

MEETING: REGULAR MEETING OF THE PLAN COMMISSION

DATE & TIME: Monday, February 12, 2024 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=m3e60c9657945a5ad89155bdbfd3c356f>

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. January 8, 2024
 - B. January 22, 2024
- IV. **NEW BUSINESS:**
 - A. Review Residential Market Analysis & Strategy Planning Report by Tracy Cross & Associates, Inc. (DISCUSSION)
 - B. American Architectural Group, Agent for Washington Drive LLC, Property Owner, and Midwest Products, Inc.- W129 N11025 Washington Drive. Site Plan Review for a new 52,038 sqft manufacturing and warehouse building - Revised Building Elevations. (ACTION)
 - C. Excel Engineering, Inc., Agent for Bethlehem Lutheran Church, Property Owner N100 W14290 Bel Aire Lane. Site Plan Review for a 23,471 sqft Building and Parking Expansion-Revised Site and Landscaping Plans. (ACTION)
 - D. Keller, Inc., Agent for Orange Blossom LLC, Property Owner of David J. Frank Landscape Contracting - N120 W21350 Freistadt Road. Site Plan Review for a 9,376 sqft Maintenance Building. (ACTION)
 - E. Keller, Inc., Agent for Park4Properties LLC, Property Owner of Force Global - N114 W18635 Clinton Drive. Site Plan Review for a 7,500 sqft Building Addition and Site Improvements. (ACTION)
 - F. Everett Frenz, Agent for the Anton Frenz Trust & SA Technologies LLC, Property Owners - 65.2 acres east of Fond du Lac Avenue, north of Donges Bay Road. Planned Development District (PDD) Consultation for a 580 to 600-unit Mixed-Use Residential/Commercial Development ("Arbor Village"). (DISCUSSION)

- G. Village of Germantown - Ownership Transfer of a 51.6-ac Parcel (GTNV 182-985) from the Milwaukee Metropolitan Sewerage District (MMSD) for Trail System and Open Space Conservation. (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, January 8, 2024 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 David Baum, Commissioners Tony Laszweski, Peter Nilles and Bill Shadid. Commissioners Bob Williams and Josh Tarantino were absent and excused. Also in attendance were Community Development Director Jeff Retzlaff and Planning Assistant Lori Johnson.
- III. **APPROVAL OF MINUTES:**
- A. December 11, 2023
MOTION Baum second Laszewski to Approve the minutes from December 11, 2023
MOTION carried unanimously.
- IV. **NEW BUSINESS:**
- A. American Architectural Group, Agent for Petersen Global, LLC, Property Owner of Krenz & Company - W132 N10940 Eisenhower Drive. Site Plan Review for a 41,616 sqft building addition and parking lot expansion. (ACTION)
Director Retzlaff summarized the proposal.
MOTION Baum second Laszewski to Approve the site development and building plans submitted by Krenz & Company for the proposed 41,616 sqft addition to the existing building located at W132 N10940 Eisenhower Drive in the Germantown Business Park subject to the following conditions:
1. This approval is for the various plan sheets that comprise the site plan set as noted below and is subject to compliance with all the conditions and requirements set forth herein and subsequently adopted and/or revised by the Plan Commission. Approval is granted for the following unless superseded by subsequent plan sheets approved by Village Staff pursuant to revisions required herein and/or by the Plan Commission:
1. *Architectural plans dated November 13, 2023;*
 2. *Civil Engineering plans dated November 13, 2023;*
 3. *Landscaping plans dated November 13, 2023;*
 4. *Lighting plans (photometric plan) dated November 13, 2023;*

If revised plan sheets are necessary, each revised sheet shall contain the date of said revision clearly stamped in the lower right corner.

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

a. January 3, 2024 memo from Kevin Driscoll, PE, Village Engineer

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. No roof plan has been provided showing what, if any, roof-mounted mechanicals, and any other roof-mounted equipment is proposed. As required by the Germantown Business Park covenants, all roof-mounted equipment shall be architecturally screened. A proposed roof plan showing all roof mounted equipment and screening 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 occupancy.

7. The Village's minimum landscape requirements for interior parking lots (Section 17.43(5) requires 5 percent of the interior parking lot be landscaped with one 2" caliper tree per every 10 parking spaces. The landscape plan shall be revised accordingly and reviewed and approved by Village staff prior to construction.

8. Additional landscaping shall be installed along the north property line and along the north and east sides of the new parking lot (like what is installed at the existing driveways on Eisenhower Drive) for screening from the public view and overall enhancement of the site as required under the Germantown Business Park covenants. The landscape plan shall be revised accordingly and reviewed and approved by Village staff prior to construction.

9. The minimum planting size requirements in the Germantown Business Park covenants require 3" caliper for deciduous canopy and ornamental trees; minimum 6'

height for all evergreen trees; and 5 gal. for all shrubs. The Plant List on Sheet C1.05 of the landscape plan shall be revised to include these minimum requirements for planting at the time of installation.

10. Right-of-way permits are required for any/all construction conducted in the public right-of-way for Eisenhower Drive and Washington Drive. Contact the Public Works Department/Highway Superintendent for permit applications and submittal requirements.

Trustee Baum was concerned with the lack of landscaping saying there is a gap in trees where the addition is planned.

MOTION to Amend Baum second Shadid that the additional trees required in Condition #7 be planted in the northeast area of the site, north of the parking lot. Krenz will work with staff to facilitate the final location of the trees.
MOTION to amend carried unanimously.

Chairman Wolter congratulated Krenz on their success and thanked them for staying in Germantown. He said their architectural design is one of the premier buildings in that area.

MOTION to approve as Amended carried unanimously.

B. American Architectural Group, Agent for Washington Drive LLC, Property Owner, and Midwest Products, Inc. - W129 N11025 Washington Drive. Site Plan Review for a new 52,038 sqft manufacturing and warehouse building. (ACTION)

Director Retzlaff summarized the proposal. Adam Hertel, American Architectural Group, explained the revised building elevations. Trustee Baum was concerned with the building losing an architectural feature when the sign panel is removed. He asked if there was another way to incorporate an element on the building suggesting maybe bringing the wall panel 90 degrees next to the entrance and it could be the dark gray color next to the wood grain to try and enhance the entrance a little more. He encouraged Mr. Hertel to work with staff to figure out how to keep something there.

MOTION Baum second Shadid to Approve the site development and building plans submitted by Midwest Products Inc. for a 52,038 sqft manufacturing & warehouse facility located on the 4.6-acre parcel located on Washington Drive in the Germantown Business Park subject to the following conditions:

1. This approval is for the various plan sheets that comprise the site plan set as noted below and is subject to compliance with all the conditions and requirements set forth herein and subsequently adopted and/or revised by the Plan Commission. Approval is granted for the following 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 November 13, 2023;
- b. Civil Engineering plans dated November 13, 2023;
- c. Landscaping plans dated November 13, 2023;
- d. Lighting plans (photometric plan) dated November 13, 2023;

If revised plan sheets are necessary, each revised sheet shall contain the date of said revision clearly stamped in the lower right corner.

2. 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 outstanding items and issues identified by Village Staff in the following review memos shall be resolved and reflected in additional information and/or revised plans submitted to Staff for further review, comment, and approval prior to commencing construction or issuance of building permits (excluding "early start" site clearing and footing/foundation work approved by the Village and/or WI DSPS):
 - a. January 3, 2024 memo from Kevin Driscoll, PE, Village Engineer
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. No roof plan has been provided showing what, if any, roof-mounted mechanicals, and any other roof-mounted equipment is proposed. As required by the Germantown Business Park covenants, all roof-mounted equipment shall be architecturally screened. A proposed roof plan showing all roof mounted equipment and screening shall be submitted to Village Staff (or Plan Commission if determined necessary by Village Staff) for review and approval prior to issuance of a building permit.
7. Wall mounted signage is not permitted in the Business Park; only monument signage is allowed. All exterior signage, including on-site direction signs and temporary signs, require a permit or approval from the Village prior to installation.
8. Additional street trees (deciduous vs. ornamental) in an amount equal and planting location equal to 1 tree per 25 feet of street frontage (34 trees) and additional plantings shall be installed around the parking area perimeter, at the driveway entrance on Washington Drive, at the buildings primary entrance to meet the Germantown Business Park covenant requirements.
9. A revised landscape plan (including a revised plant list with installation sizes meeting the minimum requirements) addressing the comments and recommendations of the Village Forester shall be prepared and submitted for review and approval by Village Staff prior to issuance of a building permit.

10. The minimum planting size requirements in the Germantown Business Park covenants require 3" caliper for deciduous canopy and ornamental trees; minimum 6' height for all evergreen trees; and 5 gal. for all shrubs. The Plant List on Sheet C1.06 of the landscape plan shall be revised to include these minimum requirements for planting at the time of installation.

11. The building architecture has insufficient articulation and/or other architectural and material features necessary to meet the architectural requirements in the Germantown Business Park covenants. Additional reveals, articulation, materials and/or textures should be included in the design. Revised elevation plans shall be prepared and submitted for review and approval by the Plan Commission prior to issuance of a building permit (serving as the Architectural Review Board for the Village and Germantown Business Park).

12. Right-of-way permits are required for any/all construction conducted in the public right-of-way for Washington Drive. Contact the Public Works Department/Highway Superintendent for permit applications and submittal requirements.

Discussion followed. Trustee Baum said he sees the articulation in the plan and elevations that he did not see in the front on elevations. So an amendment to the approval would be to approve the renderings and not the elevations. Commissioner Laszewski commented on the type of street trees proposed. Director Retzlaff stated the trees shown as evergreens do not meet the type or quantity that is required, adding that the Village Forester doesn't think the short shrubbery plantings as proposed will provide a level of screening around the parking. Trustee Baum stated he would like the trees to be more diverse along the street with articulation by maybe clustering them or adding more space between them. He said he doesn't need every car to be blocked from the street and did not want 95 of the same bush. He wants to see different vegetation, height, depth and more articulation along the curve and Washington Drive. He does not want the landscaping to be monotonous similar to the landscaping on the Krenz property.

MOTION to Amend Baum second Laszewski that Condition #9 be brought back to staff for further discussion to make it less regimented but applies with Village conditions.

MOTION to Amend carried unanimously.

Trustee Baum stated he wants to approve the rendering as presented and not the elevations that were presented.

MOTION to Amend Baum second Shadid that new elevations and renderings be brought back with the correct color scheme that addresses the color scheme and the sign panel revision in response to Condition #11.

Discussion followed. Mr. Hertel explained the difference between the renderings and the elevations. He said the dark gray color is around the top portion of the warehouse building. Everything else is the same including the doors and windows. The only difference is the dark gray color is highlighted at the window locations. Trustee Baum

said his motion is to reject the 2-dimensional elevations in favor of the 3-D rendering. New elevations should be submitted for the west and south with the new color scheme based on the rendering. Discussion continued on the south elevation. Trustee Baum questioned if the 5 windows shown on the south elevation will be dark gray and the dark gray removed from the top. Mr. Hertel explained the windows are a different type and the intention was to make the south elevation light gray. Trustee Baum said he would have a problem with that and wants to see more interest. He said the west elevation is for future expansion and he could accept that wall being left a little plain except the dark gray cap. The new elevations should match the renderings and also address the area where the sign panel will be removed.

MOTION to Amend carried unanimously.

Chairman Wolter congratulated Midwest Products on their growing business and for building in the Business Park. He said he appreciates them wanting to stay in Germantown hopes they have continued success.

MOTION to Approve as Amended carried unanimously.

MOTION Baum second Shadid to go to Item D on the Agenda
MOTION carried unanimously.

- D. Fastsigns of Menomonee Falls, Agent for Frank & Mary Ann Waldron, Property Owners of Countryside Kennels - W140 N11445 Country Aire Drive. Sign Review application (ACTION)

MOTION Baum second Shadid to Approve the proposed monument ground sign for the Countryside Kennels Inc. facility located at W140 N11445 Country Aire Drive subject to the following conditions:

1. Address coordinates shall be mounted on the sign base with a minimum 5" letter/number height.

Trustee Baum suggested that sign review applications be placed at the beginning of the agenda.

MOTION carried unanimously.

- C. Excel Engineering, Inc., Agent for Bethlehem Lutheran Church, Property Owner N100 W14290 Bel Aire Lane. Site Plan Review for a 23,471 sqft building addition and parking lot expansion. (ACTION)

Director Retzlaff summarized the proposal.

MOTION Baum second Shadid to Approve the site development & building plans for a 23,471 sqft building addition to and parking lot expansion for the existing church and school facility located at N108 W14290 Bel Aire Lane subject to the following conditions:

1. This approval is for the various plan sheets that comprise the site plan set as noted below and is subject to compliance with all the conditions and requirements set forth herein and subsequently adopted and/or revised by the Plan Commission. Approval is granted for the following 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 8, 2023;
- b. Civil Engineering plans dated December 8, 2023;
- c. Landscaping plans dated December 8, 2023;
- d. Lighting plans (photometric plan) dated December 8, 2023;

If revised plan sheets are necessary, each revised sheet shall contain the date of said revision clearly stamped in the lower right corner.

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

- a. January 2, 2024 memo from Kevin Driscoll, PE, Village Engineer

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 proposed parking lot along the west property line shall be moved to meet the minimum 20' setback requirement. Sheet C1.1 of the plan set indicates that the southwest corner of the new parking area along the west property line is setback 19.41 feet (and tapers to a setback >20 feet somewhere along the edge as it moves northerly).

7. Additional deciduous and evergreen trees and shrubs shall be installed along the west property line around the new parking lot perimeter in an amount and type necessary to provide screening from the residential lots to the west. As an alternative, install a minimum 6' high wood privacy fence along the property line for a 15' distance north and south beyond the ends of the new parking lot.

8. Additional street trees meeting the Village's street tree requirements and additional plantings shall be installed along the Fond du Lac Ave frontage and Bel Aire

Lane (east of the relocated driveway). At a minimum, additional street trees in an amount equal to 1 tree per 50 feet of road frontage shall be installed along the frontage for Fond du Lac Ave and along Bel Aire Lane east of the relocated driveway in addition to other deciduous and evergreen trees in an amount that will replace the trees being removed at a 1:1 ratio.

9. A revised landscape plan including a revised plant list with installation sizes meeting minimum requirements and addressing all Village Staff comments and recommendations presented in the Staff Report & Recommendation (dated 1/8/24) shall be prepared and submitted for review and approval by Village Staff prior to issuance of a building permit. Said plan to include the requirements of Conditions #8 and #9 above.

10. The existing non-conforming wood post & panel sign along Fond du Lac Ave that is being removed shall not be reinstalled in its current form and will have to be revised to be code compliant if re-installed along Fond du Lac Ave. Under the current sign regulations, one additional monument/ground sign may be installed along Fond du Lac Ave which will have to be installed on a new monument-style masonry base (vs. the existing wood support posts). A separate sign permit application is required for any exterior signage.

11. Right-of-way permits are required for any/all construction conducted in the public right-of-way for Bel Aire Lane. Contact the Public Works Department/Highway Superintendent for permit applications and submittal requirements.

Trustee Baum said he had a problem with the trees being removed and not understanding where the trees are going back in along Fond du Lac Avenue. He has no problem with the building, only the landscaping plan. He asked if they would be replanted after regrading. Commissioner Laszewski asked if the neighbors to the west had approved of the trees being removed and the replacement landscaping. Director Retzlaff stated no comments had been received from the neighbors nor have we solicited any comments from the neighborhood. He said the staff recommendation is to ensure that a screen be installed or replaced or kept if possible adding that a privacy fence could be an option. He said Tom Schermerhorn, Excel Engineering, had indicated there is a willingness to work with staff in coming up with a mutually agreeable landscape plan that will retain as much existing vegetation as possible. Mr. Schermerhorn explained they will look at grading in that area and one option may be to install a retaining wall along the edge of the parking lot. They will look at the vegetation that is there and determine whose property it is on. Trustee Baum said his biggest concern is that the drawings illustrate taking down what appears to be a highly dense buffer being replaced with 4 trees. He requested a revised landscape plan and parking lot plan and if a retaining wall is the solution, that would be great. But he doesn't want to eliminate the dense landscaping with 4 trees. Director Retzlaff stated Condition #7 also addresses the issue and includes a suggestion to install a fence. Chairman Wolter and Trustee Baum commented they were not fans of installing a fence.

MOTION Baum second Shadid to Amend Condition #7 to require the landscaping and parking lot design to come back before the Plan Commission for review.

MOTION to Amend carried unanimously.

Chairman Wolter congratulated Bethlehem Lutheran on the addition and said the building is beautiful.

MOTION to Approve as Amended 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.)*

Melanie Smythe, N140 W17938 Cedar Lane commented there has been a lot of discussion about trees from residents and suggested maybe there should be a review of the tree program.

VI. ANNOUNCEMENTS:

Director Retzlaff announced there would be a joint Plan Commission/Economic Development meeting held on January 22nd for a presentation of the residential market analysis.

Chairman Wolter commented on the passing of Irene Blau and praised her as a great historian of Germantown adding she was very involved in the community. Her contributions are outlined in the Express News along with her obituary.

VII. ADJOURNMENT:

The meeting was adjourned at 7:44 pm.

MEETING:	JOINT PLAN/ECONOMIC DEVELOPMENT COMMISSION
DATE AND TIME:	Monday, January 22, 2024 6:30 PM
LOCATION:	Germantown Village Hall Board Room N112 W17001 Mequon Road

MINUTES

- I. **CALL TO ORDER:** *This meeting has been given public notice in accordance with Section 19.83 and 19.84, Wis. Stats, in such form that will apprise the general public and news media of subject matter that is intended for consideration and action.*
Chairman Wolter called the Plan Commission meeting to order at 6:30 pm.
Chairperson Pieper called the Economic Development Commission meeting to order at 6:31 pm.
- II. **ROLL CALL:**
Plan Commission members present were: Chairman Dean Wolter, Trustee Representative David Baum, Commission Member Tony Laszewski, Peter Nilles, Josh Tarantino and Bill Shadid via WebEx. Commissioner Bob Williams was absent.

Economic Development Commission members present were: Chairperson Jolene Pieper, Trustee Representative Phil Hudson, Commission Member Joletta Kerpan, James Sedgwick and Scott Hefle. Commissioners Dani Yegge and Kimberly Higginbothum were absent.

Also present were Village Administrator Steve Kreklow, Community Development Director Jeff Retzlaff and Planning Assistant Lori Johnson
- III. **PRESENTATION:**
 - A. Presentation and discussion of the Residential Market Analysis and Strategy Planning Guidelines draft report by Erik Doersching, Tracy Cross & Associates, Inc
Director Retzlaff introduced Erik Doersching from Tracy Cross & Associates, Inc. to review the Residential Market Analysis and Strategy Planning Guidelines draft report. Mr. Doersching presented the draft report and answered questions. Discussion followed.

Chairperson Pieper thanked Mr. Doersching for the valuable information. Chairman Wolter said the study is a good guide and he appreciates all the information in the report.
- IV. **ADJOURNMENT:**
The meeting was adjourned at 7:50pm.

TRACY CROSS & ASSOCIATES INC. RESIDENTIAL MARKET ANALYSIS REPORT

2/12/24 Plan Commission Meeting

Germantown Community Development Department

Village Staff Status Report

Germantown, Wisconsin

At the joint meeting of the Plan Commission and Economic Development Commission on January 22, Erik Doersching, President & CEO, Tracy Cross & Associates, Inc. discussed their findings regarding their comprehensive evaluation of the housing market in and around Germantown.

Following the joint meeting, Village and Washington County Staff met with Erik to discuss suggested revisions to the report to address comments raised during the joint meeting. A copy of the final report is included in the packet (Dated January 4, 2024).

As you are aware, the residential market analysis (hereafter “RMA”) was prepared under the auspices of (and funded through) the Washington County Next Generation Housing Program and Program Committee. As stated in the RMA report, the objectives of the RMA include the following:

- ☐ To determine the depth of the market for residential development in the village of Germantown over the next 5-10 years. This evaluation will be based upon economic, demographic, socio-economic and residential construction trends throughout the Milwaukee metropolitan region as a whole, with focused attention upon its northwest suburban area and the village of Germantown in particular.
- ☐ To forward conclusions regarding the marketability of various forms of housing throughout the village in order to meet the needs/demands of area residents (current and future); fill voids that exist in the marketplace; and address future growth initiatives. Investigative uses will include, but not be limited to, single family, duplex, villa, townhome, and condominium for sale offerings, as well as various rental housing forms – focusing upon all age group and income categories, i.e., ranging from younger profiles through active adults aged 55+. These conclusions will be based upon the depth of market in each residential sector and/or consumer segment, and the alignment of residential developments, both existing and planned.
- ☐ To offer specific design, product and pricing/rental rate recommendations for those housing forms that are viewed to have measurable market support now and into the future including market rate alternatives as well as work force/affordable options. These recommendations will address total unit count potentials, product criteria, plan types and sizes, unit mix, parking requirements, etc., along with benchmark pricing/rental rate guidelines viewed as necessary to attain acceptable levels of sales or absorption.
- ☐ To offer a geographic positioning strategy for the introduction of new housing products throughout the village focusing on those areas viewed most suitable for the recommended housing forms over the next 5-10 years. This analysis will give full consideration to any of the Client’s pre-determined investigative properties or development area. In addition, Cross will provide input regarding specific site locations and/or general areas Client should strongly consider for development.

-- Continued --

With respect to Washington County's interest, this RMA, like a similar one done for the City of Hartford, is intended to evaluate the status of the current market and potential support for the "mainstream" or "middle" segment of the marketplace... often referred to as the "workforce" segment of the housing market (which is the same segment of the housing market that the Next Generation Housing Program was created to address).

With respect to the Village, our interest in conducting the RMA is to evaluate the status of the current market and support for all segments of the housing market, consistent with and pursuant to the Housing Objectives in the Implementation Plan of the 2050 Plan.

This RMA provides the type of information and detail that will prove useful as we move forward: (1) developing individual master plans for the various Neighborhoods, Districts and Corridors throughout the Village; and (2) reviewing specific development proposals for new residential development, whether said development is proposed for new, subdivision-scale neighborhoods or small in-fill sized parcels.

The Plan Commission is asked to review the report and be prepared to share your thoughts, ideas, comments and questions (given the lack of time available at the January 22 joint meeting).

Residential Market Analysis - Final -- Strategy Planning Guidelines -- Germantown, Wisconsin

Prepared on behalf of:

Village of Germantown
N112 W17001 Mequon Road
Germantown, WI 53022

February 9, 2024



TRACY CROSS & ASSOCIATES, INC.
REAL ESTATE MARKET ANALYSIS

1375 E. WOODFIELD ROAD, SUITE 520
SCHAUMBURG, IL 60173
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TRACY CROSS & ASSOCIATES, INC.
REAL ESTATE MARKET ANALYSIS

EXECUTIVE SUMMARY

At the request of the Village of Germantown, Tracy Cross & Associates, Inc. evaluated the market potential for residential development in Germantown, Washington County, Wisconsin. Specifically, this analysis provides a comprehensive evaluation of the housing market in and around Germantown, together with detailed conclusions regarding the demand/need for new construction housing. It also identifies opportunities that exist (or voids that need to be filled) for certain types of homes, along with the specific direction that should be taken to address/meet demand.

Based upon a thorough evaluation of all relevant economic, demographic, socio-economic and residential market conditions in the village of Germantown and surrounding areas (both today and going forward), it was concluded that the state of the new construction home market throughout the area shows a significant opportunity for the development of, primarily, mainstream or workforce housing (i.e., the middle of the market). The words *mainstream*, *workforce* or *middle of the market*, as used throughout the body of this report, refer to new housing units that target households earning between roughly 50 and 150 percent of the area's \$86,185 median income, or approximately \$40,000 to \$125,000+ annually).

The identified need for new mainstream housing is founded on the basis of supply deficiencies (both rental and for sale) that exist in the market, along with the extreme price disparity that can be found in the for sale sector between new construction alternatives and resale units. In other words, given current market conditions in both the rental apartment and for sale/ownership sectors, the potential or need for properly positioned housing targeting renters earning, primarily, between \$40,000 and \$125,000 annually and ownership households earning from \$75,000 to \$150,000+ is viewed as *significant*.

Because new/newer apartment developments throughout Germantown and surrounding areas are, for the most part, already offering product that targets the threshold of renter households earning between \$40,000 and \$125,000, the area simply needs more properly positioned rental product given the tightness of this market and only marginal new/newer supply.

In the for sale sector, however, the large disparity that exists between new construction price points and those incomes represented by the middle of the market (again, those earning between roughly 50 and 150 percent of median), reflects the reality that a different approach must be taken for the introduction of new for sale housing in the marketplace. This new approach will require discipline by all stakeholders and builders/developers as it relates to land planning, densities, product design, and most importantly, implementation. *Note: the rising cost of land, development, materials and labor is the primary reason new for sale housing prices have risen so dramatically, coupled with the lack of new product initiatives.*

As outlined in our full report, the introduction of **new apartment product** can occur within a reasonable time period simply by following our recommendations for three specific products, all of which are efficient to build from a construction cost standpoint and have proven successful throughout the Midwest and southeast Wisconsin. These products can be readily produced (with a manageable level of discipline) at rental rates generally consistent with the new/newer offerings in the market today.

As it relates to **new for sale housing**, our recommendations represent a departure from the status quo in the new construction ownership sector in and around Germantown and will require a *much greater* level of discipline to produce properly positioned new homes – homes that the workforce can afford, but still represent a comparable quality to that which Germantown is accustomed. To achieve this objective, it will be imperative for the Village of Germantown, and other stakeholders, to work closely with builders/developers so that our recommendations regarding four (4) very specific ownership product lines are understood and embraced. Specifically, builders/developers (and governing bodies) will need to think differently in terms of land planning, densities, development, approvals, product design (and possibly some

form of incentives) in order to *substantially reduce costs*, a key component to meeting the price requirements for the local workforce or middle of the market.

In addition to the disparity that exists between local area incomes and the current price alignment of new construction for sale housing, demand potentials for ownership housing over the next five years in the Germantown Primary Market Area (PMA), which includes Washington County, along with the neighboring areas of northeast Waukesha County, southern Ozaukee County and the northern edge of Milwaukee County, are expected to exceed supply given what is formally in the planning pipeline at this time. For example, a total of at least 2,975 for sale housing units could be absorbed in the Germantown PMA through 2028 (595 yearly), although just 1,139 for sale housing units are currently in the planning pipeline, many of which may never come to fruition. Likewise, demand for new rental housing in the Germantown PMA stands at 2,075 total units through 2028 (415 annually), yet only 1,271 units are in the pipeline, some of which may not move forward. *Moreover, not only is “derived demand” likely to outstrip supply near term, but the overall base of residential construction requirements could actually be much higher (i.e., double) during any given year where properly positioned supply is made available. This doubling of demand factors pent-up demand; upside household growth potentials if properly positioned development were actually to occur; the limited amount of new construction housing alternatives throughout the PMA (to be discussed later); and spillover potentials from areas outside the local market area.*

Focusing on the for sale/ownership sector, and to highlight the importance of working diligently in order to cost-effectively produce mainstream/workforce ownership housing units, the following text table outlines the qualitative distribution of annual for sale housing demand based solely on incomes, then cast against where new construction closings are occurring today. This table shows the need for new for sale housing largely concentrated at price points below \$400,000, which corresponds with the mainstream, workforce or middle of the market. Currently, the majority of new construction offerings in the market are concentrated at prices between \$400,000 and \$700,000, thus leaving workforce ownership households disenfranchised by the current alignment of new construction for sale product. *Note: single family closing prices in Germantown itself are currently 10 percent higher than those reflected throughout the PMA as a whole.*

**THE CURRENT DISCONNECT IN THE FOR SALE SECTOR OF THE NEW CONSTRUCTION HOUSING MARKET
GERMANTOWN PRIMARY MARKET AREA (PMA)**

Price Range	Annual For Sale Housing Demand (Based Upon Current Incomes)		Qualitative Distribution of New Construction Residential Closings ⁽¹⁾	
	Number	Percent	Number	Percent
Under 250,000	30	5.0	---	---
250,000 - 299,999	108	18.1	5	1.2
300,000 - 349,999	100	16.8	6	1.5
350,000 - 399,999	84	14.1	36	8.8
400,000 - 449,999	66	11.1	67	16.3
450,000 - 499,999	48	8.1	76	18.5
500,000 - 549,999	38	6.4	65	15.9
550,000 - 599,999	26	4.4	53	12.9
600,000 - 699,999	20	3.4	59	14.4
700,000 & Above	75	12.6	43	10.5
Total	595	100.0	410	100.0
Median	----- \$385,815 -----		----- \$511,634 -----	

⁽¹⁾ Reflects new construction townhome/duplex/condominium and single family closings recorded in 2023

Source: Tracy Cross & Associates, Inc. and Southeast Wisconsin Multiple Listing Service

**For Sale Housing Price Points Required for
Mainstream/Workforce/Middle Market
Households**

**Current Threshold of Homes Being Produced,
Which Cannot be Afforded by the Bulk of the
Market**

NEXT GENERATION HOUSING INITIATIVE – WASHINGTON COUNTY

With the village of Germantown situated within the boundaries of Washington County, the municipality is in a position to benefit from the county's *Next Generations Housing* initiative, which aims to assist communities, developers, builders, etc. in filling voids that exist in the market relative to ownership housing forms. As highlighted in this executive summary, and detailed throughout the full report, recent price escalation among virtually all new construction for sale developments throughout Germantown and surrounding areas has created a significant void for more properly positioned for sale housing. As such, our analysis, which independently and objectively identified this void, provides specific product/price recommendations in order to fill it – recommendations that conform to the goals of the Next Generation Housing initiative. With this said, and because several of Germantown's identified development/redevelopment properties are already being considered for Next Generation Housing, *the municipality should continue to consider this opportunity*. Note: our detailed recommendations can be found in Section I of the full report.

