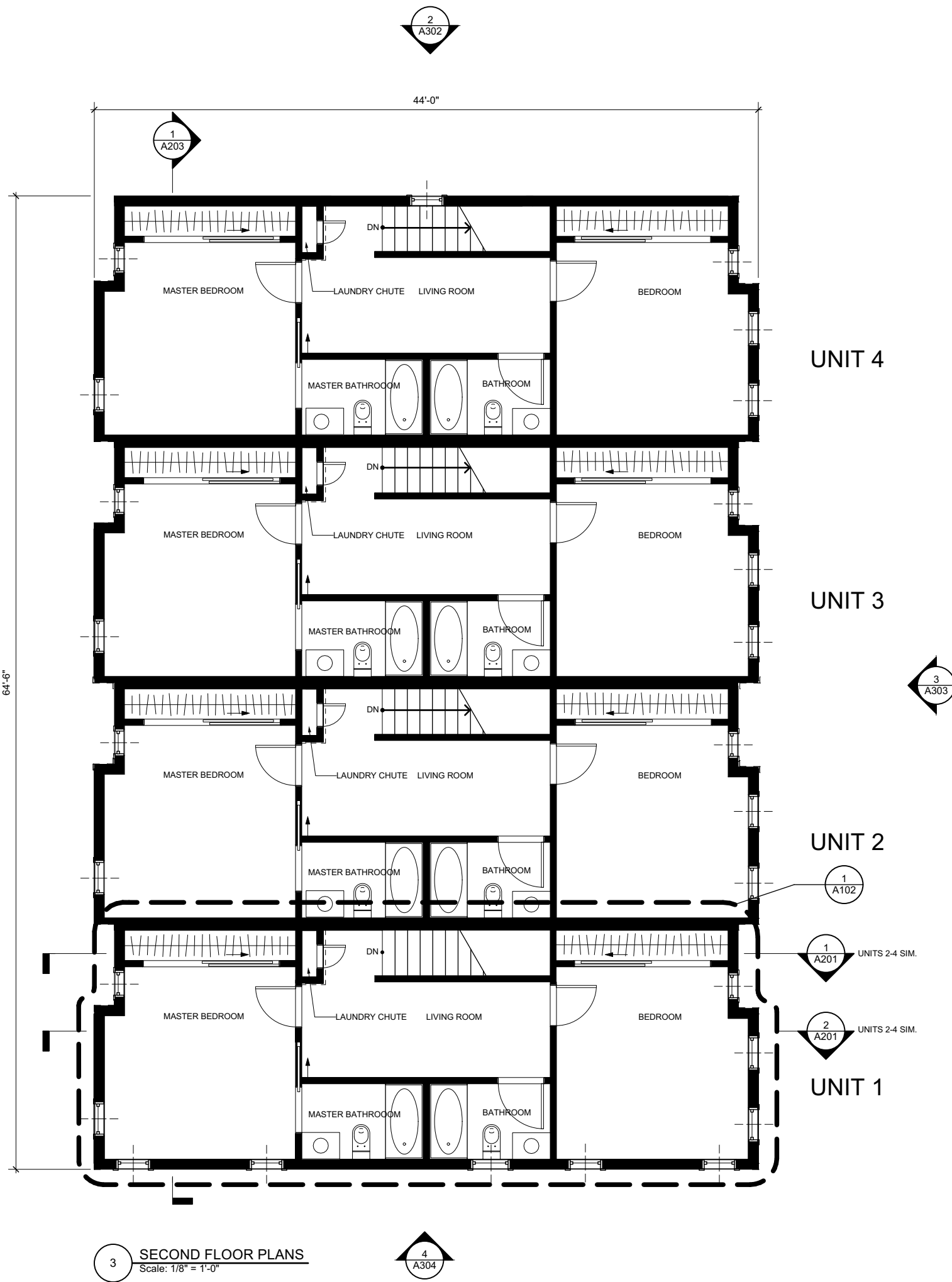
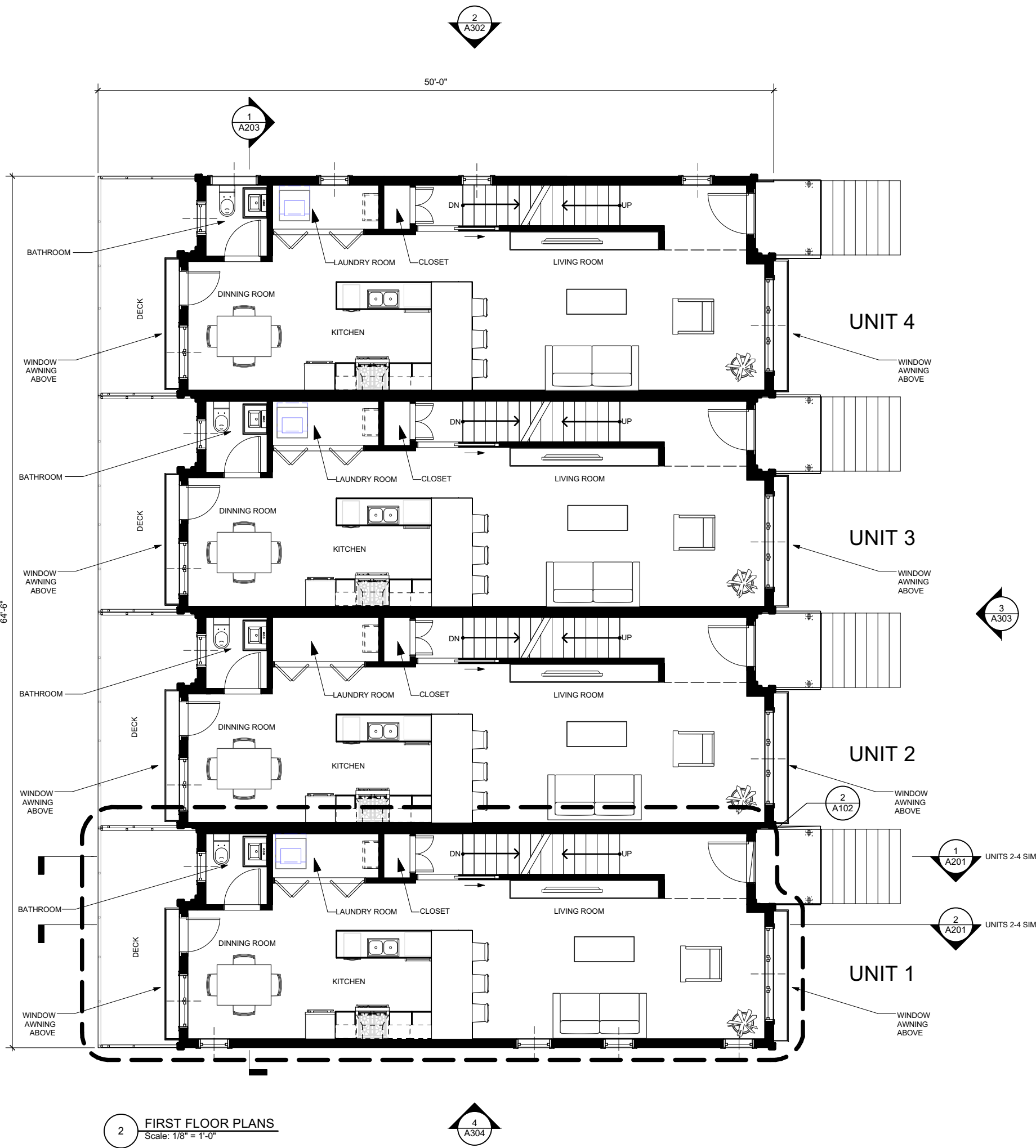
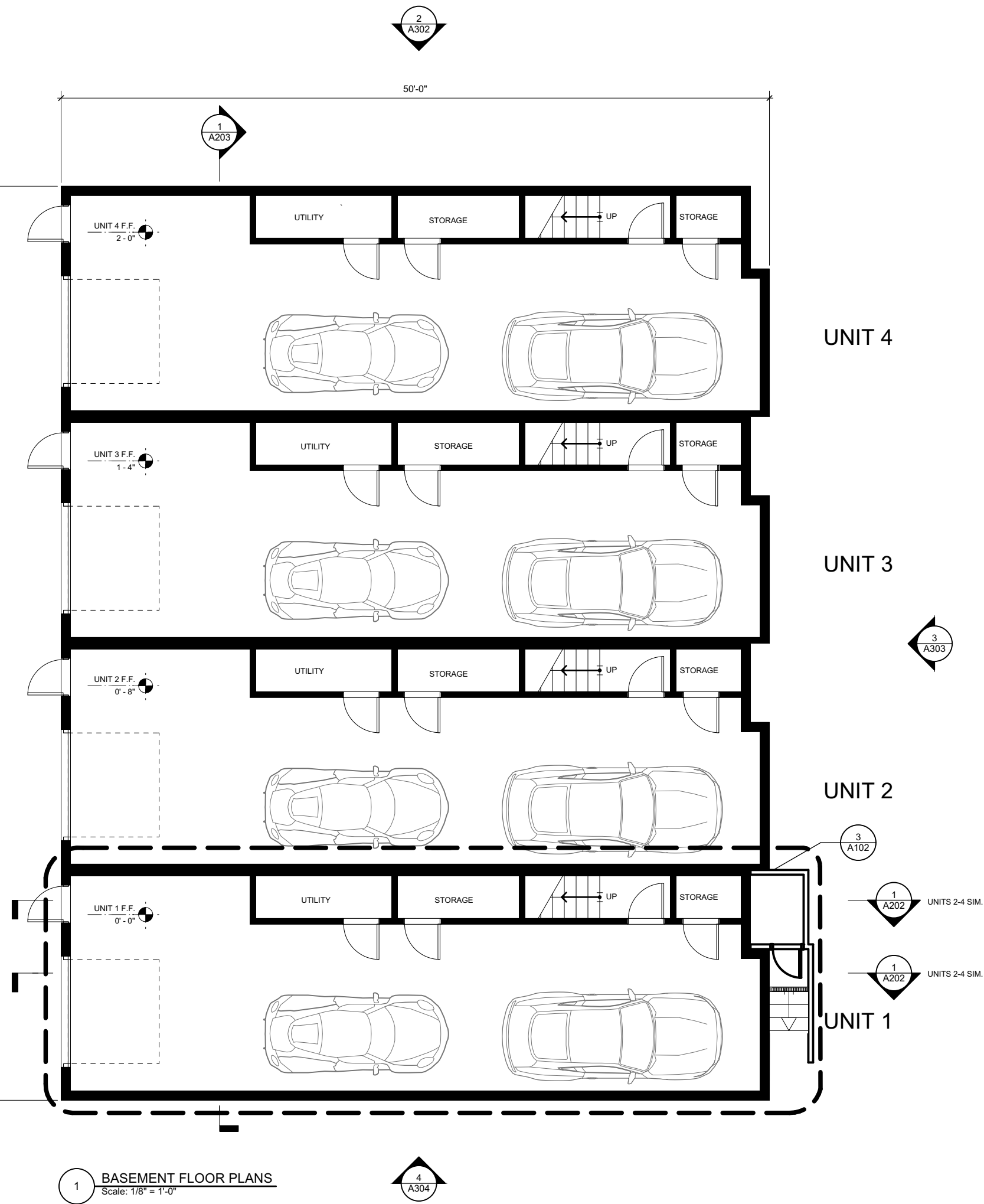
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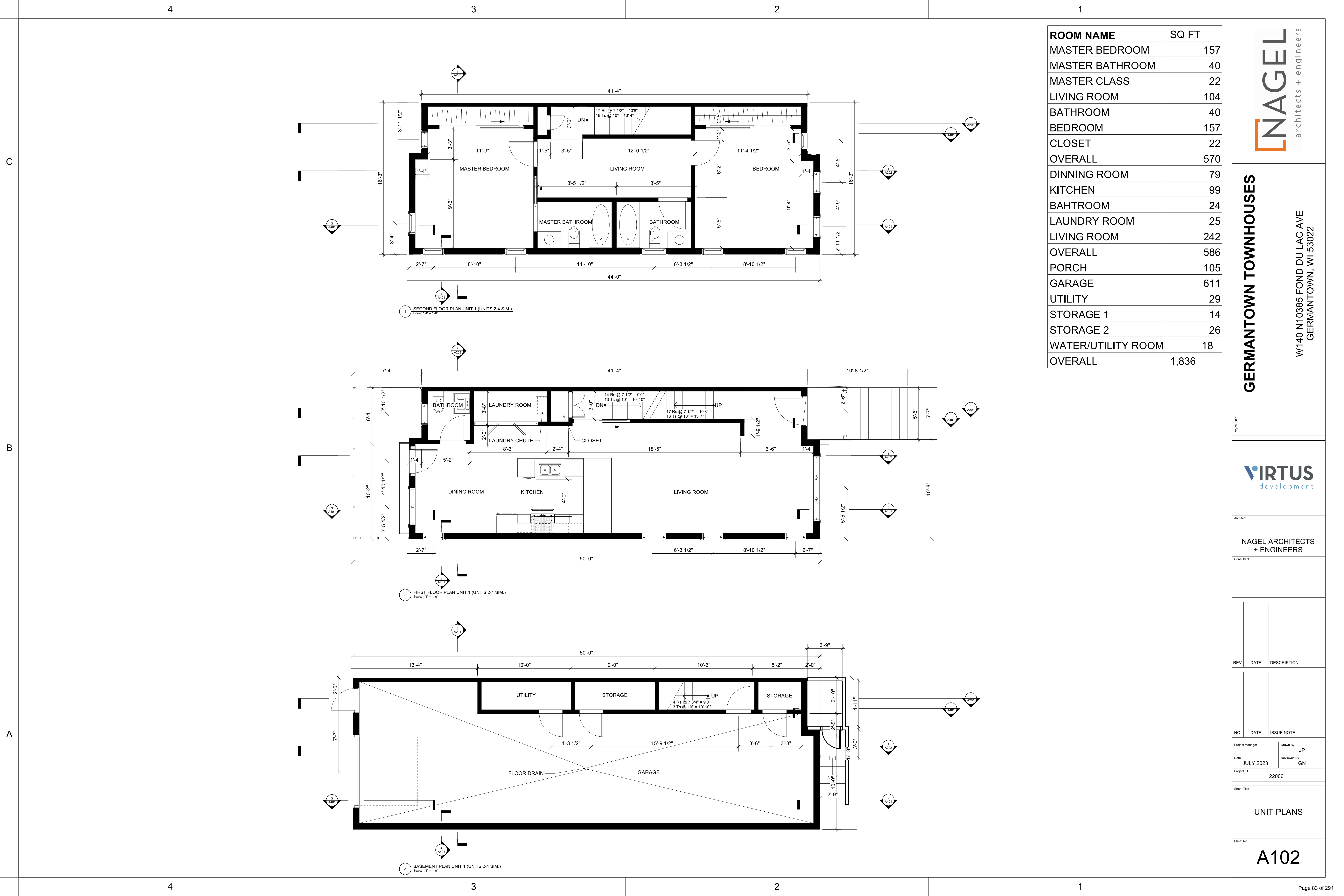
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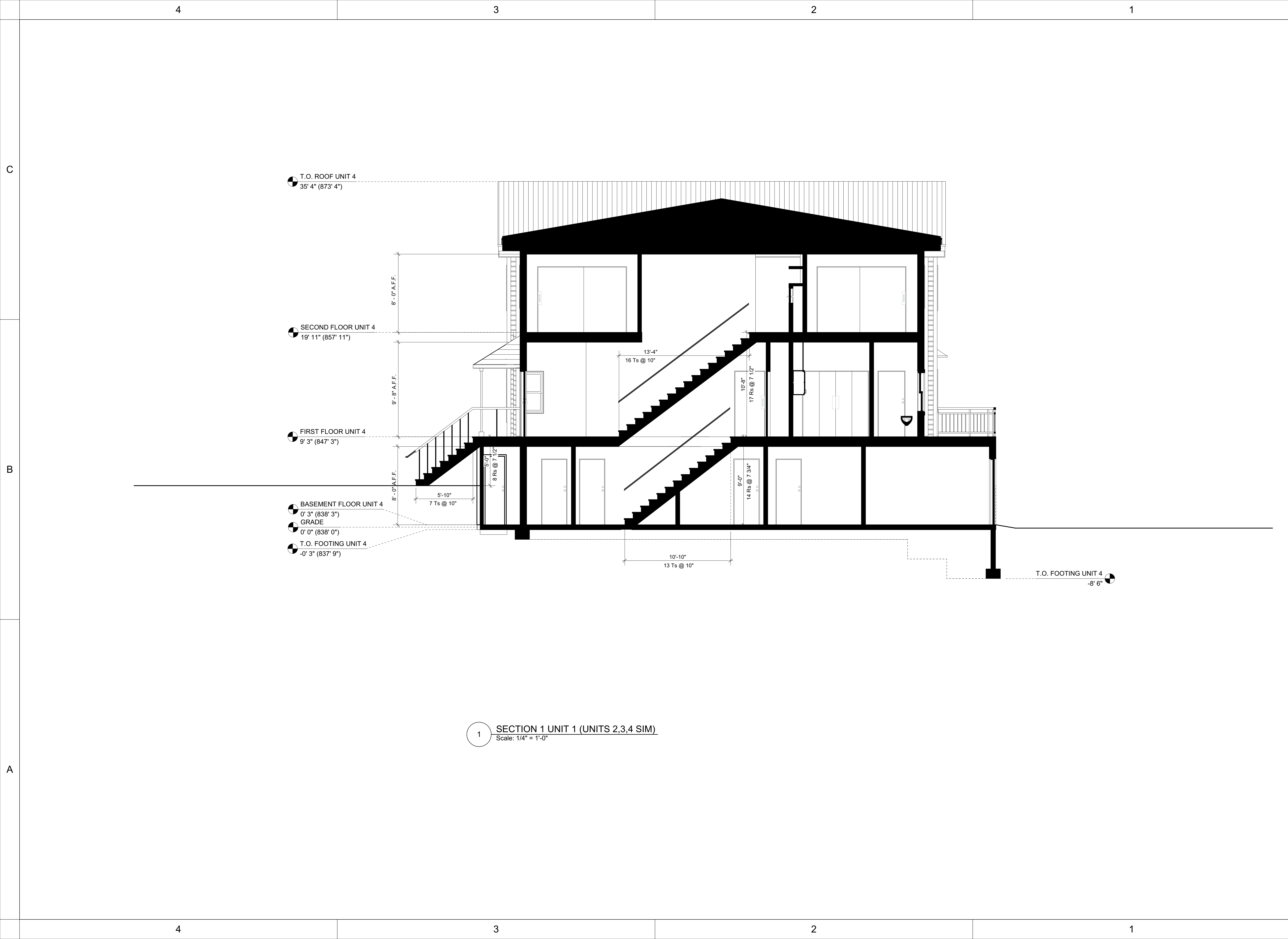
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Page 81 of 294









1 SECTION 1 UNIT 1 (UNITS 2,3,4 SIM)
Scale: 1/4" = 1'-0"

Project Title

Architect

Consultant

REV.	DATE	DESCRIPTION
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NO.	DATE	ISSUE NOTE
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Project Manager	Drawn By
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Date	Reviewed By
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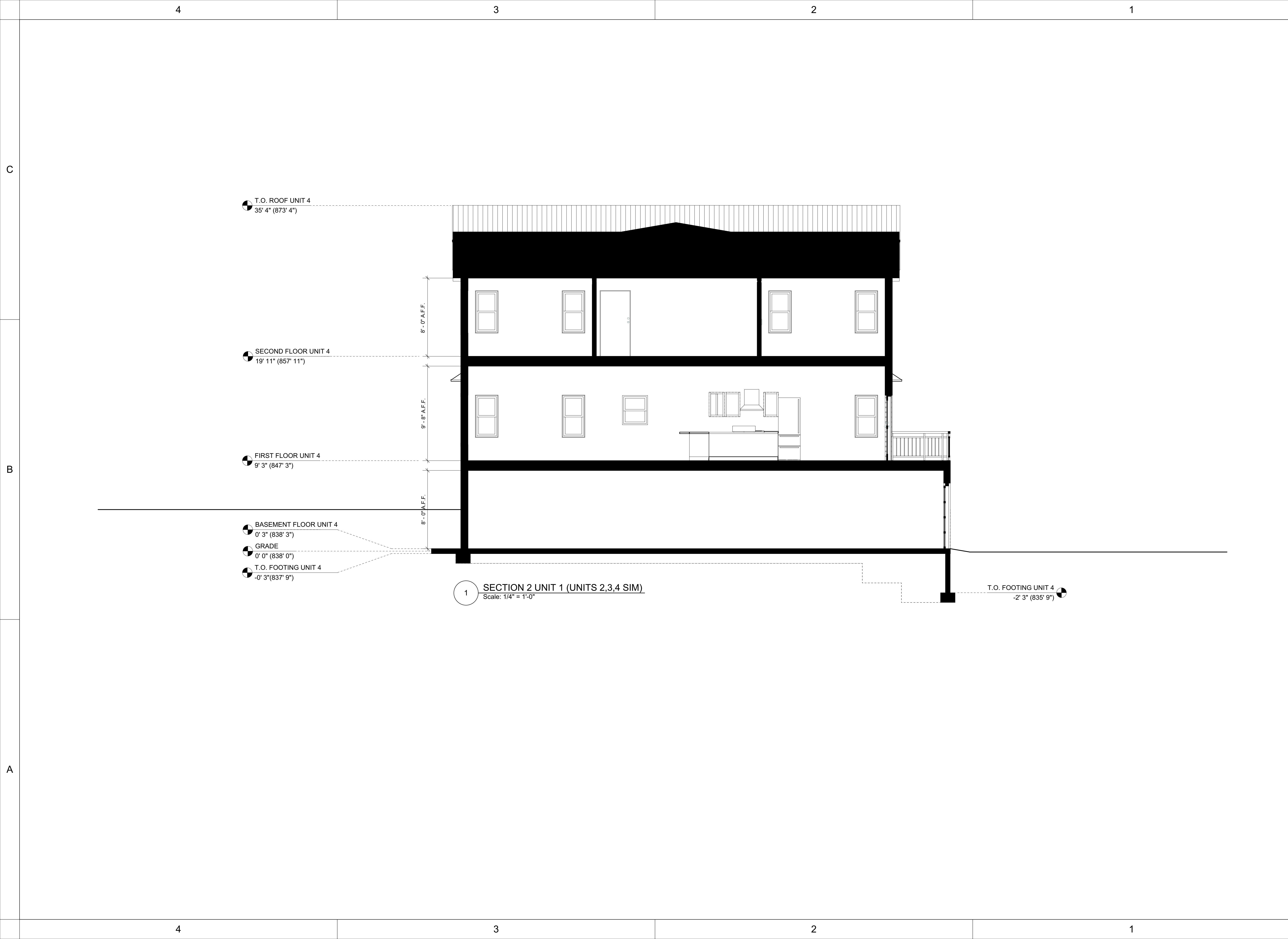
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Sheet Title

SECTIONS

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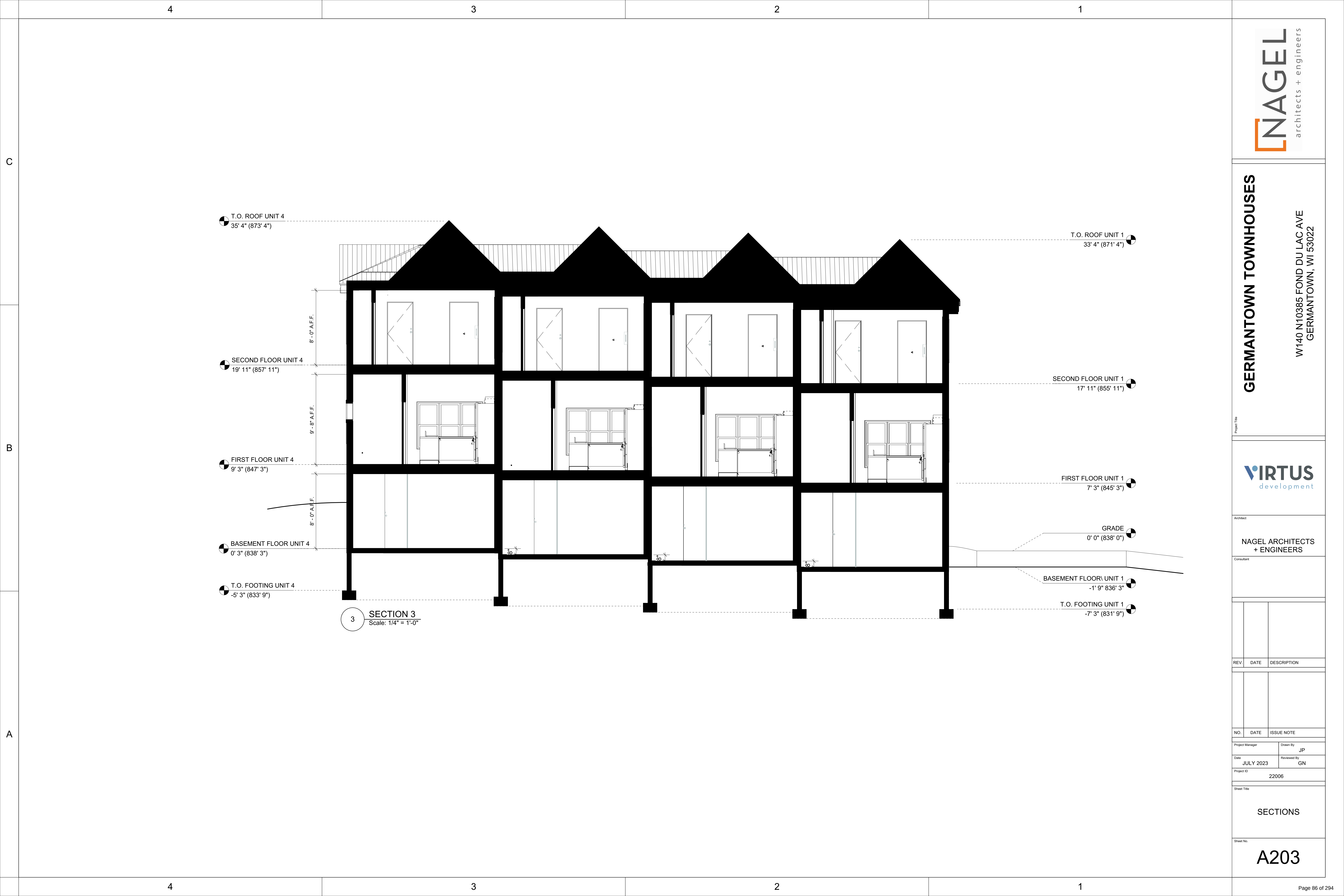
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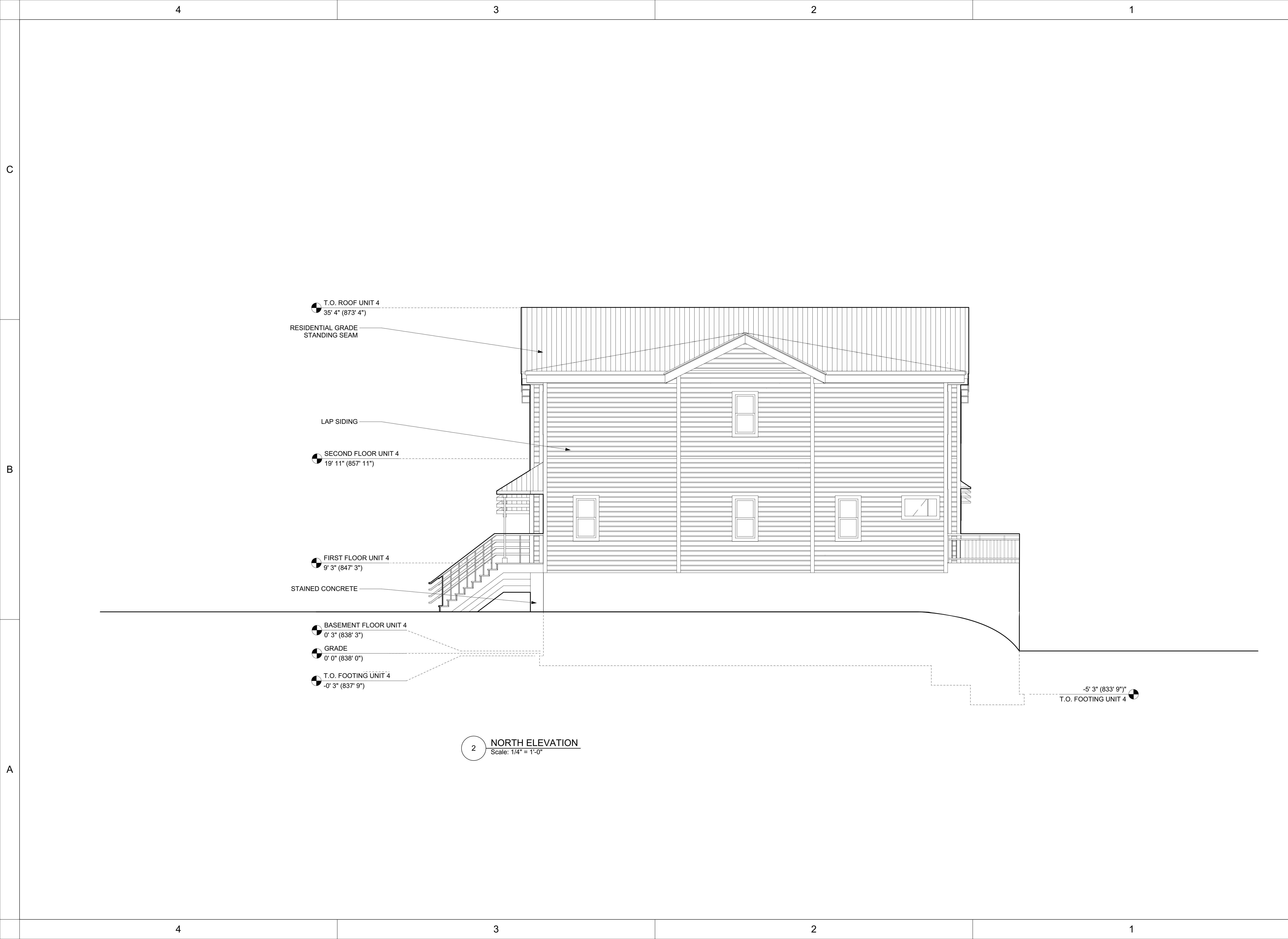
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Project Manager	Drawn By
Date	Reviewed By
Project ID	



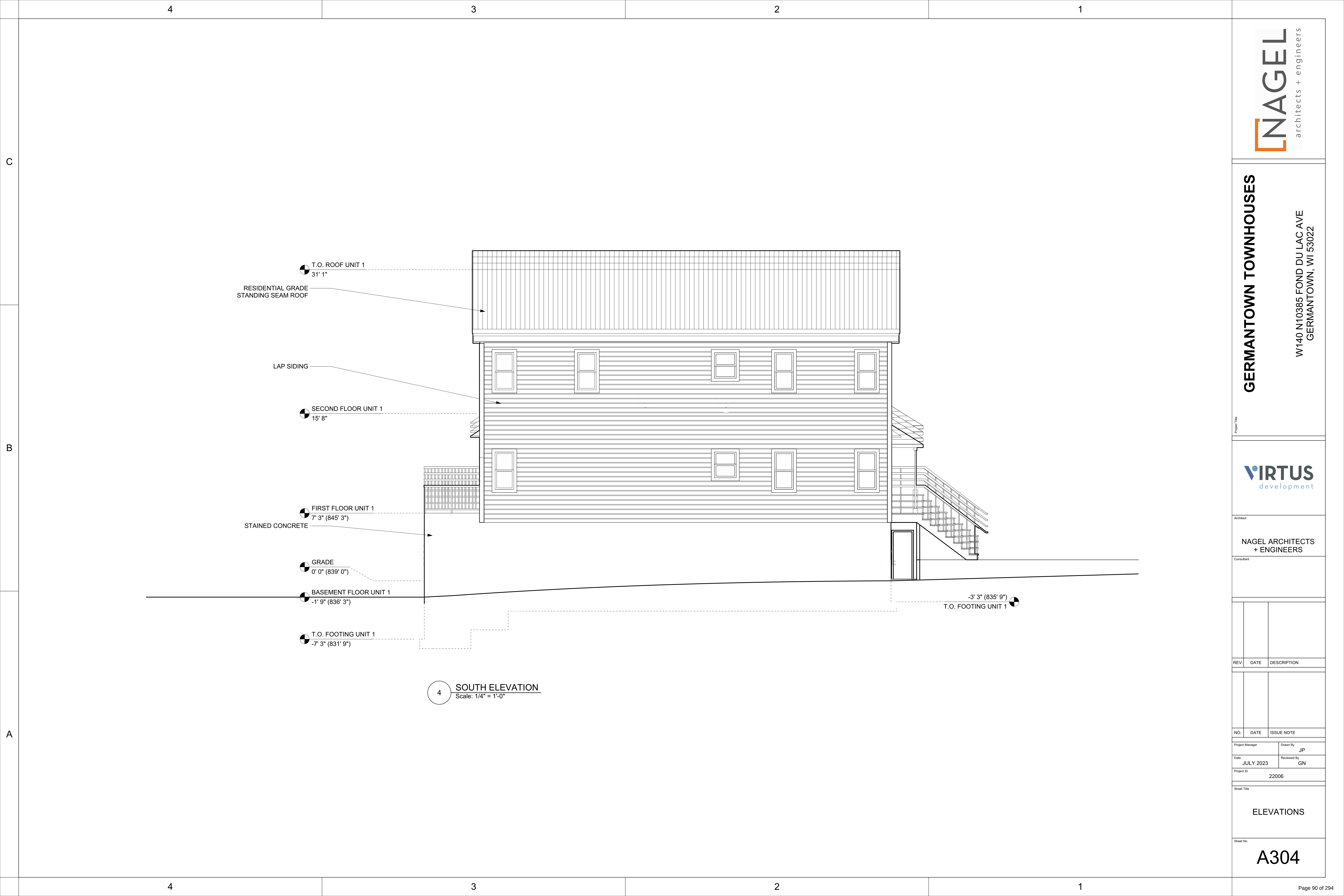


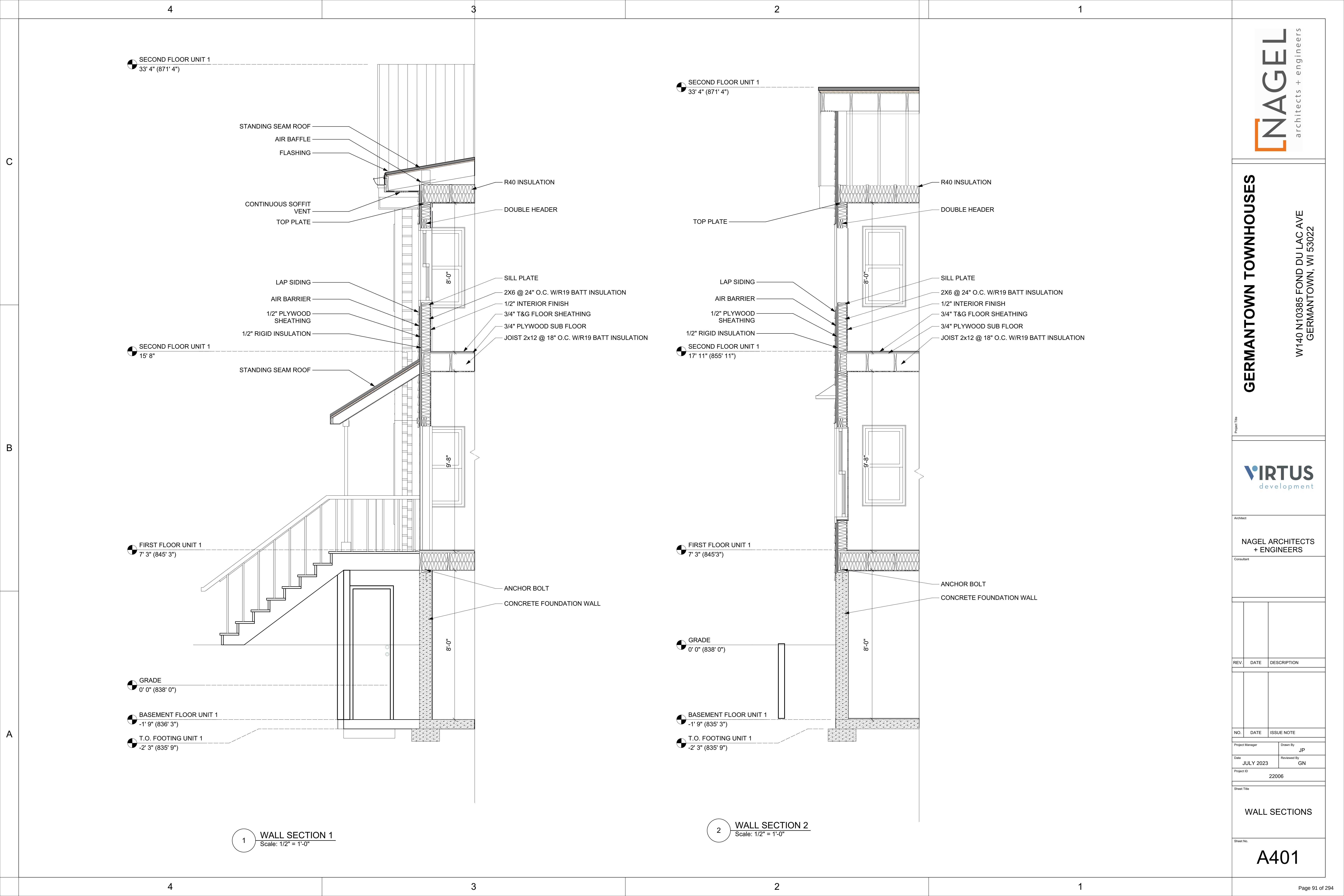
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Scale: 1/4" = 1'-0"

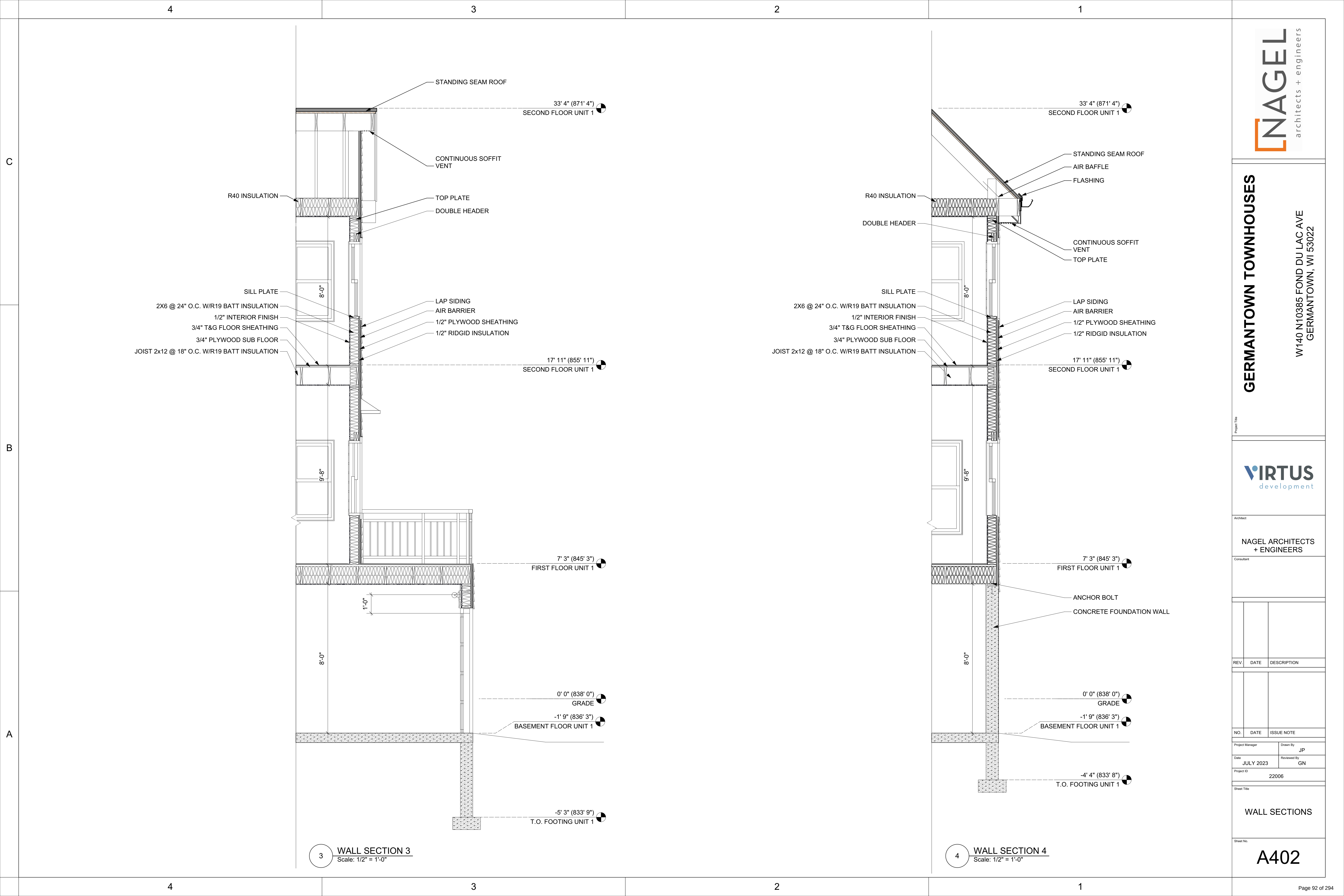


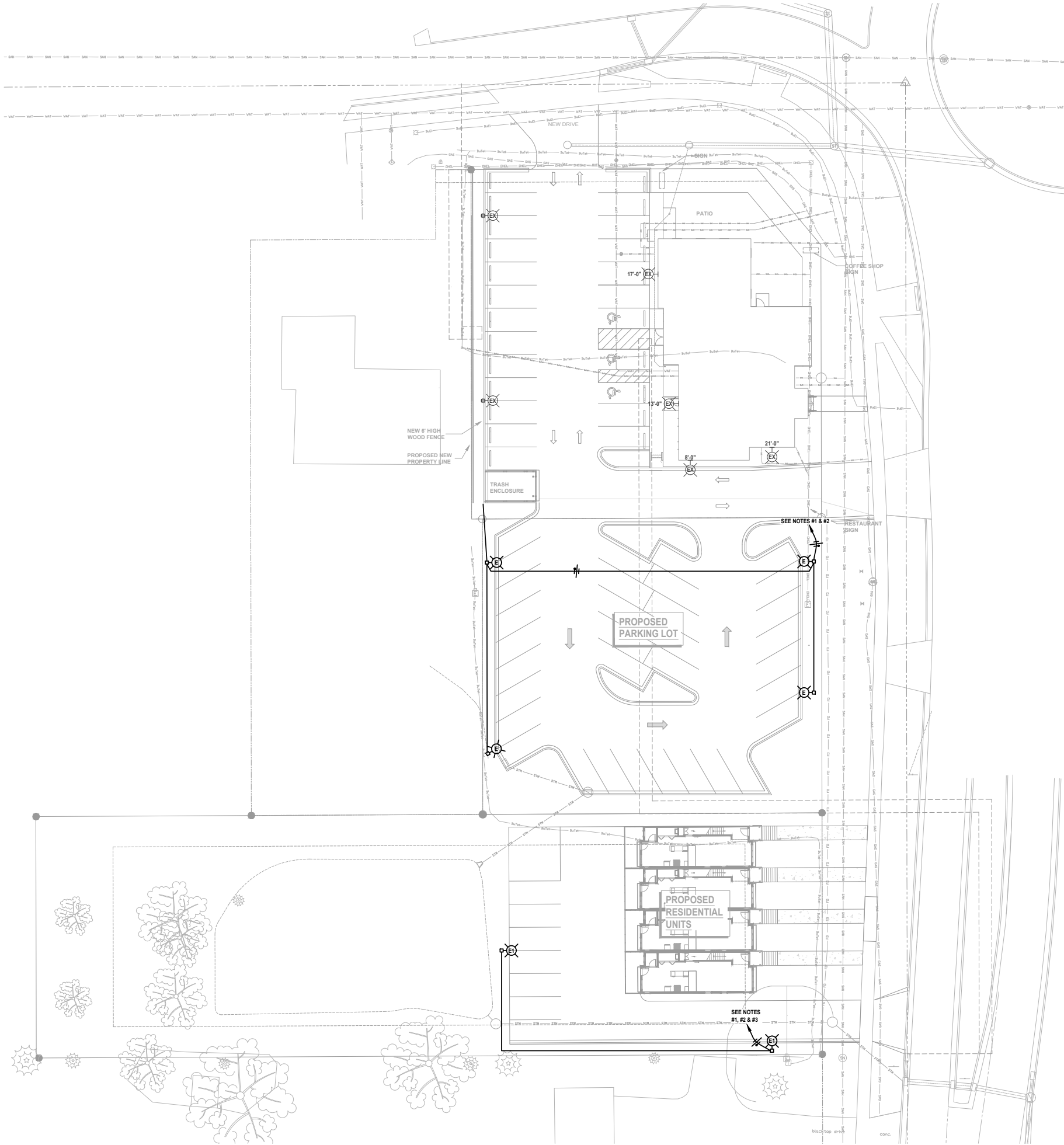
2 NORTH ELEVATION
Scale: 1/4" = 1'-0"











ELECTRICAL SITE PLAN
SCALE: 1"=20'-0"

- NOTES:**
1. EACH LIGHT FIXTURE TO HAVE MOTION SENSOR CONTROL. LIGHT FIXTURES TO DIM TO 33% AFTER 15 MINUTES OF NO MOTION DETECTED. ALL LIGHTS TO COME TO FULL BRIGHTNESS WHEN ONE MOTION SENSOR IS ACTIVATED.
 2. 2 #8 THWN & 1 #8 GND. IN 3/4" C. TO LIGHTING PANEL VIA PHOTOCELL-ON, TIMECLOCK-OFF.
 3. TO ELECTRICAL PANEL IN RESIDENTIAL BUILDING IN UTILITY ROOM UNDER STAIRS.

SYMBOLS / ABBREVIATIONS	
	WALL BRACKET/WALL SCONCE FIXTURE - SEE FIXTURE SCHEDULE
	SURFACE/PENDANT FIXTURE - SEE FIXTURE SCHEDULE
	RECESSED DOWNLIGHT FIXTURE - SEE FIXTURE SCHEDULE
	POLE & LUMINAIRE(S) FIXTURE - SEE FIXTURE SCHEDULE
	SWITCHED CIRCUIT
	BRANCH CIRCUIT
AFF	ABOVE FINISHED FLOOR
AFG	ABOVE FINISHED GRADE
AFI	ARC FAULT INTERRUPTER
AMP	AMPERES/AMPERAGE
AV	AUDIO VISUAL
BB	BATTERY BACKUP
BFC	BELOW FINISHED CEILING
BOL	BUILT-IN OVERLOAD
BRKR	BREAKER
BWE	BAKED WHITE ENAMEL
CBA	COLOR BY ARCHITECT
CP	CONTROL PANEL
CRCT	CIRCUIT
CTL	CONTROL
DCP	DOCK EQUIPMENT CONTROL PANEL
DISC	DISCONNECT
EC	ELECTRICAL CONTRACTOR
EM	EMERGENCY
ER	EXISTING RELOCATED
ETC	ELECTRONIC TIME CLOCK CONTROL
EX	EXISTING TO REMAIN
EXD	EXISTING TO BE DEMO'D
EXR	EXISTING TO BE RELOCATED
EWC	ELECTRIC WATER COOLER
FAAP	FIRE ALARM ANNUNCIATOR PANEL
FACP	FIRE ALARM CONTROL PANEL
FLA	FULL LOAD AMPS
FLSW	FLOAT SWITCH
FPC	FIRE PROTECTION CONTRACTOR
FURN	FURNISHED
GC	GENERAL CONTRACTOR
GFCI	GROUND FAULT CIRCUIT INTERRUPTER
GND	GROUND
HOA	HAND-OFF-AUTOMATIC SWITCH
HP	HORSEPOWER
HVAC	HEATING AND VENTILATING CONTRACTOR
IG	ISOLATED GROUND
INT	INTEGRAL
IR	IN ROOM
IU	IN UNIT
JB	JUNCTION BOX
KW	KILOWATTS
LCP	LIGHTING CONTROL PANEL
LOC	LOCATION
LT	LOW TEMPERATURE
LTSW	LIGHT SWITCH
LVT	LOW VOLTAGE THERMOSTAT
MAG	MAGNETIC STARTER
MAN	MANUAL STARTER
MCA	MINIMUM CIRCUIT AMPS
MSPL	MANUAL STARTER WITH PILOT LIGHT
NL	NIGHT LIGHT
NU	NEAR UNIT
OHP	OVERHEAT PROTECTION
OS	OCCUPANCY SENSOR
OU	ON UNIT
PB	PUSH BUTTON
PC	PLUMBING CONTRACTOR
PESW	PNEUMATIC ELECTRIC SWITCH
PHOTO	PHOTOCELL
PW	PREWIRED
RC	REFRIGERATION CONTRACTOR
RCC	REFRIGERATION CONTROL CONTRACTOR
RECEPT	RECEPTACLE
SC	SELECTED BY ARCHITECT
SC	SEPARATE CIRCUIT
SPSW	SPEED SWITCH
SS	SOFT START
ST	SHUNT TRIP
SW	SWITCH
T	LINE VOLTAGE THERMOSTAT
TBD	TO BE DETERMINED
TC	TIME CLOCK
TCC	TEMPERATURE CONTROL CONTRACTOR
TCP	TEMPERATURE CONTROL PANEL
UM	UNIT MANUFACTURER
UNO	UNLESS NOTED OTHERWISE
VFD	VARIABLE FREQUENCY DRIVE
W	WATTS
WP	WEATHER PROOF ("WHILE-IN-USE")
XFMR	TRANSFORMER

REVISIONS	
DATE	DESCRIPTION

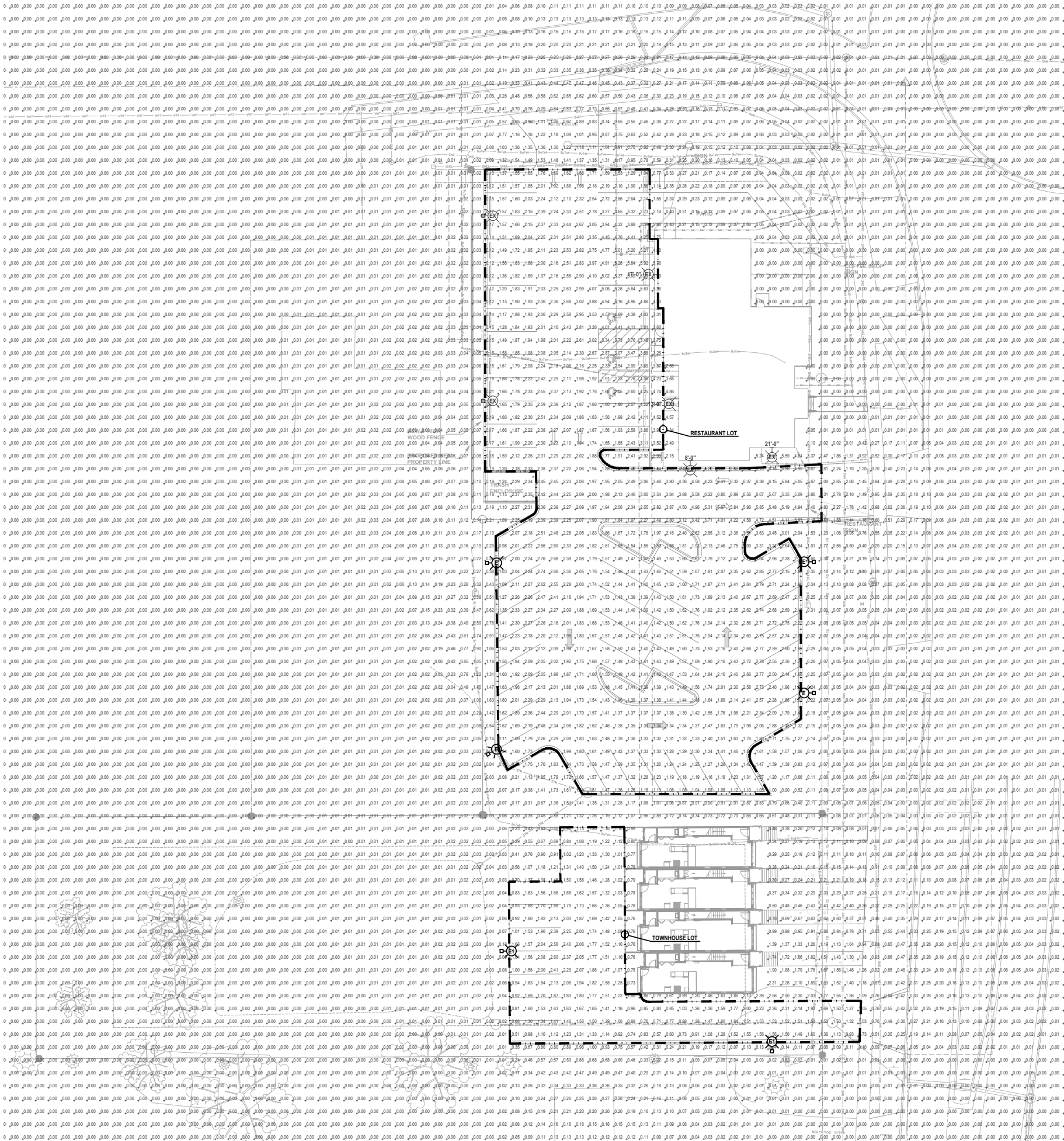
PROJECT: **Germantown Townhouses**
W140 N10385 Fond du Lac Avenue
Germantown, WI 53022

KORNACKI & ASSOCIATES, INC.
Electrical Design Consultants
262-784-3323
2845 S. Mooland Rd., New Berlin, WI 53151

PROFESSIONAL ENGINEER
DAVID B. KORNACKI
E-33120-6
NEW BERLIN, WI
Date: 07/18/23

DATE ISSUED
07/18/23
PROJECT NO.
23124
PROJECT MANAGER
D.B.K.
DRAWN BY
S.M.B.
CHECKED BY
D.B.K.
APPROVED BY
D.B.K.

SHEET NO.
E1.0



- LIGHTING ANALYSIS NOTES:**
(RESTAURANT LOT)
1. AVERAGE FOOTCANDELS: 2.37
 2. MAXIMUM FOOTCANDELS: 6.89
 3. MINIMUM FOOTCANDELS: 0.97
 4. MAXIMUM/MINIMUM RATIO: 7.1:1
 5. AVERAGE/MINIMUM RATIO: 2.4:1

- LIGHTING ANALYSIS NOTES:**
(TOWNHOUSE LOT)
1. AVERAGE FOOTCANDELS: 1.43
 2. MAXIMUM FOOTCANDELS: 2.60
 3. MINIMUM FOOTCANDELS: 0.51
 4. MAXIMUM/MINIMUM RATIO: 5.1:1
 5. AVERAGE/MINIMUM RATIO: 2.8:1

PHOTOMETRIC SITE PLAN
SCALE: 1"=20'-0"

REVISIONS	
DATE	DESCRIPTION

PROJECT: **Germantown Townhouses**
W140 N10385 Fond du Lac Avenue
Germantown, WI 53022

KORNACKI & ASSOCIATES, INC.
Electrical Design Consultants
262-784-3323
2845 S. Mooland Rd., New Berlin, WI 53151

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D.B.K.

SHEET NO.

E1.1

FIXTURE SCHEDULE																23124
TYPE	INPUT WATTS	VOLTS	LUMENS	COLOR TEMP	CRI		DESCRIPTION	MANUFACTURER	CATALOG NUMBER	BUG RATING	SHIELDING	FINISH	MOUNTING	CONTROLS		SEE NOTES
					70+	80+ 90+								INTEGRAL	REMOTE	
E	93	120	8362	4000K		●	POLE & LUMINAIRE	LITHONIA	DSX0 LED-P4-40K-80CRI-BLC4-MVOLT-SPA-NLTAIR2 PIRHN	003	ACRYLIC	SBA	SEE DETAIL 1/E2.0	OS	PHOTO ON TC OFF	#1
E1	93	120	8096	4000K		●	POLE & LUMINAIRE	LITHONIA	DSX0 LED-P4-40K-80CRI-BLC3-MVOLT-SPA-NLTAIR2 PIRHN	002	ACRYLIC	SBA	SEE DETAIL 1/E2.0	OS	PHOTO ON TC OFF	#1

FIXTURE SCHEDULE NOTES:

1. EACH LIGHT FIXTURE TO HAVE MOTION SENSOR CONTROL. LIGHT FIXTURES TO DIM TO 33% AFTER 15 MINUTES OF NO MOTION DETECTED. ALL LIGHTS TO COME TO FULL BRIGHTNESS WHEN ONE MOTION SENSOR IS ACTIVATED.



D-Series Size 0
LED Area Luminaire

d-series

Specifications

EPA: 0.44 ft² (0.04 m²)

Length: 26.18" (66.5 cm)

Width: 14.06" (35.7 cm)

Height H1: 2.26" (5.7 cm)

Height H2: 7.46" (18.9 cm)

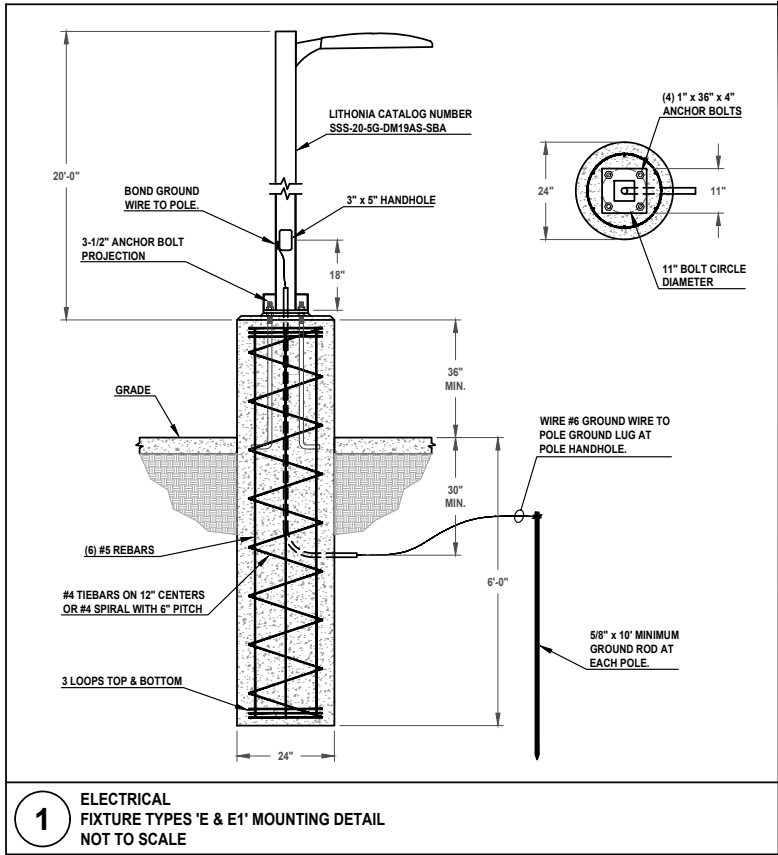
Weight: 23 lbs (10.4 kg)

Introduction

The modern styling of the D-Series features a highly refined aesthetic that blends seamlessly with its environment. The D-Series offers the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. D-Series outstanding photometry aids in reducing the number of poles required in area lighting applications, with typical energy savings of 70% and expected service life of over 100,000 hours.

Ordering Information				EXAMPLE: DSX0 LED P6 40K 70CRI T3M MVOLT SPA NLTAIR2 PIRHN DDBXD			
DSX0 LED							
Series	LEDs	Color Temperature	Color Rendering Index	Beam/Surface	Wattage	Mounting	
DSX0 LED	Forward optics		(this section 70CRI only)	AFR Automotive front row	T3M Type V medium	AMVLT (120V-277V) 1	Shipped included
	P1 P5	30K 3000K	70CRI	T1S Type I short	T5LG Type IV low glare	HMVLT (147V-480V) 1A	
	P2 P6	40K 4000K	70CRI	T2M Type II medium	TSW Type V wide	XVOLT (277V-480V) 1A	SPA Square pole mounting (48" drilling, 3.5" min. S2 pole)
	P3 P7	50K 5000K	70CRI	T3M Type III medium	BLC4 Type II backlight corner		RPA Round pole mounting (48" drilling, 3" min. H60 pole)
	Rotated optics		(this section 80CRI only, extended lead times apply)	T3LG Type III low glare	BLC4 Type II backlight corner		SPAS Square pole mounting (45" drilling, 3" min. S2 pole)
	P10 P12	27K 2700K	80CRI	T4LG Type IV low glare	LCCO Left corner cutoff		RPA5 Round pole mounting (45" drilling, 3" min. H60 pole)
	P11 P13	30K 3000K	80CRI	T4LG Type IV low glare	RCCO Right corner cutoff		SPA5N Square narrow pole mounting (48" drilling, 3" min. S2 pole)
	P11 P13	35K 3500K	80CRI	TFM Forward throw medium			WBA Wall bracket
	P11 P13	40K 4000K	80CRI				MA Mast arm adapter (mounts on 2.5" CD horizontal beam)
	P11 P13	50K 5000K	80CRI				
Control options				Other options		Finish options	
Shipped installed				Shipped installed		DDBXD Dark bronze	
NLTAIR2 PIRHN All light AIR gsm 2 enabled with bi-level motion / ambient sensor, 8-40' mounting height, ambient sensor enabled at 20' ± 1" ± 1"				HS Holesize shield (black finish standard) 1		DBLXD Black	
PIR High-flow, motion/ambient sensor, 8-40' mounting height, ambient sensor enabled at 20' ± 1" ± 1"				LSE Low level sensor		DNAXD Natural Aluminum	
PER NEMA 3 waterproof replace only (controls ordered separately) 1				RCE Right angled sensor 1		DWHXD White	
PERS Fine-pin receptacle only (controls ordered separately) 1A				CCE Cast aluminum (construction) 1		DDB5D Textured dark bronze	
				HA 50° Ambient operation 1		DBL5D Textured black	
				Shipped separately		DNATXD Textured natural aluminum	
				EGCR External Glass Shield (available, field install required, machined housing finish)		DWH5D Textured white	
				BSDB Bird Spikes (field install required)			



REVISIONS		DESCRIPTION	DATE						

PROJECT: **Germantown Townhouses**

W140 N10385 Fond du Lac Avenue
Germantown, WI 53022

Corporate Registration #50-0248-1006573

KORNACKI & ASSOCIATES, INC.
Electrical Design Consultants
262-784-3323
2845 S. Mooland Rd., New Berlin, WI 53151

WISCONSIN
DAVID B. KORNACKI
E-33120-6
NEW BERLIN, WI
PROFESSIONAL ENGINEER
David B. Kornacki
Date: 07/18/23

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DRAWN BY
S.M.B.
CHECKED BY
D.B.K.
APPROVED BY
D.B.K.

SHEET NO.

E2.0

STORMWATER
MANAGEMENT REPORT

**Germantown Townhouses
W140 N10385 Fond du Lac Avenue
Germantown, Wisconsin**

July 21, 2023

PREPARED FOR:

District One, LLC
13100 Watertown Plank Rd., Suite 200
Elm Grove, WI 53122

PREPARED BY:

Parish Survey & Engineering, LLC
122 Wisconsin Street,
West Bend, WI 53095

NA-01-17



PARISH SURVEY & ENGINEERING

122 Wisconsin Street | West Bend, WI 53095
www.parishse.com

Contents

Introduction	1
Design Standards	1
Existing Site Conditions	2
Subsurface Soil Conditions.....	2
Proposed Site Conditions	3
Storm water mangment design	3
Conclusion.....	4

APPENDICES

- A. Location Map
- B. Soils Information
- C. Existing Site Conditions
 - 1) Drainage Map
 - 2) HydroCAD Reports
- D. Proposed Site Conditions
 - 1) Drainage Map
 - 2) HydroCAD Reports
- E. TSS Reduction Calculations
- F. Storm Sewer Calculations
- G. Design Plans
- H. Stormwater Management Maintenance Agreement

INTRODUCTION

This project is located at W140 N10363 Fond du Lac Ave in the Village of Germantown, WI (Village). The primary property is 0.66 acres fronting on Fond du Lac Ave however the project also includes two properties to the north on the southwest quadrant of the intersection of Fond du Lac Ave. with Donges Bay Rd. The other two properties, having 0.28 acres and 0.416 acres, for a total area of 1.356 acres. The redevelopment area will occur primarily on the southern two parcels and will cover less than the total 0.94 acres for the two properties.

