

MEETING:	REGULAR MEETING OF THE PLAN COMMISSION
DATE & TIME:	Monday, October 23, 2023 at 6:30 PM
LOCATION:	Germantown Village Hall Board Room N112 W17001 Mequon Road

Any member of the body and/or citizen may also attend the meeting virtually through the WebEx platform, Meeting #: **2554 915 6290** Password: **vbBsJn478R3** 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=mbfa93528237f9372bba23be386463549>

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. October 9, 2023
- IV. **NEW BUSINESS:**
 - A. Capstone Development Company, Agent for CQ WI 2021, LLC, Property Owner - N128 W20955 Holy Hill Road. Revised Site Plan review for proposed changes to the outside building elevations for Capstone Building #2.
- V. **ANNOUNCEMENTS:**
- VI. **ADJOURNMENT:**

UPON REASONABLE NOTICE, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information or to request this service, please contact the Village Clerk at (262)250-4745 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, October 9, 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.*
The meeting was called to order at 6:30 pm.

- II. **ROLL CALL:**
Chairman Dean Wolter, Trustee Rep David Baum, Commissioners Tony Laszewski, Peter Nilles, Bob Williams, Bill Shadid and Josh Tarantino. Also in attendance were Community Development Director Jeff Retzlaff and Planning Assistant Lori Johnson.

- III. **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.*
Melanie Smythe, N140 W17938 Cedar Lane spoke.

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. September 11, 2023

MOTION Baum second Shadid to Approve the minutes from September 11, 2023.

MOTION carried unanimously.

- V. **NEW BUSINESS:**

- A. Mark Brooks, Agent for Das Barrel Room Tavern & Grill, and Doctors LLC, Property Owner of W201 N10466 Appleton Avenue. Application to Amend Conditional Use Permit No. #13-2019 to allow expansion of the existing off-site parking area pursuant to Section 17.28(3)(u) and Section 17.45(5) of the Village Zoning Code. **(PUBLIC HEARING & ACTION)**

Director Retzlaff summarized the proposal.

Public Hearing opened at 6:46 pm

The following people spoke in support of the applicant:

- Brian McCullough, West Bend,
- Peter Dumann, N100 W16500 Revere Lane
- John Bublitz, W201 N10466 Appleton Avenue
- Jack Daniels, W213 N10252 Beech Drive
- John Weigert, N65 W13600 Lilly Creek Road
- Tamara, N100 W14394 Sunburst Trail
- Lori, N104 W21651 Willow Creek Road
- Trustee Jolene Pieper, N111 W16625 Esquire Court

The following people spoke against the applicant:

- Tom Steinbach, W204 N10609 Hilltop Drive
- Scott Hefle, W159 N10514 Old Farm Road
- Jason Giguere, W202 N10462 Appleton Avenue
- Trustee Jan Miller, W151 N10297 Windsong Circle West
- Dominic Giguere, W202 N10462 Appleton Avenue
- Jessisca Giguere, W202 N10462 Appleton Avenue

Mark Brooks, business owner of Das Barrel Room explained the gravel was put in to enhance the parking and was done for safety. He said he needs the additional parking and because he leases the property it will be a financial burden for him to pave the gravel area. He needs the gravel to maintain the business.

Public Hearing closed at 7:18 pm.

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

MOTION Baum second Nilles to Approve an amendment to Conditional Use Permit #13-2019 for Mark Brooks and Doctors LLC to allow expansion of the "off-site" parking area on the undeveloped 2.1-acre parcel located adjacent to the restaurant/bar parcel located at W201 N10466 Appleton Avenue subject to the following amendments to the adopted conditions:

1. This conditional use permit allows the continued use of the existing 4,800 sqft paved area for an off-site parking area as shown in the site plan July 11, 2019, subject to any further requirements and revisions set forth or required herein.
2. Improvements to the existing pavement shall be limited to general maintenance, including but not limited to sealcoating, crack-filling, stripping. ~~No expansion or additional off-site parking or other enhancements, e.g. additional lighting, signage, shall be made without obtaining Zoning Permit and/or Site Plan approval from the Village.~~
3. Expansion of the off-site parking area or the existing on-site parking area on the east side of the building may be allowed subject to approval of an amendment to this conditional use permit.
4. ~~and,~~ Expansion of the "off-site" parking area east of the restaurant/bar will require:
 - a. Plan Commission approval of site, grading & erosion control, and storm water management plans;
 - b. Compliance with applicable Zoning Code and development requirements, including all setback, pavement, storm water

management, landscaping and buffering requirements of the Village and MMSD:

- c. re-construction and/or other modifications necessary to make the "off-site" parking area compliant with all setback, landscaping, and other applicable Zoning Code requirements in effect at that time.
5. The off-site parking area shall be used for parking by the patrons and employees of the restaurant/bar operation during normal business hours. The off-site parking area shall not be used for overnight storage (other than snow storage) of any materials or equipment and shall be kept clean and continuously maintained.
6. In the event that the 2.1-acre undeveloped parcel is developed separately from the restaurant/bar operation, the existing 4,800 sqft "off-site" paved parking area may be required to be removed or modified to comply with all current Zoning Code requirements in effect at that time or as needed to accommodate the separate development. The continued or shared use of the off-site parking area with any development on the 2.1-acre parcel shall be addressed as an amendment to this conditional use permit.
7. Any signage displayed on the off-site parking area shall be reviewed and approved by the Village subject to applicable sign regulations.
8. If the use, activities and/or operation subject of this permit falls out of conformity with the conditions herein, or where there is a change in the nature, character, intensity or extent of the permitted conditional uses and activities which cause special problems or harmful effects associated with the permitted uses and activities that were not revealed or anticipated at the time this CUP was granted, or, where conditions imposed by this CUP that were anticipated to mitigate or eliminate harmful effects associated with the uses and activities but are subsequently insufficient to do so, or, for similar cause based upon consideration for the public comfort, safety, and welfare, this conditional use permit may be terminated or modified by the Village Board by the amendment to or addition of conditions after public hearing thereon.
9. Unless otherwise provided herein, this conditional use permit shall run with the land and transfer to subsequent owners in interest of the business and/or property.

Discussion followed.

Director Retzlaff explained there was no wetland delineation to confirm where the wetlands are located. Commissioner Shadid asked if it would be appropriate for the Plan Commission to have that information to make a decision. Director Retzlaff explained if the staff recommendation is approved, Mr. Brooks would need to proceed with a wetland delineation, engineered plans, and full construction drawings. If the approval is for just the gravel as is, and there is a concern about possible wetlands, the Plan Commission could direct Mr. Brooks to conduct a wetland delineation. Commissioner Shadid stated he has a problem allowing one business to have a gravel parking lot and is not in favor of it. Discussion continued.

Commissioner Laszewski asked if any parking would need to be eliminated because it is too close to Appleton Avenue. Director Retzlaff stated one of the conditions provides the parking lot come into compliance. Trustee Baum stated the biggest issue is not that Mr. Brooks wants to put a parking lot in. It's that he put one in that was done without a permit and now needs to come into compliance. Mark Brooks said the cost to

pave the gravel is around \$50,000 and doesn't include the site approvals or erosion. He said if he needs to put the parking to what is was, people will park on Willow Creek Road and Appleton Avenue which would be a bigger problem. Director Retzlaff stated Mr. Brooks or the Village would need to enforce no parking on that property which could also mean reconsidering the conditional use permit to allow the 14 stalls to be used. Discussion continued.

Trustee Baum said it appears the gravel driveway is right up to the wetlands and that may be a problem as well. Chairman Wolter questioned if the parking lot was developed with asphalt, there is a possibility it may need a retention pond of some kind. He was curious to know if a delineation is available from the State when Appleton Avenue was improved or when the round about was put in. Director Retzlaff said he would reach out to see if a delineation is available. Commissioner Tarantino asked if it would be more cost effective to change the location of the parking so it is away from the wetland area.

MOTION to Amend Baum second Laszewski to amend Condition #4 b to exclude the requirement for pavement only.

Discussion continued on relocating the driveway to the gravel parking in order to stay away from the wetlands. Trustee Baum explained a civil engineer will need to design something that meets our code but that is an expense to the operator.

MOTION to Amend Failed 2-5 (Wolter/Laszewski)

Discussion continued. Chairman Wolter asked if we could deal with the existing gravel and not add the extra 2,400 square feet and keep it within DNR regulations, setbacks, and runoff. Director Retzlaff stated it's hard to tell with regard to the wetlands. If we would have known in advance, we could have required a delineation and know where the boundaries are to give some guidance. Chairman Wolter explained the struggle of the Plan Commission is to uphold the ordinances within the CUP and work with what the boundaries are or described in. He said we are looking for a way to work with the business but still uphold the ordinances.

MOTION to Amend Baum second Tarantino to eliminate Condition 4b.

Discussion followed. Commissioner Williams asked if what is approved today runs with the land and if the property is purchased the new owner would be walking into the CUP and could leave it as is without making any changes and won't need to pave the lot. Director Retzlaff confirmed and said protection could be put in to address that. Commissioner Williams added he is not in support of not following the code and doesn't want to see this business go out of business. But he doesn't think there can be an unlimited amount of time that we can pass exceptions or let it pass to subsequent owners without coming into compliance. Discussion continued.

Chairman Wolter commented that this commission is bound to follow the ordinances but we are trying to create an opportunity for the business owner to maintain what he is trying to do there without violating the ordinances or stormwater management rules. He said he is curious to know if any delineation has been done within this property

within the last five years. He indicated it would be hard to come to a conclusion tonight without rewriting the code as we go and he doesn't want to do that because it would put both the Village and the owner in a precarious situation. He is not in favor of starting to pull the conditions away and would rather take a more measured approach to see what we have available for information and talk to the Village Attorney to look if part of the impervious parking can remain and see if some other type of access to the back gravel area is available. Director Retzlaff commented the operator is asking the Village to change its rules to accommodate the operator who is in a bind created by themselves and the owner who hasn't given anything. There should be some giving on all parts including the property owner and not just the Village when the owner isn't doing anything to keep the business.

MOTION to Amend Failed unanimously.

MOTION Baum second Shadid to **Table** until additional information can be brought forward on the wetlands, grading, the possibility of changing the driveway or how we can provide additional access to the back parking through an impervious method, options for it, drawings, ideas so Plan Commission can look to see if it's something that can be worked with within the code.

MOTION to Table carried unanimously.

B. John & Amanda Thompson, Property Owners of W172 N10981 Division Road. Conditional Use Permit application to allow "raising chickens for family consumption" on the property pursuant to Sections 9.11 and 17.15(2)(b) of the Village Zoning Code. **(PUBLIC HEARING & ACTION)**

Chairman Wolter called a 3 minute recess: 8:14 pm

Chairman Wolter called the meeting back to order at 8:20 pm

Director Retzlaff summarized the proposal.

Public Hearing was opened at 8:24 pm.

Public hearing closed at 8:25 pm.

MOTION Baum second Williams to Approve a Conditional Use Permit for John & Amanda Thompson to allow the "raising of poultry for family consumption only" on their property located at W172 N10981 Division Road subject to the following conditions:

1. The uses and activities allowed on the property shall be limited to those uses and activities and relative locations specified in the conditional use permit application (CUP) and supporting materials dated September 11, 2023. The physical facilities for which said uses and activities are permitted include the proposed 8'x8' enclosed coop and 900 sqft fenced, free-range chicken run.
2. The building used to house the animals, i.e. the 8' x 8' enclosed coop, shall be located not less than 50' from the nearest residential dwelling and a minimum of 100' from all property lines.
3. If the use, activities and/or operation subject of this permit falls out of conformity with the conditions herein or other applicable Municipal Code provisions including Section 9.11, or, where there is a change in the nature, character, intensity or extent of the permitted conditional uses and activities which cause special problems or harmful effects associated with the permitted uses and activities that were not revealed or

anticipated at the time this CUP was granted, or, where conditions imposed by this CUP that were anticipated to mitigate or eliminate harmful effects associated with the uses and activities but are subsequently insufficient to do so, or, for similar cause based upon consideration for the public comfort, safety, and welfare, this conditional use permit may be terminated or modified by the Village Board by the amendment to or addition of conditions after public hearing thereon.