All told, the effort involved with bringing for sale housing product to market in Germantown (at the prices outlined in Section I), along with a variety of new rental products, will be rewarded by significant sales/absorption volumes per development, which will translate to increases in population and households and, in turn, foster economic growth locally that will have a measurable fiscal impact.





TRACY CROSS & ASSOCIATES, INC.
REAL ESTATE MARKET ANALYSIS

INTRODUCTION

At the request of the Village of Germantown, Tracy Cross & Associates, Inc. evaluated the market potential for residential development in Germantown, Washington County, Wisconsin – a northwest suburb of Milwaukee. Specifically focusing upon *new construction housing* opportunities throughout the village, this analysis establishes the following:

- ☐ Conclusions regarding the depth of the market (demand) for new construction residential development throughout Germantown based upon pertinent economic, demographic, and residential trends which define the marketplace.
- ☐ Conclusions regarding highest-and-best residential uses within the village over the next 5+ years. These conclusions are based upon factors associated with the location of Germantown, depth of market, demographic and socio-economic characteristics of existing and future households, and the alignment of residential developments, both existing and planned.
- ☐ Detailed recommendations regarding those housing forms viewed to hold measurable market support near- to mid-term. Investigative uses range from a variety of rental housing idioms to all forms of for sale housing such as condominiums, townhomes, villas/duplexes, single family, etc. These recommendations address specific product types, plan styles/sizes, features/amenities, etc., along with benchmark rent/pricing strategies necessary to achieve acceptable levels of absorption. Please note that these recommendations will focus on all segments of the conventional market ranging from younger (entry level) profiles to active adult (55+) households.
- ☐ A detailed development matrix summarizing the most marketable mix of residential uses (and their absorption/sales potentials) in order to facilitate/inform future planning efforts, architecture, financial modeling, approvals, marketing, builder/developer participation, etc.
- ☐ A geographic positioning strategy for the introduction of new housing development in Germantown.

WORK PLAN

The work plan for this assignment involved a series of inter-related research investigations as summarized below:

- ☐ A thorough investigation of Germantown and surrounding areas to determine geographic boundaries of the local market area; identify factors which may impact residential potentials within the municipality; and examine areas that may be suitable for residential development.
- ☐ A detailed analysis of all relevant employment, demographic, and residential trends/statistics including a comprehensive evaluation of key socio-economic and income variables of area households.
- ☐ A thorough assessment of both the *for rent* and *for sale* sectors of the local housing market (and adjoining areas as applicable).
- ☐ A demand forecast for residential development in and around Germantown over the next 5+ years.

- ☐ A case study evaluation of “like” residential initiatives throughout similar markets in the Midwest in order to assess trends, products, performance levels, etc.

THE REPORT

This report is divided into four sections. Of particular importance is **Section 1** which forwards detailed conclusions and recommendations regarding the highest-and-best housing options for development in Germantown over the next several years. Not to be dismissed, however, are the remaining three sections which can be defined as *fundamentals*. **Section 2**, for instance, provides an outlook for future residential development in the market area based upon all demand-related variables, while **Sections 3 and 4** present a thorough analysis of market’s current and future residential marketplace, i.e., both the rental and for sale.

CERTIFICATION AND SIGNATURE

This analysis represents our objective and independent opinion regarding the market potential for new construction housing development within Germantown, Washington County, Wisconsin as certified below:

TRACY CROSS & ASSOCIATES, INC.
An Illinois Corporation

By: 
Its: Erik A. Doersching
President & CEO

Date: January 4, 2024





1. A FRAMEWORK FOR PLANNING

The demand/need for **properly positioned** new construction housing product in the village of Germantown is considered *substantial*. In other words, future new construction housing potentials in the village of Germantown (and throughout Washington County and other adjoining areas to the south and east) are *ample* provided specific criteria can be met relative to product and price. Specifically, the market is showing a clear need for both *market rate and mainstream/workforce housing* ranging from additional rental idioms to various forms of conventional for sale offerings.

This favorable conclusion, which is supported in Sections 2, 3 and 4 of this report, is based upon: 1) more than adequate demand support for a variety of new construction housing alternatives; 2) notable supply-side constraints, especially for product that targets the mainstream of the market, i.e., those households earning between 50 and 150 percent of the market area's \$86,185 median annual income; 3) an ample base of existing (and future) households with strong demographic profiles; 4) tightness (and certain disjointedness) in both the rental and for sale sectors of the market; 5) an excellent localized environment characterized by in-place employment, transportation, shopping/services, entertainment and recreation, along with quality schools; and 6) the opportunity to introduce new and differentiated housing product in a market where such product is definitely needed.

Overall, the village of Germantown is in a unique position to help guide future residential development efforts in a direction of discipline and insight as it relates to specific products that meet the demands of the market relative to densities/lot sizes, product forms, unit types/styles, and most importantly, rent/price positioning. At the same, the village of Germantown has land available within its boundaries for multiple residential development initiatives.

A PLANNING STRATEGY: THE PRODUCT

Because supply-side issues throughout Germantown and adjoining areas are largely driven by the type of product being offered, together with current density allocations for such product idioms (and the cost to produce it), the village of Germantown must think *strategically* in order guide future development efforts to meet the demands/needs of the market, primarily as it relates to the rather large gap that exists between area incomes and new residential development, especially in the for sale sector.

With this said, the following bullet-point summary provides specific product guidelines for establishing the most practical and marketable hierarchy of conventional, mainstream and/or workforce housing – to serve as a guide for future planning and implementation efforts:

- ❑ Mirroring a number of successful mainstream rental housing communities throughout the Midwest, including southern Wisconsin, strong consideration should be given to the introduction of three different market rate rental housing series, one consisting of a two-story garden-style walkup idiom directed to all renter households; one representing a ranch villa rental program targeting the active adult aged 55-74, but not restricted to this segment since other profiles will find this product desirable; and one reflecting a single family detached alternative appealing to a cross-section of the market. Together, these three product forms, which are extremely efficient and cost effective to build, will allow for a broad and varied mix of unit types, sizes, and rents capable of penetrating the threshold of mainstream conventional renter households in the marketplace – and those emanating to Germantown in the years to come. In other words, the introduction of these three new construction product lines in Germantown would allow the full breadth of mainstream renter profiles to be targeted. These include Millennials, also known as Echo Boomers or Generation Y, along with Centennials, also known as Generation Z (i.e., younger singles and couples without

children), together with traditional and non-traditional households such as divorcees, middle-age singles, never-nested couples, singles living together as couples in a roommate condition, young families, etc., and, of course, the move-down empty-nester/active adult/pre-retiree/retiree aged 55 to 74 – *a segment which shows substantial growth near term – many of which desire a rental alternative in lieu of home ownership.*

- ❑ The **two-story garden apartment program** would consist of a “private entry” product with a component of attached, direct-access garages. In this regard, one of the most successful garden-style developments in the Midwest (and in other portions of southern Wisconsin) consists of a series of eight-unit buildings (each with four direct-access one-car garages) or 16-unit buildings (each with eight direct-access one-car garages). With just 50 percent direct-access garages suggested per structure, two different versions of the garden apartment building should be designed in order for each of the individual floorplans to be offered *with a direct access garage* in one of the two building types. By following this formula, each plan offering would have a 50 percent representation of direct-access one-car garages.



- ❑ Individual designs for the garden apartment product should be broad and varied consisting of eight (8) plan offerings including one-, two- and three-bedroom options ranging in size from 600 to 1,250 square feet. Please note that this product line would also be accompanied by buildings with optional detached garages. As such, renter profiles could elect either surface parking only; a detached garage; or a unit with an attached garage, thus giving future residents a full continuum of rental options to choose from as it relates to their choice of parking cast against their desired (or needed) monthly payment based upon income. This scenario will also provide competitive consistency with other developments in the market, current and future.
- ❑ The **ranch villa apartment program**, which would target households aged 55+, although not be restricted to this consumer segment, would consist of direct-entry single-level ranch-type townhome plans, most with one-car attached garages, but also including a two-car garage offering. Modeled, in part, after very successful empty nester ranches in other parts of Wisconsin and elsewhere throughout the Midwest, this product line would consist of four different plan designs ranging from a one-bedroom residence at 725 square feet to a three-bedroom unit with 1,275 square feet. This product line would be configured in 3-, 4-, 5- and 6-unit buildings (duplexed where necessary).



- ❑ Representing a compliment to both the garden apartments and attached ranch villa rentals, and as an extension of the overall continuum of rental housing product within Germantown, strong consideration should be given to introducing a **small-lot single family detached rental program**. Targeting a broad range of consumer profiles ranging from younger households to empty-nesters not interested in homeownership, but desirous of a new detached single family housing form, this product line would include one ranch plan at 1,300 square feet and three two-story offerings in the 1,500-1,700 square foot band (all with two-car garages).



- ❑ Mirroring competitive counterparts overall, size increments between floorplans (for all three rental products) should not exceed 200 square feet (and be narrower in many instances). This discipline will keep lease rate differentials between plans small and in concert with the gradual upward movement of mainstream (and workforce) household incomes.
- ❑ If elevated properly, the three rental housing products can exemplify tasteful suburban architecture and be very complimentary to other development initiatives (including for sale developments) both internal to an individual community and elsewhere throughout the municipality.
- ❑ Representing the first of four product lines in the “for sale” sector of the market, and in an effort to establish an overall hierarchy of ownership product starting with an alternative that should be able to achieve price points directly in-line with the lower-end of the qualitative distribution of mainstream/workforce incomes, is an efficiently designed mid-density **townhome/rowhome series**. This product line would include three separate three-story plan types, each with two main living areas configured over an integral two-car garage and a finished lower level, all with two-car garages. Plan sizes for this series, which will average 1,400 square feet, should range from 1,200 to 1,550 square feet including finished lower levels. This can be achieved in very efficient and cost effective 20' wide modules. With rear-entry garages, individual buildings are generally designed to face one another, thus allowing for a small pedestrian greenway between buildings, or they can be configured fronting a street. Combined, the three individual plan offerings will be capable of attracting a broad range of buyer profiles, with attentive focus directed toward young singles and couples without children, couples in their initial stages of family formation and young families.
- ❑ Architecturally, the townhome/rowhome product line can support either a traditional elevation scheme, or it can command something more contemporary/urban oriented, i.e., at the builder's discretion and dependent upon cost. Overall, this product line can achieve a density of 12+ units per acre, thus allowing builders to distribute land and development costs across more units – in an attempt to bring prices down from the current representation of condominium products (i.e., luxury duplexes/fourplexes) that dot the landscape throughout the market.
- ❑ Representing a more “cost conscious” or “value-oriented” age-targeted alternative to the highly stylized ranch duplex/fourplex condominiums currently found in Germantown and surrounding areas, yet still directed toward the more mature, move-down home purchasers aged 55-74+, a very efficient **attached ranch villa** for sale series is recommended. This product line, which could be configured in 3-, 4-, 5 and/or 6-unit linear buildings (duplexed only where necessary) would consist exclusively of single-level ranch plans, each with a front-load two-car garage and a small, but usable, back-yard or patio area. Ranging in size from 1,375 to 1,675 square feet, the average attached villa unit would carry 1,525 square feet of living space. These homes would be configured slab-on-grade, although a modicum of lots could/should be designated to accommodate optional basements. While directed toward the move-down consumer or empty-nester, this product line would be capable of attracting other segments of the market as well. Ultimately, the goal of creating a villa product slab on grade (as opposed to straight duplex or fourplex buildings with full basements) would be to achieve a higher-density and construction efficiencies which, again, would allow lower costs to be distributed across more units – ultimately leading to more competitive (and appropriate) prices.



- In the single family sector, and representing a departure from the current larger-lot semi-custom/custom home development currently represented among new developments in and around Germantown, would be an urban/suburban detached product line with rear-load garages. Representing a derivation of the neo-traditional planning concept, i.e. Traditional Neighborhood Development (TND), this single family series, ideally, would be comprised of two single-level “ranch” plans, two traditional two-story units (with second floor master bedrooms) and one two-story unit with a first-floor master bedroom, all with optional basements. Ranging in size from 1,500 to 1,900 square feet, and averaging roughly 1,700 square feet across the group, homes in this series should be approximately 30'-35' wide configured on 40'-45' wide homesites. At the Harmony community in Westfield, Indiana, this particular product line has been extremely successful as it has allowed new construction single family housing (through density and unit sizes) to meet a mainstream or workforce price point – one not typically seen among more traditional counterparts on larger lots. In Madison, Wisconsin, Veridian Homes carries a similar style of homes, which allows the builder to offer more mainstream price points. Because of the escalation of new construction single family prices throughout the local market, a similar strategy is warranted. The TND single family product line will be able to attract a broad spectrum of mainstream detached home purchasers including young childless married couples, couples in their initial stages of family formation, and young families. And, with the incorporation of several ranch plans and a two-story master-down design, this program will be in a position to also appeal to the 55 and older empty-nester segment desirous of detached ownership housing.



- The second single family product line should consist of a smaller-lot, more traditional single family series with front-access, two-car garages and optional basements. This product line should be comprised of two single-level “ranch” plans and four traditional two-story units. Ranging in size from 1,750 to 2,400 square feet, and averaging roughly 2,050 square feet across the group, homes in this program should be configured on 50'-55" wide homesites. The smaller lot sizes would, once again, assist in reducing costs, thus allowing for a more competitive price position. Together, the six single family plans will also appeal to a broad spectrum of single family home purchasers including young childless married couples, couples in their initial stages of family formation, and first- and second-time move up families. And, with the inclusion of two ranch plans on small low-maintenance lots, this series will appeal to the 55 and older empty-nester segment as well. *While the price points for this product line align the upper end of mainstream incomes, they more closely align the resale sector. As such, this series will provide a reasonably priced move-up alternative in an effort to alleviate pressure among area resales and open up more options for the mainstream of the market or workforce in the existing home market as well.*



- It is important to note that with proper land planning and architecture, smaller single family lots (both TND and traditional) can still provide for aesthetically appealing community orientation and, most importantly, at the price points not widely represented in the new construction single family sector of the market – price points necessary for the bulk of the market.

For a detailed outline of each recommended mainstream housing idiom including individual product/plan criteria, unit sizes, *current dollar* rents/prices, features, etc., consult **Exhibits 1.1 through 1.7**. As depicted, plan offerings are broad and varied, and reflect some of the best-selling floorplan alternatives among successful “like” products throughout the Midwest.

It is important to note that the detailed planning guidelines and benchmark rent/price suggestions for the various housing products are not arbitrary, but rather *strategic*. Specially, these guidelines will allow five important goals to be met. First, the continuum of home types, styles and rents/prices will directly align mainstream household incomes in the market. Second, the for sale product lines (and their prices) will assist builders in bridging the rather large price gap that exists between area resales and new construction alternatives which, in turn, will provide for “above average” absorption/sales rates. Third, the suggested products (and their typical density allocations) will allow each home series to improve upon total unit counts per acre, which will help minimize raw land costs per unit. Fourth, each suggested product line and plan offering can be built in an efficient manner, which will assist in keeping direct construction costs at a minimum. Finally, the rents/prices assigned to each product line will allow each housing idiom to draw consumers from both the village of Germantown itself, as well as other areas throughout the Milwaukee region, primarily its north/northwest/west suburbs.

Because each product line has been positioned competitively (and strategically) relative to the market, absorption rates for the rental products and sales rates for the ownership offerings are expected to be “at” or “above the market average.” And, while absorption and sales are dependent upon other factors such as the scale of a development, i.e., number of total units; site location; community amenities, etc., the following text table offers a general outline of what an individual location would be capable of attaining per product series:

**ABSORPTION / SALES SUMMARY - A GUIDE
SUGGESTED HOUSING PRODUCTS: GERMANTOWN, WISCONSIN**

Product Line	Estimated Total Units For a Typical Development or Phase (of Relative Scale)	Annual Absorption/ Sales Potential (In Units) At Benchmark Rents/Prices	Marketing Life (In Years)
Two-Story Garden Apts	240	144	1.7 ⁽¹⁾
Ranch Villa Rentals	140	84	1.7 ⁽¹⁾
Single Family Rentals	100	60	1.7 ⁽¹⁾
Townhomes/Rowhomes	60	30	2.0
Attached Ranch Villas	60	30	2.0
TND Single Family	60	30	2.0
Conventional Single Family	40	20	2.0
⁽¹⁾ Marketing life will actually be slightly shorter to get to a stabilized occupancy level of 95 percent.			

Source: Tracy Cross & Associates, Inc.

The absorption/sales volumes outlined above are reflective of a series of residential product lines that will appeal to households earning incomes, generally, in the \$50,000 to \$125,000 range for the rental products and in the \$75,000 to \$150,000+ range for the ownership idioms. These income segments, which are some of the deepest in the village of Germantown and surrounding communities (including all of Washington County), have been disenfranchised of late relative to new construction alternatives.

PRODUCT CRITERIA AND BENCHMARK RENTS - TWO-STORY GARDEN APARTMENTS
-- CONVENTIONAL/MAINSTREAM HOUSING --
GERMANTOWN, WISCONSIN

1.1

Product Line Summary

Product Form:	Two-Story Garden Apartments (8- or 16-Unit Buildings with 4 or 8 Direct Access One-Car Garages Per Building)
Density in Units Per Acre:	20.0
Average Plan Size (Sq. Ft.):	925
Average Benchmark Base Rent w/50 % Garages:	\$1,716
Per Sq. Ft.:⁽¹⁾	\$1.86



Plan Detail

Plan Designation	A-1	A-2	A-3	B	C-1	C-2	C-3	D
Percent Distribution	12.5	12.5	12.5	12.5	12.5	12.5	12.5	12.5
Plan Type	1BR	1BR	1BR	1BR DEN	2BR	2BR	2BR	3BR
Bedroom/Bath Mix	1/1.0	1/1.0	1/1.0	1+Den/1.0	2/2.0	2/2.0	2/2.0	3/2.0
Unit Size (Sq. Ft.)	600	700	775	875	975	1,075	1,150	1,250
Benchmark Base Rent w/o Garage: ⁽¹⁾	\$1,245	\$1,370	\$1,465	\$1,590	\$1,715	\$1,840	\$1,935	\$2,060
Per Sq. Ft.: ⁽¹⁾	\$2.08	\$1.96	\$1.89	\$1.82	\$1.76	\$1.71	\$1.68	\$1.65
Benchmark Base Rent w/ Garage:⁽²⁾	\$1,370	\$1,495	\$1,590	\$1,715	\$1,840	\$1,965	\$2,060	\$2,185
Per Sq. Ft.:⁽²⁾	\$2.28	\$2.14	\$2.05	\$1.96	\$1.89	\$1.83	\$1.79	\$1.75

Unit Features and Community Amenities

UNIT STANDARDS

- Painted Trim
- Plank Flooring in Living Areas
- "White" Interior Paint Finish
- Direct Wire Smoke Detectors
- Cable/Satellite Access
- High-Speed Internet Connectivity
- USB Ports
- Air Conditioning
- Quality Door Hardware
- Quality Lighting Package
- Private Balcony/Patio

CLOSETS, UTILITIES, AND STORAGE

- Walk-In MBR Closet (Per Plan)
- Wire Closet Shelving
- Full Size Washer/Dryer (Stacked or Side-by-Side)
- Storage Area (Either In-Unit or Separate)
- Linen Closet(s)
- Programmable Thermostat

KITCHEN FEATURES

- Quality Wood Cabinetry
- Plank Flooring
- Self Clean Range Oven
- Built-In Dishwasher
- Refrigerator with Ice-Maker
- Garbage Disposal
- Microwave with Vent
- Hard Surface Countertops
- Stainless Steel Sink

COMMUNITY FEATURES/AMENITIES (LARGE-SCALE DEVELOPMENTS)
(SHARED W/RANCH VILLA AND/OR SF RENTALS)

- Architecturally-enhanced Exteriors
- Secured Access Entry Per Unit
- Clubhouse w/ Community Room, Kitchen, Fitness Center, E-Lounge, Etc.
- Outdoor Fireside Lounge & Grilling Stations
- Outdoor Swimming Pool/Deck Area
- Dog Park & Dog Washing Station

BATH/POWDER ROOM STANDARDS

- Plank Flooring
- Hard Surface Vanity Tops
- Quality Cabinetry
- Ceramic Tub/Shower Surround
- Framed Glass Mirror Over Vanity

- Trail System
- Sport Courts/Playground
- Extensive Landscaping/Hardscaping
- Wi-Fi in all Common Areas
- Direct Access Garages at 50%
- Adequate Surface Parking
- Detached Garages @ \$65 Monthly Per Space

⁽¹⁾ Benchmark base monthly rents, which are presented in January 2024 dollars, reflect the posted base rents for units without direct access garages. They do not include potential premiums for corner units, floor or view. They also do not include application/administration fees, pet fees, storage rental, utilities, or detached garages.

⁽²⁾ Benchmark base monthly rents, which are presented in January 2024 dollars, reflect the posted base rents for units with direct access garages. They do not include potential premiums for corner units, floor or view. They also do not include application/administration fees, pet fees, storage rental, utilities, or detached garages.

PRODUCT CRITERIA AND BENCHMARK RENTS - RANCH VILLA RENTALS
-- CONVENTIONAL/MAINSTREAM HOUSING --
GERMANTOWN, WISCONSIN

1.2

Product Line Summary				
Product Form:		Single-Level Ranch Villas w/Attached Garages - Slab on Grade/No Basements (3-, 4-, 5- and/or 6-Unit Buildings-Duplexed Where Necessary)		
Density in Units Per Acre:	12.0			
Average Plan Size (Sq. Ft.):	1,000			
Average Benchmark Base Rent:	\$1,981			
Per Sq. Ft.:(1)	\$1.98			
Plan Detail				
Plan Designation	A	B	C	D
Percent Distribution	25.0	25.0	25.0	25.0
Plan Type	1BR	1BR DEN	2BR	3BR
Garage Condition	1-Car	1-Car	1-Car	2-Car
Bedroom/Bath Mix	1/1.0	1+Den/1.0	2/2.0	3/2.0
Unit Size (Sq. Ft.)	725	925	1,075	1,275
Benchmark Base Rent:(1)	\$1,625	\$1,850	\$2,050	\$2,400
Per Sq. Ft.:(1)	\$2.24	\$2.00	\$1.91	\$1.88
Unit Features and Community Amenities				
UNIT STANDARDS ■ Painted Trim ■ Plank Flooring in Living Areas ■ "White" Interior Paint Finish ■ Direct Wire Smoke Detectors ■ Cable/Satellite Access ■ High-Speed Internet Connectivity ■ USB Ports ■ Air Conditioning ■ Quality Door Hardware and Lighting Package ■ Private Patio		KITCHEN FEATURES ■ Quality Wood Cabinetry ■ Plank Flooring ■ Self Clean Range Oven ■ Built-In Dishwasher ■ Refrigerator with Ice-Maker ■ Garbage Disposal ■ Microwave with Vent ■ Hard Surface Countertops ■ Stainless Steel Sink		BATH/POWDER ROOM STANDARDS ■ Plank Flooring ■ Hard Surface Vanity Tops ■ Quality Cabinetry ■ Ceramic Tub/Shower Surround ■ Framed Glass Mirror Over Vanity
CLOSETS, UTILITIES, AND STORAGE ■ Walk-In MBR Closet (Per Plan) ■ Wire Closet Shelving ■ Full Size Washer/Dryer (Stacked or Side-by-Side) ■ Storage Area (Either In-Unit or Separate) ■ Linen Closet(s) ■ Programmable Thermostat		COMMUNITY FEATURES/AMENITIES (LARGE-SCALE DEVELOPMENTS) (SHARED W/GARDEN APARTMENTS AND/OR SF RENTALS) ■ Architecturally-enhanced Exteriors ■ Secured Access Entry Per Unit ■ Clubhouse w/ Community Room, Kitchen, Fitness Center, E-Lounge, Etc. ■ Outdoor Fireside Lounge & Grilling Stations ■ Outdoor Swimming Pool/Deck Area ■ Trail System ■ Dog Park ■ Dog Washing Station ■ Sport Courts/Playground ■ Extensive Landscaping/Hardscaping ■ Wi-Fi in all Common Areas ■ Direct Access Garages at 100% ■ Additional Surface Parking		
(1) Benchmark base monthly rents, which are presented in January 2024 dollars, reflect the posted base rents, each of which includes an attached garage. They do not include potential premiums for end units or view. They also do not include application/administration fees, pet fees, storage rental, or utilities.				

Source: Tracy Cross & Associates, Inc.

PRODUCT CRITERIA AND BENCHMARK RENTS - SINGLE FAMILY RENTALS
-- CONVENTIONAL/MAINSTREAM HOUSING --
GERMANTOWN, WISCONSIN

1.3

Product Line Summary

Product Form: *Single Family Rentals w/Attached Garages - Slab on Grade/No Basements
(35'-40' Wide Homes on 45'-50' Wide Homesites)*

Density in Units Per Acre: 8.0

Average Plan Size (Sq. Ft.): 1,525

Average Benchmark Base Rent: \$2,906
Per Sq. Ft. ⁽¹⁾ \$1.91



Plan Detail

Plan Designation	A	B	C	D
Percent Distribution	25.0	25.0	25.0	25.0
Plan Type	Ranch	2-Story	2-Story	2-Story
Garage Condition	2-Car	2-Car	2-Car	2-Car
Bedroom/Bath Mix	2+Den/2.0	3/2.5	3/2.5	3+Loft/2.5
Unit Size (Sq. Ft.)	1,300	1,500	1,600	1,700
Benchmark Base Rent: ⁽¹⁾	\$2,625	\$2,875	\$3,000	\$3,125
Per Sq. Ft. ⁽¹⁾	\$2.02	\$1.92	\$1.88	\$1.84

Unit Features and Community Amenities

UNIT STANDARDS

- Painted Trim
- Plank Flooring in Living Areas
- "White" Interior Paint Finish
- Direct Wire Smoke Detectors
- Cable/Satellite Access
- High-Speed Internet Connectivity
- USB Ports
- Air Conditioning
- Quality Door Hardware and Lighting Package
- Private Patio

KITCHEN FEATURES

- Quality Wood Cabinetry
- Plank Flooring
- Self Clean Range Oven
- Built-In Dishwasher
- Refrigerator with Ice-Maker
- Garbage Disposal
- Microwave with Vent
- Hard Surface Countertops
- Stainless Steel Sink

BATH/POWDER ROOM STANDARDS

- Plank Flooring
- Hard Surface Vanity Tops
- Quality Cabinetry
- Ceramic Tub/Shower Surround
- Framed Glass Mirror Over Vanity

CLOSETS, UTILITIES, AND STORAGE

- Walk-In MBR Closet (Per Plan)
- Wire Closet Shelving
- Full Size Washer/Dryer (Stacked or Side-by-Side)
- Storage Area (Either In-Unit or Separate)
- Linen Closet(s)
- Programmable Thermostat

**COMMUNITY FEATURES/AMENITIES (LARGE-SCALE DEVELOPMENTS)
(SHARED W/GARDEN APARTMENTS AND/OR RANCH VILLA RENTALS)**

- | | |
|---|---|
| <ul style="list-style-type: none"> ■ Architecturally-enhanced Exteriors ■ Secured Access Entry Per Unit ■ Clubhouse w/ Community Room, Kitchen, Fitness Center, E-Lounge, Etc. ■ Outdoor Fireside Lounge & Grilling Stations ■ Outdoor Swimming Pool/Deck Area ■ Trail System | <ul style="list-style-type: none"> ■ Dog Park ■ Dog Washing Station ■ Sport Courts/Playground ■ Extensive Landscaping/Hardscaping ■ Wi-Fi in all Common Areas ■ Direct Access Garages at 100% ■ Additional Surface Parking |
|---|---|

⁽¹⁾ Benchmark base monthly rents, which are presented in January 2024 dollars, reflect the posted base rents, each of which includes an attached garage. They do not include potential premiums for end units or view. They also do not include application/administration fees, pet fees, storage rental, or utilities.