The proposed project is to construct four townhouses on the south parcel fronting along Fond du Lac Ave. with parking in the rear and a single driveway connection to Fond du Lac Ave. on the south side of the development. There will be a stormwater management basin located west of the townhouses development. North of the townhouses, there will be a parking facility constructed to provide additional parking for the two commercial buildings (coffee shop and bar/restaurant) on the corner of the intersection.

The existing grading for these parcels drains roughly north to south therefore the stormwater basin will be located on the south side, west of the townhouses. The primary stormwater discharge will be directed through a storm sewer to the Fond du Lac Ave. right of way connecting to a storm sewer in the roadway. The proposed basin will be designed to meet the Village of Germantown and MMSD requirements for the volume of discharge along with water quantity requirements.

DESIGN 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).

Peak Discharge

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 will be 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.

Stormwater Quality

At a minimum, a best management practice that relies on ponding runoff and settling of suspended solids shall be designed for a reduction, on an average annual basis, of 80 percent of the total estimated suspended solids load from a developed site.

Infiltration

For development over 40% connected imperviousness and under 80%, infiltrate sufficient runoff volume so that the post-development infiltration volume shall be at least 60% of the pre-development infiltration volume, based on an average annual rainfall. However, when designing appropriate infiltration systems to meet this requirement, no more than 2% of the project site is required as an effective infiltration area. Or infiltrate 10% of the post-development runoff from the 2-year, 24-hour design storm. If there are clay or silt soils, as defined by the WDNR.

Method of Analysis

The storm water runoff rates and quantities have been analyzed using HydroCAD® software, using the United States Department of Agriculture Soil Conservation Service Technical Release 55 (TR-55) methodology. The MSE 3, 24-hour rainfall distribution curve was used for the calculations.

The selected design storms were based on NOAA Atlas 14.

Rainfall	
Recurrence Interval (Year)	Rainfall Depth (in)
1	2.35
2	2.66
100	6.31

TSS reduction results for the areas disturbed, as well as the areas draining to the ponds were analyzed with WinSLAMM Source Loading and Management Model. The “Milwaukee 1969” rainfall file was used with the winter season between December 6th to March 28th.

EXISTING SITE CONDITIONS

As mentioned above, there are three properties comprising an overall area of 1.365 acres. The north property is mostly developed with two existing buildings and a parking lot on the west side of the buildings. The center property had an existing house that will be razed and the existing pavement removed. The south property is vacant.

There are no know wetlands, waterways, or ponds on any of the existing properties.

Offsite

West of the site there is one watershed that has been delineated which drains easterly to our site. The west off-site area (1S) is comprised of 1.697 acres of developed land including buildings (St. Johns Church), parking lot, lawn, and some wooded areas. This area flows east to our site and will ultimately contribute to the proposed stormwater basin.

SUBSURFACE SOIL CONDITIONS

Soils in the area were researched by desktop through the USDA Websoil Survey and in the field with test pits. The Table 1 below shows the soil types found on the site based on the USDA websoil survey. The area is also susceptible to instances of high bedrock or bedrock outcroppings. In this case, there are no outcroppings but the likelihood of high bedrock in the area is good.

Table 1 – South Pond Soils Information

Symbol	Soil	Hydrologic Group
MtA	Mequon silt loam	C/D
OuB2	Ozaukee silt loam	C

PROPOSED SITE CONDITIONS

Proposed Grading

The proposed grading plan along with the proposed storm sewer are designed to direct runoff from the townhouses, west parking lot, and the north parking lot to stormwater basin on the southwest side of the site. The stormwater basin will also collect the run-on to the site from areas west of the site.

STORM WATER MANGMENT DESIGN

As mentioned above, the post construction stormwater quantity requirement for this project was met using the volumetric design procedure. Below is a summary of the existing and proposed condition discharge for the development areas.

Stormwater Discharge

The post-construction stormwater quantity requirement for the Germantown Townhouses project will be met using the volumetric flow 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.

The allowable volumetric release rate for the development site between 11:45 and 21:15:

Table 2 – Allowable Release Volume

Rainfall Event	Ex. Site - 2S (ac-ft)	Off-Site Runon - 1S (ac-ft)	Total Allowable Release Volume (ac-ft)
2-year	0.093	0.135	0.228
100-year	0.350	0.509	0.860

The results of the design and modeling are presented in the table below for both the 2-year and 100-year events.

Table 3 - Post-Development Design Release Volume

Rainfall Event	Total Design Release Volume (ac-ft)
2-year	0.220
100-year	0.858

Detailed watershed information can also be found in the HydroCAD computer analysis printouts found in the Appendices. As required by the Village, the total site meets the volumetric discharge requirements for the proposed development.

Stormwater Quality

The post construction stormwater quality requirement for this project is met using the standard design procedure. The proposed pond will provide greater than 80% TSS reduction for the proposed development areas draining through the south pond. Appendix E contains the details of the calculations.

Table 4 - Water Quality Results

Area	Total Influent Load (lbs)	Total Effluent Load (lbs)	TSS Reduction
South	458.3	68.18	85.12%

CONCLUSION

The stormwater management system for the proposed development will meet the post-construction stormwater requirements for the Village of Germantown and the Wisconsin DNR. The proposed stormwater management system improves the discharge points of the site. Additionally, both the storm water quantity and quality are controlled at a greater rate than required per the local ordinance, and State Statute.

Appendix A

Location Map



PARISH SURVEY & ENGINEERING

122 Wisconsin Street | West Bend, WI 53095
www.parishse.com

Washington County, Wisconsin



3/25/2022, 11:12:48 AM

1:1,162



Appendix B

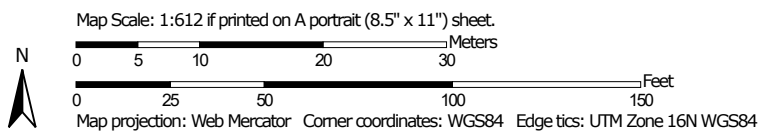
Soils Information



PARISH SURVEY & ENGINEERING

122 Wisconsin Street | West Bend, WI 53095
www.parishse.com

Hydrologic Soil Group—Washington County, Wisconsin



**Natural Resources
Conservation Service**

Web Soil Survey
National Cooperative Soil Survey

MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

Soil Rating Polygons

 A
 A/D
 B
 B/D
 C
 C/D
 D
 Not rated or not available

Soil Rating Lines

 A
 A/D
 B
 B/D
 C
 C/D
 D
 Not rated or not available

Soil Rating Points

 A
 A/D
 B
 B/D

 C
 C/D
 D
 Not rated or not available

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: Washington County, Wisconsin
 Survey Area Data: Version 22, Sep 6, 2022

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

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.

Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
MtA	Mequon silt loam, 1 to 3 percent slopes	C/D	0.0	1.5%
OuB2	Ozaukee silt loam, high carbonate substratum, 2 to 6 percent slopes, eroded	C	1.2	98.5%
Totals for Area of Interest			1.2	100.0%

Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

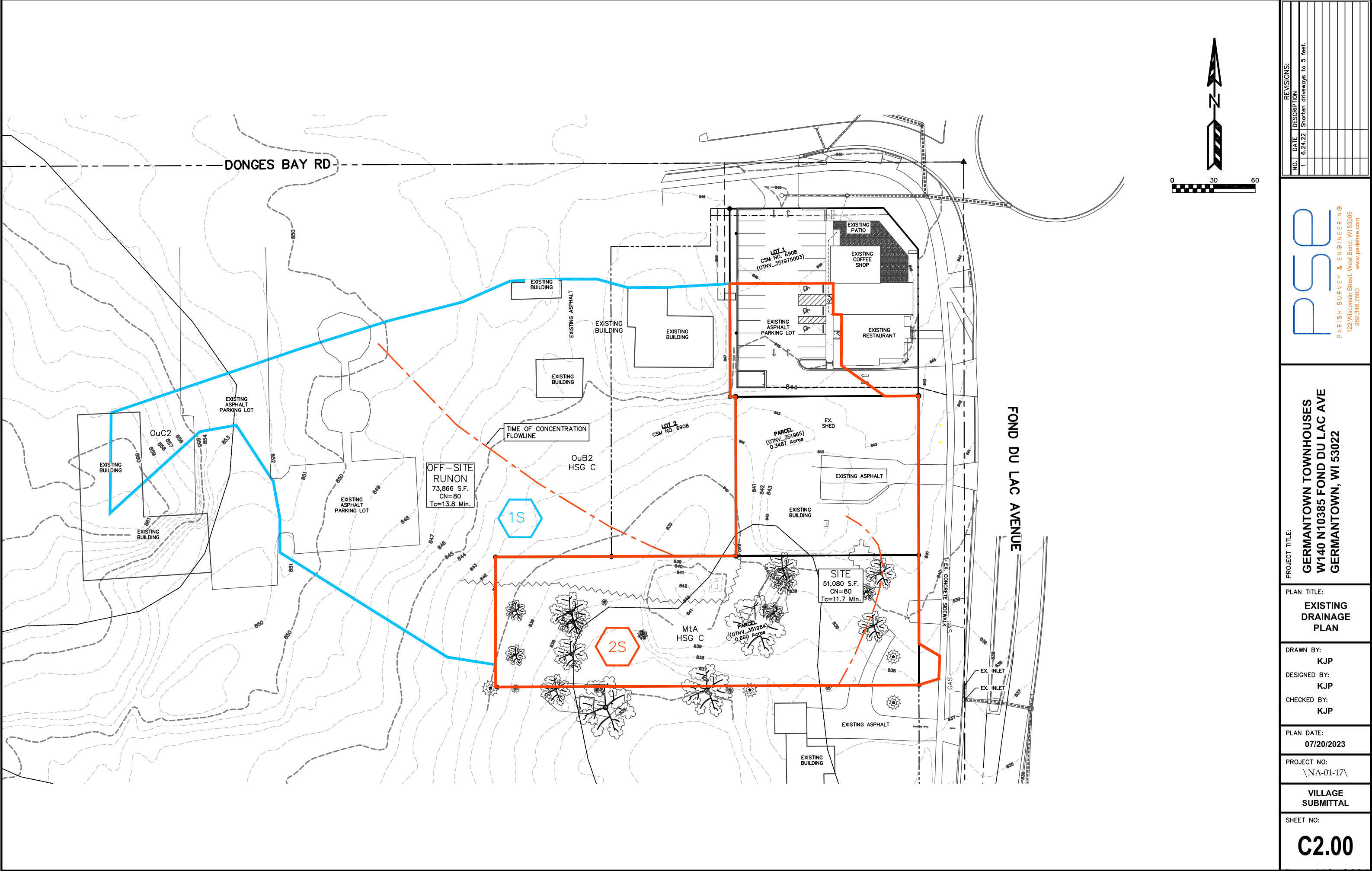
Appendix C

Existing Site Conditions



PARISH SURVEY & ENGINEERING

122 Wisconsin Street | West Bend, WI 53095
www.parishse.com



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

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

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

PLAN TITLE:
**EXISTING
DRAINAGE
PLAN**

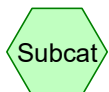
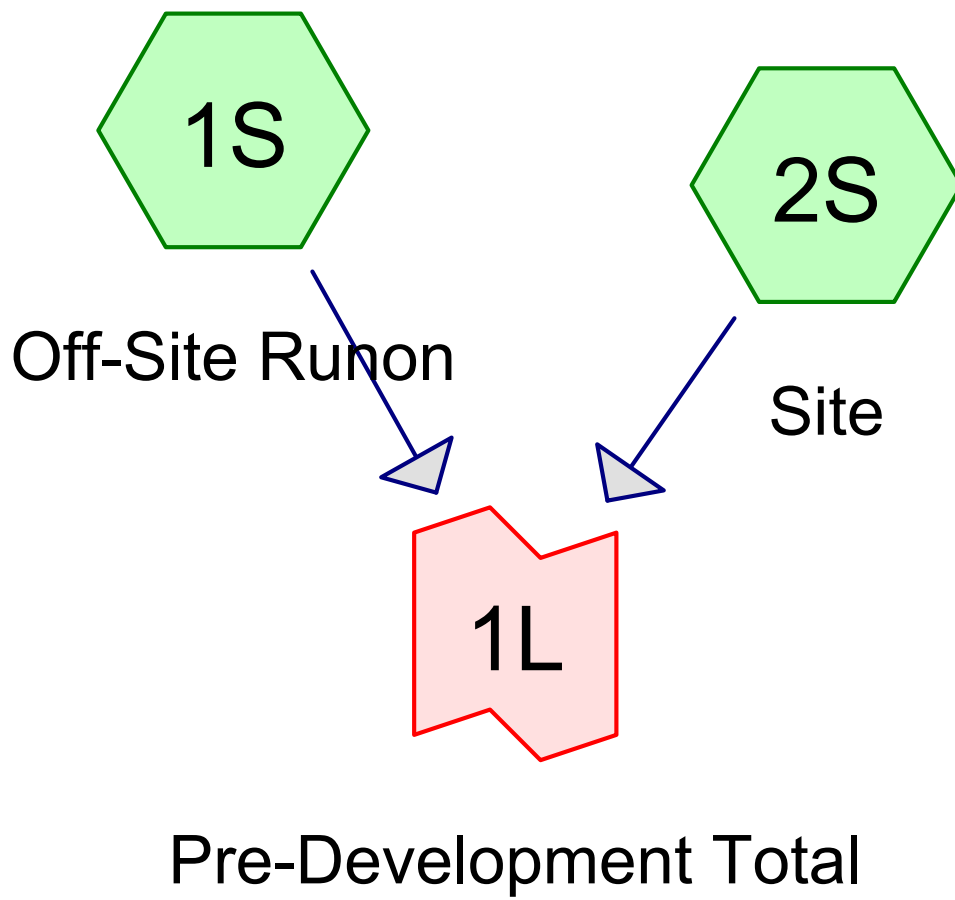
DRAWN BY:
KJP
DESIGNED BY:
KJP
CHECKED BY:
KJP

PLAN DATE:
07/20/2023

PROJECT NO:
\NA-01-17

**VILLAGE
SUBMITTAL**

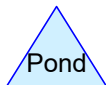
SHEET NO:
C2.00



Subcat



Reach



Pond



Link

Routing Diagram for Pre-Develop Townhomes
Prepared by Quam Engineering LLC, Printed 7/20/2023
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Pre-Develop Townhomes

Prepared by Quam Engineering LLC

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NA-01-17 Stormwater
MSE 24-hr 3 2-Year Rainfall=2.66"

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Page 2

Time span=0.00-24.00 hrs, dt=0.05 hrs, 481 points x 3
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment1S: Off-Site Runon

Runoff Area=73,866 sf 23.73% Impervious Runoff Depth>1.00"
Flow Length=265' Tc=13.8 min CN=80 Runoff=2.22 cfs 0.141 af

Subcatchment2S: Site

Runoff Area=51,080 sf 19.00% Impervious Runoff Depth>1.00"
Flow Length=140' Tc=11.7 min CN=80 Runoff=1.66 cfs 0.098 af

Link 1L: Pre-DevelopmentTotal

Inflow=3.86 cfs 0.239 af
Primary=3.86 cfs 0.239 af

Total Runoff Area = 2.868 ac Runoff Volume = 0.239 af Average Runoff Depth = 1.00"
78.20% Pervious = 2.243 ac 21.80% Impervious = 0.625 ac

Pre-Develop Townhomes

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NA-01-17 Stormwater
MSE 24-hr 3 2-Year Rainfall=2.66"

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Page 3

Summary for Subcatchment 1S: Off-Site Runon

Runoff = 2.22 cfs @ 12.23 hrs, Volume= 0.141 af, Depth> 1.00"

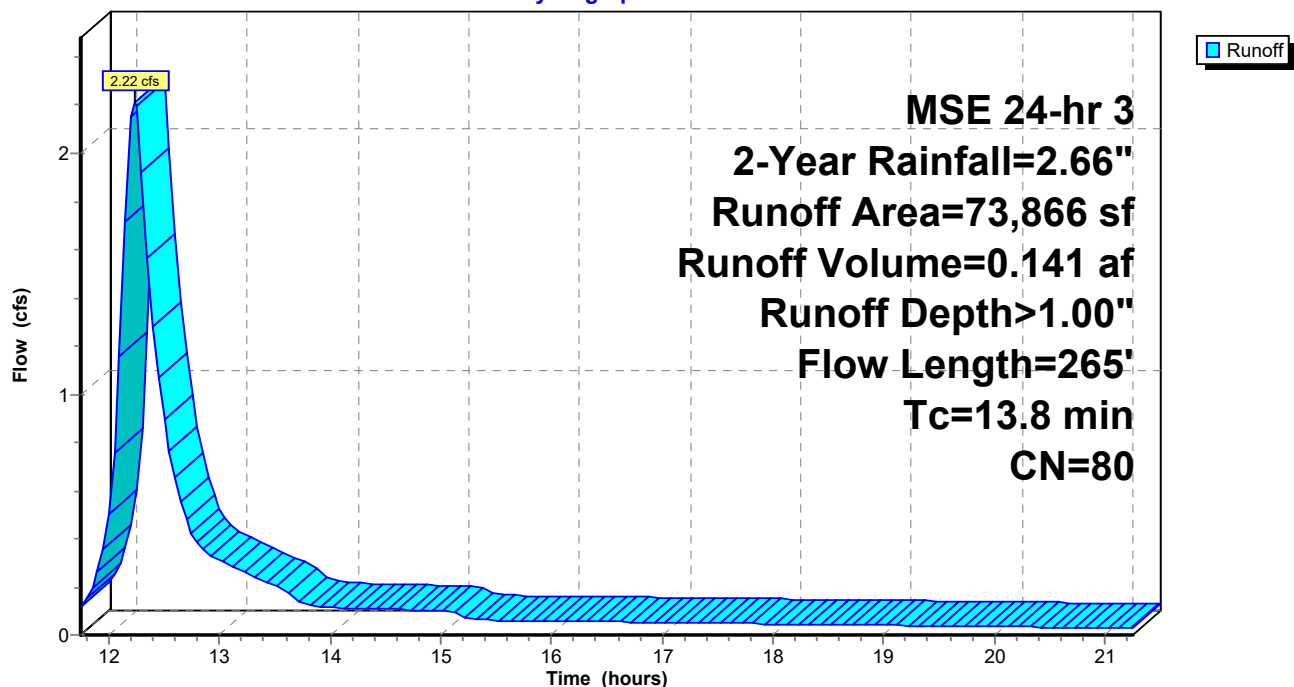
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 2-Year Rainfall=2.66"

	Area (sf)	CN	Description
*	5,175	98	Existing Roofs
*	12,350	98	Exisitng Asphalt/Concrete
*	12,533	77	Woods - Poor Cover, HSG C
*	43,808	74	Lawn, HSG C
	73,866	80	Weighted Average
	56,341		76.27% Pervious Area
	17,525		23.73% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
11.9	100	0.0400	0.14		Sheet Flow, Grass: Dense n= 0.240 P2= 2.65"
1.9	165	0.0420	1.43		Shallow Concentrated Flow, Shallow Short Grass Pasture Kv= 7.0 fps
13.8	265	Total			

Subcatchment 1S: Off-Site Runon

Hydrograph



Pre-Develop Townhomes*MSE 24-hr 3 2-Year Rainfall=2.66"*

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Printed 7/20/2023

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Hydrograph for Subcatchment 1S: Off-Site Runon

Time (hours)	Precip. (inches)	Runoff (cfs)	Runoff-Volume (acre-feet)
11.75	0.82	0.12	0.002
12.00	1.23	0.50	0.008
12.25	1.84	2.19	0.041
12.50	2.00	0.90	0.069
12.75	2.08	0.42	0.081
13.00	2.15	0.31	0.088
13.25	2.20	0.26	0.094
13.50	2.24	0.21	0.098
13.75	2.27	0.13	0.102
14.00	2.29	0.11	0.104
14.25	2.32	0.11	0.107
14.50	2.34	0.11	0.109
14.75	2.36	0.10	0.111
15.00	2.39	0.10	0.113
15.25	2.40	0.07	0.115
15.50	2.41	0.06	0.116
15.75	2.42	0.06	0.117
16.00	2.44	0.06	0.119
16.25	2.45	0.06	0.120
16.50	2.46	0.06	0.121
16.75	2.47	0.05	0.122
17.00	2.48	0.05	0.123
17.25	2.49	0.05	0.124
17.50	2.50	0.05	0.125
17.75	2.51	0.05	0.126
18.00	2.52	0.05	0.127
18.25	2.53	0.05	0.128
18.50	2.54	0.04	0.129
18.75	2.55	0.04	0.130
19.00	2.56	0.04	0.131
19.25	2.57	0.04	0.132
19.50	2.58	0.04	0.133
19.75	2.58	0.04	0.133
20.00	2.59	0.03	0.134
20.25	2.60	0.03	0.135
20.50	2.60	0.03	0.135
20.75	2.61	0.03	0.136
21.00	2.62	0.03	0.137
21.25	2.62	0.03	0.137

Pre-Develop Townhomes

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NA-01-17 Stormwater
MSE 24-hr 3 2-Year Rainfall=2.66"

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Summary for Subcatchment 2S: Site

Runoff = 1.66 cfs @ 12.21 hrs, Volume= 0.098 af, Depth> 1.00"

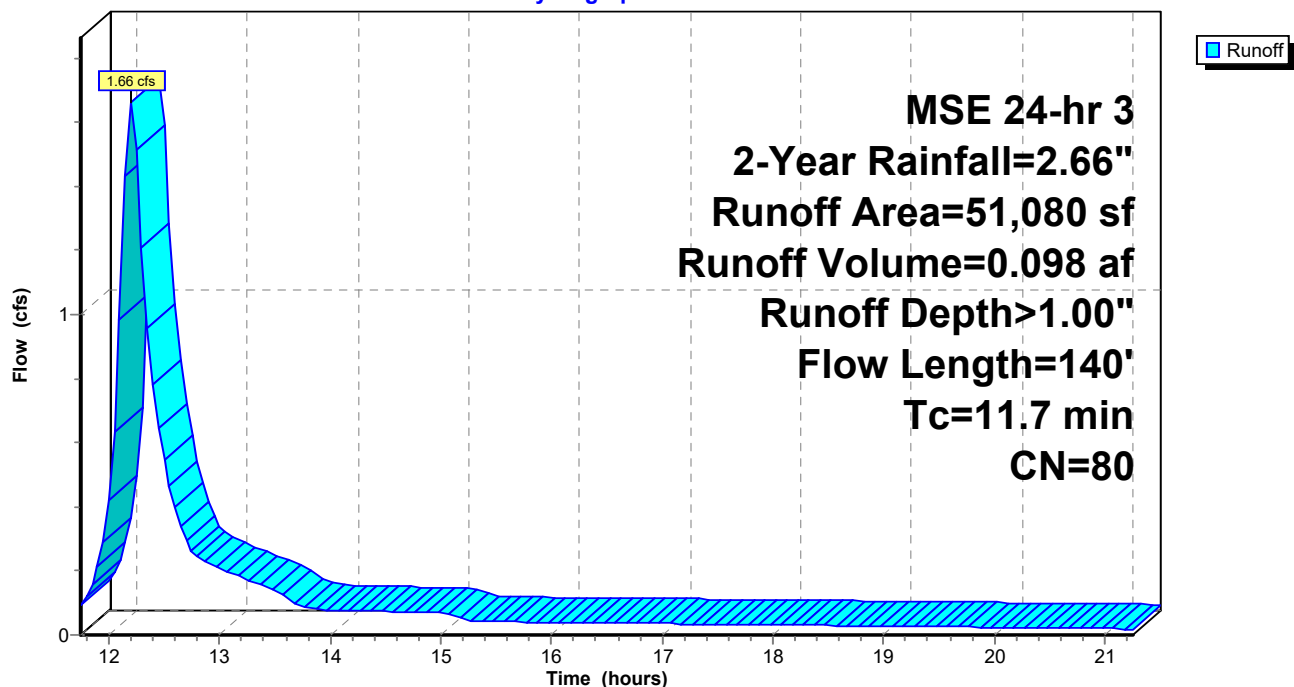
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 2-Year Rainfall=2.66"

	Area (sf)	CN	Description
*	1,762	98	Existing Roofs
*	7,945	98	Exisitng Asphalt/Concrete
*	22,700	77	Woods - Poor Cover, HSG C
*	18,673	74	Lawn, HSG C
	51,080	80	Weighted Average
	41,373		81.00% Pervious Area
	9,707		19.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
11.3	100	0.0450	0.15		Sheet Flow, Grass: Dense n= 0.240 P2= 2.65"
0.4	40	0.0500	1.57		Shallow Concentrated Flow, Shallow Short Grass Pasture Kv= 7.0 fps
11.7	140	Total			

Subcatchment 2S: Site

Hydrograph



Pre-Develop Townhomes

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MSE 24-hr 3 2-Year Rainfall=2.66"

Printed 7/20/2023

Hydrograph for Subcatchment 2S: Site

Time (hours)	Precip. (inches)	Runoff (cfs)	Runoff-Volume (acre-feet)
11.75	0.82	0.09	0.002
12.00	1.23	0.42	0.007
12.25	1.84	1.51	0.032
12.50	2.00	0.55	0.049
12.75	2.08	0.26	0.057
13.00	2.15	0.21	0.061
13.25	2.20	0.17	0.065
13.50	2.24	0.14	0.068
13.75	2.27	0.09	0.071
14.00	2.29	0.08	0.072
14.25	2.32	0.08	0.074
14.50	2.34	0.07	0.075
14.75	2.36	0.07	0.077
15.00	2.39	0.07	0.078
15.25	2.40	0.05	0.080
15.50	2.41	0.04	0.080
15.75	2.42	0.04	0.081
16.00	2.44	0.04	0.082
16.25	2.45	0.04	0.083
16.50	2.46	0.04	0.084
16.75	2.47	0.04	0.085
17.00	2.48	0.04	0.085
17.25	2.49	0.04	0.086
17.50	2.50	0.03	0.087
17.75	2.51	0.03	0.087
18.00	2.52	0.03	0.088
18.25	2.53	0.03	0.089
18.50	2.54	0.03	0.089
18.75	2.55	0.03	0.090
19.00	2.56	0.03	0.091
19.25	2.57	0.03	0.091
19.50	2.58	0.03	0.092
19.75	2.58	0.02	0.092
20.00	2.59	0.02	0.093
20.25	2.60	0.02	0.093
20.50	2.60	0.02	0.094
20.75	2.61	0.02	0.094
21.00	2.62	0.02	0.095
21.25	2.62	0.02	0.095

Pre-Develop Townhomes

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NA-01-17 Stormwater
MSE 24-hr 3 2-Year Rainfall=2.66"

Printed 7/20/2023

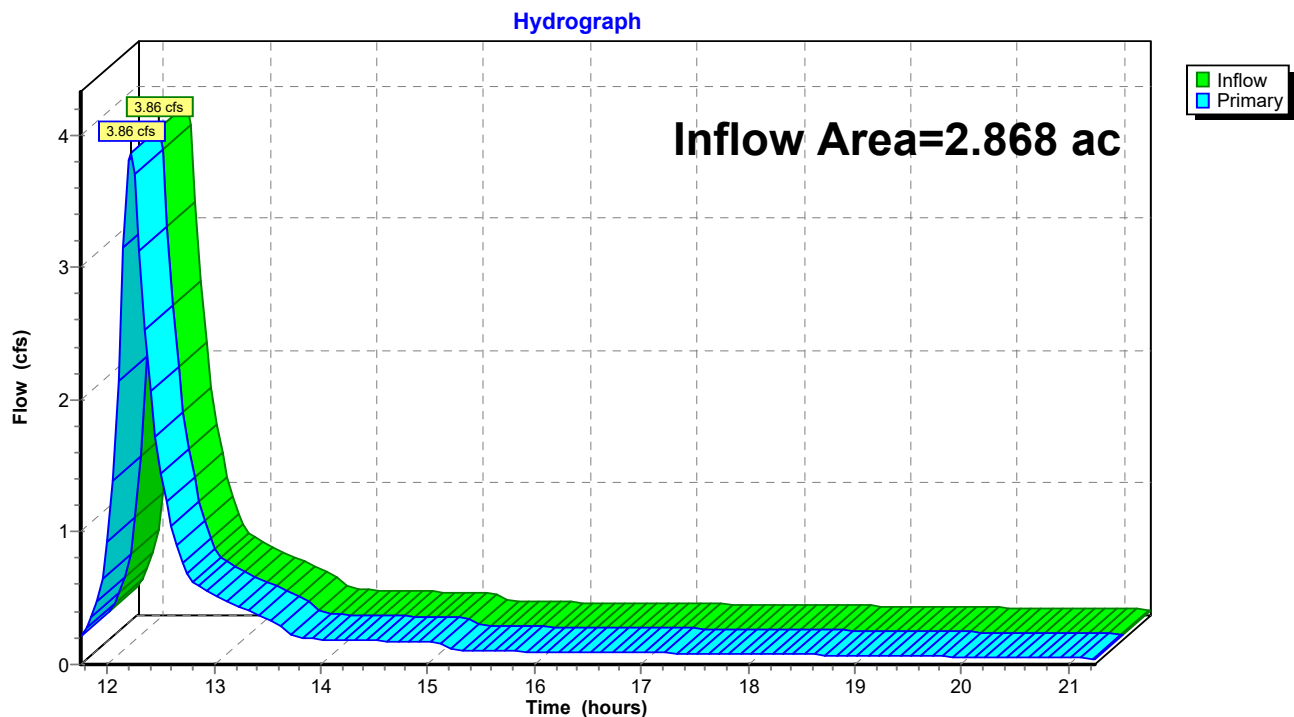
Page 5

Summary for Link 1L: Pre-Development Total

Inflow Area = 2.868 ac, 21.80% Impervious, Inflow Depth > 1.00" for 2-Year event
Inflow = 3.86 cfs @ 12.22 hrs, Volume= 0.239 af
Primary = 3.86 cfs @ 12.22 hrs, Volume= 0.239 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Link 1L: Pre-Development Total



Pre-Develop Townhomes*MSE 24-hr 3 2-Year Rainfall=2.66"*

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Hydrograph for Link 1L: Pre-Development Total

Time (hours)	Inflow (cfs)	Primary (cfs)	Primary-Volume (acre-feet)
11.75	0.21	0.21	0.004
12.00	0.92	0.92	0.015
12.25	3.71	3.71	0.074
12.50	1.44	1.44	0.118
12.75	0.69	0.69	0.138
13.00	0.52	0.52	0.149
13.25	0.43	0.43	0.159
13.50	0.34	0.34	0.167
13.75	0.22	0.22	0.172
14.00	0.19	0.19	0.176
14.25	0.19	0.19	0.180
14.50	0.18	0.18	0.184
14.75	0.18	0.18	0.188
15.00	0.17	0.17	0.191
15.25	0.12	0.12	0.194
15.50	0.10	0.10	0.197
15.75	0.10	0.10	0.199
16.00	0.10	0.10	0.201
16.25	0.10	0.10	0.203
16.50	0.09	0.09	0.205
16.75	0.09	0.09	0.207
17.00	0.09	0.09	0.208
17.25	0.09	0.09	0.210
17.50	0.08	0.08	0.212
17.75	0.08	0.08	0.214
18.00	0.08	0.08	0.215
18.25	0.08	0.08	0.217
18.50	0.07	0.07	0.219
18.75	0.07	0.07	0.220
19.00	0.07	0.07	0.221
19.25	0.07	0.07	0.223
19.50	0.06	0.06	0.224
19.75	0.06	0.06	0.226
20.00	0.06	0.06	0.227
20.25	0.06	0.06	0.228
20.50	0.05	0.05	0.229
20.75	0.05	0.05	0.230
21.00	0.05	0.05	0.231
21.25	0.05	0.05	0.232

Pre-Develop Townhomes

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NA-01-17 Stormwater

MSE 24-hr 3 100-Year Rainfall=6.31"

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Page 6

Time span=0.00-24.00 hrs, dt=0.05 hrs, 481 points x 3

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN

Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment1S: Off-Site Runon

Runoff Area=73,866 sf 23.73% Impervious Runoff Depth>4.06"
Flow Length=265' Tc=13.8 min CN=80 Runoff=9.11 cfs 0.574 af

Subcatchment2S: Site

Runoff Area=51,080 sf 19.00% Impervious Runoff Depth>4.06"
Flow Length=140' Tc=11.7 min CN=80 Runoff=6.76 cfs 0.397 af

Link 1L: Pre-DevelopmentTotal

Inflow=15.79 cfs 0.970 af
Primary=15.79 cfs 0.970 af

Total Runoff Area = 2.868 ac Runoff Volume = 0.970 af Average Runoff Depth = 4.06"
78.20% Pervious = 2.243 ac 21.80% Impervious = 0.625 ac

Pre-Develop Townhomes

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NA-01-17 Stormwater

MSE 24-hr 3 100-Year Rainfall=6.31"

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Summary for Subcatchment 1S: Off-Site Runon

Runoff = 9.11 cfs @ 12.22 hrs, Volume= 0.574 af, Depth> 4.06"

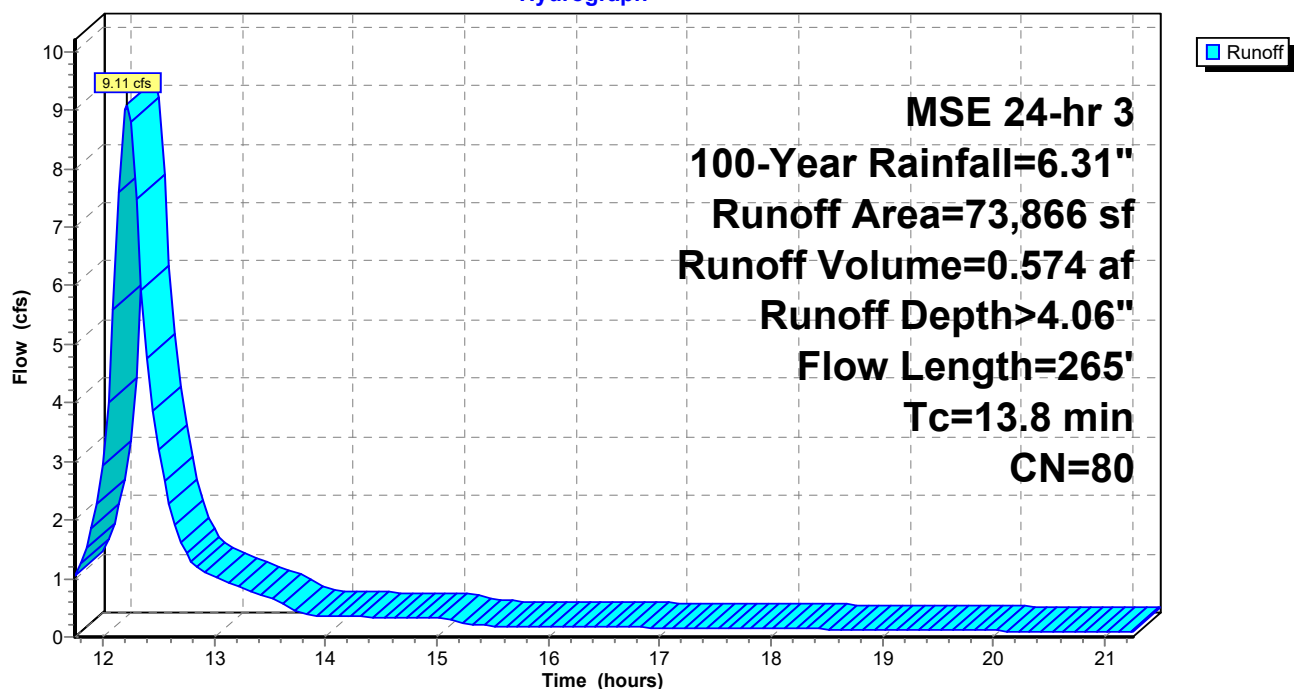
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 100-Year Rainfall=6.31"

	Area (sf)	CN	Description
*	5,175	98	Existing Roofs
*	12,350	98	Exisitng Asphalt/Concrete
*	12,533	77	Woods - Poor Cover, HSG C
*	43,808	74	Lawn, HSG C
	73,866	80	Weighted Average
	56,341		76.27% Pervious Area
	17,525		23.73% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
11.9	100	0.0400	0.14		Sheet Flow, Grass: Dense n= 0.240 P2= 2.65"
1.9	165	0.0420	1.43		Shallow Concentrated Flow, Shallow Short Grass Pasture Kv= 7.0 fps
13.8	265	Total			

Subcatchment 1S: Off-Site Runon

Hydrograph



Pre-Develop Townhomes*MSE 24-hr 3 100-Year Rainfall=6.31"*

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Printed 7/20/2023

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Hydrograph for Subcatchment 1S: Off-Site Runon

Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)	Runoff-Volume (acre-feet)
11.75	1.94	0.53	1.05	0.052
12.00	2.92	1.19	2.94	0.092
12.25	4.37	2.35	8.80	0.237
12.50	4.75	2.67	3.20	0.341
12.75	4.93	2.84	1.42	0.382
13.00	5.09	2.97	1.02	0.406
13.25	5.22	3.09	0.84	0.424
13.50	5.32	3.18	0.66	0.440
13.75	5.38	3.23	0.43	0.450
14.00	5.44	3.28	0.36	0.458
14.25	5.50	3.33	0.35	0.466
14.50	5.55	3.38	0.34	0.473
14.75	5.61	3.43	0.33	0.480
15.00	5.66	3.48	0.32	0.486
15.25	5.69	3.50	0.23	0.492
15.50	5.72	3.53	0.19	0.496
15.75	5.75	3.56	0.19	0.500
16.00	5.78	3.58	0.18	0.504
16.25	5.81	3.61	0.18	0.507
16.50	5.84	3.64	0.17	0.511
16.75	5.87	3.66	0.17	0.515
17.00	5.89	3.68	0.16	0.518
17.25	5.92	3.71	0.16	0.521
17.50	5.94	3.73	0.15	0.525
17.75	5.97	3.75	0.15	0.528
18.00	5.99	3.77	0.14	0.531
18.25	6.01	3.79	0.14	0.534
18.50	6.03	3.81	0.13	0.536
18.75	6.05	3.83	0.13	0.539
19.00	6.07	3.85	0.13	0.542
19.25	6.09	3.86	0.12	0.544
19.50	6.11	3.88	0.12	0.547
19.75	6.13	3.90	0.11	0.549
20.00	6.15	3.91	0.11	0.551
20.25	6.16	3.93	0.10	0.553
20.50	6.18	3.94	0.10	0.555
20.75	6.19	3.95	0.09	0.557
21.00	6.21	3.97	0.09	0.559
21.25	6.22	3.98	0.08	0.561

Pre-Develop Townhomes

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NA-01-17 Stormwater

MSE 24-hr 3 100-Year Rainfall=6.31"

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Summary for Subcatchment 2S: Site

Runoff = 6.76 cfs @ 12.20 hrs, Volume= 0.397 af, Depth> 4.06"

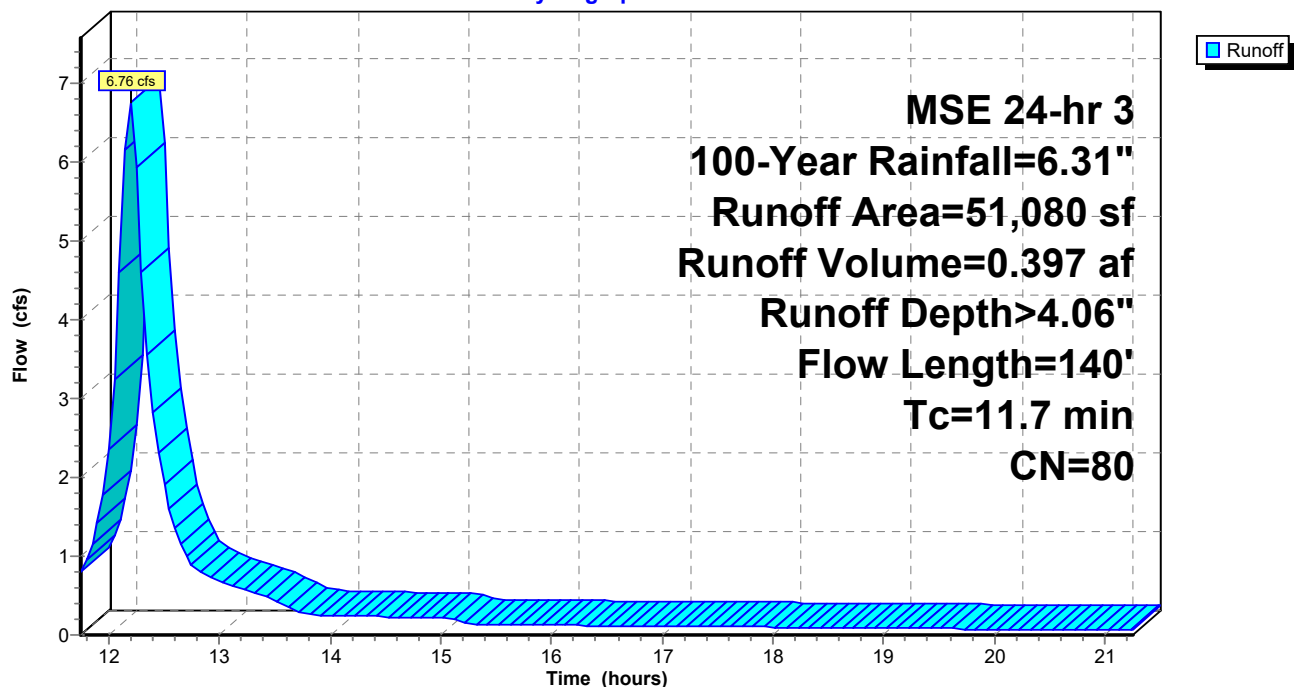
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 100-Year Rainfall=6.31"

	Area (sf)	CN	Description
*	1,762	98	Existing Roofs
*	7,945	98	Exisitng Asphalt/Concrete
*	22,700	77	Woods - Poor Cover, HSG C
*	18,673	74	Lawn, HSG C
	51,080	80	Weighted Average
	41,373		81.00% Pervious Area
	9,707		19.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
11.3	100	0.0450	0.15		Sheet Flow, Grass: Dense n= 0.240 P2= 2.65"
0.4	40	0.0500	1.57		Shallow Concentrated Flow, Shallow Short Grass Pasture Kv= 7.0 fps
11.7	140	Total			

Subcatchment 2S: Site

Hydrograph



Pre-Develop Townhomes

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MSE 24-hr 3 100-Year Rainfall=6.31"

Printed 7/20/2023

Hydrograph for Subcatchment 2S: Site

Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)	Runoff-Volume (acre-feet)
11.75	1.94	0.53	0.80	0.038
12.00	2.92	1.19	2.35	0.069
12.25	4.37	2.35	5.92	0.179
12.50	4.75	2.67	1.91	0.242
12.75	4.93	2.84	0.88	0.267
13.00	5.09	2.97	0.69	0.282
13.25	5.22	3.09	0.57	0.295
13.50	5.32	3.18	0.44	0.305
13.75	5.38	3.23	0.28	0.312
14.00	5.44	3.28	0.25	0.318
14.25	5.50	3.33	0.24	0.323
14.50	5.55	3.38	0.23	0.328
14.75	5.61	3.43	0.23	0.332
15.00	5.66	3.48	0.22	0.337
15.25	5.69	3.50	0.15	0.341
15.50	5.72	3.53	0.13	0.343
15.75	5.75	3.56	0.13	0.346
16.00	5.78	3.58	0.13	0.349
16.25	5.81	3.61	0.12	0.351
16.50	5.84	3.64	0.12	0.354
16.75	5.87	3.66	0.12	0.356
17.00	5.89	3.68	0.11	0.359
17.25	5.92	3.71	0.11	0.361
17.50	5.94	3.73	0.11	0.363
17.75	5.97	3.75	0.10	0.365
18.00	5.99	3.77	0.10	0.367
18.25	6.01	3.79	0.10	0.369
18.50	6.03	3.81	0.09	0.371
18.75	6.05	3.83	0.09	0.373
19.00	6.07	3.85	0.09	0.375
19.25	6.09	3.86	0.08	0.377
19.50	6.11	3.88	0.08	0.378
19.75	6.13	3.90	0.08	0.380
20.00	6.15	3.91	0.07	0.381
20.25	6.16	3.93	0.07	0.383
20.50	6.18	3.94	0.07	0.384
20.75	6.19	3.95	0.06	0.386
21.00	6.21	3.97	0.06	0.387
21.25	6.22	3.98	0.06	0.388

Pre-Develop Townhomes

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NA-01-17 Stormwater

MSE 24-hr 3 100-Year Rainfall=6.31"

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Summary for Link 1L: Pre-Development Total

Inflow Area = 2.868 ac, 21.80% Impervious, Inflow Depth > 4.06" for 100-Year event

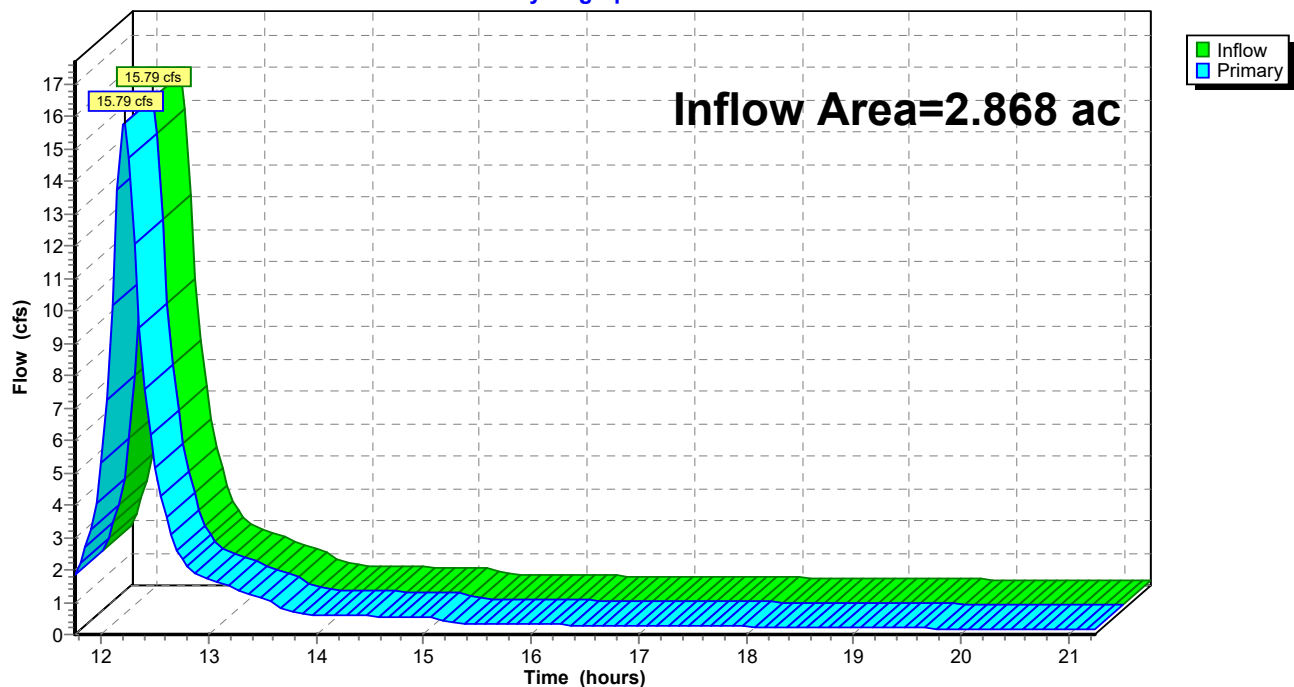
Inflow = 15.79 cfs @ 12.21 hrs, Volume= 0.970 af

Primary = 15.79 cfs @ 12.21 hrs, Volume= 0.970 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Link 1L: Pre-Development Total

Hydrograph



Pre-Develop Townhomes*MSE 24-hr 3 100-Year Rainfall=6.31"*

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Hydrograph for Link 1L: Pre-Development Total

Time (hours)	Inflow (cfs)	Primary (cfs)	Primary-Volume (acre-feet)
11.75	1.85	1.85	0.089
12.00	5.29	5.29	0.162
12.25	14.72	14.72	0.416
12.50	5.11	5.11	0.583
12.75	2.31	2.31	0.649
13.00	1.71	1.71	0.688
13.25	1.40	1.40	0.719
13.50	1.11	1.11	0.745
13.75	0.71	0.71	0.763
14.00	0.61	0.61	0.776
14.25	0.59	0.59	0.788
14.50	0.57	0.57	0.800
14.75	0.56	0.56	0.812
15.00	0.54	0.54	0.823
15.25	0.38	0.38	0.833
15.50	0.32	0.32	0.840
15.75	0.31	0.31	0.846
16.00	0.31	0.31	0.853
16.25	0.30	0.30	0.859
16.50	0.29	0.29	0.865
16.75	0.28	0.28	0.871
17.00	0.28	0.28	0.876
17.25	0.27	0.27	0.882
17.50	0.26	0.26	0.888
17.75	0.25	0.25	0.893
18.00	0.24	0.24	0.898
18.25	0.24	0.24	0.903
18.50	0.23	0.23	0.908
18.75	0.22	0.22	0.912
19.00	0.21	0.21	0.917
19.25	0.20	0.20	0.921
19.50	0.20	0.20	0.925
19.75	0.19	0.19	0.929
20.00	0.18	0.18	0.933
20.25	0.17	0.17	0.936
20.50	0.16	0.16	0.940
20.75	0.15	0.15	0.943
21.00	0.15	0.15	0.946
21.25	0.14	0.14	0.949

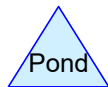
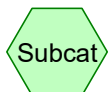
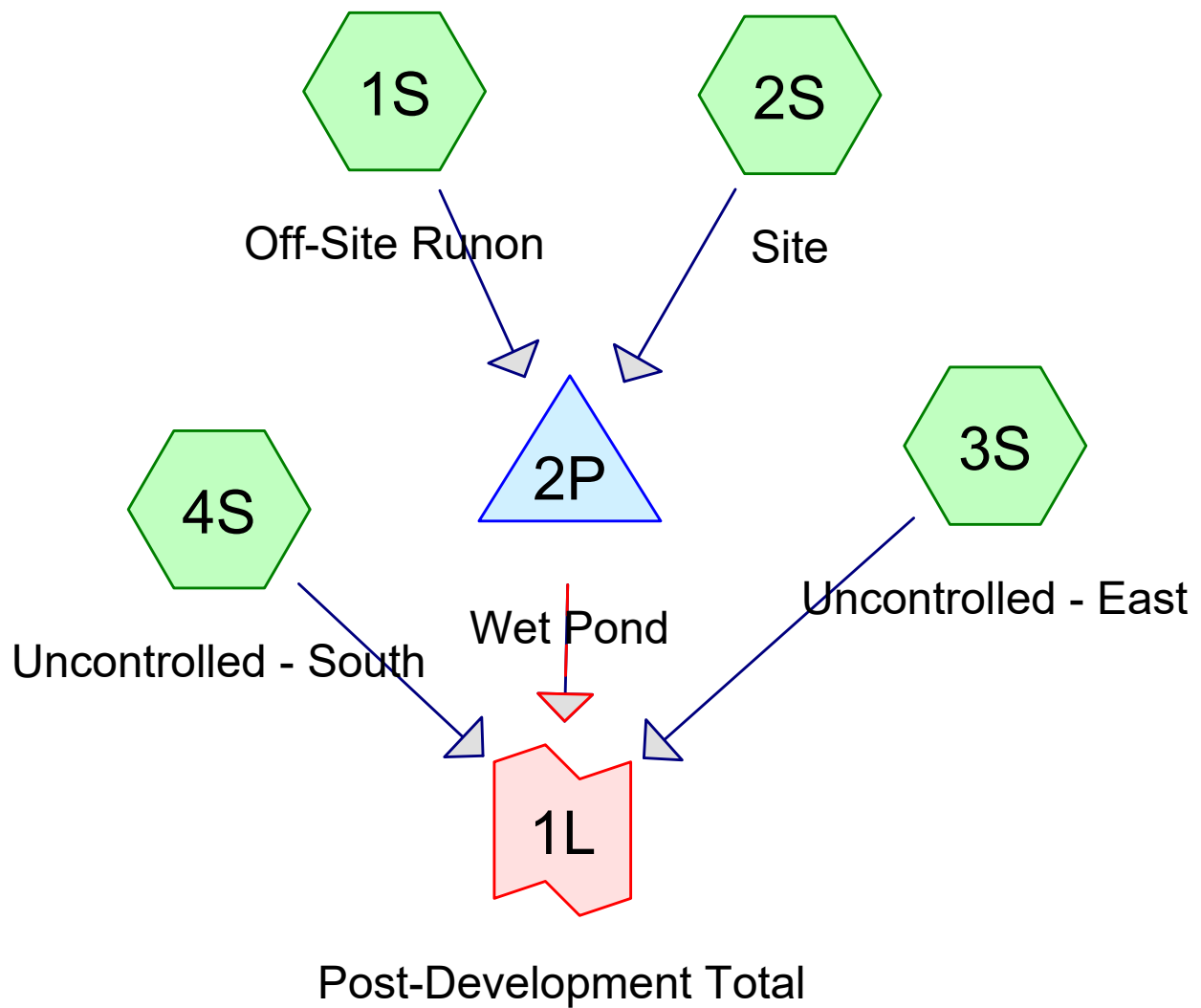
Appendix D

Proposed Site Conditions



PARISH SURVEY & ENGINEERING

122 Wisconsin Street | West Bend, WI 53095
www.parishse.com



Routing Diagram for Post-Develop Townhomes
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Post-Develop Townhomes

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NA-01-17 Stormwater
MSE 24-hr 3 2-Year Rainfall=2.66"

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Time span=0.00-24.00 hrs, dt=0.05 hrs, 481 points x 3
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment1S: Off-Site Runon

Runoff Area=73,866 sf 23.73% Impervious Runoff Depth>1.00"
Flow Length=265' Tc=13.8 min CN=80 Runoff=2.22 cfs 0.141 af

Subcatchment2S: Site

Runoff Area=46,170 sf 56.25% Impervious Runoff Depth>1.52"
Tc=6.0 min CN=88 Runoff=2.86 cfs 0.134 af

Subcatchment3S: Uncontrolled - East

Runoff Area=3,049 sf 14.92% Impervious Runoff Depth>0.89"
Tc=6.0 min CN=78 Runoff=0.11 cfs 0.005 af

Subcatchment4S: Uncontrolled - South

Runoff Area=1,861 sf 0.00% Impervious Runoff Depth>0.75"
Tc=6.0 min CN=75 Runoff=0.06 cfs 0.003 af

Pond 2P: Wet Pond

Peak Elev=834.57' Storage=7,014 cf Inflow=4.52 cfs 0.276 af
Primary=0.34 cfs 0.243 af Secondary=0.00 cfs 0.000 af Outflow=0.34 cfs 0.243 af

Link 1L: Post-DevelopmentTotal

Inflow=0.37 cfs 0.251 af
Primary=0.37 cfs 0.251 af

Total Runoff Area = 2.868 ac Runoff Volume = 0.283 af Average Runoff Depth = 1.19"
64.82% Pervious = 1.859 ac 35.18% Impervious = 1.009 ac

Post-Develop Townhomes

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NA-01-17 Stormwater
MSE 24-hr 3 2-Year Rainfall=2.66"

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Summary for Subcatchment 1S: Off-Site Runon

Runoff = 2.22 cfs @ 12.23 hrs, Volume= 0.141 af, Depth> 1.00"

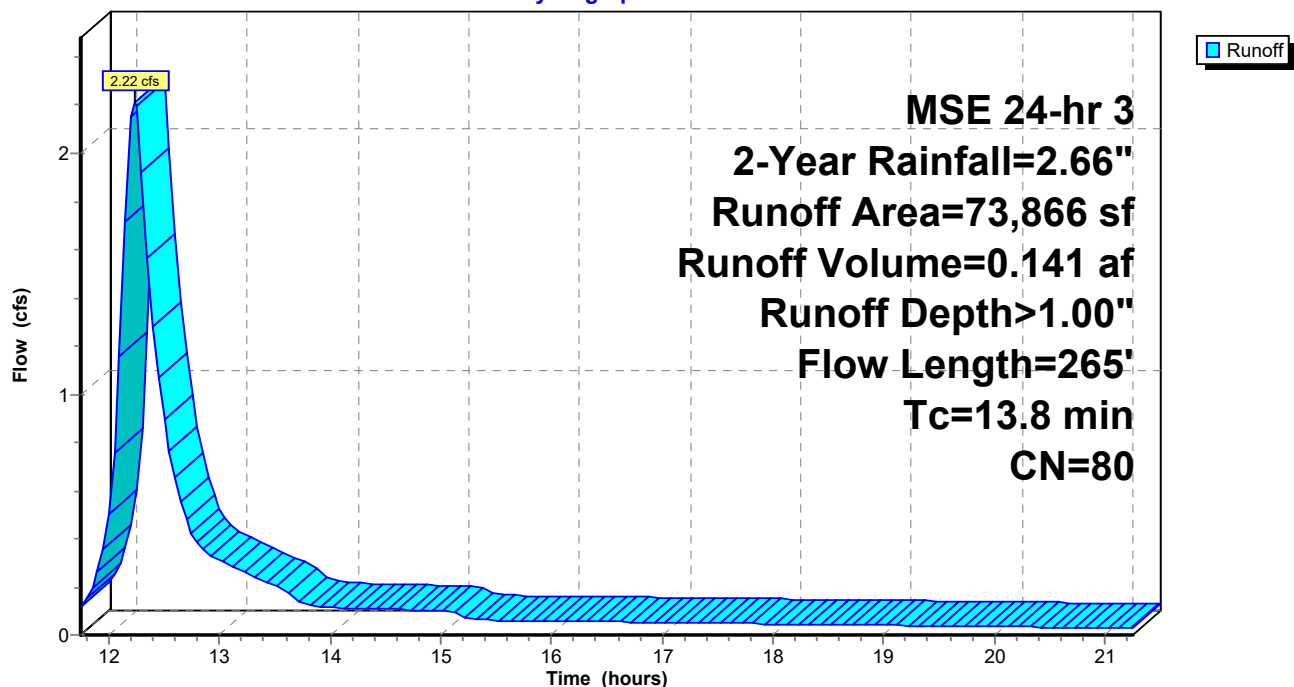
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 2-Year Rainfall=2.66"

	Area (sf)	CN	Description
*	5,175	98	Existing Roofs
*	12,350	98	Exisitng Asphalt/Concrete
*	12,533	77	Woods - Poor Cover, HSG C
*	43,808	74	Lawn, HSG C
	73,866	80	Weighted Average
	56,341		76.27% Pervious Area
	17,525		23.73% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
11.9	100	0.0400	0.14		Sheet Flow, Grass: Dense n= 0.240 P2= 2.65"
1.9	165	0.0420	1.43		Shallow Concentrated Flow, Shallow Short Grass Pasture Kv= 7.0 fps
13.8	265	Total			

Subcatchment 1S: Off-Site Runon

Hydrograph



Post-Develop Townhomes

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NA-01-17 Stormwater

MSE 24-hr 3 2-Year Rainfall=2.66"

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Summary for Subcatchment 2S: Site

Runoff = 2.86 cfs @ 12.13 hrs, Volume= 0.134 af, Depth> 1.52"

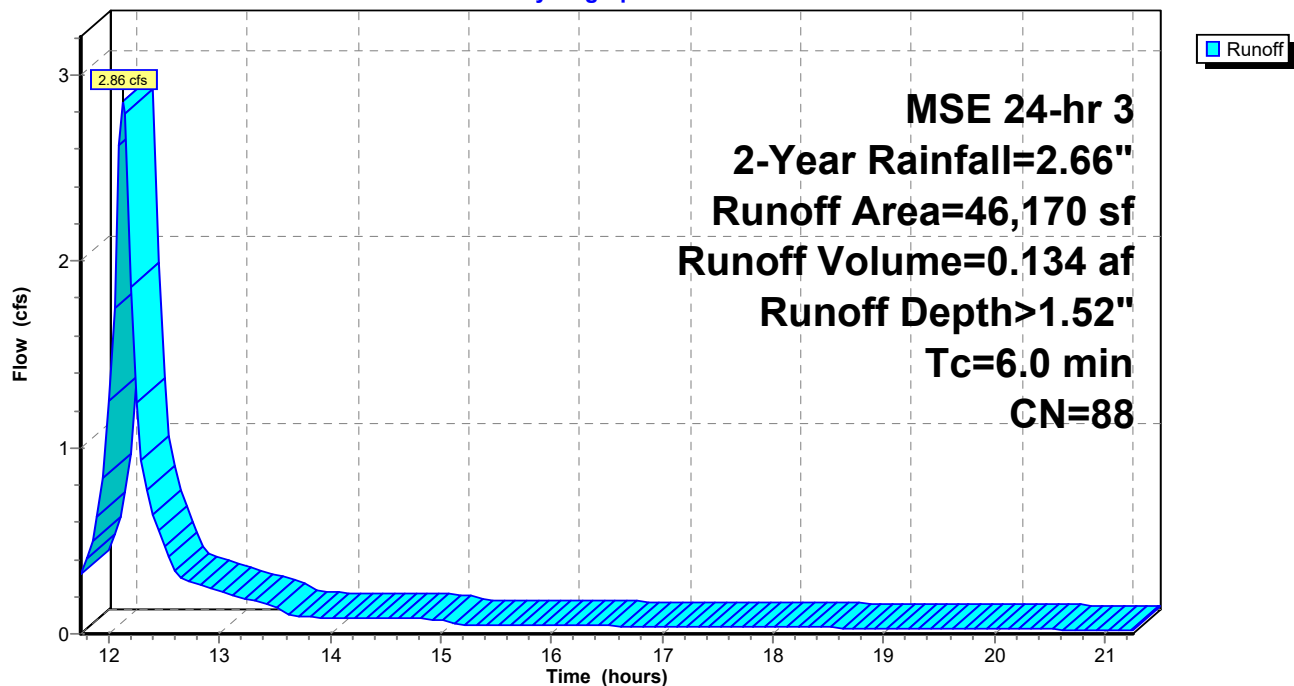
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 2-Year Rainfall=2.66"

	Area (sf)	CN	Description
*	2,915	98	Roofs
*	23,057	98	Asphalt/Concrete
*	5,500	77	Woods - Poor Cover, HSG C
*	14,698	74	Lawn, HSG C
	46,170	88	Weighted Average
	20,198		43.75% Pervious Area
	25,972		56.25% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

Subcatchment 2S: Site

Hydrograph



Post-Develop Townhomes

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NA-01-17 Stormwater
MSE 24-hr 3 2-Year Rainfall=2.66"

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Summary for Subcatchment 3S: Uncontrolled - East

Runoff = 0.11 cfs @ 12.14 hrs, Volume= 0.005 af, Depth> 0.89"