Discussion followed.

MOTION carried unanimously.

- C. James Weber, Agent for The Elite Soccer Academy LLC and Techplex LLC, Property Owner of N115 W19150 Edison Drive. Sign Permit and Conditional Use Permit applications 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)**

Director Retzlaff summarized the proposal.

Public hearing opened: 8:32

- Vernon Seymour, N115 W18970 Edison Drive, comments read into the record, he was concerned with the amount of additional traffic that could be generated.

Public hearing closed: 8:35

MOTION Baum second Tarantino to Approve the Conditional Use Permit for the operation of The Elite Soccer Academy, an indoor health, fitness, and performance training facility in the existing building located at N115 W19150 Edison Drive 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 August 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 building modifications and/or site improvements 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, including the addition of paved parking, shall be submitted to the Community Development Department as part of a Zoning Permit and/or building permit application.
4. The owner/operator shall contact the Fire Department and Inspection Services for a pre-occupancy inspection prior to commencing operations.
5. The owner/operator shall coordinate with the Fire Department and Inspection

Services to determine the applicable occupancy type/classification and maximum occupancy for the occupied space. 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.

6. Any additional signage, including temporary signs, requires a permit from the Community Development Department.

MOTION carried unanimously.

MOTION Baum second Shadid to Approve the proposed wall sign for The Elite Soccer Academy on the building located at N115 W19150 Edison Drive in the Germantown Industrial Park subject to the following conditions:

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

MOTION carried unanimously.

D. Stephen and Danielle Cholewa, Property Owners of W166 N10577 Surrey Drive. Zoning Permit to install a 6-foot fence in a front yard and drainage easement. **(ACTION; continued from 9-11-23)**

Director Retzlaff reviewed the proposal. Property owner Stephen Cholewa explained where he is proposing to locate the fence.

MOTION Baum second Tarantino to Approve the zoning permit application to install a 6' wood privacy fence in the Old Farm Road front/street yard and in the 12' wide public drainage easement along the southwest property line of the Cholewa property located at W166 N10577 Surrey Drive subject to the following conditions:

1. The fence shall be setback a minimum of two (2) feet from the property line along Old Farm Road

2. It shall be the responsibility of the homeowner to always maintain a free flow of water within the private drainage easement.

3. If the fence needs to be removed to make improvements and/or conduct maintenance within the drainage easement, the property owner shall be responsible for removing the fence to the extent necessary within three (3) days of being notified by the Village of Germantown. If not removed within three days, the Village may remove the fence at its discretion and charge back any/all costs of doing so to the property owner. The property owner shall be responsible for any/all costs associated with any damage, removal, or re-installation of said fence.

4. A fence permit is required from Inspection Services prior to installation. Contact SAFEBuilt for more information.

5. The conditions of this approval shall be recorded with the Washington County Register of Deeds.

Discussion followed on the location of the fence. Trustee Baum was concerned there is not a good site line looking west when backing out of the garage and if the fence was closer to the house he would have less problems with that. Mr. Cholewa said he would lose 2,000 square feet of grass if he did that and that he would be able to see when backing out of the driveway. Commissioner Williams stated he was not a proponent of 6 foot fences in a front yard and the property owner could still accomplish his reasons for a 6 foot by cutting the fence at the corners of the home. Chairman

Wolter also stated he does not like a 6 foot fence in a front yard and that this fence is setting a precedent and is a distraction. He asked Mr. Cholewa to consider tying the fence to the side of the house because it will be a better look.

MOTION Failed 1-6 (Nilles)

MOTION Baum second Shadid to Approve the fence to be located outside the northern easement setback and go parallel to that easement all the way to the driveway as illustrated with the blue line on the screen at 6 feet. *(NOTE: The motion to approve a fence 6 feet in height was made in reference to a screen image which shows a line setback from the road right-of-way a distance equal in depth to the northern easement and parallel to the right-of-way to a point on the west side of the existing paved driveway).*

MOTION carried 6-1 (Williams)

VI. ANNOUNCEMENTS:

Chairman Wolter read comments into the record for the Thompson CUP that were received.

Joe Jenkins, N110 W16936 Ashbury Circle, is not opposed to chickens but is opposed to roosters.

Steve Kennedy, N108 W17010 Hawthorne Drive, is opposed to keeping chickens unless limited to no more than 5 and no roosters on the premises.

VII. ADJOURNMENT:

The meeting was adjourned at 8:59 pm.

SITE PLAN REVIEW

10/23/23 Plan Commission Meeting

Capstone Quadrangle Development Company / Capstone 41
Village Planner Report **Germantown, Wisconsin**

Summary

Mike Faber, agent for Capstone Quadrangle Development Company and CQ WI 2021 LLC, property owner, is requesting approval of revised building plans for the previously approved Phase 2 industrial building in the Capstone 41 Business Park within the Holy Hill Gateway District.

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

Applicant/

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

Current Zoning: M-1: Limited Industrial

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



Background

In January 2023, the Plan Commission approved site development and building plans for Phase 2 of the 52.5-acre Capstone 41 Business Park, including a 294,614 sqft industrial building on Lot 2 of CSM #7248 (29.4 acres) with the following characteristics:

Site Improvements

- Install perimeter and internal landscaping around the building and street trees along Holy Hill Road adjacent to Lot 2; landscaping proposed is a continuation of the type and extent of landscaping and berming along Holy Hill road as part of Phase 1
- Three (3) access points onto the internal private roadway providing access to the employee and visitor parking lot on the west side of the building serving a total of 201 vehicle parking stalls (9'x20')
- Truck parking along the east side of the site with 80 truck/trailer stalls (12'x55') and 72 total dock bays to the building (37 installed w/ 35 future).

Building Improvements (see attached renderings & elevations; Sheets A1.1, A4.1 & A4.2)

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

At the January meeting, Mike Faber submitted an alternative set of elevation plans along with a request to allow the maximum height of the building to be increased to 46' 6" to accommodate an interior ceiling height (and possible office mezzanine) from 32 to 36 feet at the request of a potential tenant. It was pointed out and discussed that the maximum height allowance of 45 feet in the M-1 District could be increased under Section 17.33(3)(j) subject to three (3) criteria and a conditional use permit (CUP) from the Village.

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

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

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

Subsequently, at the February 13 meeting, the Plan Commission recommended approval of a CUP (eventually granted by the Village Board) with one (1) additional condition:

Condition #1: *If further exterior revisions to the building are required as a result*

of the increased height, including but not limited to the addition of additional windows for a second story office, revised building and elevation plans shall be reviewed and approved by the Plan Commission prior to construction of said exterior building revisions.

Proposal

At this time, Mike Faber, agent for Capstone Quadrangle Development Company and CQ WI 2021 LLC, property owner, is requesting approval of revised building plans for the previously approved Phase 2 industrial building in the Capstone 41 Business Park within the Holy Hill Gateway District.

As shown in the attached plan elevations and renderings, there are two areas of revisions proposed for Building #2:

1. Additional windows to be installed on the west and north elevations, including:
 - a. North elevation 4 windows
 - b. West elevation 14 windows
2. Modification of loading dock bays on east elevation, including:
 - a. Addition of five (5) ground-mounted HVAC air filtration units installed in place of loading docks
 - b. Replace/Infill dock bays w/ EIFS wall units (10)
 - c. Replace/infill dock bay openings w/ window unit (3)
 - d. Cut new duct openings (4)
 - e. Cut new loading dock bay openings (3)
 - f. Replace/infill loading dock pits (14)

The HVAC air filtration units will be placed in front of the modified loading dock area inside an 8' high wire-woven (cyclone) fence enclosure with privacy slats. The HVAC air filtration system is needed to meet ISO "cleanroom" particulate management standards for portions of the new tenant area.

Faber has indicated that there will be other roof-mounted HVAC units that will be submitted for review/approval once those systems are designed.

Staff Comments

The additional windows are consistent with what was contemplated back in January and are being brought back for review as required by PC Condition #10 (above).

The ground-mounted HVAC units and fence enclosure were not proposed in the original building plans. While the units and overall enclosure is rather large and a different look than what would have ordinarily occurred with the loading docks, views of the area will be buffered by the 8' fence height, privacy slats within the fencing, and the previously approved landscaping and berming along Holy Hill Road (as shown in the approved landscaping and grading plans; see attached).

VILLAGE STAFF RECOMMENDATIONS

APPROVE the revised building plans for Building #2 in the Capstone 41 Business as proposed (*with no additional conditions to those already contained in the original Phase 2 site development and building plan approval*).

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

MOTION carried unanimously.

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

1. ***Due to the extent of environmentally sensitive features on the subject property, including wetland, floodplain and the portions of the Menomonee River that bisect the property, it is intended that use of the property be limited to those uses most conducive to the protection, preservation, and conservation of the existing environmental features. Uses are limited to only private recreation by the owner, including hunting and fishing, and non-commercial storage of recreation vehicles and boats pursuant to Section 17.12(2)(m) of the Zoning Code. Other uses, including the operation of a business or the construction of any new structures or expansion of the existing accessory buildings or construction of habitable buildings or dwellings are prohibited.***
2. ***If the use, activities and/or operation subject of this permit falls out of conformity with the conditions herein, or where there is a change in the nature, character, intensity or extent of the permitted conditional uses and activities which cause special problems or harmful effects associated with the permitted uses and activities that were not revealed or anticipated at the time this CUP was granted, or, where conditions imposed by this CUP that were anticipated to mitigate or eliminate harmful effects associated with the uses and activities but are subsequently insufficient to do so, or, for similar cause based upon consideration for the public comfort, safety, and welfare, this conditional use permit may be terminated or modified by the Village Board by the amendment to or addition of conditions after public hearing thereon.***
3. ***This CUP shall constitute a restriction of use on the property and shall run in perpetuity.***

MOTION carried unanimously.

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

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

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

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

Chairman Wolter arrived at 6:51 pm.

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

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

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

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

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

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

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

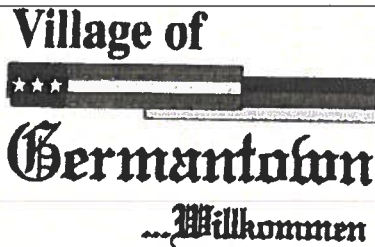
MOTION to Amend carried unanimously.

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

MOTION to Amend carried unanimously.

MOTION to Approve as Amended carried unanimously.

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



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 12/2/22

SITE PLAN REVIEW APPLICATION

Pursuant to Section 17.43 of the Municipal Code

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

1 APPLICANT OR AGENT

CQ WI 2021, LLC
% CAPSTONE DEVELOPMENT COMPANY
N17W24222 RIVERWOOD DRIVE STE 160
WAUKESHA, WI 53188-1134

Phone (262) 523-1122

E-Mail mike@capstonequadrangle.com

PROPERTY OWNER

CQ WI 2021, LLC (SAME)

Phone () _____

E-Mail _____

2 PROPERTY ADDRESS

N128 W 20955 HOLY HILL ROAD, GERMANTOWN WI 53076

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

North <u>INDUSTRIAL</u> <u>GATEWAY (ZILBER)</u>	South <u>CONSERVANCY</u> <u>(MMSD)</u>	East <u>AGRICULTURAL</u> <u>(WETTERAV)</u>	West <u>CONSERVANCY</u> <u>(MMSD)</u>
--	---	---	--

4 READ AND INITIAL THE FOLLOWING:

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

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

MS 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!

