

MEETING: REGULAR MEETING OF THE PLAN COMMISSION
DATE & TIME: Monday, December 11, 2023 at 6:30 PM
LOCATION: Germantown Village Hall Board Room
N112 W17001 Mequon Road

Any member of the body and/or citizen 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. November 13, 2023
- IV. **NEW BUSINESS:**
 - A. Truck Country of Wisconsin, Inc., Agent for RA Steinman Legacy LLC, Property Owner - N128 W21795 Holy Hill Road. (1) Rezoning application from M-1: Limited Industrial to B-5: Highway Business Zoning District and (2) Conditional Use Permit (CUP) to allow development and operation of a 37,700 sqft Motor Vehicle Sales and Service Facility. (PUBLIC HEARING & ACTION)
 - B. Fabrizio Montermini, Agent for Sentinel-Germantown, LLC, Property Owner - W180 N11070 River Lane. 2-Lot Certified Survey Map application (CSM) to divide a 14.7 acre property and create a 5.6 acre parcel. (ACTION)
 - C. The Architects Partnership (TAP), Agent for County Line LLC, Property Owner of Fleet Farm - N96 W18200 County Line Road. Revised building elevations for the new Chase Bank building. (ACTION)
- V. **CITIZEN 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.)*
- 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)250-4745 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, November 13, 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 Peter Nilles, Bob Williams, Bill Shadid and Josh Tarantino were present. Commissioner Tony Laszewski was absent and excused. Also present were Community Development Director Jeff Retzlaff and Planning Assistant Lori Johnson.
- III. **APPROVAL OF MINUTES:**

A. Minutes 10-23-23
MOTION Baum second Shadid to Approve the Minutes from 10-23-23
MOTION carried (Wolter/Williams abstained)
- IV. **NEW BUSINESS:**

A. Briohn Building Corporation, Agent for Brian & Kevin Kazmierczak and Mark & Joann Stephan, Property Owners of approximately 52.72 acres, North of Holy Hill Road, East of Hwy. 41, South of Rockfield Road. Applications to Rezone 52.72 acres from the A-1:Agricultural Zoning District to the M-1: Limited Industrial Zoning District and to amend the 2050 Future Land Land Use. (PUBLIC HEARING & ACTION)
Director Retzlaff summarized the proposal. Bryan Hollenbach, Executive Vice President of Green Bay Packaging spoke on the development. Joe Jursenas, Vice President Briohn Building Corporation, also spoke on the project.
Public Hearing opened at 6:57 pm.
- Scott Hefle, W159 N10514 Old Farm Road, comments read in favor of the development
- Mike Bombaci, Creative Director GBP, comments read in favor of the development
- Melanie Smythe, W140 N17938 Cedar Lane, buildings in the area are ugly, against TID money being used, Plan Commission should have neighborhood meetings for those affected by this project.
- Jan Miller, W151 N10297 Windsong Circle West, commented on GBP proposal.
- Carrie Hensel, N132 W21570 Rockfield Road, spoke against the proposal.
- Chad Johnson, Treeland LLC, spoke in support of the project.

Public Hearing closed at 7:16 pm.

MOTION Baum Second Williams to Approve Rezoning the three (3) parcels that comprise the 52.72 acre area from A-1: Agricultural to M-1: Limited Industrial as proposed.

MOTION carried unanimously.

MOTION Baum Second Shadid to approve the proposed 2050 Land Use Plan amendment to change the future land use plan "vision" for this area from "Mixed-use Commercial & High Density Residential" (RED on Figure 6.6) to "Light Industrial/Warehouse" (BROWN on Figure 6.6).

Chairman Wolter said he appreciates the attention to detail on the architectural side and thanked Green Bay Packaging for staying in Germantown. He added that because the project is outside of the TIF any increment goes straight to the tax base.

MOTION carried unanimously.

- B. Village of Germantown Community Development Department - Proposed minor Text Amendments to Section 9 (Public Peace & Good Order) and Section 17 (Zoning Code) pertaining to raising chickens in residential districts and accessory buildings on historic designated property in residential zoning districts. (PUBLIC HEARING and ACTION)

Director Retzlaff summarized the proposal.

Public Hearing opened at 7:24 pm.

- Joe Schuster, W156 N10081 Pilgrim Road, spoke in favor of the amendment to Section 17 related to accessory buildings on historic designated property.

Public Hearing closed at 7:27 pm.

MOTION Baum second Tarantino to Approve the Amendments to Section 9 and Section 17 as presented.

MOTION carried unanimously.

- C. Virtus Development LLC, Agent for District One LLC, Property Owner of W140 N10363 Fond du Lac Avenue and the Robert & Mary Elizabeth Hacker Trust, Property Owners of a .66-Acre Lot on Fond du Lac Avenue, Tax Key GTNV 351-984 - Certified Survey Map (CSM) application to combine parcels and Landscape Plan review. (ACTION)

Trustee David Baum recused himself. Director Retzlaff summarized the proposal.

David Koziol, VP, Virtus Development, said they are in agreement with most of the recommendations but asked to meet with Director Retzlaff to determine what decorative fence would be adequate, what the length of the fence should be and what the best landscaping would be to supplement not extending the fence to the end of the drive. Additionally, they would like to discuss how they can work with the residents to the south to ask them what type of landscaping would be agreed upon for them to plant with the developer paying for it. Director Retzlaff asked for direction regarding the decorative fence. Commissioner Tarantino explained a double rail at the top like a cap would have a more finished look. The use of metal posts were approved to use.

MOTION Shadid second Tarantino to Approve the proposed Certified Survey Map (CSM) for the District One LLC property located in the Kuhburg District near the Donges Bay Road @ STH145/Fond du Lac Avenue intersection subject to the following conditions:

1. All technical issues and corrections identified by the Village Surveyor (see November 8, 2023 memo from Burt Naumann, GRAEF) shall be addressed and reflected in a revised CSM reviewed and approved by Village staff prior to recording.
2. District One LLC does not currently own all the parcels subject of the CSM. The CSM shall be revised to include all current property owners as required under Chapter 236 Wis. Stats.

MOTION carried (Trustee Baum abstained)

MOTION Shadid second Tarantino to Approve the proposed landscape plan for the District One LLC property located in the Kuhburg District near the Donges Bay Road @ STH145/Fond du Lac Avenue intersection subject to the following conditions. Unless specially stated, the conditions of this approval of the landscape plan are in addition to and not intended to supersede those previously adopted by the Plan Commission in the August 14, 2023 approval of the overall site plan:

1. This approval is subject to all conditions and requirements set forth herein and adopted by the Plan Commission. Approval is granted for the following plans unless revised pursuant to revisions required under the specific conditions of approval included by the Plan Commission:
 - a. Planting Plan dated November 3, 2023
2. As required under Condition #3 of the August 14, 2023 Plan Commission Site Plan approval, a decorative privacy fence and landscape screen/buffer shall be installed along the entire length of the paved driveway and parking stall area abutting the south property line. The decorative privacy fence shall be a minimum of 6 feet in height and not be a simple board-on-board wood picket fence. The landscaping shall also be installed along the south side of the fence.
3. The four (4) street trees proposed to be planted in the Fond du Lac Ave right-of-way shall be included in a right-of-way permit issued by WisDOT to allow installation in the right-of-way. If the street trees cannot be added to the existing or new agreement the developer has with WisDOT to permit these trees in the ROW, the trees shall be relocated onto the townhouse & parking lot properties.

Discussion followed. Commissioner Tarantino said it was a good landscape plan but questioned if the landscaping along the south property line of the parking lot north of the townhouses was sufficient to screen car headlights. He said evergreens would do a better job and offered to provide a plan to the developer.

MOTION to Amend Shadid second Williams to include the revised amended landscape plan on the south property line of the parking lot in the Motion to Approve. The amended landscape plan will be completed by Director Retzlaff and Commissioner Tarantino.

MOTION to Amend carried (Baum abstained).

MOTION to Approve as Amended carried (Baum abstained).

- D. The Architects Partnership (TAP), Agent for County Line LLC, Property Owner of Fleet Farm - N96 W18200 County Line Road. Site Plan Review for a 3,245 sqft Chase Bank building and 2-lot Certified Survey Map (CSM) application. (ACTION)

Director Retzlaff summarized the proposal. Amy Ferguson, representing Chase, spoke on the development. She explained the west elevation was a mechanical wall but said

they will look to see about breaking it up a little bit adding there will be a number of landscape plantings there. She said they will work with Fleet Farm to add directional signage and that a sign package will be brought forward at a future date. Discussion followed. Trustee Baum agreed with Commissioner Tarantino that a visual color change could be used on the wall or a freestanding wall or fence on the other side of the sidewalk to screen it. Ms. Ferguson explained that different colors were used on the other sides of the building because the walls go in and out. This part of the building is flat. Trustee Baum suggested putting a stud in front of a stud to get some minimal articulation. He does not like the architecture and said it doesn't do anything for the character of the corner. The general site plan is fine. He was also troubled by all the plantings proposed.

MOTION Baum second Shadid to Approve the proposed Certified Survey Map (CSM) for the Fleet Farm property located at N96 W18200 County Line Road subject to the following conditions:

1. All technical issues and corrections identified by the Village Surveyor (see September 15, 2023 memo from Burt Naumann, GRAEF) shall be addressed and reflected in a revised CSM reviewed and approved by Village staff prior to recording.
2. The name of the Village Clerk shown in the Village approval certificate on Sheet 6 of 6 should be changed to the current Village Clerk "Donna S. Cox, Village Clerk".

MOTION carried (5-1 Baum)

MOTION Baum second Shadid to Approve site development and building plans for the proposed 3,245 sqft Chase banking facility located at N96 W18200 County Line Road 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 said plan sheets are revised pursuant to revisions required under the specific conditions of approval included by the Plan Commission:
 - a. Architectural plan set dated June 8 (floor plan) and June 14, 2023 (color renderings)
 - b. Civil Engineering plan dated July 17, 2023
 - c. Landscaping plan dated November 9, 2023
 - d. Lighting Plans dated June 26, 2023
 - e. ALTA survey dated June 22, 2023
2. All landscaping, screening, grading, and paving improvements shown on the approved site plans shall be installed as proposed prior to issuance of an occupancy permit unless a cash bond or letter of credit in an amount equal to 120 percent of the estimated installation and material costs reviewed and approved by the Village is submitted to the Village as necessary to ensure that installation of the proposed features and improvements will be completed within one (1) year after issuance of the occupancy permit.
3. State agency (DSPS) approved plans and a \$20,000 occupancy bond are required by Inspection Services at the time of building permit application. The Village of Germantown is an authorized delegated agent of DSPS to provide all commercial plan review and inspection services through SAFEBuilt of WI and the Village of Germantown.
4. All technical issues and plan corrections identified by the Village Engineer and Public Works Department staff (see September 21, 2023 memo) shall be addressed

and reflected in revised plans and/or supplemental information reviewed and approved by Village staff prior to issuance of a building permit.