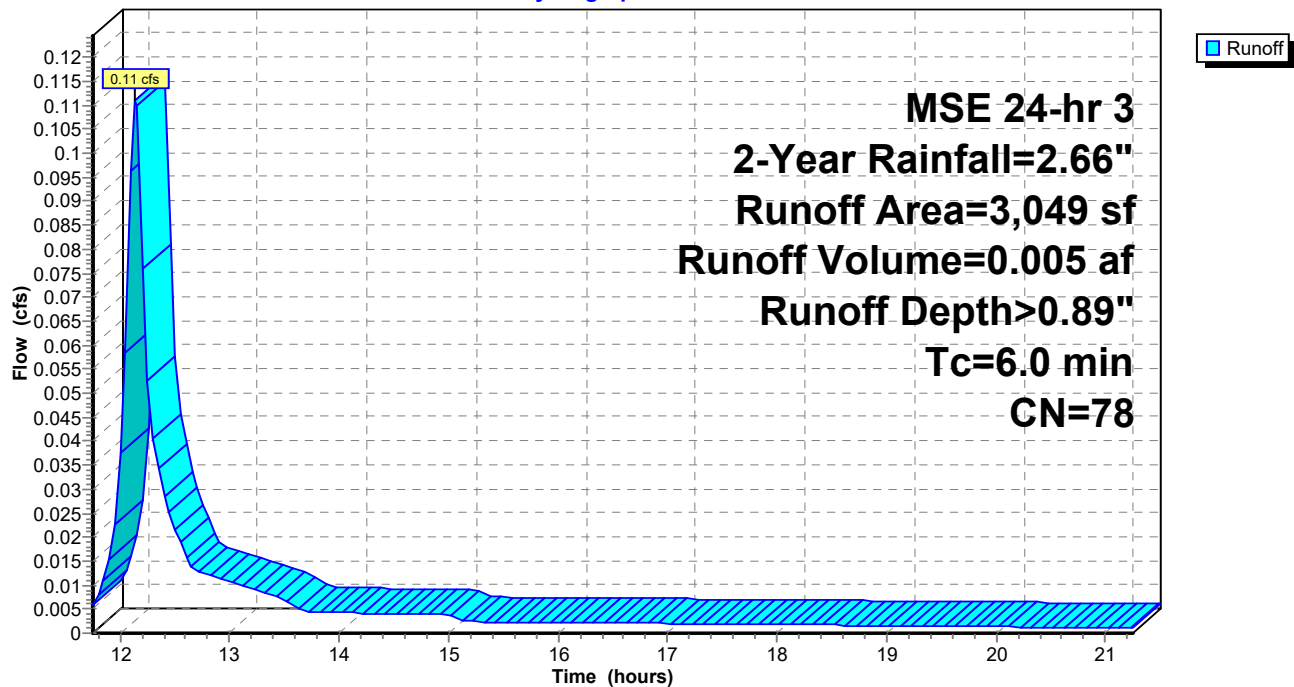
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 2-Year Rainfall=2.66"

	Area (sf)	CN	Description
*	455	98	Concrete
*	2,594	74	Lawn, HSG C
	3,049	78	Weighted Average
	2,594		85.08% Pervious Area
	455		14.92% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

Subcatchment 3S: Uncontrolled - East

Hydrograph



Post-Develop Townhomes

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NA-01-17 Stormwater
MSE 24-hr 3 2-Year Rainfall=2.66"

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Summary for Subcatchment 4S: Uncontrolled - South

Runoff = 0.06 cfs @ 12.14 hrs, Volume= 0.003 af, Depth> 0.75"

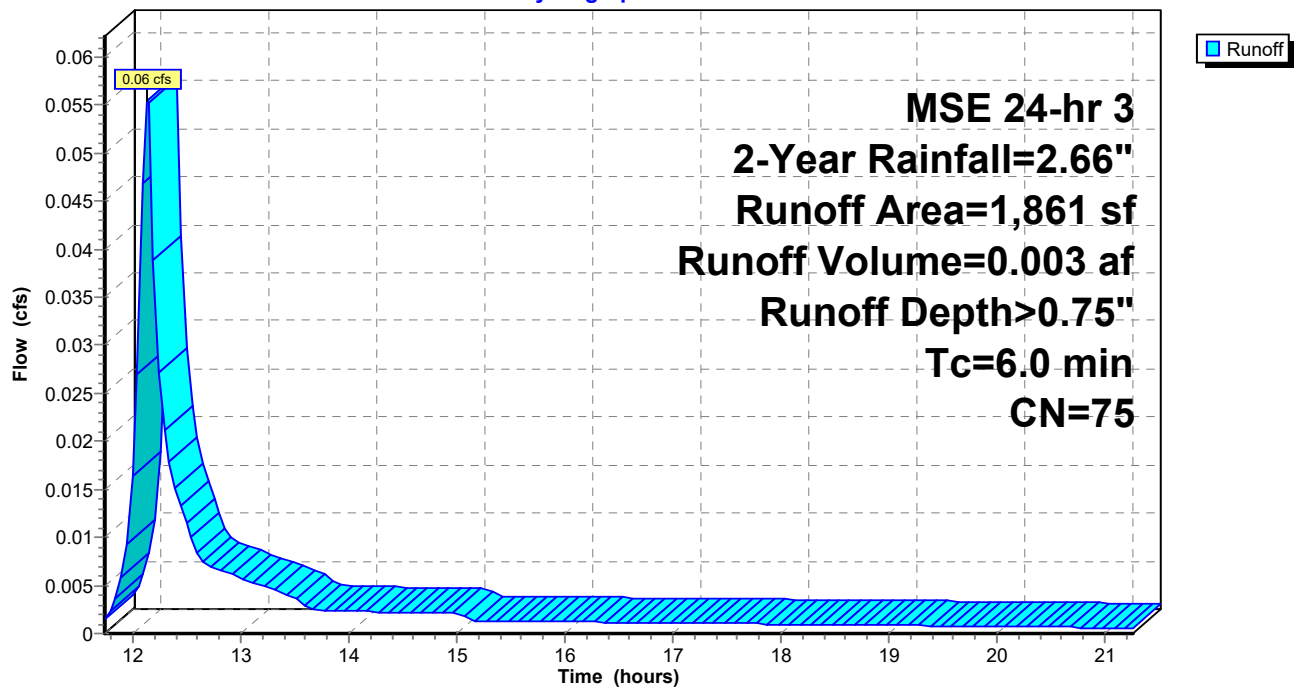
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 2-Year Rainfall=2.66"

	Area (sf)	CN	Description
*	760	77	Woods - Poor Cover, HSG C
*	1,101	74	Lawn, HSG C
	1,861	75	Weighted Average
	1,861		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

Subcatchment 4S: Uncontrolled - South

Hydrograph



Post-Develop Townhomes

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MSE 24-hr 3 2-Year Rainfall=2.66"

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Summary for Pond 2P: Wet Pond

Inflow Area = 2.756 ac, 36.24% Impervious, Inflow Depth > 1.20" for 2-Year event
Inflow = 4.52 cfs @ 12.15 hrs, Volume= 0.276 af
Outflow = 0.34 cfs @ 13.51 hrs, Volume= 0.243 af, Atten= 92%, Lag= 81.3 min
Primary = 0.34 cfs @ 13.51 hrs, Volume= 0.243 af
Secondary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs / 3
Peak Elev= 834.57' @ 13.51 hrs Surf.Area= 7,089 sf Storage= 7,014 cf

Plug-Flow detention time= 254.5 min calculated for 0.243 af (88% of inflow)
Center-of-Mass det. time= 206.5 min (1,021.0 - 814.5)

Volume	Invert	Avail.Storage	Storage Description
#1	833.50'	18,206 cf	Custom Stage Data (Prismatic) Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
833.50	6,042	0	0
834.00	6,520	3,141	3,141
835.00	7,520	7,020	10,161
836.00	8,570	8,045	18,206

Device	Routing	Invert	Outlet Devices
#1	Primary	833.25'	12.0" Round Culvert L= 165.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 833.25' / 832.75' S= 0.0030 ' / Cc= 0.900 n= 0.012 Corrugated PP, smooth interior, Flow Area= 0.79 sf
#2	Device 1	833.50'	3.7" Vert. Orifice/Grate C= 0.600
#3	Device 1	834.75'	36.0" Vert. Stand Pipe C= 0.600
#4	Secondary	835.50'	50.0' long x 5.0' breadth Broad-Crested Rectangular Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 4.00 4.50 5.00 5.50 Coef. (English) 2.34 2.50 2.70 2.68 2.68 2.66 2.65 2.65 2.65 2.65 2.67 2.66 2.68 2.70 2.74 2.79 2.88

Primary OutFlow Max=0.34 cfs @ 13.51 hrs HW=834.57' TW=0.00' (Dynamic Tailwater)

↑ **1=Culvert** (Passes 0.34 cfs of 2.35 cfs potential flow)
↑ **2=Orifice/Grate** (Orifice Controls 0.34 cfs @ 4.61 fps)
↑ **3=Stand Pipe** (Controls 0.00 cfs)

Secondary OutFlow Max=0.00 cfs @ 0.00 hrs HW=833.50' TW=0.00' (Dynamic Tailwater)

↑ **4=Broad-Crested Rectangular Weir** (Controls 0.00 cfs)

Post-Develop Townhomes

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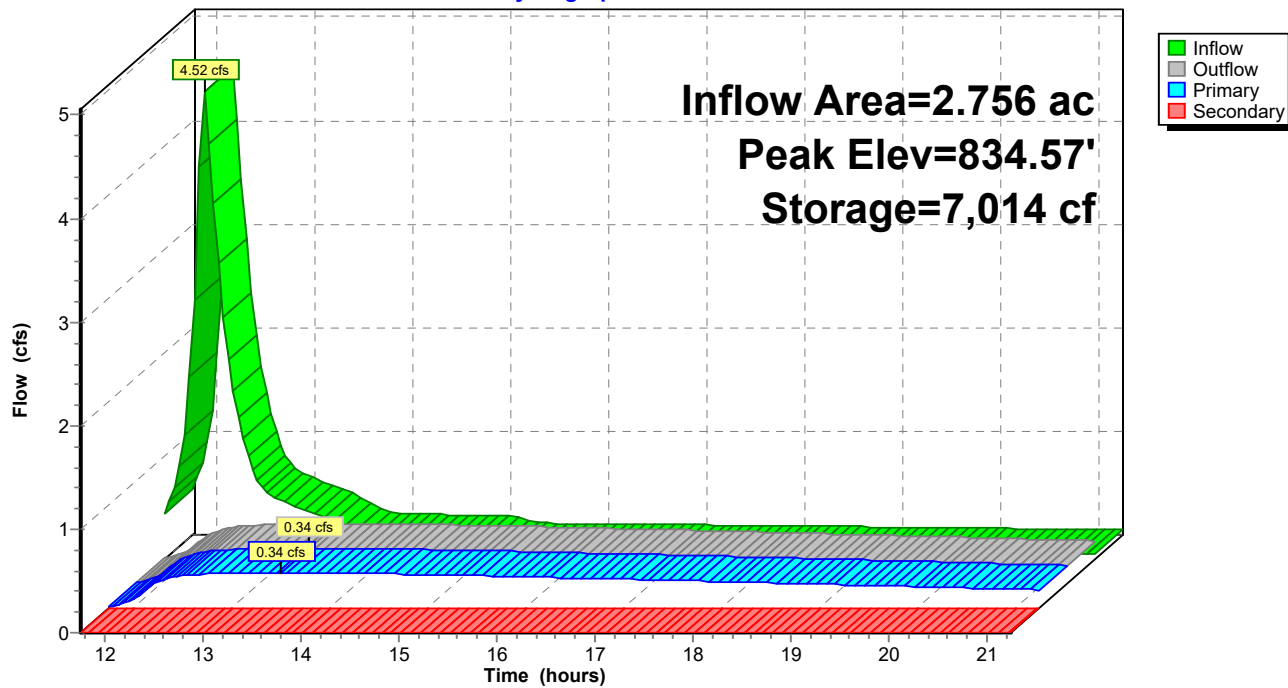
NA-01-17 Stormwater
MSE 24-hr 3 2-Year Rainfall=2.66"

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Pond 2P: Wet Pond

Hydrograph



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MSE 24-hr 3 2-Year Rainfall=2.66"

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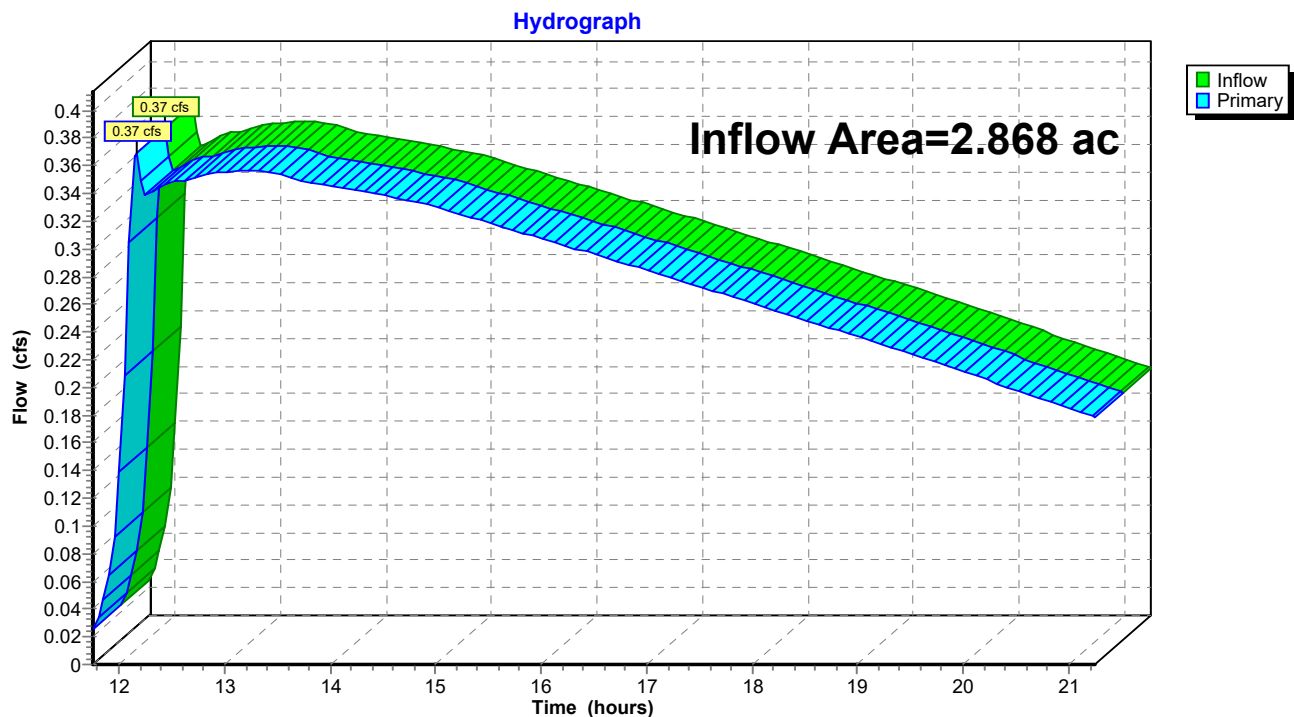
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Summary for Link 1L: Post-Development Total

Inflow Area = 2.868 ac, 35.18% Impervious, Inflow Depth > 1.05" for 2-Year event
Inflow = 0.37 cfs @ 12.16 hrs, Volume= 0.251 af
Primary = 0.37 cfs @ 12.16 hrs, Volume= 0.251 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Link 1L: Post-Development Total



Post-Develop Townhomes*MSE 24-hr 3 2-Year Rainfall=2.66"*

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Hydrograph for Link 1L: Post-Development Total

Time (hours)	Inflow (cfs)	Primary (cfs)	Primary-Volume (acre-feet)
11.75	0.03	0.03	0.000
12.00	0.14	0.14	0.002
12.25	0.34	0.34	0.009
12.50	0.35	0.35	0.016
12.75	0.35	0.35	0.023
13.00	0.36	0.36	0.030
13.25	0.36	0.36	0.038
13.50	0.35	0.35	0.045
13.75	0.35	0.35	0.052
14.00	0.35	0.35	0.059
14.25	0.34	0.34	0.066
14.50	0.34	0.34	0.073
14.75	0.33	0.33	0.080
15.00	0.33	0.33	0.087
15.25	0.32	0.32	0.094
15.50	0.32	0.32	0.101
15.75	0.31	0.31	0.107
16.00	0.31	0.31	0.114
16.25	0.30	0.30	0.120
16.50	0.30	0.30	0.126
16.75	0.29	0.29	0.132
17.00	0.28	0.28	0.138
17.25	0.28	0.28	0.144
17.50	0.27	0.27	0.150
17.75	0.27	0.27	0.155
18.00	0.26	0.26	0.161
18.25	0.25	0.25	0.166
18.50	0.25	0.25	0.171
18.75	0.24	0.24	0.176
19.00	0.24	0.24	0.181
19.25	0.23	0.23	0.186
19.50	0.22	0.22	0.191
19.75	0.22	0.22	0.195
20.00	0.21	0.21	0.199
20.25	0.20	0.20	0.204
20.50	0.20	0.20	0.208
20.75	0.19	0.19	0.212
21.00	0.19	0.19	0.216
21.25	0.18	0.18	0.220

Post-Develop Townhomes

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NA-01-17 Stormwater
MSE 24-hr 3 100-Year Rainfall=6.31"

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Time span=0.00-24.00 hrs, dt=0.05 hrs, 481 points x 3
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment1S: Off-Site Runon

Runoff Area=73,866 sf 23.73% Impervious Runoff Depth>4.06"
Flow Length=265' Tc=13.8 min CN=80 Runoff=9.11 cfs 0.574 af

Subcatchment2S: Site

Runoff Area=46,170 sf 56.25% Impervious Runoff Depth>4.92"
Tc=6.0 min CN=88 Runoff=8.73 cfs 0.435 af

Subcatchment3S: Uncontrolled - East

Runoff Area=3,049 sf 14.92% Impervious Runoff Depth>3.85"
Tc=6.0 min CN=78 Runoff=0.48 cfs 0.022 af

Subcatchment4S: Uncontrolled - South

Runoff Area=1,861 sf 0.00% Impervious Runoff Depth>3.55"
Tc=6.0 min CN=75 Runoff=0.27 cfs 0.013 af

Pond 2P: Wet Pond

Peak Elev=835.69' Storage=15,583 cf Inflow=16.07 cfs 1.008 af
Primary=3.49 cfs 0.748 af Secondary=9.50 cfs 0.165 af Outflow=13.00 cfs 0.912 af

Link 1L: Post-DevelopmentTotal

Inflow=13.29 cfs 0.947 af
Primary=13.29 cfs 0.947 af

Total Runoff Area = 2.868 ac Runoff Volume = 1.044 af Average Runoff Depth = 4.37"
64.82% Pervious = 1.859 ac 35.18% Impervious = 1.009 ac

Post-Develop Townhomes

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MSE 24-hr 3 100-Year Rainfall=6.31"

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Summary for Subcatchment 1S: Off-Site Runon

Runoff = 9.11 cfs @ 12.22 hrs, Volume= 0.574 af, Depth> 4.06"

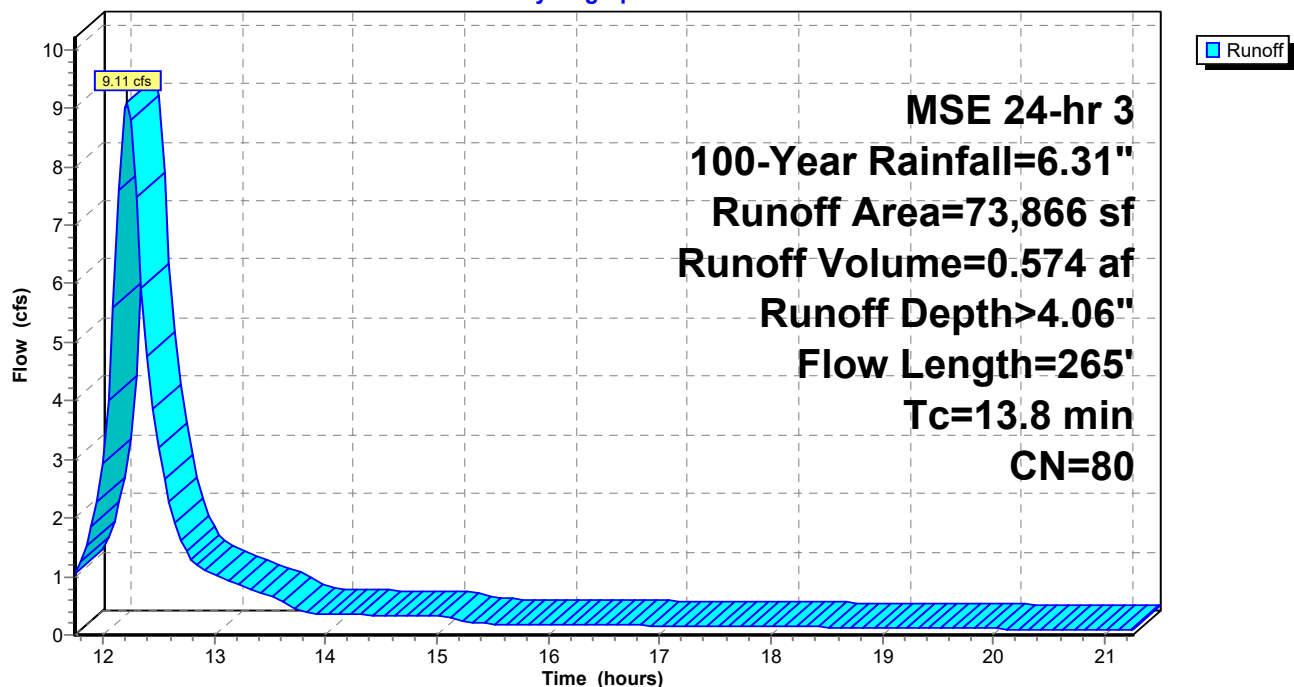
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 100-Year Rainfall=6.31"

	Area (sf)	CN	Description
*	5,175	98	Existing Roofs
*	12,350	98	Exisitng Asphalt/Concrete
*	12,533	77	Woods - Poor Cover, HSG C
*	43,808	74	Lawn, HSG C
	73,866	80	Weighted Average
	56,341		76.27% Pervious Area
	17,525		23.73% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
11.9	100	0.0400	0.14		Sheet Flow, Grass: Dense n= 0.240 P2= 2.65"
1.9	165	0.0420	1.43		Shallow Concentrated Flow, Shallow Short Grass Pasture Kv= 7.0 fps
13.8	265	Total			

Subcatchment 1S: Off-Site Runon

Hydrograph



Post-Develop Townhomes

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MSE 24-hr 3 100-Year Rainfall=6.31"

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Summary for Subcatchment 2S: Site

Runoff = 8.73 cfs @ 12.13 hrs, Volume= 0.435 af, Depth> 4.92"

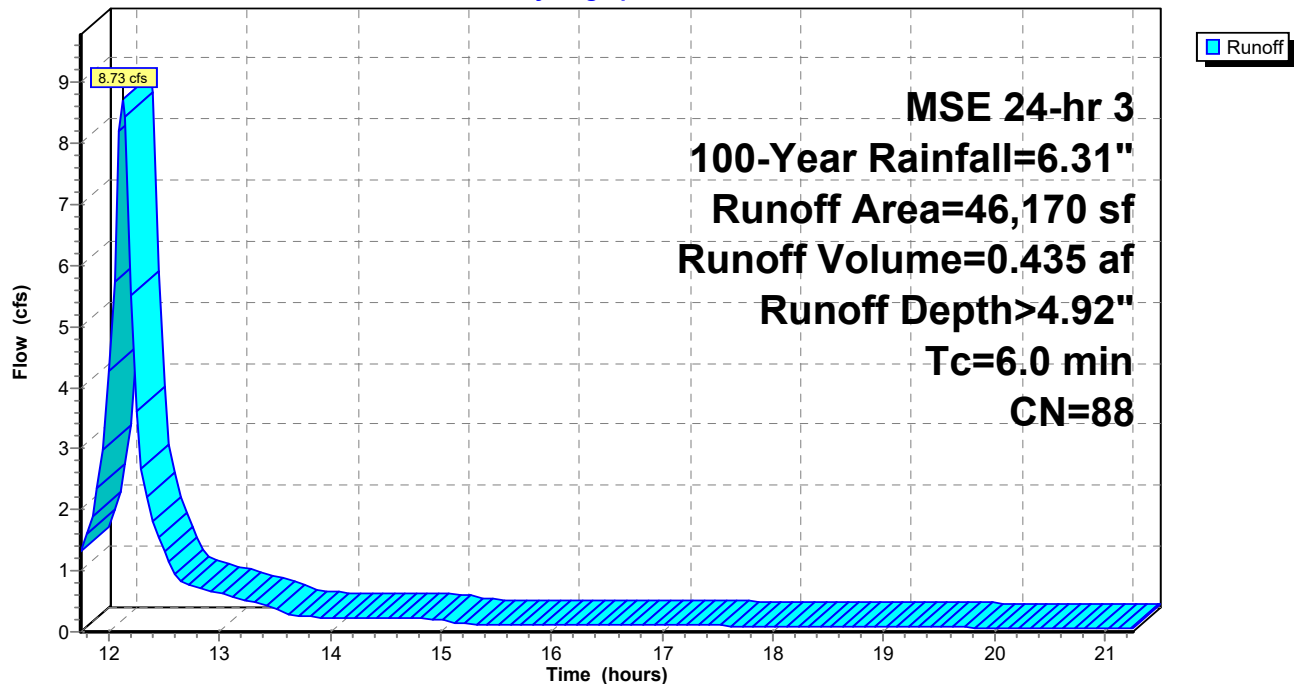
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 100-Year Rainfall=6.31"

	Area (sf)	CN	Description
*	2,915	98	Roofs
*	23,057	98	Asphalt/Concrete
*	5,500	77	Woods - Poor Cover, HSG C
*	14,698	74	Lawn, HSG C
	46,170	88	Weighted Average
	20,198		43.75% Pervious Area
	25,972		56.25% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

Subcatchment 2S: Site

Hydrograph



Post-Develop Townhomes

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MSE 24-hr 3 100-Year Rainfall=6.31"

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Summary for Subcatchment 3S: Uncontrolled - East

Runoff = 0.48 cfs @ 12.13 hrs, Volume= 0.022 af, Depth> 3.85"

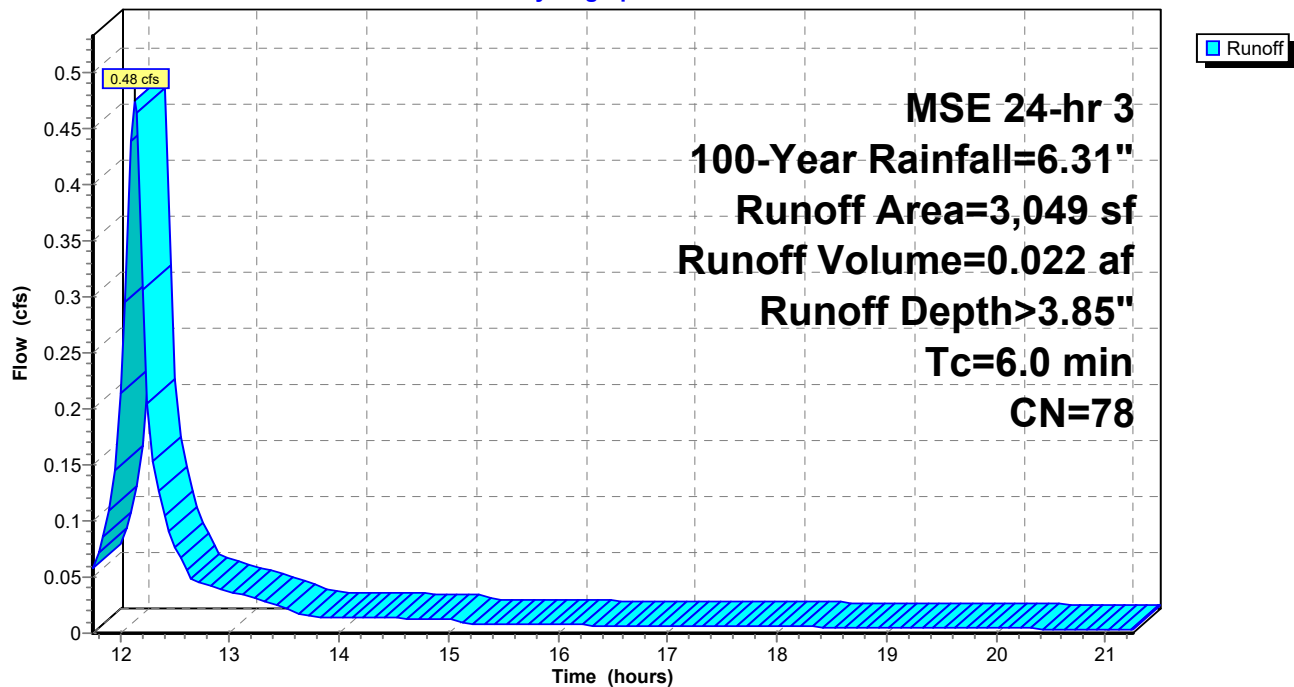
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 100-Year Rainfall=6.31"

	Area (sf)	CN	Description
*	455	98	Concrete
*	2,594	74	Lawn, HSG C
	3,049	78	Weighted Average
	2,594		85.08% Pervious Area
	455		14.92% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

Subcatchment 3S: Uncontrolled - East

Hydrograph



Post-Develop Townhomes

Prepared by Quam Engineering LLC

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NA-01-17 Stormwater

MSE 24-hr 3 100-Year Rainfall=6.31"

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Summary for Subcatchment 4S: Uncontrolled - South

Runoff = 0.27 cfs @ 12.13 hrs, Volume= 0.013 af, Depth> 3.55"

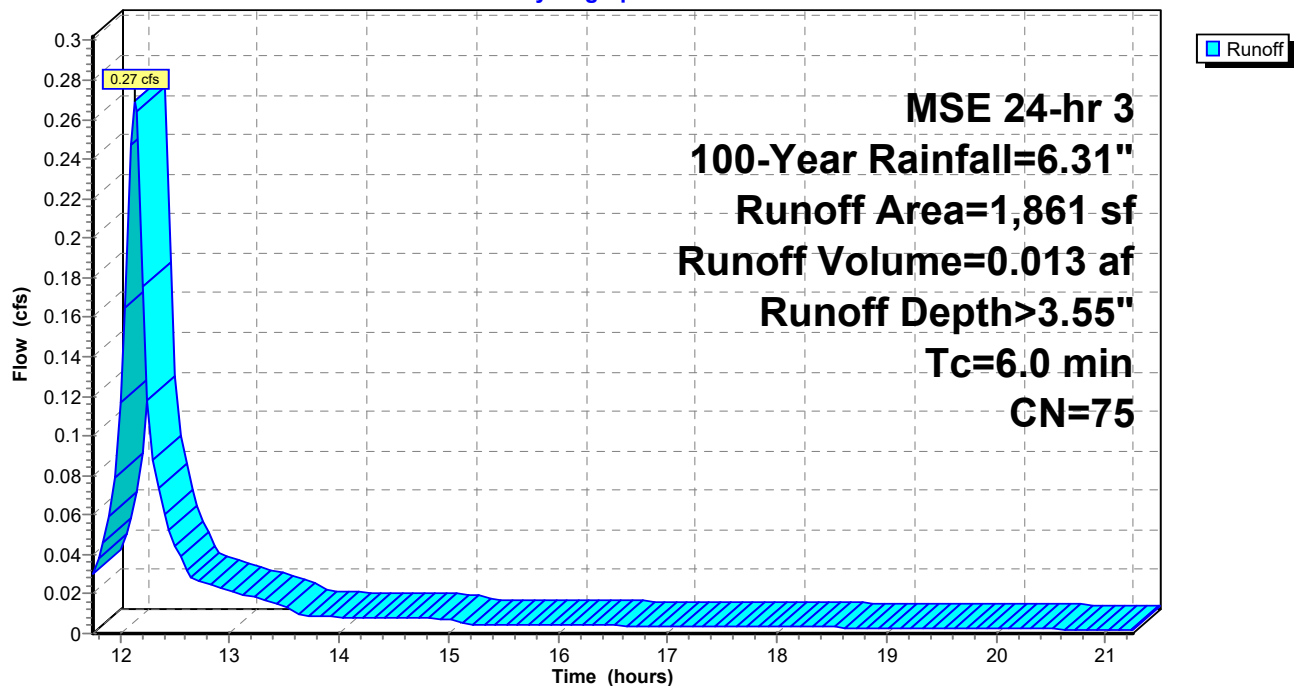
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 100-Year Rainfall=6.31"

	Area (sf)	CN	Description
*	760	77	Woods - Poor Cover, HSG C
*	1,101	74	Lawn, HSG C
	1,861	75	Weighted Average
	1,861		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

Subcatchment 4S: Uncontrolled - South

Hydrograph



Post-Develop Townhomes

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MSE 24-hr 3 100-Year Rainfall=6.31"

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Summary for Pond 2P: Wet Pond

Inflow Area = 2.756 ac, 36.24% Impervious, Inflow Depth > 4.39" for 100-Year event
Inflow = 16.07 cfs @ 12.15 hrs, Volume= 1.008 af
Outflow = 13.00 cfs @ 12.26 hrs, Volume= 0.912 af, Atten= 19%, Lag= 6.5 min
Primary = 3.49 cfs @ 12.26 hrs, Volume= 0.748 af
Secondary = 9.50 cfs @ 12.26 hrs, Volume= 0.165 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs / 3

Peak Elev= 835.69' @ 12.26 hrs Surf.Area= 8,242 sf Storage= 15,583 cf

Plug-Flow detention time= 129.2 min calculated for 0.912 af (90% of inflow)

Center-of-Mass det. time= 88.8 min (878.5 - 789.7)

Volume	Invert	Avail.Storage	Storage Description
#1	833.50'	18,206 cf	Custom Stage Data (Prismatic) Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
833.50	6,042	0	0
834.00	6,520	3,141	3,141
835.00	7,520	7,020	10,161
836.00	8,570	8,045	18,206

Device	Routing	Invert	Outlet Devices
#1	Primary	833.25'	12.0" Round Culvert L= 165.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 833.25' / 832.75' S= 0.0030 ' / Cc= 0.900 n= 0.012 Corrugated PP, smooth interior, Flow Area= 0.79 sf
#2	Device 1	833.50'	3.7" Vert. Orifice/Grate C= 0.600
#3	Device 1	834.75'	36.0" Vert. Stand Pipe C= 0.600
#4	Secondary	835.50'	50.0' long x 5.0' breadth Broad-Crested Rectangular Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 4.00 4.50 5.00 5.50 Coef. (English) 2.34 2.50 2.70 2.68 2.68 2.66 2.65 2.65 2.65 2.65 2.67 2.66 2.68 2.70 2.74 2.79 2.88

Primary OutFlow Max=3.48 cfs @ 12.26 hrs HW=835.68' TW=0.00' (Dynamic Tailwater)

↑ **1=Culvert** (Barrel Controls 3.48 cfs @ 4.44 fps)
↑ **2=Orifice/Grate** (Passes < 0.51 cfs potential flow)
↑ **3=Stand Pipe** (Passes < 6.13 cfs potential flow)

Secondary OutFlow Max=8.98 cfs @ 12.26 hrs HW=835.68' TW=0.00' (Dynamic Tailwater)

↑ **4=Broad-Crested Rectangular Weir** (Weir Controls 8.98 cfs @ 0.99 fps)

Post-Develop Townhomes

Prepared by Quam Engineering LLC

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NA-01-17 Stormwater

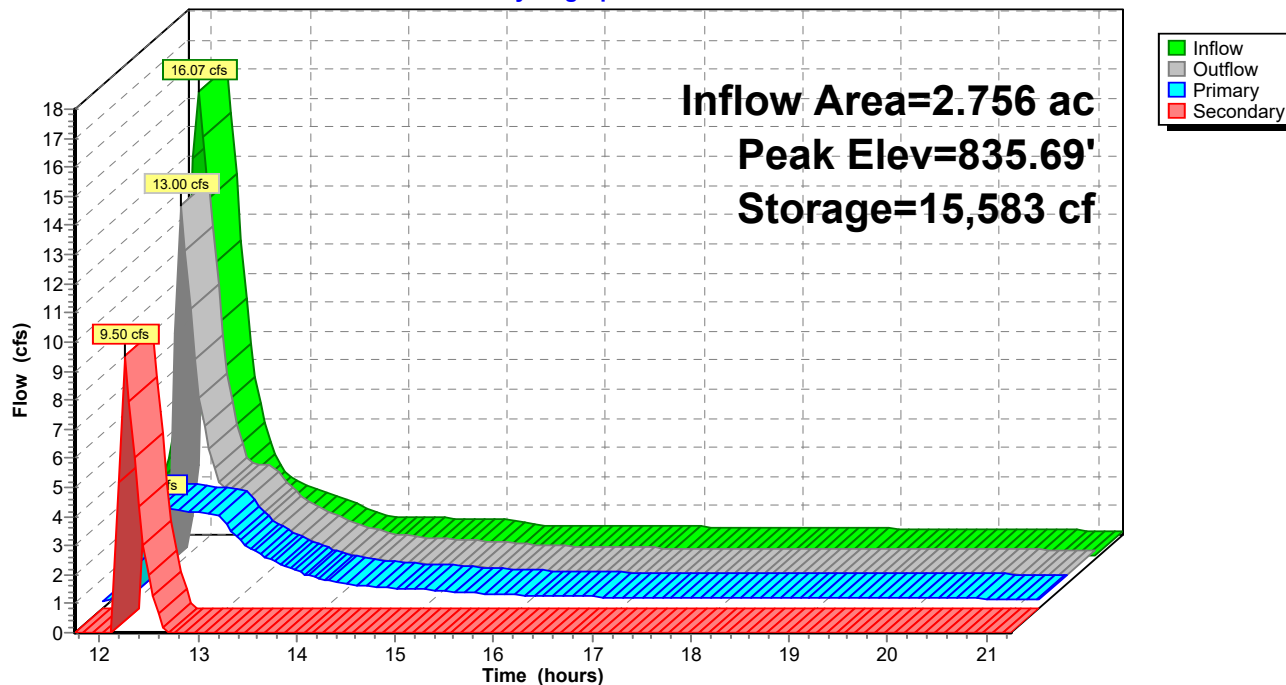
MSE 24-hr 3 100-Year Rainfall=6.31"

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Page 16

Pond 2P: Wet Pond

Hydrograph



Post-Develop Townhomes

Prepared by Quam Engineering LLC

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NA-01-17 Stormwater

MSE 24-hr 3 100-Year Rainfall=6.31"

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Page 17

Summary for Link 1L: Post-Development Total

Inflow Area = 2.868 ac, 35.18% Impervious, Inflow Depth > 3.96" for 100-Year event

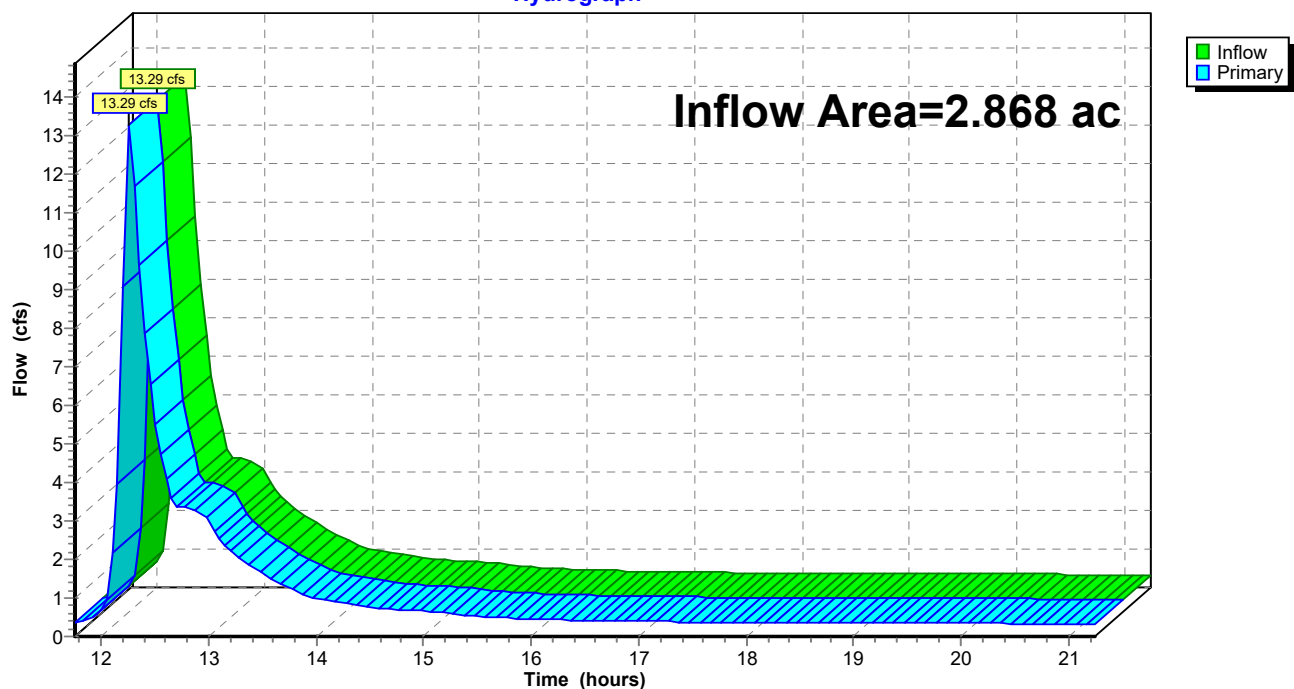
Inflow = 13.29 cfs @ 12.26 hrs, Volume= 0.947 af

Primary = 13.29 cfs @ 12.26 hrs, Volume= 0.947 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Link 1L: Post-Development Total

Hydrograph



Post-Develop Townhomes*MSE 24-hr 3 100-Year Rainfall=6.31"*

Prepared by Quam Engineering LLC

Printed 7/20/2023

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Hydrograph for Link 1L: Post-Development Total

Time (hours)	Inflow (cfs)	Primary (cfs)	Primary-Volume (acre-feet)
11.75	0.35	0.35	0.023
12.00	0.69	0.69	0.034
12.25	13.14	13.14	0.155
12.50	5.51	5.51	0.326
12.75	3.36	3.36	0.405
13.00	2.95	2.95	0.471
13.25	2.12	2.12	0.521
13.50	1.64	1.64	0.559
13.75	1.26	1.26	0.588
14.00	1.00	1.00	0.610
14.25	0.86	0.86	0.629
14.50	0.77	0.77	0.645
14.75	0.70	0.70	0.660
15.00	0.66	0.66	0.674
15.25	0.60	0.60	0.687
15.50	0.53	0.53	0.699
15.75	0.49	0.49	0.709
16.00	0.46	0.46	0.719
16.25	0.44	0.44	0.728
16.50	0.42	0.42	0.737
16.75	0.41	0.41	0.745
17.00	0.40	0.40	0.754
17.25	0.39	0.39	0.762
17.50	0.39	0.39	0.770
17.75	0.38	0.38	0.778
18.00	0.38	0.38	0.786
18.25	0.38	0.38	0.793
18.50	0.37	0.37	0.801
18.75	0.37	0.37	0.809
19.00	0.37	0.37	0.816
19.25	0.36	0.36	0.824
19.50	0.36	0.36	0.831
19.75	0.35	0.35	0.839
20.00	0.35	0.35	0.846
20.25	0.35	0.35	0.853
20.50	0.34	0.34	0.860
20.75	0.34	0.34	0.867
21.00	0.33	0.33	0.874
21.25	0.33	0.33	0.881

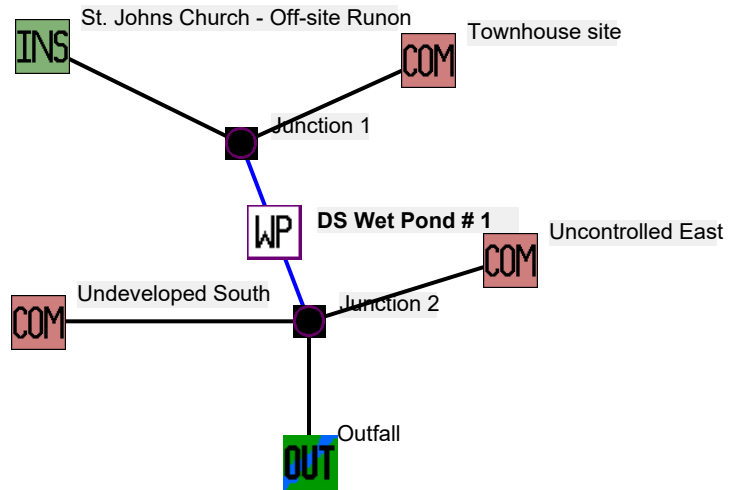
Appendix E

TSS Reduction Calculations



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Data file name: W:\Projects\NA-01-17\SWMP\NA-01 WinSLAMM.mdb
WinSLAMM Version 10.4.1
Rain file name: C:\WinSLAMM Files\Rain Files\WI Milwaukee 69.RAN
Particulate Solids Concentration file name: C:\WinSLAMM Files\v10.1 WI_AVG01.pscx
Runoff Coefficient file name: C:\WinSLAMM Files\WI_SL06 Dec06.rsvx
Residential Street Delivery file name: C:\WinSLAMM Files\WI_Res and Other Urban Dec06.std
Institutional Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std
Commercial Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std
Industrial Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std
Other Urban Street Delivery file name: C:\WinSLAMM Files\WI_Res and Other Urban Dec06.std
Freeway Street Delivery file name: C:\WinSLAMM Files\Freeway Dec06.std
Apply Street Delivery Files to Adjust the After Event Load Street Dirt Mass Balance: False
Pollutant Relative Concentration file name: C:\WinSLAMM Files\WI_GEO03.ppdx
Source Area PSD and Peak to Average Flow Ratio File: C:\WinSLAMM Files\NURP Source Area PSD Files.csv
Cost Data file name:
Seed for random number generator: -42
Study period starting date: 01/05/69 Study period ending date: 12/31/69
Start of Winter Season: 12/06 End of Winter Season: 03/28
Date: 07-20-2023 Time: 15:41:34
Site information:

LU# 1 - Institutional: St. Johns Church - Off-site Runon Total area (ac): 1.697
1 - Roofs 1: 0.119 ac. Pitched Disconnected Normal Silty PSD File: C:\WinSLAMM Files\NURP.cpz
13 - Paved Parking 1: 0.284 ac. Disconnected Normal Silty PSD File: C:\WinSLAMM Files\NURP.cpz
45 - Large Landscaped Areas 1: 1.006 ac. Normal Silty PSD File: C:\WinSLAMM Files\NURP.cpz
57 - Undeveloped Areas 1: 0.288 ac. Normal Silty PSD File: C:\WinSLAMM Files\NURP.cpz

LU# 2 - Commercial: Townhouse site Total area (ac): 1.060
1 - Roofs 1: 0.067 ac. Pitched Connected PSD File: C:\WinSLAMM Files\NURP.cpz
13 - Paved Parking 1: 0.529 ac. Connected PSD File: C:\WinSLAMM Files\NURP.cpz
51 - Small Landscaped Areas 1: 0.199 ac. Normal Silty PSD File: C:\WinSLAMM Files\NURP.cpz
57 - Undeveloped Areas 1: 0.126 ac. Normal Silty PSD File: C:\WinSLAMM Files\NURP.cpz
70 - Water Body Areas: 0.139 ac. PSD File:

LU# 3 - Commercial: Undeveloped South Total area (ac): 0.042
51 - Small Landscaped Areas 1: 0.025 ac. Normal Silty PSD File: C:\WinSLAMM Files\NURP.cpz
57 - Undeveloped Areas 1: 0.017 ac. Normal Silty PSD File: C:\WinSLAMM Files\NURP.cpz

LU# 4 - Commercial: Uncontrolled East Total area (ac): 0.070
31 - Sidewalks 1: 0.010 ac. Connected PSD File: C:\WinSLAMM Files\NURP.cpz
51 - Small Landscaped Areas 1: 0.060 ac. Normal Silty PSD File: C:\WinSLAMM Files\NURP.cpz

Control Practice 1: Wet Detention Pond CP# 1 (DS) - DS Wet Pond # 1

Particle Size Distribution file name: Not needed - calculated by program

Initial stage elevation (ft): 0

Peak to Average Flow Ratio: 3.8

Maximum flow allowed into pond (cfs): No maximum value entered

Outlet Characteristics:

Outlet type: Orifice 1

1. Orifice diameter (ft): 0.31

2. Number of orifices: 1

3. Invert elevation above datum (ft): 4.5

Outlet type: Broad Crested Weir

1. Weir crest length (ft): 50

2. Weir crest width (ft): 5

3. Height from datum to bottom of weir opening: 6.5

Outlet type: Vertical Stand Pipe

1. Stand pipe diameter (ft): 3

2. Stand pipe height above datum (ft): 5.75

Pond stage and surface area

Entry Number	Stage (ft)	Pond Area (acres)	Natural Seepage (in/hr)	Other Outflow (cfs)
0	0.00	0.0000	0.00	0.00
1	0.01	0.0335	0.00	0.00
2	1.00	0.0464	0.00	0.00
3	2.00	0.0609	0.00	0.00
4	3.00	0.0771	0.00	0.00
5	3.50	0.0859	0.00	0.00
6	4.00	0.1108	0.00	0.00
7	4.50	0.1387	0.00	0.00
8	5.00	0.1497	0.00	0.00
9	6.00	0.1726	0.00	0.00
10	7.00	0.1967	0.00	0.00

Data file name: W:\Projects\NA-01-17\SWMP\NA-01 WinSLAMM.mdb
WinSLAMM Version 10.4.1
Rain file name: C:\WinSLAMM Files\Rain Files\WI Milwaukee 69.RAN
Particulate Solids Concentration file name: C:\WinSLAMM Files\v10.1 WI_AVG01.pscx
Runoff Coefficient file name: C:\WinSLAMM Files\WI_SL06 Dec06.rsvx
Pollutant Relative Concentration file name: C:\WinSLAMM Files\WI_GEO03.ppdx
Residential Street Delivery file name: C:\WinSLAMM Files\WI_Res and Other Urban Dec06.std
Institutional Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std
Commercial Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std
Industrial Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std
Other Urban Street Delivery file name: C:\WinSLAMM Files\WI_Res and Other Urban Dec06.std
Freeway Street Delivery file name: C:\WinSLAMM Files\Freeway Dec06.std
Apply Street Delivery Files to Adjust the After Event Load Street Dirt Mass Balance: False
Source Area PSD and Peak to Average Flow Ratio File: C:\WinSLAMM Files\NURP Source Area PSD Files.csv
Cost Data file name:
Seed for random number generator: -42
Study period starting date: 01/05/69 Study period ending date: 12/31/69
Start of Winter Season: 12/06 End of Winter Season: 03/28
Model Run Start Date: 01/05/69 Model Run End Date: 12/31/69
Date of run: 07-20-2023 Time of run: 15:40:56
Total Area Modeled (acres): 2.869
Years in Model Run: 0.99

	Runoff Volume (cu ft)	Percent Runoff Volume Reduction	Particulate Solids Conc. (mg/L)	Particulate Solids Yield (lbs)	Percent Particulate Solids Reduction
Total of all Land Uses without Controls:	73682	-	99.63	458.3	-
Outfall Total with Controls:	60039	18.52%	18.19	68.18	85.12%
Annualized Total After Outfall Controls:	60873			69.12	

Appendix F

Storm Sewer Calculations



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WORK SHEET FOR STORM SEWER DESIGN

PROJECT: Germantown Townhomes
DATE: 7/20/2023

Computed by: Kevin Parish
 Checked by: Kevin Parish

LOCATION		BASIN		RAINFALL - RUNOFF						SEWER			
Upstream Structure	Downstream Structure	Runoff Coeff.	Area	Design Storm	Rain Intensity	Direct Runoff	Other Runoff	Design Runoff		Sewer Size	Slope of Sewer	Capacity Flowing Full	
		(C)	(A) Acres	Yr.	(I) In./Hr.	Q=C*I*A CFS	CFS	CFS	GPM	In.	Ft./Ft.	CFS	GPM
Inlet #3.2	CB #3	0.72	0.05	10	7.27	0.26	0.00	0.26	119	8	0.0300	2.3	1020
Inlet #3.1	CB #3	0.72	0.20	10	7.27	1.04	0.00	1.04	469	10	0.0100	2.4	1068
CB #3	Outfall	0.72	0.13	10	7.27	0.70	1.31	2.01	900	10	0.0500	5.3	2388

* C ₁₀ = 0.72 = Commercial Soil C, Slope 2-6% from the FDM Procedure 13-10-5 Figure 2.	Manning's Roughness Coefficient
* C ₁₀₀ = 0.89 = Commercial Soil C, Slope 2-6% from the FDM Procedure 13-10-5 Figure 2.	n= 0.012
A = Drainage area to structure.	10 Year Storm
I = rainfall intensity for West Bend, Wisconsin from NOAA Atlas 14, Vol. 8, Ver. 2	7.27
	100 Year Storm
	10.8

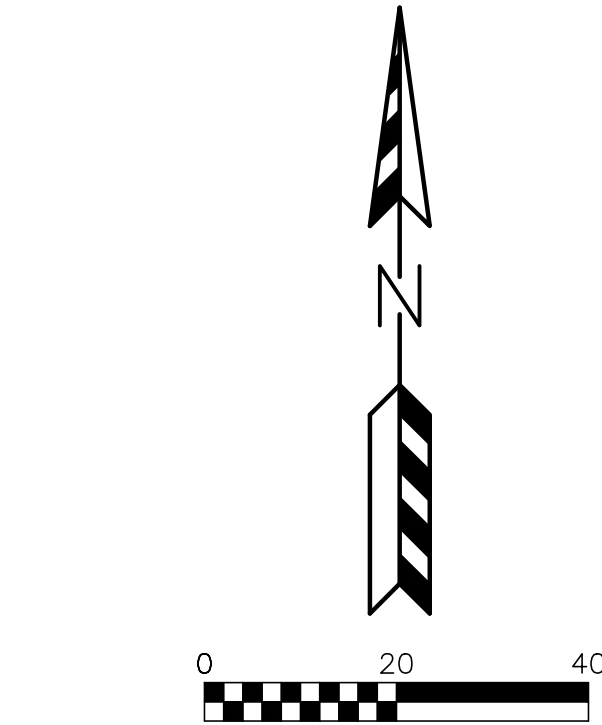
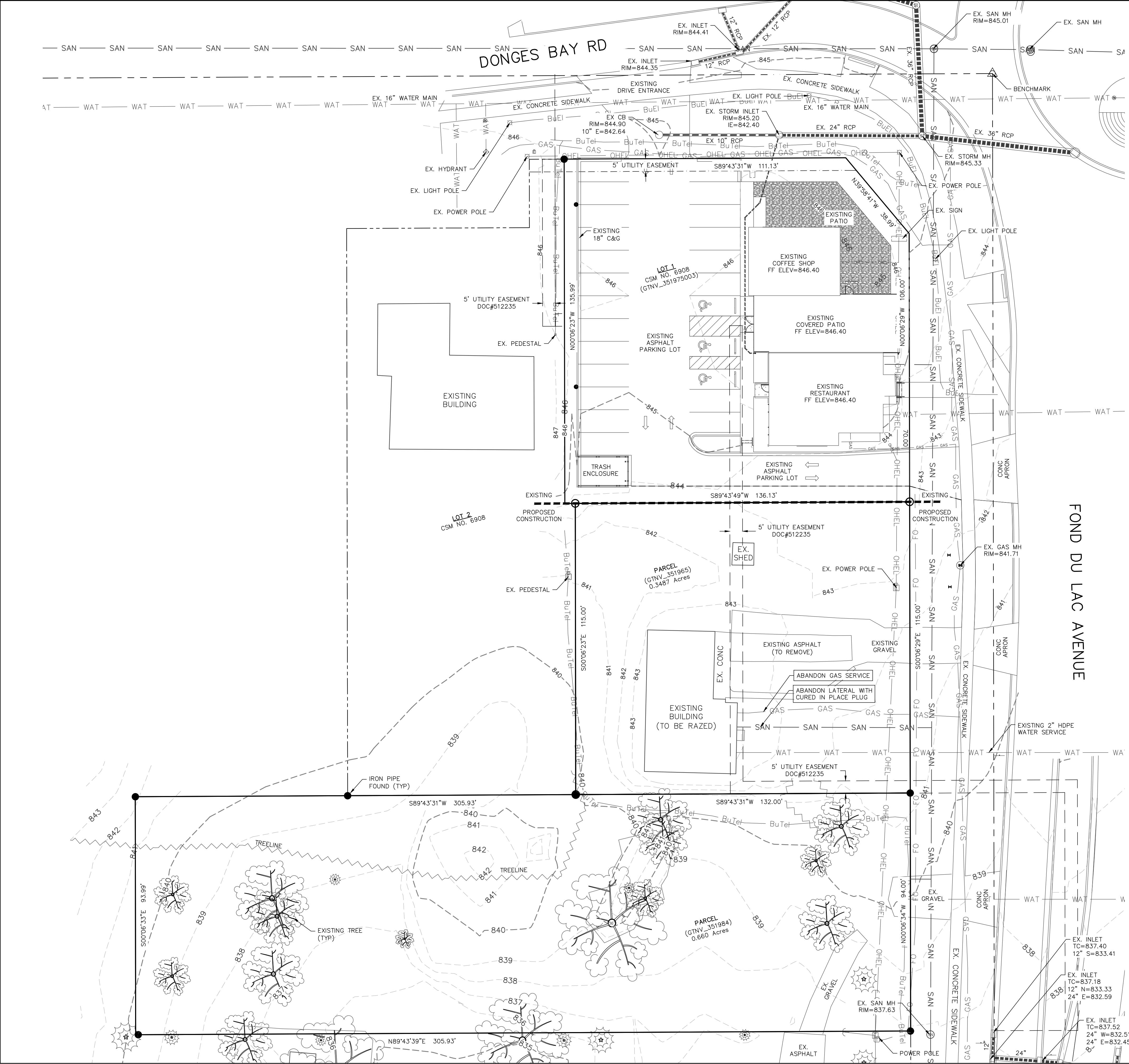
Appendix G

Design Plans



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△ BENCHMARK: SECTION CORNER, ELEV=845.04, NAVD88

- LEGEND:**
- 896 --- EXISTING MINOR CONTOUR.
 - 895 --- EXISTING MAJOR CONTOUR.
 - OHEL — OVERHEAD ELECTRIC LINE.
 - BuEl — BURIED ELECTRIC LINE.
 - BuTel — BURIED TELEPHONE LINE.
 - FO — FIBER OPTIC LINE.
 - GAS — GAS LINE.
 - SAN — SANITARY SEWER MAIN OR LATERAL.
 - WAT — WATER MAIN OR SERVICE.
 - ===== STORM SEWER LINE.
 - [ELEC] — ELECTRIC METER.
 - [GAS] — GAS METER.
 - [VALVE] — GAS VALVE.
 - [HYDRANT] — FIRE HYDRANT.
 - [POLE] — POWER POLE.
 - [SN] — SANITARY SEWER MANHOLE.
 - [ST] — STORM SEWER MANHOLE.
 - [INLET] — STORM SEWER INLET.
 - [TEL] — TELEPHONE PEDESTAL.
 - [TRANS] — TRANSFORMER.
 - [WV] — WATER VALVE.

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

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

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

PLAN TITLE:
**EXISTING
CONDITIONS
SURVEY**

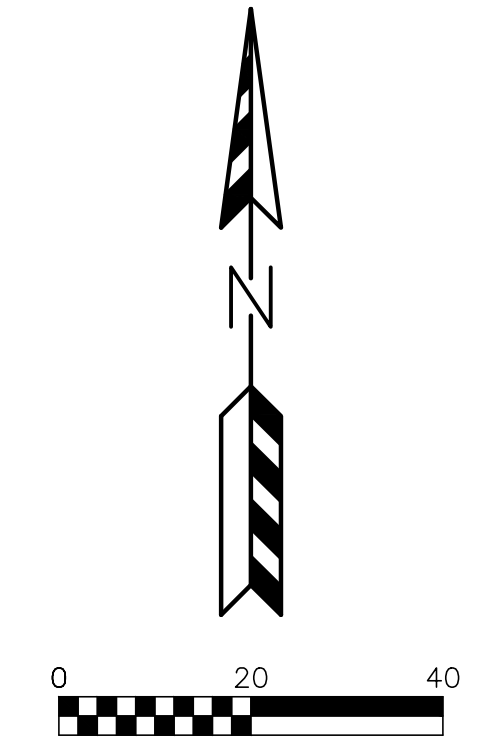
DRAWN BY:
KJP
DESIGNED BY:
KJP
CHECKED BY:
KJP

PLAN DATE:
7-21-2023

PROJECT NO:
\NA-01-17

**VILLAGE
SUBMITTAL**

SHEET NO:
C1.01



 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

 CONCRETE SIDEWALK
4" CRUSHED AGGREGATE BASE COURSE
5" CONCRETE

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.

[illegible]

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

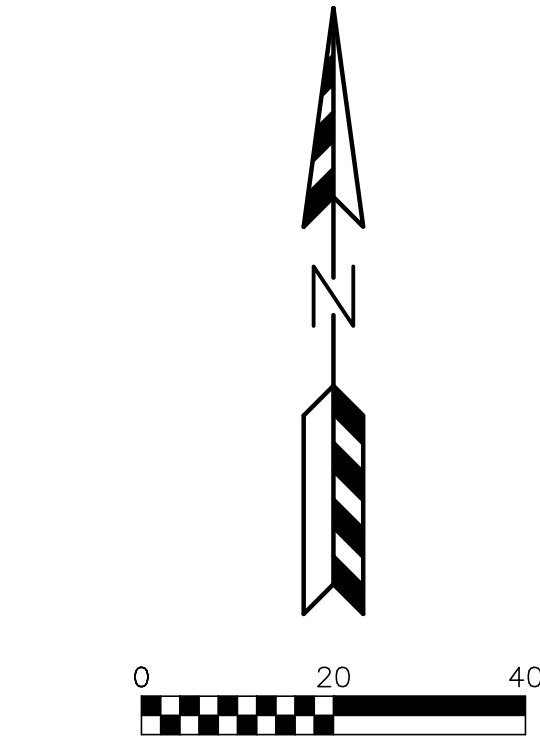
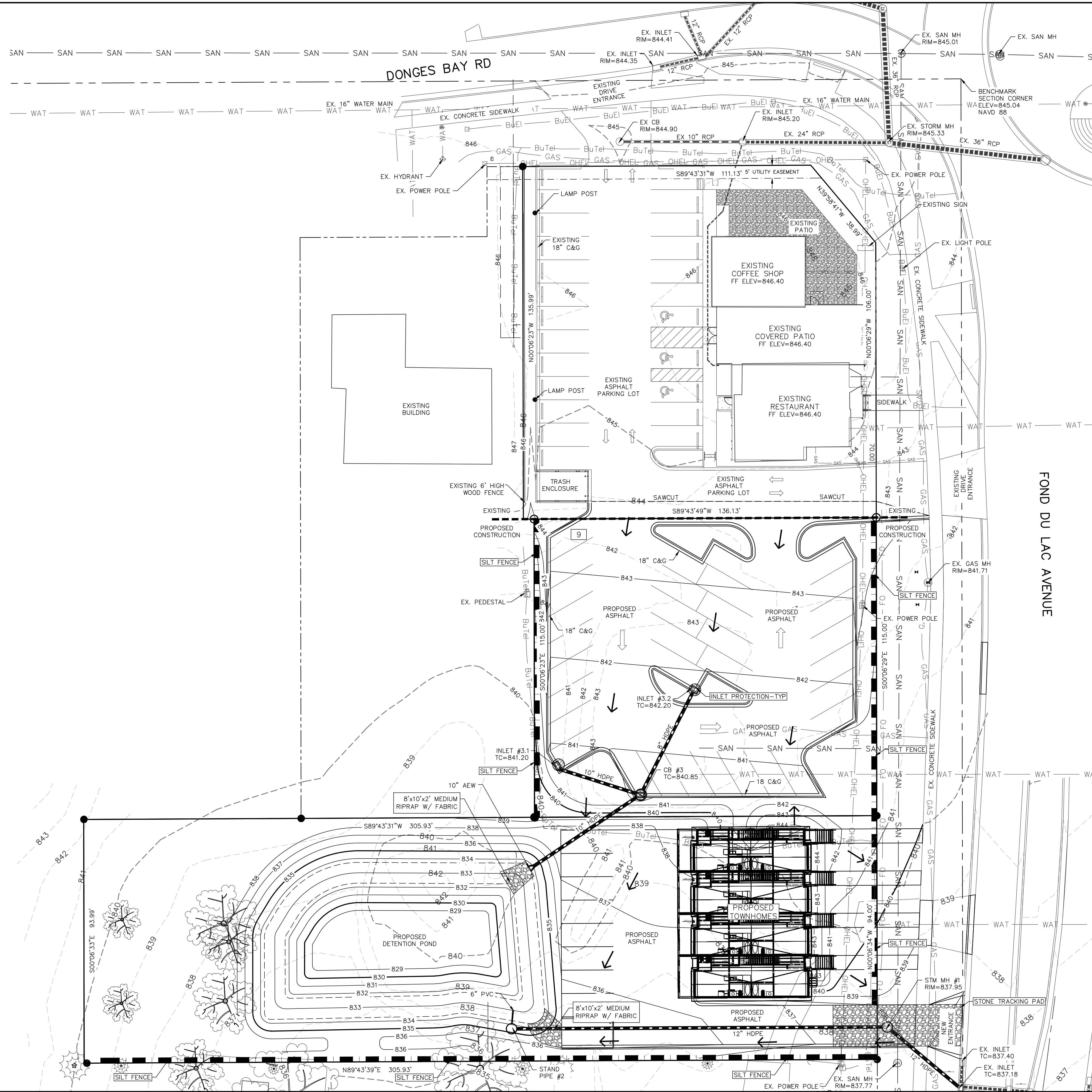
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DRAWN BY: KJP
DESIGNED BY: KJP
CHECKED BY: KJP

PLAN DATE:	7-20-2023
PROJECT NO:	\NA-01-17\

**VILLAGE
SUBMITTAL**

SHEET NO:

C1.02



- LEGEND:**
- 936 --- EXISTING MINOR CONTOUR.
 - 935 --- EXISTING MAJOR CONTOUR.
 - 936 --- PROPOSED MINOR CONTOUR.
 - 935 --- PROPOSED MAJOR CONTOUR.
 - --- PROPOSED STORM SEWER.
 - --- EXISTING STORM SEWER.
 - ⊙ --- INSTALL WISDOT TYPE D INLET PROTECTION.
 - --- INSTALL SILT FENCE.
 - --- INSTALL DITCH CHECK.
 - --- DRAINAGE ARROW.