Source: Tracy Cross & Associates, Inc.

PRODUCT CRITERIA AND BENCHMARK PRICES - FOR SALE TOWNHOMES/ROWHOMES
-- CONVENTIONAL/MAINSTREAM HOUSING --
GERMANTOWN, WISCONSIN

1.4

Product Line Summary			
Product Form:		Townhomes/Rowhomes	
Garage Condition:		2-Car (Rear Load)	
Lower Level of Townhomes/Rowhomes		Finished	
Average Plan Size (Sq. Ft.):		1,400	
Average Benchmark Base Price: ⁽¹⁾		\$266,990	
Per Sq. Ft.:		\$190.71	
Average Anticipated Closing Price: ⁽²⁾		\$283,000	
Per Sq. Ft.:		\$202.14	
			
Plan Detail			
Plan Designation	A	B	C
Plan Style	3-Story	3-Story	3-Story
Bedrooms	2	2+Loft+Flex	3+Flex
Baths	2.5	2.5	2.5
Unit Size (Sq. Ft.)	1,200	1,450	1,550
Benchmark Base Price: ⁽¹⁾	\$254,990	\$269,990	\$275,990
Per Sq. Ft.:	\$212.49	\$186.20	\$178.06
Anticipated Closing Price: ⁽²⁾	\$270,300	\$286,200	\$292,500
Per Sq. Ft.:	\$225.25	\$197.38	\$188.71
Features and Amenities			
UNIT STANDARDS		KITCHEN FEATURES	
■ Luxury Plank Flooring in Main Living Areas ■ Carpeting in Bedroom Areas ■ "White" Interior Paint Finish ■ Painted Trim ■ Direct-Wire Smoke Detectors Per Code ■ Cable/Satellite/Telephone Prewire ■ Paneled Doors ■ High-Speed Internet Connectivity ■ Air Conditioning ■ Designer Door Hardware ■ Designer Lighting Package ■ Private Balcony		■ Quality Cabinetry ■ Luxury Plank Flooring ■ Four Burner Cooktop ■ Self Clean Single Oven-Stainless Steel ■ Built-In 5-Cycle Dishwasher-Stainless Steel ■ Refrigerator with Ice-Maker-Stainless Steel ■ Garbage Disposal ■ Microwave with Vent ■ Granite or Quartz Countertops ■ Double Bowl Stainless Steel Sink	
		BATH/POWDER ROOM STANDARDS	
		■ Ceramic Flooring ■ Granite or Quartz Vanity Tops ■ Quality Cabinetry ■ Ceramic Tub/Shower Surround ■ Framed Glass Mirror Over Vanity	
CLOSETS, UTILITIES, AND LAUNDRY		BUILDING FEATURES/AMENITIES	
■ Walk-In MBR Closet (Per Plan) ■ Laminate Closet Shelving ■ Washer/Dryer Hook-Up ■ Linen Closet(s) ■ Programmable Thermostat		■ Architecturally-Enhanced Exteriors ■ Extensive Hardscaping/Landscaping ■ Finished Lower Level (Note: Lower Level in the Smallest Unit is Limited to A Laundry Room, Closet, Etc.)	
		■ Front-Oriented Sidewalks ■ Modest, But Desirable Community Amenities (Depends on Size of Development)	
⁽¹⁾ Benchmark base sales prices, which are presented in January 2024 dollars, do not include options, upgrades or premiums. ⁽²⁾ Includes an estimate for options, upgrades and premiums, i.e. 6.0 percent above the base sales price.			

Source: Tracy Cross & Associates, Inc.

PRODUCT CRITERIA AND BENCHMARK PRICES - FOR SALE ATTACHED RANCH VILLAS
-- CONVENTIONAL/MAINSTREAM HOUSING --
GERMANTOWN, WISCONSIN

Product Line Summary			
Product Form:	Attached Ranch Villas (3-, 4-, 5 and 6-Unit Buildings - Duplexed Where Necessary)		
Garage Condition:	2-Car (Front)		
Average Plan Size (Sq. Ft.):	1,525		
Average Benchmark Base Price: ⁽¹⁾	\$288,990		
Per Sq. Ft.:	\$189.50		
Average Anticipated Closing Price: ⁽²⁾	\$309,200		
Per Sq. Ft.:	\$202.75		
			
Plan Detail			
Plan Designation	A	B	C
Plan Style	Ranch	Ranch	Ranch
Bedrooms	2	2+Den	3
Baths	2	2	2
Unit Size (Sq. Ft.)	1,375	1,525	1,675
Benchmark Base Price: ⁽¹⁾	\$279,990	\$288,990	\$297,990
Per Sq. Ft.:	\$203.63	\$189.50	\$177.90
Anticipated Closing Price: ⁽²⁾	\$299,600	\$309,200	\$318,800
Per Sq. Ft.:	\$217.89	\$202.75	\$190.33
Features and Amenities			
UNIT STANDARDS ■ Luxury Plank Flooring in Main Living Areas ■ Carpeting in Bedroom Areas ■ "White" Interior Paint Finish ■ Painted Trim ■ Direct-Wire Smoke Detectors Per Code ■ Cable/Satellite/Telephone Prewire ■ Paneled Doors ■ High-Speed Internet Connectivity ■ Air Conditioning ■ Designer Door Hardware ■ Designer Lighting Package ■ Private Patio Area CLOSETS, UTILITIES, AND LAUNDRY ■ Walk-In MBR Closet (Per Plan) ■ Laminate Closet Shelving ■ Washer/Dryer Hook-Up ■ Linen Closet(s) ■ Programmable Thermostat KITCHEN FEATURES ■ Quality Cabinetry ■ Luxury Plank Flooring ■ Four Burner Cooktop ■ Self Clean Single Oven-Stainless Steel ■ Built-In 5-Cycle Dishwasher-Stainless Steel ■ Refrigerator with Ice-Maker-Stainless Steel ■ Garbage Disposal ■ Microwave with Vent ■ Hard Surface Countertops ■ Double Bowl Stainless Steel Sink BATH/POWDER ROOM STANDARDS ■ Ceramic Flooring ■ Hard Surface Vanity Tops ■ Quality Cabinetry ■ Ceramic Tub/Shower Surround ■ Framed Glass Mirror Over Vanity HOME FEATURES/AMENITIES ■ Architecturally-Enhanced Exteriors ■ Extensive Hardscaping/Landscaping ■ Basements Optional on Select Lots ■ Front-Oriented Sidewalks ■ Modest, But Desirable Community Amenities (Depends on Size of Development)			
⁽¹⁾ Benchmark base sales prices, which are presented in January 2024 dollars, do not include options, upgrades or premiums. ⁽²⁾ Includes an estimate for options, upgrades and premiums, i.e. 7.0 percent above the base sales price.			

Source: Tracy Cross & Associates, Inc.

PRODUCT CRITERIA AND BENCHMARK PRICES - SMALL LOT TND FOR SALE SINGLE FAMILY
-- CONVENTIONAL/MAINSTREAM HOUSING --
GERMANTOWN, WISCONSIN

1.6

Product Line Summary					
Product Form:	Single Family				
Lot Dimensions:	40'-45" x 100'-110'				
Garage Condition:	2-Car (Rear Load) (Front-Load As Necessary)				
Average Plan Size (Sq. Ft.):	1,700				
Average Benchmark Base Price: ⁽¹⁾	\$329,990				
Per Sq. Ft.:	\$194.11				
Average Anticipated Closing Price: ⁽²⁾	\$353,100				
Per Sq. Ft.:	\$207.71				
					
Plan Detail					
Plan Designation	A	B	C	D	E
Plan Style	Ranch	Ranch	2-Story	2-Story	2-Story (1st Floor MBR)
Bedrooms	2 + Den	2 + Flex	3	3 + Flex	3 + Loft
Baths	2	2	2.5	2.5	2.5
Unit Size (Sq. Ft.)	1,500	1,600	1,700	1,800	1,900
Benchmark Base Price: ⁽¹⁾	\$311,990	\$320,990	\$329,990	\$338,990	\$347,990
Per Sq. Ft.:	\$207.99	\$200.62	\$194.11	\$188.33	\$183.15
Anticipated Closing Price: ⁽²⁾	\$333,800	\$343,500	\$353,100	\$362,700	\$372,300
Per Sq. Ft.:	\$222.53	\$214.69	\$207.71	\$201.50	\$195.95
Features and Amenities					
UNIT STANDARDS		KITCHEN FEATURES		BATH/POWDER ROOM STANDARDS	
■ Luxury Plank Flooring in Main Living Areas ■ Carpeting in Bedroom Areas ■ "White" Interior Paint Finish ■ Painted Trim ■ Direct-Wire Smoke Detectors Per Code ■ Cable/Satellite/Telephone Prewire ■ Paneled Doors ■ High-Speed Internet Connectivity ■ Air Conditioning ■ Designer Door Hardware ■ Designer Lighting Package ■ Private Patio Area		■ Quality Cabinetry ■ Luxury Plank Flooring ■ Four Burner Cooktop ■ Self Clean Single Oven-Stainless Steel ■ Built-In 5-Cycle Dishwasher-Stainless Steel ■ Refrigerator with Ice-Maker-Stainless Steel ■ Garbage Disposal ■ Microwave with Vent ■ Hard Surface Countertops ■ Double Bowl Stainless Steel Sink		■ Ceramic Flooring ■ Hard Surface Vanity Tops ■ Quality Cabinetry ■ Ceramic Tub/Shower Surround ■ Framed Glass Mirror Over Vanity	
CLOSETS, UTILITIES, AND LAUNDRY		HOME FEATURES/AMENITIES			
■ Walk-In MBR Closet (Per Plan) ■ Laminate Closet Shelving ■ Washer/Dryer Hook-Up ■ Linen Closet(s) ■ Programmable Thermostat		■ Architecturally-Enhanced Exteriors ■ Extensive Hardscaping/Landscaping ■ Optional Basements ■ Front-Oriented Sidewalks ■ Modest, But Desirable Community Amenities (Depends on Size of Development)			
⁽¹⁾ Benchmark base sales prices, which are presented in January 2024 dollars, do not include options, upgrades or premiums. ⁽²⁾ Includes an estimate for options, upgrades and premiums, i.e. 7.0 percent above the base sales price.					

Source: Tracy Cross & Associates, Inc.

PRODUCT CRITERIA AND BENCHMARK PRICES - CONVENTIONAL FOR SALE SINGLE FAMILY
-- CONVENTIONAL/MAINSTREAM/MOVE-UP HOUSING --
GERMANTOWN, WISCONSIN

Product Line Summary						
Product Form:	Single Family					
Lot Dimensions:	55'-60' x 120'					
Garage Condition:	2-Car (Front)					
Average Plan Size (Sq. Ft.):	2,050					
Average Benchmark Base Price: ⁽¹⁾ Per Sq. Ft.:	\$386,490 \$188.53					
Average Anticipated Closing Price: ⁽²⁾ Per Sq. Ft.:	\$413,600 \$201.76					
						
Plan Detail						
Plan Designation	A	B	C	D	E	F
Plan Style	Ranch	Ranch	2-Story	2-Story	2-Story	2-Story
Bedrooms	3	3	3+Flex	4	4 + Loft	4 + Den
Baths	2.0	2.0	2.5	2.5	2.5	2.5
Unit Size (Sq. Ft.)	1,750	1,850	1,950	2,100	2,250	2,400
Benchmark Base Price: ⁽¹⁾ Per Sq. Ft.:	\$359,990 \$205.71	\$368,990 \$199.45	\$377,990 \$193.84	\$390,990 \$186.19	\$403,990 \$179.55	\$416,990 \$173.75
Anticipated Closing Price: ⁽²⁾ Per Sq. Ft.:	\$385,200 \$220.11	\$394,800 \$213.41	\$404,400 \$207.38	\$418,400 \$199.24	\$432,300 \$192.13	\$446,200 \$185.92
Features and Amenities						
UNIT STANDARDS		KITCHEN FEATURES		BATH/POWDER ROOM STANDARDS		
■ Luxury Plank Flooring in Main Living Areas ■ Carpeting in Bedroom Areas ■ "White" Interior Paint Finish ■ Painted Trim ■ Direct-Wire Smoke Detectors Per Code ■ Cable/Satellite/Telephone Prewire ■ Paneled Doors ■ High-Speed Internet Connectivity ■ Air Conditioning ■ Designer Door Hardware ■ Designer Lighting Package ■ Large Private Patio Area		■ Quality Cabinetry ■ Luxury Plank Flooring ■ Four Burner Cooktop ■ Self Clean Single Oven-Stainless Steel ■ Built-In 5-Cycle Dishwasher-Stainless Steel ■ Refrigerator with Ice-Maker-Stainless Steel ■ Garbage Disposal ■ Microwave with Vent ■ Hard Surface Countertops ■ Double Bowl Stainless Steel Sink		■ Ceramic Flooring ■ Hard Surface Vanity Tops ■ Quality Cabinetry ■ Ceramic Tub/Shower Surround ■ Framed Glass Mirror Over Vanity		
CLOSETS, UTILITIES, AND LAUNDRY		HOME FEATURES/AMENITIES				
■ Walk-In MBR Closet (Per Plan) ■ Laminate Closet Shelving ■ Washer/Dryer Hook-Up ■ Linen Closet(s) ■ Programmable Thermostat		■ Architecturally-Enhanced Exteriors ■ Extensive Hardscaping/Landscaping ■ Optional Basements			■ Modest, But Desirable Community Amenities (Depends on Size of Development)	
⁽¹⁾ Benchmark base sales prices, which are presented in January 2024 dollars, do not include options, upgrades or premiums. ⁽²⁾ Includes an estimate for options, upgrades and premiums, i.e. 7.0 percent above the base sales price.						

Source: Tracy Cross & Associates, Inc.

Please keep in mind that the product recommendations outlined in the previous paragraphs (and in Exhibits 1.1 through 1.7) reflect the most strategic approach for filling the voids that exist in Germantown and surrounding areas and for penetrating the threshold or mainstream of the market. This is not to suggest that the higher-end of the new construction for sale home market (at price points of \$450,000 and above) will not still have its place locally (it will), but with lower sales volumes much akin to those currently being generated by area builders, i.e., 12 units annually per product line. Nevertheless, highly-stylized duplex/fourplex residences and larger-lot single family homes (with more square footage, three-car garages, etc.) will continue to reflect an important part of the hierarchy of new construction product in the market and should also be viewed as viable (at the appropriate scale).

MARKET POSITIONING

It is important to reiterate that the benchmark rents/prices outlined in Exhibits 1.1 through 1.7 have been *carefully* established so that each product line can penetrate the mainstream of the new construction housing market based, primarily, on incomes, while at the same time supporting a value position necessary to appeal to consumers from inside and outside the local area. For example, the three rental products will each occupy an appropriate (and competitive) rent/value variance when cast against some of the newer, most proximate apartment communities of scale, i.e., those developments of 100+ units introduced in the last 10 years within 4-5 miles of Germantown (see **Exhibits 1.8 and 1.9**).

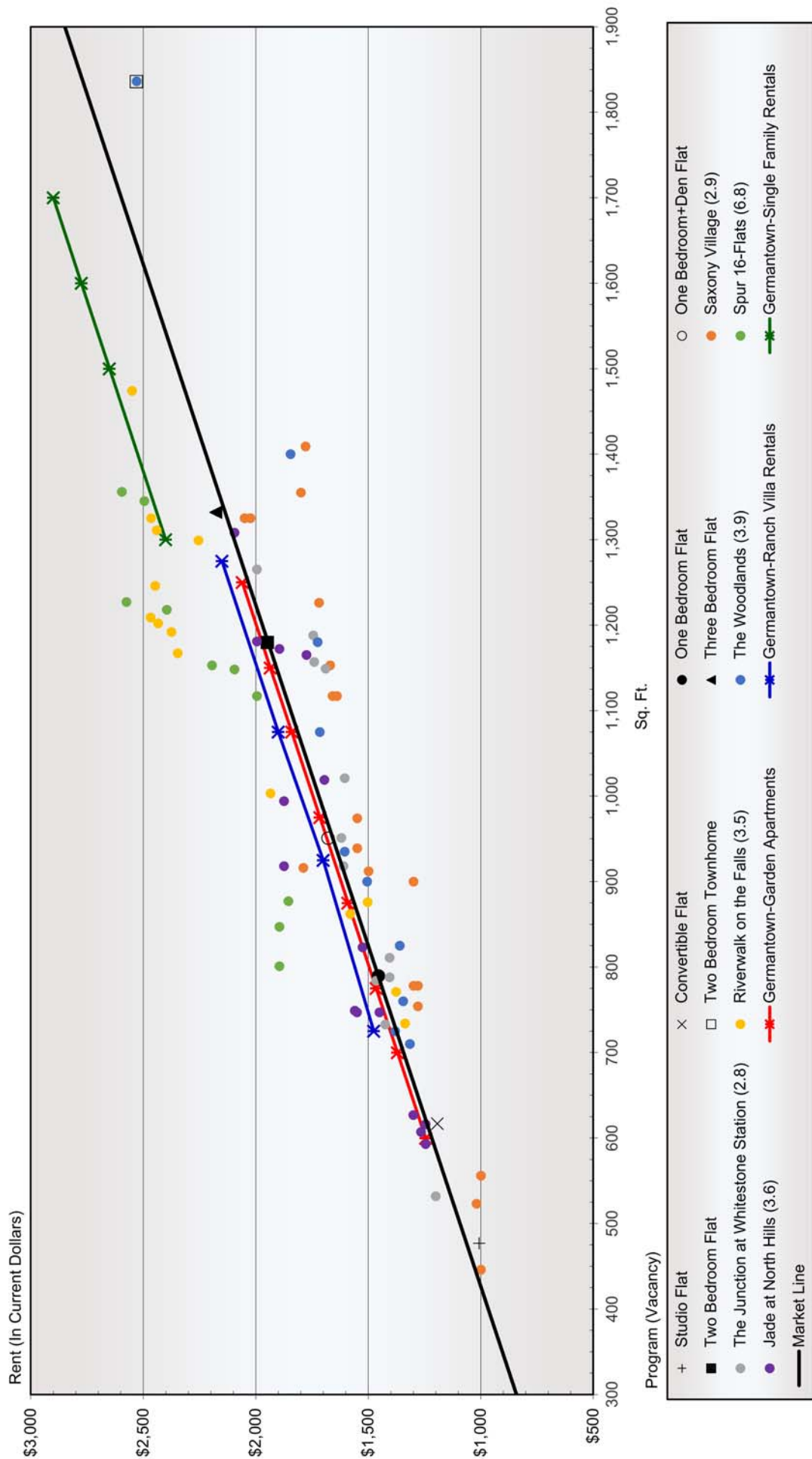
The various for sale products, in turn, will occupy much lower/more competitive value positions in the market considering the higher price points currently represented in the new construction sector (see **Exhibits 1.10 and 1.11**). As such, these product lines can expect higher absorption rates than what is typically seen among area developments, especially considering the lack of competitive substitution at benchmark prices. In other words, the more value-oriented nature of the for sale products will allow for 20-30 sales annually per series – in a market where the typical annual sales rate hovers at 12 units annually *or lower*.

A DISCIPLINE APPROACH TO PRODUCT DEVELOPMENT

To achieve the rents/prices (and absorption) outlined for each product line, and apart from the requirement of higher densities, it will be imperative for the Village of Germantown, and other stakeholders, to work closely with builders/developers so that the recommendations are understood and embraced. Specifically, builders/developers (and governing bodies) will need to think differently in terms of land planning, development, and product design in order to *substantially reduce costs*, a key component to meeting the rent/price requirements. Provided below are number of guiding principles for bringing properly positioned conventional, mainstream and/or workforce housing to market, especially as it relates to the ownership products:

- ☐ Each product line must be efficient and cost effective to build from a design standpoint (value engineered). This can be achieved while still offering functional and desirable floorplan alternatives.
- ☐ The basis for design should be modeled after box-on-box/four-corner construction with no wasted space; however, exterior elevations should still be very appealing. Referencing the latter, a strong use of colors *not materials* is but one example of how quality can be portrayed to the consumer. This has been accomplished in numerous communities throughout the U.S. with specific reference made to re-development efforts at Stapleton Airport in Denver, among others. To reiterate, by creating value-oriented floorplans, we are not suggesting that quality be minimized, nor is there implication that overall curb appeal be comprised. It simply needs to be accomplished strategically “behind the scenes.”

Rent/Value Analysis
Selected Rental Housing Communities
Germantown Primary Market Area (PMA)



Rent/value analysis uses a scatter diagram to graphically represent a set of observations found in today's marketplace, specifically the square footage of units offered and their associated rent levels. Regression analysis is then used to fit a line through the set of market observations that represent the "best fit" or average market line. This market line can then be used to predict the performance of a new, untested product line or offer explanations regarding the occupancy/absorption rates of currently available product lines.

Rent/Value Analysis
Selected Rental Housing Communities
Germantown Primary Market Area (PMA)

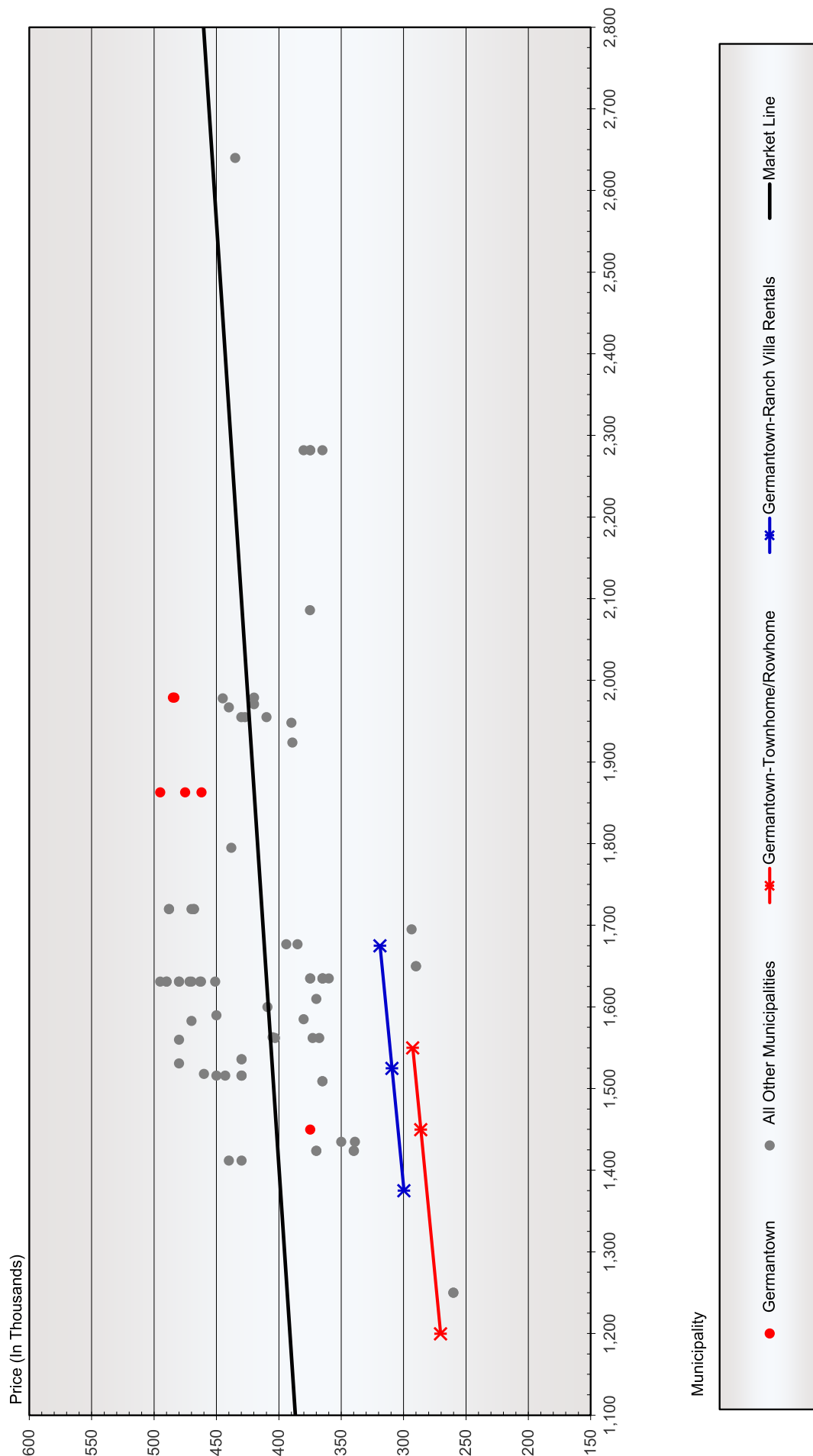
Plan Size (Sq. Ft.)	Average Market Rent	Program/Location	Year Built	Total Units	Average Plan Size (Sq. Ft.)	Average Posted Base Rent		Average Base Market Rent	Price Variance From Market	Vacancy Rate
						Dollars	Sq. Ft.			
300	\$844	Spur 16-Flats/Mequon	2019	146	1,163	\$2,257	\$1.94	\$1,923	+\$334	6.8
400	969	⁽¹⁾ <i>Germantown-Single Family Rentals</i>	---	---	<i>1,525</i>	<i>2,681</i>	<i>1.76</i>	<i>2,375</i>	<i>+306</i>	---
500	1,094	⁽¹⁾ Riverwalk on the Falls/Menomonee Falls	2018	114	1,057	1,973	1.87	1,791	+182	3.5
600	1,219	⁽¹⁾ <i>Germantown-Ranch Villa Rentals</i>	---	---	<i>1,000</i>	<i>1,831</i>	<i>1.83</i>	<i>1,719</i>	<i>+112</i>	---
700	1,344	Jade at North Hills/Menomonee Falls	2018	139	874	1,593	1.82	1,562	+31	3.6
800	1,469	⁽¹⁾ <i>Germantown-Garden Apartments</i>	---	---	<i>925</i>	<i>1,653</i>	<i>1.79</i>	<i>1,625</i>	<i>+28</i>	---
900	1,594									
1,000	1,719	---- <i>Market Average</i> ----	---	---	<i>1,003</i>	<i>1,723</i>	<i>1.72</i>	<i>1,723</i>	<i>0</i>	<i>3.7</i>
1,100	1,844									
1,200	1,969	⁽¹⁾ The Junction at Whitestone Station/Menomonee Falls	2016	318	954	1,589	1.67	1,662	-73	2.8
1,300	2,094	⁽¹⁾ Saxony Village/Germantown	2018	172	972	1,533	1.58	1,684	-151	2.9
1,400	2,219	⁽¹⁾ The Woodlands/Menomonee Falls	2015	153	1,066	1,649	1.55	1,802	-153	3.9
1,500	2,344									
1,600	2,469									
1,700	2,594									
1,800	2,719									
1,900	2,844									

Slope: \$1.25 per sq. ft.