Mike [Signature] 11/28/2022
Applicant Date

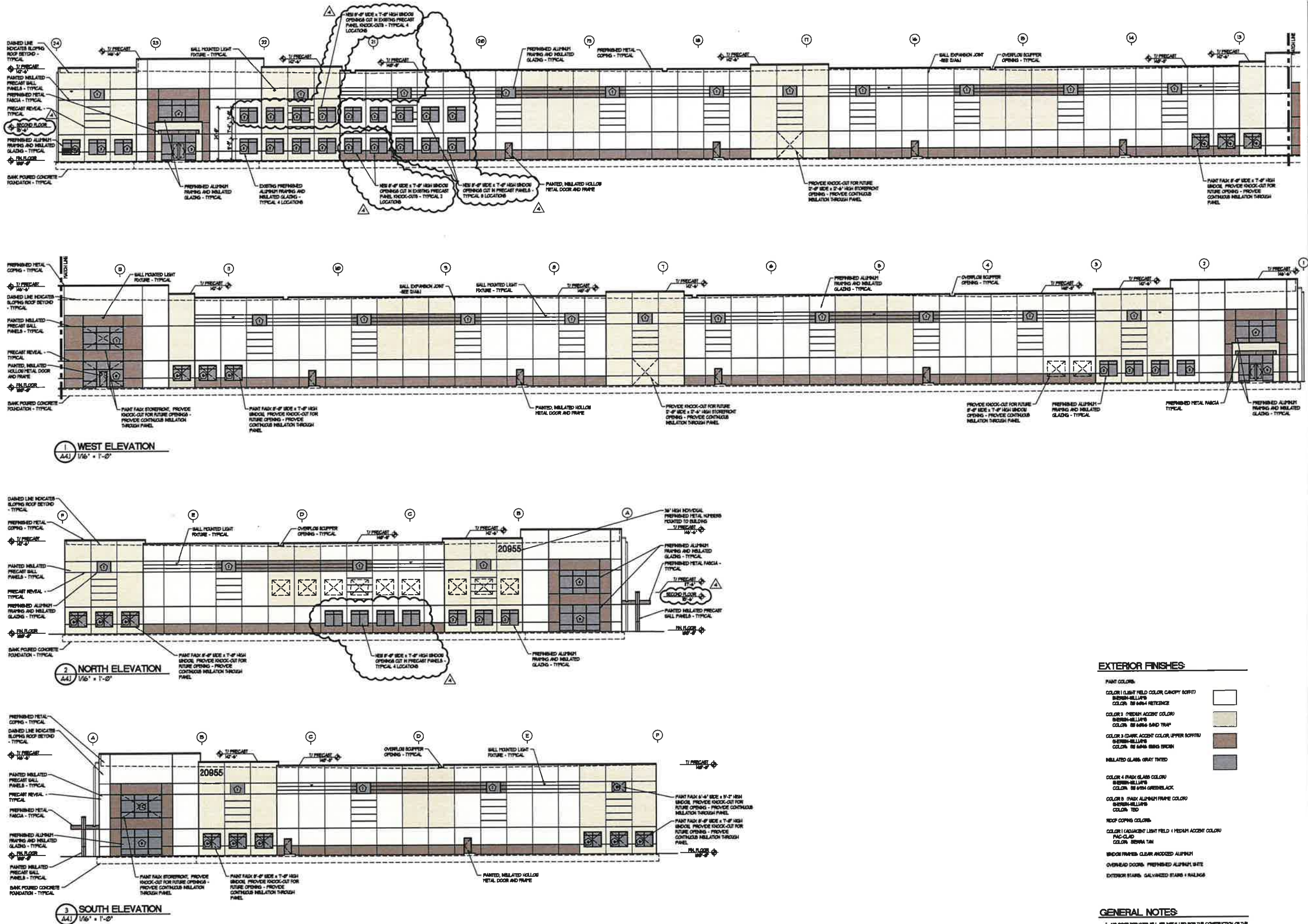
Mike [Signature] 11/28/2022
Owner Date
by: CAPSTONE GERMANTOWN LLC
a co-managing member

NW Corner Rendering-APPROVED 1-9-23



NW Corner Rendering-REVISED 9-8-23



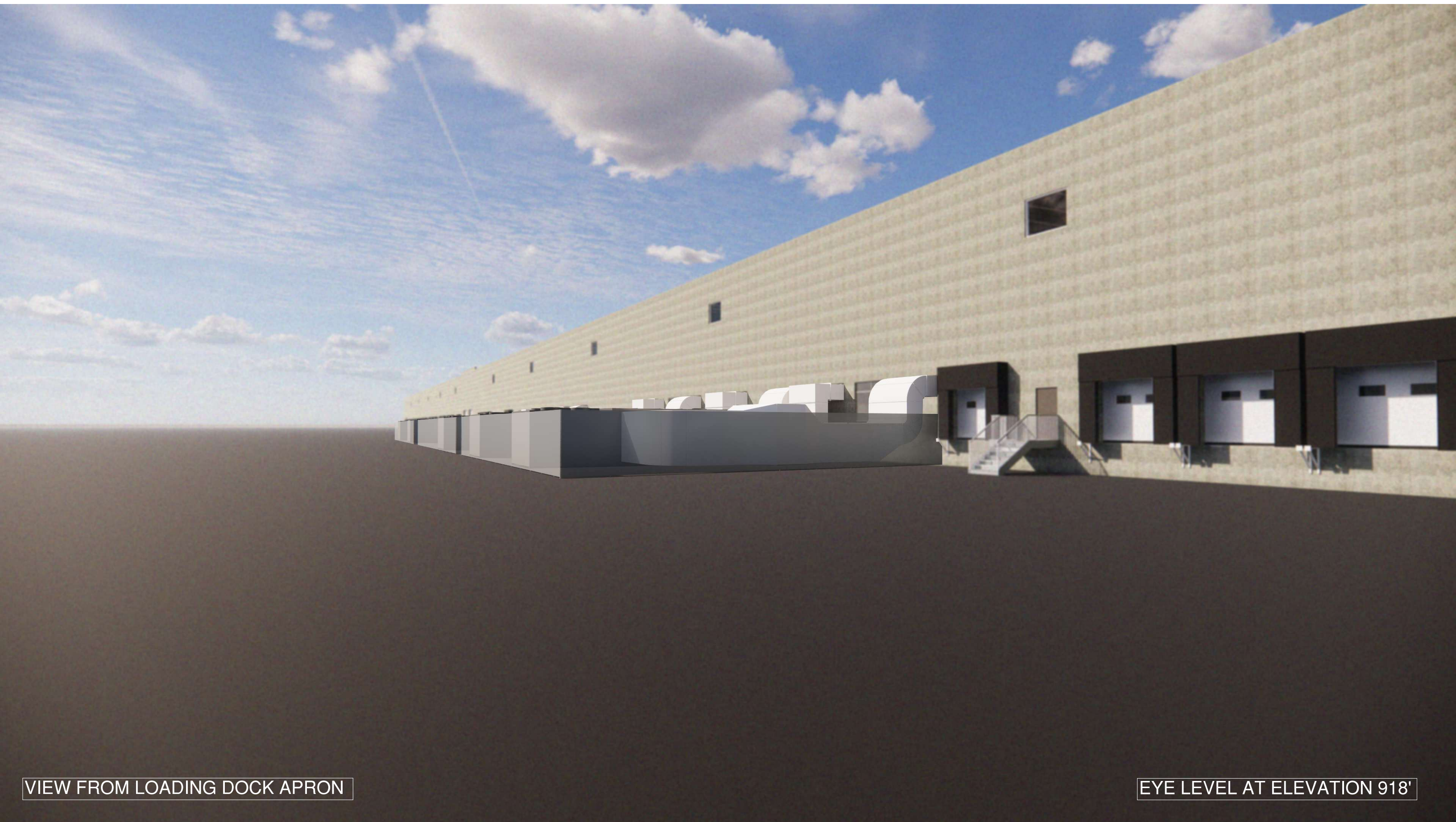






VIEW FROM ABOVE UNITS

EYE LEVEL AT ELEVATION 1012'



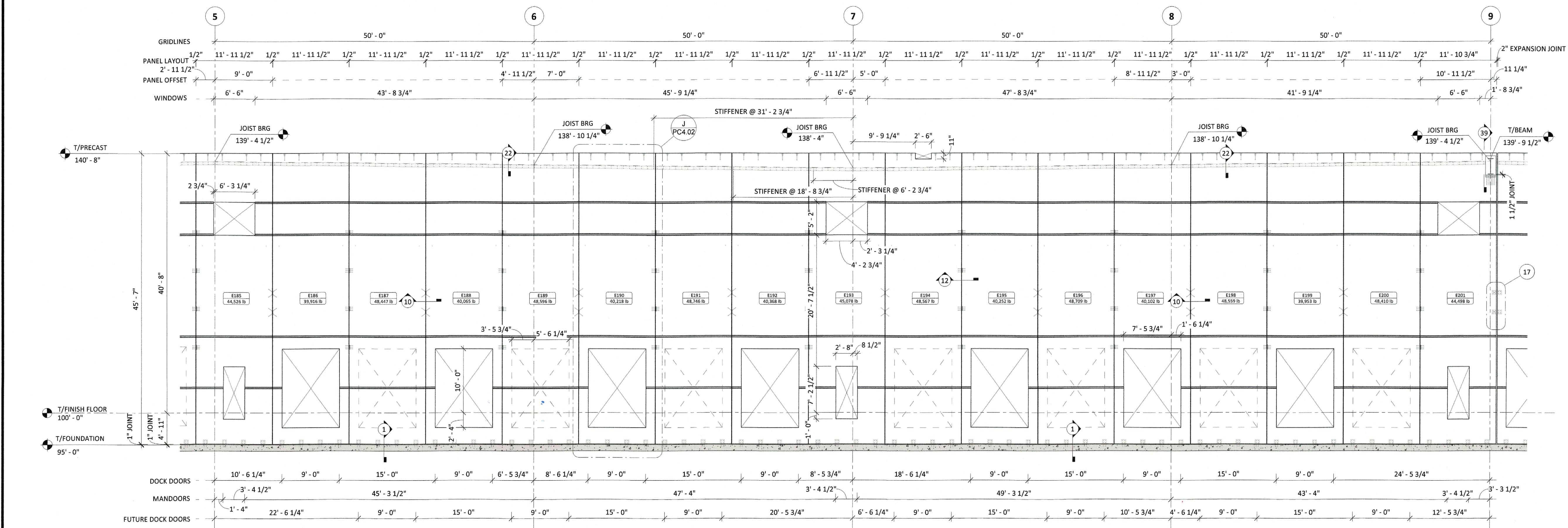
VIEW FROM LOADING DOCK APRON

EYE LEVEL AT ELEVATION 918'