5. Chase bank shall maintain the site in a manner that will not inhibit/prohibit access to the Village's traffic control electronics cabinet located at the Appleton @ County Line intersection. Snow storage for the bank parking lot and any new plantings or other landscaping features should not be located in front of the traffic signal cabinet door (east side access).

6. The existing 6' wire-woven (cyclone) fence installed between the Cornerstone Centre and the Chase bank parcels will no longer serve its original intended purpose and shall be removed prior to issuance of an occupancy for the Chase bank.

7. The following traffic circulation measures and level of service improvements recommended in the Kimley-Horn and Associates Traffic Impact Study report dated July 17, 2023 shall be installed as part of the bank site development prior to issuance of an occupancy permit for the bank:

a. Install a "Do Not Block Driveway" sign east of the existing right-in/right-out (RIRO) driveway for westbound right turning traffic along County Line Road

b. Install a single inbound lane and a single outbound lane at the two full-access internal driveways serving the bank site

c. Install minor-leg stop control for outbound traffic at the internal site access driveways serving the bank site

d. Install on-site wayfinding signage and/or traffic control pavement markings within the Fleet Farm parking lot to direct motorists to the Chase bank site and dedicated drive-through ATM lanes

8. Washington County Highway Department has requested that the Village include the following requirements in any approval:

a. Any future changes in the use or configuration of the bank parcel will require further review and permitting by the Washington County Highway Department

b. Since the Fleet Farm parcel has controlled access on County Line Road and secondary access on Appleton Avenue that are both further away from the Appleton @ County Line Road intersection, Washington County has the ability to revoke or require further reconfiguration of the right in/right out access driveway on County Line Road serving the bank parcel if vehicle crashes increase and/or the level of service (LOS) of the intersection is reduced below an acceptable level as a result of traffic generated by the proposed bank.

c. All internal traffic circulation wayfinding and stop signs recommended in the TIA shall be installed by and the responsibility of the bank owner/lessee or Fleet Farm property owner/lessee.

9. The west building elevation has a plain, monotonous appearance that should be improved/enhanced with additional architectural features, projections, articulation, changes in material or color. The revised plan should be brought back to the Plan Commission for review and approval.

Chairman Wolter commented that he appreciated the landscaping plan saying it helps break up the corner and will provide a better presentation.

MOTION carried (5-1 Baum)

- E. TR Capital LLC, Property Owner - W219 N11588 Appleton Avenue. Site Plan Review for Phase 3 expansion to construct (2) additional storage buildings at Appleton Avenue Storage. (ACTION)

Director Retzlaff summarized the proposal. Eric Roberts, TR Capital, spoke on Condition #7 regarding asphalt. He stated crushed asphalt was installed in Phase 1 and Phase 2 as part of the drive aisle and they are proposing for Phase 3 as well. He said their main reason for using the crushed asphalt is because they are still worried about settling and cracking and the condition of the fill pit in the future years. He said they would need to remove Phase 2 and partial Phase 1 crushed asphalt that has already been installed to add in the pavement asphalt that is being proposed. Jon Then, TR Capital, explained they used the recycled asphalt on the fill area because they weren't confident the asphalt was going to hold up and if they put it in they would end up with a lot of sink holes and broken up asphalt. Director Retzlaff stated the Zoning Code requires asphalt or a concrete surface on off site parking and storage and drive aisles. He is asking for a more code compliant site because the development is now being used for indoor storage versus the outdoor storage that was originally proposed. Mr. Roberts asked for some consideration for Condition #7.

Trustee Baum said he has trouble with giving consideration when we have codes to follow. He said he would push for asphalt but would consider giving them some time. Chairman Wolter commented if we start granting those kind of considerations, everyone else will come forward. He would agree to grant more time for what we are asking but within a couple years. Discussion continued.

Mr. Roberts asked for latitude on the landscaping requirement on the east. He said Mr. Dawson has an 8 or 9 foot berm behind the fence and he doesn't know what his future plan is and how that should factor into the landscape plan because it doesn't make sense right now. Director Retzlaff said if the future berm on the Moraine Development parcel is taller, then the landscaping plan doesn't make sense. Trustee Baum asked if we can put that condition on a 2 year plan and then decide what needs to be done until we know what Moraine Development is doing.

MOTION Baum second Shadid to Approve the site development and building plans submitted by TR Capital LLC for the two (2) additional commercial self-storage buildings and revised outside vehicle storage area for Phase 3 subject to the following conditions. A definitive plan on how Condition #3 and Condition #7 will need to be addressed and brought back to the Plan Commission within 24 months from today.

1. All conditions of approval and requirements adopted by the Plan Commission for Phase 1 and Phase 2 shall remain in effect.

2. This approval is subject to all the conditions and requirements set forth herein and adopted by the Plan Commission. Approval is granted for the following plans unless said plan sheets are revised pursuant to revisions required under the specific conditions of approval included by the Plan Commission:

- a. Architectural plan set dated September 6, 2023
- b. Civil Engineering plan dated September 8, 2023
- c. Landscaping plan dated September 8, 2023
- d. Lighting Plans dated September 8, 2023

3. As required as part of the Phase 2 approval, landscaping shall be added along the south and east perimeter of the site where it currently is not installed to continue the landscape buffer around the site. If necessary, the proposed vehicle parking and fencing should be relocated accordingly to accommodate this additional landscaping

buffer.

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.

5. All requirements and plan corrections identified by the Village Engineer and Public Works Director in the September 22, 2023 review memo shall be addressed and reflected in revised plans and/or supplemental information reviewed and approved by Village staff prior to issuance of an erosion control or building permit.

6. State agency (DSPA) 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 DSPA to provide all commercial plan review and inspection services through SAFEBuilt and the Village of Germantown. Approved plans shall be submitted for review and approval prior to issuance of a building permit. Unless issued an early start permit, no construction activities shall commence until a building permit has been issued by the Village.

7. Except for the southeast corner of the site serving the sixteen (16) outside vehicle storage parking stalls, all drive isles around and between the buildings installed in Phase 1, Phase 2 and Phase 3 shall be paved with an asphalt or concrete surface (and not recycled asphalt). Sheets C1.02 and C1.03 shall be revised to show where recycled asphalt around the outside parking stalls will be allowed and submitted for review and approval by the Village Engineer prior to issuance of a building permit. Director Retzlaff stated it would seem reasonable to keep the current \$20,000 occupancy bond.

MOTION carried unanimously.

F. Village of Germantown - Department of Public Works (DPW) Facility - W130 N10200 Town 9 Parkway - Sign Review application. (ACTION)

Director Retzlaff summarized the proposal. Discussion followed on the font proposed for the sign. Trustee Baum stated the Construction Oversight Committee had reviewed the sign and said the font was too difficult to read at a distance and wanted something more bold and easier to read.

MOTION Baum second Shadid to Approve the ground sign for the Department of Public Works facility located at W130 N10200 Town 9 Parkway as proposed subject to the following conditions:

1. Building and electrical permits are required. Contact Safebuilt staff in Inspection Services for information.
2. Hold off on the word Germantown until we find the proper font for that word.

MOTION carried unanimously.

V. **CITIZEN 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.)

Public Comments were received from:

- Melanie Smythe, W140 N17938 Cedar Lane
- The Schneider's, W157 N9924 Bayberry Circle
- 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

VI. ANNOUNCEMENTS:

None

VII. ADJOURNMENT:

The meeting was adjourned at 8:52 pm.

REZONING & CONDITIONAL USE PERMIT (CUP) APPLICATIONS

12/11/23 Plan Commission Meeting

Truck Country of Wisconsin Inc. / RA Steinman Legacy LLC

Staff Report & Recommendation

Germantown, Wisconsin

Summary

Truck Country of Wisconsin Inc., agent for RA Steinman Legacy LLC, property owner, is requesting approval for a rezoning of 15.85 acres from the M-1: Limited Industrial to the B-5: Highway Business Zoning District and a Conditional Use Permit (CUP) to allow a 37,700 sqft facility for motor vehicle sales and service on the property located in the southeast corner of the Holy Hill Road @ I-41 interchange in the Holy Hill Gateway District.

Property Location: N128 W21795 Holy Hill Road (behind Holy Hill Self Storage)

Agent/

Property Owner: Jim Kane, VP
McCoy Group/Truck Country
501 Bell Street
Dubuque, IA

James Barry III, Agent
RA Steinman Legacy LLC
1232 N Edison Street
Milwaukee, WI

Current Zoning: M-1: Limited Industrial

Proposed Zoning: B-5: Highway Business

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



Background/Proposal

Truck Country of Wisconsin Inc., agent for RA Steinman Legacy LLC, property owner, is requesting approval for a rezoning of 15.85 acres from the M-1: Limited Industrial to the B-5: Highway Business Zoning District and a Conditional Use Permit (CUP) to allow a 37,700 sqft “motor vehicle sales and service” facility on the property located in the southeast corner of the Holy Hill Road @ I-41 interchange 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/>

As discussed in August, Truck Country is planning to relocate their existing facility from the Granville area business park on 107th Street in Milwaukee to this location.

Rezoning

Existing zoning of the property is M-1: Limited Industrial. The proposed rezoning is to change zoning to the B-5: Highway Business Zoning District (section 17.32).

Conditional Use Permit (CUP)

Within the B-5 District, vehicle sales and service businesses like Truck Country also require a Conditional Use Permit (CUP). Truck Country is a truck sales and service operation with multiple locations in Wisconsin and throughout the Midwest. The proposed Germantown facility and operation has the following components:

- Full Truck Sales/Service/Parts Freightliner Dealership
- 37,700 sqft commercial building
 - o 16,000 sqft service area
 - o 7,000 sqft office
 - o 14,700 sqft parts warehouse
- 206 total parking stalls (130 truck display stalls)
- 8' high vinyl coated fence enclosure around entire site
- Operating M-F from 7 AM to 11 PM, Saturday from 7 AM to 4 PM, Closed on Sundays
- 45 Total Employees (2 shifts)
- Customer trucks parked pre and post service work. Number will vary based on workload
- Dealership vehicles also parked on the lot for parts delivery and service

As shown in the supporting plans, all existing storage buildings (five total) would be removed and the site re-developed. The proposed facility would include a 37,700 sqft sales & service building with approximately 206 parking stalls for truck display, pre & post-service truck parking, and employee parking). Proposed access to the facility includes using an existing driveway north of the self-storage property. A new driveway that would serve as the primary entrance to/from the Truck Country facility is proposed on the south side of the self-storage property. It is intended that the new facility will be served by public sanitary sewer & water.