⁽¹⁾ Development includes one enclosed parking space in some or all of its units. As such, an adjustment has been made (for analytical purposes only) so each development can be assessed as if garages were optional.

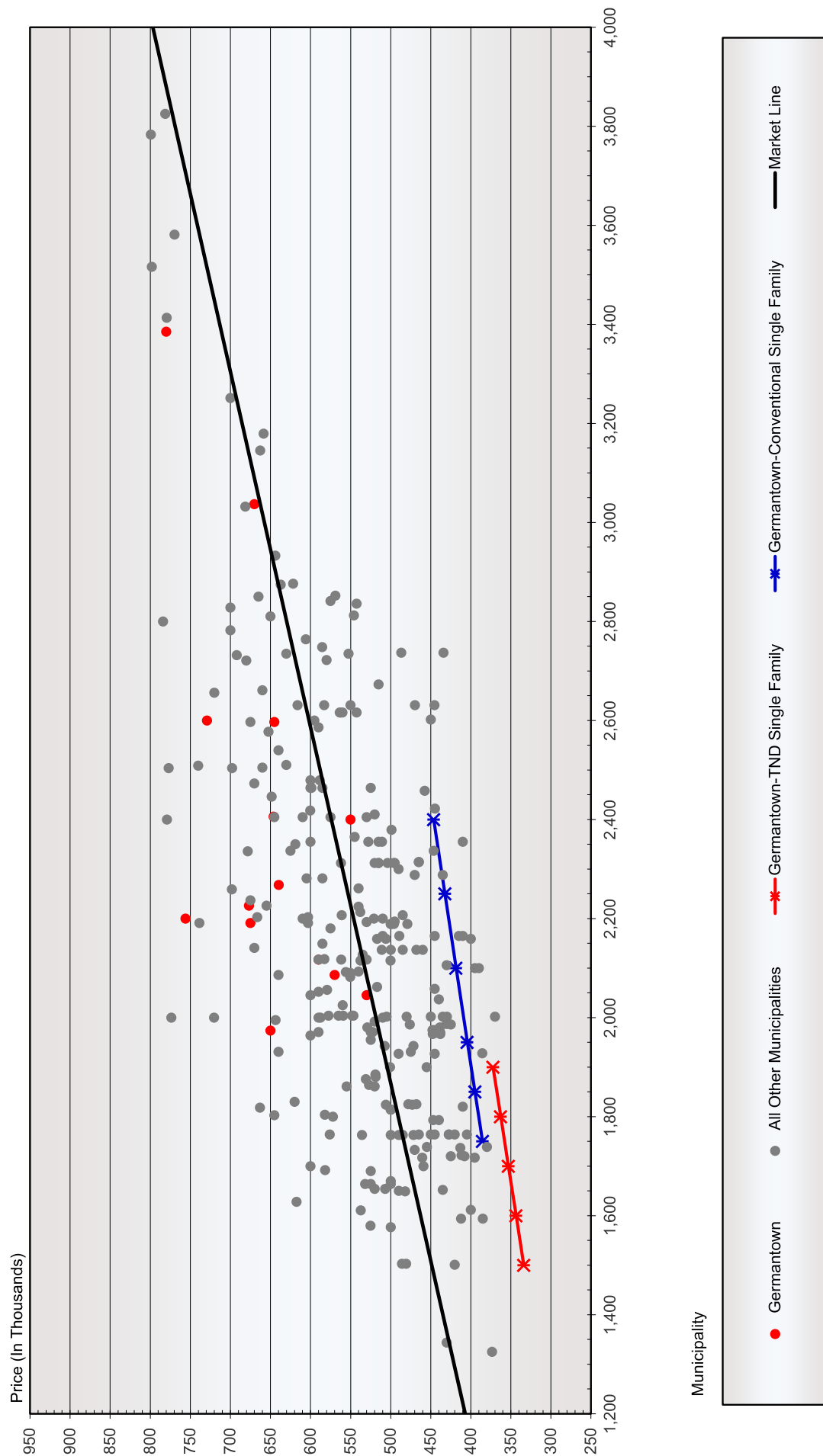
1.10

Price/Value Analysis New Construction Duplex/Fourplex/Condominium Closings (Priced from \$250,000 - \$499,999) Germantown Primary Market Area (PMA): Last 12 Months



1.11

Price/Value Analysis New Construction Single Family Closings (Priced from \$350,000 - \$799,999) Germantown Primary Market Area (PMA): Last 12 Months



Price/value analysis uses a scatter diagram to graphically represent a set of observations found in today's marketplace, specifically the square footage of models offered and their associated sales prices. Regression analysis is then used to fit a line through the set of market observations that represent the "best fit" or average market line. This market line can then be used to predict the performance of a new, untested product line or offer explanations regarding the sales rate of currently available product lines.

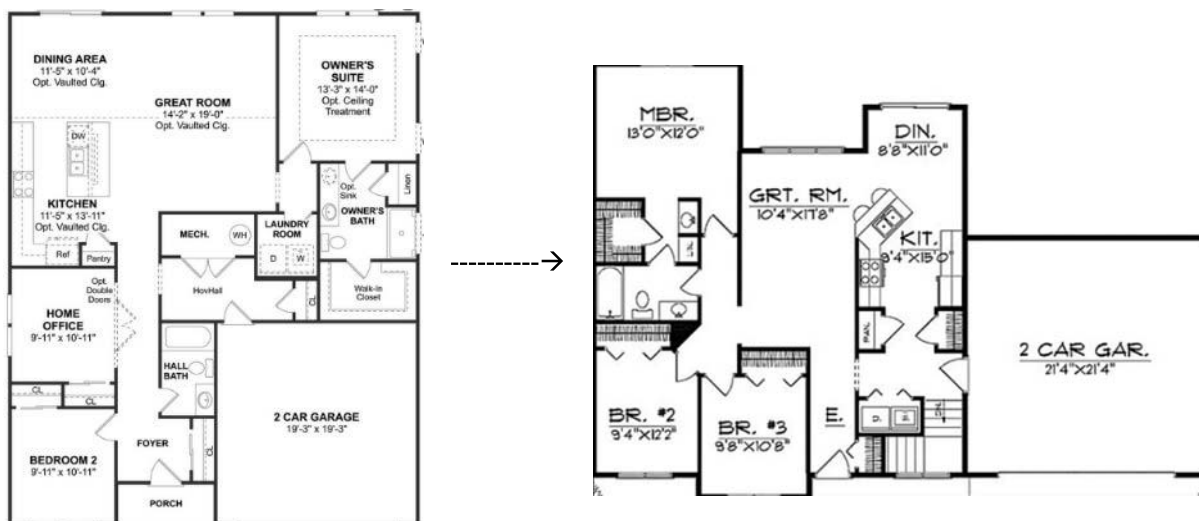
- ☐ Once value-engineering has taken place, and efficient/cost effective housing units/buildings are designed, these efficiencies must be conveyed to all subcontractors for bidding purposes.
- ☐ None of the product lines should offer standard (included) basements, although the option for a basement can be made available in certain series (as indicated).
- ☐ Additionally, outdoor living space for each residence (within each product line) is essential, but need not be extensive. Specifically, private balconies for both apartment series and the townhomes/rowhomes will be sufficient, along with private courtyards/patios/backyard areas for the attached ranch villas and most single family homes.

Provided below are a few floorplan examples that portray efficiency in design:

Efficient Three-Story Townhome/Rowhome Plan



Efficient Conventional SF Ranch Plan (Left) – As Opposed to Inefficient SF Ranch Plan (Right)



Finally, in achieving higher densities across the various product lines, strong consideration should be placed on “to the street” product, smaller lots, along with front-to-back living (i.e., narrower units). At the same time, the mixing of products within neighborhood areas will help improve densities, while also establishing a desirable architectural landscape. In reference to this latter point, in many instances, higher-density communities (with strong exterior elevations) can create an architectural landscape that is much more desirable in terms of community orientation compared to larger-lot developments with minimal landscaping and/or natural amenities.



PRODUCT CLARIFICATION

Please keep in mind that while our product guidelines are very specific, there are a number of derivatives to each of the recommended generic forms that could evolve through the design efforts of individual builders/developers – or through the overall implementation process. However, when considering any derivatives during the course of the planning process, it is still important to follow the general parameters outlined for each of the recommended products relative to unit types, bedroom counts, rents, prices, etc., in order to insure acceptable absorption and/or sales, and most importantly, the appeal to the mainstream or middle of the market.

In addition, consideration can certainly be given to the introduction of other generic forms on the basis of the imbalance that exists market-wide between supply and demand – but done so with the same general planning strategy in mind – that being differentiation, efficiency, tasteful architecture, and rent/price positioning.

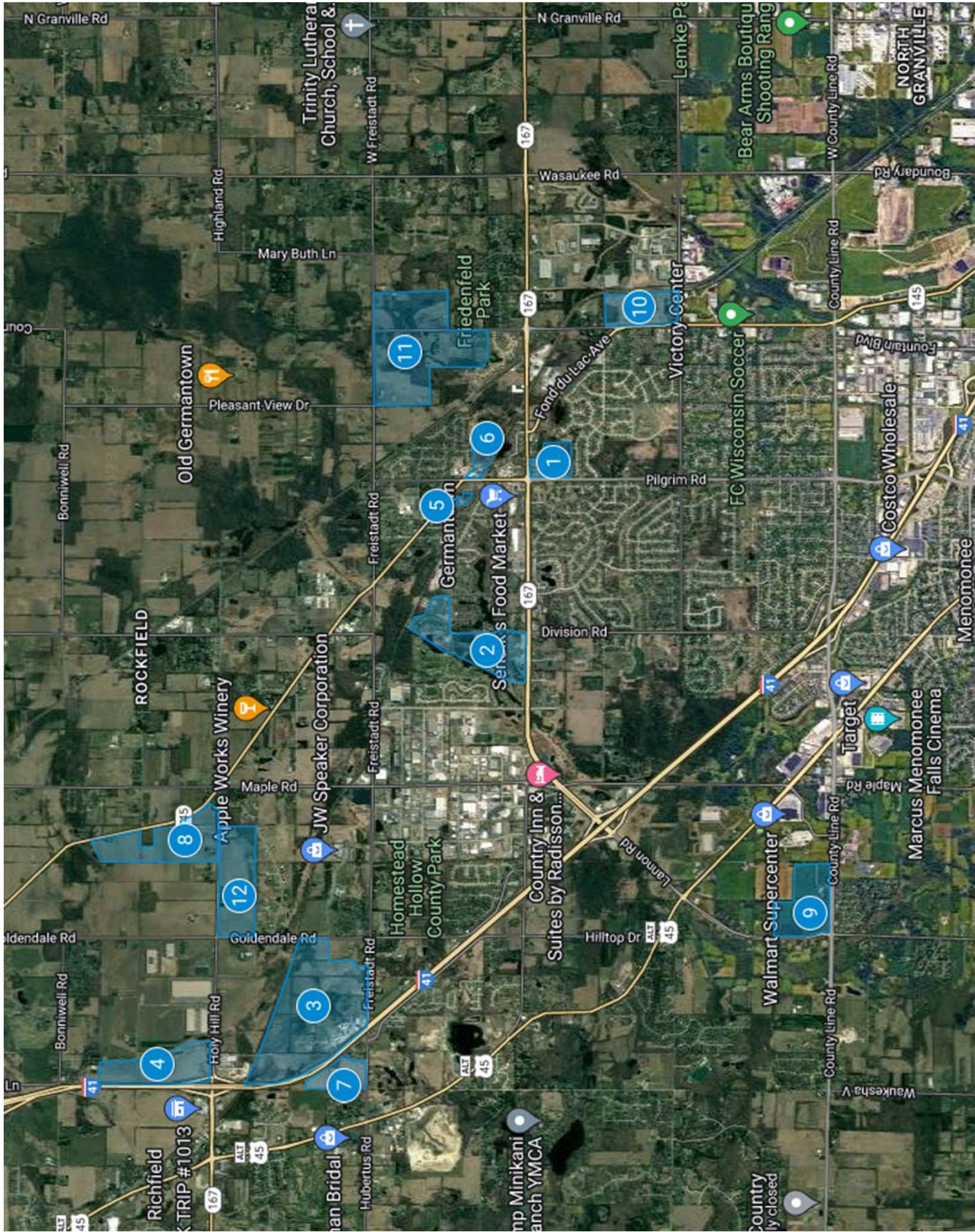
GEOGRAPHIC AND COMMUNITY POSITIONING

Given such severe supply-side constraints in the new construction housing market (i.e., deficiencies in supply for properly positioned product), practically any suitable location within Germantown could be considered for residential development or redevelopment. With this said, the Village of Germantown is in a position to move rather swiftly with its planning efforts considering the municipality has already identified 12 initial sites (both large and small) that could potentially contain a component (or components) of residential units (see **Exhibit 1.12**). In fact, with the Village getting close to securing the Grosenick parcel, which contains roughly five (5) total acres, the introduction of, say, the suggested for sale townhome/rowhome product line (as depicted earlier in Exhibit 1.4) could bring a much needed new construction price point to the village. In this regard, it is likely that 60+/- units could be configured within this parcel and, at the price points indicated earlier, a development of this scale could achieve full sellout in just two short years at 30 sales annually.

Most of the other properties identified by the Village could contain multiple product lines given their size (and the higher density allocations of each recommended home series). As a general guide, among the various larger assemblages that are proximate to Interstate 41 and/or align some of Germantown’s most prominent business/industrial areas, communities offering a combination of the various rental products should be considered. For example, the Holy Hill Gateway District assemblage carries enough acreage for all three rental housing products to be introduced in a planned and be marketed concurrently. At the same time, larger assemblages on the east side of the municipality like the Country Aire North Neighborhood, which are more aesthetically appealing relative to surrounding residential uses and/or open space, should be earmarked for larger-scale ownership communities with multiple product lines/neighborhood areas.

Potential
Development/Redevelopment
Sites

- 1 Pilgrim Rd & Mequon Rd
- 2 Blackstone Crk Golf Course
- 3 Freistadt District-E of I-41
- 4 Holy Hill Gateway District
- 5 Grosenick Parcel
- 6 Fond du Lac Ave & Pilgrim
- 7 Freistadt District-W of I-41
- 8 Dheinsville Neighborhood
- 9 Lannon Rd & County Line Rd
- 10 Victory Center Corridor
- 11 Country Aire North Nghbrhd
- 12 Isabelle Farms Nghbrhd



With this said, and again considering the size of many of the identified development/redevelopment sites, strong consideration should be given to the creation of a true master-planned community (or two) whereby multiple product lines would be introduced within an amenity enhanced environment. Such a community could become a **destination point development** whereby a full hierarchy of residential products are combined with heavy landscaping and hardscaping, together with amenities such as pocket parks, walking/jogging/biking trails, playgrounds, sport courts, open space areas, etc. – *representing a true lifestyle environment*. Such a development in the new construction sector is generally absent in northwest suburban Milwaukee, especially with the product and price points recommended, and would most certainly allow the village of Germantown to capture a *disproportionate share of market-wide demand*, while also inducing spillover from other areas.



Provided below are several items to consider if planning a destination-point master-planned community:

- ☐ To provide strong community infrastructure created around a theme of livability, functionality, walkability, and recreation/convenience.
- ☐ To create a community where emphasis is placed on all segments of the market ranging from younger childless singles and couples to families living, playing, and growing together; and where active adult residents can see and experience the vibrancy of youth. Establishing this reality includes the combination of all products with appropriate, but minimally expensive, amenities.
- ☐ To create a community in which a variety of densities are carefully combined with pocket parks and other recreational uses – and that all are highly integrated and exposed for everyone to enjoy. *Like the architecture and design of the homes, the land plan must be very efficient as well.*



OTHER CONSIDERATIONS

Even with a disciplined planning and design approach, it is possible that some incentives or concessions from the municipality might also be necessary to bring the *for sale products* (as positioned) to market, especially in larger-scale communities. While this will need to be determined through the planning process, it should be given due consideration. For the rental products, it is unlikely that incentives/concessions would be required at benchmark rents as they are more consistent with new/newer market comparables, although rising construction costs may also require some assistance in this regard.

Examples of the types of incentives being utilized by other municipalities to bring the gap between costs and “needed” housing prices include Tax Increment Financing (TIF) and/or land subsidies or land subordination, i.e., reducing the cost of land or eliminating the cost whatsoever.

Also, it is important to note that when considering parcels for the introduction of properly priced, mainstream housing throughout the village, vacant sites typically represent a stronger alternative as there are added costs associated with redevelopment sites including demolition and debris removal.

NEXT GENERATION HOUSING INITIATIVE – WASHINGTON COUNTY

With the village of Germantown situated within the boundaries of Washington County, the municipality is in a position to benefit from the county's *Next Generations Housing* initiative, which aims to assist communities, developers, builders, etc. in filling voids that exist in the market relative to ownership housing forms. As highlighted thus far in this report, and detailed more thoroughly in Sections 2, 3 and 4 that follow, the recent price escalation among virtually all new construction for sale developments throughout Germantown and surrounding areas has created a significant void for properly positioned for sale idioms. As such, our analysis empirically identified this void and made specific product/price recommendations to fill it – recommendations that conform to the goals of the Next Generation Housing initiative. With this said, and because several of Germantown's identified development/redevelopment properties are already being considered for Next Generation Housing, *the municipality should continue to consider this opportunity.*

One only has to look at the first Pilot program under the Next Generation Housing banner to see the impact it is having and the success in terms of sales. In Jackson, roughly eight miles north of Germantown, Harbor Homes and Hillcrest Builders recently introduced new construction single family homes starting in the low \$300,000s (in a market where this price point is virtually non-existent). Within the first six months, 14 homes have been sold with closings pending – a sales rate stronger than any other development locally.

All told, the effort involved with bringing for sale housing product to market in Germantown (at the prices suggested), along with the variety of new rental products, will be rewarded by significant sales/absorption volumes per development, which will translate to increases in population and households and, in turn, foster economic growth locally that will have a measurable fiscal impact.

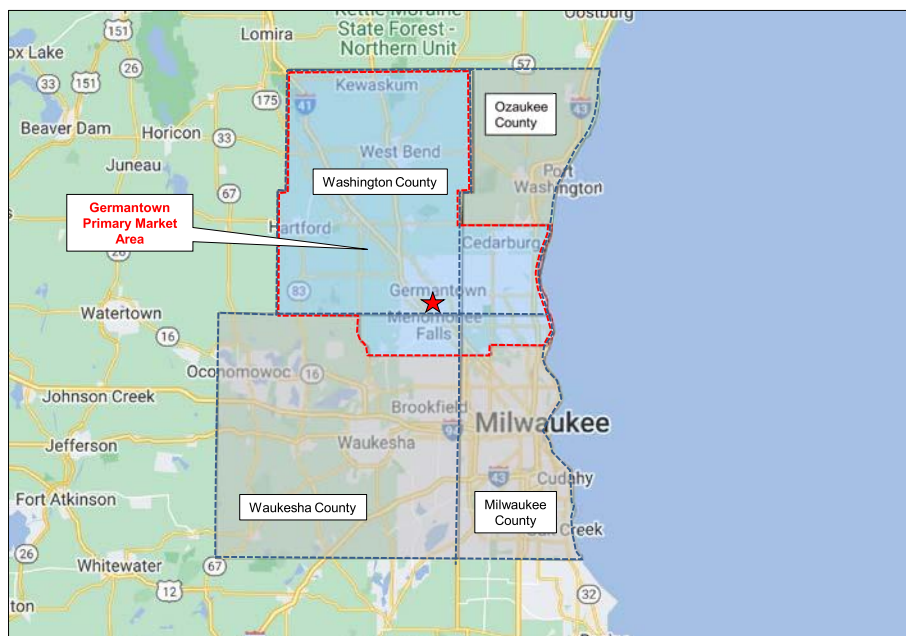




2. MARKET FUNDAMENTALS FOR NEW CONSTRUCTION HOUSING

Any new residential development within the village of Germantown will receive its primary demand support from its host county, Washington, along with several municipalities within the nearby areas of northeast Waukesha County, southern Ozaukee County, and the northern edge of Milwaukee County. Defined for the purposes of this analysis as the Germantown Primary Market Area (PMA), this combined area shares commonalities relative to household composition, commutation patterns to major concentrations of employment and/or the alignment of residential developments which will serve as sources of competitive influence, both direct and indirect. As illustrated below, the Germantown PMA is a component of the Milwaukee-Waukesha-West Allis, WI Metropolitan Statistical Area (MSA) which includes Milwaukee, Ozaukee, Washington and Waukesha counties in their entirety.

GEOGRAPHIC DELINEATION OF THE GERMANTOWN PRIMARY MARKET AREA



Source: Google Maps and Tracy Cross & Associates, Inc.

Note: while the Germantown PMA includes the whole of Washington County, 90 percent of its population is concentrated in the central and southern portions of the county (from West Bend south to the county line). As such, this portion of the county, combined with the adjoining areas of northeast Waukesha County, southern Ozaukee County and the northern tip of Milwaukee County, represents the heart of the PMA.

As summarized in this section of the report, new residential development in Germantown *can clearly be supported* by empirical evidence found in the key demand variables of population, household, incomes, employment, residential construction, etc. throughout both the Milwaukee region and the PMA.

POPULATION AND HOUSEHOLDS

During the 2010-2020 time period, household additions in the Germantown PMA were *healthy* totaling 7,836, or 784 yearly. And, while not immune to the impacts of the recent Covid-19 pandemic, the PMA added another 381 households annually between 2020 and 2023. The village of Germantown, too, has witnessed continual household growth moving from a base of 7,773 in 2010 to a current estimated level of

8,583. As highlighted in the following text table, the village of Germantown has seen its share of total households in PMA grow slightly from 6.9 percent in 2010 to 7.1 percent in 2023.

**POPULATION AND HOUSEHOLD TRENDS
GERMANTOWN PMA AND THE VILLAGE OF GERMANTOWN, WISCONSIN**

Area	2010	2020	2023 (Estimate)	2028 (Projected)	Average Annual Change		
					2010 - 2020	2020 - 2023	2023 - 2028
Population							
Germantown PMA	281,258	292,587	293,822	298,266	+1,133	+412	+889
Village of Germantown	19,783	20,917	21,054	21,424	+113	+46	+74
Percent of PMA	7.0	7.1	7.2	7.2	---	---	---
Households							
Germantown PMA	112,429	120,265	121,407	124,889	+784	+381	+696
Village of Germantown	7,773	8,472	8,583	8,839	+70	+37	+51
Percent of PMA	6.9	7.0	7.1	7.1	---	---	---

Source: U.S. Census Bureau, Environics Analytics and Tracy Cross & Associates, Inc.

According to recent estimates provided by Environics Analytics through its evaluation of the Census Bureau's annual American Community surveys, household growth in the Germantown PMA over the next five years will total another 3,480 new households, or 696 annually. As a result, the PMA will approach the 125,000-household mark by 2028.

HOUSEHOLD COMPOSITION

Relative to households by age group, not only is there a rather large base of existing households in each of the PMA's various age categories, but all segments show growth over the next five years – led by the 65-74 segment and the Under 35 group.

Likewise, the village of Germantown shows growth in each of its various household age classifications as highlighted in the adjacent text table.

**HOUSEHOLD GROWTH BY AGE GROUP
-- GERMANTOWN PMA AND THE VILLAGE OF GERMANTOWN, WISCONSIN --**

Age Range	Germantown PMA		Village of Germantown	
	2023	2028	2023	2028
Under 35	17,385	17,920	1,129	1,154
35-44	18,687	18,772	1,315	1,320
45-54	19,948	19,987	1,467	1,470
55-64	25,573	26,203	1,939	1,958
65-74	22,372	24,069	1,610	1,760
75 and over	17,442	17,938	1,123	1,177
Total	121,407	124,889	8,583	8,839

Source: Environics Analytics: 2023 Demographic Snapshot Report.

The current composition of area households lends support to the development of a variety of residential product forms at various locations throughout the PMA and the village of Germantown in particular. As highlighted in the adjacent table, there is an ample number of one- and two- person households (for rental apartments and for sale townhomes, duplexes and/or condominiums), and also a significant number of three-, four- and five-person households (for both attached for sale housing products and single family detached homes).

Most notable are one- and two-person occupied housing units which, together, comprise 64.4 percent of the PMA's household base and 64.5 percent in the village of Germantown.

**2023 COMPOSITION OF AREA HOUSEHOLDS:
GERMANTOWN PMA AND THE VILLAGE OF GERMANTOWN, WISCONSIN**

Attribute	Germantown PMA	Village of Germantown
Total Households	121,407	8,583
1-Person Household	31,776	2,114
2-Person Household	46,353	3,422
3-Person Household	17,908	1,231
4-Person Household	16,134	1,072
5-Person Household	6,313	574
6 or More Person Household	2,923	170
1 Person Households		
Percent	26.2	24.6
Number	31,776	2,114
2 Person Households		
Percent	38.2	39.9
Number	46,353	3,422

Source: Environics Analytics; 2023 Demographic Snapshot

INCOMES

Households in the Germantown PMA support higher incomes than the overall region as evidenced by an estimated 2023 median of \$86,185, a level 19.2 percent higher than the \$72,303 median noted for the entire Milwaukee-Waukesha-West Allis, WI MSA. *Market wide, 52.5 percent of all current households earn between \$40,000 and \$124,999 annually, which generally represents the mainstream or middle of the market (the workforce), i.e., those earning between 50 and 150 percent of the PMA's median. Another 30.9 percent of all households earn \$125,000 or more annually with the balance (16.6 percent) earning less than \$40,000 per year. Overall, the concentration of household incomes in the \$40,000-\$124,999 and \$125,000+ categories signifies significant income support locally for new construction mainstream/workforce and market rate housing development, both rental and for sale.*

**HOUSEHOLDERS BY AGE AND INCOME: 2023
-- GERMANTOWN PMA --**

Income Range	Number of Households by Age of Householder						
	Total Households	Under 35	35 - 44	45 - 54	55 - 64	65 - 74	75 and Over
Under \$15,000	6,389	1,196	549	466	989	1,380	1,809
15,000 - 24,999	6,227	635	457	381	703	1,616	2,435
25,000 - 39,999	7,821	1,403	640	654	970	1,829	2,325
40,000 - 49,999	12,842	2,104	1,426	1,333	2,012	3,090	2,877
50,000 - 74,999	19,602	3,258	2,778	2,487	3,330	4,437	3,312
75,000 - 99,999	16,779	2,789	3,070	2,610	3,421	3,195	1,694
100,000 - 124,999	14,558	1,827	2,727	3,062	3,539	2,278	1,125
125,000 - 149,999	11,043	1,525	2,318	2,310	2,774	1,383	733
150,000 - 199,999	12,144	1,672	2,603	2,886	3,274	1,233	476
200,000 and Over	14,002	976	2,119	3,759	4,561	1,931	656
Total	121,407	17,385	18,687	19,948	25,573	22,372	17,442
Median	\$86,185	\$75,926	\$103,674	\$116,392	\$109,412	\$67,776	\$46,023

Sources: U.S. Bureau of the Census; Environics Analytics; and Tracy Cross & Associates, Inc.