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

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

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

PLAN TITLE:
**EROSION
CONTROL
PLAN**

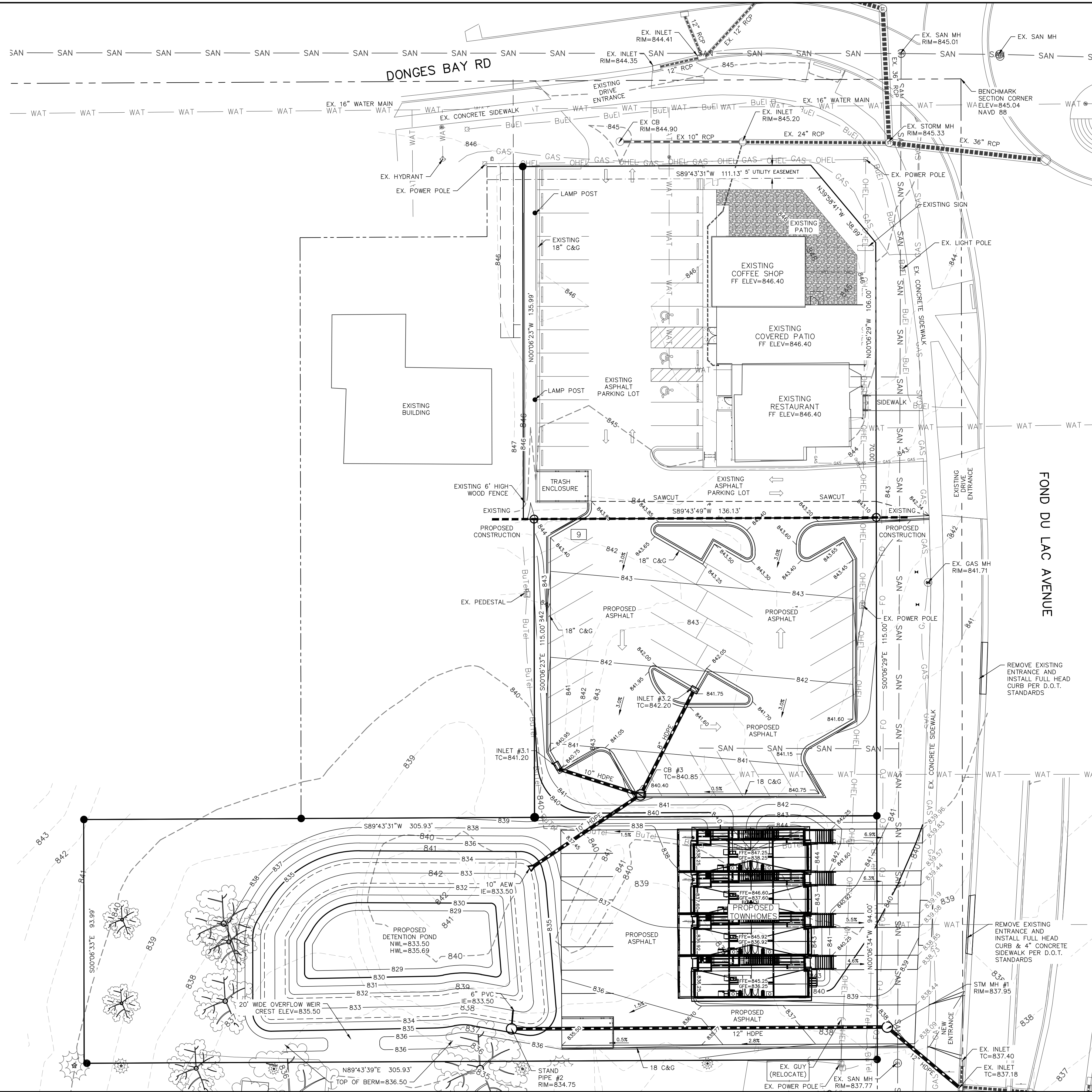
DRAWN BY:
KJP
DESIGNED BY:
KJP
CHECKED BY:
KJP

PLAN DATE:
7-20-2023

PROJECT NO:
\NA-01-17

**VILLAGE
SUBMITTAL**

SHEET NO:
C1.03



- 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 CURB FLANGE ELEVATION.
 - TC 934.23 - PROPOSED TOP OF CURB ELEVATION.
 - SW 934.23 - PROPOSED SIDEWALK ELEVATION.
 - EP 934.23 - PROPOSED EDGE OF PAVEMENT ELEVATION.
 - EXP 934.23 - PROPOSED BUILDING EXPOSURE ELEVATION.
 - FFE 934.23 - PROPOSED BUILDING FIRST FLOOR ELEVATION.
 - PROPOSED STORM SEWER.
 - EXISTING STORM SEWER.

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

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

PLAN TITLE:
**GRADING
PLAN**

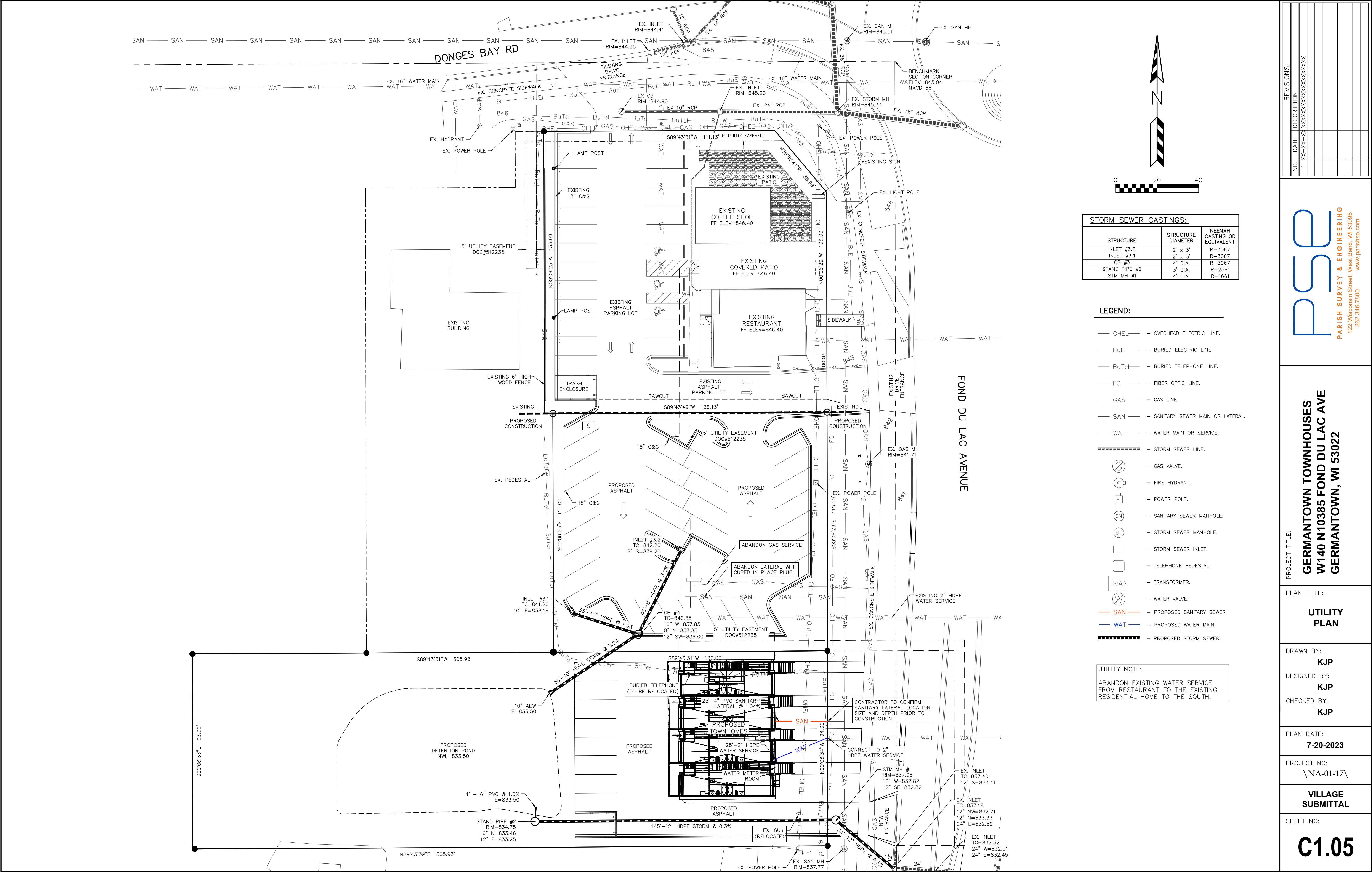
DRAWN BY:
KJP
DESIGNED BY:
KJP
CHECKED BY:
KJP

PLAN DATE:
7-20-2023

PROJECT NO:
\NA-01-17

**VILLAGE
SUBMITTAL**

SHEET NO:
C1.04



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

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

PLAN TITLE:
**UTILITY
PLAN**

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

PLAN DATE:
7-20-2023

PROJECT NO:
\NA-01-17

**VILLAGE
SUBMITTAL**

SHEET NO:

C1.05



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PROJECT TITLE:

**GERMANTOWN TOWNHOUSES
W140 N10385 FOND DU LAC AVE
GERMANTOWN, WI 53022**

PLAN TITLE:

STORMWATER MANAGEMENT DETAILS

DRAWN BY:

KJP

DESIGNED BY:

KJP

CHECKED BY:

KJP

PLAN DATE:

7-20-2023

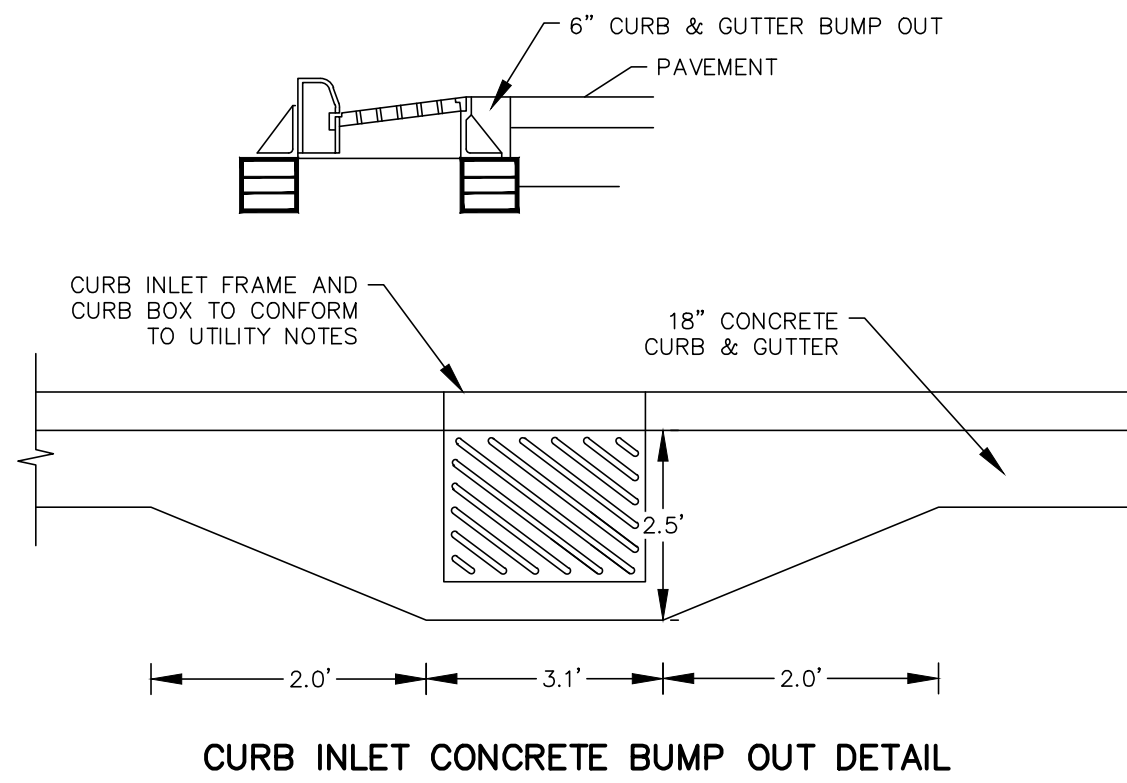
PROJECT NO:

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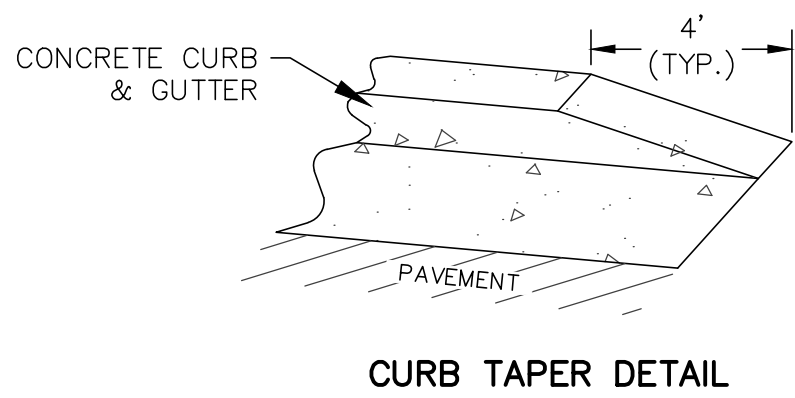
VILLAGE SUBMITTAL

SHEET NO:

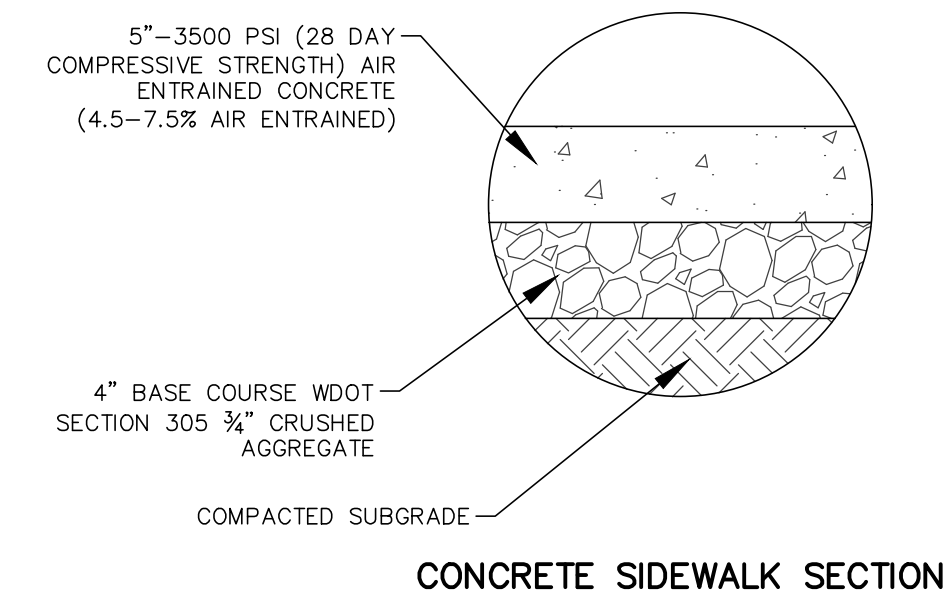
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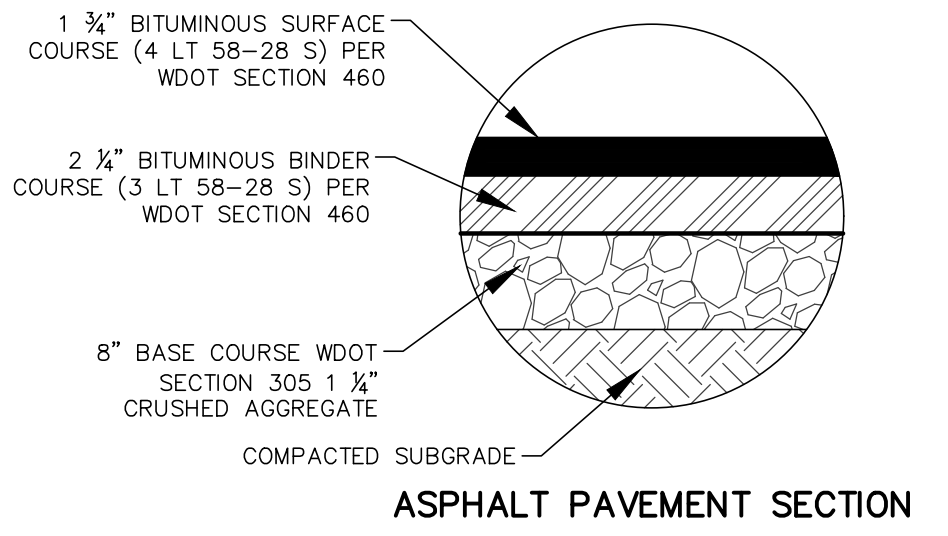
CURB INLET CONCRETE BUMP OUT DETAIL



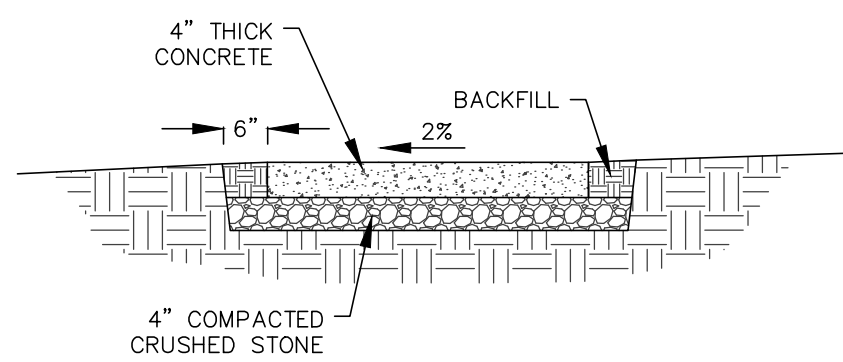
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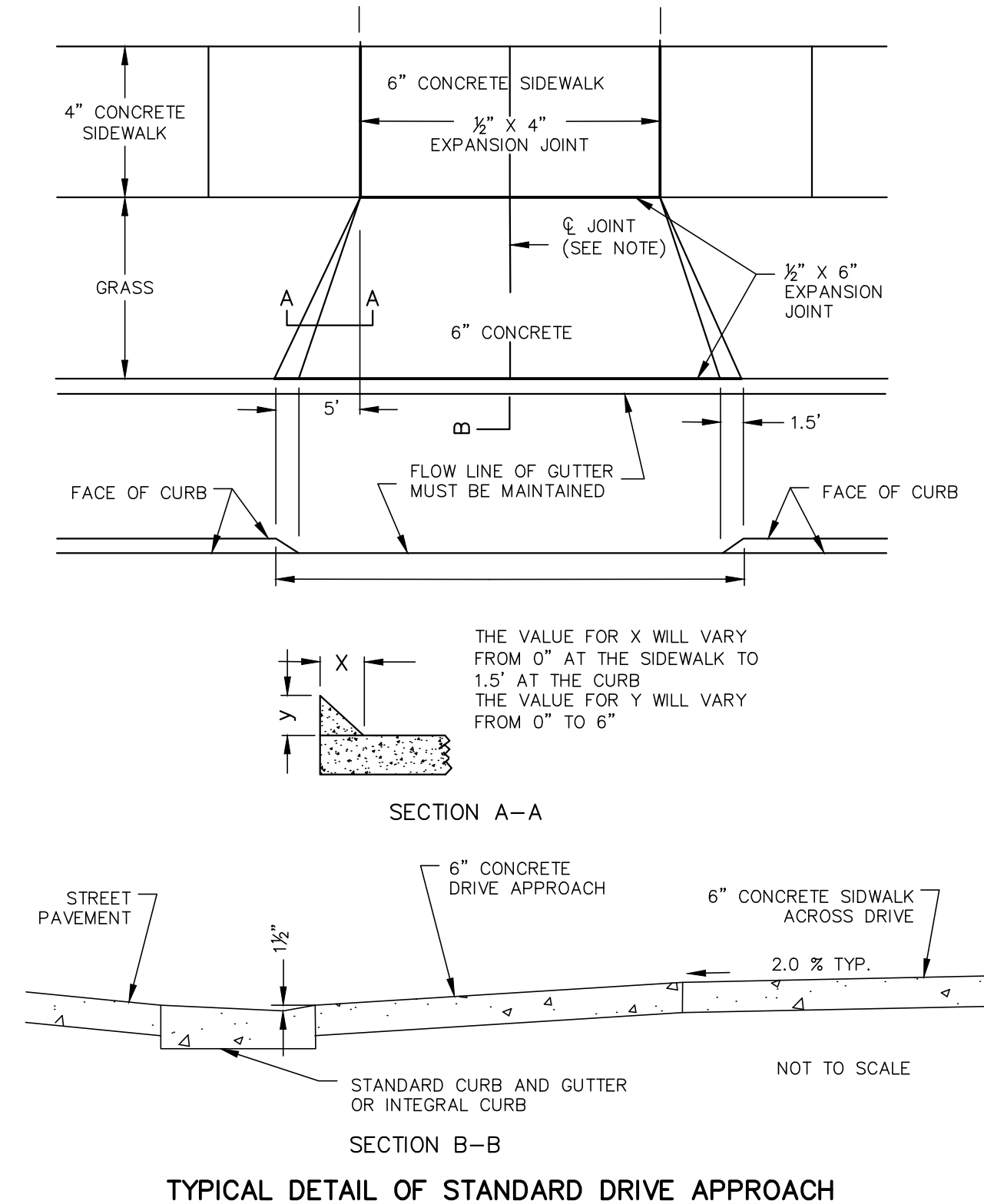
CONCRETE SIDEWALK SECTION



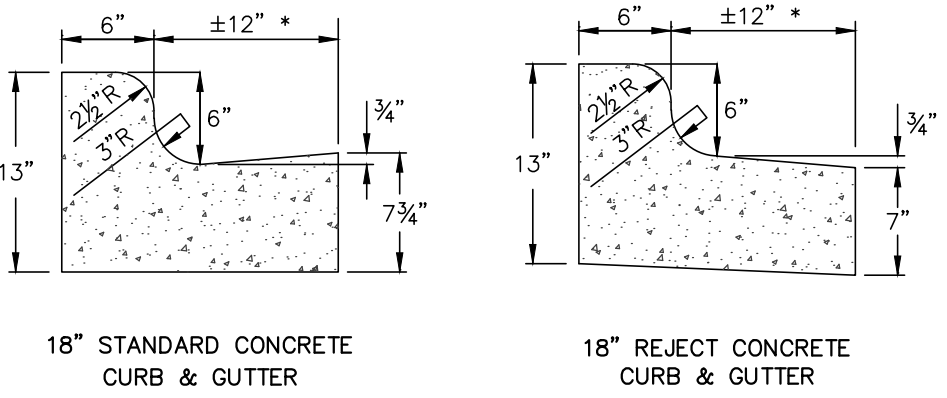
ASPHALT PAVEMENT SECTION



CONCRETE SIDEWALK



TYPICAL DETAIL OF STANDARD DRIVE APPROACH



- GENERAL NOTES:
1. LATERAL CONTRACTION JOINTS SHALL BE PLACED AT INTERVALS OF NOT MORE THAN 15' NOR LESS THAN 6' IN LENGTH. THE JOINTS SHALL BE A MINIMUM OF 3" IN DEPTH. EXPANSION JOINTS SHALL BE PLACED TRANSVERSELY AT RADIUS POINTS ON CURVES OF RADIUS 200' OR LESS, AND AT ANGLE POINTS, OR AS DIRECTED BY THE ENGINEER. THE EXPANSION JOINT SHALL BE A ONE PIECE ASPHALTIC MATERIAL HAVING THE SAME DIMENSIONS AS CURB & GUTTER AT THAT STATION AND BE 1/2" THICK. IN ALL CASES, CONCRETE CURB & GUTTER SHALL BE PLACED ON THOROUGHLY COMPACTED CRUSHED STONE.
 2. * CURB APRON ±12" TO FIT STANDARD CURB MACHINE
- 18" CURB AND GUTTER DETAILS

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

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

PLAN TITLE:
**STORMWATER
MANAGEMENT
DETAILS**

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

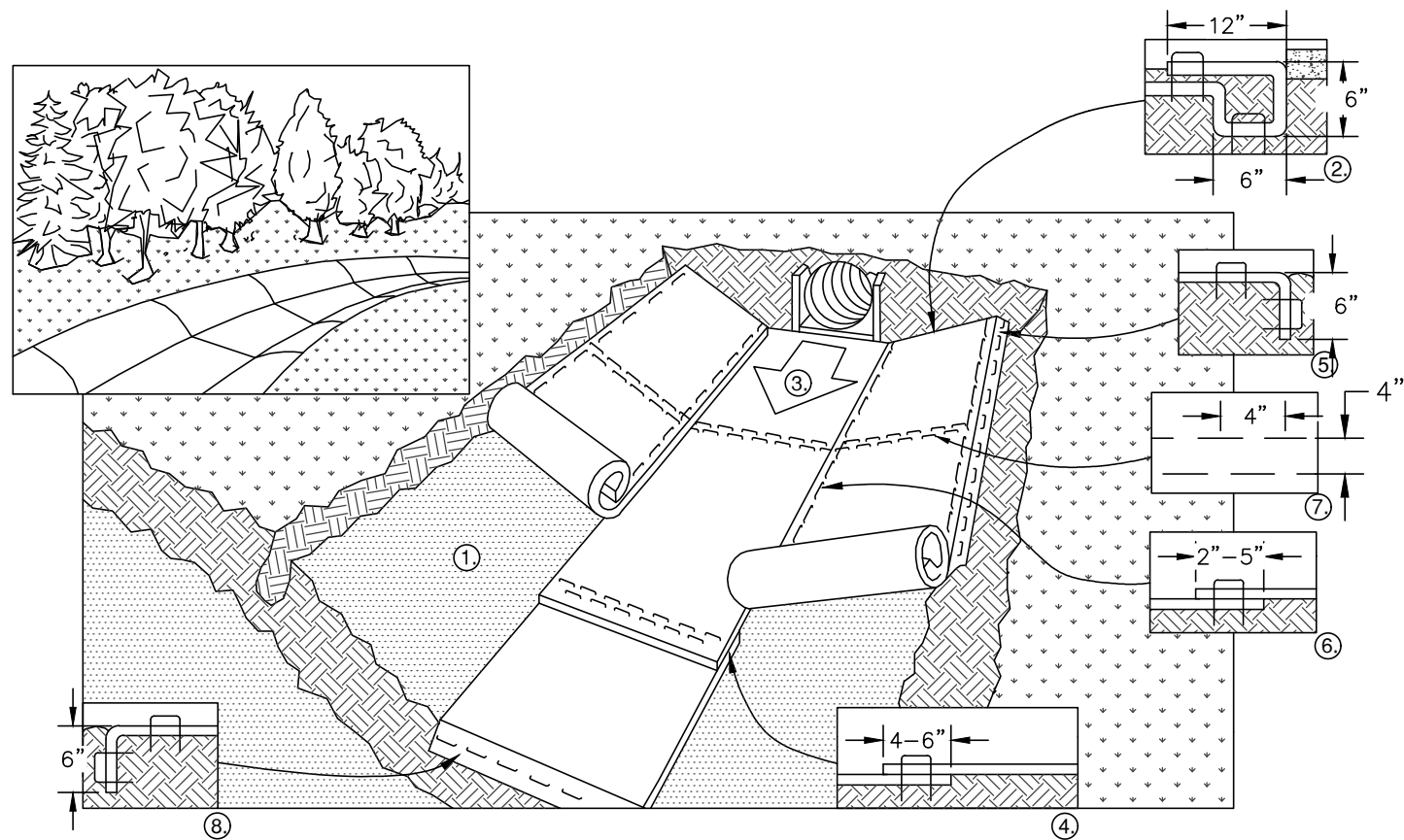
PLAN DATE:
7-20-2023

PROJECT NO:
\NA-01-17

**VILLAGE
SUBMITTAL**

SHEET NO:
C1.07

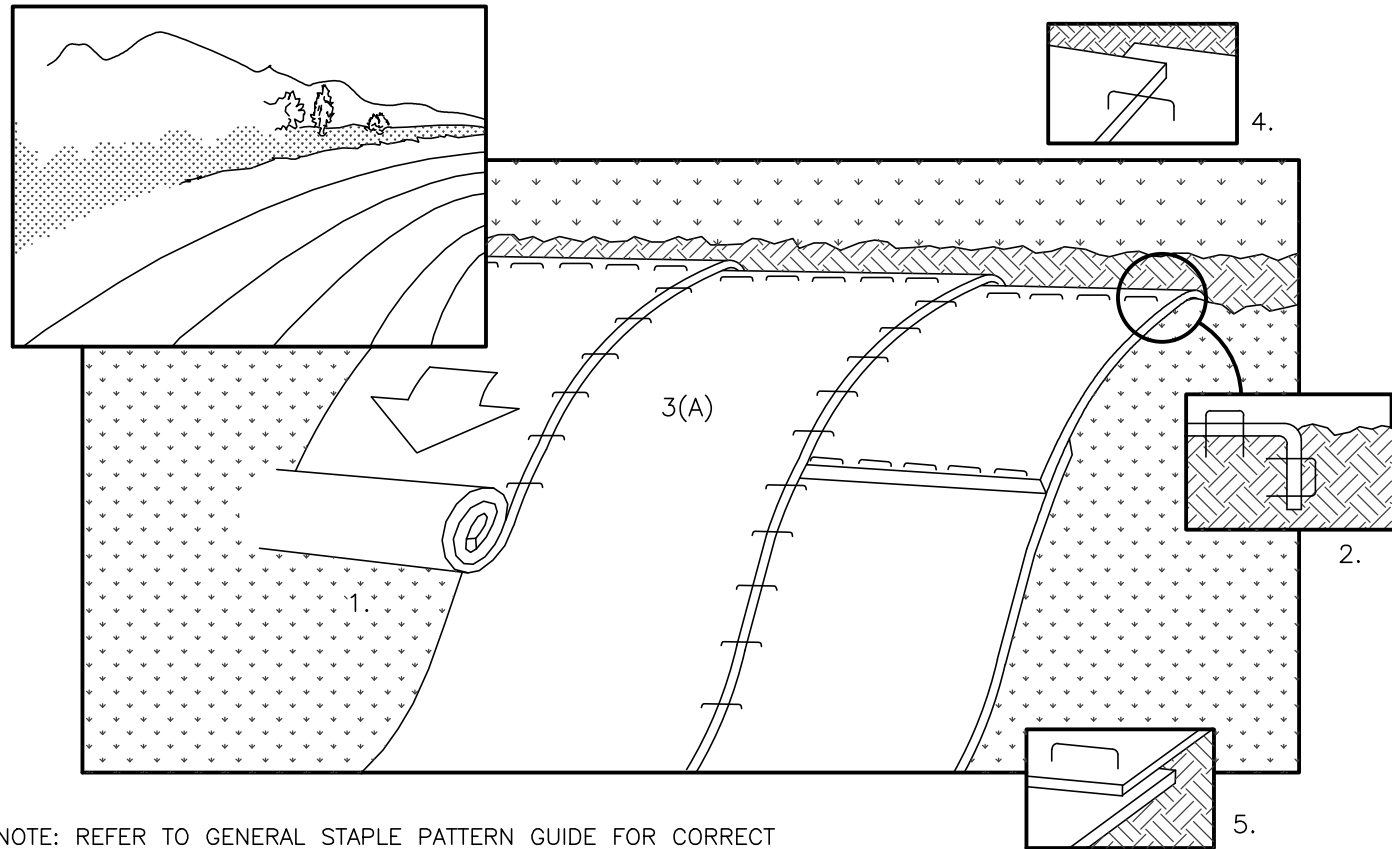
MAXIMUM PERIOD OF BARE SOIL FOR SLOPES > 20%		
SLOPE AREA DRAINS TO SEDIMENT BASIN OR SEDIMENT TRAP?	MAXIMUM PERIOD OF BARE SOIL EXPOSURE (CALENDAR DAYS)	
	LAND DISTURBANCE BETWEEN SEPTEMBER 16TH AND MAY 1ST	LAND DISTURBANCE BETWEEN MAY 2ND AND SEPTEMBER 15TH
YES	90	90
NO	60	30



1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING APPLICATION OF FERTILIZER AND SEED.
2. BEGIN AT THE TOP OF THE CHANNEL BY ANCHORING THE BLANKET IN A 6" DEEP X 6" WIDE TRENCH WITH APPROXIMATELY 12" OF BLANKET EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE BLANKET WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" PORTION OF BLANKET BACK OVER SEED AND COMPACTED SOIL. SECURE BLANKET OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" APART ACROSS THE WIDTH OF THE BLANKET
3. ROLL CENTER BLANKET IN DIRECTION OF WATER FLOW IN BOTTOM OF CHANNEL. BLANKETS WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL BLANKETS MUST BE SECURELY FASTENED TO THE SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS RECOMMENDED BY THE MANUFACTURER.
4. PLACE CONSECUTIVE BLANKETS END OVER END (SHINGLE STYLE) WITH A 4-6" OVERLAP. USE A DOUBLE ROW OF STAPLES STAGGERED 4" APART AND 4" ON CENTER TO SECURE BLANKETS.
5. FULL LENGTH EDGE OF BLANKETS AT TOP OF SIDE SLOPE MUST BE ANCHORED WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" APART IN A 6" DEEP X 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
6. ADJACENT BLANKETS MUST BE OVERLAPPED APPROXIMATELY 4" AND STAPLED.
7. A STAPLE CHECK SLOT IS RECOMMENDED AT 30 TO 40 FOOT INTERVALS. USE A DOUBLE ROW OF STAPLES STAGGERED 4" APART AND 4" ON CENTER OVER ENTIRE WIDTH OF THE CHANNEL.
8. THE TERMINAL END OF THE BLANKETS MUST BE ANCHORED WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" APART IN A 6" DEEP X 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.

NOTE: ALL STAPLES MUST BE 6" OR GREATER IN LENGTH

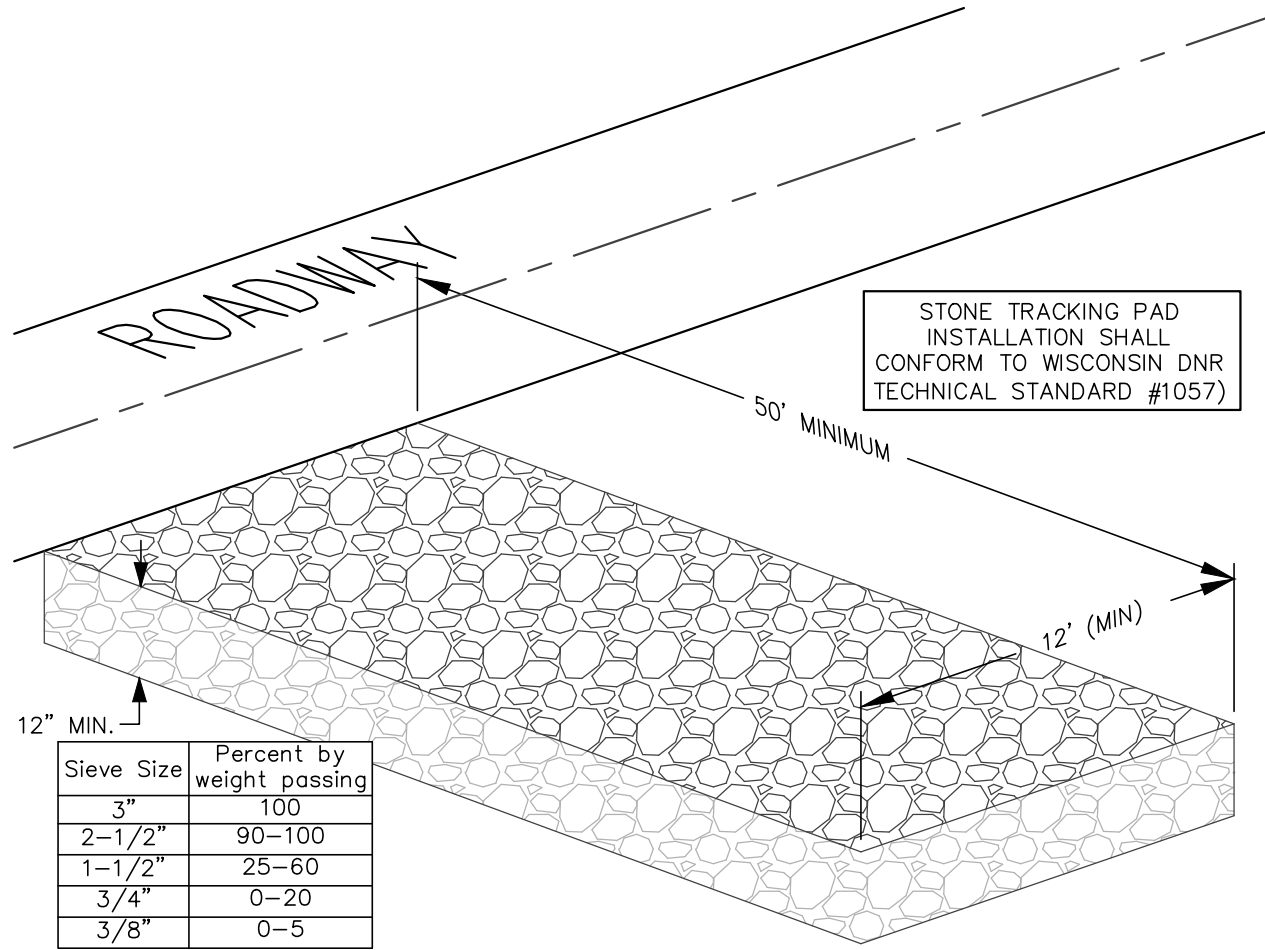
EROSION CONTROL MAT – CHANNEL INSTALLATION



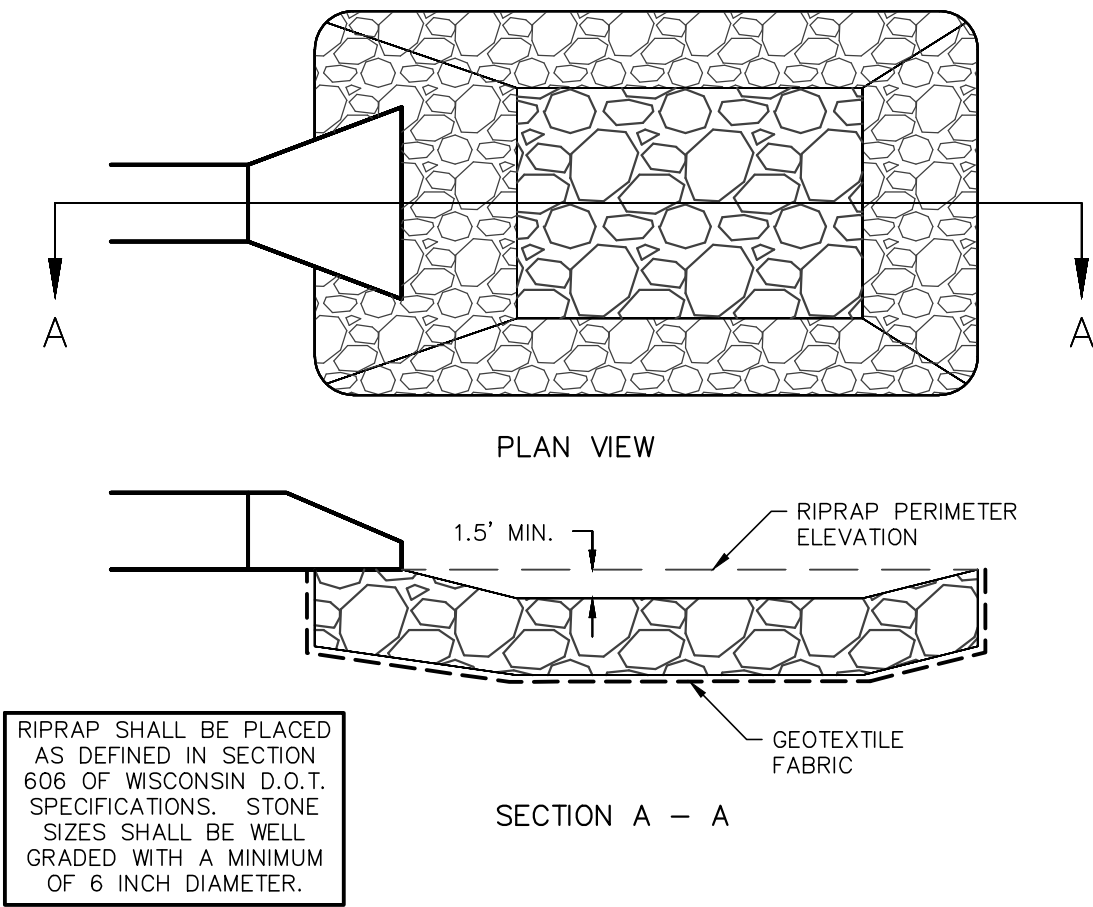
NOTE: REFER TO GENERAL STAPLE PATTERN GUIDE FOR CORRECT STAPLE PATTERN RECOMMENDATIONS FOR SLOPE INSTALLATIONS.

1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING APPLICATION OF FERTILIZER AND SEED.
NOTE: WHEN USING CELL-O-SEED DO NOT SEED PREPARED AREA. CELL-O-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN 6" DEEP X 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
3. ROLL THE BLANKETS (A.) DOWN OR (B.) HORIZONTALLY ACROSS THE SLOPE.
4. THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY 2" OVERLAP.
5. WHEN BLANKETS MUST BE SPICED DOWN THE SLOPE, PLACE BLANKETS END OVER END (SHINGLE STYLE) WITH APPROXIMATELY 4" OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY
6. ALL BLANKETS MUST BE SECURELY FASTENED TO THE SLOPE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS RECOMMENDED BY THE MANUFACTURER.

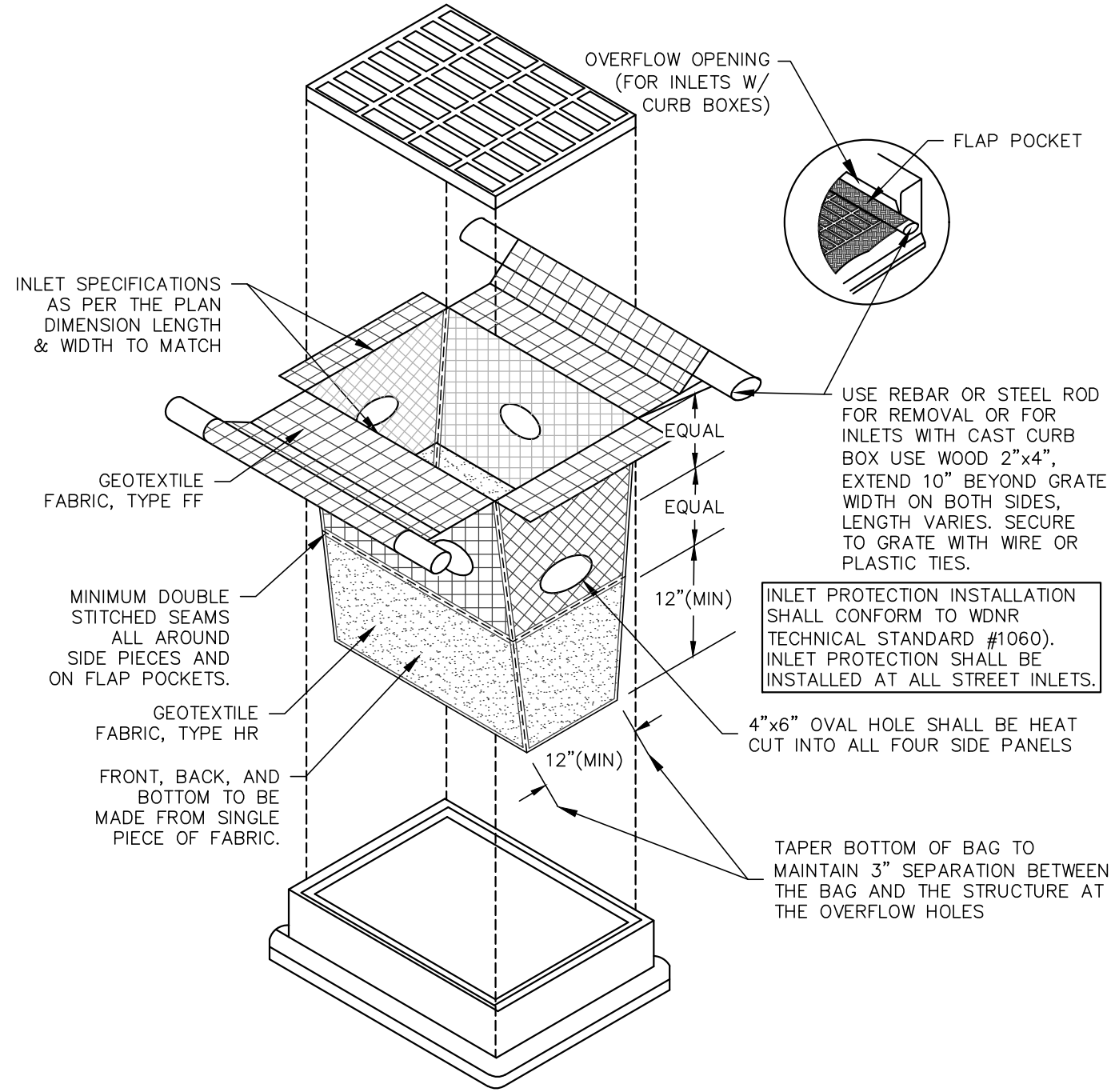
EROSION CONTROL MAT – SLOPE INSTALLATION



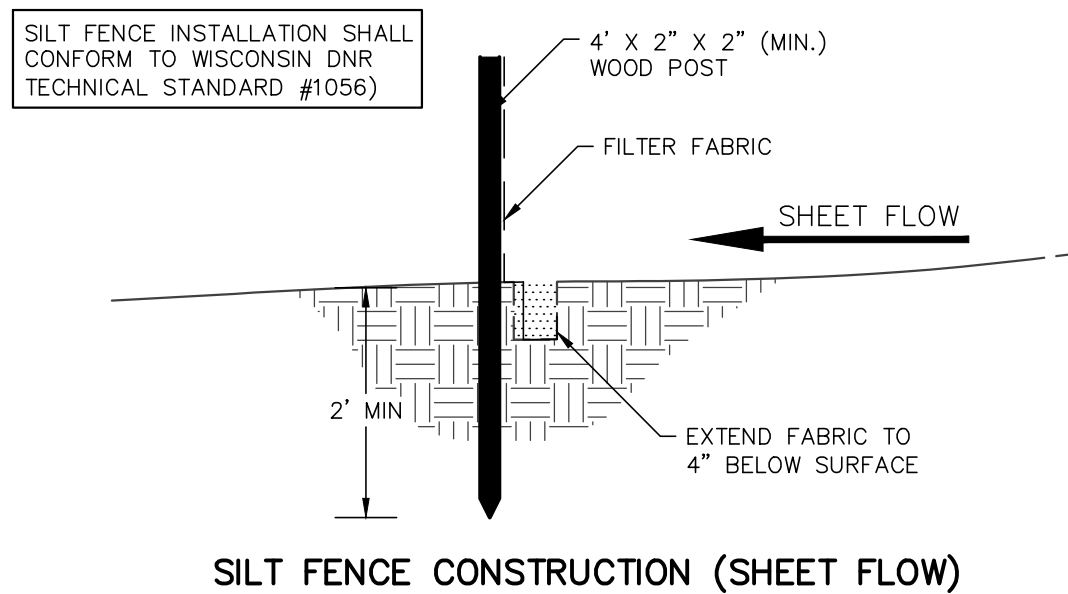
STONE TRACKING PAD DETAIL



RIPRAP/STILLING BASIN DETAIL



TYPE D-HR INLET PROTECTION DETAIL



SILT FENCE CONSTRUCTION (SHEET FLOW)

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

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PROJECT TITLE:
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GERMANTOWN, WI 53022**

PLAN TITLE:
**EROSION
CONTROL
DETAILS**

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

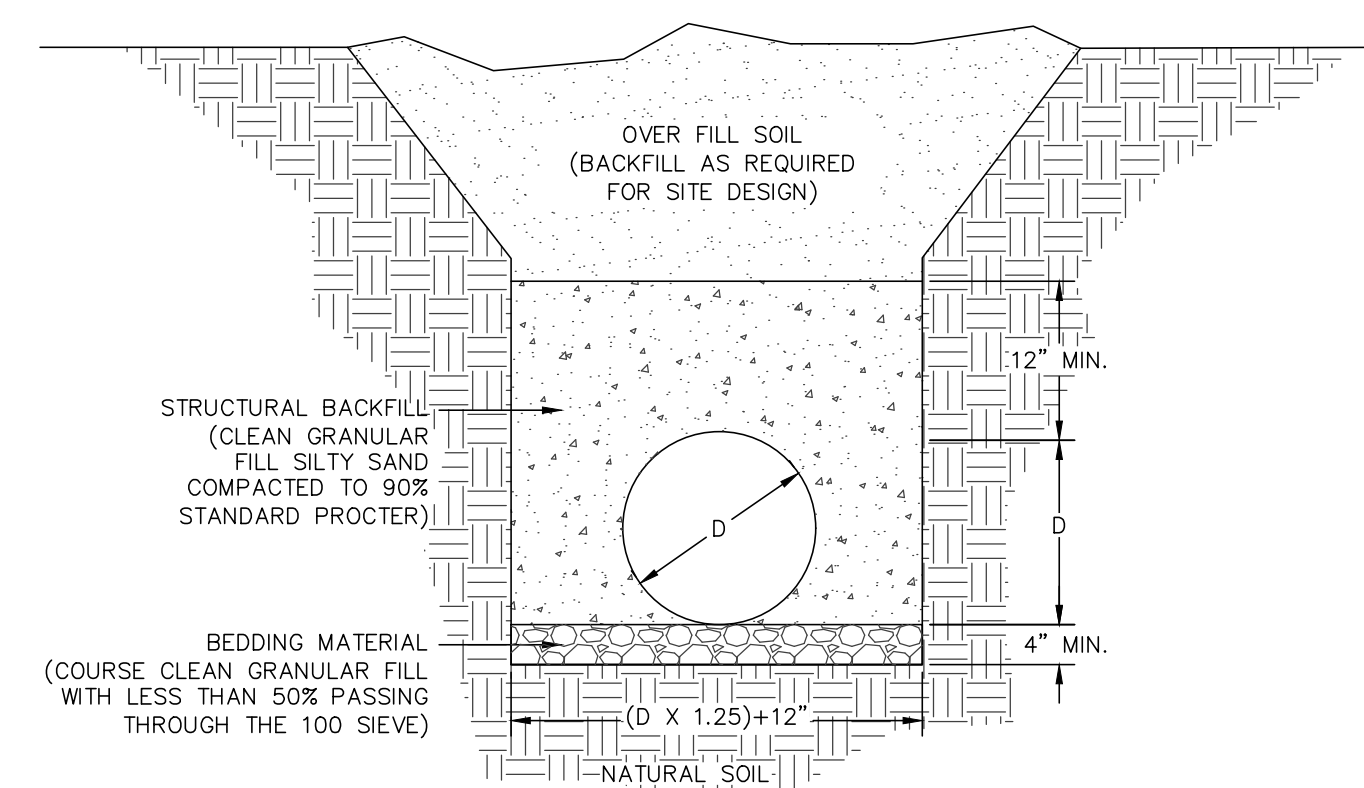
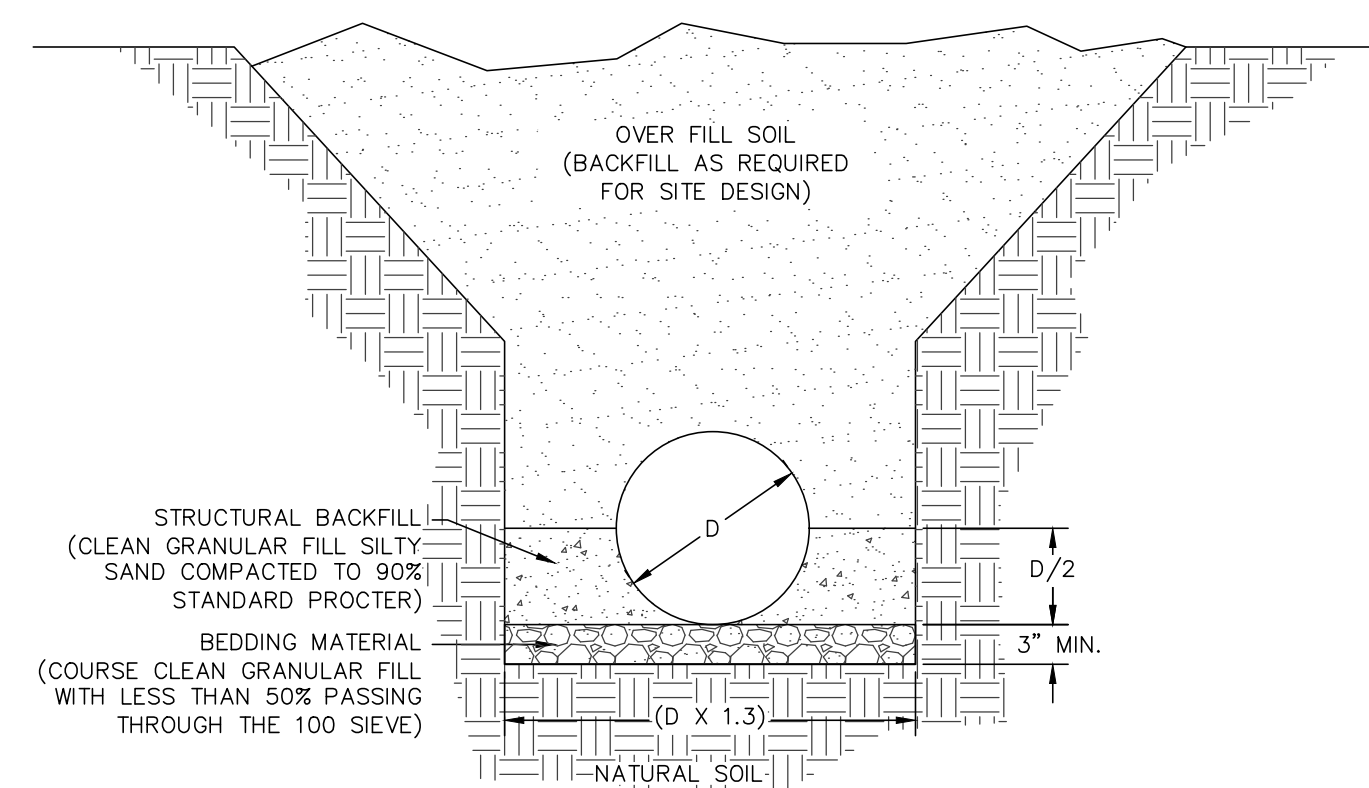
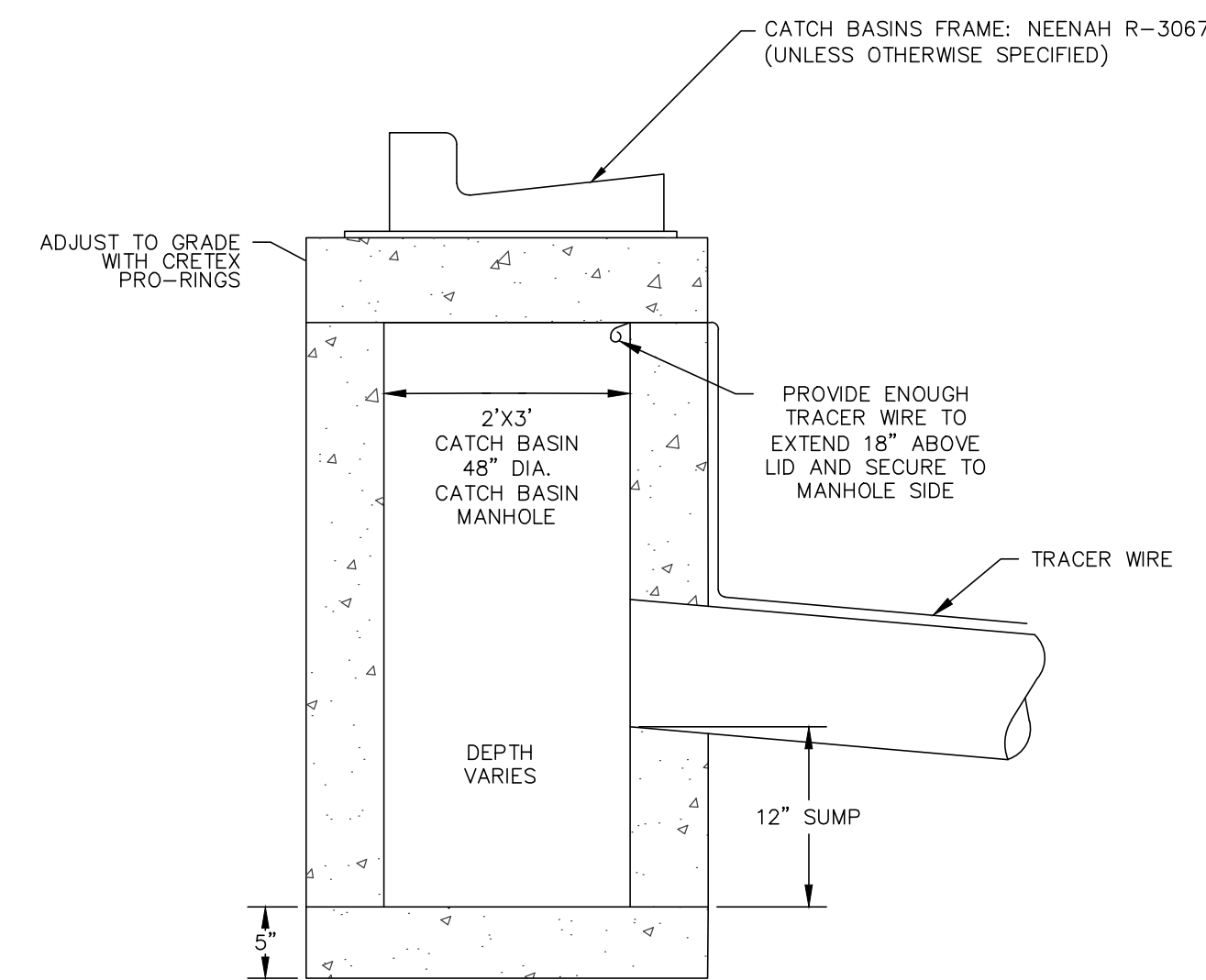
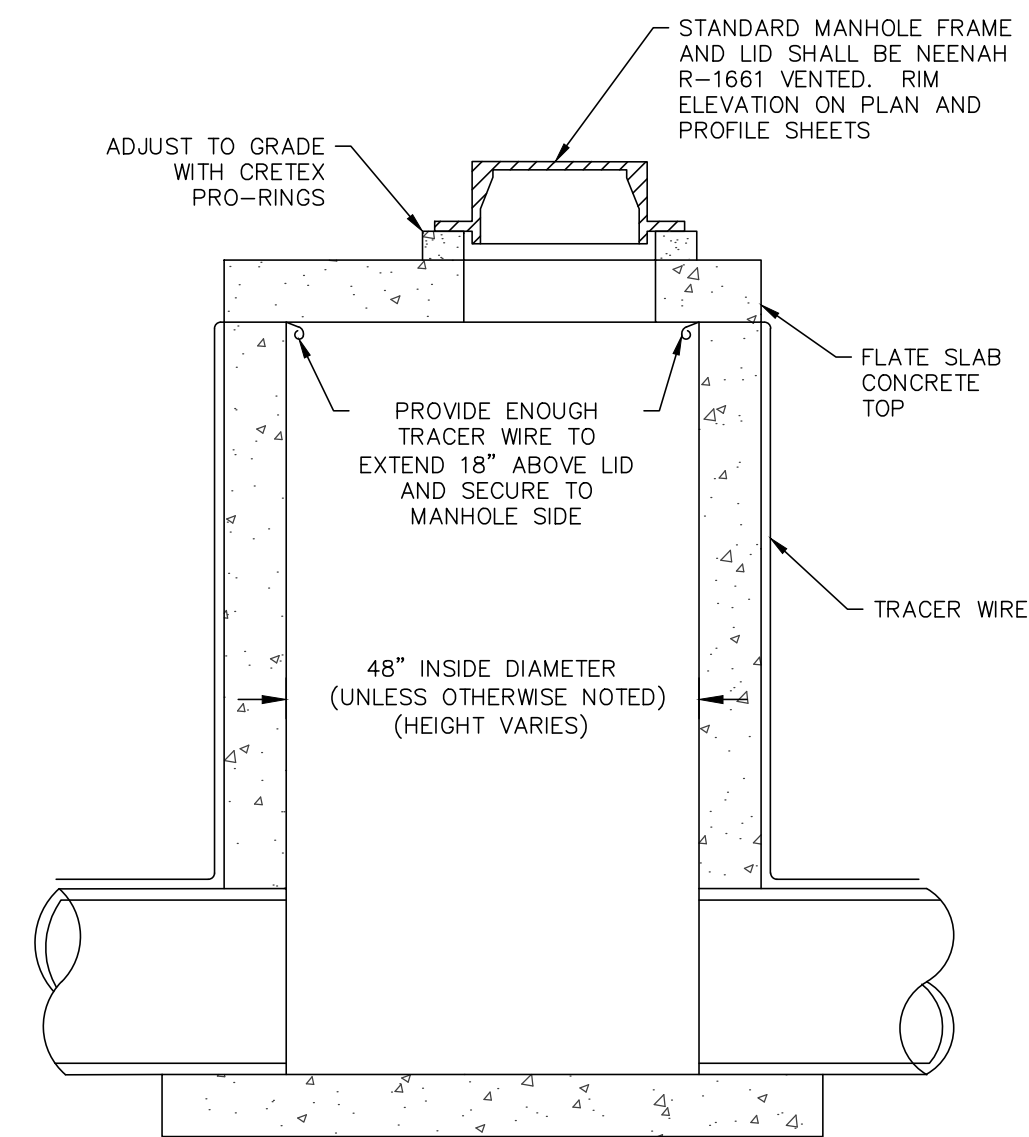
PLAN DATE:
7-20-2023

PROJECT NO:
\NA-01-17

**VILLAGE
SUBMITTAL**

SHEET NO:

C1.08

[illegible]

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

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DRAWN BY:
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KJP

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KJP

PLAN DATE:
7-20-2023

PROJECT NO:
\\NA-01-17\\

VILLAGE
SUBMITTAL

SHEET NO:

C1.09

Appendix H

Stormwater Maintenance Agreement



PARISH SURVEY & ENGINEERING

122 Wisconsin Street | West Bend, WI 53095
www.parishse.com

STORM WATER MANAGEMENT PRACTICES MAINTENANCE AGREEMENT

THIS AGREEMENT, made and entered into this _____ day of _____, 2023, by and between District One, 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 Northeast ¼ of the Northeast ¼ of Section 35, Town 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin.

hereinafter called the “Property.”