If approved, detailed site development & building plans will be submitted for review and approval by the Village.

Staff Comments

This property is in the “Holy Hill Gateway District” under the Village’s 2050 Comprehensive Plan and the current zoning is M-1: Limited Industrial. 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).

As discussed in August, the current 2050 Plan “vision” for this and adjacent properties is for mixed-use commercial & higher density residential uses with 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). The area is not intended to be a continuation of the existing light industrial/business park located to the east (i.e. Germantown Gateway Corporate Park & Capstone 41 Business Park). The PC discussed the fact that the Village had not yet completed (much less started) the process of developing detailed “master plans” for the Holy Hill Gateway and Freistadt Districts and did not expect those plans to be completed until sometime in 2024. As a result, Staff’s opinion was that it is premature to abandon the mixed-use commercial & residential development concept set forth in the 2050 Plan “vision” even though the conclusion of that effort may be that the best use for the properties in the southeast area adjacent to US41 is more highway-oriented commercial (like Truck Country) and not so much high-density residential or neighborhood retail.

As we discussed last month and with respect to the Green Bay Packaging proposal north of Holy Hill Road, over the last few months more questions and information about the suitability of the Freistadt District for industrial and other business park uses as shown in the 2050 “vision” plan (Figure 6.6) have surfaced. For example, because of the comprehensive wetland delineation effort that was done this summer as part of the Village of Richfield water & sanitary sewer extension project, the amount and extent of wetlands and other environmental constraints south of the railroad and throughout the Freistadt District suggest that maybe the Friestadt District is better suited for high-density residential uses and not business or industrial uses.

Furthermore, meetings and conversations this fall with WisDOT, the Wisconsin & Southern Railroad (WSOR), and the Office of the Commissioner of Railroads (OCR) indicate that the process of upgrading the existing railroad crossing for the proposed frontage road south of Holy Hill Road is going to be lengthier than originally thought without any guarantee that an upgraded crossing will be approved (WSOR and the OCR are likely to view the Village's request as a new railroad crossing vs. a upgrade to an existing one).

Ideally, while Staff would prefer to wait until a more thorough assessment of environmental and other constraints in both the Freistadt and Holy Hill Gateway Districts has been completed, results of the residential market analysis are known, and a definitive decision on the railroad crossing/frontage road issue, there are multiple compelling arguments that can be made to support a decision to revise the "vision" plan for this area now and allow the Truck Country development proposal to move forward before the Holy Hill Gateway and Freistadt District master plans have been completed.

Moreover, the Truck Country operation is a highway-oriented, retail service use that is compatible with and supportive of the existing industrial & warehousing uses in the area that should be in close proximity to the US41 interchange.

For these reasons, Staff is in favor of the proposed rezoning and conditional use permit for the Truck Country vehicle sales and service facility and operation.

Outstanding Issues

With that said, there are number of issues that unresolved that will need to be addressed prior to or concurrent with the Village approving site development & building plans.

The most significant issue concerns access to the site. The site does not have direct frontage onto a public right-of-way or private street. As shown in the development plan, two (2) access driveways are proposed to serve the Truck Country operation. Both the existing driveway on the north side of the property that currently serves the existing boat storage use (north of the self-storage property) and the proposed driveway south of the self-storage property provide access to Holy Hill Road via easements across property owned by Holy Hill Self Storage.

The issue with the north driveway is that it is located too close to the Holy Hill Road intersection with insufficient turning area to accommodate the regular volume and size of trucks (and trailers) entering & leaving the site. Once the planned frontage road from Holy Hill Road south to Freistadt Road is constructed and there is a regular flow of through traffic destined to/from the Holy Hill Road interchange, the lack of separation distance from the intersection to the north driveway will make matters worse with the potential for left-turning trucks exiting the site blocking southbound traffic on the frontage road. If this driveway is allowed to be used for access to the Truck Country site, staff recommends that it only be used for emergency vehicle access purposes only or restricted to a right-in/right-out only movement.

A traffic impact study for the Truck Country operation should be required to be prepared and submitted concurrent with any site development & building plan application if Truck Country has a desire need to use the existing north driveway for site access.

The issue with the proposed south driveway is that the 2-acre parcel owned by Holy Hill Self Storage through which this driveway would be served is not improved from Holy Hill Road to the proposed driveway location (and the part that is paved from Holy Hill Road to the self-storage entrance is substandard at best and inadequate for the type and amount of traffic expected to/from the Truck Country operation). Moreover, based on staff conversations with agents for both Truck Country and Holy Hill Self Storage, it is unclear exactly what rights the existing access easements actually convey to the Truck Country property (currently owned by RA Steinman Legacy LLC) in terms of being able to construct a new and improved driveway in the property owned by Holy Hill Self Storage, what approval is required on the part of the owner, Holy Hill /Self Storage, and what agreement has been (or needs to be) made between the two owners in order for the 2-acre parcel to be improved with a new, mutually-acceptable private driveway or street.

To compound this issue, the Village continues to move forward with plans to obtain WisDOT, WSOR and WI OCR approval to upgrade the railroad crossing, acquire the 2-acre parcel owned by Holy Hill Self Storage, and construct a public frontage road from Holy Hill Road south across the railroad to Freistadt Road. Ideally, acquisition and/or dedication of the 2-acre parcel to the Village for public road right-of-way by the current owner, Holy Hill Self Storage, or Truck Country may enable construction of a public road and installation of sewer & water utilities abutting the Truck Country and Holy Hill Self Storage properties.

Another related issue concerns the extension of sanitary sewer and water to the Truck Country site from the existing mains/laterals further east in the Holy Hill Road right-of-way. To serve the Truck Country site, utilities will have to be constructed across the same private property owned by Holy Hill Self Storage. Like construction of a new and improved driveway from Holy Hill Road to the Truck Country south driveway entrance, it is unclear exactly what rights the existing access easements convey to the Truck Country property (currently owned by RA Steinman Legacy LLC) in terms of being able to construct sewer & water utilities in/across the property owned by from Holy Hill Road Self Storage, what approval is required from Holy Hill /Self Storage, and what agreement has been (or needs to be) made between the two owners in order for the 2-acre parcel to be improved with sewer & water utilities.

Finally, existing survey information for the Truck Country site and the proposed development plan indicates that there is a significant amount of wetland in the southeast portion of the site within and through which Truck Country proposes to install the south driveway/site entrance and storm water management basin. Staff understands that an "artificial wetland determination" application has been made to the WisDNR. At this time, it is not known if the WisDNR and/or Army Corp of Engineers will claim jurisdiction and require mitigation/compensation for the proposed wetland filling or determine that

the wetlands to be impacted are artificial and not regulated. The outcome of these decisions may warrant changes to the site development plans that will need to be submitted to the Village for Plan Commission review and approval. If any wetlands are determined to be regulated (i.e. not artificial and under WisDNR and/or ACOE jurisdiction) and filling is proposed, proof that any wetland filling has been approved will need to be provided to the Village prior to approval of any site development & building plans. Also, if wetland is filled, the Village will continue to maintain a 25' "no touch" setback extending outward from the unfilled wetland boundary so the developer is advised to obtain permission to fill to a point where proposed development would not encroach into the Village's 25' wetland setback.

Public Works/Village Engineer

The following comments from the Village Engineer pertain to issues or items that will need to be addressed as part of the site development & building plan applications:

- Roads. Consider north south corridor for future access to driveway.
- Parking Lot. Clarify total area of parking lot disturbance.
- Stormwater. >5000SF impact requires SWMP, new 62460sf retention pond.
- Building. 30,000 SF. File NOI with WDNR. File EC Permit with Village.
- Wetlands. Delineated by Helianthus 8/20/23; establish 25ft set-back
- Sanitary. Main Available in Holy Hill Road.
- Water. Main Available in Holy Hill Road.
- Drawings. All site plans need to be prepared per the Village Development Handbook standards.

Village Forester

Similarly, The following issues or items will need to be addressed as part of the site development & building plan applications:

- As shown on aerial imaging there is a grove of trees northwest of the existing buildings that are not included in the survey or proposed site plan. Per Zoning Code requirements, I am requesting that a survey of the existing trees on site be conducted and a landscape plan prepared that identifies all proposed tree removal and protection measures that will be used for tree preservation per section 17.43(5)(a). Code 18.03(5)(a-b) identifies tree preservation and removal restrictions required by the Village.

Next Steps

If the Plan Commission is in favor of the rezoning and CUP applications for the Truck Country vehicles sales and service facility and operation, the following permits/approvals will be required from the Village:

1. Village Board approval of the Rezoning & CUP applications
2. Site Development & Building Plan approval
3. Site Grading & erosion control plans & permit
4. Storm water management plan approval
5. Road construction & public utility improvement plans
6. Building permits
7. Building Occupancy & Zoning Compliance Permits

VILLAGE STAFF RECOMMENDATIONS

APPROVE rezoning the 15.85 acre property owned by RA Steinman Legacy LLC from M-1: Limited Industrial to the B-5: Highway Business Zoning District as proposed.