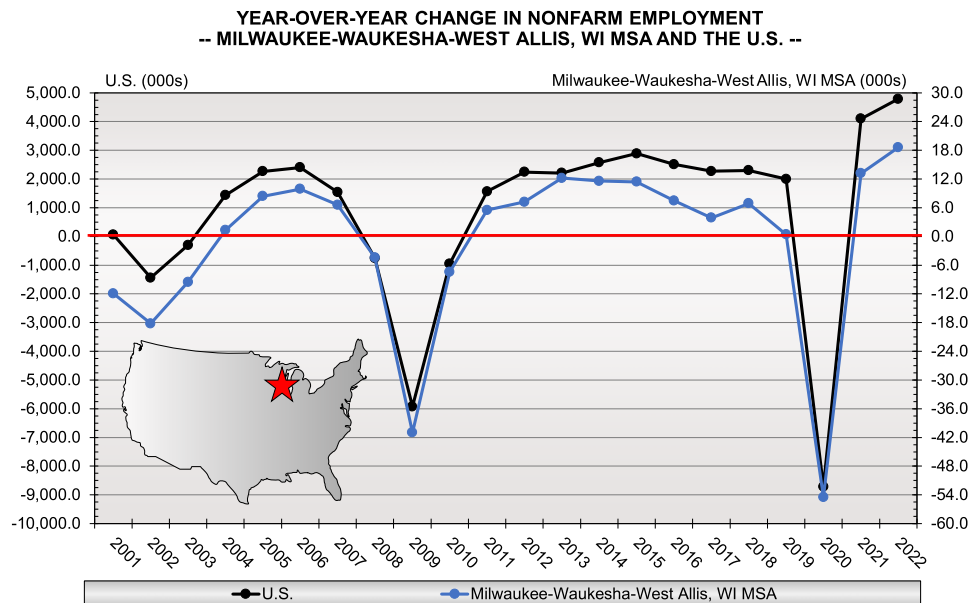
Note: The median household income in the host Washington County currently stands at \$84,794, generally consistent with the defined Germantown PMA.

EMPLOYMENT

Germantown, while supporting its own internal economy and concentrations of localized employment (i.e., the community's major business/industrial parks and standalone office buildings/retail centers), is also within a reasonable driving distance to employment clusters in other areas of the Milwaukee region given its immediate access to the US-45/I-41 expressway system, and their connection with other major arterials. Overall, employment sources throughout much of the Milwaukee metropolitan area are accessible to Germantown residents, especially those situated in the northwestern and western suburban areas including Menomonee Falls, Wauwatosa, and Brookfield.

While one cannot discount the effect that the Great Recession had on the region's economy, not to mention the more recent Covid-19 pandemic, employment growth throughout the four-county Milwaukee-Waukesha-West Allis, WI MSA had been on the positive side for nine years in a row through 2019. For example, after losing 6.1 percent of its total nonagricultural wage and salary employed workforce from 2007 through 2010 (during the heart of the Great Recession), the metropolitan area saw its job rosters grow by 66,600 workers during the subsequent 2011-2019 period, averaging 7,400 annually, and equal to a growth rate of approximately 1.1 percent.

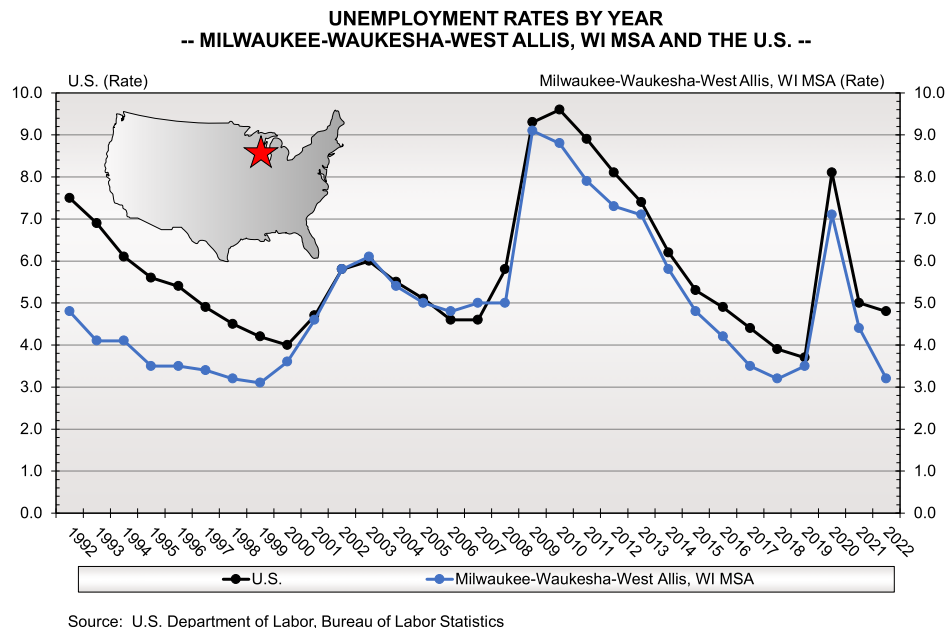
Most recently, and due entirely to the global/national pandemic and its impact on the economy, the MSA witnessed job losses of 54,500 in 2020 – erasing roughly 80 percent of the net gains witnessed during the 2011-2019 period. However, this severe loss of jobs is/was temporary, and primarily affected those sectors of the economy most impacted by the pandemic. Moreover, this most recent Covid-related downturn reversed course quickly – bolstering the economy. As illustrated in the following graphic, most of the employment losses in 2020 were replenished in 2021 and 2022.



Moreover, year-over-year employment gains during the January-November 2023 period totaled over 3,200 jobs. In addition, the Wisconsin Department of Revenue, the Job Center of Wisconsin, and the Wisconsin

Department of Workforce Development expect the Milwaukee region's employment rosters to increase by an average of 0.9 percent annually over the next five years. As such, the four-county MSA is expected to witness the addition of at least 38,000 total new jobs through 2028, once again supporting the development of new housing throughout the area.

During the Milwaukee region's economic growth period of 2011 through 2019 (prior to the pandemic), the area's unemployment rate had been dropping steadily. As highlighted in the following graphic, the Milwaukee area unemployment rate decreased from 8.8 percent in 2010 to just 3.5 in 2019. During this entire timeframe, the four-county MSA's unemployment rate remained at or *below* the nation as a whole. In addition, while unemployment in Milwaukee rose to 7.1 percent in 2020, i.e., the Covid-19 crisis, it remained lower than the 8.1 percent unemployment rate posted nationally. In addition, by 2022, Milwaukee's unemployment rate had already retreated to 3.3 percent compared to a national average of 4.8 percent during the same period.



Recently, the MSA's unemployment rate during the first 11 months of 2023 averaged just 3.1 percent.

RESIDENTIAL BUILDING ACTIVITY

Since 2000, the Germantown PMA has recorded an average of 1,020 residential building permits per year ranging from a recessionary-impacted low of 313 units in 2011 to a high of 1,839 units during the boom period of 2003 (see **Exhibit 2.1**).

Historically, single family permit authorizations have outpaced multifamily issuances at a ratio of roughly two-to-one. For example, between 2000 and 2022, single family permits, which include single-address duplex/townhome/villa units, averaged 696 units yearly, while multifamily volumes, which include both rental apartments and high-density condominiums, averaged 324 units per annum. More recently, and due to an increase in apartment construction over the last few years, primarily in Menomonee Falls and Mequon, the PMA's ratio between single family and multifamily permits narrowed to a level of less than two-to-one during the 2015-2022 timeframe.

RESIDENTIAL BUILDING PERMIT TRENDS
GERMANTOWN PMA
2000 - 2022

2.1

Year	Total	Single Family	Multi- Family
2000	1,445	977	468
2001	1,683	1,084	599
2002	1,530	1,054	476
2003	1,839	1,314	525
2004	1,709	1,284	425
2005	1,719	1,143	576
2006	1,453	905	548
2007	907	741	166
2008	506	414	92
2009	399	324	75
2010	436	348	88
2011	313	244	69
2012	386	346	40
2013	581	507	74
2014	660	472	188
2015	875	522	353
2016	1,213	616	597
2017	946	662	284
2018	854	627	227
2019	1,077	572	505
2020	1,033	621	412
2021	915	687	228
2022	983	542	441
Averages			
2000 - 2022	1,020	696	324

Source: U.S. Department of Commerce, Bureau of the Census: *C-40 Construction Reports*

From a regional capture rate perspective, between 2000 and 2022, the Germantown PMA accounted for a healthy 28.5 percent of all residential permit activity in the four-county Milwaukee metropolitan region, with the Washington County portion of the PMA accounting for a 17.1 percent share by itself. However, during the eight-year period from 2015 through 2022, as the PMA's regional capture rate jumped to 30.5 percent, the Washington County portion of the PMA dropped to 14.7 percent. In other words, residential development in areas of the PMA just outside of Washington County (i.e., Cedarburg, Grafton, Mequon, and Menomonee Falls) gained significant momentum relative to residential construction on a regional basis, while Washington County failed to keep pace with other portions of the PMA and the region. All told, as the four-county MSA moved upward in overall residential construction volumes during the last eight years (compared to the eight years prior), as did those areas of the PMA near Germantown outside of Washington County, municipalities in the host county (including the village of Germantown) did not increase proportionately (see **Exhibit 2.2**). This resulted, primarily, from supply-side constraints (not demand) – as will be discussed in more detail in Sections 3 and 4 of this report.

HOUSING DEMAND – AN OUTLOOK

During the 2023-2028 timeframe, construction requirements for new housing in the Germantown PMA will average 1,010 units annually. This forecast can be tied to household growth levels estimated at 696 per annum through 2026, along with 300+/- units representing the replacement of residences lost to demolition and abandonment and the need to provide a vacancy allowance for filtering or movement from one residence to another.

Of the 1,010 units expected to be constructed annually in the PMA during the five-year forecast period, 595 will occur among for sale housing forms with 415 represented in the rental housing sector. As detailed in the adjacent text table, for sale housing demand will be distributed among 395 single family detached homes and 200 in the attached sector, i.e., duplexes, fourplexes, and condominiums.

**RESIDENTIAL ABSORPTION POTENTIALS BY PRODUCT TYPE
-- GERMANTOWN PMA --
2023 - 2028**

Product Type	Annual	Total Through 2028
Total	1,010	5,050
For Sale	595	2,975
Single Family Detached	395	1,975
Duplex/Fourplex/Condominium	200	1,000
For Rent	415	2,075

Source: Tracy Cross & Associates, Inc.

Given the supply-side constraints throughout the PMA (which, again, will be discussed in the following sections of the report), it is highly likely that demand will exceed supply near term, especially in the for sale sector, but also among multifamily rental forms as well. This market reality bodes extremely well for housing initiatives in the village of Germantown, if properly planned and executed.

In addition, not only is “derived demand” likely to outstrip supply near term, but the overall base of residential construction requirements could actually be *much higher* (i.e., double) during any given year where properly positioned supply is made available. This *doubling of demand* factors pent-up demand; upside household growth potentials if properly positioned development were actually to occur; the limited amount of new construction housing alternatives throughout the PMA (again, to be discussed later); and spillover potentials from areas outside the defined primary market area.



RESIDENTIAL BUILDING PERMIT TRENDS
MILWAUKEE-WAUKESHA-WEST ALLIS, WI METROPOLITAN STATISTICAL AREA (MSA)
2000 - 2022

Year	Milwaukee-Waukesha-West Allis, WI MSA			Milwaukee County, WI			Ozaukee County, WI			Washington County, WI			Waukesha County, WI		
	Total	Single Family	Multi-Family	Total	Single Family	Multi-Family	Total	Single Family	Multi-Family	Total	Single Family	Multi-Family	Total	Single Family	Multi-Family
2000	5,631	3,581	2,050	1,750	736	1,014	502	360	142	931	637	294	2,448	1,848	600
2001	5,879	3,564	2,315	1,524	671	853	737	335	402	890	736	154	2,728	1,822	906
2002	5,936	3,456	2,480	2,061	645	1,416	502	353	149	1,006	682	324	2,367	1,776	591
2003	6,467	3,939	2,528	2,138	742	1,396	596	406	190	1,226	929	297	2,507	1,862	645
2004	5,902	3,840	2,062	2,117	773	1,344	380	302	78	1,205	921	284	2,200	1,844	356
2005	5,444	3,361	2,083	1,697	785	912	406	277	129	1,371	850	521	1,970	1,449	521
2006	4,290	2,624	1,666	1,436	550	886	304	256	48	995	609	386	1,555	1,209	346
2007	3,266	2,082	1,184	1,230	378	852	252	232	20	661	501	160	1,123	971	152
2008	2,444	1,234	1,210	1,032	247	785	166	142	24	356	270	86	890	575	315
2009	1,443	891	552	584	160	424	163	107	56	263	233	30	433	391	42
2010	1,941	967	974	1,006	178	828	121	105	16	328	242	86	486	442	44
2011	1,593	915	678	802	231	571	132	110	22	202	133	69	457	441	16
2012	1,793	1,064	729	654	164	490	123	113	10	242	206	36	774	581	193
2013	2,000	1,326	674	411	154	257	279	181	98	383	309	74	927	682	245
2014	2,416	1,318	1,098	795	138	657	264	176	88	337	291	46	1,020	713	307
2015	3,048	1,416	1,632	1,269	128	1,141	170	170	0	444	315	129	1,165	803	362
2016	4,055	1,671	2,384	1,721	146	1,575	443	213	230	585	356	229	1,306	956	350
2017	3,693	1,588	2,105	1,579	101	1,478	376	230	146	504	360	144	1,234	897	337
2018	3,791	1,734	2,057	1,535	127	1,408	260	221	39	416	344	72	1,580	1,042	538
2019	2,440	1,509	931	548	170	378	452	234	218	460	294	166	980	811	169
2020	2,753	1,586	1,167	749	218	531	396	219	177	407	345	62	1,201	804	397
2021	2,981	1,811	1,170	371	145	226	298	247	51	520	410	110	1,792	1,009	783
2022	3,127	1,603	1,524	882	167	715	345	293	52	461	232	229	1,439	911	528
Averages 2000 - 2022	3,580	2,047	1,533	1,213	337	876	333	230	104	617	444	173	1,417	1,036	380

Source: U.S. Department of Commerce, Bureau of the Census: C-40 Construction Reports



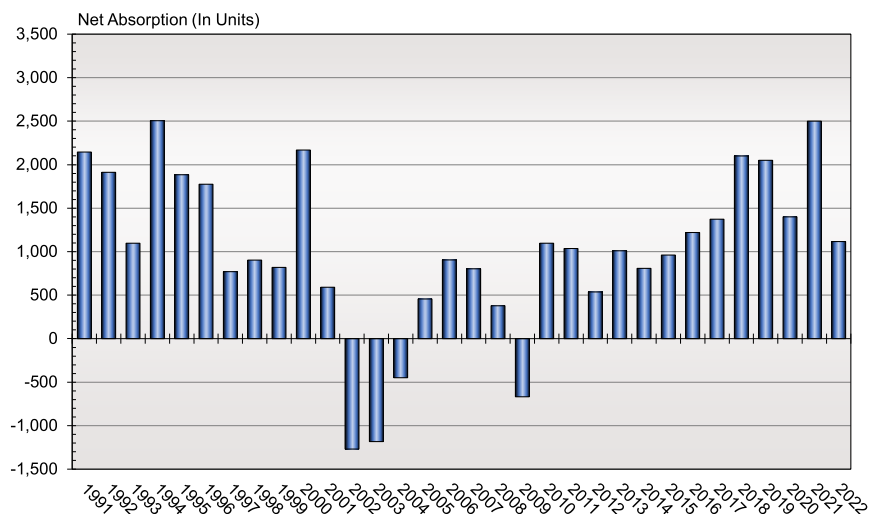
3. THE RENTAL HOUSING MARKET

The current condition of the rental housing market in and around Germantown *lends full support* to the development of additional units throughout the area and within the village of Germantown in particular. Specifically, given the overall strength of this sector of the market (as highlighted in the following bullet-point summary), the introduction of additional *for rent* housing product is *definitely warranted*.

THE REGIONAL APARTMENT MARKET

- ❑ Serving as a backdrop to rental housing potentials within the Germantown PMA is the overall health of the market in the greater Milwaukee region. For example, according to Moody's Analytics, among all asset classifications of apartments in the two core counties of the greater Milwaukee region, i.e., Milwaukee and Waukesha, a vacancy rate of 3.6 percent was reported at the close of the 3rd Quarter 2023, reflecting tight market conditions. For reference, in a normal (or balanced) market, vacancies of 5.0 to 6.0 percent are typically required for filtering, or movement between developments. In addition, the overall 3.6 percent vacancy rate includes new “un-leased” units among those developments still undergoing their initial absorption periods. When these communities are excluded, the vacancy rate in Milwaukee and Waukesha counties drops to an even tighter 3.1 percent.
- ❑ At the same time, net rental absorption in the two core counties of the Milwaukee region has averaged over 1,400 units annually during the last 12 years – reaching or exceeding the 2,000-unit mark in three of the last five including 2,500 units in 2021. For perspective, during the 11-year period from 1990 through 2000, Waukesha and Milwaukee counties saw their occupied apartment stock, among all asset classifications, increase by a total of 19,191 units, or an annual average of 1,745. Following this period of positive absorption, the 2001-2009 timeframe saw net absorption drop into negative territory for four of the eight years during the period due to recessionary overtones during the first part of the decade, a dramatic increase in home ownership at the time, and a fair amount of rental-to-condominium conversion activity.

RENTAL APARTMENT ABSORPTION TRENDS: 1991-2022
-- MILWAUKEE & WAUKESHA COUNTIES, WI --



Source: Moody's Analytics

THE LOCAL APARTMENT MARKET

- ☐ Not only are vacancies among all asset classifications of apartments in nearby Milwaukee and Waukesha counties in a relatively tight condition at 3.6 percent (3.1 percent excluding new/unabsorbed units), but vacancies are *even tighter* in the Germantown PMA. For example, among 40 conventional rental housing communities that have been constructed market-wide in the last 10 years, i.e., since 2013, 35 developments (containing 3,587 total units) have reached stabilized occupancy and reported a vacancy rate of just 2.1 percent at the time of our December 2023 survey.
- ☐ In Washington County alone, newer stabilized developments in the communities of Germantown, Hartford, Jackson, Slinger and West Bend reported a vacancy rate of only 1.3 percent.
- ☐ The five communities in the Germantown PMA still undergoing their initial lease-up periods at the time of our recent survey have performed well. These developments, which include Fox Run-Flats and Fox Run-Townhomes in Grafton; Creekside Crossing and Highlands/Aero Park-Flats-AA in Menomonee Falls; and The District-Lithia Lofts in West Bend, are absorbing units at an average per-project rate of 10.0 monthly.
- ☐ While 40 market rate apartment communities have opened in the Germantown PMA since 2013, only two developments were constructed from 2000-2012 in this broad geographic area. Given the lack of supply during this timeframe, which has led to significant levels of pent-up demand for new apartment product throughout the area, the 40 developments that have been introduced in the market area over the last ten years have all been well received. In fact, despite the introduction of the 40 newest developments, vacancies remain *extremely tight* among stabilized communities. In other words, the amount of new development activity in the PMA over the past 10 years has not been sufficient enough to provide balance in the market and satisfy both pent-up and net-new demand.
- ☐ In Germantown itself, only two apartment communities with a combined 190 total units have been introduced in the last 10 years, i.e., Hillstone (18 units) and Saxony (172 units). These apartments were all absorbed quickly and are currently at a collective occupancy level of nearly 98.0 percent.
- ☐ As highlighted in **Exhibit 3.1**, the average posted base rent level among new/newer apartment communities in the Germantown PMA, not including premiums or extras, currently stands at \$1,779 monthly which includes a typical 1,104 square foot apartment. This translates to a value ratio of \$1.61 per square foot. The effective rent is nearly the same as only a handful of developments were offering any type of incentive or concession at the time of our survey. Base rents are the highest in the highly desirable Cedarburg, Mequon and Menomonee Falls areas where rents approach or exceed the \$2.00 per-square-foot mark in several instances.

FUTURE SUPPLY

- ☐ It is important to note that the *demand for rental housing in the Germantown PMA will likely exceed supply* near term given the fact that just six communities (1,271 total units) are currently in the planning pipeline or under construction and not yet leasing. This compares with net-new demand of 2,075+ units through 2028 as highlighted earlier in Section 2. *In Germantown itself, there are currently no multifamily developments formally in the pipeline.*



3.1

COMPOSITE RENTAL SUMMARY: APARTMENT COMMUNITIES CONSTRUCTED IN 2013 OR AFTER
GERMANTOWN PMA
DECEMBER 2023

Development	Municipality	Year Built	Total Units	Number Vacant	Percent Vacant (Absorption Rate in Units)	Average Unit Size (Sq. Ft.)	Average Posted Base Monthly Rent	
							\$	\$/Sq. Ft.
The Bevy	Brown Deer	2020	175	0	0.0	979	\$1,608	\$1.64
Arabelle	Cedarburg	2019	69	3	4.3	1,147	2,358	2.06
Cedar Place	Cedarburg	2019	192	4	2.1	1,102	1,739	1.58
Fox Run-Flats ⁽¹⁾	Cedarburg	2023	160	154	96.3 (12.0/Mo)	1,110	2,118	1.91
Fox Run-Townhomes ⁽¹⁾	Cedarburg	2023	44	40	90.9 (8.0/Mo)	2,040	3,084	1.51
Hillstone	Germantown	2015	18	0	0.0	1,211	1,802	1.49
Saxony Village	Germantown	2018	172	5	2.9	972	1,583	1.63
1505	Grafton	2017	130	5	3.8	889	1,640	1.84
2185 On Wisconsin-THR	Grafton	2023	18	0	0.0	1,424	2,495	1.75
Birch Crossing	Hartford	2017	84	1	1.2	1,152	1,539	1.34
Oriole Pond	Hartford	2017	156	0	0.0	1,051	1,130	1.08
Rincon 225	Hartford	2020	82	1	1.2	804	1,326	1.65
Wilson Heights	Hartford	2017	82	1	1.2	1,305	1,493	1.14
Cranberry Creek	Jackson	2013	16	1	6.3	1,269	1,550	1.22
Rosewood Commons	Jackson	2021	72	2	2.8	1,088	1,531	1.41
Sherman Heights	Jackson	2020	36	0	0.0	1,280	1,488	1.16
Rock Pointe Village	Lannon	2021	264	1	0.4	972	1,559	1.60
Creekside Crossing ⁽¹⁾	Menomonee Falls	2022	120	13	10.8 (11.6/Mo)	1,409	2,123	1.51
Highlands/Aero Park CO-AA	Menomonee Falls	2021	32	0	0.0	1,384	2,938	2.12
Highlands/Aero Park Flt-AA ⁽¹⁾	Menomonee Falls	2023	95	56	58.9 (9.2/Mo)	1,177	2,178	1.85
Jade at North Hills	Menomonee Falls	2018	139	5	3.6	874	1,593	1.82
Junction at Whitestone Stn	Menomonee Falls	2016	318	9	2.8	954	1,639	1.72
Riverwalk on the Falls	Menomonee Falls	2018	114	4	3.5	1,057	2,023	1.91
Tamarack Springs	Menomonee Falls	2021	152	6	3.9	1,429	2,094	1.47
The Woodlands	Menomonee Falls	2015	153	6	3.9	1,066	1,699	1.59
Artesa	Mequon	2017	33	3	9.1	1,215	2,114	1.74
Encore	Mequon	2015	28	0	0.0	1,733	2,931	1.69
The Reserve	Mequon	2017	81	4	4.9	1,200	2,202	1.84
Spur 16-Flats	Mequon	2019	146	10	6.8	1,163	2,257	1.94
Spur 16-THs	Mequon	2019	10	0	0.0	2,368	4,995	2.11
West House at Foxtown-Apt	Mequon	2020	96	0	0.0	1,245	2,146	1.72
West House at Foxtown-TH	Mequon	2023	42	1	2.4	1,751	2,662	1.52
Ridge View Terrace	Slinger	2019	48	0	0.0	1,220	1,369	1.12
Stonefield Terrace	Slinger	2021	80	3	3.8	1,224	1,481	1.21
Mammoth Springs-Ph 1	Sussex	2014	153	0	0.0	976	1,521	1.56
Mammoth Springs-Ph 2	Sussex	2017	107	2	1.9	1,285	2,018	1.57
Mammoth Springs-Ph 3	Sussex	2020	40	0	0.0	855	1,498	1.75
Cast Iron (Conversion)	West Bend	2016	129	0	0.0	950	1,288	1.36
The District-Lithia Lofts ⁽¹⁾	West Bend	2022	46	6	13.0 (8.9/Mo)	1,046	1,766	1.69
Trails Edge	West Bend	2022	120	0	0.0	912	1,500	1.64
Total/ Weighted Average	---	---	4,052 / 3,587 ⁽²⁾	346 / 77 ⁽²⁾	8.5 / 2.1 ⁽²⁾	1,104	\$1,779	\$1.61

⁽¹⁾ Community is still undergoing its initial absorption period.

⁽²⁾ Excludes communities still undergoing their initial absorption periods.



4. THE FOR SALE HOUSING MARKET

New construction for sale development throughout the Germantown PMA is generally characterized by smaller- to moderate-scale broker- or builder-represented communities reflecting single family and duplex/fourplex/condominium subdivisions directed to both primary and lifestyle consumer segments which (in many cases) have been marketed in phases over extended periods of time, although some larger-scale communities of 100+ units have been developed in recent years, primarily in areas of Menomonee Falls and Cedarburg (outside of Washington County). Overall, however, there has been a limited number of recently introduced developments of *significant scale* actively marketing new units in proprietary communities throughout the PMA, yet some scattered site/lot sale development and/or larger-scale, more custom-oriented product is also evident.

In the entirety of the PMA, single family building permits which, again, include single family detached homes as well as single-address duplexes, fourplexes and condominium/villa units, has generally ranged from 450 to 675 units annually over the last ten years *in this very broad geographic area*, despite “upside” demand potentials being stronger. This current level of new construction for sale development activity is due, in large part, to the higher price points that now accompany newly built for sale developments which, in turn, has resulted in more modest per-project sales volumes. In fact, most proprietary subdivisions throughout the county are generating sales volumes at or below 12 homes per year – a rate viewed as modest by most standards, i.e., a typical builder, in most instances, desires 18-24+ sales annually per product series.

In Germantown itself, active for sale development currently includes just a few condominium and single family communities priced in the higher ranges and generating sales volumes viewed as moderate. As highlighted in the following table, notable new construction for sale communities in Germantown generated a total of 17 sales/closings over the last 12 months, or roughly 4-5 per development during the period, on average.



NOTABLE NEW CONSTRUCTION FOR SALE RESIDENTIAL DEVELOPMENTS
-- GERMANTOWN, WISCONSIN --

Development / Builder(s)	Product Type	Number of Sales/Closings (Last 12 Months)	Average Plan Size (Sq. Ft.)	Average Sales/Closing Price	Average Price Per Sq. Ft.
The Reserve at Wrenwood / Harbor	Fourplex/Condo	7	1,921	\$484,267	\$252.09
Wrenwood North / Tim O'Brien & Aspen	Single Family	5	2,320	740,175	319.04
Prairie Glen / Bielinski	Single Family	3	2,393	767,900	320.89
Heritage Park North / Stepping Stone	Single Family	2	2,209	675,858	305.96

Source: Tracy Cross & Associates, Inc.

Note: Not included in the above table are a few recently completed developments such as Veridian Homes' Kinderberg Estates community, i.e., single family homes priced primarily in the \$600,000s, along with smaller-scale attached projects such as Stepping Stone's Seven Pines condominiums.

SINGLE FAMILY DETACHED ACTIVITY – GERMANTOWN PMA

In the entirety of the Germantown PMA, new construction *single family* closing activity has been generally steady over the last three years, with little improvement, mainly because of the overall limited number of new developments entering the market—and, most importantly, *escalating prices*. As highlighted in the

following text table, roughly 300 new single family detached homes are sold/closed annually in the PMA (through the local multiple listing service), at price points now supporting a median above \$500,000. In fact, with the median closing price of a new construction single family home in the PMA approaching \$550,000 in 2023, and considering a less-than-favorable interest rate environment, the average marketing time of a new single family home (days on market) rose precipitously between 2022 and 2023.