WHEREAS, the Owner is developing the Property; and

WHEREAS, the Site Plan known as Germantown Townhouses, 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

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Village of Germantown
N112 W17001 Mequon Road
Germantown, WI 53022

Parcel No.: GTNV_193.975

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: _____
Erin Hirn, 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 Erin Hirn, 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.

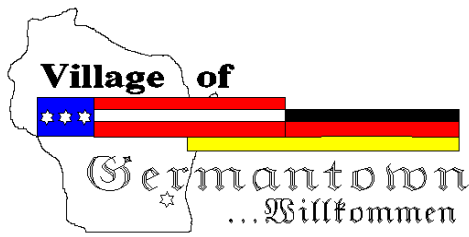
Notary Public, State of Wisconsin
Washington County.
My Commission is permanent. (If NOT, expiration date is: _____)

BUZDUM TRUST

By: _____ Dated: _____
Name, Title

This Document Drafted By *Evan P. Nickodem*
Parish Survey & Engineering, LLC

July 20, 2023



Engineering Department Memorandum

To : Jeffrey W. Retzlaff, AICP, Planning Director/Zoning Administrator
From : Brad M. Seubert, Harwood Engineering Consultants
Date : July 31, 2023
Re : Virtus Development PDD

Items Reviewed:

1. Civil Plan Set Dated: 07-21-23
2. Stormwater Management Plan Dated: 07-21-23

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. If project will disturb more than one acre an NOI from the DNR will be required. Please submit a copy of the approved permit prior to final approval.
4. As-builts prepared to Village standards shall be prepared and provided to the Village post-construction (for all applicable items).
5. A professional engineer's original seal is to be affixed, signed and dated on the final set of construction plans.
6. Utility permits and permits for work within the ROW are required. Contact the Village engineering department to obtain permits.
7. WISDOT permits are required for all work within the ROW.
8. *Clarify what is being proposed. Is work on the north parcel proposed? Plans are not clear.*
9. *Sheet AS101 does not match the site layout shown on the other plans.*
10. *Provide a site data table showing disturbed area, existing impervious area, proposed impervious area, and additional impervious added.*
11. **Provide an existing site survey stamped by a registered surveyor.**
12. *Provide detailed grading plan with spot elevations*
13. *Provide details on sewer and water laterals for proposed buildings.*
14. *Provide details on proposed storm sewer*
15. *Provide an erosion control plan.*
16. *Provide a stormwater management plan and storm sewer calculations.*
17. *Provide construction details*

Water Utility Comments

1. #4-sheet Virtus Development No. C1.05 "Utility plan" there is no 2" lateral to the Ranch house to be Razed, south of the Bar. The feed for this Ranch house is from the next north property which service comes from the center of the three buildings in a row. This lateral will be properly capped and abandoned inside the basement of the Bar. Abandonment inspection by Safe Bulit.
2. The new lot, the site of the 4 family calls out an existing 2 in HDPE water lateral to connect to. This does not exist, There is no water lateral to this site. A new water lateral will be required tapped from the main located on the east side of 145.
3. If there is to be a sprinkler meter installed it is required to be connected prior to all the meters for each livable unit.

Wastewater Utility Comments

1. Sheet C1.05 – Lateral to be abandoned at the main with a cured in place plug. Owner to verify integrity of existing lateral at vacant lot and provide village with documentation of condition before reuse.

Sheet C1.02

1. Dimension the angle of the angled parking spaces.
2. Does the site data table apply to all three lots or just the south two? Please clarify.
3. Provide documentation that WisDOT is approving of the work within the ROW.
4. The pavement hatching and curb appears to encroach on the proposed townhomes. Does the second floor overhang the driveway? Please clarify.

Sheet C1.03

1. Provide construction sequence.
2. Revise silt fence to contain all flow off the site.
3. Provide erosion control matting on all slopes 4:1 and greater.
4. Provide erosion control notes that specify the late season stabilization requirements and amount of time between areas of no activity and stabilization.
5. Provide permanent erosion control for the basin overflow weir.

Sheet C1.04

1. Provide elevations for the top and bottom of the proposed steps.
2. Recommend adding addition steps to get the slope of the sidewalks under 5%

Sheet C1.06

1. 2 year and 100 year elevations on the basin detail are incorrect.
2. Is the cap on the 6" PVC pipe on the pond size or structure side. How will it be protected from clogging?

Stormwater Management Plan

1. Revise the start and end times to 11.75 hours and 21.25 hours.
2. The soils section of the report references test pit. Provide information on the results of the test pits.
3. WinSLAMM Comments
 - a. Revise soils to clayey for type C and D soils per WDNR guidance.
 - b. Initial stage elevation of basin should be 5 ft.
 - c. Adjust calcs to account for water volume from offsite flow but not treatment credit per WN

SITE PLAN CONSULTATION

8/14/23 Plan Commission Meeting

Dickman Company / Truck Country

Staff Report & Recommendation

Germantown, Wisconsin

Summary

The Dickman Company, agent for the RA Steinman Legacy LLC and Holy Hill Self Storage LLC, property owners, and Truck Country, are seeking feedback on a potential 15.7-acre, 30,000 sqft truck and semi-trailer sales and service facility located in the southeast corner of the Holy Hill Road @ I-41 interchange in the Holy Hill Gateway District.

Property Location: Holy Hill Road @ I-41 (behind Holy Hill Self Storage)

Agent/

Property Owner: Sam Dickman
Dickman Company
Milwaukee, WI

Current Zoning: M-1: Limited Industrial

Adjacent Land Uses		Zoning
North	Business/Agricultural	B-5/A-1
South	Industrial	M-1
East	Agricultural/Industrial	A-2/M-1
West	Business (Richfield) & I-41	n/a



Background

The Dickman Company, agent for the RA Steinman Legacy LLC and Holy Hill Self Storage LLC, property owners, and Truck Country, are seeking feedback on a potential 15.7-acre, 30,000 sqft truck and semi-trailer sales and service facility located in the southeast corner of the Holy Hill Road @ I-41 in the Holy Hill Gateway District.

As presented on their website, Truck Country is part of the McCoy Group, Inc., founded in 1958 by Robert McCoy in Shullsburg, WI. The company is family-owned and operated under the leadership of the McCoy family. Truck Country is one of the largest Freightliner dealership groups in the U.S. today, serving customers at locations in Iowa, Indiana, Illinois, Ohio, Michigan, and Wisconsin. Truck Country offers new and used medium and heavy-duty trucks, expert service, and an extensive parts inventory. Brands include Freightliner, Western Star, Autocar and Wabash. Truck Country is a full service dealership, providing repairs and parts for trucks and trailers, as well as, a large selection of new and used semi-trailers from the top brands in the industry.

<https://www.truckcountry.com/>

With respect to the Germantown facility, the following information has been provided:

- Full Truck Sales/Service/Parts Freightliner Dealership
- Operating M-F from 7 AM to 11 PM, Saturday from 7 AM to 4 PM, Closed on Sundays
- 45 Total Employees
- 20 New Trucks and 20 Used Trucks on display
- Customer trucks parked pre and post service work. Number will vary based on work load.
- Dealership vehicles also parked on the lot for parts and service departments

As shown in the concept plan, the existing metal storage buildings (five total) would be removed and the site re-developed. The proposed facility would include a 30,000 sqft sales & service building with approximately 200 parking stalls (54 for cars and the balance for trucks and semi-trailers). Access to the facility would include the existing driveway north of and shared with the self-storage property that is connected to a private driveway south of the (future) frontage road intersection at Holy Hill Road. While not specifically shown as such, this existing driveway would likely serve as an “emergency only” secondary access given the lack of distance from the Holy Hill Road intersection. A new driveway that would serve as the primary entrance to/from the Truck Country facility would be constructed south of the self-storage property.

Staff Comment

This property is in the “Holy Hill Gateway District” under the Village’s 2050 Comprehensive Plan and the current zoning is A-1: Agricultural. The property is located within the Village’s recently expanded Sanitary Sewer Service Area (SSSA) and capable of being served with public sewer and water with extensions from existing laterals nearby (water main and sanitary sewer would likely be extended west from the existing terminus near the Holy Hill Road @ Gateway Crossing intersection).

The primary reason for reviewing this proposal as a consultation has to do with the 2050 Plan for the Holy Hill Gateway District. Although the Village has not yet completed the Holy Hill Gateway master plan (the consulting service proposals are currently being reviewed with the master plan project expected to be completed Spring/Summer 2024), the current 2050 Plan “vision” for this property is a mixed-use commercial & higher density residential area with “neighborhood-scale” retail and service related commercial uses at this intersection (noted on the 2050 Land Use Plan with a commercial activity node “C” at the frontage road intersection)... and not a continuation of the existing light industrial/business park located to the east (Capstone 41 Business Park).

One question that needs to be answered is whether or not this proposal for a truck and semi-trailer sales and service operation is the sort of neighborhood-scale retail and service use envisioned for this area of the District. Truck Country provides a unique but narrow set of highway-oriented services.

As is the case with the Green Bay Packaging proposal that was discussed under a similar consultation with the Plan Commission, for obvious reasons related to the current master planning process for the Holy Hill Gateway District, Staff’s position is that consideration of this proposal is premature. It is too early in the master planning process (a process that has not yet even started) to abandon the neighborhood retail and commercial service concept set forth in the 2050 Plan “vision” (and the only adopted policy direction for the Holy Hill Gateway District).

However, if the Plan Commission is interested in the Truck Country proposal, further direction and/or commentary regarding details of the proposal are requested to guide the preparation of detailed site development and building plans for future review and consideration.

Discussion Points

1. Site Development
 - a. Frontage road construction & extension south of Holy Hill Road
 - b. Building location & orientation
 - c. Site access
 - d. Standard zoning districts vs. Planned Development District (PDD)
2. Building Details
 - a. Architecture & material standards
 - b. Landscaping & Lighting

Next Steps

If the Plan Commission is receptive to the overall concept of the proposal, the following permits/approvals will eventually be required from the Village:

1. Rezoning (into a business zoning district or creation of a Planned Development District)
2. Site Development & Building Plan approval
3. Site Grading & erosion control plans & permit

-
4. Storm water management plan approval
 5. Frontage road construction & utility extensions
 6. Building permits

While no formal action is required, the property owner and Staff are looking for feedback on any/all aspects of the proposed development, particularly whether the Plan Commission would prefer to wait until the Holy Hill Gateway master plan has been completed or move forward with this proposal.



Fee must accompany application

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

PAID _____ DATE _____

SITE PLAN REVIEW APPLICATION

Pursuant to Section 17.43 of the Municipal Code

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

1

APPLICANT OR AGENT

JIM KANE
501 BELL ST.
DUBUQUE IA 52001

Phone (563) 584-2626
E-Mail jimkane@mccoygroup.com

PROPERTY OWNER

TRUCK COUNTRY OF WISCONSIN, INC.
501 BELL ST.
DUBUQUE, IA. 52001

Phone (563) 584-2626
E-Mail jimkane@mccoygroup.com

2

PROPERTY ADDRESS

N128W21795 HWY 167

3

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

North <u>C STORE</u> <u>A-1 + B-5</u>	South <u>VACANT LAND</u>	East <u>HOLY HILL</u> <u>SELF STORAGE</u> <u>ZONE M-1</u>	West <u>I 41 +</u> <u>VACANT LAND</u> <u>M-1 + A-1</u>
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4

READ AND INITIAL THE FOLLOWING:

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

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

[Signature] 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!

[Signature] 8-10-23
Applicant Date

[Signature] 8-10-23
Owner Date

EXHIBIT A

DOC# 1203109



Recorded
Oct. 16, 2008 AT 09:30AM
SHARON A MARTIN, REGISTER OF DEEDS
WASHINGTON COUNTY, WISCONSIN

Fee Amount: 007.00

Page 1 of 4

Washington County Certified Survey Map

Part of the NW Fractional 1/4 and SW Fractional 1/4 of the NW 1/4 of Section 18, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin.

Notwithstanding

Holy Hill Self Storage LLC
David J. Rogers
2503 State Hwy 167
Richfield, WA 98078

1000

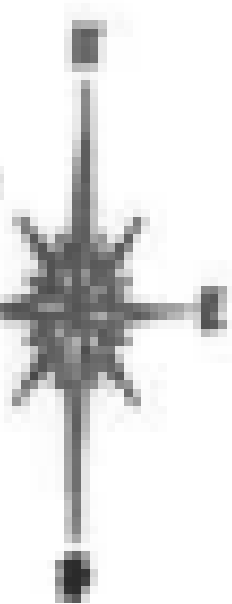
IRA Steinman Legacy LLC
James T. Barry III
4848 Pleasant Hill Rd.
Richfield, WI 53086

||||| - indicates no vehicular response

○ - indicates a 1.3" od x 18" iron pipe weighing 1.65 lbs./ft. net.

* - Indicated in 3/4" note
unless noted.

dr. A. J. - original "recorded as"



Bearings are referenced to the North line of the NW 1/4 of Sec. 18-8-20, which has a Wisconsin State Plane Coordinate Grid System, South Zone (bearing of N 89°48'11" W).

U.S. "4"

Northwest corner
Sec. 18-4-20
lines cap on bridge found
401.120.18
2,404,308.81
(State Plane Coordinates)
(2008 summer stream)

North quarter corner
Sec. 18-4-20
conc. on brass cap found
481.111.37
----- 2.488.801.57 -----
(State Plane Coordinates)
(2008 summary diagram)

References

Donald J. Thoma
Accurate Surveying & Engineering, LLP
3720 W. Washington Street
West Bend, WI 53090

Holy Hill Road (formerly S.T.H. 1987)

5 00°40'11" E 2502-00 north line of NW 1/4 10-0-20

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Discussion

U.S. GPO: 1983-238-711. Cardiacs (Performance Inc.)
part ROM Plate Project T 03-486)

USH "A"

An aerial photograph showing a road intersection. A green rectangular area highlights a specific section of the road. A red line runs diagonally across the image, intersecting the green area. The road is labeled with '18-30-34 E' and '3437'.

100

— **WAC 160-020**

Investigations **Michael**

1994, 1995, 1996, 1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 26

Exemple 7° et 2000

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Building setbacks
 Mt.1 zoning:
 front - 30'
 sideyard 10'
 rearward 20'

West quarter corner
Sec. 18-4-30
cont. more forest cap found
458.470.84
2,464.381.73
(State Plane Coordinates)
(2008) (unpublished)

This instrument was drafted by Donald J. Thomas, 6-36-90

City of Ann Arbor, 2008.
On day of June, 2008.

MEMO 6264 Vol. 47 Page 22

17-4



HOLY HILL GATEWAY DISTRICT & FREISTADT DISTRICT MASTER PLAN CONSULTANT PROPOSALS

8/14/23 Plan Commission Meeting

Germantown Community Development Department

Village Staff Report

Germantown, Wisconsin

As discussed at the July 24 meeting, the Plan Commission will make a recommendation to the Village Board for final selection of a consultant they recommend for the project. With four proposals received, the Plan Commission may (but is not required) conduct pre-selection interviews of up to three (3) consultants before making a formal recommendation to the Village Board. At the August 14 meeting, the Plan Commission is expected to discuss the proposals and decide which they recommend for selection or which consultants should be invited for an interview at the August 28 PC meeting (with their recommendation to the Village Board determined after interviews).

The following list of “evaluation criteria” is set forth in the RFP for the PC & VB to consider when reviewing the proposals. Selection of a consultant will be based on the overall strength and responsiveness of each proposal and not on any single factor such as cost (and may consider other criteria it deems relevant when making a recommendation or selection):

- Qualifications and demonstrated experience of the consultant providing the same or similar planning consulting services for comparable master plan projects, including the qualifications, capability, and experience of the key personnel to be assigned to the project
- Proposed approach to the project, including the consultants demonstrated understanding of the master plan objectives, scope of work, proposed project schedule, appropriateness and uniqueness of the proposed approach, methods, techniques, and tools to be used for the project
- The proposed public engagement plan
- Proposed schedule and cost to provide the services necessary to complete the project

Proposals have been received from the following consultants (in no particular order):

1. Neighborhood Planners/Engberg Anderson Architects/raSmith
2. Green Bicycle Co.
3. GRAEF
4. MSA Professional Services Inc.

Village of



Germantown

Request for Proposals

**Holy Hill Gateway District Master Plan
Freistadt District Master Plan**

Village of Germantown
Washington County, Wisconsin

Department of Community Development
Jeffrey W. Retzlaff, AICP
N112 W17001 Mequon Road
PO Box 337
Germantown, WI 53022

RFP Release Date:	June 19, 2023
Submittal Deadline Date:	July 21, 2023



Request for Proposals

Holy Hill Gateway District Master Plan Freistadt District Master Plan

SECTION I. Introduction & Purpose

This request for proposals (RFP) is issued by the Village of Germantown for the purpose of securing a qualified planning or design consultant to prepare a master plan to guide future development and land use in each of the following areas in the Village:

1. **Holy Hill Gateway District.** A rapidly developing highway interchange area with warehousing/distribution, light industrial and undeveloped agricultural land that includes approximately 930 acres located east of the I-41 @ Holy Hill Road interchange in the northwest part of the Village.
2. **Freistadt District.** A predominantly undeveloped area with agricultural land that includes approximately 330 acres located east of and along the I-41 corridor in the northwest part of the Village (south of the Holy Hill Gateway District).

The goal is to develop and adopt a master plan for each district (or one master plan for both) that presents in general terms the preferred type, density, relative location, format, architectural design, and timing of future development and land use consistent with the Village's 2050 Comprehensive Plan. Further, each master plan is expected to address the need for and location of potential public improvements, e.g. new and/or extended roads, park & recreation facilities, storm water management facilities. The master plan should also address measures necessary to protect and enhance existing environmentally sensitive features and land use compatibility within each District and between the Districts and abutting neighborhoods.

Each master plan will be developed as a refinement to and adopted as a component of the Village's 2050 Comprehensive Plan. Each master plan will form the basis for developing and/or revising the Village's zoning, land division and other development regulations that apply to future development and land use in the District.

Given ongoing and significant development pressure in the Holy Hill Gateway District and the expected timing of public sanitary sewer & water utility extensions into the Freistadt District, development of a master plan for each district is a high priority. Consequently, the Village would like the planning process for both master plans (or one master plan for both Districts) to be conducted concurrently and be completed within a nine (9) month period.

SECTION II. Background

2050 Comprehensive Plan

The "[Village of Germantown 2050 Comprehensive Plan](#)" (the "2050 Plan") was adopted in September, 2022 with the primary purpose *"to act as a roadmap for the Village of Germantown as it navigates upcoming change, growth, and development. Realizing the vision and goals presented in this plan will require that the Village face challenging decisions about where and how to grow and what services will best serve the residents of today and tomorrow."*

With that in mind, future land use planning for the Village under the 2050 Plan is intended to follow a "Neighborhood/District/Corridor" place-based approach with two components: a Future Land Use Plan Map and a Future Land Use Table.

The 2050 Future Land Use Plan Map (see Exhibit 1) shows the Village as a series of thirty-two (32) places or neighborhoods, districts, and corridors (hereafter "NDCs") that have or are intended to have the same or a similar pattern and type of land use, cultural, environmental, and economic character, and identity.

Unlike a typical land use planning approach, the 2050 Future Land Use Table (see Exhibit 2) does not assign a single acceptable land use to a particular parcel. Rather, the Future Land Use Table identifies a list of eleven preferred land uses, preferred design criteria and maximum density allowances. For each NDC, each of the preferred land uses is assigned a degree of desirability:

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

This approach gives the Village staff, Plan Commission and Village Board an adaptable and flexible framework to discuss, evaluate and respond to unique development proposals in the village.

In addition to the 2050 Future Land Use Plan Map and Table, an objective of the 2050 Plan is to develop individual "master" or "neighborhood" plans for each of the 32 NDCs in the Village. It is intended that each master plan will provide a greater level of detail in terms of guiding the preferred type, amount, density, relative location and timing of future development, public improvements and environmental protection than presented in the 2050 Plan.

Depending on the specific conditions, character and needs of each NDC, each master plan is intended to address additional implementation objectives identified in the Implementation Chapter of the 2050 Plan to one degree or another, including:

- Design Guidelines for Industrial & Commercial Sites & Buildings
- Land use compatibility & buffer requirements
- Environmental protection requirements
- Residential housing opportunities & affordability
- Park & recreational trails & facilities
- Public improvement needs, timing & financing alternatives

Each master plan for the Holy Hill Gateway District and the Freistadt District is expected to address the objectives listed above to one degree or another.

Holy Hill Gateway District

The Holy Hill Gateway District is approximately 930 acres in area and lies adjacent to and east of I-41 near the Holy Hill Road interchange (see Exhibit 3). This District has had a significant amount of light industrial, warehousing & distribution development along the Holy Hill Road corridor as a direct result of the Village creating Tax Increment District No. 8 (TID#8) north of Holy Hill Road and expanding Tax Increment District No. 7 (TID#7) south of Holy Hill Road. Since 2018, approximately 2.1 million sqft of industrial building space has been developed in the Holy Hill Gateway District for warehousing & distribution, light manufacturing & assembly uses. As set forth in the 2050 Plan, the Holy Hill Gateway District is intended to continue developing as an industrial and mixed-use commercial district with light industrial, warehouse/distribution, and corporate office uses with highway-oriented hospitality & retail uses located near the Holy Hill Road interchange and mixed-use commercial retail and high-density residential uses adjacent to and along the I-41 corridor.

Public investment and improvements include a new 177' high, 500,000-gal elevated water storage tank (Tower #4) and a 420' deep well (Well #12) that are expected to be operational in 2024. Holy Hill Road was also recently widened to a 4-lane divided cross-section with signalized intersections at Gateway Crossing and Goldendale Road. Existing development is served by municipal water and sewer south of Rockfield Road and west of Goldendale Road. Future public improvements include the construction of a frontage road east of and parallel to I-41 from Bonniwell Road south through the Holy Hill Gateway District across Holy Hill Road and the WSOR railroad to Freistadt Road (also through the Freistadt District that lies to the south). Other local and collector road needs within the Holy Hill District is expected to be identified as part of the master plan process.

The Holy Hill Gateway District abuts the Village's "Rural Preservation District" and "Woodside Neighborhood" to the north and the "Isabelle Farms Neighborhood" and "Dheinsville Neighborhood" to the south and east. All these areas surrounding the Holy Hill Gateway district contain low-density, single-family residential and/or undeveloped agricultural land. An objective of the master plan process is to address the transition between these areas, potentially incompatible land uses, and alternative buffering and setback requirements along the common boundaries for the Holy Hill Gateway District and the abutting district and neighborhoods.

Freistadt District

The Freistadt District is approximately 330 acres in area and lies south of the Holy Hill Gateway District separated by the WSOR railroad and straddles I-41 with approximately 52 acres lying west of I-41 in the Village (see Exhibit 4). Except for active agricultural use and a few small-lot residential parcels, the Freistadt District is predominantly undeveloped. The Freistadt District is intended to develop as an extension of the Holy Hill Gateway District with light industrial, warehouse, corporate office uses, and service-related commercial uses. Mixed-use commercial retail and high-density residential uses are preferred uses adjacent to and along the I-41 corridor and Freistadt Road. Single-family uses at a density up to 2.9 units/acre are preferred in the area west of I-41 and possibly on the east side of the Freistadt District as a transitional use abutting adjacent neighborhoods.

Land in the Freistadt District is outside Germantown's Sanitary Sewer Service Area (SSSA). However, as a result of a 2022 intergovernmental agreement with the nearby Village of Richfield, municipal sewer and water utility services will be extended through the Freistadt District to serve a portion of the Village of Richfield. All land in the Freistadt District will be added to Germantown's SSSA and eventually served by public sewer and water utility services.

Although the route for extending utility services through the Freistadt District has not been finalized, it is expected to run from the intersection of Goldendale Road @ Freistadt Road up to and then along the Wisconsin & Southern (WSOR) railroad right-of-way into the Village of Richfield.

Germantown is currently working with the Southeast Wisconsin Regional Planning Commission (SEWRPC), the Milwaukee Metropolitan Sewerage District (MMSD) and the Wisconsin Department of Natural Resources (WisDNR) to expand Germantown's SSSA with approval expected in the Spring, 2023 and utility construction completed in 2024.

In addition to the sewer and water improvements that will be installed into and through the Freistadt District, new or extended local roads to serve future development in the District are expected to be identified and evaluated as part of the master plan process, including the construction of a frontage road east of a parallel to I-41 from the Holy Hill Gateway District to the north across the WSOR railroad to Freistadt Road.

The Freistadt District abuts the "Goldenthal-Homestead Hollow Neighborhood" and "Meeker Hill Neighborhood" to the south. These neighborhoods contain low-density, single-family residential and/or undeveloped agricultural land. As is the case with the Holy Hill Gateway District, an objective of the master plan process is to address the transition between the Freistadt district and the abutting neighborhoods, potentially incompatible land uses, and alternative buffering and setback requirements along the common boundaries of the Freistadt District and abutting neighborhoods.

Opportunity Areas

The Holy Hill Gateway District and the Freistadt District are both identified in the 2050 Plan as two critical "opportunity areas" in the Village that present the greatest potential for change in the Village over the next 30 years. As part of the 2050 Plan process, the Village determined that land in these districts should be reserved for development comprised of light industrial, commercial warehousing & distribution, commercial and high-density residential land uses.

The 2050 Plan includes a conceptual land use plan or "vision" for the two districts (see Exhibit 5) that presents one potential plan for the type and relative location of the preferred land uses and major public road and recreational trail improvements within the Holy Hill Gateway and Freistadt Districts. It is intended that this conceptual "vision" will guide future development and land use in the interim until a detailed master plan is developed and adopted for each district (or one master plan for both).

With respect to the master plan process, it is intended that this "vision" will be the starting point for discussing the type, amount, density, relative location of future development in the Holy Hill Gateway and Freistadt Districts. To that end, it is expected that, at a minimum, a general level of market research and evaluation of market demand and other economic considerations affecting the preferred land uses within these districts will be conducted to ensure the preferred development and land uses included in the master plan for each district are realistic, reasonably attainable, and sustainable.

SECTION III. Master Plan Objectives

The master plan process is intended to evaluate and address several objectives, including but not limited to the following:

1. Evaluate and reaffirm (or revise as necessary) the preferred land uses for each District as set forth in the 2050 Future Land Use Plan Map and Table and in the conceptual “vision” plan in Exhibit 5 (including the preferred land use categories, preferred site design, and maximum residential density).
2. Prepare detailed maps, tables, renderings, and other graphics indicating the appropriate type, amount, location, mix, density/intensity, format, architectural design, and timing of development and land uses (light industrial, warehouse & distribution, retail, hospitality & service-oriented commercial, office, residential, mixed-use, open space, utilities, roads, trails, etc.) that are appropriate for and likely to succeed within the District.
3. Identify opportunities and adopt specific strategies, including but not limited to zoning and subdivision code revisions, to implement one or more objectives and tasks identified in the 2050 Plan Implementation Chapter, including, but not limited to:
 - a. Developing & adopting specific design guidelines for industrial & commercial sites & buildings
 - b. Identifying potential land use incompatibility issues with abutting neighborhoods and developing specific buffering & setback requirements
 - c. Identifying environmentally sensitive features and adopting specific protection requirements
 - d. Address the demand/need for owner-occupied and rental residential housing, mixed-use developments, including Washington County’s “NextGen Housing” Initiative
4. Identify existing developed properties and land uses within the District that may be inconsistent with the preferred land uses set forth in 2050 Plan, properties that may be underused relative to the potential value of the property or importance to achieving the 2050 Plan “vision”, or otherwise have the potential for redevelopment.
5. Identify the location of future transportation infrastructure, including the location and design characteristics of future local, collector, and arterials roadways, off-road recreational trails, and appropriate streetscaping enhancements, e.g. lighting, sidewalks, terraces, crosswalks, benches, receptacles, bike racks, etc. .
6. Identify specific strategies, e.g. plan policies, zoning and subdivision code revisions, public and private infrastructure improvements, land acquisition, alternative public and private funding sources, etc., to implement the master plan and to ensure future land use and development occurs in a cost-effective and sustainable manner.
7. Develop and adopt the master plan based in part on public input obtained from a broad set of community stakeholders including the Village Board, Plan Commission, residents, property and business owners, real estate and development professionals, and typically unrepresented stakeholders and silent supporters or objectors.

SECTION IV. Scope of Work

It is expected that the consultant will provide the Village specific recommendations regarding the final scope of the project and overall planning process, as well as, specific tasks and deliverables based on their expertise and experience completing similar district, neighborhood and corridor scale land use & development planning projects. The final project scope, as well as, the specific elements to be included in and the organization and format of the master plan document will be determined by the consultant in cooperation with the Village once the consultant is selected. However, the master plans should address or otherwise incorporate the following:

Planning Area Identification & Background

Identification of the recommended planning area boundary. A description of the planning area, including a summary of prior planning activities and relevant planning documents and studies, existing natural resources and infrastructure, issues & opportunities within the districts, etc. This includes both Village plans and any relevant plans adopted by regional or other entities such as SEWRPC, MMSD, and Washington County. While the goal is to develop and adopt a master plan for each of the two districts, the consultant may consider and recommend the development of one master plan for both Districts. Further, given the need to evaluate potential land use incompatibilities and develop appropriate buffering and setback requirements between the Holy Hill Gateway District, Freistadt District, and the abutting neighborhoods to the north, east and south, the planning area may need to extend beyond the District boundaries in certain locations.

Existing Conditions & Property Redevelopment Analysis

The consultant shall perform a combination of land use, zoning, demographic, economic development and market analyses and assessments to evaluate and document existing conditions within the Districts including the identification of existing developed properties and land uses within the Districts that may be inconsistent with the 2050 Plan preferred land uses, are currently underused relative to the potential value of the property, or otherwise have the potential for redevelopment.

2050 Plan Consistency

The master plan should discuss how it is consistent with and furthers the 2050 Plan and other existing plans adopted by the Village, including the Comprehensive Outdoor Recreation Plan.

Intergovernmental Cooperation

The planning process should include an opportunity for other local governments to participate, particularly Germantown School District, the Village of Richfield, Washington County, the Southeast Wisconsin Regional Planning Commission (SEWRPC), the Milwaukee Metropolitan Sewerage District (MMSD), and the Department of Natural Resources (DNR). The master plan should document how it furthers intergovernmental cooperation, addresses any intergovernmental issues raised through the planning process, and how those issues were resolved.

Natural Resources

The plan should evaluate existing natural resources, environmental corridors, any known threatened or endangered species, heritage trees, high quality woodlands, topography and steep slopes, floodplains, wetlands, high groundwater areas that may be limiting factors to or affected by development, soils, prairies or meadows. The plan should identify any environmental corridors (as defined by SEWRPC) and identify required and recommended protection and preservation regulations these resources and environmental corridors.

Market and Economic Development Analysis

Development of the master plan should consider the market and economic conditions of the recommended preferred land uses to ensure the land uses are realistically attainable and likely to be successful.

Transportation Network Analysis

The master plan should include a general analysis of the suitability and capacity of the existing and proposed future transportation and pedestrian networks and include a proposed road, sidewalk, recreational trail network (and any realistic alternative modes of travel) necessary to provide efficient and cost-effective circulation and connectivity within District, to adjacent districts and neighborhoods in the Village, and to the surrounding regional transportation network. The proposed network should include street design principles to follow for any new streets proposed, including recommendations for street width, bicycle and pedestrian facilities, and streetscaping.

Because the type, amount and relative location of the preferred land uses shown in the conceptual “vision” plan in the 2050 Plan (see Exhibit 5) is based on the conversion of an existing north-south private driveway serving the Holy Hill Storage property to a public frontage road with a railroad crossing between the Holy Hill Gateway and Freistadt Districts, the master plan should include an assessment of the road network and traffic generated from the preferred land uses in both the Holy Hill Gateway and Freistadt Districts under two scenarios: one with the public frontage road crossing the railroad and the other without a railroad crossing. The analysis should identify the advantages and disadvantages of installing a new railroad crossing that can, in turn, be used to support the Village’s application to DOT and the Office of the Commissioner of Railroads (OCR) to approve said crossing. Alternative land uses (including the type, amount, and density) in both Districts may need to be re-evaluated under the “no railroad crossing” scenario. The analysis should consider the likelihood of the Districts being developed in phases over time. The consultant may need (and should consider) coordinating this transportation network analysis with the transportation staff at the SEWRPC.

Preferred Land Use Plan, Conceptual Renderings and Site Plans

The consultant shall develop a preferred land use plan as part of the master plan for the District. The Preferred Land Use Plan should include more detail regarding land use categories, maps, concepts, policies, and recommendations that in the 2050 Plan and District profile. This may include recommendations regarding the location of preferred land uses, development density and intensity, preferred building materials or styles, recommended building height, floor area ratios, principal building setbacks, minimum or maximum parking requirements, and other typical zoning code requirements. The master plan should include the use of representative images, conceptual renderings, and scaled site plans for specific properties or land use categories. The creation of roadway conceptual cross sections should also be included. It is expected that the preferred land use plan will be developed after evaluating several alternative development and transportation network scenarios, preferred land use maps, and conceptual renderings and site plans for review and consideration by the Village as part of an iterative planning process.

Specific properties or areas in the Holy Hill Gateway District that should have conceptual renderings and site plans prepared include, but are not limited to:

1. Holy Hill Storage & Kasten Marine properties in the southeast quadrant of the Holy Hill Road @ I-41 interchange;

2. Properties along the proposed frontage road route from Bonniwell Road (north terminus) to WSOR railroad crossing (continuing south into the Freistadt District to the Freistadt Road south terminus)
3. The recommended cross-section(s) around the perimeter of the Holy Hill Gateway District depicting the recommended setback depth, berming, and landscape buffering requirements along the common boundary with the abutting neighborhoods

Specific properties or areas in the Freistadt District that should have conceptual renderings and site plans prepared include, but are not limited to:

1. DJ Frank Landscape Contracting properties along I-41;
2. Properties along the proposed frontage road route from the WSOR railroad crossing to Freistadt Road (south terminus)
3. The recommended cross-section(s) around the perimeter of the Freistadt District depicting the recommended setback depth, berming, and landscape buffering requirements along the common boundary with the abutting neighborhoods

Design Guidelines

The consultant shall prepare zoning code level site, building and landscaping design principles & guidelines for the preferred land uses and (re)development in the Districts. This should include representative renderings, photos and dimensioned illustrations to adequately convey the design principles & principles. The consultant should also identify recommended street and streetscaping enhancements within the District.

Implementation Strategies.

Describe implementation strategies including amendments to the Village's existing zoning and subdivision codes, capital improvement plan, outdoor recreation plan, etc., that will be necessary to implement the master plan. Identify strategies for addressing affordable housing, sustainability, or transportation related recommendations. Identify potential implementation, timelines, and marketing strategies to redevelop the potential redevelopment sites identified earlier in the planning process. Provide preliminary cost estimates for proposed recommendations and where applicable estimated impacts to future property values and tax increment generation. Identify specific funding programs or potential partners, including public or private, that would be applicable to Germantown.

Mapping

The master plan should contain multiple maps to clearly and adequately present the preferred land uses and development within the District including, but not limited to, the following:

- Project/Planning Area Boundary
- Location Map within Germantown and relative to abutting Neighborhoods, Districts & Corridors
- Existing Land Use & Zoning Map
- Natural Resources Map including wetlands, floodplains, steep slopes, hydric soils, surface water, woodlands, SEWRPC defined environmental corridors, etc.
- Existing and Future Public Facilities Map including public roads, utilities, e.g. sewer, water, etc., facilities, stormwater management areas, park & recreation facilities, landscaping, buffering and streetscaping improvements
- Potential Redevelopment Site/Property Map
- Future Land Use Map showing the locations of the preferred land uses including conceptual locations for road improvements, bike and pedestrian facilities, park expansions, drainage areas and stormwater management facilities, etc.

SECTION V. Deliverables

The consultant shall prepare a final master plan document for each District (or one master plan for both Districts) that contains those items described in the final Scope of Services. The master plan documents shall be user friendly, incorporating graphics, tables, maps, renderings and other visual components while minimizing text to present a clear and concise document. The final master plan documents should be completed in a manner that can be fully integrated with the 2050 Plan and other master plans.

The consultant shall provide the Village with one (1) digital copy of the final master plan documents in both the original format (preferably Microsoft Word or compatible) and PDF format, including all maps, GIS data and GIS maps, graphics, or tables used to create the master plan documents. The consultant shall provide the Village with one (1) hard copy of the final master plan documents. Preliminary or draft versions of all documents, including surveys, maps, renderings, may be provided in PDF format provided they are reproducible on standard paper in color or black & white at a size not to exceed 11" x 17". The consultant is responsible for printing any/all hard copy presentation and public engagement materials unless mutually agreed to with the Village.

SECTION VI. Minimum Consulting Services Required

The consultant selected for the project will be expected to provide a range of municipal land use planning and development-related services to complete the project including, but not necessarily limited to:

1. Demonstrated experience in the development of neighborhood plans for municipalities of a similar size, population, and (ideally) with similar development pressures and challenges, including experience conducting economic development and commercial retail market analysis and studies, residential housing analysis and studies, and transportation network analysis. To meet these expectations, a consultant may consist of a multidisciplinary team of planners, housing professionals, economic development professionals, commercial broker and real estate professionals, landscape architects, and/or civil engineers.
2. Understanding of and ability to incorporate relevant requirements into the planning process in conformance with the Wis. Stats. 62.23 pertaining to comprehensive planning, including the incorporation of necessary background information and trends, and the preparation and conduct of a statute-compliant public participation process.
3. Demonstrated experience preparing and conducting in-person, virtual and web-based presentations, public hearings, workshops, charettes, surveys and other public participation opportunities and tools that may be needed or proposed in the planning process. Ability to provide innovative and cost-effective approaches to educating and obtaining input from residents, stakeholders, property owners, business owners/operators, and typically unrepresented stakeholders and "silent" supporters or objectors.

The above are minimum requirements for the project and are not intended to be a complete list of the services, skills and experiences that may be necessary to complete the project or used to evaluate consultant proposals.

SECTION VII. Proposal Format, Submittal & Content Requirements

Format & Location

All proposals should adhere to or reflect the content and sequence of information described in this RFP document. The proposal shall not exceed 25 pages. If the proposal is too large to submit via email, please submit via Drop Box or other filesharing service mutually agreed to prior to 4:00pm on the submittal deadline date. Alternatively, a proposal may be submitted in an electronic format via a USB flash drive provided it is received at the Planning & Zoning Services counter in Village Hall before the submittal deadline.

Submit a complete electronic version of the consultant's proposal in PDF format via email to the Village of Germantown, Director of Community Development at the email address listed below:

Jeffrey W. Retzlaff, AICP, Director, Community Development Department
N112 W17001 Mequon Road
Germantown, WI 53022
262-250-4735
Email address: jretzlaff@germantownwi.org

Submittal Deadline Date

Proposals in response to this RFP must be received before 4:00pm CST on Friday, July 21, 2023. Proposals received after this date/time will not be accepted. The consultant is responsible for verifying that their proposal has been received before the submittal deadline date.

Proposal Content

The proposal should include all the information necessary for the Village to evaluate and the proposal and make a decision. Failure of the consultant to provide specific, detailed information may result in its proposal being rejected in favor of a sufficiently detailed proposal. Any necessary exhibits or other information, including information not specifically requested in this RFP that the consultant feels would be helpful to the evaluation and decision-making process should be attached at the end of the proposal. At a minimum, the proposal shall include the following components:

1. Qualification Details
 - a. Cover Letter – Including, but not limited to a statement of understanding and approach to the project. Consultants shall clearly identify whether they are submitting a proposal for completion of only one master plan or both. The cover letter should include the address, telephone number, and e- mail address of the contact person(s) and each person authorized to represent the consultant in negotiations. Unless the consultant is an individual, all proposals must be signed with a firm/company/partnership/entity name and by a responsible officer or employee indicating that officer or employee's authorization to commit the consultant to the terms of the proposal.
 - b. Experience – A summary of at least five similar or relevant neighborhood, district, or corridor master plan projects for a comparable municipality that the consultant has completed within the last seven years. Electronic links to full copies of said projects can be provided and are encouraged.

- c. References – Provide three to five municipal client references for which the consultant has provided similar planning services within the last seven years. Include the municipality name, contact person name, email address and telephone number, and a brief description of the services provided.
2. Project Details
 - a. Scope of Work – A complete and concise description of the approach to be taken to complete the project and address the items listed in Sections III. And IV. above, including any draft and final deliverables. An explanation of any variances from the proposed Scope of Work outlined in Section IV. and any insights into the project gained as a result of preparing the proposal or from past project experiences.
3. Project Management Details
 - a. Key Personnel – A list or organization chart of personnel directly assigned to the project, including any sub-consultants, along with their responsibilities for this project and resumes. Clearly illustrate the responsibilities and lines of communication and authority relative to your project management team. Describe your plan to interface with Village staff. The Consultant's Project Manager, who will be responsible for planning, coordinating, and conducting the majority of the work, including meeting attendance with Village Staff and Plan Commission must be identified and committed to the project. The Village reserves the right to approve Consultant's Project Manager and any requested personnel and subcontractor changes during the project.
 - b. Quality Control – Describe quality control measures and processes to ensure the project requirements are achieved within the project budget and schedule.
 - c. Village Staff Commitments – Identification of those items within the Scope of Work for which the consultant anticipates assistance by Village Staff. Village Staff will serve as the point of contact for public inquires during the planning process, will attend all public meetings, will maintain a project website, and provide public outreach of planning activities through existing Village social media outlets, electronic and community newsletters (if any are employed for the project). Village Staff can also assist in providing existing GIS data as available.
 - d. Project Schedule – A proposed schedule that indicates project meetings, milestones by phases or tasks, delivery of draft and final project deliverables, and overall timeline for completion of the master plan.
4. Public Engagement Plan
 - a. Engagement Plan - The proposal should include a preliminary public engagement plan with recommended methods and strategies to disseminate information and obtain public input as part of the overall planning process, including, but not limited to, any in-person, virtual or web-based presentations, public hearings, workshops, charettes, surveys and other public participation events, opportunities and tools that may be needed as part of the planning process. The engagement plan should be designed to provide innovative and cost-effective approaches to educating and obtaining input from residents, stakeholders, property owners, business owners/operators, and typically unrepresented stakeholders and "silent" supporters or objectors. The engagement plan will be finalized through discussions between the consultant and the Village. The overall process, techniques, technology, media, meetings, workshops, charettes, etc. to be employed to guide public engagement should be addressed in the consultant proposal.

5. Meetings & Communication

- a. Meetings - It is anticipated that a minimum of five (5) public meetings led by the consultant will be included in the planning process, although the consultant has the flexibility to provide an engagement plan and meeting schedule it feels is appropriate for the project. The consultant is expected to prepare any/all materials required for any public meetings and be responsible for setting up and testing any technology beyond that available for use through the Village. Village staff will post agendas and minutes using our agenda management software as needed.
- b. Communication with Village - The proposal should also build in appropriate contact meetings with Village staff and the Plan Commission which will serve as the “steering” committee for the project. The consultant is expected to coordinate and communicate with Village Staff on an ongoing basis throughout the planning process. Given different characteristics, stakeholders, etc., in each District, the consultant may need to consider separate public meetings for each master plan.

6. Project Cost and Labor Hours

- a. Cost – the proposal should include a “not to exceed” cost estimate to complete the project. The project budget range for both master plans is \$45,000 to \$65,000. This budget range reflects what the Village believes is appropriate for the type and scale of the project. The consultant may submit a proposal with a total cost that is outside of this range but must give information explaining why the proposed cost is outside the range. Innovative approaches, techniques, tools or additional tasks that exceed the intent of the Master Plan Objectives and Scope of Work set forth herein are acceptable if the consultant feels the benefits are justified or considered necessary to complete the project. If the scope and/or cost for such innovations or additional tasks increase the overall cost of the project beyond the project budget range, such innovations and tasks should be broken out and presented as additional services or alternatives with separate cost estimates in the proposal to be discussed with and considered by the Village.
- b. The Village will withhold a minimum 10% of the estimated contract value until all work has been satisfactorily completed.
- c. Estimated Labor Hours – A summary of estimated labor hours by task, or phase, that clearly identifies the project team members, their hourly rate, and the number of hours performed by each participant organized by task or phase.
- d. Additional Scope/Fees – The proposal should include the total cost, hours per employee, and hourly rates, etc. for any additional services not identified as needed to complete the basic scope of work.

7. Supplemental Information

- a. Any other information deemed necessary by the consultant to respond to the requirements of this RFP.

SECTION VIII. Proposal Evaluation and Consultant Selection

Evaluation Process

All proposals received before the submittal deadline date will be evaluated by the “RFP Evaluation Team” comprised of the Village Administrator, Community Development Director, Public Works Director, and Village President. The RFP Evaluation Team will make a recommendation to the Plan Commission who will, in turn, make a recommendation to the Village Board for final action and selection of a consultant.

The RFP Evaluation Team is free to make any recommendations it determines to be in the best interest of the Village. Any inaccuracies in or misrepresentations of the information contained in a proposal or other errors may result in the rejection of a proposal.

The Village may select up to three (3) consultants for a pre-selection interview. Consultant must agree to appear at the pre-selection interview at no cost, if required. The Village will not reimburse a consultant for any costs incurred for the preparation of a proposal or during the selection process.

As described in this RFP, the Village is undertaking two master plan projects; one each for the Holy Hill Gateway District and the Freistadt District. While the Village prefers to work with one consultant to complete both projects, consultants are welcome to submit a proposal for just one or both of the master plan projects. The Village reserves the right to select separate consultants for each project if deemed to be in the best interests of the Village.

Proposal Evaluation Criteria

During the evaluation process, the RFP Evaluation Team may require a consultant to answer specific questions orally or in writing regarding their proposal. Selection of a consultant will be based on the overall strength and responsiveness of each proposal and not on any single factor such as cost. The RFP Evaluation Team, Plan Commission and Village Board will evaluate each proposal using the following criteria (but may consider other criteria it deems relevant to make their recommendation or selection):

- Qualifications and demonstrated experience of the consultant providing the same or similar planning consulting services for comparable master plan projects, including the qualifications, capability, and experience of the key personnel to be assigned to the project
- Proposed approach to the project, including the consultants demonstrated understanding of the master plan objectives, scope of work, proposed project schedule, appropriateness and uniqueness of the proposed approach, methods, techniques, and tools to be used for the project
- The proposed public engagement plan
- Proposed schedule and cost to provide the services necessary to complete the project

Timeline

The following timeline is anticipated with respect to the release of this RFP, proposal submittal, proposal review & evaluation, and consultant selection (but subject to change at the Village’s discretion):

Request for Proposal Release Date	June 19, 2023
Deadline for submittal of consultant questions	July 12, 2023
Village responses to consultant questions	July 17, 2023
Proposal Submittal Deadline Date	July 21, 2023
RFP Evaluation Team Proposal Review & Recommendation	July 24, 2023
Plan Commission Proposal Review	July 24, 2023
Plan Commission Pre-Selection Interviews and Recommendation	August 14, 2023
Village Board Consideration and Consultant Selection	August 21, 2023
Negotiate & Finalize Project Contract	August 22-31, 2023
Project Commencement & Kick-Off Meeting	September 25, 2023

The Village reserves the right to adjust the timeline as necessary for any reason.

SECTION IX. Consultant Questions

The Village will only accept written questions concerning the RFP and master plan project(s). Questions should be submitted via email on or before 4:00pm on July 12, 2023. Include "Master Plan RFP Questions" in the subject line to ensure Village staff receives your question(s). Email all questions to the Community Development Director at the email address provided in Section VIII above.

The Village will respond in writing to all questions received. A copy of all consultant questions received and the Village's responses will be made available by email on or before July 17, 2023, to all consultants who submit questions or who request a copy by email prior to the question submittal deadline date.

SECTION X. Additional Terms and Conditions

There is no expressed or implied obligation that the Village will reimburse consultants for any expenses incurred in preparing proposals or participating in the selection process in response to this RFP. Materials submitted by consultants are subject to public inspection under Wisconsin law and any language purporting to render the entire proposal confidential or proprietary will be ineffective and will be disregarded.

The Village will not discriminate against individuals due to sex, race, religion, creed, color, national origin, age, disability, sexual orientation, ancestry, marital status, arrest or conviction record, military service, or any other characteristics protected by law. This applies to all consultants submitting proposals to this project and their sub-consultants.

The Village reserves the right to retain all proposals submitted and to use any idea in a proposal regardless of whether the proposal and consultant were selected. Submission of a proposal indicates acceptance by the consultant of all terms and conditions in this RFP unless clearly and specifically noted in the proposal submitted and confirmed in the contract between the Village and the consultant.

All property rights, including publication rights of all reports produced by the consultant selected in connection with services performed for this project shall be vested in the Village.

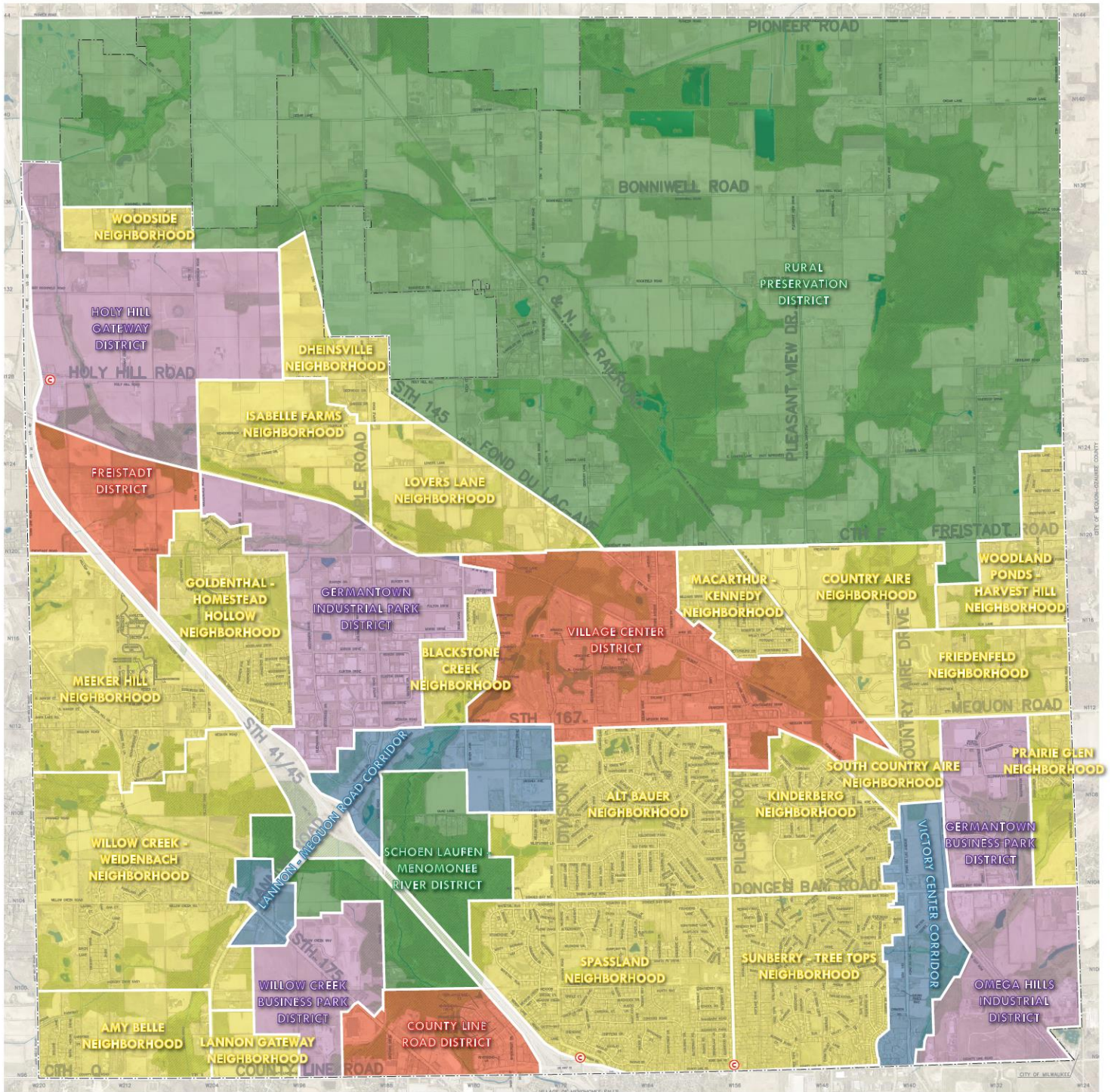
The Village reserves the right to reject any or all proposals submitted for any reason.

EXHIBIT 1

Village of Germantown 2050 Comprehensive Plan Future Land Use MAP

NEIGHBORHOODS, DISTRICTS, CORRIDORS

Village of Germantown 2050 Future Land Use Map



*Note: This map is intended for use in combination with the Future Land Use Table

LEGEND: NEIGHBORHOODS

NEIGHBORHOODS

ALT BAUER
AMY BELLE
BLACKSTONE CREEK
COUNTRY AIRE
DHEINSVILLE
FRIEDENFELD
GOLDENTHAL - HOMESTEAD HOLLOW
ISABELLE FARMS
KINDERBERG
LANNON GATEWAY
LOVERS LANE
MACARTHUR - KENNEDY
MEEKER HILL
PRAIRIE GLEN
SOUTH COUNTRY AIRE
SPASSLAND
SUNBERRY - TREE TOPS
WILLOW CREEK - WEIDENBACH
WOODLAND PONDS - HARVEST HILL
WOODSIDE

DISTRICTS

MIXED-USE DISTRICTS

COUNTY LINE ROAD
FREISTADT
VILLAGE CENTER

BUSINESS PARK/INDUSTRIAL DISTRICTS

GERMANTOWN BUSINESS PARK
GERMANTOWN INDUSTRIAL PARK
HOLY HILL GATEWAY
OMEGA HILLS INDUSTRIAL DISTRICT
WILLOW CREEK BUSINESS PARK

RURAL/OPEN SPACE DISTRICTS

RURAL PRESERVATION
SCHOEN LAUFEN - MENOMONEE RIVER

CORRIDORS

CORRIDORS

LANNON-MEQUON ROAD
VICTORY CENTER

MUNICIPAL BOUNDARY



EXHIBIT 2

Village of Germantown 2050 Comprehensive Plan Future Land Use TABLE

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

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

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

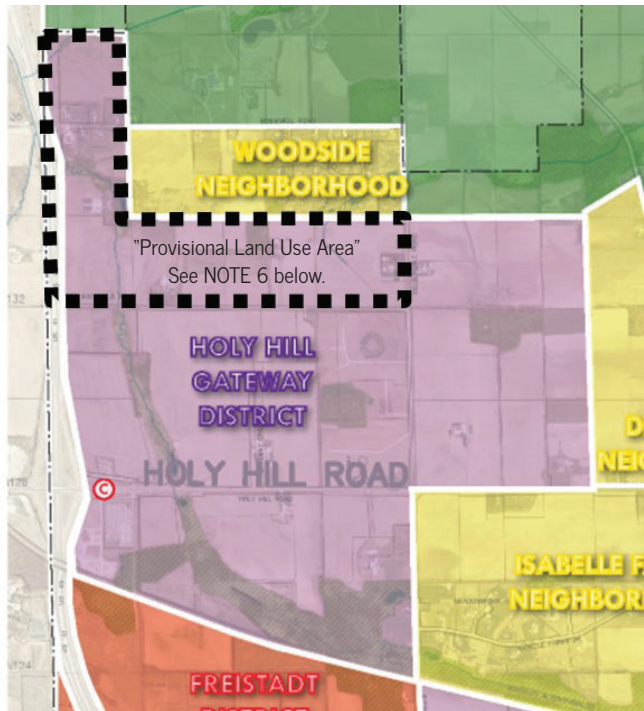
D =	Desirable – These uses should be encouraged because they are consistent with, support, and enhance the desired character of the area.
A =	Allowable – These uses are generally considered appropriate for the area, but may require additional consideration and/or specific modification or developed features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



EXHIBIT 3

Holy Hill Gateway District Profile

Holy Hill Gateway DISTRICT



GENERAL CHARACTER

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

SPECIAL FEATURES

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

WSOR railroad to the south.

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

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

PREFERRED LAND USE

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

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

PREFERRED FUTURE LAND USE

Holy Hill Gateway District

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

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

Master Planning A detailed master plan will be developed for the Holy Hill Gateway District (see Implementation Plan: Economic Development Objective #1). Until the master plan is prepared and incorporated into the Future Land Use component of the 2050 Comprehensive Plan, the preferred land uses allowed in and future development of the area bounded by Rockfield Road, Goldendale Road, the Woodside Neighborhood, the Town of Germantown,

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

and I-41 shall be limited to only the land uses and development allowed under the "Agricultural/Conservation Residential" land use designation in the former 2020 Comprehensive Plan (see "Provisional Land Use Area" as shown on the Future Land Use Map). The "Agricultural/Conservation Residential" designation allows agricultural uses and single-family residential uses with a maximum density and minimum lot size of 1 dwelling per 5 acres.

NOTE 6:

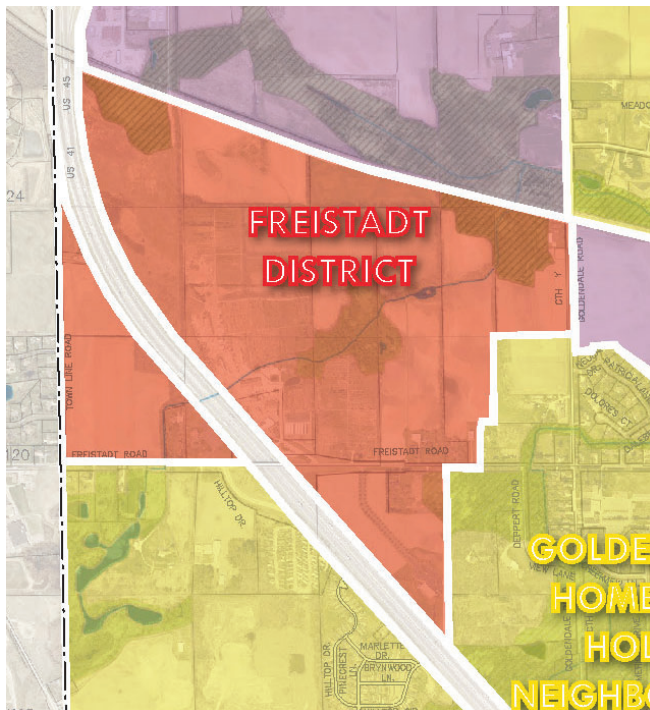
Land use within the "Provisional Land Use Area" shall be consistent with the former 2020 Land Use Plan "Agricultural/Conservation Residential" designation that allows agricultural use and single-family residential use with a maximum density and minimum lot size of 1 dwelling per 5 acres.

See all notes on page 42.

EXHIBIT 4

Freistadt District Profile

Freistadt DISTRICT



GENERAL CHARACTER

The Freistadt District is predominantly undeveloped but intended to be a mixed-industrial district comprised predominantly of light industrial uses, warehouse, corporate office uses, and service-commercial uses. A portion of the district lies within Tax Incremental District (TID) No. 7. The District is almost entirely undeveloped. Existing uses include the D.J. Frank nursery and landscaping services operation and the Germantown Mutual Insurance campus. Existing zoning in the district is predominantly A-1: Agricultural.

SPECIAL FEATURES

Transportation The Freistadt District is bounded by I-41/Town Line Road to the west, the WSOR railroad to the north, Goldendale Road to the east and Freistadt Road to the south (except for the Germantown Mutual Insurance campus immediately south of Freistadt Road). Freistadt Road does not currently have an interchange with I-41.

Environmental, Natural & Agricultural Goldendale Creek bisects the district from west to east as part of an environmental corridor south of the railroad.

Public Park, Education, Safety & Utility A majority of this district is not located within the Sewer Service Area (SSA) however is located within the Potential Sewer Service Area, given the existing water and sewer facilities abutting the district, and, the potential extension of facilities to the Village of Richfield.

PREFERRED FUTURE LAND USE

Freistadt District

Preferred Future Land Uses												Enviro Corr.	SSA	Preferred Site Design			Maximum Density (residential uses)
Existing Uses (+ existing non-conforming zoning) See NOTE 5 for details	Residential: Single Family	Residential: Two to Four Family	Residential: Multi-family / Senior	Mixed-Use: Commercial / Residential	Mixed-Use: Commercial / Industrial	Commercial (includes "Activity Centers")	Institutional	Open Space & Recreational	Mineral Extraction	Industrial	Agricultural / Hobby Farming / Agribusiness	Contains an Environmental Corridor?	Sewered? (Y/N/Partial)	Traditional Neighborhood	Suburban Subdivision	Conservation Subdivision**	Dwelling Units / Acre See NOTE 4 for details
A	A	A	D	D	D	A	A	A	u	D	u	Yes	Yes	-	-	-	SF:2.9 units/ac 2-4F: 6.0 U/ac MF:25 units/ac

The Freistadt District is intended to develop as an industrial, warehousing and mixed-use commercial district with light industrial, warehouse, corporate office and service-related commercial uses. The potential for mixed-use commercial with high-density residential could be appropriate for land adjacent to Freistadt Road and I-41. Single-family development at a density of 2.9 units/acre would also be appropriate.

See the Economic Development Section of this Plan for more information on future land uses within the Freistadt District.