APPROVE the Conditional Use Permit (CUP) application for Truck Country of Wisconsin Inc. for the development and operation of a 37,700 sqft facility for motor vehicle sales and service on the property located at N128 W21795 Holy Hill Road subject to the following conditions:

1. The uses and activities allowed on the property shall be limited to those uses and activities specified in the conditional use permit (CUP) application and supporting documents dated October 9, 2023. Uses and features common to “truck stop” operations are prohibited, including but not limited to customer showers, laundry facilities, in-vehicle or on-site over-night sleeping accommodations. The size and location of buildings, parking, storm water management, and those areas within the property from which said uses and activities are permitted are limited to that presented in the “Architectural Site Plan” Sheet AS100 and “Exterior Rendering” dated October 9, 2023, and description submitted in the application and supporting documents. Days and hours of operation shall be limited to those specified in the CUP application and supporting documents submitted to the Village (Monday through Friday 7:00am to 11:00pm and Saturday from 7:00am to 4:00pm).
2. The Owner/Operator is responsible for reporting any significant changes in the type, intensity, amount, or location of the land uses and activities, days and hours of operation, size or location or other operational characteristics of said uses and activities authorized under this CUP to the Village Zoning Administrator.
3. If the use, activities and/or operation subject of this permit falls out of conformity with the conditions herein, or, where there is a change in the nature, character, intensity or extent of the activities or uses which causes problems or harmful effects that were not anticipated at the time of approval of this CUP, the conditional use permit may be modified or terminated by the Village Board by the amendment to or addition of conditions after public hearing thereon.
4. All temporary and permanent exterior signs require a permit and shall comply with all current sign regulations. Off-premises advertising and directional signage is regulated by the Village and requires a permit if/when allowed.
5. Use of the existing non-conforming billboards located on the property for advertising and/or wayfinding for the Truck Country operation shall be prohibited.

-
6. All future site improvements, including all building, parking area, landscaping, storm water management facilities, signage, exterior lighting, and any other improvements made to or on the property that are necessary for the land uses and activities authorized under this CUP shall be submitted for review and approval by the Village through the Zoning Permit or Site Plan application process as determined by the Village Zoning Administrator. If required, Site Plan review and approval will include Plan Commission review and approval.
 7. Building permits and commercial building code plan approval are required for the planned demolition of existing structures on the site and the proposed 37,700 sqft building. Contact SAFEbuilt staff in Inspection Services at Village Hall prior to any work for information about required permits and/or plan approvals.
 8. If the existing north driveway is intended to be used for any type of access to the Truck Country site, a traffic impact study (TIS) for the Truck Country operation shall be prepared and submitted prior to or concurrent with the submittal of site development & building plan applications. Said TIS should include an analysis of all existing and proposed intersections and driveways serving the Truck Country site to determine the adequacy of site distance, available ingress/egress maneuvering, site distances, corner clearances and driveway separation, turning lane and traffic control requirements, etc. Said analysis shall consider the impact of future development traffic from future development north and south of Holy Hill Road with and without the Village's proposed frontage road and railroad crossing.
 9. Site development and building plans for the proposed 37,700 sqft Truck Country building and site shall not be approved by the Village until a mutually acceptable and code compliant access road/driveway(s) has been determined and agreed to by the Village, Truck Country/RA Steiman Legacy LLC, and Holy Hill Self Storage LLC. Zoning Compliance & Occupancy Permits for the proposed building and use of the site as authorized under this CUP shall not be issued until construction of said access road/driveway(s) and the extension/installation of sewer & water utilities has been completed or is scheduled to be completed prior to or concurrent with the business startup date.



Village of
Germantown
Willkommen

Fee must accompany application

☐ \$1460 Paid _____ Date _____

CONDITIONAL USE PERMIT APPLICATION

Pursuant to Section 17.42 of the Municipal Code

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

1 APPLICANT OR AGENT

Truck Country of Wisconsin, Inc.
501 Bell St
Suite #301
Dubuque, IA 52001
C/O Jim Kane

Phone (563) 584-2626

Fax ()

E-Mail jimkane@mccoygroup.com

PROPERTY OWNER

RA Steinman Legacy LLC
C/O The Barry Company
1232 North Edison Street
Milwaukee, WI 53202
C/O Jim Barry

Phone (414) 271-1870

2 TO WHOM SHOULD THE PERMIT BE ISSUED?

Truck Country of Wisconsin, Inc

3 PROPERTY ADDRESS

N128 W21795 Highway 167, Germantown, WI

TAX KEY NUMBER

182-995

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.

Existing site use, is a boat storage and formerly a lumber yard

5 DESCRIPTION OF PROPOSED OPERATION

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

Motor Vehicle sales & service plus trailer sales, as listed in 17.32 B-5 Highway Business Zoning District.

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

The new building will be approximately 30,000 SF in area to support the following program

- 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.

6

METES AND BOUNDS LEGAL DESCRIPTION OF PROPERTY – REQUIRED

Attach pages as necessary

Lot 2 of Certified Survey Map No. 6264 recorded in the Office of the Register of Deeds for Washington County, Wisconsin on October 16, 2008, in Volume 47 of Certified Survey Maps, Page 72 as Document No. 1203108, said Certified Survey Map being a part of the Northwest fractional 1/4 and Southwest fractional 1/4 of the Northwest 1/4 of Section 18, Township 9 North, Range 20 East, in the Village of Germantown, Washington County, Wisconsin.

17

SUPPORTING DOCUMENTATION:

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

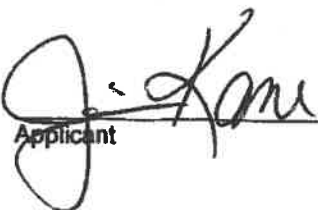
8

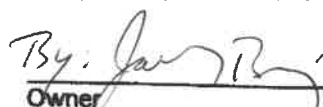
READ AND INITIAL THE FOLLOWING:

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

9

SIGNATURES – ALL APPLICATIONS MUST BE SIGNED BY OWNER!

 10-9-23
Applicant Date

RA Stainum Legacy, LLC
By:  10/9/23
Owner Date
Authorized Member

ALTA/NSPS LAND TITLE SURVEY

LOT 2 OF CERTIFIED SURVEY MAP NO. 6264, BEING A PART OF THE NORTHWEST FRACTIONAL 1/4 AND SOUTHWEST FRACTIONAL 1/4 OF SECTION 18, TOWNSHIP 9 NORTH, RANGE 20 EAST, IN THE VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN

HOLY HILL ROAD

NW CORNER OF
NW 1/4 SEC. 8-9-20
CONC. MONUMENT
W/ BRASS CAP
ELV=976.06

LEGEND

- UTILITY MANHOLE
- SAN MANHOLE
- STORM MANHOLE
- CLEAN OUT
- WATER MANHOLE
- CURB INLET
- FIRE HYDRANT
- WATER VALVE
- GAS VALVE
- LIGHT POLE
- PARKING METER
- TELEPHONE MANHOLE
- ELECTRICAL MANHOLE
- SIGN
- TRAFFIC SIGNAL POLE
- BOLLARDS
- SAN
- W
- ST
- G
- E
- T
- FIB
- OH

DECIDUOUS TREE
CONIFEROUS TREE

ZONING:

Property zoned M-1 Limited Industrial per Village of Germantown Interactive Map.
Front Setback: 30 ft.
Rear Setback: 25 ft.
Side Setback: 10 ft.
Max. Bldg. Ht.: 45 ft.

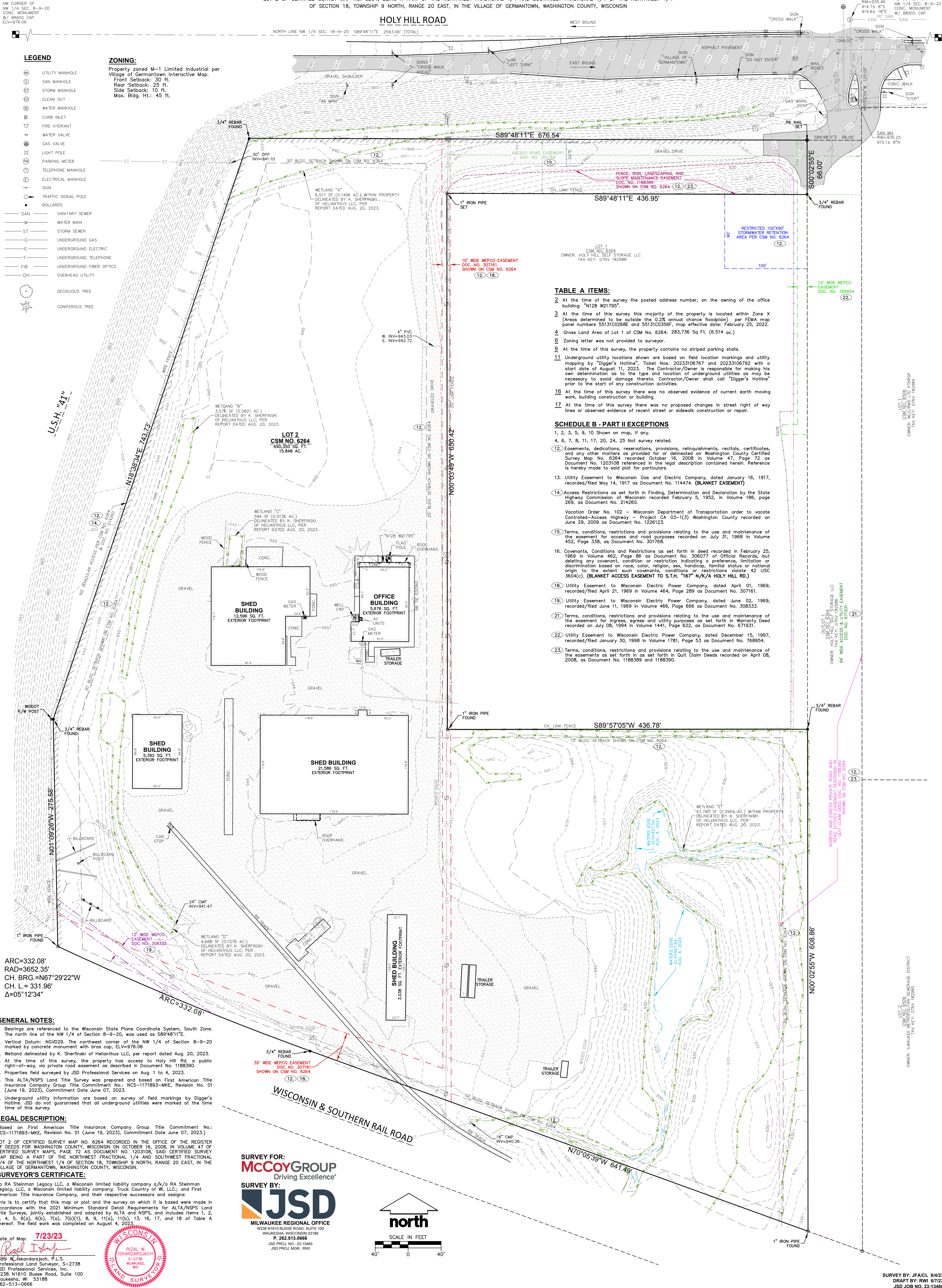


TABLE A ITEMS:

- At the time of the survey the posted address number, on the owning of the office building: "N128 W21795".
- At the time of this survey this majority of the property is located within Zone X (Areas determined to be outside the 0.2% annual chance floodplain) per FEMA map panel numbers 551310268E and 551310356F, map effective date: February 25, 2022.
- Gross Land Area of Lot 1 of CSM No. 6264: 283,736 Sq Ft. (6.514 ac.)
- Zoning letter was not provided to surveyor.
- At the time of this survey, the property contains no striped parking stalls.
- Underground utility locations shown are based on field location markings and utility mapping by "Digger's Hotline", Ticket Nos. 20233106787 and 20233106792 with a start date of August 11, 2023. The Contractor/Owner is responsible for making his own determination as to the type and location of underground utilities as may be necessary to avoid damage thereto. Contractor/Owner shall call "Digger's Hotline" prior to the start of any construction activities.
- At the time of this survey there was no observed evidence of current earth moving work, building construction or building.
- At the time of this survey there was no proposed changes in street right of way lines or observed evidence of recent street or sidewalk construction or repair.