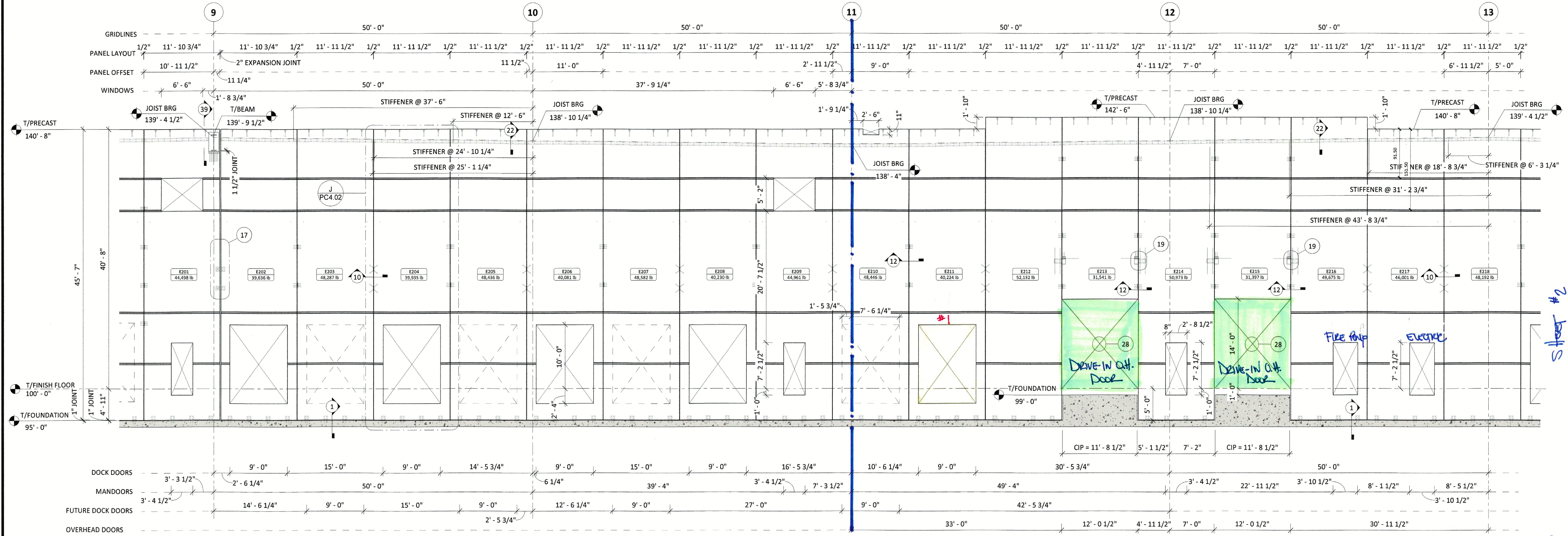


VIEW FROM WALKING PATH ON HOLY HILL ROAD

EYE LEVEL AT ELEVATION 927'



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



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

Sheet #2
Sheet #1

PRECAST SHOP DRAWINGS FOR:

CAPSTONE 41

N128 W20943 HOLY HILL ROAD, GERMANTOWN, WI

ENGINEER STAMP:

COUNTY PROJECT MANAGER:
CHAD CARLSON

COUNTY PRESTRESS SUBMITTAL

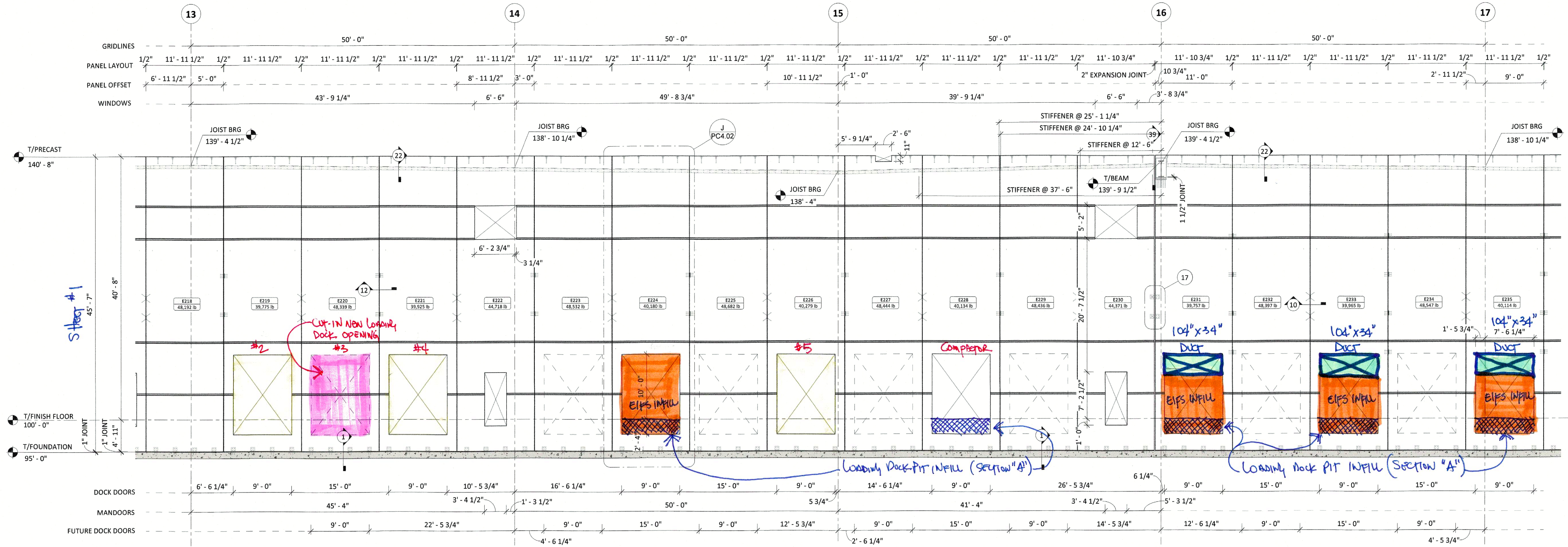
3	REV. FOR APPROVAL	11/21/22
4	FOR EMBED LOCATION	11/28/22
5	REV. FOR EMBED LOCATION	12/09/22
6	REV. FOR APPROVAL	01/11/23
7	PROGRESS SET	02/03/23
8	FOR CONSTRUCTION	04/06/23
9	TICKET REVISION	02/20/23

PROJECT NO:	104-22
DRAWN BY:	DA
CHECKED BY:	DS

DRAWING TITLE:
ELEVATIONS

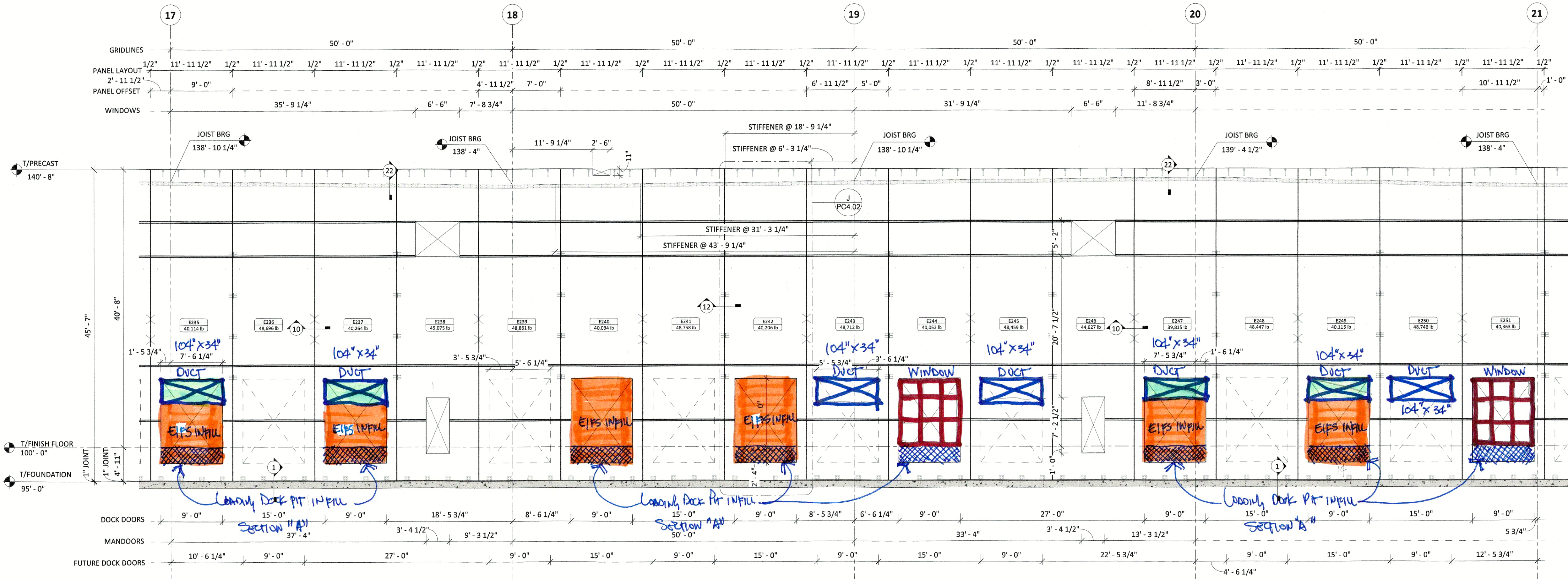
PC3.07

RELEASED FOR - CONSTRUCTION



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

104" x 34" = (8'-8" x 2'-10")



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

Sheet #2

PRECAST SHOP DRAWINGS FOR:

CAPSTONE 41

N128 W20943 HOLY HILL ROAD, GERMANTOWN, WI

ENGINEER STAMP:

COUNTY PROJECT MANAGER:
CHAD CARLSON

COUNTY PRESTRESS SUBMITTAL

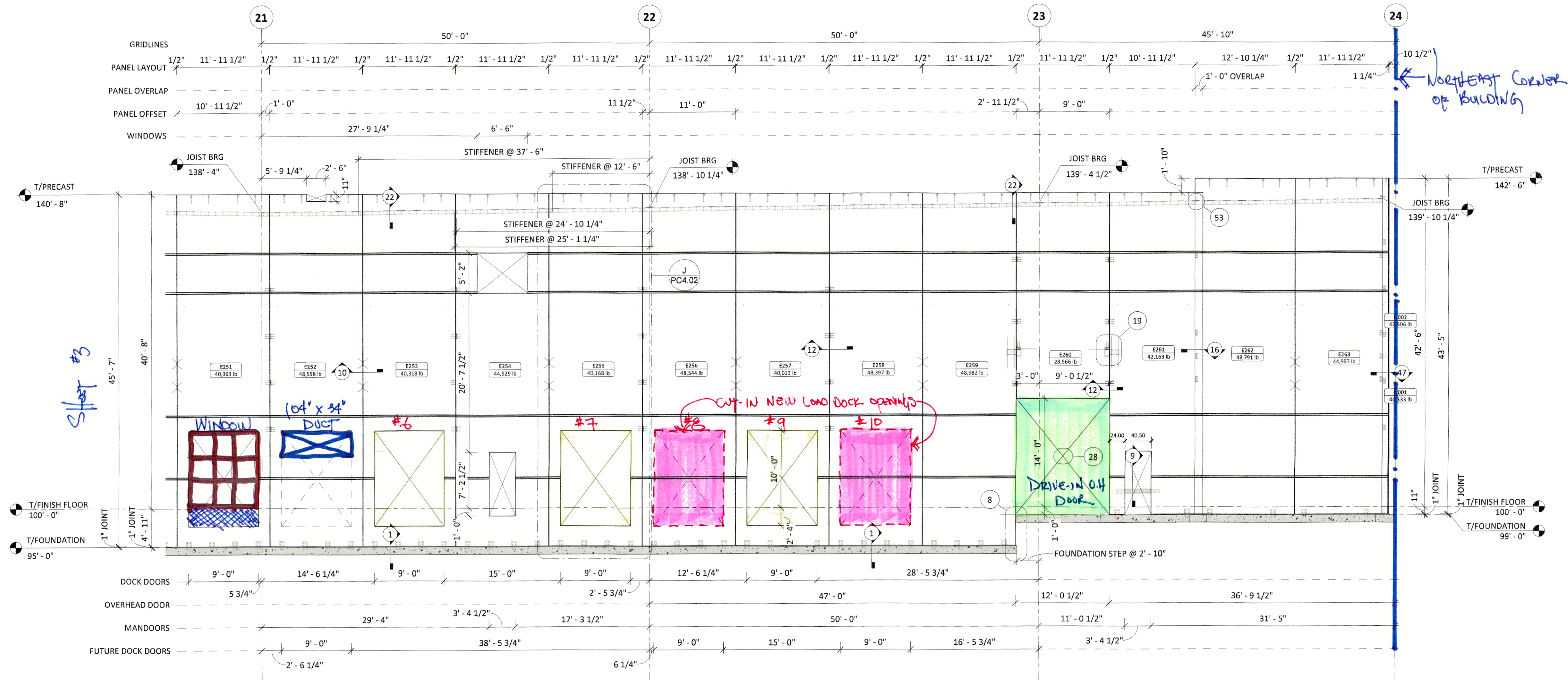
3	REV. FOR APPROVAL	11/21/22
4	FOR EMBED LOCATION	11/28/22
5	REV. FOR EMBED LOCATION	12/09/22
6	REV. FOR APPROVAL	01/11/23
7	PROGRESS SET	02/03/23
8	FOR CONSTRUCTION	04/06/23
9	TICKET REVISION	02/20/23