**NEW CONSTRUCTION SINGLE FAMILY CLOSINGS
GERMANTOWN PMA
2021-2023**

Price Range	2021		2022		2023	
	Number of Closings	Percent of Total	Number of Closings	Percent of Total	Number of Closings	Percent of Total
Under \$250,000	---	---	---	---	---	---
250,000 - 299,999	1	0.3	---	---	---	---
300,000 - 349,999	10	3.3	---	---	---	---
350,000 - 399,999	43	14.1	20	6.8	10	3.2
400,000 - 449,999	47	15.4	47	15.9	45	14.4
450,000 - 499,999	63	20.7	46	15.6	48	15.3
500,000 - 549,999	29	9.5	57	19.3	60	19.2
550,000 - 599,999	40	13.1	36	12.2	48	15.3
600,000 - 699,999	35	11.5	51	17.3	59	18.8
700,000 & Above	37	12.1	38	12.9	43	13.8
Total	305	100.0	295	100.0	313	100.0
Median	----- \$490,820 -----		----- \$530,310 -----		----- \$544,530 -----	
Avg. Days on Market	----- 45 -----		----- 41 -----		----- 67 -----	

Source: Southeast Wisconsin Multiple Listing Service

Please note that new construction closings recorded by the multiple listing service, while representing the majority, do not include all proprietary subdivision activity among single family developments, especially where individual lots are sold directly to the end consumer, who in turn, builds a semi-custom or custom home.

While the overall limited amount of new single family development (of scale) is keeping volumes in the more modest ranges, especially when demand could be stronger, so, too, is the overall higher price position of the new construction homes being built (as mentioned earlier). In fact, with the median price of a new/newer single family closing (as recorded through the multiple listing service) standing at \$544,530 in 2023, there is a disconnect with the distribution of household incomes, which is putting extreme pressure on the existing home market, i.e. the resale sector. For example, the median closing price among new construction units in the PMA is now almost \$150,000 higher than that of a resale counterpart. As a result, prices in the existing home market have been increasing even more rapidly and the average “days on market” in the resale sector are extremely low. Moreover, the volume of resale closings has dropped each year since 2021 as inventory continues to wane.

As highlighted in the following text table, the average market time of an older-stock single family resale closing in 2023 period stood at just 15 days, down from an already-low 16 days in 2022 and 20 days in 2021. For reference, the typical marketing time for a single family detached resale in the Midwest ranges from 72-90 days. *In the village of Germantown, the average market time of a single family resale during the last six months stood at just 11 days, and at closing prices 10 percent higher than to those reflected throughout the PMA as a whole.*

**SINGLE FAMILY RESALE CLOSINGS
GERMANTOWN PMA
2021-2023**

Price Range	2021		2022		2023	
	Number of Closings	Percent of Total	Number of Closings	Percent of Total	Number of Closings	Percent of Total
Under \$200,000	200	6.6	68	2.8	39	2.0
200,000 - 249,999	310	10.3	233	9.7	129	6.6
250,000 - 299,999	536	17.8	332	13.8	228	11.7
300,000 - 349,999	478	15.9	382	15.9	288	14.7
350,000 - 399,999	337	11.2	310	12.9	298	15.3
400,000 - 449,999	244	8.1	290	12.1	216	11.1
450,000 - 499,999	204	6.8	166	7.0	175	9.0
500,000 - 549,999	169	5.6	127	5.3	118	6.0
550,000 - 599,999	126	4.2	106	4.4	75	3.8
600,000 - 699,999	165	5.5	147	6.2	151	7.7
700,000 & Above	242	8.0	237	9.9	237	12.1
Total	3,011	100.0	2,398	100.0	1,954	100.0
Median	----- \$348,112 -----		----- \$380,232 -----		----- \$399,019 -----	
Avg. Days on Market	----- 20 -----		----- 16 -----		----- 15 -----	

Source: Southeast Wisconsin Multiple Listing Service

DUPLEX/FOURPLEX/CONDOMINIUM ACTIVITY

In the **duplex/fourplex/condominium** sector, a similar condition exists in the Germantown PMA relative to pricing differentials between new construction units and resales. As highlighted in the adjacent table, there are currently roughly 100 new attached units being sold annually market-wide, again a relatively modest volume because of limited supply in this sector, coupled with a median price point that now exceeds \$425,000.

**NEW CONSTRUCTION DUPLEX/FOURPLEX/CONDOMINIUM CLOSINGS
GERMANTOWN PMA
2021-2023**

Price Range	2021		2022		2023	
	Number of Closings	Percent of Total	Number of Closings	Percent of Total	Number of Closings	Percent of Total
Under \$100,000	---	---	---	---	---	---
100,000 - 149,999	---	---	---	---	---	---
150,000 - 199,999	1	0.9	---	---	---	---
200,000 - 249,999	13	11.6	1	1.0	---	---
250,000 - 299,999	22	19.6	17	17.7	5	5.1
300,000 - 349,999	29	25.9	12	12.5	6	6.2
350,000 - 399,999	16	14.3	22	22.9	26	26.8
400,000 - 449,999	15	13.4	28	29.2	22	22.7
450,000 - 499,999	7	6.3	6	6.3	28	28.9
500,000 & Above	9	8.0	10	10.4	10	10.3
Total	112	100.0	96	100.0	97	100.0
Median	----- \$334,555 -----		----- \$391,047 -----		----- \$426,210 -----	
Avg. Days on Market	----- 99 -----		----- 54 -----		----- 80 -----	

Source: Southeast Wisconsin Multiple Listing Service

Again, the higher price position found in the new construction attached sector is putting tremendous pressure on the existing home market as evidenced by duplex/fourplex/condominium resale closings averaging just 12 days on market in 2023, down from 18 and 16 days in 2021 and 2022, respectively. As highlighted in the following text table (compared to the table on the previous page), the difference in price between typical resale and new construction attached sector units is approximately \$175,000.

**DUPLEX/FOURPLEX/CONDOMINIUM RESALE CLOSINGS
GERMANTOWN PMA
2021-2023**

Price Range	2021		2022		2023	
	Number of Closings	Percent of Total	Number of Closings	Percent of Total	Number of Closings	Percent of Total
Under \$100,000	73	9.3	39	5.4	31	5.1
100,000 - 149,999	116	14.9	69	9.7	60	9.9
150,000 - 199,999	173	22.2	179	25.0	92	15.2
200,000 - 249,999	156	20.1	140	19.6	119	19.6
250,000 - 299,999	91	11.7	113	15.8	93	15.3
300,000 - 349,999	72	9.3	65	9.1	63	10.4
350,000 - 399,999	35	4.5	40	5.6	57	9.4
400,000 - 449,999	25	3.2	28	3.9	39	6.4
450,000 - 499,999	20	2.6	17	2.4	22	3.7
500,000 & Above	17	2.2	25	3.5	30	5.0
Total	778	100.0	715	100.0	606	100.0
Median	----- \$208,954 -----		----- \$225,254 -----		----- \$250,653 -----	
Avg. Days on Market	----- 18 -----		----- 16 -----		----- 12 -----	

Source: Southeast Wisconsin Multiple Listing Service

The moderate amount of *new construction* product in the overall market, especially at price points more in-line with typical “new versus resale” differentials, is also having an impact on overall inventory levels among both newly built homes and resale units. For example, among all residential activity in the PMA (both detached and attached, and including both new construction and resales), *inventory levels are low*. With only 429 single family listings reported at the beginning of January 2024, and with overall closing activity totaling 2,267 units in 2023, single family inventory levels in PMA stand at just 2.27 months, which falls below the typical three-month inventory period that exists in more normal, or balanced, home markets. In the attached sector, a similar level of inventory exists at just 2.30 months (see **Exhibit 4.1**). *The most notable areas of imbalance in the detached sector can be found at price points below \$500,000, and in the attached sector, below \$400,000 where little (if any) new construction listings are represented. In fact, at the higher price points (where new construction listings are concentrated), inventory levels exceed three months in all instances.*

FUTURE FOR SALE COMPETITION

According to planning and zoning officials throughout the PMA’s constituent municipalities, just a modicum of for sale housing communities are in the pipeline, i.e., less 1,139 units market-wide. These proposed developments, which consist of various single family and duplex/fourplex/condominium projects, appear to be very similar to other new construction products that exist today. Overall, future “known” supply further indicates a clear imbalance relative to underlying demand potentials.



4.1

**RESIDENTIAL INVENTORY ANALYSIS IN MONTH'S SUPPLY
GERMANTOWN PMA**

Price Range	Closings 2023	Current Listings As of 1/1/2023	Months of Inventory
Single Family Detached			
Under \$200,000	39	6	1.85
200,000 - 249,999	129	18	1.67
250,000 - 299,999	228	32	1.68
300,000 - 349,999	288	42	1.75
350,000 - 399,999	308	32	1.25
400,000 - 449,999	261	28	1.29
450,000 - 499,999	223	37	1.99
500,000 - 549,999	178	46	3.10
550,000 - 599,999	123	42	4.10
600,000 - 699,999	210	56	3.20
700,000 & Above	280	90	3.86
Total	2,267	429	2.27
Duplex/Fourplex/Condominium			
Under \$100,000	31	1	0.39
100,000 - 149,999	60	3	0.60
150,000 - 199,999	92	13	1.70
200,000 - 249,999	119	17	1.71
250,000 - 299,999	98	11	1.35
300,000 - 349,999	69	12	2.09
350,000 - 399,999	83	16	2.31
400,000 - 449,999	61	17	3.34
450,000 - 499,999	50	18	4.32
500,000 & Above	40	27	8.10
Total	703	135	2.30

Source: Southeast Wisconsin Multiple Listing Service

GENERAL LIMITING CONDITIONS

Tracy Cross & Associates, Inc. has made extensive efforts to confirm the accuracy and timeliness of the information contained in this study. Such information was compiled from a variety of sources, including interviews with developers/property managers and their agents, government officials, and other third parties. Although Tracy Cross & Associates, Inc. believes all information in this study is correct, it does not warrant the accuracy of such information and assumes no responsibility for inaccuracies in the information provided by third parties.

Conclusions and recommendations established in this analysis represent a professional opinion and are based upon forecasts into the future which could be significantly altered by outside occurrences. These include, among others, the possible interplay of unforeseen social, economic, physical/environmental, and governmental actions. In this regard, Tracy Cross & Associates, Inc., its owners, and its employees shall be held harmless of changes in conditions that may materially result from these occurrences.



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SITE PLAN REVIEW
2/12/24 Plan Commission Meeting

Midwest Products Inc.

Village Staff Report & Recommendation

Germantown, Wisconsin

Summary

Adam Hertel, American Architecture Group, agent for Washington Drive LLC, property owner and Midwest Products Inc., is requesting approval of site development & building plans for a 52,038 sqft manufacturing & warehouse facility located on a 4.6-acre parcel located on Washington Drive in the Germantown Business Park (TID4).

Property Location: Washington Drive (Lot 8 in Germantown Business Park)

Applicant/

Property Owner: Adam Hertel American Architectural Group 3350 South River Road West Bend, WI	Jesse Mack Midwest Products Inc. W194N11665 McCormick Dr Germantown, WI
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Current Zoning: M-1: Limited Industrial

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



Background

At the January 8 meeting, the Plan Commission conditionally approved the site development & building plans subject to the twelve (12) conditions recommended by Staff with some modifications.

Specifically, Condition #11 was amended to include a requirement that new elevations and renderings showing the correct color scheme and removal of the exterior wall sign panel be brought back to the PC for review and approval.

The elevations and renderings have been revised (see attached dated 2/5/24) and are submitted for final review and approval.

VILLAGE STAFF RECOMMENDATION

Staff recommends **APPROVAL** of the revised building elevations and renderings with the following revisions to the original conditions of approval:

1. This approval is for the various plan sheets that comprise the site plan set as noted below and is subject to compliance with all the conditions and requirements set forth herein and subsequently adopted and/or revised by the Plan Commission. Approval is granted for the following unless superseded by subsequent plan sheets approved by Village Staff pursuant to revisions required herein and/or by the Plan Commission:
 - a. *Architectural plans dated February 5, 2024 November 13, 2023;*
 - b. *Civil Engineering plans dated November 13, 2023;*
 - c. *Landscaping plans dated November 13, 2023;*
 - d. *Lighting plans (photometric plan) dated November 13, 2023;*

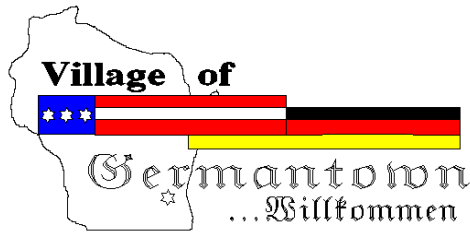
If revised plan sheets are necessary, each revised sheet shall contain the date of said revision clearly stamped in the lower right corner.

2. 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 outstanding items and issues identified by Village Staff in the following review memos shall be resolved and reflected in additional information and/or

revised plans submitted to Staff for further review, comment, and approval prior to commencing construction or issuance of building permits (excluding “early start” site clearing and footing/foundation work approved by the Village and/or WI DSPS):

- a. January 3, 2024 memo from Kevin Driscoll, PE, Village Engineer
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. No roof plan has been provided showing what, if any, roof-mounted mechanicals, and any other roof-mounted equipment is proposed. As required by the Germantown Business Park covenants, all roof-mounted equipment shall be architecturally screened. A proposed roof plan showing all roof mounted equipment and screening shall be submitted to Village Staff (or Plan Commission if determined necessary by Village Staff) for review and approval prior to issuance of a building permit.
7. Wall mounted signage is not permitted in the Business Park; only monument signage is allowed. All exterior signage, including on-site direction signs and temporary signs, require a permit or approval from the Village prior to installation.
8. Additional street trees (deciduous vs. ornamental) in an amount equal and planting location equal to 1 tree per 25 feet of street frontage (34 trees) and additional plantings shall be installed around the parking area perimeter, at the driveway entrance on Washington Drive, at the buildings primary entrance to meet the Germantown Business Park covenant requirements.
9. A revised landscape plan (including a revised plant list with installation sizes meeting the minimum requirements) addressing the comments and recommendations of the Village Forester shall be prepared and submitted for review and approval by Village Staff prior to issuance of a building permit.
10. The minimum planting size requirements in the Germantown Business Park covenants require 3” caliper for deciduous canopy and ornamental trees; minimum 6’ height for all evergreen trees; and 5 gal. for all shrubs. The Plant List on Sheet C1.06 of the landscape plan shall be revised to include these minimum requirements for planting at the time of installation.
- ~~11. The building architecture has insufficient articulation and/or other architectural and material features necessary to meet the architectural requirements in the Germantown Business Park covenants. Additional reveals, articulation, materials and/or textures should be included in the design. Revised elevation plans shall be prepared and submitted for review and approval by the Plan Commission prior to issuance of a building permit (serving as the Architectural Review Board for the Village and Germantown Business Park).~~

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12. Right-of-way permits are required for any/all construction conducted in the public right-of-way for Washington Drive. Contact the Public Works Department/Highway Superintendent for permit applications and submittal requirements.



Engineering Department Memorandum

To: Jeff Retzlaff

From: Kevin Driscoll, P.E.

Date: January 3, 2024

Re: Planning Commission Item Review – Midwest Products, GTNV 25979 – Washington Drive

Items Reviewed:

1. Civil Plan Set Dated: 11-13-2023

General Comments:

1. Please respond to each item below. **A written response addressing each item shall be included in your submittal.**
2. The submitted plans have been reviewed for general conformance with State and Village design guidelines. Additional comments could arise as a result of the plan completion and modifications. The items listed below will need to be fully resolved before the Engineering Dept. can recommend a formal approval of the plans and permit for construction.
3. If this project disturbs over one area it will require a WRAPP/NOI from the DNR. Please submit a copy of the approved permit prior to final approval.
4. As-builts prepared to Village standards shall be prepared and provided to the Village post-construction (for all applicable items).
5. A professional engineer's original seal is to be affixed, signed and dated on the final set of construction plans.
6. Utility permits and permits for work within the ROW are required. Contact the Village engineering department to obtain permits.
7. As a guide to the review response: Items in *italics* are resolved or acknowledged, items in regular font are to be addressed yet, items in **Bold** are additional feedback to remaining original comment.
8. Please provide a summary letter showing how the stormwater management requirements for the site are being met. Reference the previous regional stormwater management plan for TID#4, planned CN for the site and actual CN for the site.
9. Please provide storm sewer calculations

Waste Water Utility Comments

1. Provide a sampling manhole meeting the Village requirements.

C1.02 Proposed Site Plan

1. Provide a site data table showing total lot size, existing impervious, proposed impervious and disturbed area.
2. Provide ADA ramps with truncated domes at the ADA parking.

1. Recommend evaluating turn movements for the loading dock area. There does not appear to be adequate room to back in or pull out if more than 1 dock is in use.

C1.03 Erosion Control Plan

1. Add silt fence along Washington Ave.
2. Add a temporary sediment basin at the southeast corner of the site to collect construction site sediment prior to discharging to the Village's regional stormwater basin.
3. File Erosion Control Permit with the Village.

C1.05 Utility Plan

1. Clarify how the building roof drain is drained. Show roof drain discharges to grass/vegetation and is consistent with the Declaration of Restrictions and Covenants document 815478, dated 2/23/1999.
2. Prefer a connection to an existing manhole when possible, with 18-inch wall section between pipes. Provide a detail for the connection consistent with the Development Handbook. Reference as-builts. For 30-inch dia. concrete pipe, use reinforced concrete collar to match materials. For plastic pipe, use non-flexible coupling to match materials. Provide submittals for all materials to Engineering@Germantownwi.gov for review to and approval prior to construction. Notify Engineering Department at 262-250-4720 at least 48 hours in advance to observe connections prior to slurry backfill. Complete sawcuts and road restoration consistent with Development Handbook, match existing pavement thickness in kind.

**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 \$2,220 DATE 11/13/2023

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**Adam HertelAmerican Architectural Group3350 South River RoadWest Bend, WI 53095Phone (262) 334-3811E-Mail adam@teamaag.net**PROPERTY OWNER**Jesse MackMidwest Products, IncW194 N11665 McCormick DriveGermantown, WI 53022Phone (262) 257-0930E-Mail jesse@hoopmaster.com**2****PROPERTY ADDRESS**Washington DriveGermantown, WI 53022**3****NEIGHBORING USES** – Specify name and type of use, e.g. Enviro Tech – Industrial, Smith – Residential, etc.

North Vacant	South Krenz & Company - Industrial	East American Enterprises International - Industrial	West Multi-Use Building - Industrial
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4**READ AND INITIAL THE FOLLOWING:**

- X I am aware of the Village of Germantown ordinance requiring fire sprinklers in most new construction.
- X I understand that all new development is subject to Impact and/or Connection Fees that must be paid before building permits will be issued.
- X I understand that an incomplete application will be withdrawn from the Plan Commission agenda and that all resubmissions to the Plan Commission are subject to a new application fee.

5**SIGNATURES** – ALL APPLICATION MUST BE SIGNED BY OWNER!Adam Hertel11/13/2023

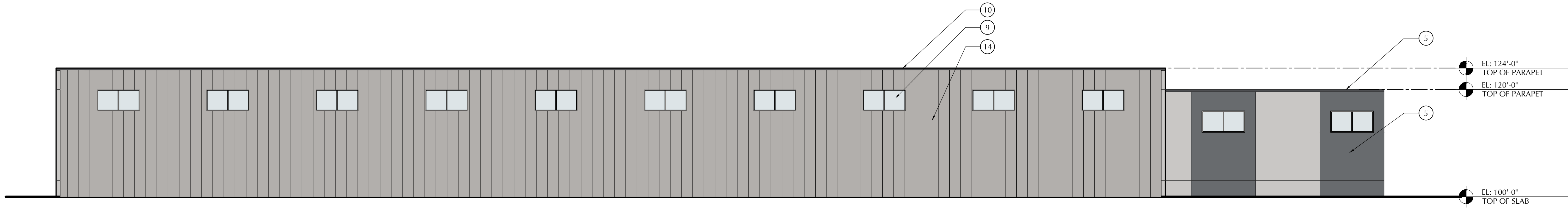
Applicant

Date

Jesse C Mack11-13-2023

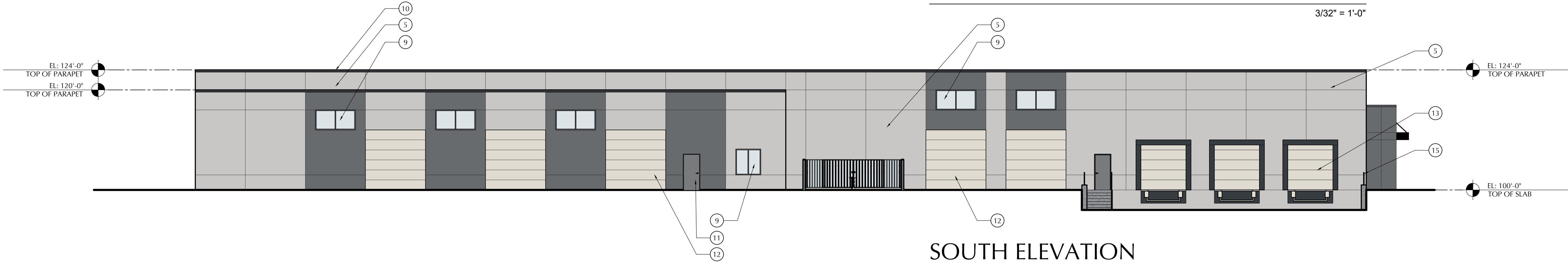
Owner

Date



WEST ELEVATION

3/32" = 1'-0"



SOUTH ELEVATION

3/32" = 1'-0"

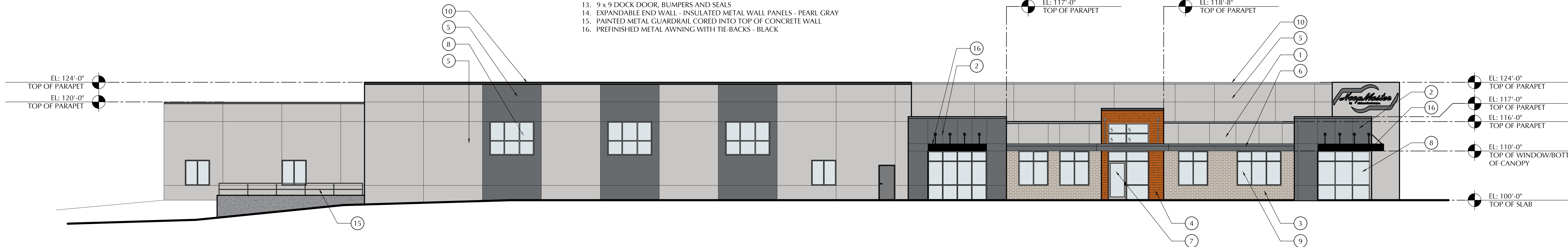


NORTH ELEVATION

3/32" = 1'-0"

KEYNOTES:

1. JAMES HARDIE OR LP SMARTSIDE PANEL SIDING - SMOOTH WITH TAMLYN XTREMETRIM $\frac{1}{2}$ " REVEAL SYSTEM - COLOR PEARL GRAY
2. JAMES HARDIE OR LP SMARTSIDE PANEL SIDING - SMOOTH WITH TAMLYN XTREMETRIM $\frac{1}{2}$ " REVEAL SYSTEM - COLOR NIGHT GRAY
3. UTILITY BRICK - OBSIDIAN BY INTERSTATE BRICK
4. LONGBOARD TONGUE AND GROOVE ALUMINUM SIDING - 4" GROOVE
5. INSULATED PRECAST CONCRETE PANEL - PAINTED, TO MATCH PEARL GRAY AND NIGHT GRAY
6. PRE-FINISHED METAL FASCIA AND SOFFIT CANOPIES - COLOR MATCH NIGHT GRAY
7. ANODIZED ALUMINUM STOREFRONT ENTRY SYSTEM
8. ANODIZED ALUMINUM STOREFRONT WINDOWS
9. ANODIZED ALUMINUM WINDOWS. "S" DENOTES SPANDREL GLAZING
10. PRE-FINISHED METAL COPING - COLOR GRAY
11. INSULATED HOLLOW METAL DOOR - PAINTED, MATCH ADJACENT WALL COLOR
12. 12 x 12 OVERHEAD SECTIONAL DOOR
13. 9 x 9 DOCK DOOR, BUMPERS AND SEALS
14. EXPANDABLE END WALL - INSULATED METAL WALL PANELS - PEARL GRAY
15. PAINTED METAL GUARDRAIL CORED INTO TOP OF CONCRETE WALL
16. PREFINISHED METAL AWNING WITH TIE-BACKS - BLACK



EAST ELEVATION

3/32" = 1'-0"







02 / 05 / 2024



SITE PLAN REVIEW

2/12/24 Plan Commission Meeting

Bethlehem Evangelical Lutheran Church

Village Staff Report & Recommendation

Germantown, Wisconsin

Summary

Excel Engineering, and Mike Christensen, agents for Bethlehem Evangelical Lutheran Church, property owner, are requesting approval of site development & building plans for a 23,471 sqft building addition to and parking lot expansion for the existing church and school facility located at N108 W14290 Bel Aire Lane.

Property Location: N108 W14290 Bel Aire Lane

Agent/

Property Owner: Tom Schermerhorn
Excel Engineering
100 Camelot Drive
Fond du Lac, WI

Mike Christensen
Bethlehem Lutheran Church
N84 W15252 Menomonee Ave
Menomonee Falls, WI

Current Zoning: I: Institutional

Adjacent Land Uses		Zoning
North	Residential	Rs-3/Rs-4
South	Residential	Rs-5
East	Residential	Rs-3
West	Residential	Rs-5



Background

At the January 8 meeting, the Plan Commission conditionally approved the site development & building plans subject to the eleven (11) conditions recommended by Staff with some modifications.

Specifically, Conditions #7, #8 & #9 were discussed at length with the PC requiring that the landscape plan be revised to address the concerns raised about tree removal and replacement along Fond du Lac Ave (street trees) and the west property line (existing buffer along residential neighborhood). The revised landscape plan to be brought back to the PC for review and approval.

The landscape plan has been revised and is submitted for final review and approval.

Staff Comments

With respect to the west property line and existing tree line, the proposed parking lot has been shifted approximately five (5) feet to the east and further away from the property line (to a setback of 25'-27' from the property line to the curb (see Sheet C1.4). In so doing, the limits of disturbance have also shifted from right at the property line to a point at least 16' to the east. As a result, at least 16' of the existing vegetation will remain untouched (although invasive/scrub brush will be removed). Further, a total of fifteen (15) deciduous and evergreen trees are proposed along the western edge of the new parking lot to replace the trees being removed and enhance the remaining buffer along the property line.

With respect to the street trees along Fond du Lac Ave, the amount of grading and extent of the new swales has been reduced. This results in the removal of fewer existing street trees. Also, additional street trees meeting the 1 tree per 50 feet of road frontage requirement have been added (an increase from 9 to 29 street trees along FDL Ave and Bel Aire Lane).

As a result of addressing the landscaping concerns raised by the PC, revisions were made to the landscaping, site, and grading plans.

Finally, the lighting plan was also revised to include downlighting under the proposed main entrance canopy.

VILLAGE STAFF RECOMMENDATIONS

Staff recommends **APPROVAL** of the revised landscaping plan with the following revisions to the original conditions of approval:

1. This approval is for the various plan sheets that comprise the site plan set as noted below and is subject to compliance with all the conditions and requirements set forth herein and subsequently adopted and/or revised by the Plan Commission. Approval is granted for the following 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 8, 2023;*
- b. *Civil Engineering plans dated February 5, 2024 December 8, 2023;*
- c. *Landscaping plans dated February 5, 2024 December 8, 2023;*
- d. *Lighting plans (photometric plan) dated January 26, 2024 December 8, 2023;;*

If revised plan sheets are necessary, each revised sheet shall contain the date of said revision clearly stamped in the lower right corner.

2. 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 outstanding items and issues identified by Village Staff in the following review memos shall be resolved and reflected in additional information and/or revised plans submitted to Staff for further review, comment, and approval prior to commencing construction or issuance of building permits (excluding "early start" site clearing and footing/foundation work approved by the Village and/or WI DSPS):
 - a. January 2, 2024 memo from Kevin Driscoll, PE, Village Engineer
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 proposed parking lot along the west property line shall be moved to meet the minimum 20' setback requirement. Sheet C1.1 of the plan set indicates that the southwest corner of the new parking area along the west property line is setback 19.41 feet (and tapers to a setback >20 feet somewhere along the edge as it moves northerly).
7. Additional deciduous and evergreen trees and shrubs shall be installed along the west property line around the new parking lot perimeter in an amount and type necessary to provide screening from the residential lots to the west. As an alternative, install a minimum 6' high wood privacy fence along the property line for a 15' distance north and south beyond the ends of the new parking lot.