SCHEDULE B - PART II EXCEPTIONS

- 2, 3, 5, 9, 10 Shown on map, if any.
- 6, 7, 8, 11, 17, 20, 24, 25 Not survey related.
- Easements, dedications, reservations, provisions, relinquishments, recitals, certificates, and any other matters as provided for or delineated on Washington County Certified Survey Map No. 6264 recorded October 16, 2008 in Volume 47, Page 72 as Document No. 1203108 referenced in the legal description contained herein. Reference is hereby made to said plat for particulars.
- Utility Easement to Wisconsin Gas and Electric Company, dated January 16, 1917, recorded/ filed May 14, 1917 as Document No. 114474. (BLANKET EASEMENT)
- Access Restrictions as set forth in Finding, Determination and Declaration by the State Highway Commission of Wisconsin recorded February 5, 1952, in Volume 186, page 268, as Document No. 214250.
- Vacation Order No. 102 - Wisconsin Department of Transportation order to vacate Controlled-Access Highway - Project CA 03-1(3) Washington County recorded on June 29, 2009 as Document No. 1226123.
- Terms, conditions, restrictions and provisions relating to the use and maintenance of the easement for access and road purposes recorded on July 31, 1968 in Volume 452, Page 338, as Document No. 301768.
- Covenants, Conditions and Restrictions as set forth in deed recorded in February 25, 1969 in Volume 462, Page 86 as Document No. 306077 of Official Records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c). (BLANKET ACCESS EASEMENT TO S.T.H. "167" N/K/A HOLY HILL RD.)
- Utility Easement to Wisconsin Electric Power Company, dated April 01, 1969, recorded/ filed April 21, 1969 in Volume 464, Page 289 as Document No. 307161.
- Utility Easement to Wisconsin Electric Power Company, dated June 02, 1969, recorded/ filed June 11, 1969 in Volume 466, Page 666 as Document No. 308333.
- Terms, conditions, restrictions and provisions relating to the use and maintenance of the easement for ingress, egress and utility purposes as set forth in Warranty Deed recorded on July 08, 1994 in Volume 1441, Page 622, as Document No. 671931.
- Utility Easement to Wisconsin Electric Power Company, dated December 15, 1997, recorded/ filed January 30, 1998 in Volume 1781, Page 53 as Document No. 768954.
- Terms, conditions, restrictions and provisions relating to the use and maintenance of the easements as set forth in as set forth in Quit Claim Deeds recorded on April 08, 2008, as Document No. 1188389 and 1188390.

ARC=332.08'
RAD=3652.35'
CH. BRG.=N67°29'22"W
CH. L.= 331.96'
Δ=05°12'34"

GENERAL NOTES:

- Bearings are referenced to the Wisconsin State Plane Coordinate System, South Zone. The north line of the NW 1/4 of Section 8-9-20, was used as S89°48'11"E.
- Vertical Datum: NGVD29. The northwest corner of the NW 1/4 of Section 8-9-20 marked by concrete monument with brass cap, ELV=976.06.
- Wetland delineated by K. Sherfinski of Helianthus LLC, per report dated Aug. 20, 2023.
- At the time of this survey, the property has access to Holy Hill Rd. a public right-of-way, via private road easement as described in Document No. 1188390.
- Properties field surveyed by JSD Professional Services on Aug. 1 to 4, 2023.
- This ALTA/NSPS Land Title Survey was prepared and based on First American Title Insurance Company Group Title Commitment No.: NCS-1171893-MKE, Revision No. 01 (June 19, 2023), Commitment Date June 07, 2023.
- Underground utility information are based on survey of field markings by Digger's Hotline. JSD do not guarantee that all underground utilities were marked at the time of this survey.

LEGAL DESCRIPTION:

(Based on First American Title Insurance Company Group Title Commitment No.: NCS-1171893-MKE, Revision No. 01 (June 19, 2023), Commitment Date June 07, 2023.)

LOT 2 OF CERTIFIED SURVEY MAP NO. 6264 RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR WASHINGTON COUNTY, WISCONSIN ON OCTOBER 16, 2008, IN VOLUME 47 OF CERTIFIED SURVEY MAPS, PAGE 72 AS DOCUMENT NO. 1203108, SAID CERTIFIED SURVEY MAP BEING A PART OF THE NORTHWEST FRACTIONAL 1/4 AND SOUTHWEST FRACTIONAL 1/4 OF THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 9 NORTH, RANGE 20 EAST, IN THE VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE:

To RA Steinman Legacy LLC, a Wisconsin limited liability company a/k/a RA Steinman Legacy, LLC, a Wisconsin limited liability company, Truck Country of W, LLC; and First American Title Insurance Company, and their respective successors and assigns:
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 5, 6(a), 6(b), 7(a), 7(b)(1), 8, 9, 11(a), 11(b), 13, 16, 17, and 18 of Table A thereof. The field work was completed on August 4, 2023.

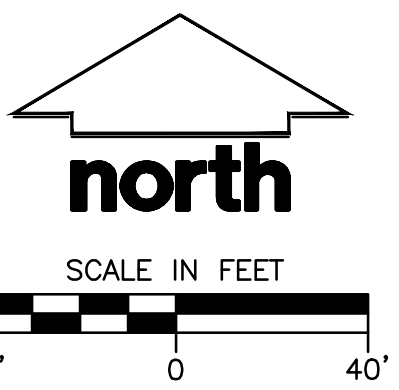
Date of Map: 7/23/23

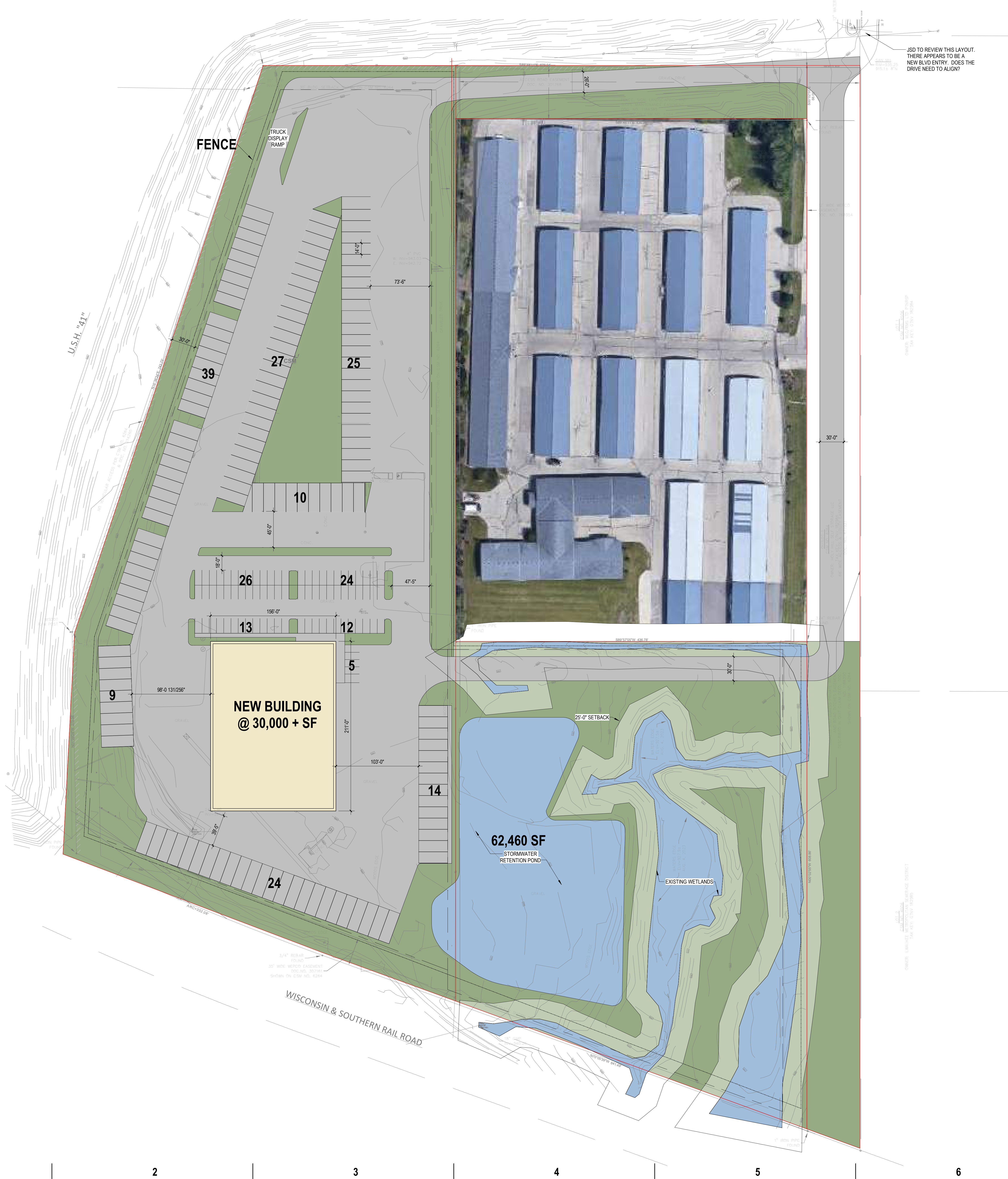
Rizal W. Iskandarsjach, P.L.S.
Professional Land Surveyor, S-2738
JSD Professional Services, Inc.
W238 N1610 Busse Road, Suite 100
Waukesha, WI 53188
262-513-0666



SURVEY FOR:
McCoy GROUP
Driving Excellence®

SURVEY BY:
JSD
MILWAUKEE REGIONAL OFFICE
W238 N1610 BUSSE ROAD, SUITE 100
WAUKESHA, WISCONSIN 53188
P. 262.513.0666
JSD PROJ. NO.: 23-13460
JSD PROJ. MGR.: RWI





KEYNOTES PER SHEET



milwaukee | madison | green bay | denver | atlanta

E

PROJECT INFORMATION

McCoy Group - Site Planning

d Enter Address Here

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
------	-------------

C

KEY PLAN

B

SHEET INFORMATION

**PROGRESS DOCUMENTS
NOT FOR CONSTRUCTION**
These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and shall not be used for final bidding or construction-related purposes.