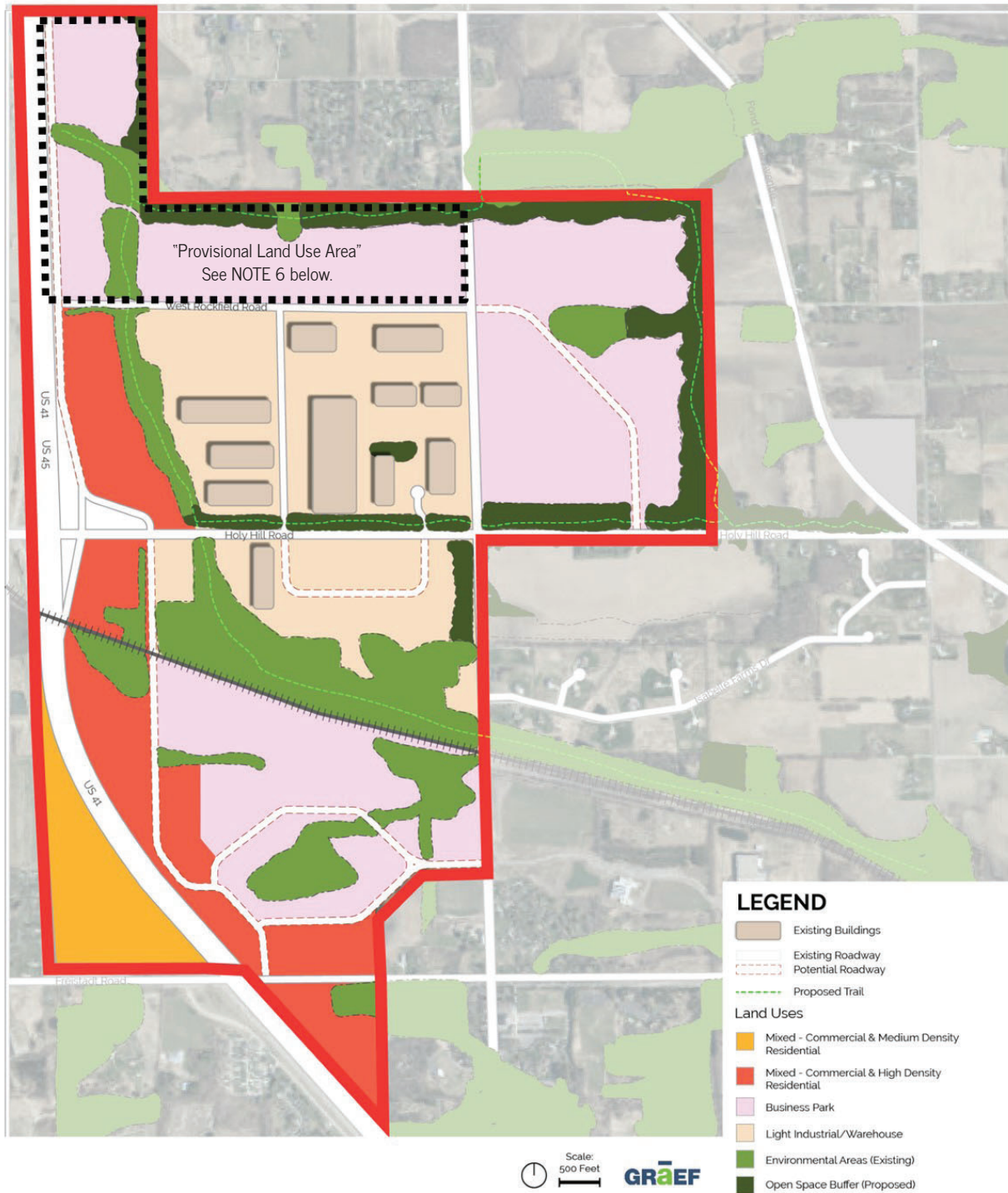
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A =	Allowable – These uses are generally considered appropriate for the area, but may require additional consideration and/or specific modification or developed features to be compatible with other uses in the area.
u =	Undesirable – These uses should not be encouraged but may still be acceptable for the area under special circumstances.

See all notes on page 42.

EXHIBIT 5

2050 Future Land Use “Vision” Holy Hill Gateway District & Freistadt District

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



NOTE 6:

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



REQUESTS FOR PROPOSALS

HOLY HILL GATEWAY DISTRICT MASTER PLAN AND FREISTADT DISTRICT MASTER PLAN

GERMANTOWN, WI • JULY 20, 2023



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QUALIFICATION DETAILS - COVER LETTER

20 JULY 2023

JEFFREY W. RETZLAFF, AICP, DIRECTOR, COMMUNITY DEVELOPMENT DEPARTMENT
N112 W17001 Mequon Road
Germantown, WI 53022
jretzlaff@germantown.org

RE: HOLY HILL GATEWAY & FREISTADT DISTRICT MASTER PLAN

On behalf of Neighborhood Planners, Engberg Anderson, and R.A. Smith (Project Team) thank you for the opportunity to submit this proposal to work in partnership with the Village of Germantown to prepare a District Master Plan for the Holy Hill Gateway and Freistadt Districts. Due to space limitations we have omitted firm profiles from our proposal, but encourage reviewers to visit our respective websites for more information.

Neighborhood Planners and Engberg Anderson have worked together on several past projects and we are excited to team up on this opportunity. For this assignment we are fortunate to partner with an engineering firm with ties to the Village and familiarity with the study area. R.A. Smith is very familiar with this area as members of their team have provided sanitary service area mapping and projections and layouts for this area and were involved in the recent reconstruction of the Holy Hill Roadway, from Goldendale to I-41 which included an analysis of various trail, roadway and lighting connections. R.A. Smith also have relationships with the many stakeholders (county, Richfield, property owners, MMSD, developers) from the area.

Because of the proximity of both districts to each other, as well as the need to consider a broader study area, the Project Team proposes to prepare a single District Master Plan or Neighborhood Plan which will include both study areas as identified in the RFP. We believe this approach is more cost-effective and will result in a more unified, straightforward approach to implementation.

I will be the primary point of contact and project manager for this project and can answer any questions you may have concerning our proposal. I can be reached at 920.585.3593 or andrew@neighborhoodplanners.org

Respectfully submitted,



Andrew Dane, President
Neighborhood Planners LLC
andrew@neighborhoodplanners.org

QUALIFICATION DETAILS - EXPERIENCE

03 | Experience
Engberg Anderson

The North End MILWAUKEE, WISCONSIN



When the master plan process for the North End began, the 7.5-acre site north of downtown on the Milwaukee River was once a tannery complex containing 29 buildings, some built on the river’s edge on a failing dock wall. In August 2018, the fifth and final phase was completed. The site was transformed into a vibrant neighborhood of five new modern apartment buildings with various amenities, including club rooms, fitness areas, pet spas, a bowling alley, and a new pool with an outdoor bar. Green roofs conceal structured parking for residents. A series of new roads connect the 490 upscale apartment units and 18,000 square feet of retail to the surrounding neighborhood. Almost a quarter mile of a new Riverwalk and public pocket park have turned this dead zone into an inviting and active destination. North End has become a model for approaching a large former industrial site and embodies its tagline “a neighborhood by design.”

Recognition: Wisconsin Builder/Daily Reporter Top Project of 2009; The Business Journal Real Estate Awards, Best Development Residential, First Place, 2010; Mayor’s Design Award, 2010 + 2014, Milwaukee, WI; AIA Wisconsin Design Award of Merit, 2010

Status
Completed 2018

Size
792,046 GSF
481 units
19,758 SF retail space

Construction Cost
\$89.1 million

Project Overview

Neighborhood residents, business owners, City staff, and elected officials comprised a steering committee to oversee development of the Plan, which identified preferred land uses including a mix of in-fill housing, parks, trails, boardwalk, neighborhood retail, eating and drinking opportunities.

Key Recommendations

- Menasha Lock site improvements
- Canal boardwalk
- Bicycle and pedestrian trail
- Wayfinding and placemaking recommendations
- Brin site redevelopment at Tayco Street
- Missing middle housing development along Water Street.

Results

Following completion of the study, the City acquired the former Brin building site, adjacent the study area. The City subsequently received developer interest in the property; ultimately leading to a new mixed-use development which broke ground April 2021.

Reference Information

Sam Schroeder
Community Development Director
City of Menasha, WI
(920) 967-3651
sschroeder@ci.menasha.wi.us

<https://bit.ly/44ScYE>

WATER STREET CORRIDOR PLAN MENASHA, WISCONSIN

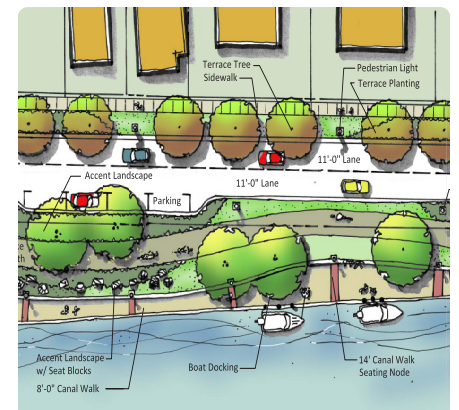
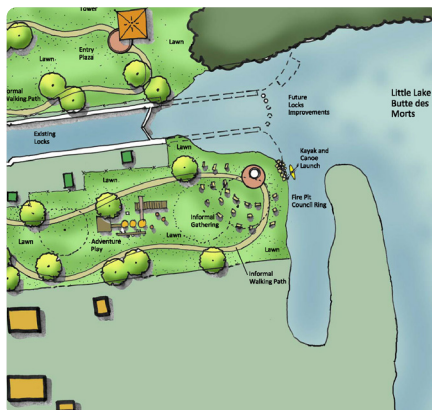
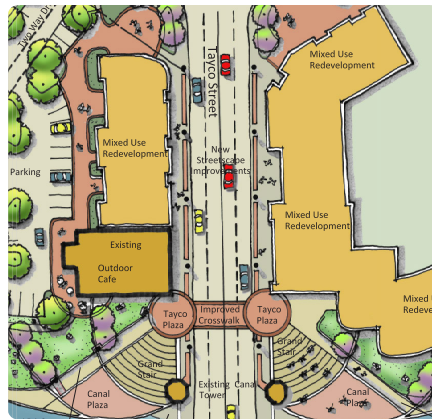


Image credit: Design Studio Etc



Project Overview

A diverse stakeholder advisory group oversaw preparation of a long-term redevelopment plan for the south riverfront area, a 30-acre site adjacent downtown on the Wisconsin River. The market analysis identified strong potential for new senior housing. A year-round and seasonal market anchor the northend of the site, with new facilities and expanded amenities supporting larger Wausau Whitewater park events.

Key Recommendations

- Public market/business incubator
- Farm market
- Boardwalk adjacent Wausau Whitewater park
- Mix of housing types and price points



Results

A succinct 1-page implementation strategy was prepared in order to help align future planning and implementation efforts. In the meantime, WPS has made significant progress toward removing its waterfront parcel from FERC boundaries, which will allow them to sell the largest parcel in the study area. The County and WPS have expressed a willingness to work with the City toward achievement of the plan's vision.



Contact Information

Bradley Sippell, Community Development
 City of Wausau, WI
 (715) 261-6686
 bradley.sippell@ci.wausau.wi.us

Image credits: Engberg Anderson Architects

<https://bit.ly/3XYnPL7>



Spur 16

MEQUON, WISCONSIN



Adjacent to Mequon's City Hall, Library and the Interurban Bike Trail, the City envisioned a program and master plan for a town center that would complement these adjacent uses in an effort to create a more integrated destination for the community. The development features a mix of retail, multifamily housing and townhomes, and public spaces. The residential development includes a clubhouse with fitness center and pool as well as pedestrian-friendly access to the retail spaces. Additionally, a public market and restaurant offer patrons 9 different local restaurant options. Aesthetically, the project features the reuse of three existing buildings to retain Mequon's historic charm.

Status

Completed 2019

Size159 units
22,755 sf retail**Construction Cost**

\$35 million

The District

WEST BEND, WISCONSIN



The District is a two-building, four-story multifamily development at the northern end of West Bend's historic downtown. Overlooking the Milwaukee River to the east, the development includes 177 units and a corner retail space with a generous outdoor patio. Seven walk-up townhomes facing Main Street sit nestled in a courtyard formed by the larger multifamily building. Eight units with direct walk-out access front the newly revamped riverwalk on the site's east side. This project will redevelop an old brewery site helping to revitalize the local economy.

Status

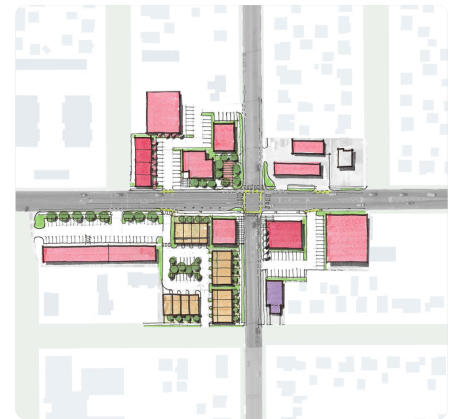
In Construction

Size

177 units

Construction Cost

\$33 million

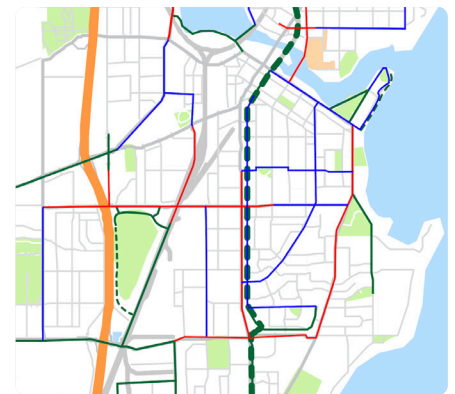


Project Overview

Neighborhood Planners partnered with RDG to prepare a corridor plan for the City of Neenah prior to initiating preliminary engineering design. This approach identified several infill and reuse opportunities to strengthen the neighborhood, including new smaller scale commercial and residential development.

Key Recommendations

- Road diet
- Multi-use trail connection “The Green Line”
- Streetscape and placemaking recommendations
- Cecil Street and South Commercial Street intersection treatment



Results

The City has budgeted for reconstruction of S. Commercial Street

Contact Information

Brad Schmidt
Assistant Community Development Director
City of Neenah, WI
(920) 866-6126
bschmidt@ci.neenah.wi.us

<http://bit.ly/3Oh9beN>





Project Overview

Neighborhood Planners led a multi-disciplinary team to identify redevelopment concepts for a multi-block area in downtown Wausau. With the planned obsolescence of the McClellan Street parking ramp, the City put together a stakeholder advisory group. A market study revealed the potential for new housing and office downtown, which would support existing retailers and restaurants. Parking was identified as a priority concern, and as a result, multiple development scenarios were tested to identify new parking spaces associated with each.

Key Recommendations

- New multi-family downtown housing and office
- Framework for new parks, green streets, pedestrian and bicycle network
- Shared public parking in smaller, decentralized lots

Results

Several developers have contacted the City to explore development opportunities in the district. The City continues to evaluate options for the McClellan ramp site.

Contact Information

Bradley Sippell, Community Development
City of Wausau, WI
(715) 261-6686
bradley.sippel@ci.wausau.wi.us

Image credits: Engberg Anderson Architects

<https://bit.ly/3K05WpK>



Muskego Beach & Mixed-Use Development

Muskego, WI

The City of Muskego was looking to develop a new lakefront park in an area of the City that was once home to Muskego Beach and DandiLion Park, a popular amusement park that closed in 1983.

The City was interested in providing access to the lake for public enjoyment and re-establishing a view of the lake, which is considered by many to be the heart of the community. The lakefront concept is also viewed as a keystone to creating a downtown for Muskego.

Planned uses for the lakefront property include a small beach, bike path, and a condominium development to help the City recover any lost tax base. There is further potential along Janesville Road for a restaurant, coffee shop, and other businesses.

A study was conducted to recommend what types of commercial development would likely succeed and how much of the total estimated 9.5 acres might be needed for commercial uses to make the project cost-neutral. Several alternative site plans were prepared, depicting a variety of recreational, mixed-use, and residential land uses.

Client

City of Muskego

Project Team

Tom Mortensen, PLA, ASLA
Jon Chapman

raSmith
CREATIVITY BEYOND ENGINEERING

Project Brief

USH 51 Historic Streetscape Design



The landscape architects at raSmith collaborated with City of Portage staff and stakeholders to develop plans, image boards, details and alternatives for streetscape, lighting, pavement treatments, site amenities and furnishings, and tree plantings for the historic downtown district.

The goal of the project was to provide several options to enhance the downtown shopping area and to reflect the culture and history of Portage. Through a series of stakeholder meetings and presentations, the raSmith team developed a set of preferred alternatives and cost estimates based on the input from the City stakeholders. The project will be implemented during the Wisconsin Department of Transportation's reconstruction of WIS 33/16, pending historic grants funding.

PROJECT DETAILS - SCOPE OF WORK

The work plan provided below is designed to address each of the seven Master Plan Objectives listed in the RFP, while also allowing for the consideration of additional factors which may need to be addressed as part of the study. As mentioned earlier in the proposal, our team proposes to combine the two districts into a single District Master Plan. We believe this approach will fulfill the intent of the Village's Comprehensive Plan, while also resulting in a more cost-effective and straightforward document. We have organized our proposed work plan, schedule, and budget around the following four (4) tasks:

1. PROJECT MEETINGS + FINALIZE PUBLIC ENGAGEMENT PLAN
2. SUMMARY OF EXISTING CONDITIONS + COMMUNITY SURVEY
3. PREPARE AND PRESENT DRAFT LAND USE AND TRANSPORTATION PLAN
4. PREPARE AND PRESENT DRAFT SITE PLANS, CONCEPTUAL PLANS, AND DESIGN GUIDELINES
5. PREPARE AND PRESENT FINAL DISTRICT MASTER PLAN

TASK ONE: PROJECT MEETINGS + FINAL PUBLIC ENGAGEMENT PLAN

We will initiate the project with an in-person kick off meeting. Prior to the meeting our team will prepare a digital base map of the study area to facilitate in-person discussion of challenges and opportunities within the district. This diagrammatic map and associated keynotes (Planning Area Study Map) will address the RFP requirements listed in Section IV - Planning Area Identification & Background.

In consultation with Village staff we will prepare an agenda for the Kick Off meeting.

1.1 Project Kick Off Meeting. We will meet in-person with Village staff to cover, at a minimum, the following:

- Introductions
- Review and discuss preliminary public engagement plan (See Qualifications - Public Engagement Plan)
- Review and discuss Planning Area Study Map
- Discuss schedule and key milestones, including anticipated bi-weekly project coordination meetings
- Review/discuss all known Village, SEWRPC, WDNR, and WisDOT land use and design requirements

1.2 Project Meetings with Staff. Continue addressing topics from prior tasks. The consultant anticipates two conference calls per month to share project updates and receive feedback on draft and final master plan concepts and recommendations.

1.3 Site Visit. The Project Team will tour the study area with Village Staff in order to assess existing infrastructure, land use and building conditions.

1.4 Newsletter Content. The Project Team will prepare up to three (3) electronic newsletters for distribution to the community.

Task 1 Deliverables:

- Updated schedule and scope of work (if necessary)
- Final Public Engagement Plan (revised if necessary)
- Newsletter content

- Initial findings and relevant background information summarized in a word document keynoted to Planning Area Study Map. To include, at a minimum, opportunities and challenges related to land use, transportation, redevelopment, streetscape design, site buffering and setback requirements.

TASK TWO: SUMMARY OF EXISTING CONDITIONS + COMMUNITY SURVEY

We will prepare a succinct, highly graphical and easy to read Existing Conditions Report summarizing existing physical, land use, circulation, and environmental conditions within the study area. This report will

This 6-8 page report will be used to create a shared framework of understanding around the key issues and opportunities impacting the study area prior to moving on to the conceptual design phase.

2.1 Stakeholder Interviews and Community Survey. Interview key stakeholders as identified by the Village including but not limited to the entities listed in the RFP - Section IV. Scope of Work - Intergovernmental Cooperation. We will contact local governments and agencies to discuss relevant land use, environmental, and traffic concerns. Develop and launch an on-line survey for the general public to assess alignment with the recommendations contained in the Holy Hill Gateway and Freistadt District Profiles (Village of Germantown 2050 Comprehensive Plan).

2.2 Market Study. Prepare a simplified market study for the study area in order to better understand future land use demands, competing facilities, and potential growth opportunities. We will use ESRI data to benchmark Germantown against comparable communities in southeast Wisconsin. Data and interviews with area brokers, City staff, and State and local economic development professionals will provide further insight into attainable land uses for the study area.

2.3 Natural Resource Analysis. R.A. Smith will utilize GIS to evaluate existing natural resources and related concerns identified in the RFP Section IV. Scope of Work - Natural Resources. The analysis will identify development constraints as well as potential environmental corridors.

2.4 Transportation Network Analysis. R.A. Smith will conduct an analysis which addresses the issues and opportunities listed in RFP Section IV. Scope of Work - Transportation Network Analysis. Working collaboratively with Village staff, the Project Team will ultimately develop a transportation plan that safely accommodates proposed land uses and ties into existing and proposed networks for all modes of travel. During this phase of the study, R.A. Smith will focus its attention on further exploring the feasibility of a public frontage road crossing the railroad. As noted in the request, the 2050 plan assumed public frontage road with a railroad crossing between the Holy Hill Gateway and Freistadt Districts, so we will weigh the pros/cons of this scenario, including the constraints (timing, costs, etc.) in a future at-grade RR crossing versus a roadway network that would avoid the RR crossing. When evaluating railroad crossing options, we will review the current crossing and determine the feasibility of eliminating it (as the OCR will ask this question). We assume some minimal time in upfront coordination (fact finding) to determine the concerns/costs/timing for a RR crossing. This may include one meeting (and a few phone calls) with the DOT, OCR, and SEWRPC transportation planners.

2.5 Prepare Existing Conditions Report. A graphical 6-8 page report summarizing existing conditions, opportunities, and challenges will be prepared, with input from City staff.

2.5 Visioning Workshop. We will facilitate a public meeting in person to present the results of the previous tasks and solicit community input into the District Master Plan goals and priorities. A visual preference survey will help gain insight into desired land uses, development types and intensities, building materials, setbacks, parking, and landscape requirements.

Task 2 Deliverables:

- Existing Conditions Report including key takeaways from Market Study, Natural Resource Analysis, Redevelopment Analysis, Transportation Network Analysis
- Draft District Master Plan Goals + Concepts
- Visioning Workshop Summary

TASK THREE: PREPARE AND PRESENT DRAFT LAND USE AND TRANSPORTATION PLAN

This task begins with a review and discussion of the results of the previous task.

3.1 Meeting to discuss results of previous task with Village Staff. The Project Team and Village staff will review the results of the previous task and prepare a set of written preferred land use goals and statements to guide preparation of the Draft Preferred Land Use Plan.

3.2 Prepare draft Land Use Plan. This step will be informed by the results of the previous task and in accordance with the guidance provided in RFP Section IV. Scope of Work - Preferred Land Use Plan. The Project Team proposes to prepare the Land Use Plan prior to initiating more detailed conceptual renderings and site plans (Task 4). We will utilize the 2050 Plan and District Profile to further refine (and update as necessary) the land use categories and recommendations regarding the location of preferred land uses, development density and intensity, setbacks, and parking requirements. Building materials/styles and related design recommendations will be addressed separately in Task 5 - Design Guidelines.

3.2 Prepare draft Transportation Plan. This step will be informed by the results of the previous task and in accordance with the guidance provided in RFP Section IV. Scope of Work - Transportation Network Analysis. R.A. Smith's transportation planning manager will work collaboratively with the Village and Project Team to develop a transportation plan to safely accommodate the proposed land uses and tie into existing networks for all modes. Our roadway planning always assumes a shared roadway mindset, so we will look into the actual roadway cross-section and location that accommodates pedestrians (pedestrian and bicycle), mass transit, and other uses.

We will review County and local planning documents for any regional plan, notably any planned multi-use connection. We will utilize the base mapping, which will show the various zoning, land use, and lands impacted by environmental concerns, to propose a transportation network that is suitable for these types of developments and land use. The transportation network will encompass roadway travel lanes, on-street parking needs, pedestrian accommodations and bicycle facilities.

Finally, we will be cognizant of the surrounding areas (including working with other jurisdictions or governmental agencies), costs, land suitability, surrounding land uses, and roadway connectivity for the local and surrounding areas.

3.4 Feedback on draft Land Use and Transportation Plans. We will gather feedback from Village staff and Plan Commission. We will also post a digital version of the draft Land Use and Transportation Plan to the Village's website to solicit feedback from the public.

Task 3 Deliverables:

- Draft Land Use Plan

- Draft Transportation Plan
- Presentation to Plan Commission
- Written Summary of Public Comments

TASK FOUR: PREPARE AND PRESENT DRAFT CONCEPTUAL SITE PLANS, RENDERINGS AND DESIGN GUIDELINES,

Engberg Anderson will lead this task with input from the entire Project Team.

4.1 Discuss results of previous task with staff. We will review results of prior task with Village staff.

4.2 Prepare draft Conceptual Site Plans and Renderings We will prepare up to four colorized site plans and two perimeter cross sections, and associated conceptual renderings, for the specific properties and locations identified in the RFP. This task will be done in an iterative manner with input from Village staff in order to ensure that project expectations are met.

4.3. Prepare draft Design Guidelines. We will prepare a set of draft Design Guidelines based on a review of the 2050 Comprehensive Plan, survey results, workshop feedback from the previous task, and input from City staff.

4.4. Public Forum to review draft Land Use Plan, Transportation Plan, Conceptual Site Plans, Renderings, and Design Guidelines. The Project Team will facilitate the public forum, providing an opportunity for the public to learn about the proposed plans and to provide feedback on them.

Task 4 Deliverables:

- Draft site plans, renderings, and design guidelines
- Poster boards
- PowerPoint presentation
- Written summary of feedback from public forum

TASK FIVE: PREPARE AND PRESENT DRAFT AND FINAL DISTRICT MASTER PLAN

This task begins with a review and discussion of the results of the previous task.

5.1 Discuss results of previous task with staff. We will review results of prior task with Village staff in order to identify relevant updates and revisions to draft land use plan, transportation plan, site plans, conceptual renderings, design guidelines.

5.2 Prepare draft District Master Plan. The draft District Master Plan will be prepared in accordance with the RFP including fulfillment of the requirements described in RFP - Section III Master Plan Objectives. Village staff will have the opportunity to review and provide feedback on the draft document before moving on to the following task.

5.3. Present draft District Master Plan. We will present the draft District Master Plan to the Plan Commission and Village Board. An electronic copy of the draft will also be provided to other local governments for feedback including the School District, Village of Richfield, Washington County, SEWERPC, MMSD, and WDNR. In addition, the draft District Master Plan will be posted on the Village website and shared electronically with participants attending prior outreach events. Poster boards will be provided at Village Hall, along with comment forms.

5.4. Review and discuss feedback on draft District Master Plan. The Project Team will meet with Village Staff to review and discuss comments and feedback on the draft District Master Plan. A written summary of proposed changes to the final District Master Plan will be prepared and distributed to Village Staff prior to initiating the subsequent task.

5.5 Prepare final District Master Plan. The Project Team will prepare the draft final District Master Plan and share with Village staff for review and feedback before finalizing the document. The final document will include an implementation section identifying specific strategies to achieve the overall vision including:

- land use policies
- zoning and subdivision code revisions
- capital improvements
- funding sources
- an implementation schedule

5.5 Present final District Master Plan. The Project Team will present the final District Master Plan to Plan Commission and the Village Board.

Task 5 Deliverables:

- Draft and Final District Master Plan (Word and Adobe) to include Preferred Land Use and Transportation Plan, Site Plans, Conceptual Renderings, and Design Guidelines - Digital
- Poster Boards
- Narrative to support Master Plan including overall vision, goals, and objectives; project descriptions; phasing; funding opportunities
- Project meeting agendas and summaries
- Written summary of all public comments
- Plans, sketches, announcements, and PowerPoint presentations

QUALIFICATION DETAILS - REFERENCES

REFERENCES - ANDREW DANE, NEIGHBORHOOD PLANNERS

Services provided: Urban planning, corridor planning, implementation strategies

Brad Schmidt
Assistant Community Development Director
City of Neenah, WI
(920) 866-6126
bschmidt@ci.neenah.wi.us

Aaron Jenson, City Administrator
City of Wauapca, WI
(715) 258-4411
ajenson@cityofwauapca.org

Sam Schroeder
Community Development Director
City of Menasha, WI
(920) 967-3651
sschroeder@ci.menasha.wi.us

REFERENCES - ERIC PONTO, ENGBERG ANDERSON

Services provided: Urban design, project planning, architecture, project management

Phillip Aiello, Senior VP Development
Mandel Group
330 E Kilbourn Drive Suite 600
Milwaukee, WI 53202
414.270.2759 (office)
414.305.2143 (cell)

VILLAGE OF ELM GROVE

David DeAngelis
Village Manager
Village of Elm Grove
13600 Juneau Ave.
Elm Grove, WI 53122
ddeangelis@elmgrovewi.org
262.782.6700

CITY OF WEST BEND

Mark A. Piotrowicz
Director of Development
City of West Bend
1115 S. Main Street
West Bend, WI 53095
piotrowm@ci.west-bend.wi.us
262.335.5122

REFERENCES - TROY HARTJES, R.A. SMITH

Services provided: Civil engineering

Village of Germantown
Larry Ratayczak, P.E.
Director of Public Works
N112 W17001 Mequon Road
Germantown, WI 53022
(262) 250-4721
lratayczak@germantownwi.gov

Village of Slinger
James Haggerty
Director of Public Works
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Slinger, WI 53086
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City of Wauwatosa
Bill Wehrley, P.E.
City Engineer
7725 West North Avenue
Wauwatosa, WI 53213
(414) 479-8991
wwehrley@wauwatosa.net

PROJECT MGMT DETAILS - KEY PERSONNEL + QUALITY CONTROL

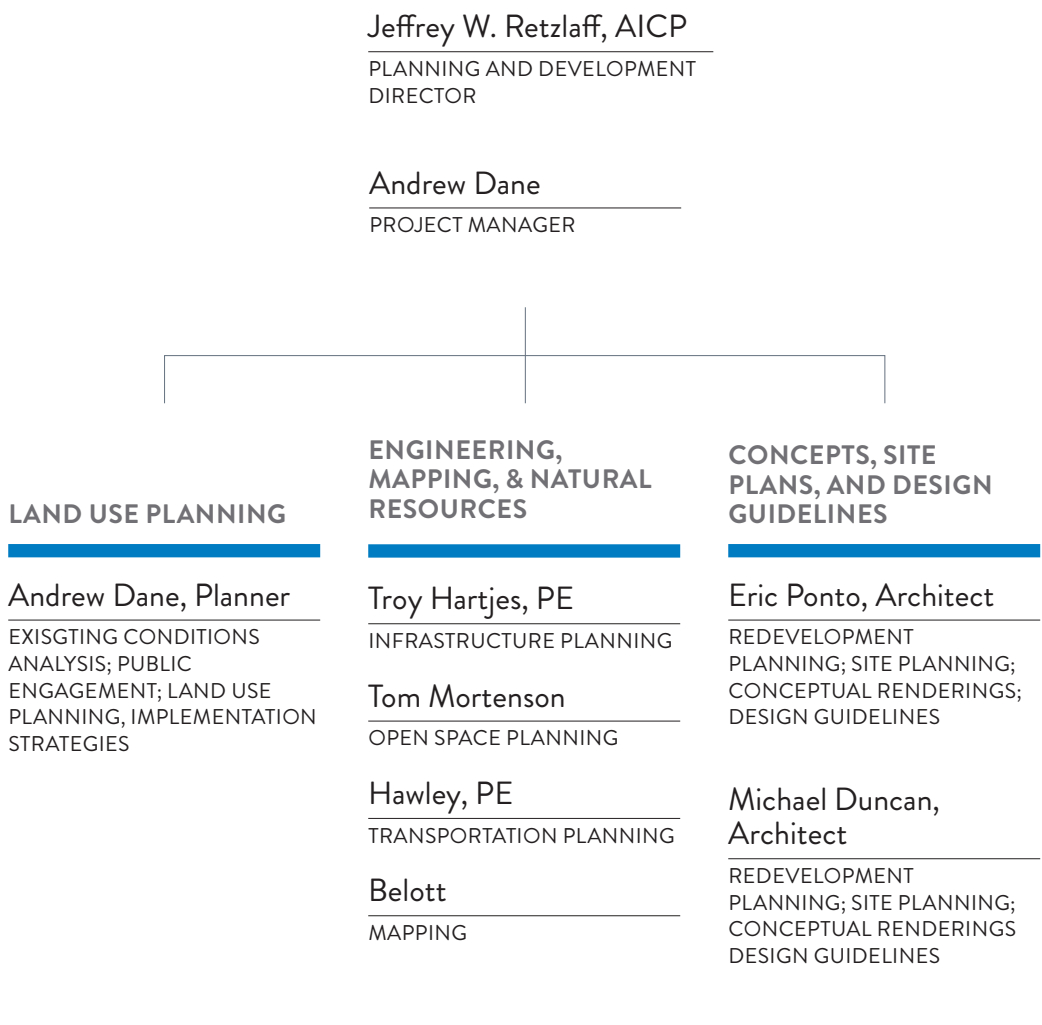
Key Personnel

The Project Team will be managed by the Project Manager, Andrew Dane, who will lead public engagement activities, coordinate with Village staff and Plan Commission, and be responsible for preparing the final District Master Plan.

Eric Ponto and Engberg Anderson staff will lead all architectural related tasks including preparation of conceptual renderings, site plans, and design guidelines. Troy Hartjes and R.A. Smith staff will lead all engineering related tasks including traffic system analysis, natural resource planning, and cost estimating.

Quality Control

Quality control measures include a review of all interim and final project deliverables by Andrew Dane, Project Manager. In addition, the full Project Team will be tasked with reviewing and providing written comments on the draft and final District Master Plan documents. Bi-weekly meetings with Village Staff will include a review of the project schedule including interim and final deliverables.



PROJECT MGMT DETAILS - RESUMES

Key Personnel

Due to page limitations we have included abbreviated resumes, with full resumes available upon request.



Andrew Dane

President

I am an urban planner and economic development specialist with over 25 years experience working with small to medium sized communities and private developers. My passion is advancing economic development and land use planning, with a strong interest in neighborhood and downtown mixed-use commercial districts. I have led several master planning studies for downtowns, large parks, trail systems, and corridors.



Eric Ponto

PARTNER

Eric Ponto became Partner at Engberg Anderson in 2016. A recognized designer of award-winning projects in the mixed-use, urban planning, and multi-family housing markets including The District-in West Bend, Caroline Heights in Elm Grove, The North End, Atelier and MKE Lofts in Milwaukee and Lighthouse 4041 in Shorewood. Eric is highly regarded for his project management skills. He has cultivated long-standing relationships with his clients since joining the firm in 2002.



Michael Duncan

AIA | NCARB | Architect | Senior Associate

Michael joined Engberg Anderson in 2015. He currently leads our firm's Sustainability Initiative, focusing on internal and external sustainable practices. As a graduate of the University of Wisconsin – Milwaukee with both a bachelor's and master's degree in architecture, Michael is involved in all phases of a project from schematic design through construction administration. His expertise in 3D modeling, visualization, and technical understanding makes him a crucial member to the design team.



Education

Troy Hartjes, P.E.

Design Oversight/Quality Assurance/Quality Control

Troy has nearly 26 years of experience in municipal public works projects. Troy's extensive project experience includes: sanitary sewer and water main system design; stormwater conveyance systems; water and sewer system planning; urban and rural roadway rehabilitation and construction; stormwater management; stormwater utilities; comprehensive drainage plans; and residential subdivision site design.

Troy has experience helping municipal clients prepare: capital improvement budgets; construction specifications; bid documents; public reports and assessment schedules; CMOM reports; NR 216 compliance reports; development reviews; and WISLR road rating updates. Troy has also obtained agency approvals from WDNR, MMSD, multiple railroad agencies, and WisDOT. Additionally, Troy helped these municipalities obtain federal and state loans and grants.



Tom Mortensen, PLA, ASLA

Site Planner / Senior Landscape Architect/Senior Project Manager

Tom Mortensen has over 35 years of experience in site design, landscape architecture and related design and construction professions. Tom has expertise in site planning, urban spaces, park and public open space design, memorials / public plazas, retail developments, restoration plans, and integrated stormwater management / green infrastructure.

He has worked on design projects for USDA Forest Service, National Park Service, Boy Scouts of America, Native American Tribes, and the U.S. Department of Veterans Affairs.



Education

B.A. Environmental Geography, UW-Milwaukee, 2004

Kyle M. Belott, GISP

Geospatial Project Manager

Kyle has over 20 years of experience assessing, designing and implementing geospatial solutions, developing mobile and desktop applications, converting a wide variety of data formats, performing geographic analyses, and providing end user training. Kyle acts as the GIS Administrator for several Wisconsin communities, providing geospatial services to capture, convert, and manage datasets. Kyle has volunteered with the Esri-Wisconsin User Group as vice president since 2010. raSmith is an Esri Business Partner and has achieved the ArcGIS Online Specialty designation.

In addition, he is responsible for staying informed of all of the latest trends in an industry that is driven almost entirely by continuous advancements in technology. Kyle has extensive knowledge of numerous geospatial software packages, as well as, relational database management software.

PROJECT MGMT DETAILS - VILLAGE STAFF COMMITMENTS + SCHEDULE

Village Staff Commitments + Schedule

Village Staff will be expected to be the primary point of contact for public inquiries during the planning process, attend all public meetings, update the project website, share planning outreach activities, and provide existing data to Project Team including GIS layers. The proposed schedule is shown below. Meetings, milestones, and deliverables are identified in the Project Details - Scope of Work section of the proposal.

PROJECT TASK DESCRIPTION	SEP	OCT	NOW	DEC	JAN	FEB	MAR
TASK 1: PROJECT MEETINGS + FINAL PUBLIC ENGAGEMENT PLAN							
1.1 Project Kick-off Meeting	X						
1.2 Project Meetings (14)	X	X	X	X	X	X	X
1.3 Site Visit	X						
1.3 Newsletter Content		X		X		X	
TASK 2: SUMMARY OF EXISTING CONDITIONS + COMMUNITY SURVEY							
2.1 Stakeholder Interviews + Survey	X	X					
2.2 Market Study	X	X					
2.3 Natural Resource Analysis		X					
2.4 Transportation Network Analysis		X					
2.5 Existing Conditions Report		X					
2.5 Visioning Workshop		X					
TASK 3: PREPARE AND PRESENT DRAFT LAND USE AND TRANSPORTATION PLAN							
3.1 Meeting to Discuss Results Prior Task		X					
3.2 Prepare Draft Land Use Plan		X	X				
3.3 Prepare Draft Transportation Plan		X	X				
3.4 Feedback on Draft Plans			X				
TASK 4: PREPARE AND PRESENT DRAFT SITE PLANS, RENDERINGS, AND DESIGN GUIDELINES							
4.1 Discuss Results of Previous Task				X			
4.2 Prepare Draft Site Plans and Renderings				X	X		
4.3 Prepare draft Design Guidelines				X	X		
4.4 Public Forum					X		
TASK 5 PREPARE AND PRESENT DRAFT AND FINAL DISTRICT MASTER PLAN							
5.1 Discuss results of Task 4						X	
5.2 Prepare draft District Master Plan						X	
5.3 Present draft District Master Plan						X	
5.4 Review feedback on draft DMP						X	
5.5 Prepare final District Master Plan						X	X
5.6 Present final District Master Plan							X

PUBLIC ENGAGEMENT PLAN, MEETINGS, + COMMUNICATION

Preliminary Public Engagement Plan

The engagement plan is included in the Project Details - Scope of Work section of the proposal. The key components of our approach are also listed below:

1. Newsletters - the consultant team will provide three electronic newsletters (or newsletter content) to keep the public informed during the planning process.
2. Stakeholder Interviews - these interviews will occur in the first two months of the project and will provide an opportunity to gather input from other units of local government, agencies, and under-represented groups.
3. Community Survey - this will be completed as part of Task Two. The survey will be on-line with hard copies available at Village Hall and the Community Library.
4. Visioning Workshop (Task 2) - this will provide an opportunity for the public to learn about the proposed plan and provide input and direction on future land use, transportation, and development concepts.
5. Public Forum - this will occur as part of Task 4 and provide an opportunity for the public to provide feedback on the draft land use plans, transportation plans, site plans, renderings, and design guidelines
6. Public Meetings - the public will have an opportunity to attend and provide feedback at the Plan Commission presentation (Task 3) as well as the Plan Commission and Village Board presentations (Task 5)

Meetings and Communication

The Project Team will prepare for and facilitate the public meetings identified in the proposed scope of work, which includes a visioning workshop, public forum, and three Village meetings open to the public.

The scope of work also identifies bi-weekly project coordination meetings with the core Project Team and Village staff.

PROJECT COSTS AND LABOR HOURS

Cost

The consultant team will prepare one unified District Master Plan addressing all requirements of the RFP for a “not to exceed” amount of \$98,147.

Estimated Labor Hours

See table below.

Project Task Description	Prime Consultant			Sub-Consultant									
	Neighborhood Planners			Engberg Anderson			R.A. Smith						
	Andrew Dane	Total Hours	Labor Cost	Eric Ponto	Michael Duncan	Total Hours	Labor Cost	Troy Hartjes	Josh Hawley	Belott	Tom Mortenson	Total Hours	Labor Cost
Labor Rate	\$100.00			\$190.00	\$120.00			\$175.00	\$230.00	\$147.00	\$130.00		
1. Project Meetings + Final Public Engagement Plan													
1. Staff Kickoff Meeting	2	2	\$200	2	0	2	\$380	2	2	0	0	4	\$810
2. Project Meetings	14	14	\$1,400	7	0	7	\$1,330	7	4	0	0	11	\$2,145
3. Site Visit	4	4	\$400	2	0	2	\$380	1	1	0	0	2	\$405
4. Newsletter Content	6	6	\$600	0	0	0	\$0	0	0	0	0	0	\$0
Task 1 Total	26	26	\$2,600	11	0	11	\$2,090	10	7	0	0	17	\$3,360
2. Summary of Existing Conditions and Visioning Workshop													
1. Stakeholder Interviews	12	12	\$1,200	0	0	0	\$0	4	2	0	0	6	\$1,160
2. Market Study	16	16	\$1,600	0	0	0	\$0	0	0	0	0	0	\$0
3. Natural Resource & Transportation Analysis	8	8	\$800	0	16	16	\$1,920	4	12	24	0	40	\$6,988
4. Existing Conditions Report	16	16	\$1,600	0	0	0	\$0	0	0	12	0	12	\$1,764
5. Visioning Workshop	16	16	\$1,600	2	2	4	\$620	2	0	0	4	6	\$870
Task 2 Total	68	68	\$6,800	2	18	20	\$2,540	10	14	36	4	64	\$10,782
3. Prepare and present draft Land Use and Transportation Plans													
1. Meeting to discuss results of previous task with Village Staff	2	2	\$200	0	0	0	\$0	1	1	0	2	0	\$665
2. Prepare Draft Land Use Plan	16	16	\$1,600	0	0	0	\$0	0	0	8	16	0	\$3,256
3. Prepare Draft Transportation Plan	8	8	\$800	2	0	2	\$380	0	12	12	0	0	\$4,524
4. Feedback on Draft Plans	2	2	\$200	2	0	2	\$380	4	1	0	4	0	\$1,450
Task 3 Total	28	28	\$2,800	4	0	4	\$760	5	14	20	22	0	\$9,895
4. Prepare and present Draft Site Plans, Renderings, and Design Guidelines													
1. Discuss results of previous task	2	2	\$200	2	0	2	\$380	1	1	0	1	3	\$535
2. Prepare draft Site Plans and Conceptual Renderings	16	16	\$1,600	8	40	48	\$6,320	0	0	4	2	6	\$848
3. Prepare Draft Design Guidelines	16	16	\$1,600	8	40	48	\$6,320	0	0	0	2	2	\$260
4. Public Forum	8	8	\$800	2	0	2	\$380	2	0	0	2	4	\$610
Task 4 Total	42	42	\$4,200	20	80	100	\$13,400	3	1	4	7	15	\$2,253
5. Prepare and present draft and final District Master Plan													
1. Discuss results of previous task	2	2	\$200	2	0	2	\$380	0	0	0	1	1	\$130
2. Prepare draft District Master Plan	60	60	\$6,000	8	40	48	\$6,320	0	0	24	4	28	\$4,048
3. Present Draft District Master Plan	4	4	\$400	1	0	1	\$190	0	10	0	0	10	\$2,300
4. Review feedback on draft District Master Plan	2	2	\$200	1	0	1	\$190	0	0	0	0	0	\$0
5. Prepare final District Master Plan	40	40	\$4,000	8	40	48	\$6,320	0	0	32	4	36	\$5,224
6. Present final District Master Plan	4	4	\$400	1	0	1	\$190	1	0	0	0	1	\$175
Task 5 Total	112	112	\$11,200	21	80	101	\$13,590	1	10	56	9	76	\$11,877
Total Labor and Costs by Firm	276	276	\$27,600	58	178	236	\$32,380	29	46	116	42	138	\$38,167
Total Cost	\$98,147												



GREEN BICYCLE CO.

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Phone: 920-287-3661
www.greenbicycleco.com

Via Email: jretzlaff@germantownwi.org

Village of Germantown
Attn: Mr. Jeff Retzlaff, AICP
Director, Community Development Department
N112 W17001 Mequon Road
Germantown, WI 53022

July 21, 2023

Dear Mr. Retzlaff,

Thank you for the opportunity to provide a proposal to create a combined Master Plan for the Village of Germantown's Holy Hill Gateway District and Freistadt District.

We are a dynamic and engaging firm with passion and energy for any project we pursue. Our staff always seeks to understand and build capacity around a topic or movement. We have our finger on the pulse of community and economic development methods and issues and are excited to continue to lean-in and learn more about resources, networks, and opportunities in the Germantown community.

Green Bicycle Co. understands the Holy Hill Gateway District and Freistadt District Master Plan will help staff, elected officials and governing bodies develop public policy to address the identified issues, opportunities and needs in a manner that makes the best and most appropriate use of Village resources. The master plan for these Districts will aid in describing a desired future for the community over the next 20 years with established goals to move toward that future, and will be used by staff to assist and provide a rational basis for local land use decisions within the community. Green Bicycle Co. will work to create a resource for the community and will ensure that this plan is accessible, reasonable, sets forth action and will be the foundation for future positive growth in Germantown.

The attached proposal includes work beginning in October 2023 and culminating with adoption of the plan in July 2024. The cost summary for this project is included in the attached proposal.

Thank you for your time and consideration.

Sincerely,

Heather Cleveland, AICP
Founder & President
heather@greenbicycleco.com

Chelsea Couette
Economic Development Planner
chelsea@greenbicycleco.com



GREEN BICYCLE CO.

VILLAGE OF GERMANTOWN, WISCONSIN

HOLY HILL GATEWAY DISTRICT & FREISTADT DISTRICT MASTER PLAN

Prepared for:
Village of Germantown

Attn:
Jeffrey W. Retzlaff, AICP,
Director, Community Development Department
262-250-4735
jretzlaff@germantownwi.org

Prepared by:
Heather Cleveland, AICP (Authorized Representative)
Chelsea Couette

Green Bicycle Co.
1117 N 8th Street
Sheboygan, WI 53081
Phone: 920-287-3661

Date:
July 21, 2023

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Chelsea Couette	
Nancy Maring	

INTEREST

Green Bicycle Co. is dedicated to Creating Conscious Communities. This is a commitment to ensure radically inclusive engagement, meaningful communication, and a fresh perspective to every community we work with for the duration of our project and beyond. Green Bicycle Co. will engage in intensive community outreach methods to ensure that this project is equitable, sustainable, and thoughtfully constructed.

CONSULTING FIRM BACKGROUND AND PERSONNEL QUALIFICATIONS

Green Bicycle Co. is a young firm established in early 2020. We have a home office in the heart of Sheboygan with three project dedicated staff members and several dedicated support staff. Green Bicycle Co. has served a variety of clients in our short tenure, providing services that include cultural asset mapping, non-profit strategic planning, community building, outreach planning and facilitation, and organizational structure and policy development. Collectively, Green Bicycle Co. staff hold over 45 years of experience in planning and have successfully developed strategic implementation plans for our clients near-term and long-term initiatives. While we are seasoned professionals, we pride ourselves on a fresh perspective for every project. The Green Bicycle Co. team is a group of critical thinkers and patient listeners whose varied experiences make us a great fit for the creation of a master plan for the Village of Germantown's Holy Hill Gateway and Freistadt Districts.

Heather Cleveland, Green Bicycle Co.'s Founder and President, Urban Planner, Environmental Engineer, and Community Developer, will serve as Project Manager, and she brings strong leadership, communication, and strategic planning skills to the team. Chelsea Couette, Economic Development Planner, brings nearly a decade of commercial real estate development and investment experience and an education in urban planning and economic development to help provide valuable market insight to the project. Nancy Maring, Urban Planner, has specific economic and community development experience through her previous career in municipal planning.

All members of the Green Bicycle Co. team are committed to creating a great experience and project for the Village of Germantown. Green Bicycle Co. staff and advisors have access to a variety of resources, professionals and organizations to further collaborate and contribute to our understanding of the unique needs of our clients and the projects we undertake.

Our Vision Green Bicycle Co. is a vibrant, inclusive, sustainable, and engaged community of individuals that support and learn from and with each other.

Our Mission The Green Bicycle Co. mission is to educate and engage with the community in a way that encourages and inspires a sustainable lifestyle. Green Bicycle Co. goods, projects, and experiences focus around a way of life that is thoughtful, collaborative, and sustainable.



GREEN BICYCLE CO. PERSONNEL

Heather Cleveland, AICP, Project Manager

Heather will manage the project and work closely with the Village to ensure the project moves in the right direction, engages stakeholders with radical inclusion, and milestones that allow opportunities for feedback.

Heather's leadership experience in non-profits and community projects, consulting experience, and military experience along with her education and ability for critical thinking and communication make her a great fit for the role. Heather holds a BS degree in Civil Engineering and Master of Urban Planning degree, both from UW-Milwaukee. She is a compassionate listener and visionary that quickly sees processes and systems and finds inspiration and challenge from different viewpoints and experiences.

Chelsea Couette, Economic Development Planner

Chelsea will lead a variety of tasks and phases of the project to help facilitate activities and engagement to create a well-rounded final product that provides relevant strategies for both near term, as well as future implementation.

Chelsea has extensive experience in real estate development and will use this knowledge to identify strategic opportunities for investment and growth within the Village. Chelsea holds a Master of Urban Planning degree from the University of Wisconsin-Milwaukee with concentrations in Real Estate Development and Economic Development, as well as a Bachelor of Science degree from the University of Wisconsin-Madison.

Nancy Maring, Urban Planner

Nancy will lead and assist with a variety of tasks and phases of the project. Her municipal experience and continued education of best and innovative practices will help the evolution of the project be both within reach to the City while introducing new ideas.

As an Urban Planner with Green Bicycle Co. Nancy will draw on her experience and expertise while designing and participating in public engagement and analysis, strategic goal and objective development, and on-going project support. Nancy holds a Master of Urban Planning degree from UW-Milwaukee and has nearly a decade of municipal planning experience which has provided her exposure to many varied projects, issues, and plans. Nancy has experience in economic development, community development and placemaking efforts.

Additional Staff

Additional staff will join our team should Green Bicycle Co. be awarded the project.



PROJECT APPROACH

Green Bicycle Co.'s project approach aims to create a combined and comprehensive master plan for the Holy Hill Gateway and Freistadt Districts ("Plan"), which will be a reflective, responsive, accessible, resource for the community rather than an overly technical report that sits on a shelf. The team will create a resource that is approachable by staff, community members, elected and appointed officials, and anyone with interest in learning about the direction set forth for these Districts.

In order to accomplish this, some specific components have been worked into our project approach and methodology:

1. **Community Metrics.** Focus on community specific metrics that pertain to quality of life and economic growth to help meld the required elements of the plan together (e.g. housing, economic development, population growth, etc.), as they are inherently interrelated.
2. **Scenario Planning.** Include scenario planning to contrast the range of policy choice affecting the built environment and the metrics mentioned above. This approach, in addition to narrative, helps community members visualize their future. These visual scenarios could offer compelling visuals and info-graphics on metrics that will keep people engaged and solicit critical thinking rather than only emotional response.
3. **Engagement & Feedback.** Community stakeholders will have an opportunity to provide input and feedback on the Plan during the development process and before it is finalized to ensure representation and buy-in from staff, officials, and the community.
4. **Accessible Plan.** Design a plan that can be accessed and understood by people of all backgrounds and abilities, and Village staff and officials who need a relied-upon resource to guide decision making based on a variety of metrics. The Plan should be available in a format that is accessible and available to accept feedback on an ongoing basis.
5. **Implementation.** Develop an implementation plan to better empower staff, officials and the community with a tool for implementation to compliment the recommendations presented based on an analysis of the assembled information and community and professional engagement and feedback.
6. **Ongoing Accountability.** The Plan will include accountability strategies that are developed alongside staff, officials, and the community. Ideally, along with the aforementioned approach items, the Plan will be referenced throughout the community and feedback is accepted regularly.
7. **Existing Plans.** Existing plans will be used as guidance and referenced in developing the Plan to the fullest extent possible to enhance the current planning efforts and avoid duplication.



SCOPE OF WORK

TASK 1: PUBLIC PARTICIPATION PLAN

In Task 1, work will be done to create a foundation on which the Plan will be completed. During Task 1 we will discuss and establish a meeting and reporting schedule with the Director of Community Development and other designated project advisors (“Advisory Group”).

A public participation plan will be developed and adopted. The Public Participation Plan will identify creative strategies to gather data and feedback from the Germantown community, making sure to reach relevant community stakeholders, as well as specific audiences that are often not represented in planning efforts, or who may not traditionally participate in public engagement opportunities.

Deliverables: Advisory Group Meeting Schedule and Public Participation Plan.

TASK 2: DEVELOPMENT OF PLAN ELEMENTS

GOALS AND BACKGROUND

In Phase 2 the team will compile relevant demographic, community and market data and projections, identify and discuss issues and opportunities, and will explore goals to address identified issues and opportunities. This information will be gathered through assembling, examining and analyzing available data and interviewing market experts, as well as reviewing issues and goals from recent plans and evaluating feedback from community outreach efforts. Existing plans will be a source for developing goals, with some identified goals needing to be removed or re-written, while others will be re-incorporated into the Plan. These issues and goals will be organized into themes. **All required plan elements will be represented in these theme categories.**

Deliverable: List of revised goals organized into themes.

STRATEGIES AND FUTURE LAND USE MAP & TABLE

Following the development of Plan goals, land use planning strategies will be created, which, upon implementation, are intended to aid in achieving the set forth goals and are integral for updating and refining the Future Land Use Map & Table. Land use planning strategies will be compiled from existing planning documents and gaps will be identified with strategies developed through staff and community feedback, best practices, and professional experience to properly address them. A draft list of strategies and draft Future Land Use Map & Table will be developed and community feedback will be collected on both. Through the feedback collected, both the map and strategies will be revised into final draft form using narrative and collaborating with staff to update ArcGIS maps.

Deliverables: List of revised strategies to address goals, and revised Future Land Use Map & Table.



Prioritization and Implementation

During this phase the strategies developed will be prioritized and will form the approach that will be used to achieve the goals established. Key action ideas will be developed to correspond to high-priority strategies. This phase will investigate where growth should be prioritized and anticipated timing of public and private development and investment.

Deliverables: List of prioritized strategies and approaches to achieve goals and future growth.

Task 3: Create the Combined Districts Master Plan

In the final phase of the project, a draft Plan will be available for comment and feedback will be discussed and incorporated into the final Plan. A final Plan presentation will be available for the community, Advisory Group, staff, committees and Village Board.

Deliverable: Master Plan

Task 4: Adoption

The team will attend the necessary meetings for the adoption process and make presentations where appropriate regarding the Plan.

Deliverable: Master Plan Presentation

Deliverables Schedule

- October 1, 2023 - Advisory Group Meeting Schedule
- November 1, 2023 - Public Participation Plan
- March 15, 2024 - List of revised goals organized into themes
- March 15, 2024 - List of revised strategies to address goals
- May 15, 2024 - List of prioritized strategies and approaches to achieve goals and future growth
- May 15, 2024 - Revised Future Land Use Map
- July 1, 2024 - Comprehensive Plan Update Report
- July 2024 - Comprehensive Plan Update Presentation to Village Board



2023 - 2024 TIMELINE

Task		2023				2024						
		Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	July
0	Project Commencement											
1	Public Participation Plan											
2	Community Engagement											
2	Background & Revised Goals & Strategies											
2	Prioritized Strategies & Future Land Use Mapping											
3	Create Master Plan											
4	Adoption											



INVESTMENT

An invoice will be sent on the first of the month as a retainer for the work to follow. Hourly rates are average \$100/hour and vary depending on staff experience. A retainer invoice will be sent monthly for the duration of the project:

October 2023 - June 2024: \$6,000 Monthly

July 15, 2024: \$6,000 (Final 10% of Total Project Costs due upon Project Completion)

Task	Description	Hours*	Total
1	Public Participation Plan & Community Engagement	75	\$7,500
2	Development of Comprehensive Plan Update Elements	350	\$35,000
3	Create the Comprehensive Plan Update Report	100	\$10,000
4	Adoption	25	\$2,500
	Travel and accommodations	lump	\$2,000
	Report and engagement expenses (e.g. photography)	lump	\$3,000
	Total		\$60,000

**Hours vary based on staff level working on the tasks.*

ADDITIONAL FEES: Additional fees for employees to complete additional items not identified in the Scope of Work is \$100/hour plus reimbursement for mileage and supplies.

CONTRACT

A Green Bicycle Co. standard contract is available upon request.

INSURANCE

Green Bicycle Co. holds a \$1 million liability policy in place under business insurance with State Farm. A certificate of insurance will be provided upon request.



RELATED PROJECT EXPERIENCE AND REFERENCES

Cultural Asset Mapping

The John Michael Kohler Arts Center (JMKAC) engaged Green Bicycle Co. to begin a process of cultural asset mapping in September 2020. Cultural asset mapping identifies the resources in an area that make it unique. These assets include the people, places, and organizations that make valuable contributions to the community; they influence the cultural fabric of a region. By identifying and recognizing these assets within the City of Sheboygan, this project will make all these treasures, both tangible and intangible, more visible.

In Phase II of the project, Green Bicycle Co. worked alongside several JMKAC departments and community partners, engaged surveys and interviews, and worked towards recommendation implementation to increase representation, ownership, and a sense of belonging at Levitt AMP Sheboygan Music Series and beyond.

Telling the Full History

In 2022 Green Bicycle Co. partnered with the Sheboygan County Historical Museum, with funding through from the Telling the Full History Fund - a grant program of the National Trust for Historic Preservation, made possible through the National Endowment for the Humanities. The project's goals were to highlight the roles that underrepresented communities played in the history and evolution of Sheboygan County, as well as educating and creating a model for continued data collection, communications, and partnerships. Green Bicycle Co. worked alongside the Sheboygan County LGBTQ Alliance, Hmong community, and women in politics to collect and archive information and create opportunities for engagement and exhibition of local stories.

Neighborhood Engagement & Development

The City of Sheboygan has made neighborhood development and engagement a focus area in the recent past, which creates a stronger tie and better communication between the City and its residents, and also helps empower neighborhood groups to advocate for themselves, solve problems and improve quality of life. Nancy, as a Planner with the City of Sheboygan, was the key City liaison engaging with neighborhoods, helping them find resources, form official associations, set goals and accomplish improvement projects. Nancy helped the Sheboygan PD become more involved with neighborhood groups and supported the new Beat Cop program - where officers made deeper connections in designated neighborhoods to reduce calls for service and open lines of communication to be proactive in those areas. Heather was involved in neighborhood engagement and development as a non-profit leader in one of the designated Beat Cop neighborhoods. Heather and her group hosted events and became an incredibly valuable community resource and connector.



REFERENCES

References for the aforementioned projects are shown below. Contact information will be provided upon request.

- Project: Cultural Asset Mapping
Ann Brusky—Deputy Director of Programming at [John Michael Kohler Arts Center](#)
- Project: Telling the Full History
Travis Gross—Executive Director at [Sheboygan County Historical Society and Museum](#)
- Project: Neighborhood Engagement & Development
Sgt. Andrew Kunding, [Sheboygan Police Department](#)



Personnel Resumes

Heather Cleveland - Project Manager, Founder & President, Green Bicycle Co.

Chelsea Couette - Economic Development Planner, Green Bicycle Co.

Nancy Maring - Urban Planner, Green Bicycle Co.



Heather Cleveland

Project Manager, President and Founder of Green Bicycle Company

Entrepreneurial Spirit • Technical Background • Passion for the Environment and Engagement



Education

University of Wisconsin – Milwaukee
Master of Urban Planning, 2013
BS, Civil Engineering, 2007

Military Service

Army National Guard
Transportation Specialist, 1998-2006
Operation Iraqi Freedom, 2003-2004

Key Skills

Leadership
Discussion Facilitation
Project Management
Growth Planning
Problem Solving
Idea Generation

Professional Experience

Operation and Product Developer, Plymouth Springs Fish Co.
November 2019 – April 2020

- Developed operations infrastructure including employee management processes, website and product packaging, and marketing materials
- Created teams to provide critical analysis of projects while building consensus

Executive Director, Nourish
March 2015 - November 2019

- Lead and grew important non-profit in Sheboygan, WI, creating and achieving long and short-term goals
- Managed operations including hiring, staff development, and program development, while building new collaborations throughout the region
- Created and utilized program metrics to assess success
- Created and implemented fundraising strategy with diverse income streams

Environmental Engineer, AECOM
January 2008 – February 2013

- Assisted with landfill design calculation, modeling, review and report creation
- Conducted Phase I Environmental Site Assessments, Phase II investigations, brownfield site groundwater monitoring, and construction oversight

Engagement

Adjunct Instructor for UW-Milwaukee, Mechanical Engineering 490:
Community Development and Sustainable Methods
Spring 2018 and Spring 2019

Professional Mentor for Engineers Without Borders and Sheboygan
Diversity, Equity, Inclusion, and Belonging Initiative Chair

Served as Board President for Goodside Grocery and Treasurer for
Sheboygan Service Foundation



Chelsea Couette

Economic Development Planner, Green Bicycle Co.

Thoughtful Engagement | Critical Thinker | Inspired by Places



Education

University of Wisconsin – Milwaukee
Master of Urban Planning, 2013

University of Wisconsin – Madison
Bachelor of Science, Geography, 2010

Key Skills

Market Insights & Knowledge

Stakeholder Engagement &
Communication

Creative Problem Solving

Research & Data Analysis

Professional Experience

Economic Development Planner, Green Bicycle Co.
May 2023 - Present

- Identify opportunities for public and private partnerships that support business growth
- Develop strategies to promote economic and community development and efficient land use scenarios consistent with community goals
- Develop long range plans for communities
- Recommend priorities, schedules, and funding sources to implement public improvements plans
- Consult with public and private stakeholders to identify and address needs of the community

Acquisitions & Development Manager, Zilber Property Group
September 2013 - April 2023

- Financial analysis of industrial acquisition & development opportunities
- Management of project due diligence activities
- Preparation and oversight of acquisition & disposition activities
- Research & evaluation of new market investment opportunities
- Coordination of municipal land entitlement process
 - Build-to-Suit & Speculative Development Projects
 - Municipal submittal package coordination
 - Participation in public approval process

Graduate Assistant - Economic Development, City of Brookfield, Wisc.
October 2012 - June 2013

- Assist with district-specific revitalization efforts
- Coordination & facilitation of focus group meetings
- Creation & distribution of monthly economic development E-newsletter



Nancy Maring

Urban Planner, Green Bicycle Co.