PROJECT NO:	104-22
DRAWN BY:	DA
CHECKED BY:	DS

DRAWING TITLE:
ELEVATIONS

PC3.08

RELEASED FOR - CONSTRUCTION



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

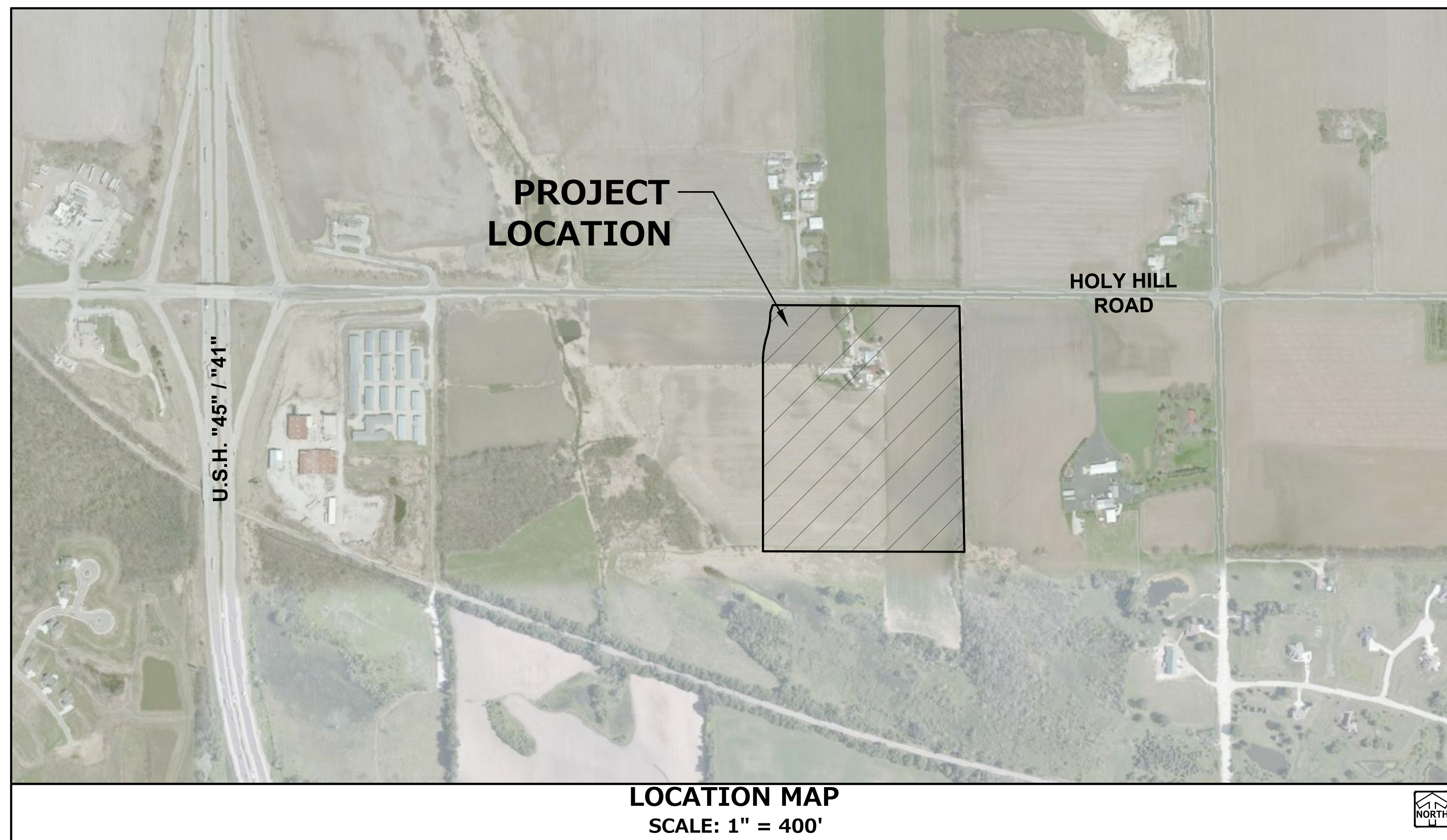
-  CUT NEW 9'-0" X 12'-4" LOADING POSITION (3 TOTAL)
-  DUCT OPENING W O.H. DOOR OPENING (104" X 34") - (2 TOTAL)
-  CUT NEW DUCT OPENING (104" X 34") (4 TOTAL)
-  LOAD DOCK FR INTAIL (REFER TO SECTION "A") (14 TOTAL)
-  E/TS WALL ASSEMBLY (10 TOTAL)

Sheet #3

CQ WI 2021, LLC
N17 W24222 RIVERWOOD DR., SUITE 160
WAUKESHA, WI 53188

	EXISTING	PROPOSED
SANITARY SEWER MANHOLE		
STORM SEWER MANHOLE		
STORM SEWER CATCH BASIN (ROUND CASTING)		
STORM SEWER CATCH BASIN (RECTANGULAR CASTING)		
PRECAST FLARED END SECTION		
CONCRETE HEADWALL		
AIR RELEASE ASSEMBLY		
VALVE BOX		
FIRE HYDRANT		
BUFFALO BOX		
CLEANOUT		
SANITARY SEWER		
FORCE MAIN		
STORM SEWER		
DRAIN TILE		
WATER MAIN		
FIRE PROTECTION		
UTILITY CROSSING		
GRANULAR TRENCH BACKFILL		
LIGHTING		
ELECTRICAL CABLE		
OVERHEAD WIRES		
CAUTION EXISTING UTILITIES NEARBY		
ELECTRICAL TRANSFORMER OR PEDESTAL		
POWER POLE		
POWER POLE WITH LIGHT		
GUY WIRE		
STREET SIGN		
GAS MAIN		
TELEPHONE LINE		
CONTOUR		
SPOT ELEVATION		
WETLANDS		
PRIMARY ENVIRONMENTAL CORRIDOR		
FLOODWAY		
FLOODPLAIN		
HIGH WATER LEVEL (HWL)		
NORMAL WATER LEVEL (NWL)		
DIRECTION OF SURFACE FLOW		
DITCH OR SWALE		
DIVERSION SWALE		
OVERFLOW RELIEF ROUTING		
TREE WITH TRUNK SIZE		
SOIL BORING		
TOPSOIL PROBE		
FENCE LINE, TEMPORARY SILT		
FENCE LINE, WIRE		
FENCE LINE, CHAIN LINK OR IRON		
FENCE LINE, WOOD OR PLASTIC		
CONCRETE SIDEWALK		
CURB AND GUTTER		
DEPRESSED CURB		
REVERSE PITCH CURB & GUTTER		
EASEMENT LINE		

ABBREVIATIONS			
BL	BASE LINE	NWL	NORMAL WATER LEVEL
C	LONG CHORD OF CURVE	PC	POINT OF CURVATURE
C & G	CURB AND GUTTER	PT	POINT OF TANGENCY
CB	CATCH BASIN	PVI	POINT OF VERTICAL INTERSECTION
CL	CENTERLINE	R	RADIUS
D	DEGREE OF CURVE	ROW	RIGHT-OF-WAY
ED	EDGE OF PAVEMENT	SAN	SANITARY SEWER
FF	FINISHED FLOOR	ST	STORM SEWER
FG	FINISHED GRADE	T	TANGENCY OF CURVE
FL	FLOW LINE	TB	TOP OF BANK
FP	FLOODPLAIN	TC	TOP OF CURVE
FR	FRAME	TF	TOP OF FOUNDATION
FW	FLOODWAY	TP	TOP OF PIPE
HWL	HIGH WATER LEVEL	TS	TOP OF SIDEWALK
INV	INVERT	TW	TOP OF WALK
L	LENGTH OF CURVE	WM	WATER MAIN
MH	MANHOLE	Δ	INTERSECTION ANGLE



BENCHMARKS

REFERENCE BENCHMARK 1:
 NW CORNER, NE 1/4 (NE CORNER, NW 1/4)
 SEC. 18, T9N, R20E - P.O.C.
 (FOUND CONC. MON. W/ BRASS CAP)
 N=461, 110.72; E=2,455.393 00
 (NORTH AMERICAN DATUM OF 1983/2011)
 REFERENCE BENCHMARK EL.=916.61
 (NAVD88)

MMSD VERTICAL DATUM CONVERSION = NORTH
 AMERICAN VERTICAL DATUM OF 1988 MINUS
 (-) 580.763) = 335.95 (MMSD)

PROJECT TEAM CONTACTS	
CIVIL ENGINEER: TODD MUELLER, P.E., PINNACLE ENGINEERING GROUP 20725 WATERTOWN ROAD, SUITE 100 BROOKFIELD, WI 53186 (262) 754-8888 Todd.Mueller@pinnacle-engr.com	SURVEYOR: JOHN KONOPACKI, P.L.S. PINNACLE ENGINEERING GROUP 20725 WATERTOWN ROAD, SUITE 100 BROOKFIELD, WI 53186 (262) 754-8888 John.Konopacki@pinnacle-engr.com
APPLICANT: MIKE FABER PRINCIPLE CQ WI 2021, LLC N17 W 24222 RIVERWOOD DR., SUITE 160 WAUKESHA, WI 53188 (262) 523-1122	LANDSCAPING: DALE BUNDERSON, P.L.A. PINNACLE ENGINEERING GROUP 20725 WATERTOWN ROAD, SUITE 100 BROOKFIELD, WI 53186 (262) 754-8888 dbunderson@pinnacle-engr.com