PROJECT MANAGER	CJ
PROJECT NUMBER	23351

A

ARCHITECTURAL
SITE PLAN

AS100

© 2023 Eppstein Uhen Architects, Inc.



Exterior Rendering



© 2023 Epstein Uhen Architects, Inc.

McCoy Group Truck Country - Germantown

23351
10/09/2023

Page 23 of 40



Village of
Germantown
Willkommen

FEES MUST BE PAID AT TIME OF APPLICATION

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

Date Paid: _____ Received by: _____

REZONING & PDD APPLICATION

Pursuant to Section 17.51 of the Municipal Code

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

1

APPLICANT OR AGENT

Truck Country of Wisconsin, Inc.
501 Bell St
Suite #301
Dubuque, IA 52001
C/O Jim Kane
Phone (563) 584-2626

E-Mail jimkane@mccoygroup.com

PROPERTY OWNER

- RA Steinman Legacy LLC
- C/O The Barry Company
1232 North Edison Street
Milwaukee, WI 53202
C/O Jim Barry

Phone (414) 271-1870

E-Mail _____

2

PROPERTY ADDRESS OR GENERAL LOCATION

TAX KEY NUMBER

N128 W21795 Highway 167, Germantown, WI

182-995

3

REZONING REQUEST

FROM
M-1 LIMITED
INDUSTRIAL

TO
B-5 Highway
Business District

4

METES AND BOUNDS LEGAL DESCRIPTION OF PROPERTY - REQUIRED

Attach pages as necessary

Lot 2 of Certified Survey Map No. 6264 recorded in the Office of the Register of Deeds for Washington County, Wisconsin on October 16, 2008, in Volume 47 of Certified Survey Maps, Page 72 as Document No. 1203108, said Certified Survey Map being a part of the Northwest fractional 1/4 and Southwest fractional 1/4 of the Northwest 1/4 of Section 18, Township 9 North, Range 20 East, in the Village of Germantown, Washington County, Wisconsin.

5

PURPOSE OF REZONING REQUEST

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

The proposed new site use is to support Freightliner truck dealership sales/service and parts sales. Which is more in keeping with the uses listed (with a conditional use permit) for B-5 Highway Business District.

- 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.

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!

J. Kane 10-9-23
Applicant Date

RA Stinner Legacy, LLC
Ry. [Signature] 10/9/23
Owner Date
[Signature]

CERTIFIED SURVEY MAP (CSM) APPLICATION

12/11/23 Plan Commission Meeting

Sentinel Germantown LLC

Village Planner Report

Germantown, Wisconsin

Summary

Fabrizio Montermini, agent for Sentinel Germantown LLC (Aurora Germantown Health Center), property owner, is requesting approval of a 2-lot Certified Survey Map (CSM) to divide an undeveloped 5.6-acre portion of the property located at W180 N11070 River Lane.

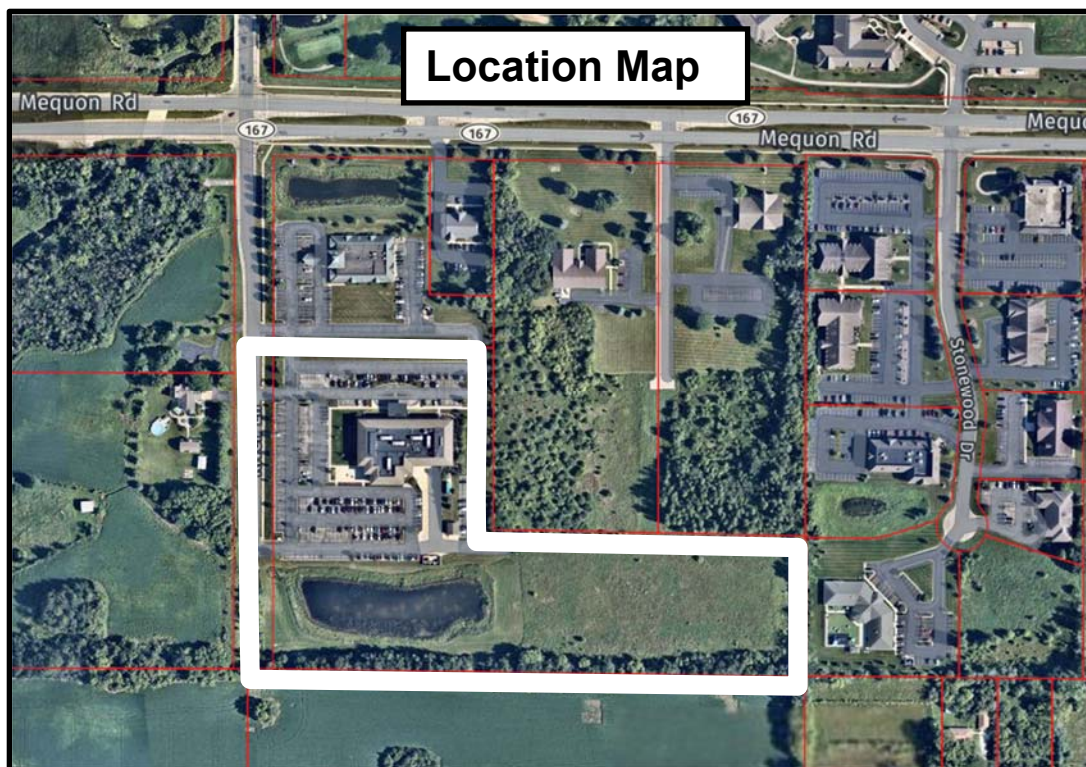
Property Location: W180 N11070 River Lane

Applicant/

Property Owner: Fabrizio Montermini , Sentinel Germantown LLC
5215 Edina Industrial Blvd
Edina, MN

Current Zoning: B-4: Professional Office

Adjacent Land Uses		Zoning
North	Business/Professional Office	B-1/B-4/I
South	Agricultural	A-2
East	Professional Office	B-4
West	Agricultural	A-2



Proposal

Fabrizio Montermini, agent for Sentinel Germantown LLC (Aurora Germantown Health Center), property owner, is requesting approval of a 2-lot Certified Survey Map (CSM) to divide an undeveloped 5.6-acre portion of the property located at W180 N11070 River Lane.

As described in the application, Sentinel Germantown LLC, owner of the 14.7 acre Aurora Germantown Health Center property, wants to create a separate parcel for future development on the undeveloped portion that lies to the east. The proposed CSM divides the property into two (2) parcels:

Lot 1: 9.1 acres	Aurora Health Center
Lot 2: 5.6 acres	undeveloped

Staff CommentsCommunity Development: Planning & Zoning

As shown on page 2 of the CSM, the proposed 5.6-acre parcel does not currently have access to an improved public right-of-way. Access to proposed Lot 2 is limited to the existing paved parking lot drive isle across the adjacent Aurora Health Center development (Lot 1). Although a shared access/private driveway arrangement within a cross-access easement through the parking lot may be suitable for access to future development on Lot 2, it is not known if this type of access will be sufficient because we don't know type or amount of development might occur on Lot 2. The type, amount, orientation, and other considerations associated with future development of Lot 2 will determine the type and amount of access needed.

With that said, future access to Lot 2 may be possible from two (2) public right-of-way access alternatives:

1. Grace Way. Grace Way is an existing private street located north of the proposed Lot 2 that extends about 600' south of Mequon Road. Sometime between 2000 and 2005, the private driveway that served what is now the Berean House of Worship property (formerly Stoney Hill Church) on the east side and the Berean Bible Society property (on the west side) was re-constructed to street standards with maintenance by the Village. Both parcels were required to reserve land along the common property line (20' on the west and 40' on the east) for future public street construction and extension. If accepted by the Village as public right-of-way and improved to public street standards all the way to the end of these parcels, Grace Way would abut Lot 2.
2. Stonewood Drive is an existing public street cul-de-sac serving the Stonewood Corporate Center to the east. However, as part of the plat, a 60' road reservation was required at the end of Stonewood Drive across what is now the Momentum Childcare/Early Learning facility. If accepted by the Village as public right-of-way and improved to public street standards from the existing cul-de-sac, this 60' road reservation would also abut Lot 2.

Further, because proposed Lot 2 is not the only undeveloped property located between Mequon Road and Lilac Lane that could potentially be served by the construction and

extension of Grace Way, Stonewood Drive or both, it is unclear if the extension of one or both across Lot 2 will be necessary or required to provide access to the other property and future development to the south.

In light of the above, staff recommends that: (1) the Village formerly accept the road reservation as public right-of-way for the future extension of both Grace Way and Stonewood Drive; (2) a cross-access easement be added across Lot 1 to possibly provide legal access to Lot 2 from River Lane through the existing parking lot/drive isle; (3) the developer be required to dedicate 60' of right-of-way for the potential extension and connection of Grace Way to Stonewood Drive and further extension to serve the property to the south; and (4) future development of proposed Lot 2 should not be permitted unless/until suitable access to serve future development on Lot 2 and other undeveloped property to the south has been determined.

With respect to #4 above, subject to further discussion with the property owner and the Village's attorney, a note should be placed on the face of the CSM indicating the following:

"The development of Lot 2 shall not be permitted by the Village of Germantown until a mutually acceptable and code compliant means of public or private street access to serve future development on Lot 2 and the other undeveloped property located to the south of Lot 2 has been determined and constructed to serve such development. If the type and amount of development warrants access by way of an extension of Grace Way and/or Stonewood Drive, the developer/property owner shall be responsible for the construction of Grace Way and/or Stonewood Drive to public road standards approved by the Village of Germantown".

Public Works/ Village Engineer/Village Surveyor

The Village Engineer has commented that, in addition to needing to work out suitable access to proposed Lot 2, future development of Lot 2 will be required to meet all storm water management requirements. Easements across Lot 1 and Lot 2 already exist to provide sewer & water service to Lot 2 from River Lane.