Community Minded • Creative Problem Solver • Passion for Great Places and Spaces



Education

University of Wisconsin – Milwaukee
Master of Urban Planning, 2013
University of Wisconsin – La Crosse
BS, Fine Art, 2009

Key Skills

Thoughtful Facilitation
Project Management
Creating Connection
GIS Mapping
Document Design
Idea Generation

Professional Experience

Community and Economic Development Planner, City of Sheboygan, WI
November 2018 – December 2020

- Supported economic development in the City, including downtown revitalization efforts, and the creation of Sheboygan's Innovation District
- Facilitated, designed, and coordinated placemaking efforts
- Managed neighborhood revitalization efforts and created measurable markers for success and data collection methods
- Led planning efforts for the City including sustainability and livability planning

Neighborhood Development Planner, City of Sheboygan, WI
January 2014 – November 2018

- Led Sheboygan's interdepartmental neighborhood revitalization efforts, as well as coordinated the creation of ten new neighborhood associations in the City
- Managed the dispersion of CDBG loans for housing rehabilitation
- Drafted maps, and designed documents

Graduate Scholar Intern - Planning, City of Milwaukee, City Development
January 2013 – December 2013

- Created the City of Milwaukee Vacant Lot Handbook
- Researched zoning, regulatory, and development issues
- Reviewed proposed and amended or modified development plans
- Prepared presentations and reports for Plan Commission meetings

Engagement

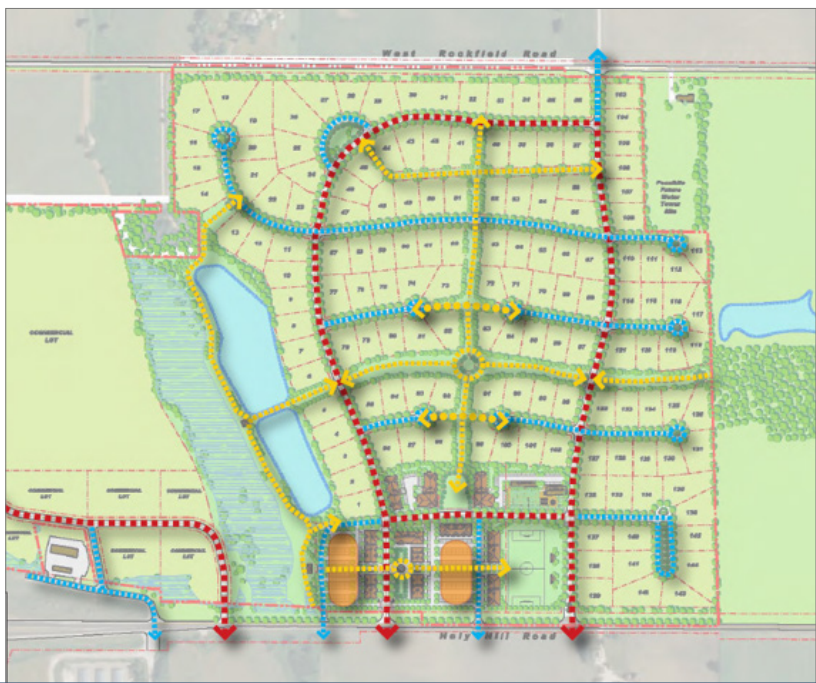
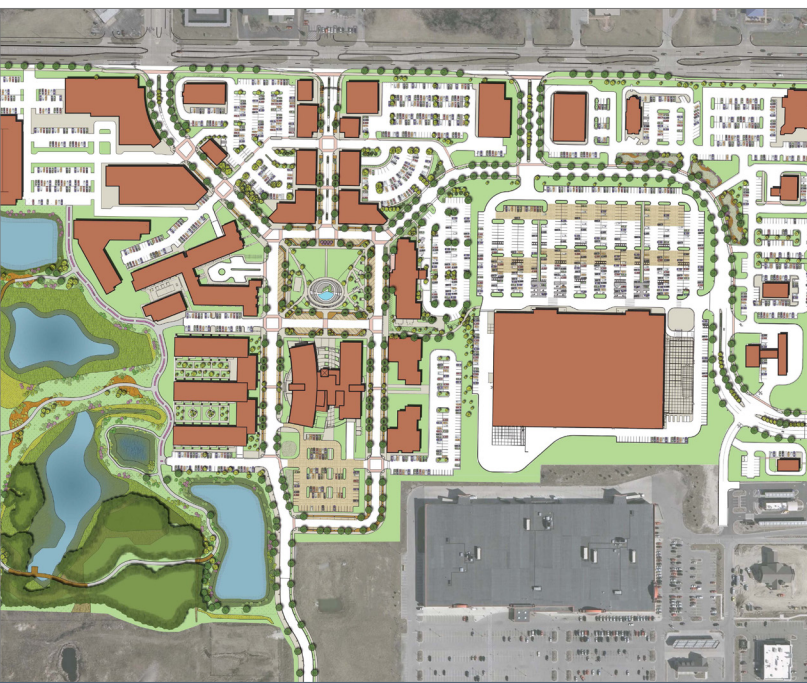
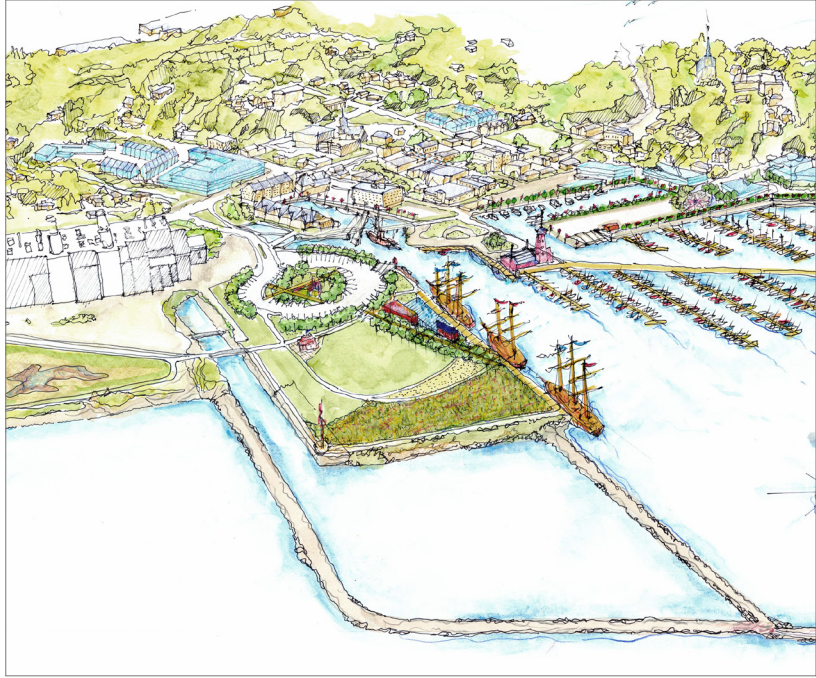
Founding member and Vice President of Active8 Sheboygan, a non-profit aimed at creative civic engagement and helping people become more rooted in their community.

September 2016 - Present

Served as board member and Communications and Outreach Officer for Sheboygan Neighborhood Pride, a non-profit focused on facilitating the creation of recognized neighborhood associations.

January 2014 – December 2016





Request for Proposal for Holy Hill Gateway District Master Plan Freistadt District Master Plan

Prepared for
Village of Germantown

July 21, 2023

GRÄEF

414 / 259 1500 www.graef-usa.com

275 W Wisconsin Ave., Suite 300
Milwaukee, WI 53203

Primary Contact: Craig Huebner, AICP
craig.huebner@graef-usa.com

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July 21, 2023

collaborāte / formulāte / innovāte

Jeffrey W. Retzlaff, AICP
Department of Community Development
N112 W17001 Mequon Road
PO Box 337
Germantown, WI 53022

SUBJECT: Request for Proposals for Holy Hill Gateway District Master Plan and Freistadt District Master Plan

Dear Mr. Retzlaff,

View Germantown As A Village At A Crossroads

Germantown has become a leading village in the transformation of our metropolitan area and region. Germantown finds itself at the crossroads of major development trends. To address this situation the village has developed a unique long-term plan to maximize the potential value of future growth. Now Germantown needs a more detailed scenario. In fact, Germantown needs several scenarios – to guide the investments of both the private and public sector in two critical subareas.

Make One Plan With Multiple Scenarios

From GRAEF's perspective, the key questions is not "What is the best plan?" but "What is the best set of plans?" That is, Germantown needs plans with choices that fit both the community's current vision as well as the trends and changes Germantown may encounter over the next decade. GRAEF's planning and development team can provide a series of such detailed scenarios, all based on the same foundation of infrastructure and regulatory policies.

Create Feasible & Desirable Choices

One possible set of choices, for example, would be plan scenarios that include only those uses labeled as "desirable" in the comprehensive plan. Other choices might include more "allowable" uses which, perhaps, involve less risk from the standpoint of financial value and tax base. Another approach might be to develop two or three scenarios corresponding to projected market conditions over the next ten years for different expected commercial as well as residential land uses.

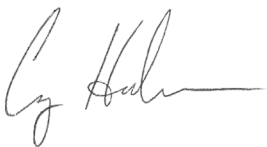
Continue What The Village Has Started

GRAEF's consulting team has worked for numerous communities generating pragmatic options for both public investment as well as private sector development. Whatever the development issue, our firm has the experience and talents to provide pragmatic and visionary concepts for consideration.

Get It Done

We are most gratified with Germantown's adoption and initial implementation of the 2050 Comprehensive Plan. We see this opportunity as a way to help Germantown further implement land development that promotes Germantown and helps realize its community-wide vision.

We look forward to an opportunity to continue our work with staff and elected officials.



Craig Huebner, AICP | Project Manager
275 W Wisconsin Ave.
Milwaukee, WI 53203
craig.huebner@graef-usa.com
414 / 266 9228



Brent Pitcher, PE, LEED AP | Vice President | Principal
275 W Wisconsin Ave.
Milwaukee, WI 53203
brent.pitcher@graef-usa.com
414 / 266 9269

our core purpose

To improve the
physical environment
for the benefit
of society in a
sustainable manner.

WE PROVIDE QUALITY CONSULTING SERVICES IN:

GRAEF is a multi-discipline planning, design, and engineering firm dedicated to serving public and private clients throughout the United States. For over 60 years, our ability to excel has been driven by integrity, quality, and our commitment to customer service. GRAEF began as an individual partnership structural engineering firm in 1961. Today, with more than 290 employees in ten offices in the Midwest, Florida and Turks and Caicos, GRAEF offers our clients a full range of consulting services. GRAEF-USA is a Corporation licensed to operate in the State of Illinois.

GRAEF is ranked #366 in Engineering News-Record (ENR) Top 500 Largest Design Firms and is ranked #31 in Building Design + Construction's (BD+C) list of the nation's Top Engineering-Architecture firms.



Planning + Urban Design
Environmental Engineering
Field Services + Survey
Industrial Architecture
Landscape Architecture

Mechanical, Electrical, Plumbing
Engineering & Commissioning
Civil Engineering
Structural Engineering
Traffic/Transportation Engineering



Milwaukee
Madison
Green Bay
Minneapolis
Chicago
Miami
Orlando
Sarasota
Turks and Caicos Islands

CONTACT US

☎ 414 / 259 1500 🌐 www.graef-usa.com

📍 275 W. Wisconsin Ave. Suite 300
Milwaukee, WI 53203

✉ Primary Contact: Craig Huebner, AICP
craig.huebner@graef-usa.com

PLANNING & URBAN DESIGN

COMMUNITY PLANNING & DEVELOPMENT EXCELLENCE

At GRAEF, your community is our community. Planning for a future we believe in and can be proud of is more than just our job — it is our way of life.

The GRAEF team combines the professional talents of planners, designers, architects, landscape architects, and GIS specialists. GRAEF specializes in preparing detailed plans and guidelines to manage development, enhance the community, and preserve the environment. These plans create pedestrian-friendly private and public developments while enhancing the value of surrounding properties.

GRAEF's clients include a variety of government agencies, as well as private developers seeking design excellence in the creation of public environments. Services include one-time project plans, ongoing consulting with local governments, and design support services to numerous agencies and consulting firms.

GRAEF recognizes the importance of establishing a good working relationship with both public officials and local citizens; facilitating dialogue with public agencies, community leaders and residents to create consensus-based plans.

GRAEF professionals have achieved national recognition for their urban design and planning expertise.

GRAEF's planners and urban designers emphasize four key principles in their work:

- Foster Community Citizenship and Pride
- Honor Local Heritage and Tradition
- Protect, Respect, and Appreciate the Environment
- Expand Social and Economic Well-Being



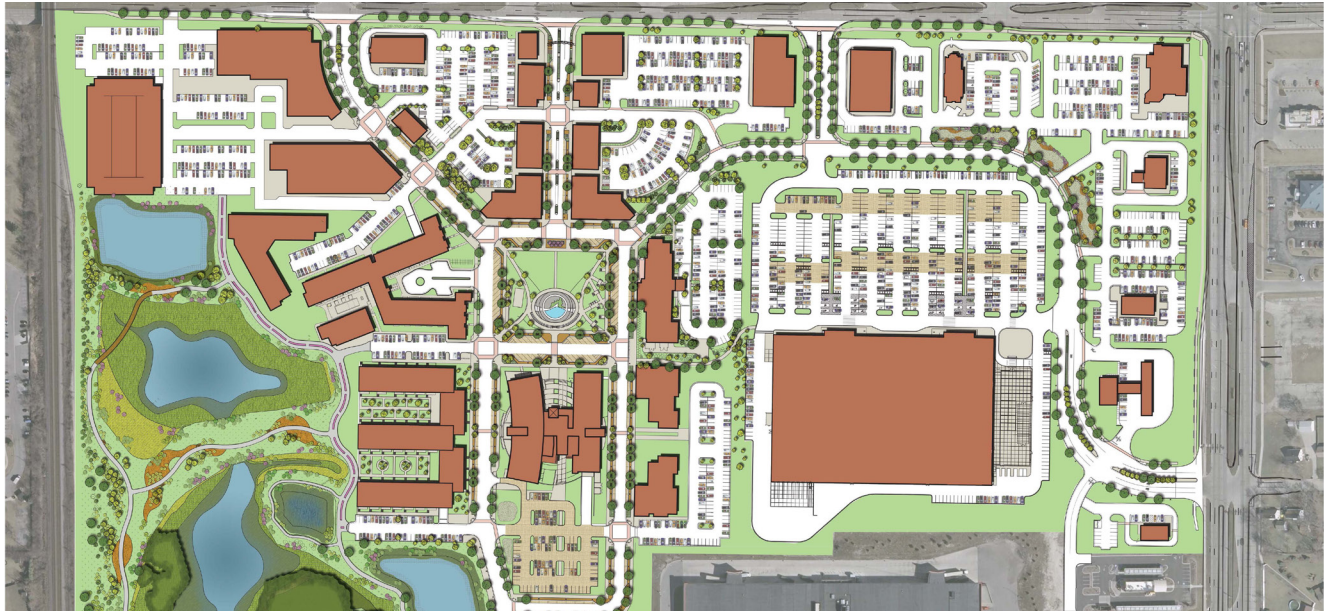
Our Expertise

Master Plans
Comprehensive Land Use Plans
Neighborhood Plans
Strategic Plans
Community Visioning Plans
Business District Improvement Plans
Park and Landscape Design
Design Guidelines and Form-Based Codes
Capital Improvements Planning
Tax Incremental Financing (TIF) Plans
Market Analysis
Traffic Calming
Economic Development
Promotional Strategies for Development
Ongoing Plan/Design Reviews
Tailored Public Participation Plans
Developer Solicitations
GIS



Drexel Town Square

Client: City of Oak Creek | Oak Creek, WI



Services

Planning + Urban Design
Landscape Architecture
Streetscape
Brownfields Grant Assistance
Public Participation
Sustainable Development Guide
Site/Civil Engineering

Reference

Doug Seymour
Director of Community
Development
City of Oak Creek
414-768-6500
dseymour@oakcreek.wi.org

Awards

Sustainable Development Guide:
2013 APA-WI Award for Innovations
in Planning
2015 Eureka Award – *The Business
Journal*

Oak Creek is a large suburban city which lacked a downtown. The Mayor, born and raised on a farm in Oak Creek, had the vision to create a downtown on an 80 acre abandoned, contaminated, industrial site. Public controversy erupted over the cost, desirability, and feasibility of the vision.

GRAEF's planners created a public engagement process, financial subsidy analysis (TIF), and environmental and economic development grants. Collectively these efforts brought the community together and led to major market-driven interest by local developers. GRAEF developed a series of different design options for redevelopment of the former 80-acre Delphi site, now known as Drexel Town Square. This work included several public workshops, economic analysis, and the creation of plan alternatives to address multiple visions for the site. GRAEF also analyzed the public costs and revenues associated with development options. GRAEF's work helped support the creation of a new Town Square featuring the City Hall and Library as a premier destination place.

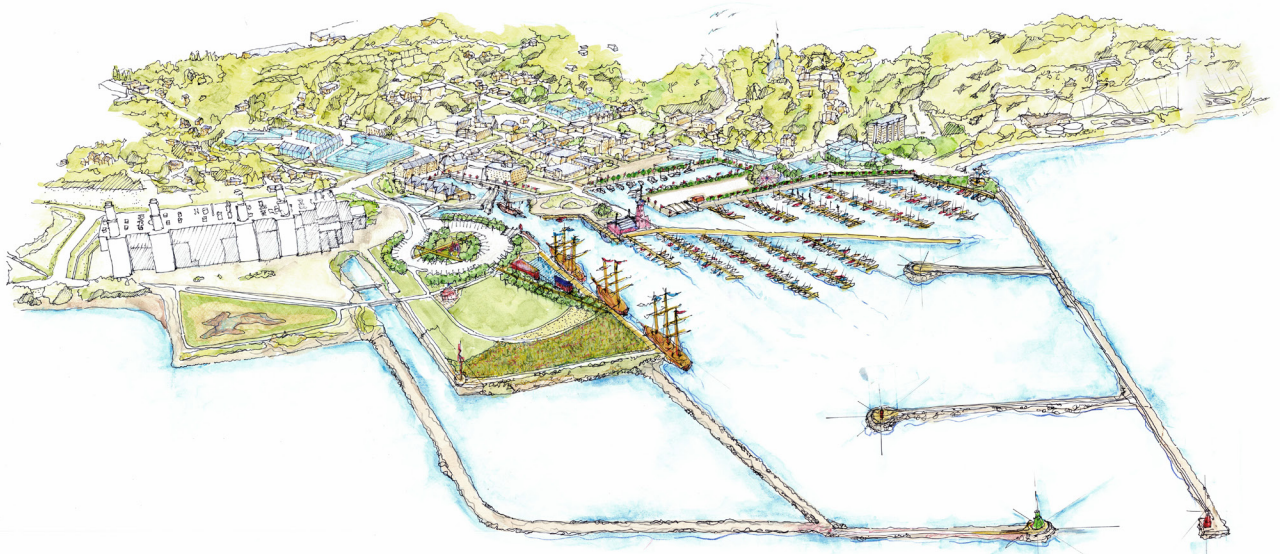
GRAEF prepared a Planned Development ordinance to regulate and guide the vision set forth in the prior conceptual master planning phase. The ordinance includes design standards that regulate both physical appearance and social activity within the development. The document is amply illustrated and includes standards for site design, buildings (broken down by building types), landscaping, streetscape, community places, signage, and lighting, as well as an embedded section on detailed sustainability options for the district.

Today, the project's success has led to further development along Drexel Avenue including a new investment in streetscape and aesthetics – also led by GRAEF's designers.

Link
to
Report

Port Washington Downtown + Lakefront Plan Design Guidelines

Client: Village of Greendale | Greendale, WI



Services

Planning + Urban Design
Master Planning and Streetscape
Design

Reference

Robert Harris | Director of Planning &
Development
City of Port Washington, WI
100 W. Grand Avenue, P.O. Box 307
Port Washington, WI 53074
Telephone: 262.284.2600 x1017
RHarris@portwashingtonwi.gov

[Link
to
Report](#)

GRAEF developed architectural and streetscape design guidelines as part of the Port Washington Downtown + Lakefront Master Plan to guide development downtown. The guidelines are developed to be actionable and relevant to developers, City Staff, and public officials to ensure a single vision for the development of new buildings and infrastructure. City Staff can print a concise checklist to guide decision making for design review based upon an easy-to-use rubric.

The design guidelines cover a range of design elements from building composition and materials to street level activation, signage, and building orientation. The guidelines also cover public spaces, parking and loading areas. Each element of the design guidelines is customized for the City to create a unique character in the downtown supportive of the needs of local residents, businesses, and tourists. Diagrams and examples of desirable building types are included throughout to assist developers and architects with the implementation of their plans.

As an element of the City's Comprehensive Plan, the guidelines are enforceable but also flexible enough to allow the City the ability to accommodate economic conditions. GRAEF collaborated with City Staff to determine an approach that was most useful for their community in the face of increasing development pressure, generational changes, and shifts in the local economy. The guidelines are helping to position the City well for future updates to their zoning code and contribute to the 25+ year vision laid out in the Downtown + Lakefront Master Plan.

Racine Water Street Redevelopment Plan

Client: City of Racine | Location: Racine, WI



Illustration One: Mixed Building Types, Covered Parking for Water Street area in Racine, WI. es, parking attached 2 car garage, some surface parking F Apartment/Condo, street re

Services

Planning + Urban Design
TOD Planning
Design Guidelines

Reference

Jeff Hintz, CNU-A
Planning Manager
262-636-9151
Jeffrey.Hintz@cityofracine.org

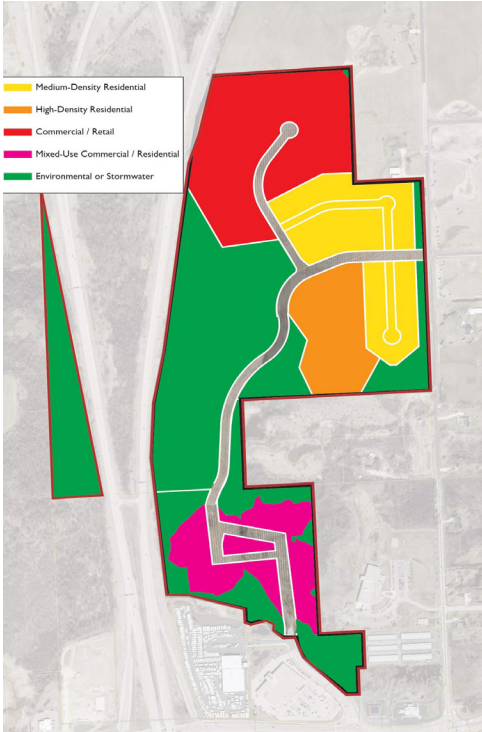
Racine has struggled for decades to revitalize its downtown and lakefront along with improvements to surrounding neighborhoods. This project, completed in 2020, focuses on undeveloped land abutting the downtown and linking to several key surrounding areas. The purpose of the plan was to show how it can be developed in a manner with social equity (regarding use and access to the river), economic value (including both affordable and market rate housings), while preserving and improving the shoreline ecology.

The GRAEF team worked in an integral manner with City staff as well as a market analyst and architect. The communication graphics needed to: evaluate problems with the site and fragmented context (see map to the left); communicate multiple development opportunities; use a street typology and riverfront walkway to develop linear connections to surrounding places (including downtown).

The diagrams depict street typologies, street/block patterns, bike/ped connections, along with conceptual urban development concepts. These concepts provide inter-neighborhood linkages, connecting to: the downtown (eastward); the transit center (northwest across the river); and low income areas directly to the south. The cross sections depict public use concepts for the riverwalk that accommodate both private sector development while offering meaningful public access and the ecological preservation of the river shoreline. Project scope also included a series of confidential interviews with developers to evaluate development interest and feasibility of urban design concepts.

Northern Gateway Master Planning

Client: Ansay Development Corporation | Location: Saukville, WI



Services

Land Use Planning
Urban Design
Design Guidelines
Conceptual Site Design

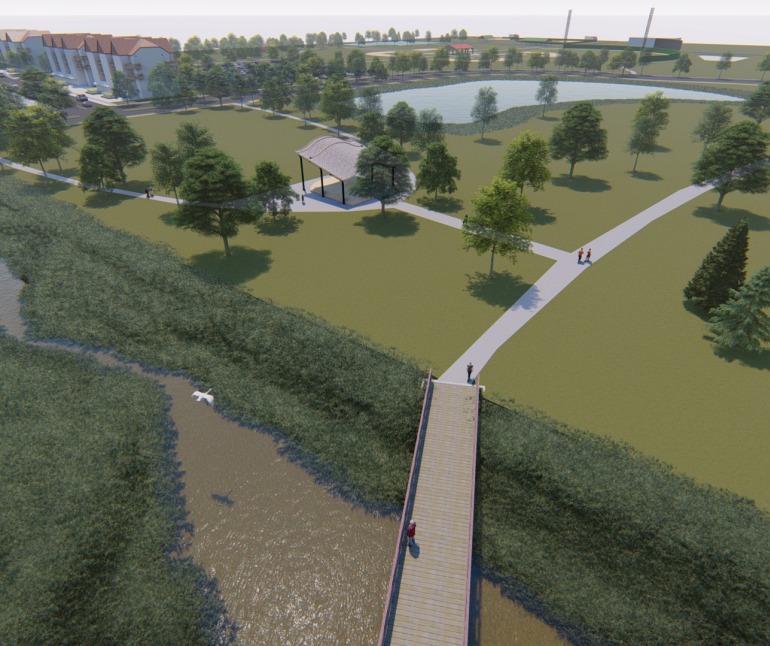
Reference

Ian McCain
Design Construction Manager
Ansay Development
262-376-3224
ian.mccain@ansaydevelopment.com

GRAEF planners and urban designers have undertaken over 30 master planning projects for Ansay Development Corporation (ADC). These projects include business parks, residential subdivision and commercial structures. The work ranges from high level conceptual plans to detailed implementation documents for specific sites. The types of areas include urban centers (like Port Washington), suburban districts, and rural areas. GRAEF's projects have included a variety of innovations such as the use of "pattern books" to create design guidelines, the inclusion of sustainability principles, environmental conservation and new forms of residential development.

The most recent master planning work including land use scenario planning and conceptual site design for the development known as "Northern Gateway" in Saukville, WI. GRAEF worked on behalf of ADC to present a development vision to the Village and private sector investors for a 115-acre vacant, undeveloped piece of land along I-43. The vision included a mix of different uses including industrial, recreational, residential, commercial, and hospitality as well as an infrastructure framework necessary to support the desired mix of uses. The centerpiece of the vision included a central gathering space that would serve as the district amenity and community destination.

[Link
to
Report](#)



References

Paul Boening

Village Manager
Village of Whitefish Bay
(414) 755 6516
P.Boening@wfbvillage.gov

GRAEF has been providing ongoing planning services for the Village since 2016 and has assisted with multiple, site specific master planning projects throughout the Village.

Randy Kerkman

Village Administrator/Public Works Director
Village of Bristol
262-857-2368
admin@villageofbristol.org

GRAEF has been providing ongoing planning services for the Village since 2016 and also completed a Village Center Master Plan in 2018.



Jeff Hintz, CNU-A

Planning Manager
Department of City Development
City of Racine
730 Washington Avenue (Room 102)
Racine, WI 53403
(262) 636-9151
Jeffrey.Hintz@cityofracine.org

GRAEF completed a redevelopment master plan for a former brownfield site.

Doug Seymour

Director of Community Development
City of Oak Creek
414-768-6500
ds Seymour@oakcreek.wi.org

GRAEF authored a new Planned Development Ordinance inclusive of design guidelines for the Drexel Town Square development.



Patrick Brever

Economic Development Director
414-768-8051
brever@smwi.org

GRAEF has been providing ongoing planning services to the City since 2014 and has assisted with multiple, site specific master planning projects throughout the City.

PROJECT APPROACH



1

Reflect the Past, Current and Future of the Site and Context

The Project Area offers unique characteristics in terms of its visual character, natural environment, social and economic conditions, circulation systems and infrastructure. All of these issues must be addressed.



2

Integrate Planning Actions with Economic Development Strategies

Great urban design concepts will become shelf plans if they cannot be realized. Implementation requires resources which, in turn, require a solid understanding of the economic evolution of the community. GRAEF will develop, in collaboration with staff, a development strategy that allows the area to evolve in a responsive way to ongoing economic and social change.



3

Create a Development Roadmap Leading to a Vision

Germantown needs a road map for design and development that allows for many options within one overall vision. Collectively, the options must be part of a single design framework for long term investment in infrastructure. This approach to urban design includes not only aesthetic issues, but also many of the often-ignored issues of long-term infrastructure development, management, and maintenance.



4

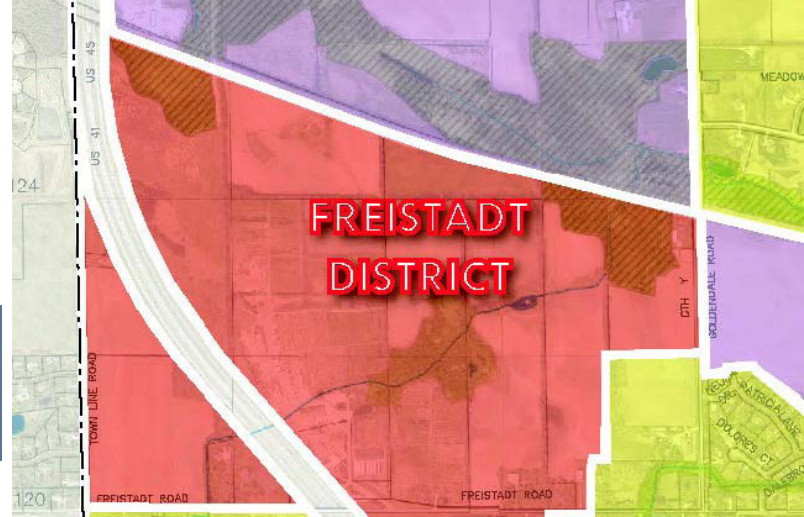
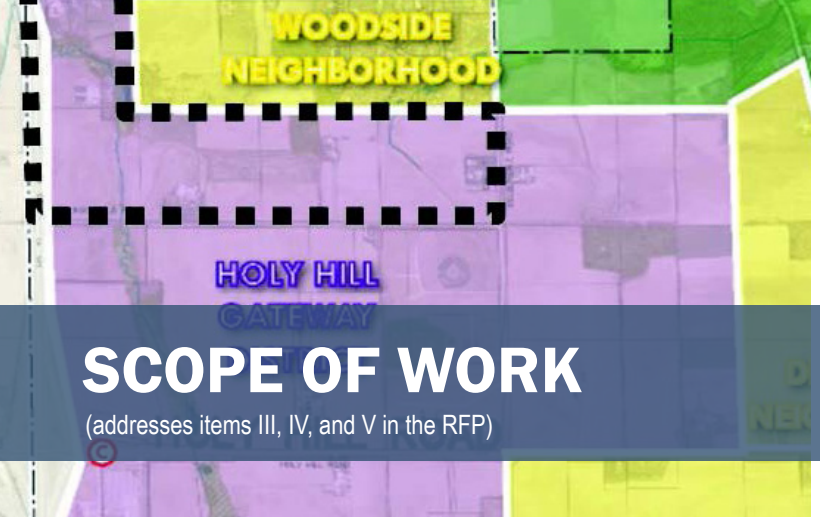
Engage Multiple, Diverse Sets of Stakeholders

Major “transformational” actions in development require strong public support. The GRAEF Team uses a wide variety of software platforms and innovative methods to draw out public opinions, from local residents and landowners as well as the broader array of village-wide groups that deserve input into desired changes.

5

Build on The Ideas of Others

Germantown has already set the stage for development in the project area with the creation of TID #7 and #8. Now, Germantown needs plans to catalyze new development that aligns with the community’s shared vision. The GRAEF Team prides itself on creating implementation strategies that begin immediately (even before the “ink is dry”) as part of the overall planning process. This plan cannot end up on the shelf. Germantown must make it happen by starting development as soon as possible.



1. Conduct Project Initiation

GRAEF will conduct a kick-off meeting with Village staff and/or steering committee. The agenda will include contractual issues, schedules, level of effort, and other logistics. The first collaborative meeting will set the stage for successful communications, outcomes, and implementation. In addition to the necessary contractual and technical issues, we will begin the substantive process of determining a meaningful, achievable development plan. As part of this meeting, we will also discuss numerous examples of comparable plans, projects, and lessons learned.

2. Create Engagement Plan

Effective community input often reveals key details and “hidden” issues that reveal both major challenges and opportunities for critical development. GRAEF proposed to focus its efforts on two primary means of public engagement. The first will be conducting up to eight (8) stakeholder meetings. Stakeholders will be identified by the Village and may include landowners, businesses, or neighborhood groups. For the second means of engagement, GRAEF will assist the Village staff in conducting two public meetings. The first public meeting will be a community open house format as outlined further in task 6 below. The second public meeting will be a presentation to the Plan Commission or Village Board as outlined in task 9 below.

3. Conduct Site Analysis and Due Diligence

The GRAEF Team will assemble and evaluate both quantitative and qualitative information. In addition to a basic inventory, this process will help identify key strengths, weaknesses, opportunities and challenges. We will look at past plans and the lessons learned. We will also include data from comparable projects that bring new knowledge to the table. Typically, this analysis includes six major areas of research:

- Visual form and character of the community
- Social and economic activities

- Circulation (pedestrians, vehicles, non-motorized, water and land based)
- Environmental features – on and offshore
- Maintenance, operation and long-term sustainability
- Public policies, regulations, programs and grants that can influence the plan goals

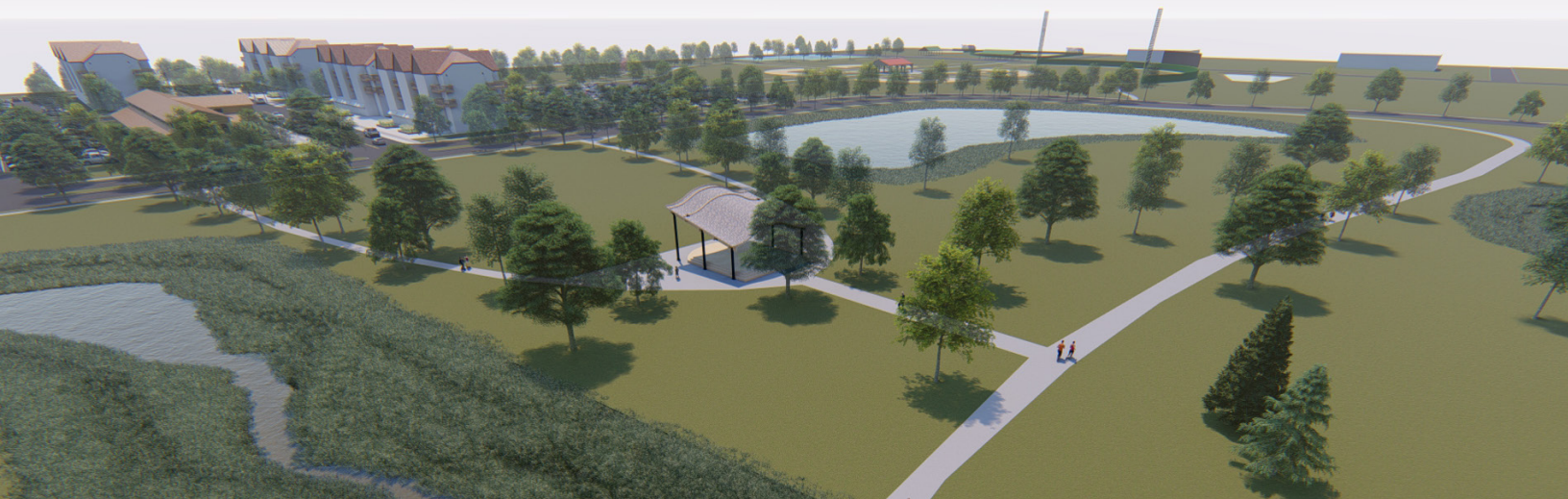
This task will also include conducting up to eight (8) stakeholder meetings. Stakeholders will be identified by the Village and may include landowners, businesses, or neighborhood groups.

4. Create Responsive, Adaptive Alternative Land and Development Plans

Typically, our methodology aims at creating a single plan for the new infrastructure that will allow for multiple options to unfold over time. That is, we create a street/block/parcel system in which the community can create multiple desired outcomes. This development system is designed to accommodate different types of economic investments, public places, and land uses over time. In this way, the community has a road map leading to multiple, high-value outcomes all consistent with a broader overall vision.

5. Meet with Key Members of Village Staff to Review Land and Development Plans

GRAEF will meet with key members of the Village staff and/or steering committee to review, evaluate and amend the plan drafts as needed. GRAEF will produce 2-3 development framework options for this task covering the entire project area. The draft development plans will be sketch-level detail and include conceptual circulation, land division, land uses, and precedent imagery to portray possible building types.



6. Present the Alternative Plans at Community Open House

In conjunction with Village staff, GRAEF will present the plans to the neighborhood and stakeholders at a public open house. Additionally, concept plans will be posted by the Village on the project webpage for online review and feedback. Village will gather feedback and deliver summary and direction to GRAEF to then modify the plans and concepts accordingly.

7. Generate a Preferred Land/Development Plan, Mapping, and Visualizations

GRAEF will create a preferred land/development plan inclusive of a scenario that includes a railroad crossing and one that does not. This iteration of the plan will incorporate additional review by Village staff and/or steering committee. This plan will become the basis for developing guidelines in the next step. GRAEF will also create conceptual 3-d massing for the three specific properties identified in the RFP that will serve as the “best practice” approach for different development elsewhere in the project area.

8. Develop Design Guidelines

Redevelopment plans are realized through a series of policies, programs, and regulations. Often these are referred to as guidelines. In this case, there may be a need for several types of guidelines that fit different parts of the process including, for example, guidelines for:

- Applicant review procedures and stages
- Zoning
- Land division
- Developer agreements
- Phasing and financing
- Engineering standards

GRAEF is experienced in creating many types of award-winning guidelines to fit different circumstances. We tailor our guidelines

to the unique administrative procedures in each community. At times, this includes the use of some attributes found in “form-based” codes. In most cases, especially those in which future markets for urban development cannot be readily predicted, we use a combination of approaches. The goal for the guidelines is to ensure that outcomes meet community expectations while still accommodating changes in market trends, the needs of investors, and social/cultural attitudes.

GRAEF will prepare zoning code level site, building and landscaping design principles & guidelines for the preferred land uses and (re)development in the project area. This should include representative renderings, photos and dimensioned illustrations to adequately convey the design principles. GRAEF will also identify recommended street and streetscaping enhancements within the project area.

9. Assist Village staff with Presenting the Plan at a Plan Commission or Village Board Meeting

The guidelines will become, in effect, the key policy document aimed at implementation. GRAEF will discuss the guidelines with Village Plan Commission and/or elected officials.

10. Produce Draft and Final Deliverables

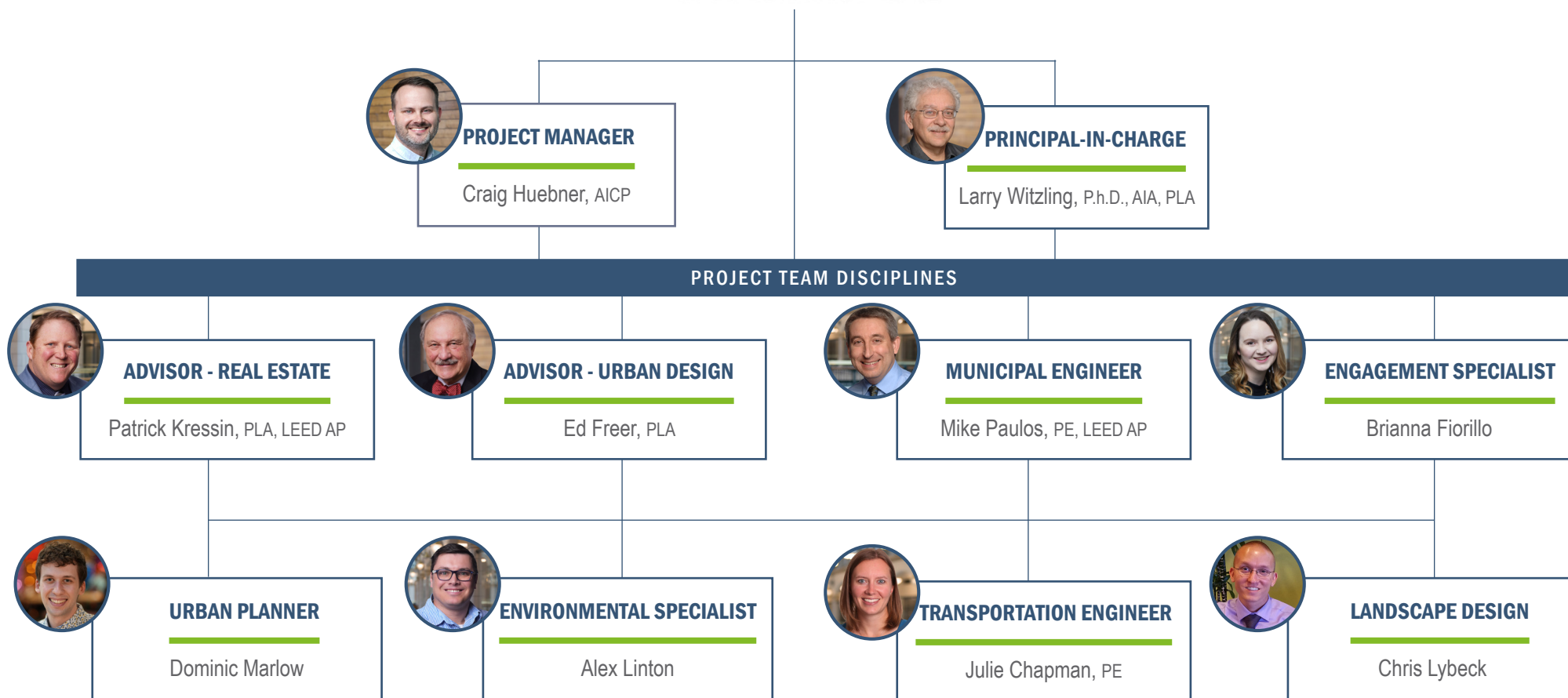
GRAEF will deliver a draft master plan report inclusive of the items listed in Section V of the RFP. The draft will be shared with Village Staff for distribution to appropriate reviewers (including the public via Village-managed project webpage). Village will provide requested revisions to the draft master plan for GRAEF to refine and deliver a final master plan report.



VILLAGE COMMITMENTS

- Village Staff will serve as the point of contact for public inquiries during the planning process, will attend all public meetings, will maintain a project website, and provide public outreach of planning activities through existing Village social media outlets, electronic and community newsletters (if any are employed for the project). Village Staff can also assist in providing existing GIS data as available.
- Coordination lead with property owners and other project stakeholders.
- Invitations, mailings, locations, proper notices, and logistics for all meetings.
- GRAEF is proposing to lead one (1) public open house and lead one (1) Plan Commission/Village Board meeting. Village Staff will lead and facilitate three of the five public meetings identified in the RFP. GRAEF can take lead in additional public meetings at an additional cost of \$3,000 per meeting.
- Village responsible for all meeting minutes.

Village of Germantown



**Education:**

Master of Architecture, 2012
 Master of Urban Planning, 2012
 University of Wisconsin-Milwaukee,
 Milwaukee, WI
 B.S., Architectural Studies, 2009
 University of Wisconsin-Milwaukee,
 Milwaukee, WI

Professional Certifications:

American Institute of Certified Planners

Professional Affiliations:

American Planning Association (APA)
 Wisconsin Chapter of the American Planning
 Association (APA-WI)

**Professional Registration:**

Registered Architect: WI
 Registered Landscape Architect: WI

Education:

Ph.D., City and Regional Planning, 1976, Cornell
 University, Ithaca, NY
 Bachelor of Architecture, 1967, Cooper Union,
 Manhattan, NY

Awards:

Planning Pioneer of the Year, American Planning
 Association, 2017

Craig Huebner AICP

Project Manager

WHY CRAIG? *Craig is the Practice Team Leader for GRAEF's Planning + Urban Design studio. Craig's academic background is in both architecture and urban planning, and he has several years of experience working in both fields. His work experience includes comprehensive planning, neighborhood master planning, commercial redevelopment, streetscape corridor planning/design, urban design, park and open space planning, and design guidelines. In addition, Craig has extensive experience in the creation of innovative public participation plans for a variety of planning projects.*

URBAN DESIGN & PROPERTY DEVELOPMENT

Craig's experience in urban design includes developing design strategies for a variety of commercial corridors and specific properties as well as corresponding design guidelines. He has conducted detailed site analyses, including parking analyses, and used this information to develop achievable design solutions. Craig develops graphic maps, diagrams, and illustrations to communicate a range of urban design concepts and solutions.

Project examples include:

- Village of Germantown Comprehensive Plan Update and CORP
- Port Washington Downtown + Lakefront Plan
- National Avenue Corridor Strategic Plan
- Whitefish Bay Silver Spring Drive Master Plan
- Village of Bristol Ongoing Planning
- Drexel Town Square Regulating Plan
- Grafton Lumberyard Site Development
- Ansay Development Corporation: Saukville Northern Gateway

Larry Witzling PhD, AIA, PLA

Principal-in-Charge

WHY LARRY? *Dr. Witzling was named the American Planning Association's Planning pioneer of the Year in 2017. This unique honor comes on top of five other national awards, and 40 years of exemplary work on local, state, and national projects. His professional achievements have been recognized by Progressive Architecture, the American Institute of Architects, the Congress for the New Urbanism, the American Planning Association and local state chapters and regional organizations. Prior to GRAEF, Dr. Witzling was President of Planning & Design Institute, Inc. (PDI), a firm he founded in 1988.*

Urban Design & Redevelopment

Larry's urban design and development projects span four decades, garnering several national awards. His projects range from downtown and neighborhood plans to the design of unique public places. His work is characterized by respect for the local context, community and a concern for blending traditional and time-tested concepts with innovative approaches that match today's needs. His expertise includes developing initial concepts, as well as assisting throughout the implementation process.

- | | |
|---|---|
| • Water Street Neighborhood – Racine | • Ashwaubenon Redevelopment |
| • Kenosha Downtown Design and Master Plan | • Burlington Business Park Expansion |
| • Milwaukee Regional Medical Center | • South Milwaukee Downtown |
| • Wauwatosa Life Sciences District | • Plans for Milwaukee's Lakefront |
| • Milwaukee's Harbor District | • Kenosha's Downtown Plan |
| • Transform Milwaukee's Five Industrial Districts | • West Bend Riverfront Development |
| • Waukesha Central City Master Plan | • Milwaukee's Park East Development |
| • Drexel Town Square | • Stevens Point Downtown and Riverfront |
| • Neighborhood Plans throughout Milwaukee | • New Berlin's City Center |
| • Allouez's Riverside Corridor | • West Allis Redevelopment |



Education:

Bachelor of Landscape Architecture, State University of New York/Syracuse University - Syracuse, NY
B.S., Environmental Science, State University of New York/Syracuse University - Syracuse, NY

Professional Registration:

Registered Landscape Architect: WI, ME

Professional Affiliations:

Lakeshore State Park, Board Member - Building Committee (2016-present)
The Waterfront Center, Washington, D.C. - Advisory Board Member
Association – Wisconsin Chapter
Urban Land Institute
Westown Association Board



Education:

B.S., Landscape Architecture, 1995, University of Wisconsin-Madison, Madison, WI

Professional Registration:

Registered Landscape Architect: WI

Professional Certifications:

LEED® Accredited Professional
CLARB Certified – National

Professional Affiliations:

American Society of Landscape Architects
U.S. Green Building Council
Wisconsin Green Building Alliance
International Council of Shopping Centers
Commercial Association of Realtors
NAIOP, Commercial Real Estate Development Association – Wisconsin Chapter
Urban Land Institute
Westown Association Board

Ed Freer PLA Advisor - Urban Design

WHY ED? Over the course of his professional career, Ed has built a significant and award-winning portfolio in waterfront design, landscape architecture, historic architecture, and planning projects throughout the U.S. He is highly accomplished at facilitating a consensus vision and broad stakeholder support for urban design and redevelopment initiatives. Ed has served as a resource member to many civic task forces and professional panels and as a member of national design juries. He has been an urban design resource for the Mayors Institute on City Design, Urban Land Institute and AIA Community by Design. Ed also participates as a local professional practitioner in academic programs at the University of Wisconsin - Madison (Landscape Architecture, College of Human Ecology, and Capstone Course in Civil Engineering) and the University of Wisconsin - Milwaukee (Urban Design and Planning).

Project examples include:

- Kilkenny Farms Commons Master Plan
- Milwaukee Downtown Lakefront Master Plan
- Cleveland Lakefront Master Plan
- Waterfront Design - Appleton Downtown Master Plan and Comprehensive Plan Update
- Davenport Veteran's Memorial Master Plan
- Shoreline Master Plan and Veteran's Memorial Master Plan
- Bayfront Master Plan
- Patriots Point Development Plan
- Lakefront Master Plan

Patrick Kressin PLA, LEED AP Advisor - Real Estate

WHY PAT? Pat combines his experience and design expertise with knowledge of social, natural, and behavioral sciences to create functional, aesthetically pleasing and unique master plans and landscape architectural design solutions to meet project budgets and accentuate the building architecture. His design expertise includes developing large-scale spatial plans and designs that integrate active and passive functions within the natural landscape while using the existing landscape as an amenity. He has significant knowledge and experience with the creation of large landmarks and sustainable developments.

Drexel Town Square, Oak Creek, WI – Principal-in-Charge: Managing the multi-discipline design team for this large 85-acre redevelopment on the former industrial Delphi site. GRAEF has helped plan the project, gain public support, develop successful grants for funding, initiate design for sustainable infrastructure and design the infrastructure. The Wisconsin Economic Development Corporation (WEDC) awarded \$1.1 million in BEBR funds to clean up the site and prepare it for new development. GRAEF has been at the hub of this complex process, ensuring that site development is coordinated with all applicable federal, state, and local requirements. Drexel Town Square serves as Oak Creek's new town center and a focal point for economic activity, environmental practices, and social stimulation. The mixed-use development includes retail, commercial, residential and civic spaces.

Franklin Redevelopment, Franklin, WI – Principal-in-Charge: Directed the multi-disciplinary team to evaluate opportunities for development and redevelopment in two +/- 450-acre redevelopment areas. We provided site due diligence, master planning, TIF analysis, and key engineering studies. One area is in the process of being developed as Ballpark Commons, and the other is a housing development

**Education:**

B.S., Civil Engineering, 1993, Cum Laude, Michigan Technological University, Houghton, MI

Professional Registration:

Professional Engineer - WI

Professional Certifications:

LEED Accredited Professional - (Leadership in Energy and Environmental Design granted by the US Green Building Council)

Construction Documents Technologist - The Construction Specifications Institute

Professional Affiliations:

American Society of Civil Engineers (ASCE)
American Public Works Association (APWA)
Wisconsin Rural Water Association (WRWA)
Wisconsin Water Association (WIAWWA)

**Education:**

B.S. Civil Engineering, 2010
Certificate in Technical Communications, 2010
University of Wisconsin-Madison, Madison, WI

Professional Registration:

Professional Engineer - WI

Mike Paulos PE, LEED AP

Municipal Engineer

WHY MIKE? Mike is a principal and the Municipal Market Leader at GRAEF with experience on a variety of public works projects. For over 30 years, he has managed projects involving water distribution system modeling and design, sanitary sewer and storm sewer design, roadway design, and site development.

Germantown Department of Public Works Facility Site Evaluation and Design, Village of Germantown, WI - Project Manager: GRAEF partnered with Germantown to develop a solution for their currently outdated and undersized Public Works Garage. After completing an assessment and inventory of the Village's site, vehicles, and equipment as part of the programming phase, it became apparent that the current DPW site was not large enough to accommodate the new building and outside spaces required for the present and into the future as Germantown grows. GRAEF assisted the Village to evaluate other potential properties within the Village to find a home for their new DPW building. In addition to the typical DPW yard functions, the Village was also interested in including the recycling center functions within the same site.

Village of Germantown Public Works Facility, Germantown, WI – Project Manager: Germantown broke ground on a new 140,000 public works facility. The \$44 million, 30-acre Village consolidation project includes site design and road design, designed concurrently and consisting of 100,000 CY of excavation, 7,500 SY paving, and 4,000 lineal feet of utilities. Operations, Water Department, Sanitary Department, and Recycling will all be moved into this new central location. GRAEF provided full-service design that included architecture, structural, surveying, environmental, and civil. The facility is expected to be completed July 2024.

Julie Chapman PE

Transportation Engineer

WHY JULIE? Julie provides transportation engineering design services to various clients throughout the State of Wisconsin. Responsibilities include the design and preparation of plan documents for transportation and traffic projects. Julie's transportation project involvement has included conceptual design layout, alternative analysis, environmental impact studies, public involvement, utility coordination, preliminary design, pavement design, analysis of traffic data, and the preparation of plans, specifications and estimates. Specific traffic project improvements include analysis of intersection improvements, traffic signal design, parking studies and traffic animation models.

Freistadt Road & Maple Road HSIP Project, WisDOT/Village of Germantown - Project Engineer: This highway safety improvement program (HSIP) project addressed high severity angle crashes at the Freistadt Road & Maple Road intersection. The project involved spot safety and operational improvements including the installation of a new traffic signal with intersection lighting, widening of the intersection to accommodate turn lanes, replacement of curb ramps, and pavement marking and roadway signing upgrades.

Village of Germantown 10-Year Road Program Development - Project Manager: Performed PASER for all Village roadways and developed the 10-year Road Program and Seal Coating Program based on evaluation and inspection. Developed and identified priority and types of rehabilitation improvements. Assisted in the development of plans and specs for 2021 Road Program improvements.

**Education:**

B.S. Environmental Conservation & Sustainability,
Summa Cum Laude, University of New Hampshire
Digital Marketing Certificate, Wharton School of the
University of Pennsylvania Online

Brianna Fiorillo

Engagement Specialist

WHY BRIANNA? *Brianna Fiorillo has a broad range of experience in community and environmental planning. Most recently, her experience includes ongoing planning services for the City of Cudahy, WI, and the Villages of Union Grove, WI, and Greendale, WI. Her work in these communities has included application reviews, Zoning Code and Comprehensive Plan Amendments and Updates, and more. Brianna is currently working with the City of La Crosse, WI on their Comprehensive Plan Update “Forward La Crosse”. Brianna has also recently completed work on the Oak Park, IL Climate Action Plan, “Climate Ready Oak Park” which featured a robust and creative community engagement process focused on reaching underrepresented community members. Brianna is a skilled communicator in all forms of media and has organized and conducted various public relations projects and campaigns as well as presentations at local, statewide, and regional meetings, conferences, universities, and industry events. She approaches each project with an eye for creativity, efficiency, and high client satisfaction.*

Forward La Crosse Comprehensive Plan Update (ongoing) - Project Manager: The City of La Crosse is undergoing a Comprehensive Plan Update to guide the City over the next planning horizon. Brianna is serving as Secondary Project Manager and has played leading roles in creating and executing the community engagement process, SWOT Analysis, and future land use elements to date.

Greendale Planning Services (ongoing) - Project Manager: Brianna serves as the Project Manager for ongoing planning services in the Village of Greendale. Recently, her role has included creating recommendations for updating the “Greendale Originals” Design Guidelines.

**Education:**

Master of City Design from University of Illinois at
Chicago
BA Urban Studies; BA Architectural Studies from
University of Illinois at Chicago

Professional Affiliations:

APA-IL Member

Dominic Marlow

Urban Planner

WHY DOMINIC? *Dominic has diverse experience working with municipalities and government across the Upper Midwest to advance equitable and environmentally sustainable solutions for community development. As a commuting cyclist, he is dedicated to pursuing safe street design for all users. In his work, he seeks to manage the complexities of systems in the physical environment to improve public places and help cities become adaptable to new or unforeseen changes, such as those presented by climate change and socio-economic instability. Dominic is passionate about using design as a communication tool to help cities and communities envision the future they want to build.*

Comprehensive Outdoor Recreation Plan, City of Sheboygan, WI – Planner/Urban Designer: Developed a community engagement and survey approach to assess current priorities for a range of topics from water-oriented recreation, environmental asset and watershed management, bike and pedestrian infrastructure equity, public safety, and green infrastructure. Modernized the community needs and park facilities analysis to reflect new metrics and standards published by the National Recreation and Parks Association (NRPA) in 2018 and 2022 to include a comparable communities assessment.

Brady Street Pedestrianization Study, City of Milwaukee, WI – Planner/Urban Designer: Developed scenarios for pedestrianization of Brady Street in Milwaukee, a moderate to high traffic commercial corridor. Dominic worked to identify issues and opportunities for different “pedestrian-first design” approaches to respond to the high level of pedestrian fatalities from vehicle collisions along the corridor in recent years. *Ongoing

**Education:**

B.S. – Wildlife Ecology Minor – Biology, 2014
University of Wisconsin – Stevens Point Stevens Point, WI

Certifications

Basic Wildland Fire Fighter Certification
(S-190, S-130, L-180, ICS-100, ICS-700)
National Wildfire Coordinating Group

Endangered Resources Reviewer
WI Department of Natural Resources

WI Certified Commercial Pesticide Applicator (2.0, 5.0, 6.0)
WI DATCP

**Education:**

Master of Landscape Architecture (Minor in Urban Planning), 2016, University of Minnesota – Twin Cities, Minneapolis, MN

Bachelor of Science (Horticultural Design), 2011, University of Minnesota – Twin Cities, Minneapolis, MN

Professional Affiliations:

American Society of Landscape Architecture (ASLA)
Wisconsin Chapter of the American Society of Landscape Architecture (WI ASLA)

Alex Linton

Environmental Specialist

WHY ALEX? Alex is an Environmental/Wetland Scientist with over ten years of experience relating to natural resources ecology, restoration, permitting/surveying, and management. His relevant areas of coursework include wildlife ecology, plant taxonomy and anatomy, land and resource management, conservation biology, and aquatic/wetland ecology and management. He has professional training and experience in wetland delineations, environmental surveying, and plant identification. Alex has worked in various ecosystem types all over the Midwest for both the public and private sector.

Newark Drive, Town of Trenton, Trenton, WI – Field Investigator: Conducted a site survey for Forked Aster (*Eurybia furcata*), completed all required permitting and reporting for plants that were located onsite, harvested seed, and developed an approved plant relocation plan.

Line 5B, Enbridge, St. Ignace, MI – Task Manager/Field Lead: Developed a site plan to conduct environmental restoration work within observed populations of Riddell's Golden (*Oligoneuron riddellii*) and Dwarf Iris (*Iris lacustris*), direct field crews in compliance with site plan, completed project reporting requirements.

Sparta Lateral, WeEnergies, Sparta, WI – Field Investigator/Field Lead: Conducted site surveys for Downy phlox (*Phlox pilosa*) and the Slender Glass Lizard (*Ophisaurus attenuatus*), directed field crews conducting environmental restoration work within the project site.

West Central Lateral, WeEnergies, Central Wisconsin – Field Staff: Harvested seed from Wild Lupine (*Lupinus perennis*), relocated plants out of project area.

Meyer Preserve, Waukesha County Land Conservancy, Eagle, WI – Field Lead/Field Staff: Completed and directed field crews conducting environmental restoration work within observed populations of Kittens Tails (*Besseyia bullii*).

Chris Lybeck

Landscape Designer

WHY CHRIS? Chris has been involved in a wide variety of projects at GRAEF ranging from urban design & planning, waterfront design, ecological design, commercial & residential development, mixed-use development, public parks, community master planning, and intensive/extensive green roof design. Additionally, Chris has participated in several public design charrettes for local municipalities and/or institutions. From a technical standpoint, Chris assists in project designs from conceptual plans to construction documentation and administration. Chris also specializes in graphic design and creating high-quality renderings for project designs. He is experienced in a wide variety of architectural and site visualization programs including 3D modeling, 3D video fly-throughs, virtual reality (VR) and augmented reality (AR).

Germantown Department of Public Works Facility Site Evaluation and Design, Village of Germantown, WI – Landscape Designer: Provided landscape planning associated with the development of a new public works facility. After completing an assessment and inventory of the Village's site, it became apparent that the current DPW site was not large enough to accommodate the new building and outside spaces required for the present and into the future as Germantown grows. Chris provided landscape planting and detailing for the project from conceptual through construction administrations phases.

Kinderberg Park, Germantown, WI – Landscape/Site Designer: Provided a feasibility study to ascertain the suitability of existing recreational areas in the Village. A 22 year old playground and 16 year old splashpad were becoming costly to maintain. The study included producing multiple conceptual layouts and opinions of cost. The study considered renovating both attractions in the original locations and considered moving one or both to different areas. Public meetings were hosted to gather input from neighbors and park users.

The main goal of the GRAEF Quality Assurance Review Program is to maximize client satisfaction and maintain technical excellence. The following information describes the Quality Assurance Review Program used at GRAEF, including project organization, project communications, and project quality management.

Project Organization

All GRAEF projects are assigned a Principal-in-Charge (PIC). The PIC's role is to assure client satisfaction, accomplish conflict resolution, prepare contractual modifications, and serve as part of the quality review team.

In addition to the PIC, every GRAEF project is assigned a Project Manager (PM). The function of the PM is to manage the project process and interact directly with the client representative. The PM has access to, and is responsible for, all the resources necessary to accomplish the work required on a project. The PM is accountable for the overall management of the project, schedule of production, monitoring of the project budget, and is the direct communication link between the client and the technical team. Craig Huebner will act as Project Manager for this project. Craig will be a familiar face to Plan Commission and Village Board as he was the Project Manager for the 2050 Comprehensive Plan, 2021-26 CORP, and the ongoing Village-wide Trail Master Plan.

On larger interdisciplinary projects such as this, each technical discipline will have a lead project scientist or engineer (PS/PE). The lead PS/PE is responsible for technical quality and coordinating their discipline's work with other technical groups. Each PS/PE is responsible for determining a budget, a schedule, and a quality control plan for inclusion in the overall project approach. Each PS/PE is supported by scientists, engineers, GIS/CADD technicians, field personnel, and administrative and clerical staff necessary to match the manpower needs of the project. The PM manages the PS/PEs and subconsultants, assuring an understanding of and compliance with the project's scope, budget, and schedule.

Project Communication

Effective management of a project is accomplished through clear communication by all parties. Verbal and written communication channels are important to efficient transmission of information.

The project schedule is the first tool necessary for effective planning. GRAEF believes a well-defined schedule breaks a project into elements that can be easily communicated and, therefore, managed. The type of schedule used (i.e., milestone, bar graph, CPM) is a function of the project's duration and complexity, and will be determined by the client's and PM's preference.

Progress meetings will be held to communicate technical concepts, coordinate work, and resolve conflicts on a project. The schedule of meetings will depend on project complexity and size, usually with a minimum of one meeting per month. Minutes of progress meetings will be distributed by the PM to all parties, including client personnel.

Project Schedule

Germantown Holy Hill and Freistadt District Master Plan

Anticipated Schedule

		1	2	3	4	5	6	7	8	9
		Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
1	Conduct Project Initiation									
2	Create Engagement Plan and Project Management									
3	Conduct Site Analysis and Due Diligence									
4	Create Responsive, Adaptive Land/Development Plan									
5	Meet with Village Staff to Review Land/Development Concepts									
6	Community Open House to Present Land/Development Concepts									
7	Generate a Preferred Land/Development Plan and Visualizations									
8	Develop Design Guidelines									
9	Assist Village Staff with Presentation of Design Guidelines to Plan Commission/Village Board									
10	Produce Draft and Final Deliverables									

Germantown Holy Hill and Freistadt District Master Plan

1	Conduct Project Initiation	\$ 2,196
2	Create Engagement Plan and Project Management	\$ 1,480
3	Conduct Site Analysis and Due Diligence	\$ 8,740
4	Create Responsive, Adaptive Land/Development Plan	\$ 8,112
5	Meet with Village Staff to Review Land/Development Concepts	\$ 2,080
6	Community Open House to Present Land/Development Concepts	\$ 5,648
7	Generate a Preferred Land/Development Plan and Visualizations	\$ 18,432
8	Develop Design Guidelines	\$ 5,248
9	Assist Village Staff with Presentation of Design Guidelines to Plan Commission/Village Board	\$ 2,340
10	Produce Draft and Final Deliverables	\$ 10,480
Not to exceed fee		\$ 64,756

Estimated hours by staff person										
\$ 185	\$ 215	\$ 215	\$ 205	\$ 185	\$ 158	\$ 143	\$ 143	\$ 158	\$ 195	\$ 120
Craig	Larry	Pat	Mike	Julie	Brianna	Dominic	Al	Chris	Ed	Planning Support Staff
P5	P8	P8	P7	P5	P3	P2	P2	P3	P6	P1
8	2					2				
8										
16	4	4			16		4			8
8	4		4	4		24			4	
4	4									4
8	4				16				4	
8	4		4	4		40	4	40		16
16						16				
8	4									
8	8				40					8
92	34	4	8	8	72	82	8	40	8	36



PROPOSAL TO PROVIDE

Holy Hill Gateway District and Freistadt District Master Plans

Prepared for:

Village of Germantown
July 21, 2023



Request for Proposals
to Provide:
**HOLY HILL GATEWAY
DISTRICT AND FREISTADT
DISTRICT MASTER PLANS**

July 21, 2023

Jeffrey W. Retzlaff, AICP
**Department of Community
Development**
N112 W17001 Mequon
Road, P.O. Box 337
Germantown, WI 53022

Amy Bennett, AICP
Project Manager

MSA Professional Services,
Inc.
220 East Buffalo St.,
Suite 201,
Milwaukee, WI 53202

(414) 251-4189
abennett@msa-ps.com

Dear Jeff,

This coordinated planning effort will help the Village of Germantown attract and manage growth in the Village's Holy Hill Gateway and Freistadt Districts. Together these areas are a critical gateway not only to the Village but to the Milwaukee Metropolitan Area. As described in the 2050 Comprehensive Plan, these areas can accommodate a broad mix of residential, commercial, warehouse and industrial uses, including some high intensity use in balance with buffering and transitional use strategies to mitigate conflict with nearby rural and low-density housing uses. This planning process is the opportunity to guide investment so that new development meets the Village's economic, social and environmental objectives for decades to come.