GENERAL NOTES

1. THE INTENTION OF THE PLANS AND SPECIFICATIONS IS TO SET FORTH PERFORMANCE AND CONSTRUCTION MATERIAL STANDARDS FOR THE PROPER EXECUTION OF WORK. ALL WORKS CONTAINED WITHIN THE PLANS AND SPECIFICATIONS SHALL BE COMPLETED IN ACCORDANCE WITH ALL REQUIREMENTS FROM LOCAL, STATE, FEDERAL OR OTHER GOVERNING AGENCY'S LAWS, REGULATIONS, JURISDICTIONAL ORDINANCES/CODES/RULES/ETC., AND THE OWNER'S DIRECTION.
2. A PRELIMINARY GEOTECHNICAL REPORT HAS BEEN PREPARED BY PROFESSIONAL SERVICE INDUSTRIES, INC. DATED MAY 26, 2020. THE DATA ON SUB-SURFACE SOIL CONDITIONS IS NOT INTENDED AS A REPRESENTATION OR WARRANTY OF THE CONTINUITY OF SUCH CONDITIONS BETWEEN BORINGS OR INDICATED SAMPLING LOCATIONS. IT SHALL BE EXPRESSLY UNDERSTOOD THAT THE OWNER SHALL BE RESPONSIBLE FOR ANY INTERPRETATIONS OR CONCLUSIONS DRAWN THERE FROM BY THE CONTRACTOR. DATA IS MADE AVAILABLE FOR THE CONVENIENCE OF THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR PERFORMING ANY ADDITIONAL SOILS INVESTIGATIONS THEY FEEL IS NECESSARY FOR THE PROPER EVALUATION OF THE SITE FOR PURPOSES OF PLANNING, CODING, OR CONSTRUCTING THE PROJECT AT NO ADDITIONAL COST TO THE OWNER.
3. THE CONTRACTOR IS RESPONSIBLE TO REVIEW AND UNDERSTAND ALL PLANS AND SPECIFICATIONS AND SPECIFICATIONS, INCLUDING FIELD VERIFYING SOIL CONDITIONS, PRIOR TO SUBMISSION OF A BID PROPOSAL.
4. THE CONTRACTOR SHALL PROMPTLY REPORT ANY ERRORS OR AMBIGUITIES LEARNED AS PART OF THEIR REVIEW OF PLANS, SPECIFICATIONS, REPORTS AND FIELD INVESTIGATIONS.
5. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE COMPUTATION OF QUANTITIES AND WORK REQUIRED TO COMPLETE THIS PROJECT. THE CONTRACTOR'S BID SHALL BE BASED ON ITS OWN COMPUTATIONS AND IN NO SUCH INSTANCE RELY ON THE ENGINEER'S ESTIMATE.
6. QUESTIONS/CLARIFICATIONS WILL BE INTERPRETED BY ENGINEER/OWNER PRIOR TO THE AWARD OF CONTRACT. ENGINEER/OWNER WILL SUBMIT OFFICIAL RESPONSES IN WRITING. INTERPRETATIONS PRESENTED IN OFFICIAL RESPONSES SHALL BE BINDING ON ALL PARTIES ASSOCIATED WITH THE CONTRACT. IN NO WAY SHALL WORD-OF-MOUTH DIALOG CONSTITUTE AN OFFICIAL RESPONSE.
7. PRIOR TO START OF WORK, CONTRACTOR SHALL BE COMPLETELY FAMILIAR WITH ALL CONDITIONS OF THE SITE, AND SHALL ACCOUNT FOR CONDITIONS THAT AFFECT, OR MAY AFFECT CONSTRUCTION INCLUDING, BUT NOT LIMITED TO, UNDERGROUND UTILITIES, SPACE LIMITATIONS, OVERHEAD OBSTRUCTIONS, TRAFFIC PATTERNS, LOCAL REQUIREMENTS, ADJACENT ACTIVITIES, ETC. FAILURE TO CONSIDER SITE CONDITIONS SHALL NOT BE CAUSE FOR CLAIM OF JOB EXTRAS.
8. COMMENCEMENT OF CONSTRUCTION SHALL EXPLICITLY CONFIRM THAT THE CONTRACTOR HAS REVIEWED THE PLANS AND SPECIFICATIONS IN ENTIRETY AND CERTIFIES THAT THEIR SUBMITTED BID PROPOSAL CONTAINS PROVISIONS TO COMPLETE THE PROJECT, WITH THE EXCEPTION OF UNDESIRABLE FIELD CONDITIONS, ALL APPLICABLE PERMITS HAVE BEEN OBTAINED; AND CONTRACTOR UNDERSTANDS ALL OF THE REQUIREMENTS OF THE PROJECT.
9. SHOULD ANY DISCREPANCIES OR CONFLICTS IN THE PLANS OR SPECIFICATIONS BE DISCOVERED AFTER THE AWARD OF CONTRACT, ENGINEER SHALL BE NOTIFIED IN WRITING IMMEDIATELY. ANY CONFLICTS OR ITEMS AFFECTED BY THE DISCREPANCIES/CONFLICTS SHALL NOT COMMENCE, OR CONTINUE, UNTIL A WRITTEN RESPONSE FROM ENGINEER/OWNER IS DISTRIBUTED. IN THE EVENT OF A CONFLICT BETWEEN REFERENCES, CODES, STANDARDS, SPECIFICATIONS AND PLANS, THE ONE ESTABLISHING THE MOST STRINGENT REQUIREMENTS SHALL BE FOLLOWED.
10. THE CONTRACTOR SHALL, AT ITS OWN EXPENSE, OBTAIN ALL NECESSARY PERMITS AND LICENSES TO COMPLETE THE PROJECT. OBTAINING PERMITS OR DELAYS IS NOT CAUSE FOR DELAY OF THE CONTRACT OR SCHEDULE. CONTRACTOR SHALL COMPLY WITH ALL PERMIT REQUIREMENTS.
11. THE CONTRACTOR SHALL NOTIFY ALL INTERESTED GOVERNING AGENCIES, UTILITY COMPANIES AFFECTED BY THIS CONSTRUCTION PROJECT, AND DIVISIONS OUTLINE IN ADVANCE OF CONSTRUCTION TO COMPLY WITH ALL JURISDICTIONAL ORDINANCES/CODES/RULES/ETC., PERMIT STIPULATIONS, AND OTHER APPLICABLE STANDARDS.
12. SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE TO INITIATE, INSTITUTE, ENFORCE, MAINTAIN, AND SUPERVISE ALL SAFETY PRECAUTIONS AND JOB SITE SAFETY PROGRAMS IN CONNECTION WITH THE WORK.
13. CONTRACTOR SHALL KEEP THE JOBSITE CLEAN AND ORDERLY AT ALL TIMES. ALL LOCATIONS OF THE SITE SHALL BE KEPT IN A WORKING MANNER SUCH THAT DEBRIS IS REMOVED CONTINUOUSLY AND ALL RESPECTIVE CONTRACTORS OPERATE UNDER GENERAL "GOOD HOUSEKEEPING".
14. THE CONTRACTOR SHALL INDEMNIFY THE OWNER, ENGINEER, AND THEIR AGENTS FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION, AND TESTING OF THE WORK ON THIS PROJECT.
15. PRIOR TO CONSTRUCTION, A PRECONSTRUCTION MEETING MUST BE HELD AT THE VILLAGE HALL. THE PRECONSTRUCTION MEETING SHALL BE SCHEDULED AND MODERATED BY THE DESIGN ENGINEER OF RECORD.

INDEX OF SHEETS	
C-1	COVER SHEET
C-2	EXISTING CONDITIONS & DEMOLITION PLAN
C-3 - C-4	SITE DIMENSIONAL & PAVING PLAN
C-5 - C-6	GRADING PLAN
C-7 - C-8	UTILITY PLAN
C-9 - C-10	SITE STABILIZATION PLAN
C-11 - C-14	CONSTRUCTION DETAILS

REQUIRED SUBMITTALS FOR APPROVAL

1.	HOT MIX ASPHALT - MIX DESIGN
2.	CONCRETE PAVEMENTS (EXTERIOR) - MIX DESIGN & JOINT PLAN
3.	PAVEMENT STONE BASE COURSE - GRADATION
4.	PIPE BEDDING & TRENCH BACKFILL - GRADATION
5.	MANHOLE BACKFILL - GRADATION
6.	PAVEMENT MARKING PAINT

REQUIRED SUBMITTALS FOR RECORDS	
1.	WATER MAIN PIPES, VALVES, HYDRANTS & FITTINGS
2.	SANITARY SEWER PIPE & FITTINGS
3.	STORM SEWER PIPE, STRUCTURES, & FITTINGS
4.	TRACER WIRE
5.	UNDERGROUND UTILITY LOCATION RECORD DRAWINGS
6.	ADA SIGN & TRUNCATED DOMES, PAINT & STENCILS
7.	CHEMICAL SOIL STABILIZATION MIX DESIGN (IF APPLICABLE)

EXP. DATE: JULY 31, 2024	Toll Free (800) 242-8511 Milwaukee Area (414) 259-1181 Hearing Impaired TDD (800) 543-2289 www.DiggersHotline.com
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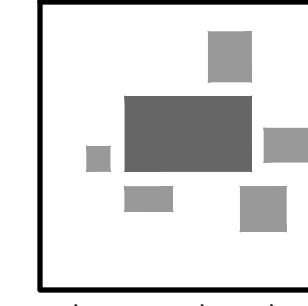
CAPSTONE 41 - PHASE II

GERMANTOWN, WI

COVER SHEET

REVISIONS		EG JOB No. 1262-00B	EG PM TGM	START DATE 11/11/22	N.T.S.	SHEET
						C-1
						OF
						C-14

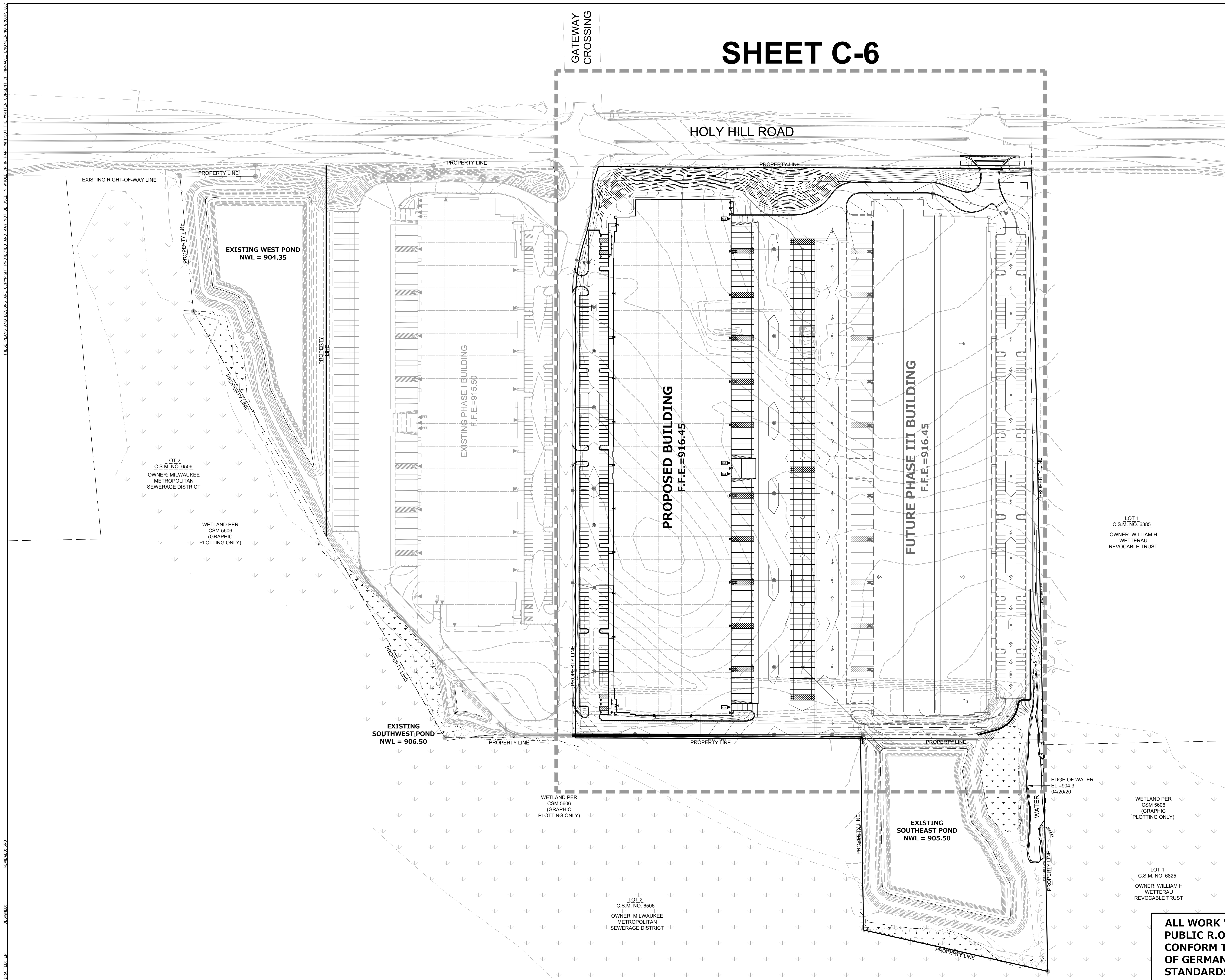
THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF PINNACLE ENGINEERING GROUP, LLC. DESIGNED: EP REVIEWED: SPR