The Village Surveyor has identified a series of minor technical corrections in an October 31, 2023 memo that will need to be addressed in a revised CSM prior to recording.

VILLAGE STAFF RECOMMENDATIONS

APPROVE the proposed Certified Survey Map (CSM) for the Sentinel Germantown LLC property located at W180 N11070 River Lane subject to the following conditions:

1. All technical issues and corrections identified by the Village Surveyor (see October 31, 2023 memo from Burt Naumann, GRAEF) shall be addressed and reflected in a revised CSM reviewed and approved by Village staff prior to recording.
2. The name of the Village Clerk shown in the Village approval certificate on Sheet 4 of 4 should be changed to the current Village Clerk "Donna S. Cox, Village Clerk".
3. A cross-access easement shall be placed on the CSM across Lot 1 from River Lane to the west side of Lot 2 for purposes of providing access to/from Lot 2.
4. The developer shall dedicate 60' of right-of-way for the extension and connection of Grace Way to Stonewood Drive and further extension to serve the property to the south. Said 60' right-of-way shall be shown along the north and east property lines;
5. A note shall be placed on the CSM indicating the following: *"The development of Lot 2 shall not be permitted by the Village of Germantown until a mutually acceptable and code compliant means of public or private street access to serve future development on Lot 2 and the other undeveloped property located to the south of Lot 2 has been determined and constructed to serve such development. If the type and amount of development warrants access by way of an extension of Grace Way and/or Stonewood Drive, the developer/property owner shall be responsible for the construction of Grace Way and/or Stonewood Drive to public road standards approved by the Village of Germantown "*.



October 31, 2023

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

SUBJECT: Sentinel Germantown LLC CSM Review

Certified Survey Map

Applicant or Owner: Sentinel Germantown LLC

Land Surveyor/Firm: Rory Synstelion / Civil Site Group

1. On sheet 1 section 28 is mislabeled as section 29 numerous times.
2. The POB needs to be labeled on the CSM.
3. On the bottom of sheets 1 and 2 the surveyor's last name is misspelled.
4. Current building setback lines need to be mapped and dimensioned.
5. Professional Land Surveyor's seal and signature in contrasting color needs to be provided on each sheet.
6. A Mortgagee Certificate will need to be included, if applicable.
7. Label the recording information for the documents used to dedicate Mequon Road and River Lane.
8. In the Owner's Certificate remove "dedicated".
9. The Village Clerk's name is Donna Cox.

No further review comments.

Document Approval and Recording

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

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

Document Submittals and Data Conversion

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

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

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

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

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

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

Sincerely,



Burt J. Naumann, PLS
Senior Vice President

Fee must accompany application

☐ \$2,900 with public improvements

☒ \$1,960 no public improvements

Paid _____ Date _____

CERTIFIED SURVEY MAP APPLICATION

Pursuant to Section 18.06 of the Municipal Code

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

1 APPLICANT OR AGENT

Fabrizio Montermini

5215 Edina Industrial Blvd. Suite 100

Edina, MN 55439

Phone () 952-314-2648

Fax () 952-893-0165

E-Mail fabrizio@sentinelapts.com

PROPERTY OWNER

Sentinel-Germantown, LLC

5215 Edina Industrial Blvd. Suite 100

Edina, MN 55439

Phone () 952-831-5002

2 PROPERTY ADDRESS OR GENERAL LOCATION TAX KEY NUMBER

W180 N11070 River Lane. Germantown, WI 53022

Tax Parcel ID: 281966

3 PURPOSE OF LAND SPLIT

Flexibility to consider new development on unimproved land
separate from existing use on improved portion of land

Will the land split require rezoning?
No

From

To

4 READ AND INITIAL THE FOLLOWING:

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

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

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

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

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

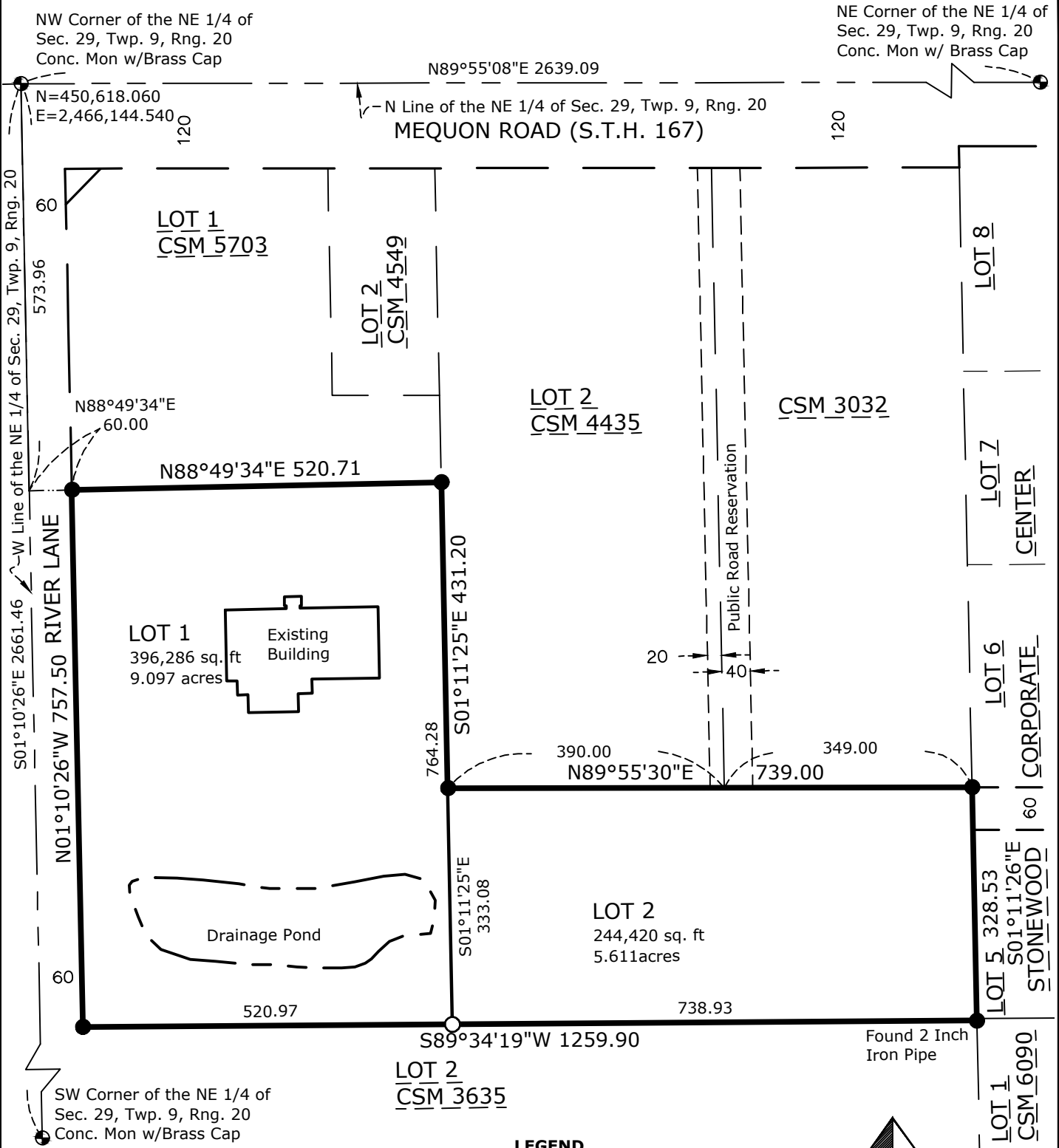
Fabrizio Montermini 10/5/23
Applicant Date

[Signature] 10/5/23
Owner Date

CERTIFIED SURVEY MAP No. _____

A division of Lot 2 of Certified Survey Map No. 5703, being a part of the Northwest 1/4 of the Northeast 1/4 of Section 28, Township 9 North, Range 20 East, in the Village of Germantown, Washington County, Wisconsin.

Bearings are referenced to Grid North of the Wisconsin State Plane Coordinate System, South Zone (NAD83 2011 Datum).
The North Line of the Northeast 1/4 of Section 28, Township 9, Range 20 has a bearing of N 89°55'08" E.



SURVEYOR
Rory Synstlien
Civil Site Group
5000 Glenwood Avenue
Golden Valley, MN 55422
612-802-3222

OWNER
Sentinel Germantown LLC
5215 Industrial Blvd, Ste 100
Edina, MN 55439
952-314-0200

TOTAL LAND AREA
Area= 640,707 Sq. Ft.
or 17.7086 Acres

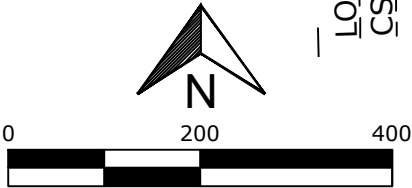
Professional Wisconsin Land Surveyor

Rory Synstlien, 3194-8

Date: _____

LEGEND

- Section Corner Positioned from Wisconsin State Plane Coordinate System, South Zone (NAD83 2011 Datum) Coordinates. Position verified with monument as noted or ties of record.
- Found 1" outside diameter iron pipe unless otherwise noted
- Set 1" x 18" rolled steel bar weighing 2.67 lbs per linear foot



SCALE IN FEET
1 inch = 200 ft.