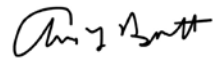
At MSA Professional Services, Inc. (MSA), we understand what it takes to develop property. From single-lot, single-use projects to large, mixed-use neighborhoods, our staff of experienced planners, surveyors and engineers have positively impacted the communities we work in. Our team, including urban design and development specialists Steve Tremlett and Jason Valerius, have worked on both sides of the table – part of development teams and also with public clients developing and administering regulations to guide development. We also provide targeted advisory services on economic development, including market review and implementation strategies to arm the Village with an action plan to grow the Germantown economy. MSA has the expertise and capacity to successfully support the Village in this endeavor.

Our project team recognizes the importance of the following core aspects of this project.

- **Effective Stakeholder Engagement**
- **Sound Infrastructure Planning**
- **Understanding of Market Demand Characteristics**
- **Quality Design and Placemaking Strategies**
- **Integration with the Comprehensive Plan**

Our project team understands the many facets to achieving a well-designed, quality place that is both market-viable and also attractive, walkable and livable. We are ready to work alongside Germantown to create an attainable development plan. We look forward to continuing this conversation with you. Please contact me directly with any questions by phone at (414) 251-4189 or by email at abennett@msa-ps.com.

Sincerely,
MSA Professional Services, Inc. | Planning and Design Studio



Amy Bennett, AICP
Project Manager
(414) 251-4189 | abennett@msa-ps.com



Jason Valerius, AICP
Principal in Charge
(608) 242-6629 | jvalerius@msa-ps.com



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FIRM PROFILE

MSA Professional Services, Inc. (MSA) specializes in the sustainable development of communities. We achieve this by building honest, open relationships that go beyond the project to become a trusted source of expertise and support for immediate challenges and long-term goals. Big or small, we do whatever it takes to meet each need, working to make communities stronger in the process. **It's more than a project. It's a commitment.**

MSA's roots reach back to 1919. Once a rural land survey company, our firm now consists of 400+ engineers, architects, planners, funding experts, surveyors, GIS experts and environmental scientists. MSA excels at helping clients identify grant and funding sources and then delivering high-quality, cost-effective solutions.

CLIENT EXPERIENCE

As part of our ongoing quality assurance program, we periodically request feedback from clients and project stakeholders to create better project outcomes for you.

These easy-to-complete surveys offer you the opportunity to comment on several areas of our performance throughout the duration of your project, which in turn helps us adapt our processes to your unique needs. Your feedback is specific to your project, and is returned directly to the people working with you. We pledge to respond to any issues you identify as the project proceeds.

To the right, you'll find the percentage of clients who say MSA met or exceeded their expectations based on the following categories.

WE'RE PROUD TO BE 100%
EMPLOYEE-OWNED

400+
TEAM MEMBERS



17
OFFICE
LOCATIONS



ENABLING PEOPLE TO **POSITIVELY IMPACT**
THE LIVES OF OTHERS SINCE 1919

33

INDUSTRY
AWARDS
EARNED SINCE
2017

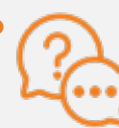


\$625+ MILLION
GRANTS & LOW-INTEREST LOANS
We've helped our clients
secure to help offset the cost
of infrastructure projects

98%
ACCURACY



96%
HELPFULNESS



99%
QUALITY



98%
RESPONSIVENESS



98%
SCHEDULE



97%
SCOPE & FEES





PLANNING + DESIGN STUDIO

At MSA, we know that every project starts with a plan – a clear and consensus-driven vision for the future that can be realistically implemented. Our Planning and Design Studio is 29 strong consisting of:

- 12 American Institute of Certified Planners (AICP)
- 3 Professional Landscape Architects (PLA)
- 2 Landscape designers
- 2 Housing Specialists
- 10 Planning & Economic Development Specialists

Members of our studio regularly give presentations on various planning topics at state and national conferences. The professional planners that comprise the Studio have helped hundreds of communities and private organizations define their vision, obtain funding, and implement the improvements they seek. And, because our planners are part of a multi-disciplinary firm, they are able to engage our professional engineers and architects in the planning processes to aid our clients in developing sustainable, implementable plans.

CORE SERVICES

Below is a sample of the services that MSA's Planning and Design Studio can offer.

- Capital Improvement and Strategic Plans
- Comprehensive Plans
- Zoning: Ordinance Creation, Code Rewrites, Development Regulations and Zoning Administration
- Community Blight Studies
- Cooperative Boundary Agreements
- Economic Development: Market Analysis, Tax Increment Financing, Feasibility Studies
- Funding: Grant Writing, Grant Administration, Fundraising
- Housing Studies: Analysis of Impediments to Fair Housing, Market Analysis
- Impact Fee Studies
- Landscape Architecture
- Park and Recreation Planning: Park Master Plans, Comprehensive Outdoor Recreation Plans, ADA Studies
- Public Engagement
- Redevelopment Studies: Downtown, Neighborhood, Corridor, and Site Planning
- Transportation Planning: Bicycle + Pedestrian Plans, Safe Routes to Schools Plans, Access Management Studies
- Urban Design: Wayfinding, Streetscaping, and Design Standards



FITCHBURG, WI

ANTON DRIVE REDEVELOPMENT PLAN

REFERENCE CONTACT

Mike Zimmerman, Economic Development Director
michael.zimmerman@fitchburgwi.gov
(608) 270-4245

LINK TO FINISHED PRODUCT:
https://issuu.com/msaprofessionalservices/docs/fitchburg_anton_drive_plan

The purpose of this study was to create a redevelopment plan and implementation strategy for lands in the northwest quadrant of the US 18/151 and CTH PD intersection. The impetus for this study is a Wisconsin Department of Transportation's (WisDOT) major reconstruction project of US 18/151 (Verona Road), which started near the end of the planning process. The primary improvements planned with impacts on the planning area include two new grade-separated interchanges, a roundabout intersection conversion, and the extension of a major collector street through a large undeveloped portion of the study area (i.e., Wingra Stone Quarry). These changes will improve the overall regional transportation network, but will reduce the visibility of some Anton Drive parcels (from US 18/151) and change access routes to and from the planning area. The plan's overall vision will help guide land use, urban design, transportation, utilities and stormwater decisions during and after the US 18/151 reconstruction project and it was finished in 2020.

The objectives of this study included:

1. Identify development and redevelopment opportunities in the planning area, including planning for any sites where a change in use is likely or desirable.
2. Identify market opportunities and trends likely to influence redevelopment decisions and outcomes.
3. Identify any infrastructure improvements (water, wastewater, stormwater, etc.) needed to accommodate new development.
4. Project future traffic patterns and volumes to identify any traffic-related constraints on new uses in the planning area.
5. Enhance bike, pedestrian and transit accessibility throughout the planning area.
6. Identify opportunities to support and improve the adjacent Jamestown neighborhood.
7. Establish a plan for new development, including uses, intensity of use and urban design guidance, within the constraints of public infrastructure systems.
8. Create an action plan for things the City can do to implement the plan.



SUN PRAIRIE, WI

WESTSIDE NEIGHBORHOOD PLAN UPDATE

REFERENCE CONTACT

Scott Kugler, Director of Planning

City of Sun Prairie

(608) 837-2511

skugler@cityofsunprairie.com

LINK TO FINISHED PRODUCT:

[https://www.cityofsunprairie.com/405/
Westside-Plan](https://www.cityofsunprairie.com/405/Westside-Plan)

In 2003, the Plan Commission and City Council approved the Westside Neighborhood Plan to guide future development of lands surrounding and north of the USH 151/Grand Avenue interchange, which was completed in 2006. With the opening of the interchange, the Westside has become the primary growth area for Sun Prairie. The Westside Plan calls for the development of a high-quality neighborhood with a mix of residential, office, and smaller-scale / mixed-use commercial development. However, questions about the viability of the plan had been raised due to changing market conditions, more current information about environmental features in the area, and a recent development proposal from a large-format retailer.

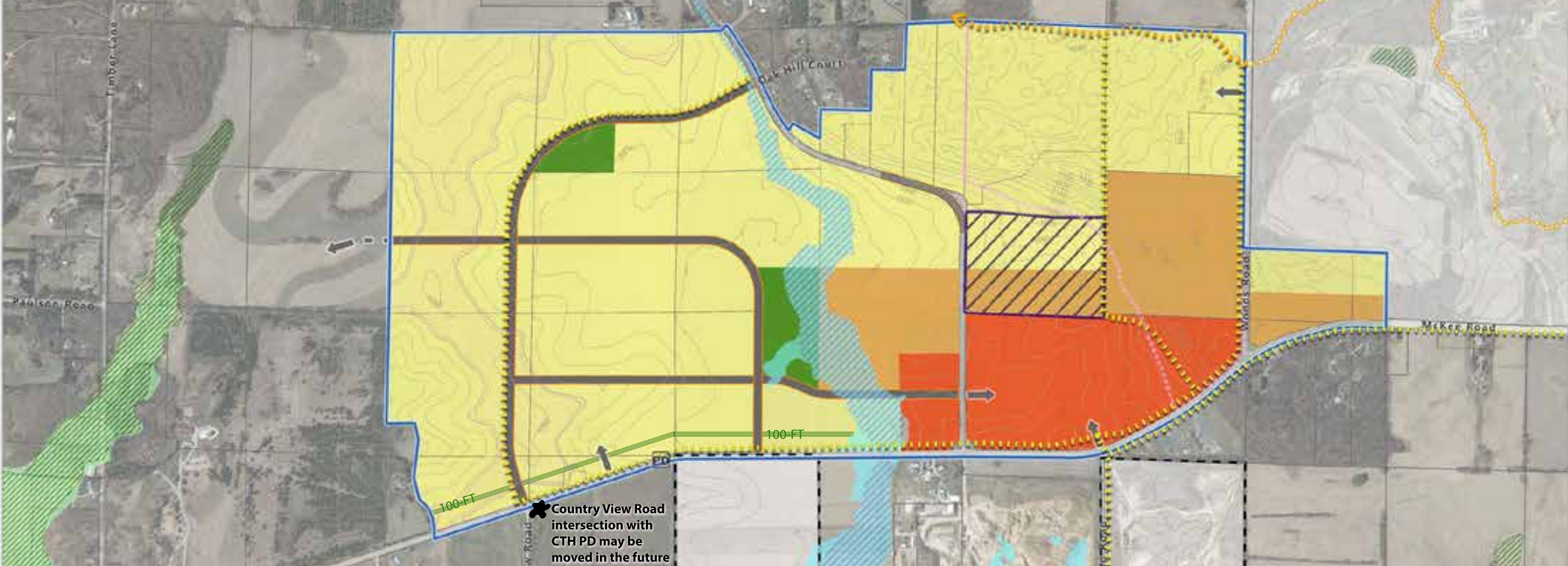
During this four-month process, MSA assisted the City in facilitating stakeholder interviews, two public open houses, two City staff working meetings, and several adoption meetings. As a part of the review process, MSA produced three development scenarios for the southeast quadrant of the neighborhood with varying mix of land uses, transportation network layout (inclusive bike paths/trails/lanes), and parks and open space opportunities. The development scenarios were evaluated based on feedback at an open house and subsequent online survey. Based on this feedback, a preferred alternative was approved with development policies on land use,

residential phasing, design standards, park and recreational improvements, road connections/alignment, stormwater management, and wetland protection.

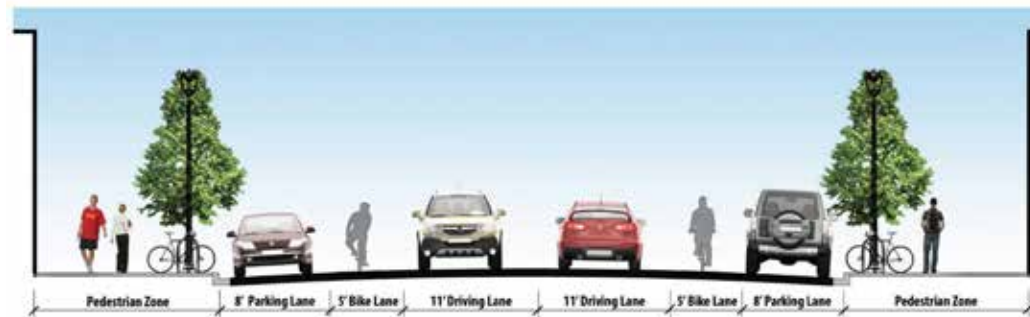
From the initial 2003 neighborhood plan to MSA-led amendment, the west side of Sun Prairie is thriving with a mix of uses supporting housing diversity, economic development, and workforce opportunities. The approved amendment to the neighborhood plan paved the way for:

- A Menards home improvement store with liner commercial developments (bank and car wash facility);
- A 228-unit apartment complex with a public road required through the development;
- Reconstructed minor arterial (Thompson Road) from a rural two-lane roadway to a two-lane divided urban section (with design provided by MSA);
- Approvals for a shopping district inclusive of the Hyvee store (with assistance by MSA); and
- Extension of roads and bike facilities through the shopping district currently under construction (with design provided by MSA).

The result will be a well-planned mixed-use neighborhood with 600+ residential units already approved and planned, ample open space and thriving commercial district – adding to the ever growing west side of Sun Prairie.



Recommended Road Cross Sections



NORTHWEST NEIGHBORHOOD PLAN VERONA, WI

LINK TO FINISHED PRODUCT:
<https://www.ci.verona.wi.us/578/Northwest-Neighborhood-Plan>

REFERENCE CONTACT

Adam Sayre, City Administrator
 City of Verona
 (608) 848-9941
adam.sayre@ci.verona.wi.us

The City of Verona, located just outside of Madison, is growing community in size and population due to a strong school system and local employment growth, including Epic Systems Corporation. Development pressures led to the desire to plan for a mostly undeveloped area on the northwest side of the City. This neighborhood plan evaluated land use, development standards, transportation and utilities. During this six-month process, MSA – in coordination with the City – interviewed

adjacent property owners, held a public informational meeting, and two plan commission meetings. The adopted plan's vision promotes a balanced neighborhood, including a mix of residential unit types and sizes, and commercial properties that serve the neighborhood and adjacent commuter traffic on CTH PD (10,000 AADT).

MANN VALLEY MIXED NEIGHBORHOOD

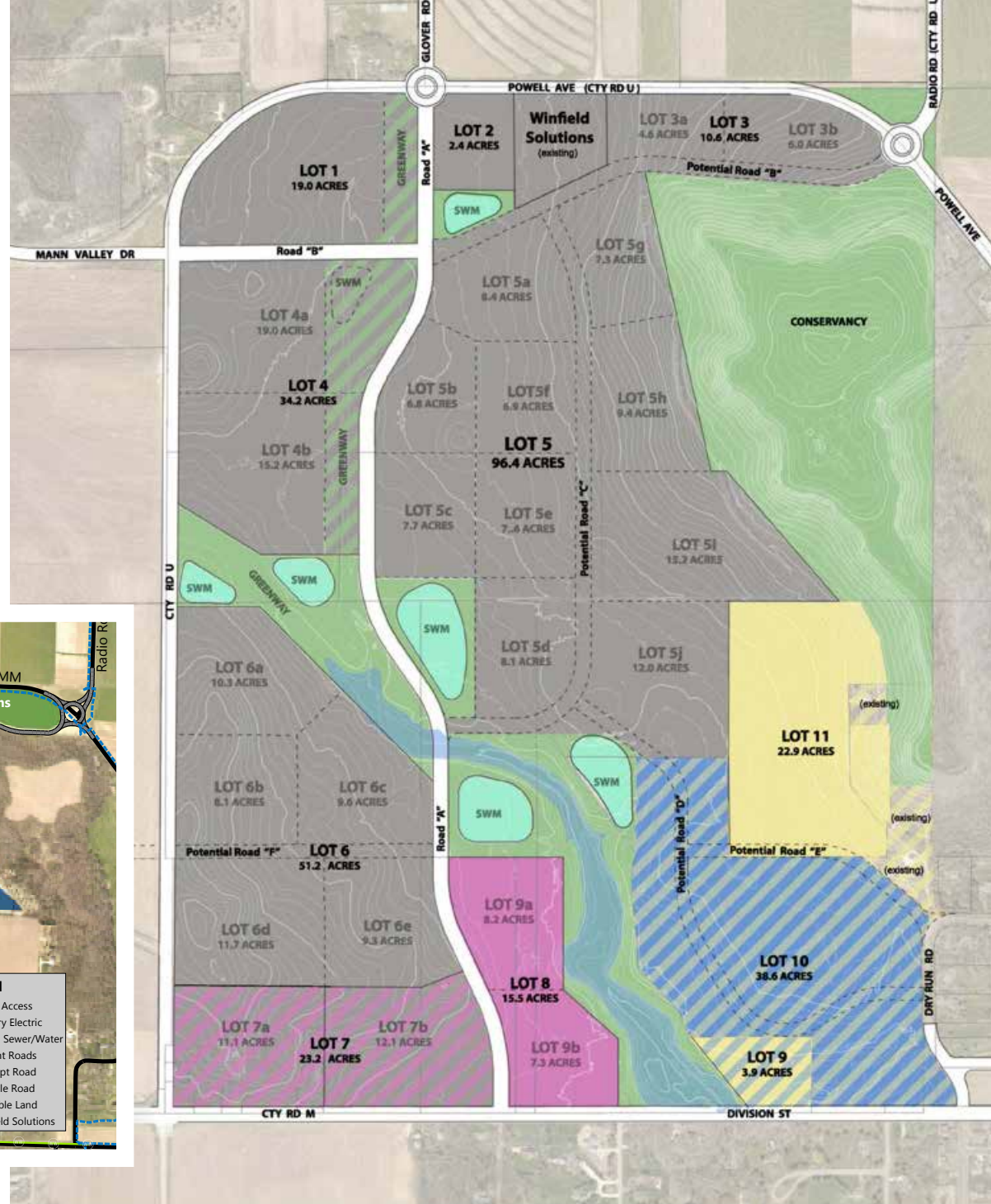
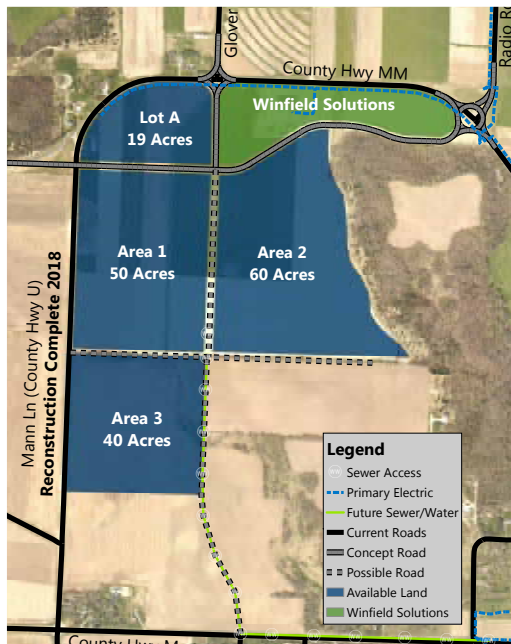
RIVER FALLS, WI

The City contacted MSA regarding 500 acres of undeveloped land on the northwest side of the community. The primary focus of concept plan was to provide marketable industrial/manufacturing lots based on market research conducted during the project.

In working with City staff, MSA developed several land use and road alternatives culminating with a final preferred concept that established the primary road network, dividable industrial sites and areas for potential residential, institutional and mixed use growth near adjacent developed lands.

This concept and market research has been used by the City to support conversations with a wider set of stakeholders to plan for and fund future infrastructure projects. The City has completed preliminary engineering and are marketing nearly 285 acres of Mann Valley Corporate Park along the north end of the planning area.

REFERENCE CONTACT
Amy Peterson, Community Development Director
 City of River Falls
 (715) 426-3425
apeterson@rfcity.org



EAST SIDE PLAN

MCFARLAND, WI

MSA was hired in 2022 to reimagine an East Side Growth Area Plan dating back to 2008. This plan encompasses over 900 acres of land, and is the Village's primary growth area with restrictions and development limitations in all other directions. Since adoption there has been changes to land ownership, municipal boundaries, and local/regional market conditions. These circumstances prompted the Village to consider fresh look at the east side growth area.

The East Side Plan established an ambitious community-oriented guidebook that is economically practical, environmentally focused and locally sustainable following these six key principles.

1. The Plan will balance environmental protection, mobility, economic development, and local social objectives.
2. The local economy will be expanded through this growth area to support existing and future residents of the Village of McFarland.
3. Housing developments will provide a variety of options that focus on diverse and affordable price points consistent with regionally representative incomes within sustainable walkable neighborhoods.
4. The transportation system will be designed for efficiency and convenience with multimodal transportation options interwoven throughout the East Side.
5. The public realm is an essential component of the neighborhood, featuring welcoming, enjoyable, walkable, and multi-functional spaces that integrates green infrastructure and ease of mobility.
6. The Plan promotes environmental stewardship throughout the East Side planning area to increase the overall efficiency, sustainability, and resiliency of the McFarland community.

Through this planning process, MSA assisted the Village of McFarland identify initiatives and strategies to guide sustainable and responsible growth of the Village's East Side Neighborhood. We provided a full range of planning services, including background analysis, review of all market sectors (with assistance from redevelopment resources), business park development plan, neighborhood master plan and design standards, implementation strategy, and a public outreach and engagement plan.

REFERENCE CONTACT

Andrew Bremer, Community & Economic Development Director

andrew.bremer@mcfarland.wi.us
(608) 838-2313

LINK TO FINISHED PRODUCT:

https://issuu.com/msaprofessionalservices/docs/village_of_mcfarland_wi_east_side_plan



SCOPE OF WORK | APPROACH

MSA will work with the Village to craft a final scope, work plan and budget; however, based on our experience, we recommend the following approach per the RFP scope of work.

PLAN ITEM #1: BACKGROUND RESEARCH + CONSISTENCY

Task 1.1: Review Relevant Plans (Plan Consistency)

MSA will review relevant Village and regional documents as noted in the RFP, and summarize issues, concerns, policies, and recommendations that should be shared and considered in developing a long-term vision and policies for Germantown's growth areas.

Task 1.2: Intergovernmental Cooperation

We will outline existing intergovernmental cooperation and discuss regional issues that are impacting Germantown and the neighboring jurisdiction(s). Through the engagement process (see Plan Item #X), we will also document potential opportunities for expanded cooperation to resolve or mitigate the issues and protect against foreseeable growth impacts. Some existing and proposed entities to involve in this process include the Germantown School District, the Village of Richfield, Washington County, the Southeast Wisconsin Regional Planning Commission (SEWRPC), the Milwaukee Metropolitan Sewerage District (MMSD), and the Department of Natural Resources (DNR).

Task 1.3: Site Tour and Photo Inventory

MSA will tour the mapped districts and adjacent areas to identify and document with photos noteworthy features and conditions of the natural and built environment.

Task 1.4: Planning Area Identification

Based on the Tasks 1.1–1.3, MSA will work with the Village staff to identify the full extents of the planning area, setting the extents of existing conditions mapping and analysis. We don't expect the proposed district boundaries to vary much from what is in the Comprehensive Plan, but it will be discussed. The boundaries for analysis and improvement planning will be verified by Plan Commission at a working session with the project team.

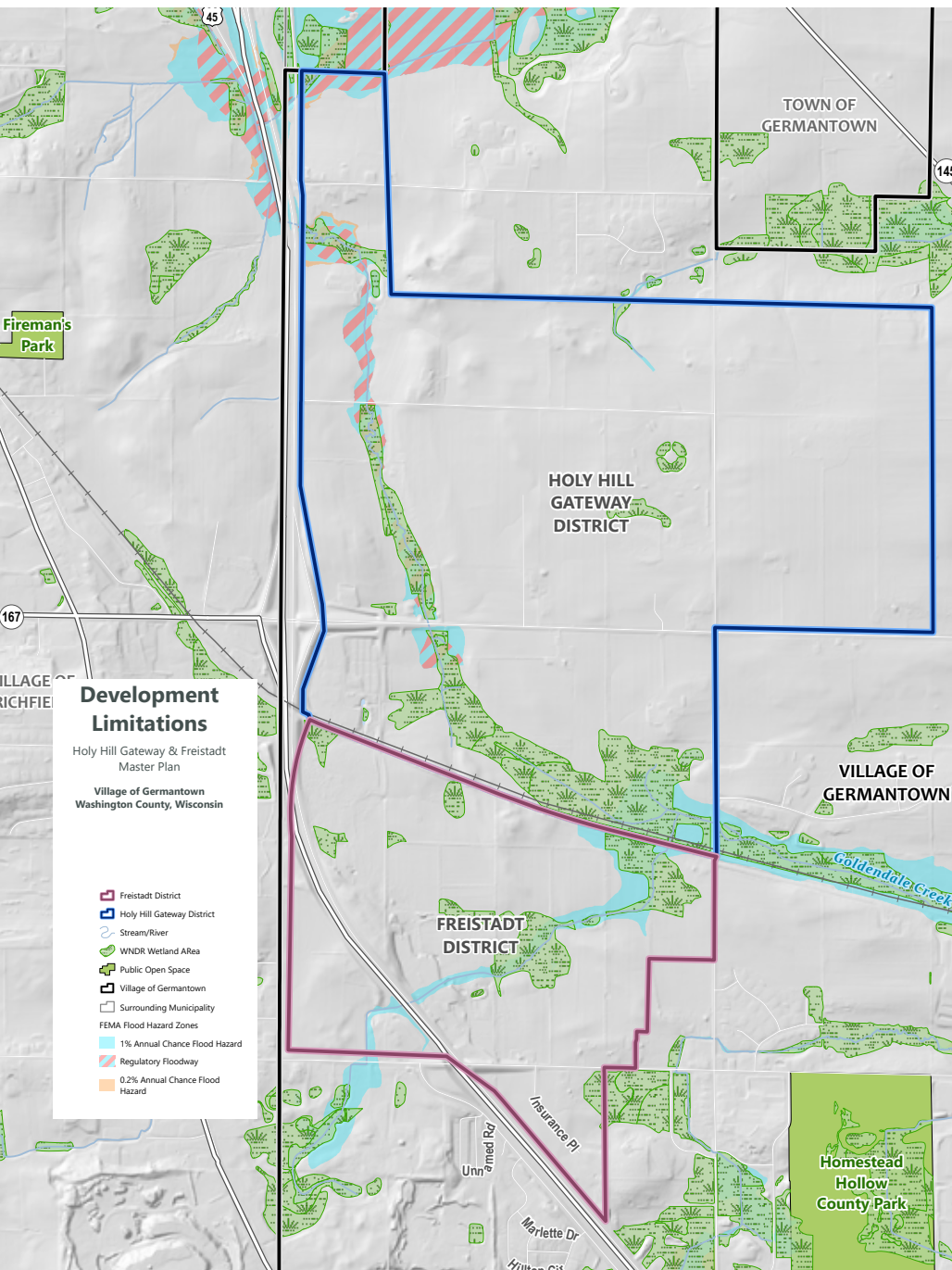
PLAN ITEM #2: OPPORTUNITIES / ISSUES IDENTIFICATION + SYSTEM ANALYSIS

Task 2.1: Historical, Cultural, Unique Features Review

Our team will conduct a preliminary cultural resource screening for the project area and immediately adjacent or contiguous properties using the Wisconsin Historic Preservation Database (WHPD) maintained by the Wisconsin Historic Society. The following categories of WHPD will be searched:

- Archaeological Site Inventory (ASI).
- Architectural Historic Inventory (AHI).
- Bibliography of Archaeological Reports.





The project team will review the Natural Heritage Inventory database to identify suspected, threatened or endangered species in the town/section(s) covering the study area.

Task 2.2: Natural Resources Review

We will identify and map existing natural resources within the study area and adjacent to the study area, including the following:

- Soils types and steep slopes.
- Woodlands and other natural features.
- Surface waters, including wetlands, floodplains, and waterbodies.
- Stormwater flowlines and existing engineered stormwater management facilities.
- Threatened or endangered species, per the Natural Heritage Inventory (NHI).

Task 2.3: Transportation Network Review

We will map existing roads with any available traffic count data, any existing bike and pedestrian infrastructure, and the railroad with identification of existing crossings.. Drawing from existing plans we will show on one map the routes and/or connection points for any critical network improvements already identified in those existing plans.

Task 2.4: Utility Systems Review

Using data provided by the Village, we will map approximate locations of sewer and water mains available to serve the study area, and identify any constraints on development due to pipe capacity or topography (affecting water pressure or sewer gravity flow). We will scan for and report on any concerns related to private utilities (gas, electric, telecommunication).

Task 2.5: Market Analysis

We will describe existing conditions and factors affecting future demand for all of the major use categories anticipated in the planning areas, including:

- Business Park – summary of existing, ready-to-build sites in the study area; review of available sites in the I-41 corridor and the broader Milwaukee market, using data from SEWRPC, Milwaukee 7 and CoStar.
- Warehouse – estimate of current square footage in the study area, qualitative description of other sites in the I-41 corridor between Good Hope Road and STH 33 currently planned for additional warehouse development, and review of current construction, absorption and occupancy in the Milwaukee Metro market using CoStar data.

- Office - review of current construction, absorption and occupancy in the Milwaukee Metro market using CoStar data.
- Retail/Service - review of current construction, absorption and occupancy in the Milwaukee Metro market using CoStar data.
- Residential – review of growth trends and expectations for the Village as identified in the Comprehensive Plan and recent permit data, and observations on housing market trends in the Metro Milwaukee market based on data from CoStar and the Wisconsin Realtors Association, including single family detached and various formats of attached units.

Task 2.6: Opportunities + Issues Summary

Based on Tasks 2.1-2.4, the project team will summarize the findings, implications, and any recommendations to support the land use scenario planning efforts and reinforce the master plan goals and policies (in Plan Item #3 for both of these).

PLAN ITEM #3: LAND USE PLANNING

Task 3.1: Land Use Scenario Planning

The MSA team excels at the ability to see the “big picture.” The land use scenarios will incorporate the findings and needs previously identified for transportation, utilities, and market expectations. As part of our analyses, we will consider the current and planned uses of adjoining areas, including road network and natural/open space protection. The land use scenario planning is broken into two parts, as outlined below, and further detailed in the Master Plan (see Task 3.3).

1. **Initial Concepts.** The project team will draft two (2) development alternatives for staff consideration, including road layouts, land use and intensity designations, stormwater management areas, and off-street paths (if desired). For each alternative we will indicate, by use, the total acreage and developable acreage (after accounting for steep slopes, wetlands and floodplains). We will also provide representative photos of potential development, and a bulleted list of strengths and weaknesses of each alternative for your review. Based on recent trends in the market there is need for larger industrial sites, so it is assumed at least one concept will provide flexibility with a larger lot(s) that could be subdivided (with additional roads as necessary) to support smaller lot sizes (e.g., 2-5 acres ,6-10 acres). These will be vetted by Plan Commission and the general public through a community online survey (see Plan Item #6 for more details).

2. **Preferred Vision Concept.** A preferred concept will be developed per stakeholder and Village feedback. Design policies and standards for all elements of the development will be established based on this vision concept (e.g., land use, design standards, roads/trail connections, open space, stormwater management, placemaking, etc.). This concept will receive edits per outcomes from public feedback.

Task 3.2: Conceptual Development Illustrations

As an enhancement to the Preferred Vision Concept, we will prepare more detailed conceptual renderings of site development options for the following sites:

1. Properties along the proposed frontage road route from Bonniwell Road (north terminus) to WSOR railroad crossing (continuing south into the Freistadt District to the Freistadt Road (south terminus) (plan view)
2. Holy Hill Storage & Kasten Marine properties in the southeast quadrant of the Holy Hill Road @ I-41 interchange (plan view)
3. DJ Frank Landscape Contracting properties along I-41 (plan view)
4. The recommended cross-section(s) around the perimeter of each District depicting the recommended building heights, setback depth, berming, and landscape buffering requirements along the common boundary with the abutting neighborhoods (plan view and section view)

Task 3.3: Vision Policies + Design Guidelines

Based on the public engagement feedback and preferred concept, we will craft design guidelines to meet the new vision, as well as incorporate best practices and cover all elements defined in the RFP (i.e., density, land use ratios, impervious surface and open space ratios utility capacities, general site and building design guidelines). This includes developing specific design guidelines for industrial and commercial development.

Task 3.4: Master Plan.

A preferred master plan will be developed and receive one (1) further update following review by Plan Commission.



Verona - Downtown Visioning Workshop

PLAN ITEM #4: IMPLEMENTATION STRATEGY

Task 4.1: Implementation Strategy

The reward of completing a Neighborhood Plan is watching it become a reality. Creating a detailed implementation plan is a critical step towards that reality, including identifying key activities to implement the short-term and long-term goals. We will provide implementation strategies and actions addressing housing, marketing commercial/industrial development, sustainability, transportation, and open space/parks. Tools to be reviewed include Village ordinances (e.g., zoning, subdivision, etc.), the capital improvement plan, and the outdoor recreation plan.

1. **Future Land Use.** Based on the preferred neighborhood concept, we will provide a future land use map (using land use categories consistent with the Comprehensive Plan) to guide future development proposals. Additional land use-specific policies may be considered to further define geographic placement of uses consistent with the overall plan goals and vision.
2. **Action Plan.** There will be an assortment of action steps necessary to enable development as described in the plan. We will provide an action plan that categorizes actions by the type of activity and indicates key responsible parties and expected timing, at least in terms of development phase.

3. **Phasing Plan.** The implementation plan will include a staging and urban service entry plan by outlining standards to be met.
4. **Cost Estimates.** For actions and improvements expected to be incurred as public costs, we will offer ballpark cost estimates.
5. **Value Projections.** Using a sampling of assessed values for comparable properties in the local market we will offer an approximate value projection for all new development in the planning area.

PLAN ITEM #5: MAPPING

Task 5.1: Existing Conditions Maps.

We will provide the following maps to aide in the plan development:

- Planning Area w/ location map within Germantown relative to abutting NDC
- Existing Land Use.
- Natural Resources. (i.e., WDNR wetlands, FEMA Floodplains, steep slopes, hydric soils, surface water, woodlands, existing SEWRPC mapped Environmental Corridors, etc.)
- Existing Infrastructure. Locations of existing public utilities and stormwater management areas, SEWRPC SSSA, etc.

Task 5.2: Implementation Maps.

We will provide the following maps to aide in the plan development:

- Potential Redevelopment Site/Property Map
- Planned Utility Infrastructure. Locations of existing and future public utilities and stormwater management areas.
- Planned Transportation Network, including conceptual locations for future collector, arterial, and local streets, bike and pedestrian facilities, parks, etc.
- Future Land Use Map with preferred uses, conceptual road improvements, bike/ped facilities, drainage areas and stormwater management facilities, etc.

PLAN ITEM #6: PUBLIC ENGAGEMENT PLAN

See Page 20

ORGANIZATIONAL CHART

The team we have organized includes experienced planners and technical service leads who bring an efficient blend of skills that will assist the Village of Germantown with the upcoming projects. What you may not see, however, is that this team is backed by more than 400 engineers, architects, planners, funding experts, surveyors, GIS experts and environmental scientists. **Rest assured, you will always have the support necessary to achieve a successful project.**

PROJECT MANAGEMENT: At MSA, our client service approach is simple: We strive to be our clients' trusted partner. We proactively communicate opportunities and identify potential issues early on so small concerns do not grow into big problems. To do this, you need a trusted planner who is well versed in managing a full range of projects and can effectively communicate back to all vested stakeholders. ***Amy Bennett is just that. She believes that effective, efficient communication is critical to project success. Amy will serve at the Village's main point of contact throughout the project.***

AVAILABILITY: Based on our honest commitment to our clients, we immediately establish accountability of all personnel involved in a project's completion. When our team starts a project, we analyze the proposed schedule and compare it to each team member's potential workload. We then obtain commitments from all individuals on the project team to complete the work as identified within the proposed schedule. This approach helps to foster a team mentality and results in personal accountability of all team members involved.

QUALITY CONTROL: We assign a senior staff member to provide QA/QC review at identified milestones in the project. Jason Valerius will serve in this role. Amy Bennett, as project manager, will utilize our project management to review hours and budget based on regular basis to verify individual tasks are staying on budget.



Amy Bennett, AICP
Project Manager



Jason Valerius, AICP
Principal In Charge



Steve Tremlett, AICP, CNU-A
Urban Designer & QA/QC



Brad Vowels-Katter
Urban Designer | Planner



Brian Huibregtse, PE, PTOE
Traffic Engineer



Eric Thompson, PE
Senior Water Resources Engineer



Brian Wiedenfeld
Assistant Planner



Sarah Morrison
GIS Specialist



Amy Bennett, AICP

PROJECT MANAGER

Amy has over 24 years of professional planning and community development experience, managing a variety of planning projects and community initiatives. Her expertise spans housing, zoning, land use, and economic development, including extensive work with the Community Development Block Grant (CDBG) program.

EDUCATION

M.S., Urban and Regional Planning
University of Wisconsin-Milwaukee

B.S., Political Science and History
University of Wisconsin-Milwaukee

CERTIFICATIONS

American Institute of Certified
Planners

AREAS OF EXPERTISE

- Housing Studies and Assessments
- Housing Policy and Implementation
- Zoning and Land Use
- Data Collection and Analysis
- Public Participation
- Grant Proposal Writing
- Project Management

SELECTED PROJECT EXPERTISE

COMPREHENSIVE PLANS

Life Sciences District Master Plan, Wauwatosa, WI*

Effort to create a vision and implementation actions for a 1,200-acre area of the city that includes a large regional medical complex.

2020 Comprehensive Plan, New Berlin, WI*

Two-year effort with intense public participation to develop the required nine (9) elements to meet "Smart Growth" law.

Additional Experience:

- Comprehensive Plan, La Valle, WI
- Village Comp Plan Update, Sharon, WI
- 2023 Comp Plan Update, Somerset, WI
- Comprehensive Plan Update, Cambridge, WI
- Village Comprehensive Plan, Deerfield, WI
- Downtown Plan, Juneau, WI

ZONING CODE REVIEWS AND UPDATES

- **Village of Sister Bay** - interim zoning administration
- **Palmyra, WI** – reviews all development proposals for compliance with the zoning ordinance and administration.
- **New Berlin, WI** – creation of M-3 Business Park Development District.
- **New Berlin, WI** – various zoning and sign code updates.

HOUSING STUDIES

2023 Action Plan and Analysis of Impediments to Fair Housing Choice, Rapid City, SD & Housing Study and Plan, Rapid City, SD

Project manager for a study of the housing market in Rapid City and the surrounding region.

Housing Market Analysis, Menominee, MI

Led market analysis to identify demand and pricing for attached unit infill housing.

Housing Study, McFarland, WI

Leading interviews and market analysis for a Village housing study.

Analysis of Impediments to Fair Housing Choice, Wauwatosa, WI*

Participated in a regional collaboration of entitlements in southeast Wisconsin to develop an approach to address the issue of accessing fair housing using socioeconomic data and housing market characteristics and trends.

** Denotes experience prior to MSA.*



Jason Valerius, AICP

PRINCIPAL IN CHARGE

Jason has more than 20 years of community planning and design experience across the Midwest. He has led the development of housing plans and studies, comprehensive plans, neighborhood plans, redevelopment plans, and zoning ordinances. As team leader for the Madison-based Planning + Design Studio team, Jason manages a talented staff with expertise ranging from comprehensive planning and transportation planning to park and recreation plans, landscape architecture, and urban design. Jason has presented at many state chapter American Planning Association conferences across the Midwest, most recently in 2022 on the topic of the Lean Comprehensive Plan.

EDUCATION

M.S., Architecture and Urban Planning, University of Wisconsin-Milwaukee

B.A., Government/Psychology, Lawrence University

CERTIFICATIONS

American Institute of Certified Planners

AREAS OF EXPERTISE

- **Comprehensive Planning**
- Urban Design and Sustainable Design
- Development and Redevelopment Planning
- Housing and Fair Housing Studies
- Multijurisdictional Planning and Agreements
- Public Involvement and Deliberative Processes

SELECTED PROJECT EXPERTISE

Neighborhood/Corridor/Downtown Plans

- Comprehensive Plan Amendment - Westside Neighborhood SE Quadrant, Sun Prairie, WI
- DWPS Neighborhood Plan Health Impact Assessment, Madison, WI
- Arsenal Gateway and Central Neighborhood Plan, Rock Island, IL
- Hoyt Park Area Neighborhood Plan, Madison, WI
- Northwest Neighborhood Plan, Verona, WI
- East Side Neighborhood Economic Development and Land Use Plan, McFarland, WI
- Arrowhead Redevelopment Plan, Fitchburg, WI
- Walnut Street Corridor Plan, La Crescent, MN
- Downtown Transportation & Corridor Study, Verona, WI
- Downtown Plan, Juneau, WI
- Downtown Planning, Cross Plains, WI
- Downtown Development Plan, Gilbert, MN
- Downtown Plan, La Crescent, MN
- Downtown Revitalization Plan, Platteville, WI

Comprehensive Plan Experience

- City of Sun Prairie, WI
- City of La Crosse, WI

- Waunakee-Westport Joint Comprehensive Plan Update, Dane County, WI (Village of Waunakee, Town of Westport)
- City of Waupun, WI
- Village of Fox Crossing, WI
- City of La Crescent, MN
- City of Fond du Lac, WI
- Village of Shorewood Hills, WI
- Whiteside County, IL

Private Development Assistance

- Woodstone Subdivision, Madison, WI
- Savannah Brooks Development, DeForest, WI
- Fieldstone Subdivision, Prairie du Sac, WI
- Blackhawk Fields, Town of Roxbury, WI
- Highlands of Ridgestone Subdivision, Lodi, WI
- 51 West Development, Stoughton, WI
- Magnolia Springs Development, Stoughton, WI
- SCS Multifamily Housing Development, Chilton, WI
- SCS Multifamily Development, Nekoosa, WI
- Fosters Shore Development, Town of Merrimac, WI



Stephen Tremlett, AICP, CNU-A

Urban Designer

With more than 15 years of consulting experience, Steve has taken on primary roles in downtown planning and design projects, commercial/residential development concept plans, bike/pedestrian plans, and the development of comprehensive plans and design standards.

Education

M.S., Architecture & Urban Planning, University of Wisconsin-Milwaukee;

B.S., Architecture, University of Wisconsin-Milwaukee

Certification

American Institute of Certified Planners

Congress of New Urbanism - Accredited

Selected Project Experience

- East Side Neighborhood Plan, McFarland, WI
- Anton Drive Redevelopment Plan, Fitchburg, WI
- Economic Development Plan, Lyndon Station, WI
- Additional Neighborhood/Corridor Plans: *Cross Plains, WI; Fitchburg, WI; Holmen, WI; Fond du Lac, WI; Middleton, WI; Rothschild, WI; Verona, WI; Rock Island, IL*
- Private Development: *Cambridge, WI; DeForest, WI; Lodi, WI; Madison, WI; Merrimac, WI; Richfield, WI; Stoughton, WI; Sun Prairie, WI; Sussex, WI*



Brad Vowels-Katter

Urban Designer | Planner

Brad specializes in spatial analysis, community planning, and landscape design with experience across a variety of project types and scales. Brad combines his experience of landscape architecture, planning, and social science into an interdisciplinary approach toward planning, design, and research projects. Brad has worked as a landscape designer at small private design firms, coordinated community grant programs, and managed park development for a rural municipality.

Education

M.S., Water Resources Management, University of Wisconsin-Madison; M.S., Landscape Architecture, University of Wisconsin-Madison; B.S., Landscape Architecture, University of Kentucky

Selected Project Experience

- East Side Neighborhood Plan, McFarland, WI
- North Main Street Redevelopment Plan, Fond du Lac, WI
- Downtown Master Planning and Street Reconstruction Preliminary Engineering, Ely, IA
- 2023 Comprehensive Plan Update, Somerset, WI
- East Side Neighborhood Plan, McFarland, WI
- Zoning Administration, Fulton, WI
- Rock River Threshere Master Plan, Fulton, WI
- Transportation Master Plan, Somerset, WI
- Comprehensive, Bike, and Ped/Parks Plans, Waverly, IA

* Denotes experience prior to MSA.



Brian Huibregtse, PE, PTOE

Traffic Engineer

Brian's expertise includes project management and design engineering for transportation and traffic projects. Project experience includes urban design, environmental documentation, multi modal assessment, public involvement and all aspects of the WisDOT design process. He has also been lead design engineer for a variety of projects similar to Dewey Avenue. Brian has been one of MSA's lead engineers focusing on ADA compliance. He has given multiple presentations to public and private section engineers on current ADA compliant practices and curb ramp design.

Education

B.S. Civil Engineering, University of Wisconsin - Madison

Registration

Professional Engineer, WI, MN

Professional Traffic Operations Engineer

Selected Project Experience

- Downtown Transportation and Corridor Study, Verona, WI
- Riverview Expressway Traffic Study, Wisconsin Rapids, WI
- WIS 19 Corridor Study, Dane County, WI
- Traffic Engineering Services, Wisconsin Rapids, WI
- WIS 113 Rehabilitation and Intersection Safety Improvements, Madison/Waunakee, WI



Eric Thompson, PE

Senior Water Resources Engineer

Eric leads MSA's water resources team of nine professionals. He has over 27 years' experience in water resources engineering and has experience working on projects throughout the United States. His experience includes planning, study, and design of water resources systems at all levels. Eric has been active in water resources issues for his entire career at MSA.

EDUCATION

M.S., Civil Engineering, University of Minnesota

B.S., Civil Engineering, University of Minnesota

Registration | Certification

Professional Engineer, WI, IA, MN, IL

Selected Project Experience

- **Stormwater Master Plans.** Eric has completed stormwater master plans including review of local stormwater management ordinances for the following communities (partial list)
 - City of Sun Prairie, WI
 - City of New Richmond, WI
 - City of Middleton, WI
 - City of Beaver Dam, WI
 - City of Waupun, WI
 - City of Monroe, WI
 - Village of Belleville, WI
 - Village of Cottage Grove, WI



Brian Wiedenfeld

Assistant Planner

Brian helps municipal leaders develop strong communities. He has experience in many areas of the planning process, and his experience in academia has ranged from studying climate-resilient turfgrass solutions for public green spaces to helping develop tools that support farmers markets in measuring and tracking their economic, social and ecological impacts. Prior to joining MSA, Brian most recently worked at the Wisconsin Department of Transportation as an urban and regional planner.

Education

M.S., Urban and Regional Planning, University of Wisconsin-Madison; B.S., Agricultural and Applied Economics, University of Wisconsin-Madison

Selected Project Experience

- East Side Neighborhood Economic Development and Land Use Plan, McFarland, WI
- Comprehensive Plan, Dane, WI
- Comprehensive Plan, Cambridge, WI
- Comprehensive Plan, Sharon, WI
- North Main Street Redevelopment Plan, Fond du Lac, WI
- Transportation Master Plan, Somerset, WI



Sarah Morrison

GIS Specialist

Sarah has more than 6 years of GIS experience, varying from planning corridor studies, to housing studies, to stormwater modeling, to producing applications in ArcGIS Online. She is familiar with creating maps and exhibits for both internal and external clients, and has experience coordinating with utilities and municipalities, assisting with public involvement meetings, and discussing projects with project staff, officials, and members of the public.

Education

B.S., Geography, University of Wisconsin-La Crosse

Selected Project Experience

- East Side Neighborhood Economic Development and Land Use Plan, McFarland, WI
- Master Plans: *Lake Geneva, WI; Wausau, WI; Baraboo, WI*
- Comprehensive Plans: *Fond du Lac, WI and Belleville, WI*
- Housing Studies: *Green Bay, WI; Beaver Dam, WI; Verona, WI; Lake Delton, WI; Monticello, MN; Central City; Springfield, IA; Price County Region, WI*

VILLAGE STAFF COMMITMENTS

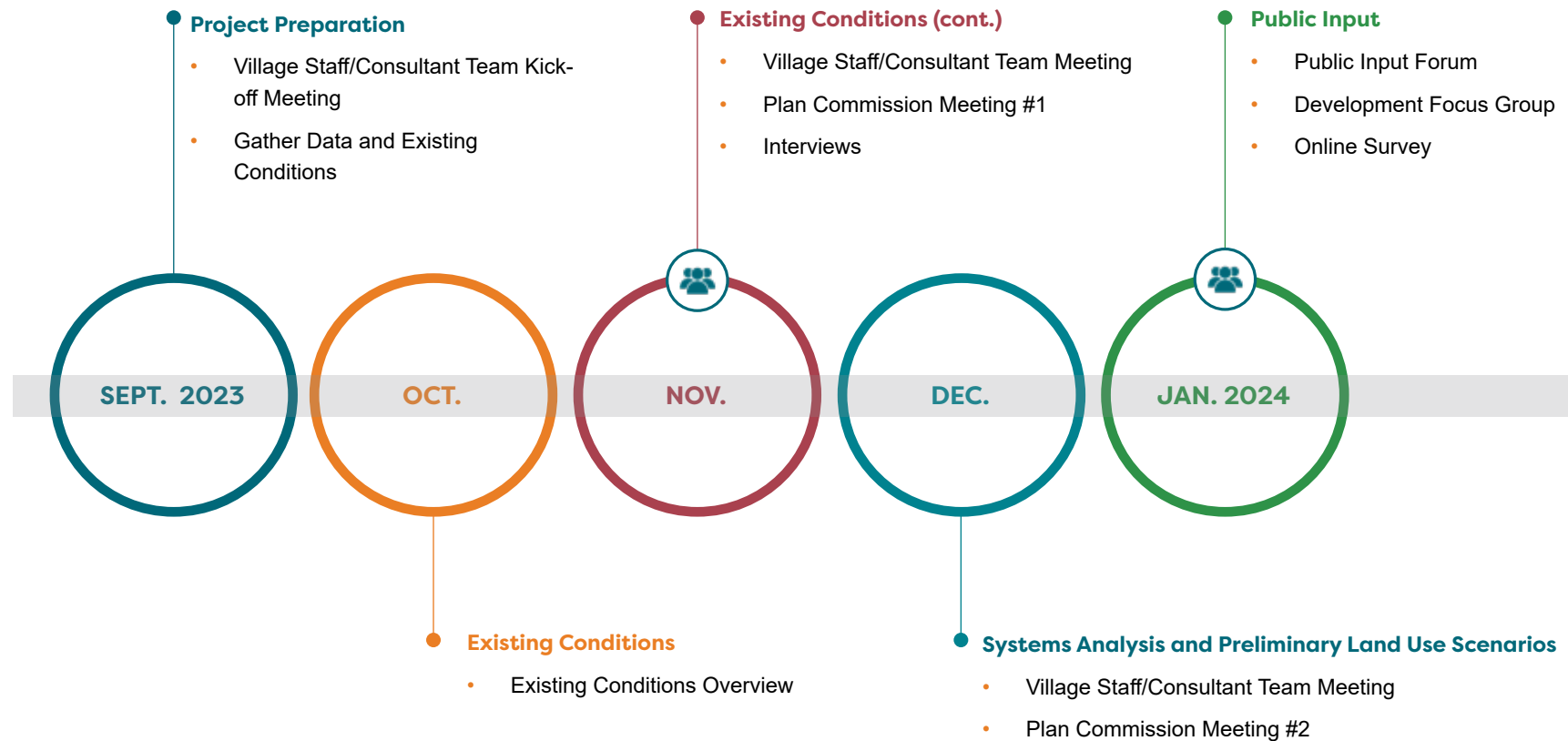
We value local perspective, knowledge, and leadership, and we see staff as critical stakeholders. Working knowledge of current conditions and other stakeholder needs is your daily work – and we see your input as vital to project success. MSA asks the following of Village staff during this process:

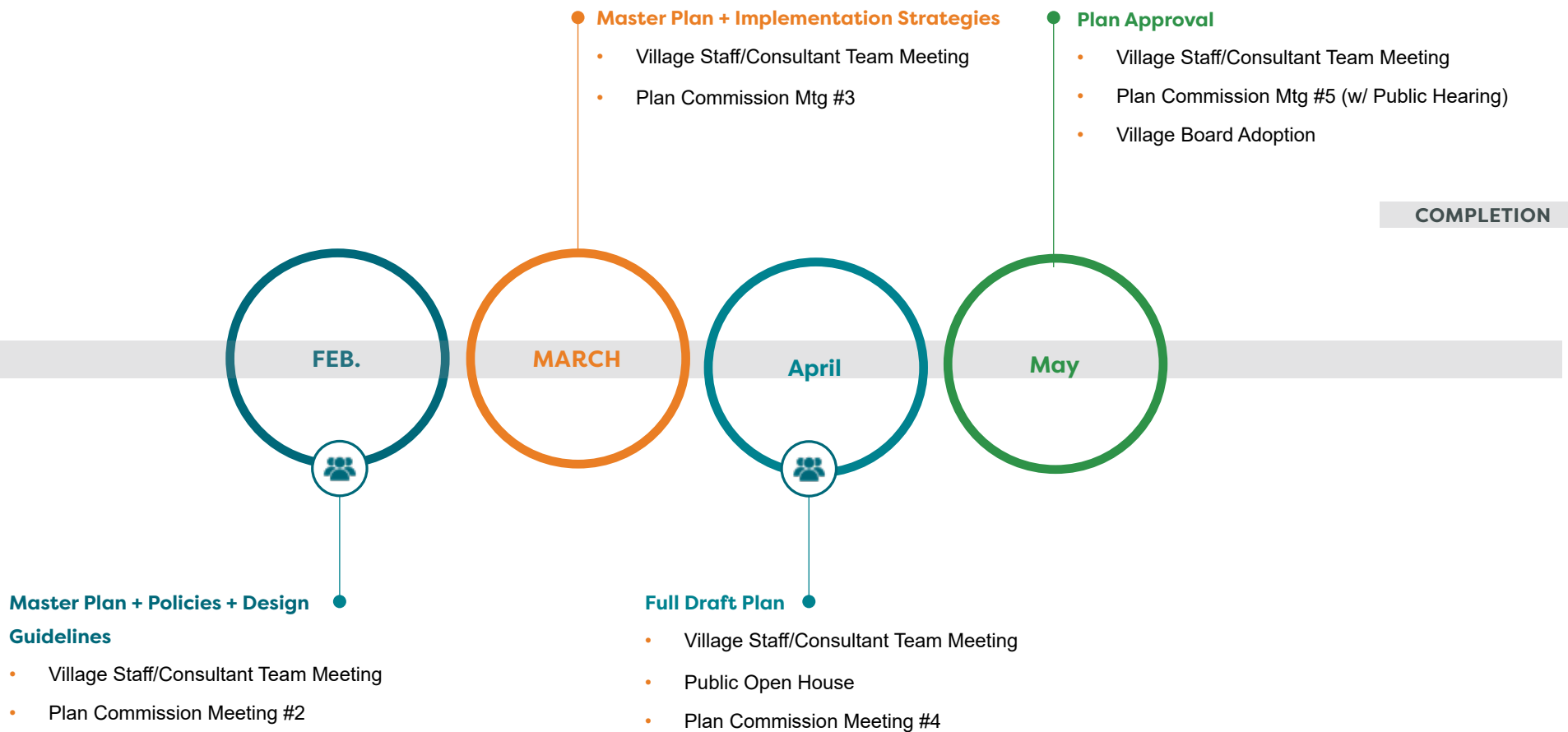
- All coordination and arrangement for engagement and outreach efforts, including the location, publishing and posting of public meeting notices, printing and distribution of draft meeting materials to committee members.

- A list of interview candidates with contact information and space to meet, if needed.
- Copies of all relevant studies that have been completed prior to this project.
- Assistance with obtaining existing relevant building permit, GIS and CADD data (e.g. land use, zoning, utilities, etc.) for the project.

PROPOSED TIMELINE

MSA anticipates the following estimated project schedule:





PUBLIC ENGAGEMENT PLAN | MEETINGS & COMMUNICATION WITH VILLAGE

OUTREACH + ENGAGEMENT PLAN

1. Outreach Plan.

Providing opportunities for elected officials, property owners and other stakeholders will offer valuable input and increase support of the final plan. Based on our past successful public outreach projects, we are recommending the following process to involve a diverse population with varying interests.

- A. **(Remote) Interviews.** Our team proposes facilitating up to four (4) remote (via Zoom/Teams) interviews to explain the planning process and facilitate discussion about issues and opportunities for the planning area and beyond. Interviews should take place near the beginning of the planning process and is suggested after Plan Items #1 and #2 have been completed
- B. **Online Survey.** An online preference survey will be conducted through surveymonkey.com to review the two concepts. We will seek feedback on individual development areas within each district, including land use and site and building design issues. .
- C. **(Remote) Public Input Forum.** There will be one (remote) public input forum approximately 1.5-hour long. The forum will be used to share key findings from the market analysis, existing conditions maps, and include an engagement activity to gather general land use input from participants. The use of the remote meeting will allow for recording the meeting and sharing online for a week or two after, allowing for public feedback through a short online survey provided by MSA. We have effectively held this meeting remotely in Germantown, utilizing breakout rooms to discuss a set of questions with a smaller group of participants then returning to the main room to summarize what had been discussed in the smaller breakout rooms.
- D. **Developer Focus Group.** The focus group will be focused on reviewing the initial two neighborhood concepts, involving local developers and real estate brokers, community leaders and business leaders. This focus group will verify our market conditions analysis, as well as suggest potential modifications to the neighborhood concept.
- E. **Public Draft Review.** Facilitate one (1) public review meeting after Plan Commission Meeting #3 to garner feedback and review the Neighborhood Master Plan and implementation strategy. MSA will lead this meeting with assistance from Village staff. We can hold this meeting at whatever time and place is most likely to attract attendance, including on a weekend and/or as a pop-up booth during a community event.

2. Communication Plan.

We understand the need for quality and frequent communication to make the process run smoothly. As such, we propose the following procedure for communication between MSA and the Village regarding materials, draft documents, and meetings:

Typical Schedule

- **3 weeks** prior to Plan Commission meeting: MSA to provide draft materials to Village staff.
- **2 weeks** prior to Plan Commission meeting: Teams/Zoom call with staff to review revisions and comments.
- **1 week** prior to Plan Commission: Provide meeting materials.

A. **Staff Meetings.** We will hold a staff meeting to kick-off the project prior to the first Plan Commission meeting, as well as meet virtually prior to each future Plan Commission working session (discussed above in the typical schedule). Additionally, we will work with Village staff via email and phone/Zoom conversation to move the plan along and work through any issues or opportunities which may arise. Village committee chairs (or other members) can join these calls dependent on the topic to be discussed.

B. **Plan Commission Working Sessions.** We will attend five (5) Plan Commission Meetings at the following stages (in-person or virtual dependent on local preference):

1. Discuss existing conditions (Plan Item #1 + Plan Item #6.1). The intent of this meeting will be to understand the existing conditions, get Plan Commissions thoughts on the neighborhood and confirm the neighborhood planning area boundary.
2. Review market analysis (Plan Item #2) and review draft Neighborhood Plan + Design sections (Plan Item #3). The intent of this meeting is to provide direction towards a preferred concept, and initial feedback on general policies and standards.
3. Review updated Neighborhood Plan + Design sections (Plan Item #3), inclusive of Implementation Maps (Plan Item #5), and draft Implementation Strategies (Plan Item #4). Intent of this meeting will be to vet the full Neighborhood Master Plan, and initial feedback on implementation strategies.
4. Review the full plan, discuss feedback from the public draft review, and consider any edits to include in the public hearing draft.
5. Hold a public hearing with recommendation to the Village Board.

F. **Village Board Meetings.** We will attend (in-person or virtual dependent on local preference) a Village Board meeting to adopt the plan.

NOT-TO-EXCEED COST

\$64,855

**this cost is broken down in the table to the right.*

COST AND PAYMENT COMMENTARY

- This cost and the associated scope represent our current understanding of the needs of the project. We are open to adjustments in effort and cost allocation during final scoping and contracting.
- This not-to-exceed cost includes all direct costs, including limited printing needs related to public meetings, and travel.
- Time and costs are typically billed on a monthly basis, covering work completed in the preceding month. We are open to a milestone-based billing arrangement and we acknowledge that the final 10% will be reserved until project completion.

HOURLY RATES

NAME	RATE/HR	HOURS
Amy Bennett, AICP	\$145.00	88
Jason Valerius, AICP	\$190.00	46
Stephen Tremlett, AICP, CNU-A	\$145.00	47
Brad Vowels-Katter	\$120.00	151
Brian Huibregste	\$190.00	4
Eric Thompson	\$190.00	6
Brian Wiedenfeld	\$9500	126
Sarah Morrison	\$90.00	25
TOTAL HOURS		493

COST DETAIL

PLAN ITEM 1 - EXISTING CONDITIONS OVERVIEW	HOURS	COST
Jason Valerius, AICP	1	\$190
Stephen Tremlett, AICP, CNU-A	3	\$435
Amy Bennett, AICP	4	\$580
Brad Vowels-Katter	10	\$1,200
Brian Wiedenfeld	14	\$1,330
Sarah Morrison	1	\$90
TOTAL	33	\$3,825

PLAN ITEM 2 - ISSUES/OPPORTUNITIES AND SYSTEMS ANALYSIS	HOURS	COST
Jason Valerius, AICP	10	\$1,900
Stephen Tremlett, AICP, CNU-A	9	\$1,305
Amy Bennett, AICP	4	\$580
Brad Vowels-Katter	28	\$3,360
Brian Wiedenfeld	50	\$4,750
Sarah Morrison	6	\$540
Eric Thompson	4	\$760
Brian Huibregste	2	\$380
Expenses (CoStar)		\$1,500
TOTAL	113	\$15,075

PLAN ITEM 3 - LAND USE PLANNING	HOURS	COST
Jason Valerius, AICP	6	\$1,140
Stephen Tremlett, AICP, CNU-A	26	\$3,770
Amy Bennett, AICP	4	\$580
Brad Vowels-Katter	53	\$6,360
Brian Wiedenfeld	14	\$1,330
Sarah Morrison	6	\$90
Eric Thompson	2	\$380
Brian Huibregste	2	\$380
TOTAL	107	\$13,940

COST DETAIL (CONT.)

PLAN ITEM 4 - IMPLEMENTATION STRATEGY	HOURS	COST
Jason Valerius, AICP	7	\$1,330
Stephen Tremlett, AICP, CNU-A	4	\$580
Amy Bennett, AICP	4	\$580
Brad Vowels-Katter	18	\$2,160
Brian Wiedenfeld	22	\$2,090
TOTAL	55	\$6,740

PLAN ITEM 5 - MAPPING	HOURS	COST
Jason Valerius, AICP	2	\$380
Stephen Tremlett, AICP, CNU-A	2	\$290
Amy Bennett, AICP	4	\$580
Brad Vowels-Katter	8	\$960
Sarah Morrison	18	\$1,620
TOTAL	34	\$3,830

PLAN ITEM 6 - ENGAGEMENT PLAN	HOURS	COST
Jason Valerius, AICP	20	\$3,800
Stephen Tremlett, AICP, CNU-A	3	\$435
Amy Bennett, AICP	68	\$9,860
Brad Vowels-Katter	34	\$4,080
Brian Wiedenfeld	26	\$2,470
Expenses (Mileage)		\$800
TOTAL	151	\$21,445

NAME	HOURS	COST
Jason Valerius, AICP	46	\$8,740
Stephen Tremlett, AICP, CNU-A	47	\$6,815
Amy Bennett, AICP	88	\$12,760
Brad Vowels-Katter	151	\$18,120
Brian Huibregste	4	\$760
Eric Thompson	6	\$1,140
Brian Wiedenfeld	126	\$11,970
Sarah Morrison	25	\$2,250
SUBTOTAL LABOR		\$62,555
SUBTOTAL EXPENSES		\$2,300
TOTAL		\$64,855

ADDITIONAL TASKS	ESTIMATED COST
3D Illustrations of Conceptual Development	\$3,000-5,000
Project Website/StoryMap	\$2,800