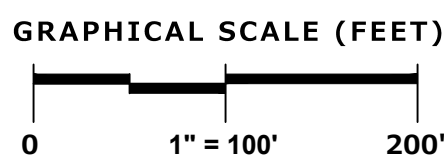
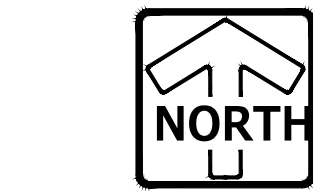
PINNACLE ENGINEERING GROUP
ENGINEERING | NATURAL RESOURCES | SURVEYING

PLAN | DESIGN | DELIVER
www.pinnacle-engr.com

WISCONSIN OFFICE:
20725 WATERTOWN ROAD, SUITE 100
BROOKFIELD, WI 53196
(262) 754-8888
CHICAGO | MILWAUKEE | NATIONWIDE



SHEET C-6



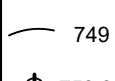
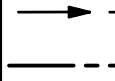
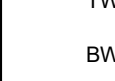
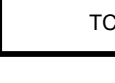
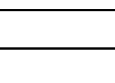
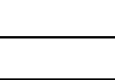
GRADING NOTES

- CONTRACTOR SHALL VERIFY ALL GRADES, ENSURE ALL AREAS DRAIN PROPERLY AND REPORT ANY DISCREPANCIES TO PINNACLE ENGINEERING GROUP PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITIES.
- ALL EXISTING CONTOURS REPRESENT EXISTING SURFACE GRADES UNLESS OTHERWISE NOTED. ALL PROPOSED GRADES SHOWN ARE FINISH SURFACE GRADES UNLESS OTHERWISE NOTED.
- SPOT ELEVATIONS REPRESENT THE GRADE ALONG THE CURB AND GUTTER FLANGE LINE UNLESS OTHERWISE NOTED.
- ALL EXCAVATIONS AND MATERIAL PLACEMENT SHALL BE COMPLETED TO DESIGN ELEVATIONS AS DEPICTED IN THE PLANS.

CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR THE COMPUTATION(S) OF ALL GRADING QUANTITIES. WHILE PEG ATTEMPTS TO PROVIDE A COST EFFECTIVE APPROACH TO BALANCE EARTHWORK, GRADING DESIGN IS BASED ON MANY FACTORS, INCLUDING SAFETY, AESTHETICS, AND COMMON ENGINEERING STANDARD OF CARE, THEREFORE NO GUARANTEE CAN BE MADE FOR A BALANCED SITE.

THE CONTRACTOR MAY SOLICIT APPROVAL FROM ENGINEER/OWNER TO ADJUST FINAL GRADES FROM DESIGN GRADES TO PROVIDE AN OVERALL SITE BALANCE AS A RESULT OF FIELD CONDITIONS.
- GRADING ACTIVITIES SHALL BE IN A MANNER TO ALLOW POSITIVE DRAINAGE ACROSS DISTURBED SOILS, WHICH MAY INCLUDE EXCAVATION OF TEMPORARY DITCHES TO PREVENT PONDING, AND IF NECESSARY PUMPING TO ALLEVATE PONDING. CONTRACTOR SHALL PREVENT SURFACE WATER FROM ENTERING INTO EXCAVATIONS. IN NO WAY SHALL OWNER BE RESPONSIBLE FOR REMEDIATION OF UNSUITABLE SOILS CREATED/ORIGINATED AS A RESULT OF IMPROPER SITE GRADING OR SEQUENCING. CONTRACTOR SHALL SEQUENCE GRADING ACTIVITIES TO LIMIT EXPOSURE OF DISTURBED SOILS DUE TO WEATHER.
- THE CONTRACTOR IS RESPONSIBLE FOR MEETING MINIMUM COMPACTION STANDARDS. THE CONTRACTOR SHALL NOTIFY ENGINEER/OWNER IF PROPER COMPACTION CANNOT BE OBTAINED. THE PROJECT'S GEOTECHNICAL CONSULTANT SHALL DETERMINE WHICH IN-SITU SOILS ARE TO BE CONSIDERED UNSUITABLE SOILS. THE ENGINEER/OWNER AND GEOTECHNICAL TESTING CONSULTANT WILL DETERMINE IF REMEDIAL MEASURES WILL BE NECESSARY.
- IN THE EVENT THAT ANY MOISTURE-DENSITY TEST(S) FAIL TO MEET SPECIFICATION REQUIREMENTS, THE CONTRACTOR SHALL PERFORM CORRECTIVE WORK AS NECESSARY TO BRING THE MATERIAL INTO COMPLIANCE AND RETEST THE FAILED AREA AT NO COST TO THE OWNER.
- WITH THE AUTHORIZATION OF THE ENGINEER/OWNER, MATERIAL THAT IS TOO WET TO PERMIT PROPER COMPACTION MAY BE SPREAD ON FILL AREAS IN AN EFFORT TO DRY. CONTRACTOR SHALL CLEARLY FIELD MARK THE EXTERIOR LIMITS OF SPREAD MATERIAL WITH PAINTED LATH AND SUBMIT A PLAN TO THE ENGINEER/OWNER THAT IDENTIFIES THE LIMITS. UNDER NO CONDITION SHALL THE SPREAD MATERIAL DEPTH EXCEED THE MOST RESTRICTIVE OF: THE EFFECTIVE TREATMENT DEPTH OF MACHINERY THAT WILL BE USED TO TURNOVER THE SPREAD MATERIAL; OR THE MAXIMUM COMPACTION LIFT DEPTH.
- THE CONTRACTOR SHALL IMMEDIATELY NOTIFY ENGINEER/OWNER IF GROUNDWATER IS ENCOUNTERED DURING EXCAVATION.
- CONTRACTOR IS SOLELY RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ADEQUATE AND SAFE TEMPORARY SHORING, BRACING, RETENTION STRUCTURES, AND EXCAVATIONS.
- THE SITE SHALL BE COMPLETED TO WITHIN 0.10-FT (+/-) OF THE PROPOSED GRADES AS INDICATED WITHIN THE PLANS PRIOR TO PLACEMENT OF TOPSOIL OR STONE. CONTRACTOR IS ENCOURAGED TO SEQUENCE CONSTRUCTION SUCH THAT THE SITE IS DIVIDED INTO SMALLER AREAS TO ALLOW STABILIZATION OF DISTURBED SOILS IMMEDIATELY UPON COMPLETION OF INDIVIDUAL SMALLER AREAS.
- CONTRACTOR SHALL CONTACT "DIGGER'S HOTLINE" FOR LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES AND SHALL BE RESPONSIBLE FOR PROTECTING SAID UTILITIES FROM ANY DAMAGE DURING CONSTRUCTION.
- CONTRACTOR SHALL PROTECT INLETS AND ADJACENT PROPERTIES WITH SILT FENCING OR APPROVED EROSION CONTROL METHODS UNTIL CONSTRUCTION IS COMPLETED. CONTRACTOR SHALL PLACE SILT FENCING AT DOWN SLOPE SIDE OF GRADING LIMITS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO ANY EXISTING FACILITIES OR UTILITIES. ANY DAMAGE SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE EXPENSE OF THE CONTRACTOR.
- WORK WITHIN ANY ROADWAY RIGHT-OF-WAY SHALL BE COORDINATED WITH THE APPROPRIATE MUNICIPAL OFFICIAL PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FEES. GRADING WITHIN RIGHT-OF-WAY IS SUBJECT TO APPROVAL BY SAID OFFICIALS. RESTORATION OF RIGHT-OF-WAY IS CONSIDERED INCIDENTAL AND SHALL BE INCLUDED IN THE COST OF GRADING. RESTORATION SHALL INCLUDE ALL ITEMS NECESSARY TO RESTORE RIGHT-OF-WAY IN-KIND INCLUDING LANDSCAPING.
- CONTRACTOR SHALL COMPLY WITH ALL VILLAGE OF GERMANTOWN CONSTRUCTION STANDARDS/ORDINANCES.
- LANDSCAPE AND TURF AREAS SHALL HAVE A MINIMUM OF 4-INCH TOPSOIL REPLACEMENT.
- TOPSOIL BERMING SHALL ACHIEVE 90% STANDARD PROCTOR DENSITY AT 3% (+) OPTIMUM MOISTURE CONTENT.
- SURVEY BENCHMARKS AND MAPPING HAS BEEN PROVIDED BY PINNACLE ENGINEERING GROUP. IN NO WAY DOES PEG WARRANT THE BASEMAP IS ALL INCLUSIVE OR REPRESENTATIVE OF ACTUAL CONDITIONS. CONTRACTOR SHALL PROVIDE CHECKS AS NECESSARY TO VERIFY THE BASEMAP CONTENT AND ACCURACY.

LEGEND

-  SANITARY MANHOLE
-  STORM CATCH BASIN
-  CURB CATCH BASIN
-  CONTOUR
-  SPOT ELEVATION
-  DIRECTION OF SURFACE FLOW
-  DITCH OR SWALE
-  FLOODPLAIN
-  OVERFLOW RELIEF ROUTING
-  TOP OF WALL
-  BOTTOM OF WALL
-  TOP OF CLAY

ALL WORK WITHIN
PUBLIC R.O.W. SHALL
CONFORM TO VILLAGE
OF GERMANTOWN
STANDARDS.