CivilSite
GROUP

5000 GLENWOOD AVENUE
GOLDEN VALLEY, MN 55422
CivilSiteGroup.com

Project No. 23352 SHEET 1 OF 4

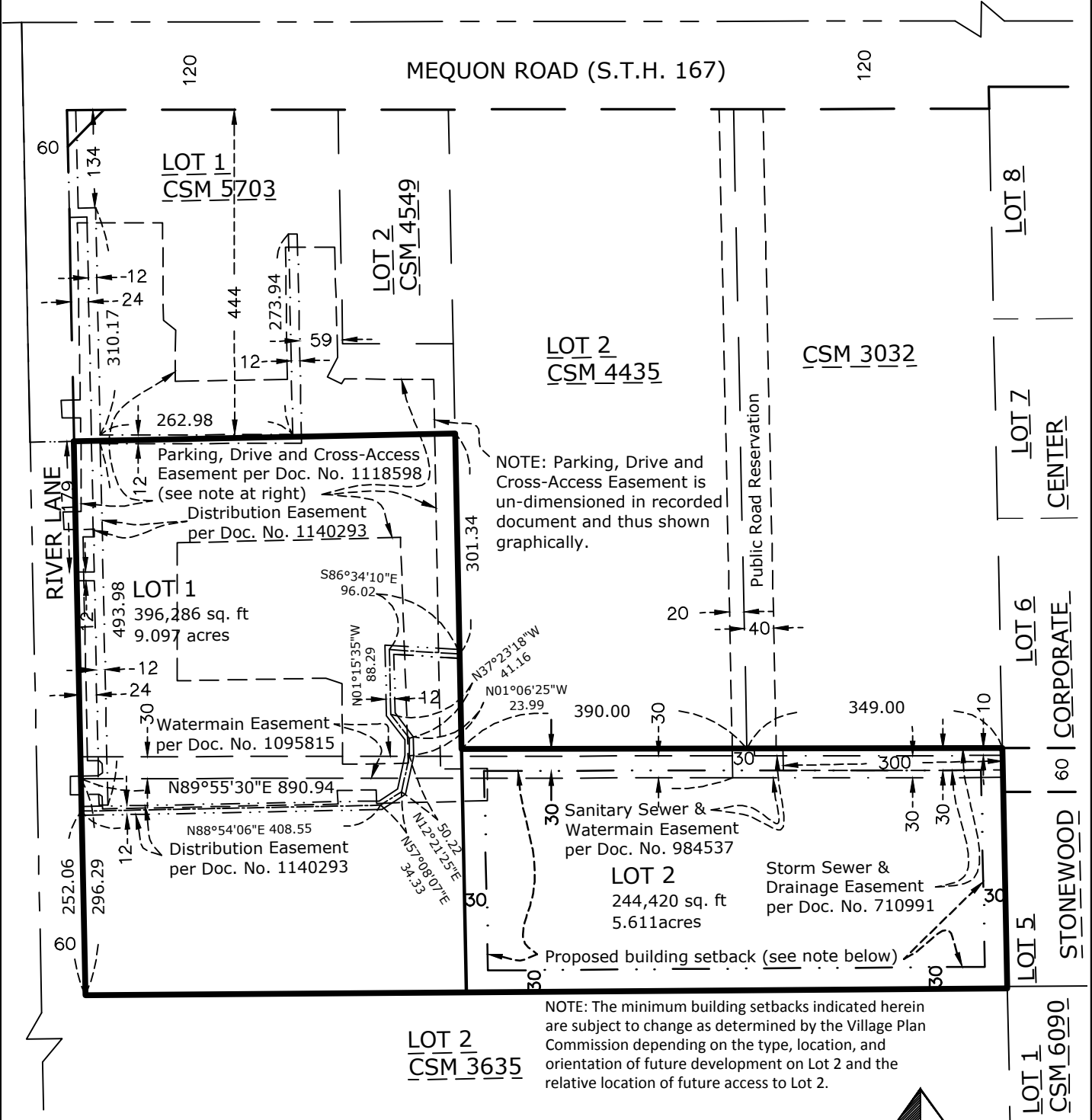
CERTIFIED SURVEY MAP No. _____

A division of Lot 2 of Certified Survey Map No. 5703, being a part of the Northwest 1/4 of the Northeast 1/4 of Section 28, Township 9 North, Range 20 East, in the Village of Germantown, Washington County, Wisconsin.

Bearings are referenced to Grid North of the Wisconsin State Plane Coordinate System, South Zone (NAD83 2011 Datum).

The North Line of the Northeast 1/4 of Section 28, Township 9, Range 20 has a bearing of N 89°55'08" E.

RECORDED EASEMENT AND PROPOSED BUILDING SETBACK LINE DETAIL



CERTIFIED SURVEY MAP No. _____

A division of Lot 2 of Certified Survey Map No. 5703, being a part of the Northwest 1/4 of the Northeast 1/4 of Section 28, Township 9 North, Range 20 East, in the Village of Germantown, Washington County, Wisconsin.

SURVEYOR'S CERTIFICATE:

I, Rory L. Synstelien, Professional Wisconsin Land Surveyor, hereby certify:

That I have surveyed, divided and mapped a division of Lot 2 of Certified Survey Map No. 5703, being a part of the Northwest 1/4 of the Northeast 1/4 of Section 28, Township 9 North, Range 20 East, in the Village of Germantown, Washington County, Wisconsin, which is bounded and described as follows:

Commencing at the the Northwest corner of said 1/4 section; thence South 01 degree 10 minutes 26 seconds East along the west line of said 1/4 section for 573.96 feet; thence North 88 degrees 49 minutes 34 seconds East for 60.00 feet to a point in the east line of River Lane, said point also being the point of beginning of the land to be described; thence continuing North 88 degrees 49 minutes 34 seconds East for 520.71 feet; thence South 01 degree 11 minutes 25 seconds East for 431.20 feet; thence North 89 degrees 55 minutes 30 seconds East for 739.00 feet to the east line of the West 1/2 of said Northeast 1/4 of Section 28; thence South 01 degree 11 minutes 26 seconds East along said east line for 328.53 feet; thence South 89 degrees 34 minutes 19 seconds West for 1259.90 feet to a point in the east line of said River Lane; thence North 01 degree 10 minutes 26 seconds West along said east line for 757.50 feet to the point of beginning.

That I have made this survey, land division, and map at the direction of Sentinel Germantown, LLC, owner of said land.

That such map is a correct representation of the exterior boundary of the land surveyed and the division thereof.

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

_____ Date: _____
Rory Synstelien, 3194-8

OWNERS CERTIFICATE

As Owner I hereby certify that I have caused the lands described herein to be surveyed, divided, mapped, and dedicated as represented on this map. I also certify that this map is required to be submitted to the Village of Germantown for approval.

_____ Date: _____
David W. Weinberger
Vice President, Sentinel Germantown, LLC

STATE OF _____)
_____ COUNTY) ss

Personally came before me this _____ day of _____, 20____, the above named David W. Weinberger to me known to be the same person who executed the foregoing certificate and acknowledged the same.

_____ Notary Public, _____ County, _____

My commission expires _____



5000 GLENWOOD AVENUE
GOLDEN VALLEY, MN 55422
CivilSiteGroup.com
Project No. 23352 SHEET 3 OF 4

CERTIFIED SURVEY MAP No. _____

A division of Lot 2 of Certified Survey Map No. 5703, being a part of the Northwest 1/4 of the Northeast 1/4 of Section 28, 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 Village of Germantown on this _____ day of _____, 20____.

Dean Wolter, Chairman

Date

Laura A. Johnson, Secretary

Date

Village of Germantown Board Approval

This Certified Survey Map, being a division of Northwest 1/4 of the Northeast 1/4 of Section 28, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin, having been approved by the Planning Commission being the same, is hereby approved and accepted by the Village Board of Trustees of the Village of Germantown on this _____ day of _____, 20____.

Dean Wolter, Village President

Date

Deanna Braunschweig, Village Clerk

Date



5000 GLENWOOD AVENUE
GOLDEN VALLEY, MN 55422
CivilSiteGroup.com
Project No. 23352 SHEET 4 OF 4

12/11/23 Plan Commission Meeting

The Architects Partnership Ltd. / County Line LLC / Chase Bank / Fleet Farm

The Architects Partnership (TAP), agent for County Line LLC, property owner, and both Fleet Farm and Chase Bank, is requesting approval of a REVISED building plan for a 3,245 sqft retail banking center located at N96 W18200 County Line Road.

Applicant/

Property Owner: Terron Wright
TAP
200 S. Michigan Ave
Chicago, IL

County Line LLC
2401 S. Memorial Dr
Appleton, WI

Current Zoning: B-3: General Business

Adjacent Land Uses		Zoning
North	Institutional	I
South	Commercial (Menomonee Falls)	n/a
East	Commercial	B-1
West	Commercial	B-1



Background

At the November 13 meeting, the Plan Commission conditionally approved plans for the 3,245 sqft retail banking center for Chase located in the newly created outlot from the Fleet Farm property located at N96 W18200 County Line Road. Condition #9 requires the following:

9. The west building elevation has a plain, monotonous appearance that should be improved/enhanced with additional architectural features, projections, articulation, changes in material or color. The revised plan should be brought back to the Plan Commission for review and approval.

The Architects Partnership (TAP), agent for County Line LLC, property owner, has provided a revised elevation that indicates an additional material and color change along with an enclosure for the wall-mounted electrical equipment (see attached).

VILLAGE STAFF RECOMMENDATION

APPROVE the REVISED site development and building plans for the proposed 3,245 sqft Chase banking facility located at N96 W18200 County Line Road subject to the following REVISED conditions from the November 13 approval (all other conditions from the November 13 Plan Commission approval remain valid):

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 said plan sheets are revised pursuant to revisions required under the specific conditions of approval included by the Plan Commission:
 - a. Architectural plan set dated June 8 (floor plan) and November 30 June 14, 2023 (color renderings)
 - b. Civil Engineering plan dated July 17, 2023

~~9. The west building elevation has a plain, monotonous appearance that should be improved/enhanced with additional architectural features, projections, articulation, changes in material or color, and/or additional foundation landscaping. The revised plan should be brought back to the Plan Commission for review and approval.~~



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

Terron Wright

200 S. Michigan Ave.,

Suite 1020

Chicago, IL 60604

Phone (561) 628-9845

E-Mail wright@tapchicago.com

PROPERTY OWNER

County Line, LLC

2401 S. Memorial Dr.,

Appleton, WI 54914

Phone () _____

E-Mail alldydiamian@yahoo.com

2

PROPERTY ADDRESS

NE corner of County Line Rd. and Appleton Ave.
future outlot of Fleet Farm Parcel

GTNV_333998

3

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

North Cornerstone Centre - Commercial/Retail	South Mister Carwash/Valvoline - Carwash/Automotive Repair	East Fleet Farm - Retail/Gas Station	West US Cellular/Aspen Dental - Retail/Medical
--	--	--	--

4

READ AND INITIAL THE FOLLOWING:

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

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

tw 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!

Terron Wright

08/10/2023

Applicant

Date

Owner

Date



SOUTH ELEVATION



WEST ELEVATION



CHASE
COUNTY LINE RD & APPLETON
N 96, W18200 COUNTY LINE RD,
GERMANTOWN, WI 53022

ARCHITECTURAL ELEVATIONS

11.30.2023

Architect/Designer
The Architects Partnership, Ltd.
200 South Michigan Avenue
Chicago, IL 60604
t: 312.583.9800
f: 312.583.9890
TAP Project Number: 23038