-
8. Additional street trees meeting the Village's street tree requirements and additional plantings shall be installed along the Fond du Lac Ave frontage and Bel Aire Lane (east of the relocated driveway). At a minimum, additional street trees in an amount equal to 1 tree per 50 feet of road frontage shall be installed along the frontage for Fond du Lac Ave and along Bel Aire Lane east of the relocated driveway in addition to other deciduous and evergreen trees in an amount that will replace the trees being removed at a 1:1 ratio.
 9. A revised landscape plan including a revised plant list with installation sizes meeting minimum requirements and addressing all Village Staff comments and recommendations presented in the Staff Report & Recommendation (dated 1/8/24) shall be prepared and submitted for review and approval by Village Staff prior to issuance of a building permit. Said plan to include the requirements of Conditions #8 and #9 above.
 10. The existing non-conforming wood post & panel sign along Fond du Lac Ave that is being removed shall not be reinstalled in its current form and will have to be revised to be code compliant if re-installed along Fond du Lac Ave. Under the current sign regulations, one additional monument/ground sign may be installed along Fond du Lac Ave which will have to be installed on a new monument-style masonry base (vs. the existing wood support posts). A separate sign permit application is required for any exterior signage.
 11. Right-of-way permits are required for any/all construction conducted in the public right-of-way for Bel Aire Lane. Contact the Public Works Department/Highway Superintendent for permit applications and submittal requirements.



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

Excel Engineering, Inc.
Tom Schermerhorn - Principal
100 Camelot Dr
Fond du Lac, WI 54935

Phone (920) 926-9800
E-Mail tom.schermerhorn@excelengineer.com

PROPERTY OWNER

Bethlehem Lutheran Church
c/o Paul Koester & Mike Christensen
N108 W14290 Bel Aire Lane
Germantown, WI 53022

Phone (262) 251-3555
E-Mail churchoffice@bethlehem-wels.org

2 PROPERTY ADDRESS

Bethlehem Lutheran Church
N108 W14290 Bel Aire Lane
Germantown, WI 53022

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

North Multiple 1-family res. Gohr, Kalsow, Schuster, Nenning	South Multiple 1-family res. Bruce, Ratzmann, Rabuck, Robillard, Schaefer, Plichta	East Multiple 1-family res. Gohr, Kalsow, Schuster, Nenning	West Multiple 1-family res. Larson, Maas, Harrer, Egelseer, Klaty
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4 READ AND INITIAL THE FOLLOWING:

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

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

MC 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!

Tom Schermerhorn 11/13/23
Applicant Date

Mike Christensen 11.13.2023
Owner Date

February 5, 2024

Village of Germantown
Attn: Lori Johnson
N112 W17001 Mequon Road
Germantown, WI 53022

Re: Bethlehem Lutheran Church Site Development

Dear Ms. Johnson,

This letter is in response to the review comments from the Engineering Department dated January 2, 2024, review comments from the Village Staff dated January 5, 2024, and Notification of Action by the Plan Commission dated January 22, 2024 from January 8, 2024 meeting date.

Engineering Department Review Comments

General Comments

1. Please respond to each item below. A written response addressing each item shall be included in your submittal.
Excel Response: Noted.
2. The submitted plans have been reviewed for general conformance with State and Village design guidelines. Additional comments could arise as a result of the plan completion and modifications. The items listed below will need to be fully resolved before the Engineering Dept. can recommend a formal approval of the plans and permit for construction.
Excel Response: Noted.
3. If this project disturbs over one area it will require a WRAPP/NOI from the DNR. Please submit a copy of the approved permit prior to final approval.
Excel Response: NOI will be provided in future upon receipt.
4. As-builts prepared to Village standards shall be prepared and provided to the Village post-construction (for all applicable items).
Excel Response: Noted. Stormwater pond as built note provided on C0.1.
5. A professional engineer's original seal is to be affixed, signed and dated on the final set of construction plans.
Excel Response: Noted.
6. Utility permits and permits for work within the ROW are required. Contact the Village engineering department to obtain permits.
Excel Response: Noted.
7. As a guide to the review response: Items in italics are resolved or acknowledged, items in regular font are to be addressed yet, items in Bold are additional feedback to remaining original comment.
Excel Response: Noted.

Water Utility Comments

1. Question and clarification for the Bethlehem Lutheran Site plan. It shows on the Civil Utility plan sheet C1.3 that per 2000 design by Anderson Ashton, Inc. below the water service location has a branch hydrant connected to it. Does the Church have historical information on this private hydrant? The utility tracks private hydrants and does not have record of this one until now.

Excel Response: During construction, there was discussion between the plumbing contractor, Germantown building inspector, and Germantown Fire Chief in regards to the private hydrant so this was provided at that time per their discussion.

C0.1 Civil Site Plan Comments

1. Village of Germantown Erosion Control Permit required. File Village Erosion Control Permit.

Excel Response: Erosion Control Permit will be filed.

C1.1 Civil Site Plan Comments

1. Plan notes an ADA ramp near the existing building entrance. It's not clear how the detail provided for the ADA ramp will be installed in the location noted. Show the ramp and truncated domes on the site plan.

Excel Response: Sidewalk ramp near existing playground updated to clarify there will be no truncated domes. This sidewalk ramp is a transition from the existing flush walk to a proposed sidewalk adjacent to curb and gutter. This transition does not direct the pedestrian into a vehicle traveled way; thus, no truncated domes are necessary. ADA parking and accessible route to building will be near proposed canopy entrance in drop off area with flush walk under canopy with no need for truncated domes or ramps.

2. Show the ADA route from the ADA parking to the building.

Excel Response: ADA route to building now shown.

Erosion Control Comments

1. Sheet C1.2 - Silt Fence identified for installation along Fond du Lac Ave. Install inlet protection for each of the curb inlets and install silt fence along the limits of disturbance adjacent to Bel Aire Lane.

Excel Response: Silt fence now provided along Bel Aire Lane and inlet protection added.

Sanitary Comments

1. Sheet C1.3 Sanitary Building Sewer Lateral is greater than 100 feet from building to sanitary manhole. Install clean-out for proposed external connection to existing sanitary building sewer lateral, as required per SPS 382.35.

Excel Response: Cleanouts now provided.

2. Provide a revised NOI.

Excel Response: NOI will be provided in future upon receipt.

3. Provide a detailed plumbing and utility plan for kitchen and DFU counts for bathrooms.

Excel Response: Plumbing plans now provided.

Stormwater Management Comments

1. Add existing topo for the adjacent areas to the drainage exhibits, specifically west of the site and south of the site. Include any offsite areas that drain to the basin in the calcs.

Excel Response: Site is bordered by Bel Aire Lane to the south which currently has mountable curb and gutter and storm inlets in place to capture and discharge stormwater. No modifications to the existing curb and gutter is proposed, so Bel Aire Lane will continue to drain as it currently does. In respect of private property owners to the west, previous stormwater documents have been analyzed and offsite area to the west is now provided in updated stormwater management calculations, consistent with previously approved stormwater reports.

2. Model Type D soils as clayey in SLAMM per WDNR guidance.

Excel Response: SLAMM calculations updated.

3. Sheet C1.3 – contours show storm pond outlet control structure at 897 contour. With an orifice at 890 and 893 appear to be buried. Revise detail. Reflect outlet invert elevation 889.85 to match sheet C2.1.

Excel Response: Pond outlet control structure rim is at 896.50. Orifices will be located within an internal weir wall within the structure, consistent with the detail shown on C2.1. Outlet invert elevation of 890.00 will be provided at the outlet control structure, sloping down to 889.85 at the end of the proposed 40' outlet pipe.

4. Sheet C2.1 - Outlet Structure Rim 896.50, 1ft freeboard; invert elevation 889.85. Show existing elevation and existing ditchline elevation to match into existing culvert 889.47.

Excel Response: Existing ditch line and culvert now shown on sheet C2.1.

Village Staff Review Comments

Community Development Department Comments

1. Section 17.45(1)(b) of the Zoning Code requires parking lots for churches to be setback a minimum of 20 feet from the property line if an adjoining property is in a residential zoning district. In this case, the land to the west of the church property is zoned Rs-4. Sheet C1.1 of the plan set indicates that the southwest corner of the new parking area along the west property line is setback 19.41 feet (and tapers to a setback >20 feet somewhere along the edge as it moves northerly). The plan will need to be revised to meet the 20' setback.

Excel Response: Plan revised to greater than 20' setback now.

2. Sheet C1.0 (Demolition Plan) indicates that all of the existing trees along the west property line in the vicinity of the new parking lot will be removed (it doesn't say "all" but doesn't any trees will be preserved either). The grading plan indicates that the limit of disturbance is right up to the west property line that appears to run right through the middle of the tree line. This is very concerning. Section 17.45(1)(b) indicates that berming with landscaping may be required by the Plan Commission in situations where parking lots abut residential districts. The existing tree line is quite substantial with mature (>15' height and >10'-15' spread) deciduous and evergreen trees placed in such a way that there is an existing visual screen between the residential lots and the proposed parking lot... a lot that also introduces exterior lighting into the area where previously there was none. Somewhat surprising is that the proposal is to install only four (4) 6' high evergreen trees. This is inadequate even with some of the trees that

appear to be located on the residential lots that are likely to remain.

Excel Response: Tree removal scope significantly reduced. A minimum of 16', a significant majority, of the existing trees will remain in place. Seven evergreen trees will need to be removed along with miscellaneous scrub brush. 15 evergreen trees are now proposed to replace the seven removed evergreen trees.

3. Similarly, the demolition plan indicates that a significant number (est. at 35-40) existing and mature deciduous and evergreen trees will be removed along Fond du Lac Ave and Bel Aire Lane to make way for expanded storm water swales and the expanded storm basin (see Village Forester comments below). Many of these trees currently meet the street tree requirement and will have to be compensated for with new street trees (at a minimum). However, the landscape plan shows only 12 new trees being installed along Fond du Lac Ave and Bel Aire Lane, including 10 Black Hills Spruce evergreen trees (that do not meet the Village's street tree requirements). Staff recommends that at a minimum additional street trees meeting the 1 tree per 50 feet of road frontage requirement be installed along the entire frontage for Fond du Lac Ave and along Bel Aire Lane east of the relocated driveway, in addition to other deciduous and evergreen trees in an amount to that replaces the trees being removed at a 1:1 ratio.

Excel Response: Stormwater swale grading reduced, reducing the amount of trees need to be removed and replaced. Landscape plan updated with many proposed street trees along Fond du Lac Ave and Bel Aire Lane, meeting the 1 tree per 50' of frontage requirement. Considering the entire project, plans now propose the removal of 44 trees (23 coniferous trees and 21 deciduous trees), with 44 proposed trees (15 coniferous trees and 29 deciduous trees proposed). Ratio of coniferous to deciduous updated to meet street tree requirements.

4. The existing non-conforming wooden post & panel sign along Fond du Lac Ave that is being removed will have to be revised to be code compliant prior to re-installation (which will likely have to be installed on a new monument-style masonry base vs. wood support posts).

Excel Response: Sign will be removed and not replaced.

Village Forester Comments

5. Please provide more detail on the proposed tree removals across the site, e.g. identify the name/species, size, location, and conditions of proposed removals. From what I can see there are at a minimum 47 proposed tree removals (not counting the west property line). The plan on page 10 identifies 23 replacement trees. Without knowing more detail about the trees being removed, this does not appear to be an equitable replacement of what is being removed.

Excel Response: Stormwater swale grading reduced, reducing the amount of trees need to be removed and replaced. Landscape plan updated with many proposed street trees along Fond du Lac Ave and Bel Aire Lane, meeting the 1 tree per 50' of frontage requirement. Considering the entire project, plans now propose the removal of 44 trees (23 coniferous trees and 21 deciduous trees), with 44 proposed trees (15 coniferous trees and 29 deciduous trees proposed). Ratio of coniferous to deciduous updated to meet street tree requirements.

6. Proposed removals along the west property line are concerning. Are you proposing to remove all the trees in the shaded area on the West property line or just to clean this area up by removing the low-value dense undergrowth?

Excel Response: Tree removal scope significantly reduced. A minimum of 16', a significant majority, of the existing trees will remain in place. Seven evergreen trees will need to be removed along with miscellaneous scrub brush. 15 evergreen trees are now proposed to replace the seven removed evergreen trees near the west property line.

7. With respect to the tree planting detail specification, please revise to require the top of the root ball to be planted at grade with root flare exposed and not buried in soil/moss/mulch.

Excel Response: Detail updated.

8. The color renderings show a densely planted landscape surrounding the pond east of the church. This does not align with the proposed landscape plan. Please explain and revise accordingly.

Excel Response: Landscape plan updated. Please refer to sheet C1.4. for proposed landscaping.

Notification of Action by the Plan Commission Comments

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.

Excel Response: Noted.

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.

Excel Response: Noted.

4. All outstanding items and issues identified by Village Staff in the following review memos shall be resolved and reflected in additional information and/or revised plans submitted to staff for further review, comment, and approval prior to commencing construction or issuance of building permits (excluding "early start" site clearing and footing/foundation work approved by the Village and/or WI DSPS):

a. January 2, 2024 memo from Kevin Driscoll, PE, Village Engineer

Excel Response: Noted.

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.

Excel Response: Noted.

6. The proposed parking lot along the west property line shall be moved to meet the minimum 20' setback requirement. sheet C1 .1 of the plan set indicates that the southwest corner of the new parking area along the west property line is setback 19.41 feet (and tapers to a setback >20 feet somewhere along the edge as it moves northerly).

Excel Response: Plan revised to greater than 20' setback now.

7. Additional deciduous and evergreen trees and shrubs shall be installed along the west property line around the new parking lot perimeter in an amount and type necessary to provide screening from the residential lots to the west. As an alternative, install a minimum 6' high wood privacy fence along the property line for a 15' distance north and south beyond the ends of the new parking lot.

Excel Response: Tree removal scope significantly reduced. A minimum of 16', a significant majority, of the existing trees will remain in place. Seven evergreen trees will need to be removed along with miscellaneous scrub brush. 15 evergreen trees are now proposed to replace the seven removed evergreen trees.

Additional street trees meeting the Village's street tree requirements and additional plantings shall be installed along the Fond du Lac Ave frontage and Bel Aire Lane (east of the relocated driveway). At a minimum, additional street trees in an amount equal to 1 tree per 50 feet of road frontage shall be installed along the frontage for Fond du Lac Ave and along Bel Aire Lane east of the relocated driveway in addition to other deciduous and evergreen trees in an amount that will replace the trees being removed at a 1:1 ratio.

Excel Response: Stormwater swale grading reduced, reducing the amount of trees need to be removed and replaced. Landscape plan updated with many proposed street trees along Fond du Lac Ave and Bel Aire Lane, meeting the 1 tree per 50' of frontage requirement. Considering the entire project, plans now propose the removal of 44 trees (23 coniferous trees and 21 deciduous trees), with 44 proposed trees (15 coniferous trees and 29 deciduous trees proposed). Ratio of coniferous to deciduous updated to meet street tree requirements.

8. A revised landscape plan including a revised plant list with installation sizes meeting minimum requirements and addressing all Village Staff comments and recommendations presented in the Staff Report & Recommendation (dated 1/8/24) shall be prepared and submitted for review and approval by Village Staff prior to issuance of a building permit. Said plan to include the requirements of Conditions #B and #9 above. [NOTE: THE REFERENCE TO CONDITIONS #8 AND #9 IN CONDITION #9 IS INCORRECT AND THE REFERENCE SHOULD BE TO CONDITIONS #7 AND #8; THE NUMBERING CHANGED AFTER CONDITION #9 WAS ORIGINALLY DRAFTED AND THE ERROR WAS NOT DETECTED BEFORE THE STAFF RECOMMENDATION WAS DELIVERED TO THE PLAN COMMISSION.

Excel Response: Plans revised and provided with this resubmittal.

9. The existing non-conforming wood post & panel sign along Fond du Lac Ave that is being removed shall not be reinstalled in its current form and will have to be revised to be code compliant if re-installed along Fond du Lac Ave. Under the current sign regulations, one additional monument/ground sign may be installed along Fond du Lac Ave which will have to be installed on a new monument-style masonry base (vs. the existing wood support posts). A separate sign permit application is required for any exterior signage.

Excel Response: Sign will be removed and not replaced.

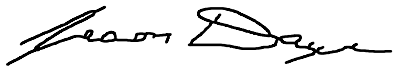
10. Right-of-way permits are required for any/all construction conducted in the public right-of-way for Bel Aire Lane. Contact the Public Works Department/Highway Superintendent for permit applications and submittal requirements.

Excel Response: Noted.

The submittal documents have been revised per the comments above. Please accept for review and approval. Please let me know if you have any comments, questions, or need additional information.

Sincerely,

Excel Engineering, Inc.

A handwritten signature in black ink, appearing to read "Jason Daye", with a stylized, cursive script.

Jason Daye, P.E.
Principal, Civil

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

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

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

PROJECT INFORMATION

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

DEMOLITION PLAN KEYNOTES	
A	REMOVE RIP RAP
B	REMOVE AND RELOCATE FLAG POLE
C	DRAIN EXISTING POND AND REGRADE. SEE C1.2.
D	SAWCUT (AS NECESSARY) AND REMOVE ASPHALT
E	SAWCUT (AS NECESSARY) AND REMOVE CONCRETE
F	REMOVE BASKETBALL HOOP AND ASSOCIATED CONCRETE
G	REMOVE CURB AND GUTTER. SAWCUT (AS NECESSARY)
H	REMOVE CONIFEROUS TREE
I	REMOVE "TREES WITHIN HATCHED AREA". TREES TO BE REMOVED INCLUDE 7 CONIFEROUS TREES AND ANY MISCELLANEOUS SCRUB BRUSH. MAINTAIN MINIMUM OF 16' OF TREES ALONG PROPERTY LINE AS DIMENSIONED.
J	REMOVE STORM PIPING
K	REMOVE LIGHT POLE
L	REMOVE SHRUB
M	REMOVE CANOPY, COLUMNS, AND DOWNSPOUTS
N	REMOVE 6" CPP PIPE AND RIP-RAP
O	REMOVE 6" PVC. CONTRACTOR TO FIELD VERIFY PIPE EXTENTS AND ENSURE COMPLETE REMOVAL WITH PROPOSED PROJECT IS FEASIBLE.
P	REMOVE AND REPLACE RIP RAP AS NECESSARY FOR STORM PIPE REMOVAL. SEE SHEET C1.2 AND C2.0 FOR PROPOSED SPILLWAY GRADING.
Q	PULVERIZE, GRADE, AND REPAVE EXISTING ASPHALT. RESTRIPE PARKING STALLS.
R	REMOVE AND RELOCATE ELECTRIC, GAS, TELEPHONE, AND TV SERVICES. REMOVE TRANSFORMER, PANELS, AND METERS. DISTRIBUTION EASEMENT TO BE TERMINATED AND NEW EASEMENT MADE FOR NEW DISTRIBUTION. CONTRACTOR TO COORDINATE REMOVAL AND RELOCATION WITH UTILITY COMPANIES. CONTRACTOR TO COORDINATE WITH UTILITY COMPANIES TO DIG UTILITIES DEEPER AS NECESSARY TO ENSURE ADEQUATE COVER OVER EXISTING LINES WITH PROPOSED GRADING ON SHEET C1.2.
S	REMOVE SIGN.
T	REMOVE DECIDUOUS TREE
U	REMOVE PLANTERS
V	REMOVE AND RELOCATE MAILBOX
W	CONTRACTOR TO FIELD VERIFY EXISTING DOWNSPOUT STORM SEWER PIPE LOCATIONS AND NOTIFY ENGINEER OF ANY EXISTING STORM PIPE CONFLICTS WITH PROPOSED IMPROVEMENTS

PROFESSIONAL SEAL

PRELIMINARY DATES

OCT. 18, 2023
NOV. 3, 2023
NOV. 13, 2023
DEC. 1, 2023
DEC. 8, 2023
JAN. 23, 2024
JAN. 26, 2024
FEB. 5, 2024

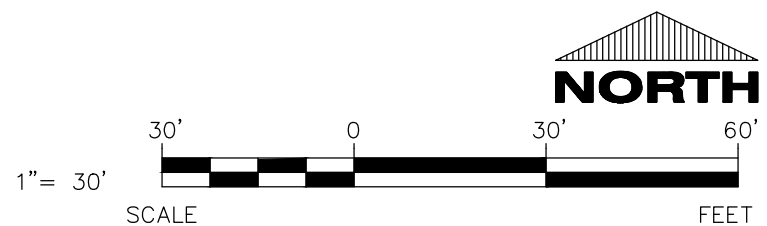
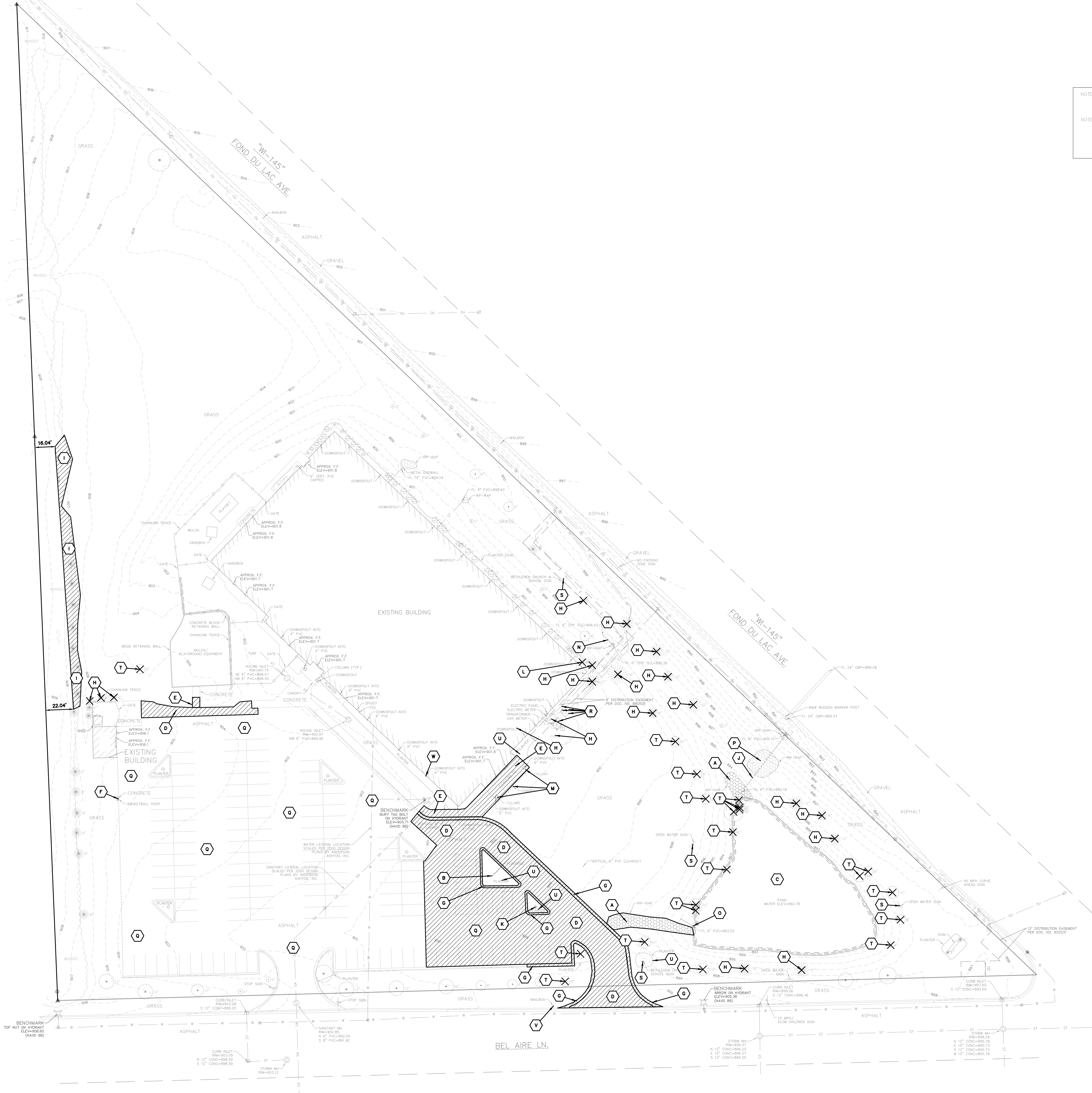
JOB NUMBER

2129100

SHEET NUMBER

C1.0

NOT FOR CONSTRUCTION



CIVIL EXISTING SITE AND DEMOLITION PLAN



Always a Better Plan

100 Camelot Drive
Fond du Lac, WI 54935
920-926-9800
excelengineer.com

PROJECT INFORMATION

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

PROFESSIONAL SEAL

PRELIMINARY DATES

JULY 10, 2023
SEPT. 22, 2023
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DEC. 8, 2023
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JAN. 26, 2024
FEB. 5, 2024

JOB NUMBER

2129100

SHEET NUMBER

C1.1

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

SITE INFORMATION:

PROPERTY AREA: 308,893 S.F. (7.09 ACRES).

EXISTING ZONING: I – INSTITUTIONAL

PROPOSED ZONING: I – INSTITUTIONAL

ADJACENT ZONING:

NORTHWEST: RS-3, RS-4, RS-5
WEST: RS-3, RS-5
SOUTH: RS-5

PROPOSED USE: BETHLEHEM CHURCH AND SCHOOL FACILITY BUILDING ADDITION

AREA OF SITE DISTURBANCE: 2.59 ACRES

SETBACKS: BUILDING: FOND DU LAC AVE = VARIES (40'-45')
BEL AIRE LN = 35'
SIDE (W) = VARIES (15'-20')

PAVEMENT: FOND DU LAC AVE = 25'
BEL AIRE LN = 25'
SIDE (W) = 8'

PROPOSED BUILDING HEIGHT: 45' (MAX. HEIGHT ALLOWED: 35')

STEEPLE PROVISION 17.50 (I)(B) ALLOWS PLAN COMMISSION TO APPROVE

PARKING REQUIRED: MINIMUM 1 PARKING SPACE/3 SEATS (167 SPACES REQ.)