CAPSTONE 41 - PHASE II
GERMANTOWN, WI

GRADING PLAN OVERVIEW

REVISIONS

LOT 1
C.S.M. NO. 6385
OWNER: WILLIAM H
WETTERAU
REVOCABLE TRUST

LOT 2
C.S.M. NO. 6506
OWNER: MILWAUKEE
METROPOLITAN
SEWERAGE DISTRICT

LOT 1
C.S.M. NO. 6825
OWNER: WILLIAM H
WETTERAU
REVOCABLE TRUST

LOT 2
C.S.M. NO. 6506
OWNER: MILWAUKEE
METROPOLITAN
SEWERAGE DISTRICT

LOT 1
C.S.M. NO. 6385
OWNER: WILLIAM H
WETTERAU
REVOCABLE TRUST

LOT 2
C.S.M. NO. 6506
OWNER: MILWAUKEE
METROPOLITAN
SEWERAGE DISTRICT

LOT 1
C.S.M. NO. 6385
OWNER: WILLIAM H
WETTERAU
REVOCABLE TRUST

LOT 2
C.S.M. NO. 6506
OWNER: MILWAUKEE
METROPOLITAN
SEWERAGE DISTRICT

LOT 1
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METROPOLITAN
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LOT 1
C.S.M. NO. 6385
OWNER: WILLIAM H
WETTERAU
REVOCABLE TRUST

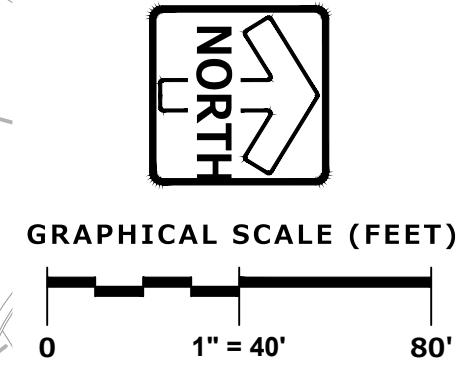
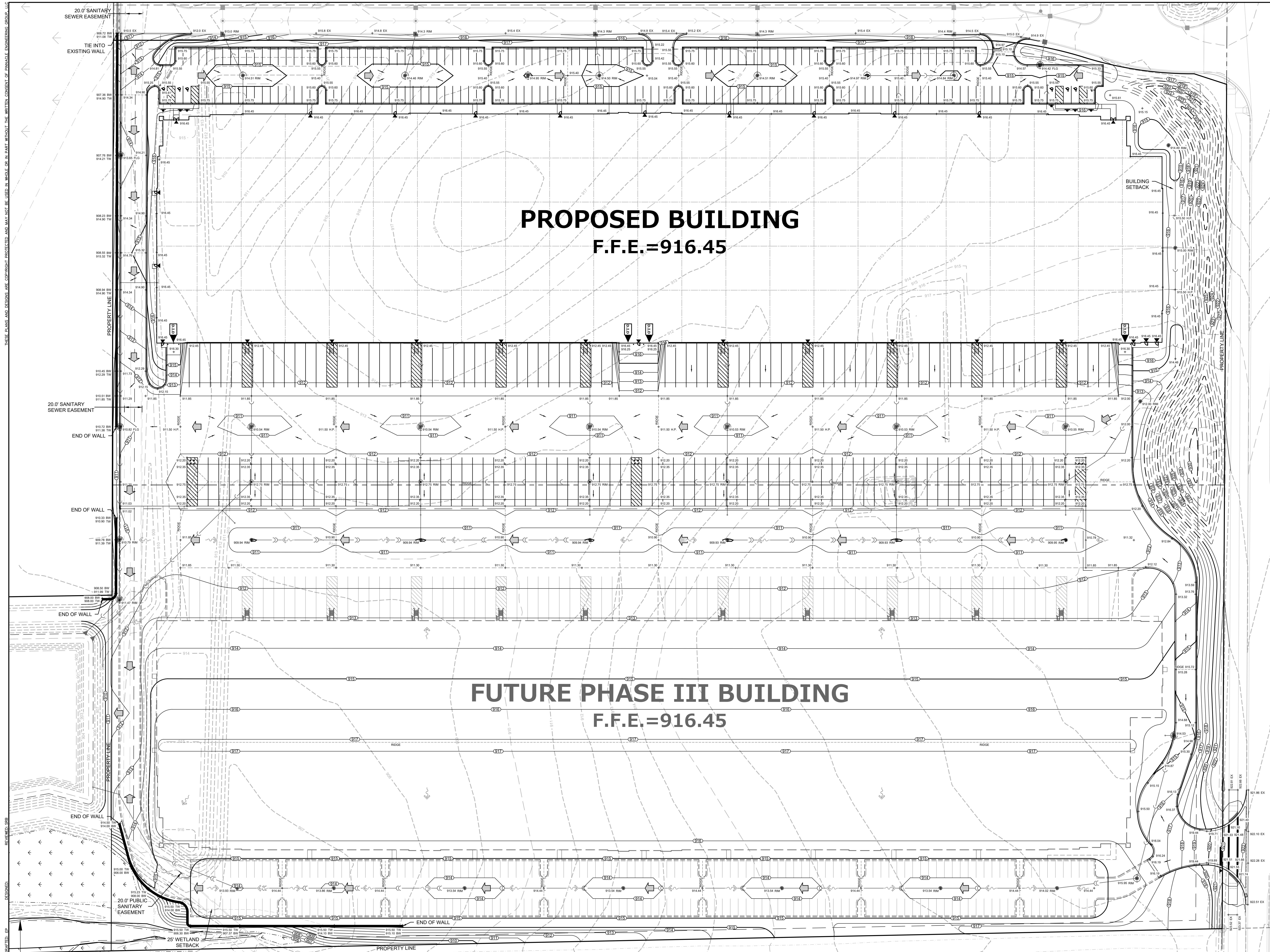
LOT 2
C.S.M. NO. 6506
OWNER: MILWAUKEE
METROPOLITAN
SEWERAGE DISTRICT

GRADING PLAN OVERVIEW

FOR REVIEW

www.pinnacle-engr.com

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ALL SPOT ELEVATIONS
ARE FLANGE LINE OF
CURB AND GUTTER
UNLESS NOTED
OTHERWISE

ALL WORK WITHIN
PUBLIC R.O.W. SHALL
CONFORM TO VILLAGE
OF GERMANTOWN
STANDARDS.

HOLY HILL ROAD

LEGEND	
	SANITARY MANHOLE
	STORM CATCH BASIN
	CURB CATCH BASIN
	CONTOUR
	SPOT ELEVATION
	DIRECTION OF SURFACE FLOW
	DITCH OR SWALE
	FLOODPLAIN
	OVERFLOW RELIEF ROUTING
	TOP OF WALL
	BOTTOM OF WALL
	TOP OF CLAY

PINNACLE ENGINEERING GROUP
ENGINEERING | NATURAL RESOURCES | SURVEYING

PLAN | DESIGN | DELIVER
www.pinnacle-engr.com

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20725 WATERTOWN ROAD, SUITE 100
BROOKFIELD, WI 53150
(262) 754-8888
CHICAGO | MILWAUKEE | NATIONWIDE

CAPSTONE 41 - PHASE II
GERMANTOWN, WI

GRADING PLAN

REVISIONS

FIG. NO.	1262.00B
FIG. REV.	TOM
START DATE	11/11/22
SCALE	1" = 40'

SHEET
C-6
C-14

SHEET	L-1
OF	L-5

REG. JOB No. 1262.008

REG. No. 1262.008

SCALE 1" = 40'

START DATE 11/11/22

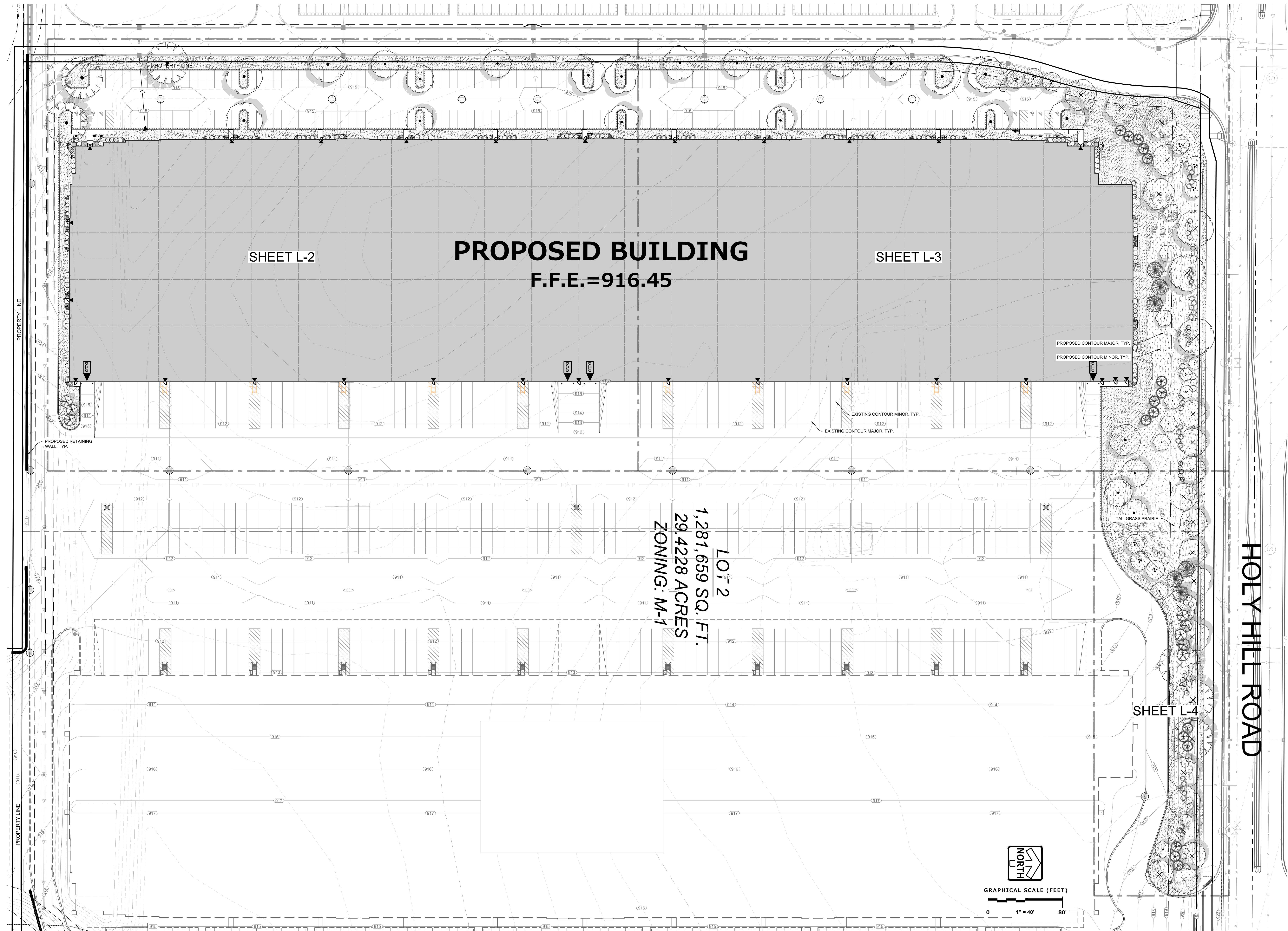
TECH

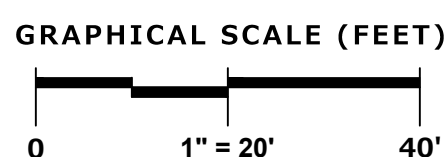
REVISIONS

LANDSCAPE OVERVIEW

CAPSTONE 41 - PHASE II
GERMANTOWN, WI

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<u>GROUND COVERS</u>	<u>QTY</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>REMARKS</u>
	24,911 sf	Tallgrass Prairie - Mesic	Acrecol Tall Grass Prairie	
	52,069 sf	Turf Hydroseed	Reinders - Cadet 70/30 Fescue/Blue Mix	
	17,050 sf	Turf Hydroseed Low Grow	Reinders No Mow/Low Grow Mix	