PARKING PROVIDED: 167 SPACES (6 H.C. ACCESSIBLE)

HANDICAP STALLS REQUIRED: 6, HANDICAP STALLS PROVIDED: 6

MAX GROSS BUILDING FLOOR AREA RATIO: 70%

EXISTING SITE DATA

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

PROPOSED SITE DATA

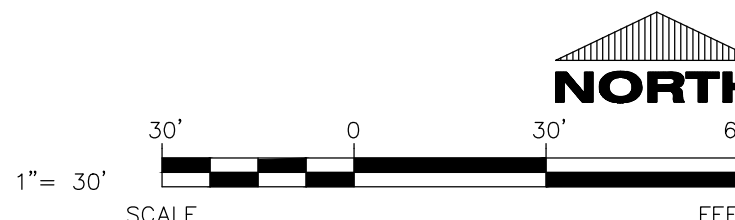
	AREA (AC)	AREA (SF)	RATIO
PROJECT SITE	7.09	308,893	
BUILDING FLOOR AREA	1.47	64,116	20.8%
PAVEMENT (ASP. & CONC.)	1.82	79,350	25.7%
TOTAL IMPERVIOUS	3.29	143,466	46.4%
LANDSCAPE/ OPEN SPACE	3.80	165,427	53.6%

SITE PLAN KEYNOTES

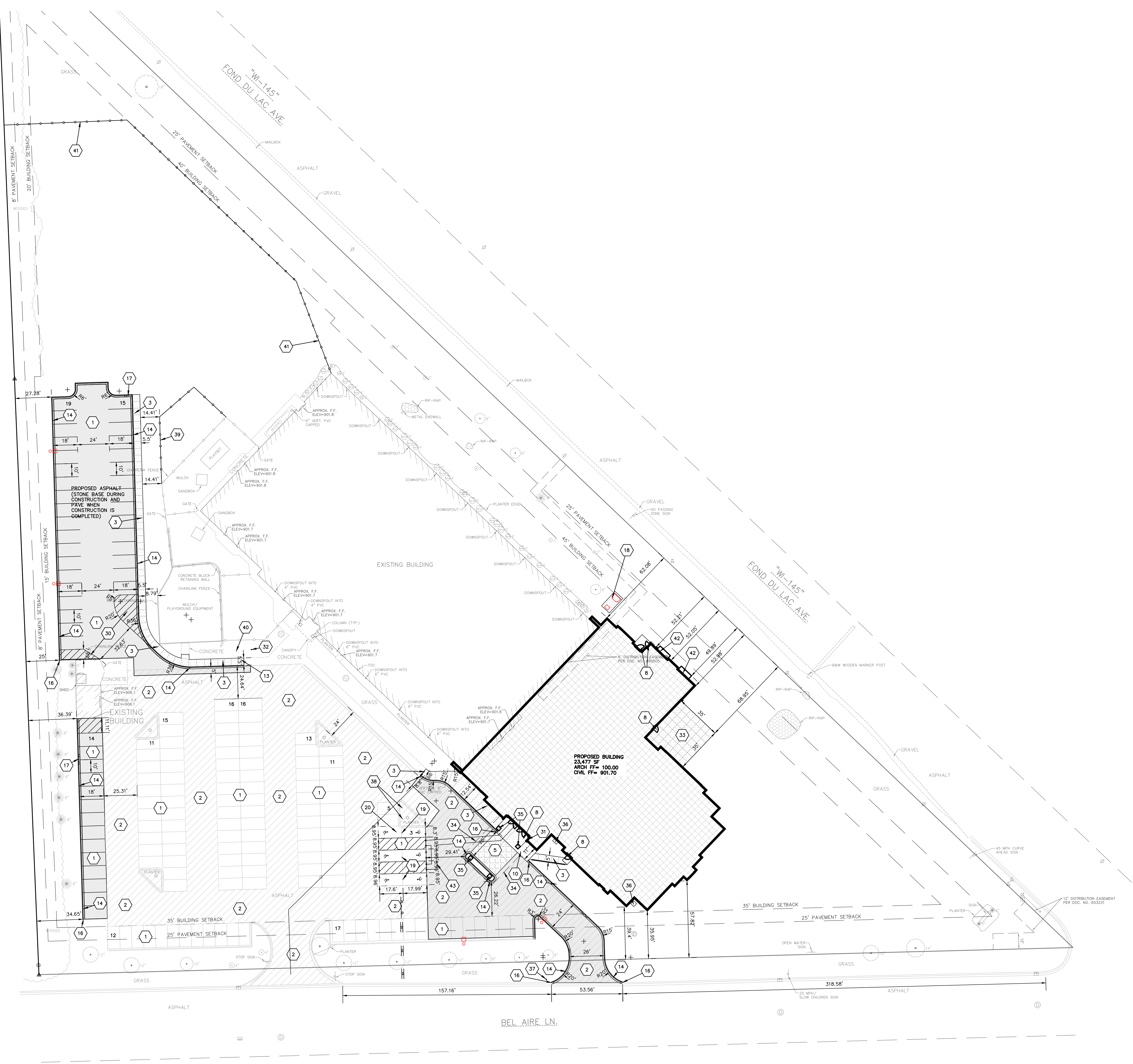
- STANDARD ASPHALT SECTION (TYP.)
- HEAVY DUTY ASPHALT SECTION (TYP.)
- CONCRETE SIDEWALK (TYP.)
- HEAVY DUTY CONCRETE (TYP.)
- CONCRETE STOOP (TYP.) SEE STRUCTURAL PLANS FOR DETAILS.
- FLUSH WALK (TYP.)
- ADA SIDEWALK RAMP TRANSITION FROM FLUSH WALK TO PROPOSED SIDEWALK ADJACENT TO CURB AND GUTTER (TYP.)
- 18" CURB & GUTTER (TYP.)
- CURB TAPER (TYP.)
- CURB CUT (TYP.)
- CONCRETE TRANSFORMER PAD BY UTILITY SUPPLIER (CONTRACTOR TO VERIFY FINAL LOCATION & DESIGN PRIOR TO CONSTRUCTION)
- HANDICAP SIGN (TYP.) (DOUBLE SIDED)
- HANDICAP STALL & STRIPING PER STATE CODES.
- PAINT STRIPING (TYP.). COLOR TO MATCH PARKING STALL STRIPING.
- KNOX BOX LOCATION. (SEE ARCH PLANS)
- RELOCATED FLAG POLE LOCATION. (TYP.)
- CONCRETE PATIO WITH 5' X 5' SAWCUT PATTERN. (TYP.)
- CANOPY. SEE ARCH PLANS.
- COLUMN. SEE ARCH PLANS.
- CONCRETE HVAC PAD. SEE HVAC PLANS. (CONTRACTOR TO VERIFY FINAL LOCATION & DESIGN PRIOR TO CONSTRUCTION)
- RELOCATED MAILBOX
- VISITOR AND SENIOR PARKING SIGN (TYP.)
- EXPANDED PLAY AREA BY OWNER (TYP.) FENCE TO MATCH EXISTING.
- PROPOSED SHADE SAIL STRUCTURE BY OWNER (TYP.)
- TEMPORARY FENCE DURING CONSTRUCTION. CONTRACTOR TO COORDINATE WITH OWNER. (TYP.)
- AREA WELL WITH HVAC LOUVER. SEE HVAC AND STRUCTURAL PLANS (TYP.)
- ADA ROUTE FROM PARKING TO BUILDING (TYP.)

PAVEMENT HATCH KEY:

- PROPOSED AND MODIFIED GRADING ASPHALT
- HEAVY DUTY ASPHALT
- SIDEWALK CONCRETE
- HEAVY DUTY CONCRETE



CIVIL SITE PLAN





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

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2129100

C1.2

0722 © EXCEL ENGINEERING, INC.

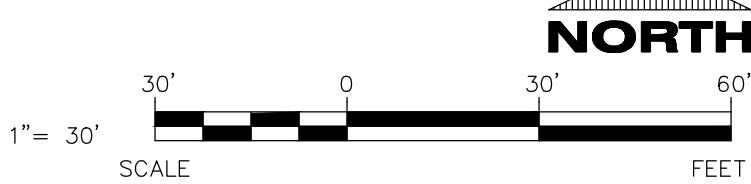
1. HANDICAP STALL AND ACCESS AISLES SHALL NOT EXCEED A SLOPE OF 1.50% IN ANY DIRECTION. HANDICAP STALL & ACCESS AISLES SHALL CONFORM TO ADA REQUIREMENTS (CURRENT EDITION)
2. ALL SIDEWALKS SHALL NOT EXCEED A MAXIMUM CROSS SLOPE OF 1.50% AND RUNNING SLOPE OF 4.50% UNLESS OTHERWISE SPECIFIED.

IP

CONTRACTOR SHALL PROVIDE TEMPORARY INLET PROTECTION FOR ALL CURB INLETS & CATCH BASINS ONSITE & OFFSITE IMMEDIATELY DOWNSTREAM OF THE PROJECT SITE PER LOCAL CODE.

CONTRACTOR SHALL PROVIDE STABILIZED CONSTRUCTION
ENTRANCE AT CONSTRUCTION ENTRANCE FOR PROPOSED
IMPROVEMENTS AS REQUIRED PER CODE.

CONTRACTOR SHALL PROVIDE CONCRETE WASHOUT AS REQUIRED PER CODE. FINAL LOCATION TBD BY CONTRACTOR.



CIVIL GRADING AND EROSION CONTROL PLAN

PROJECT INFORMATION

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

PROFESSIONAL SEAL

PRELIMINARY DATES

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JOB NUMBER

2129100

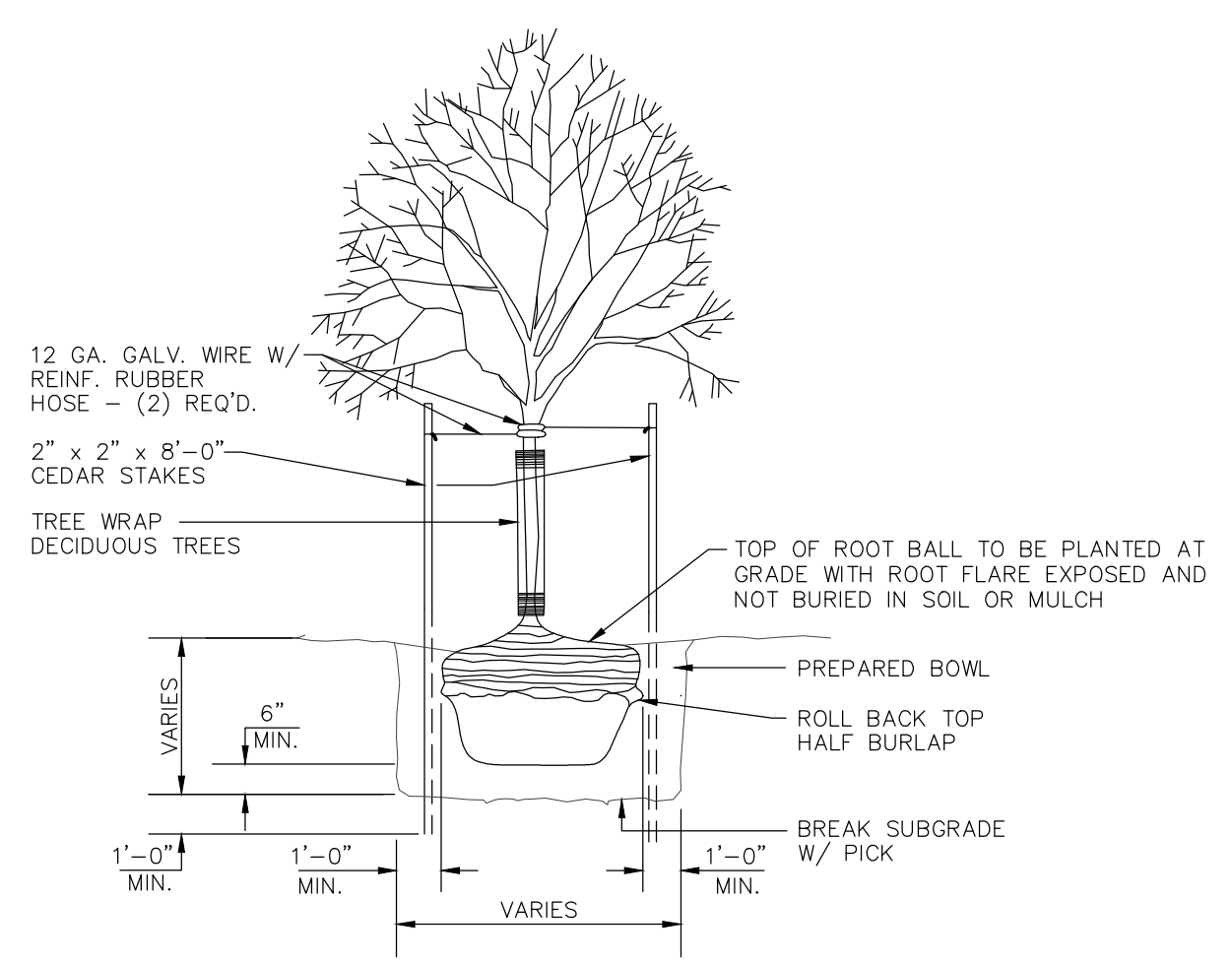
SHEET NUMBER

C1.4

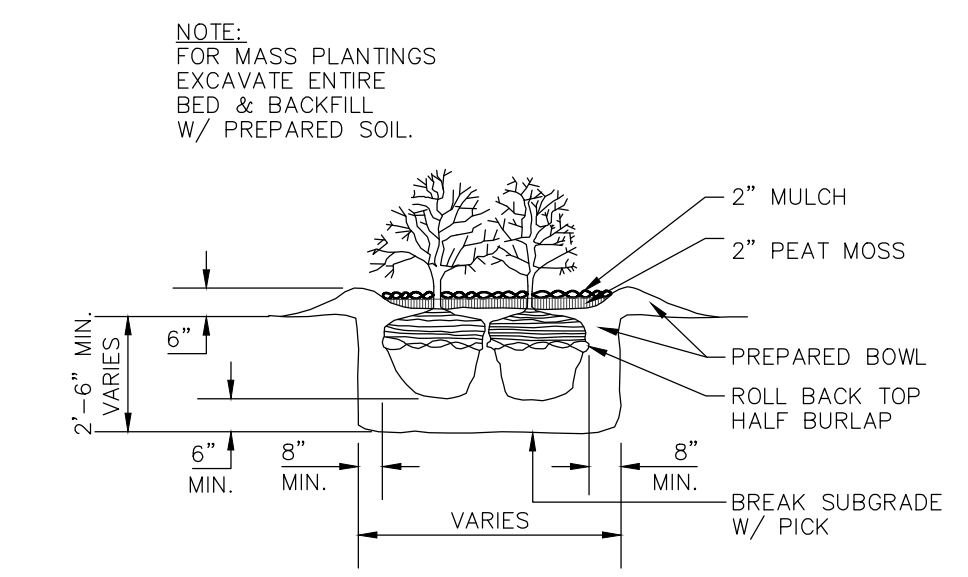
SPECIFICATION NOTE:
SEE SHEET C0.1 FOR PLAN
SPECIFICATIONS AND REQUIREMENTS

EROSION MATTING LOCATION

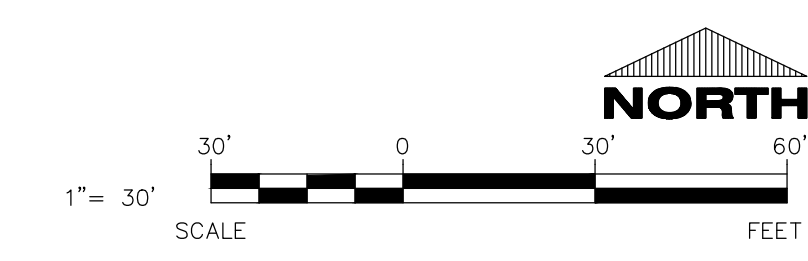
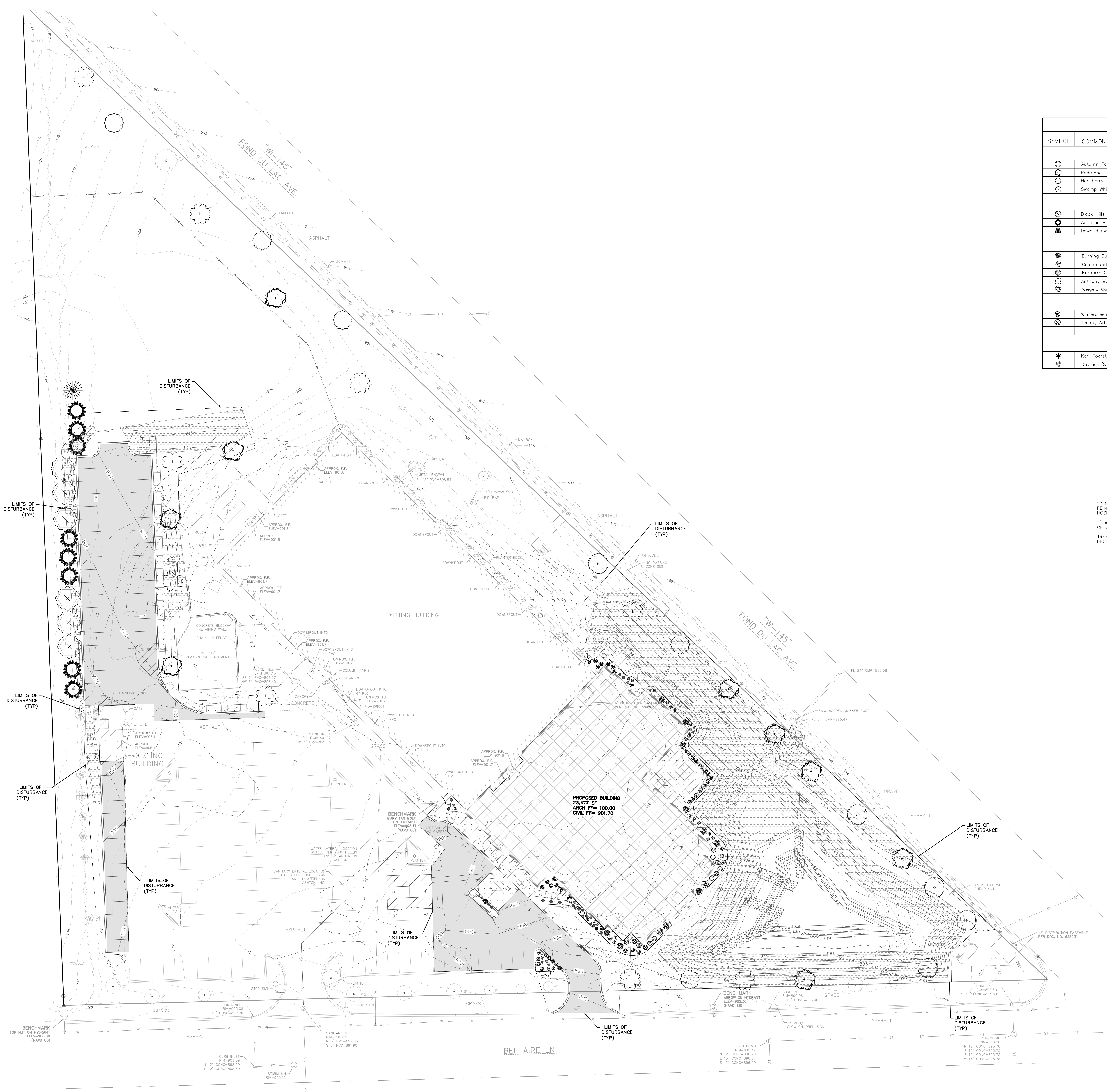
LANDSCAPING PLANTING SCHEDULE				
SYMBOL	COMMON NAME	BOTANICAL NAME	PLANTED SIZE	QUANTITY
DECIDUOUS TREES				
	Aulani Fantasy Maple	Acer x freemanii	3"	10
	Radmond Linden	Tilia americana	3"	9
	Hackberry	Celtis occidentalis	3"	5
	Swamp White Oak	Quercus bicolor	3"	5
EVERGREEN TREES				
	Black Hills Spruce	Picea glauca	6"	6
	Austrian Pine	Pinus nigra	6"	8
	Dawn Redwood	Metasequoia glyptostroboides	6"	1
DECIDUOUS SHRUBS				
	Burning Bush	Evonymus alatus 'Compactus'	30"-36"	16
	Goldmound Spirea	Spiraea x bumalda 'Goldmound'	15"-18"	28
	Barberry Concorde	Berberis thunbergii 'concorde'	24"	12
	Anthony Waterer Spirea	Spiraea x bumalda 'Anthony Water'	15"-18"	13
	Weigela Carnival	Weigela Florida 'carnival'	24"	12
EVERGREEN SHRUBS				
	Wintergreen Boxwood	Buxus sinica var. insularis 'Wintergreen'	18"	15
	Techny Arborvitae	Thuja occidentalis	42"-48"	12
PERENNIALS				
	Karl Foerster Reed Grass	Clamagrostis x acutiflora 'Karl Foerster'	1 gal. pot.	19
	Daylilies 'Stella de Oro'	Hemerocallis 'Stella de Oro'	1 gal. pot.	24



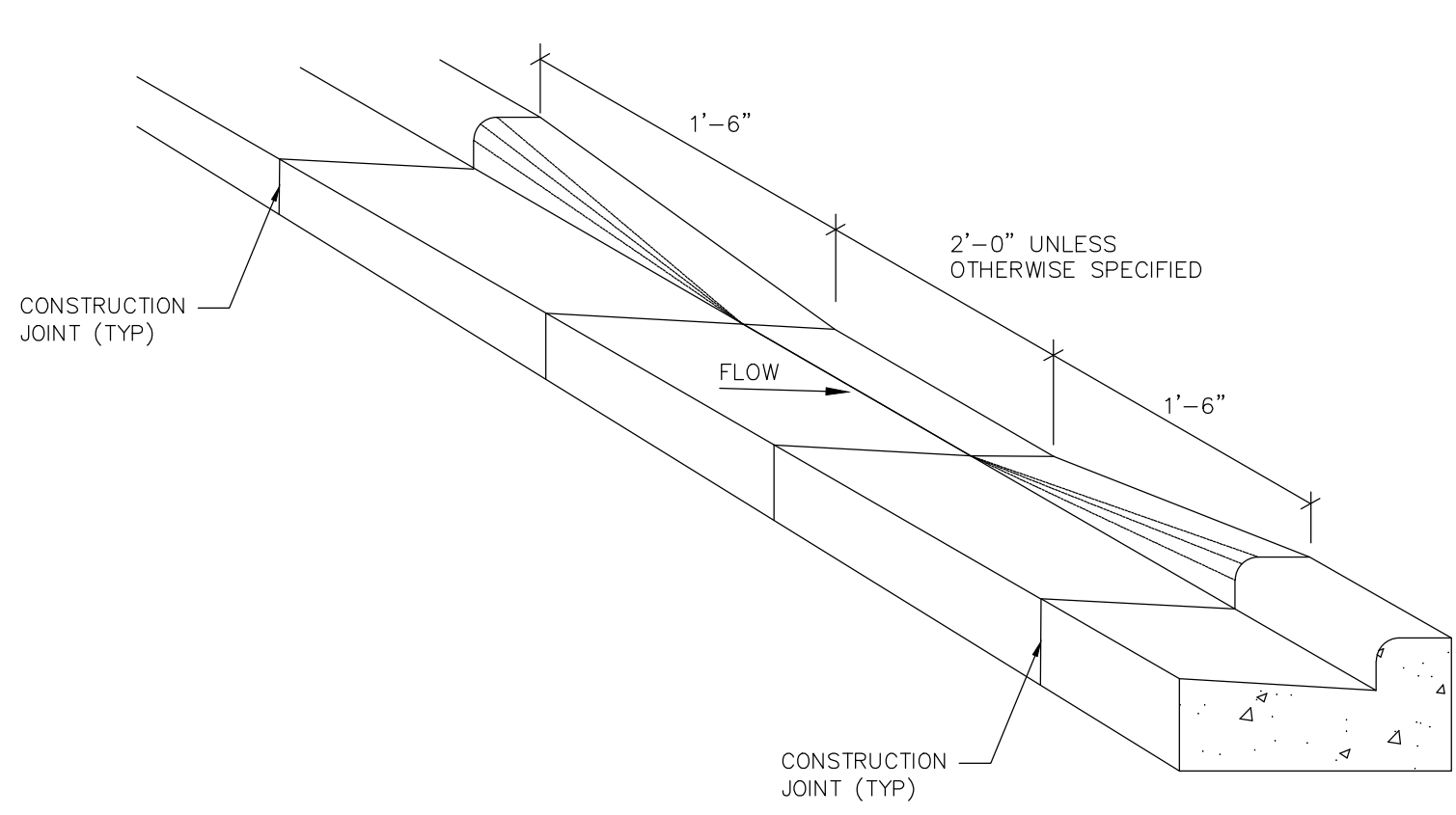
TREE PLANTING DETAIL
NO SCALE



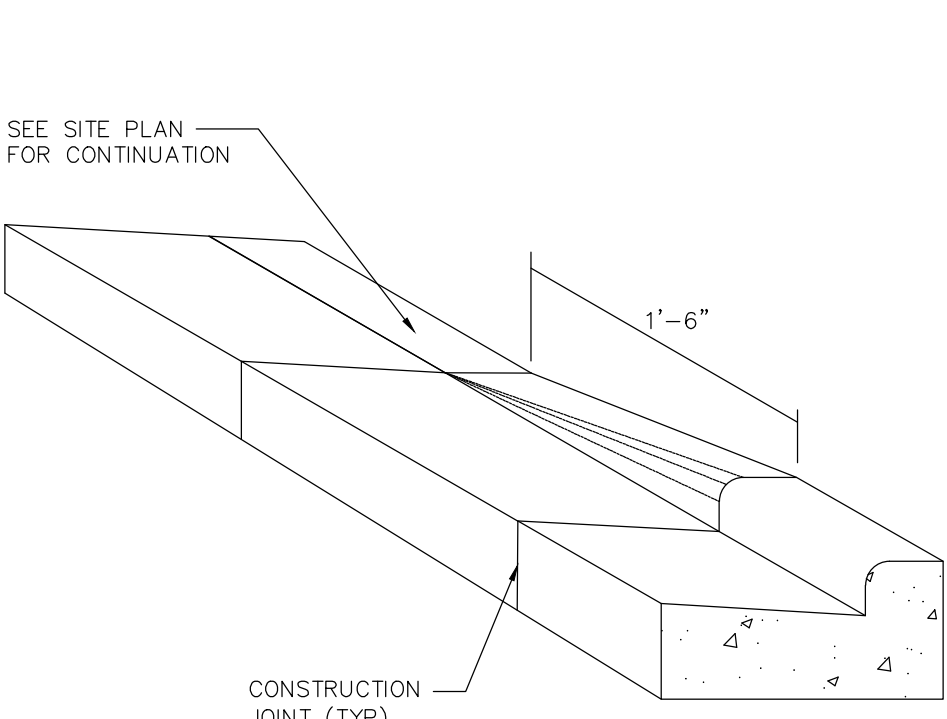
SHRUB PLANTING DETAIL
NO SCALE



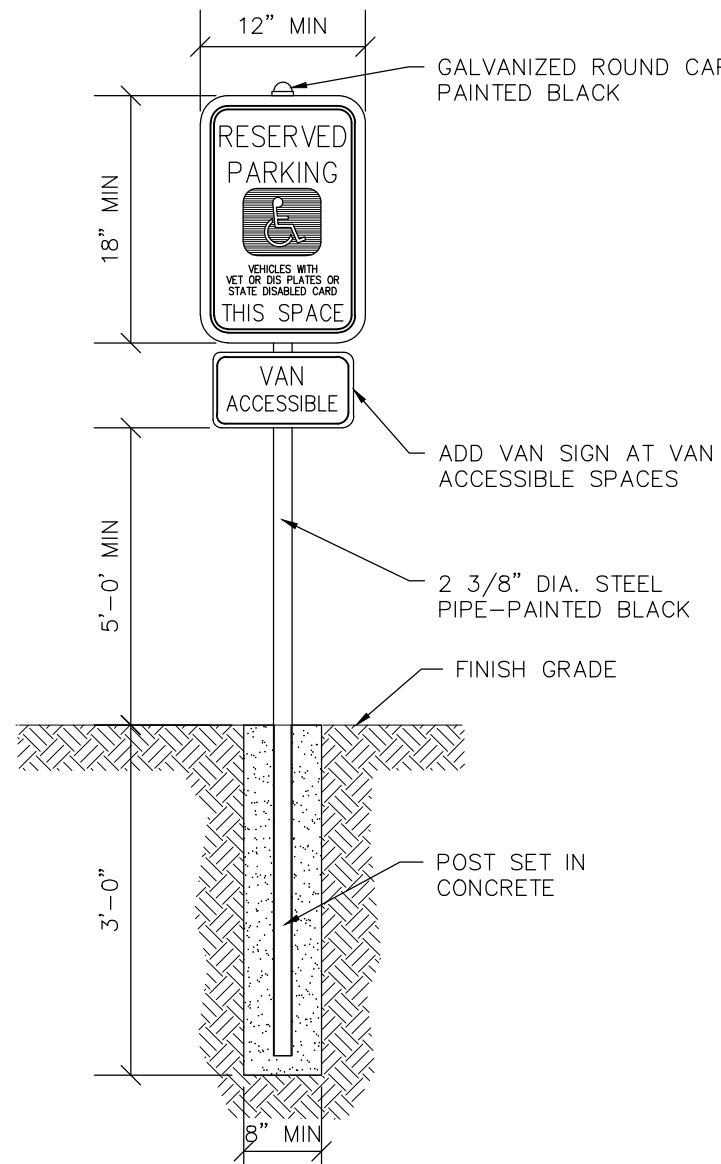
CIVIL LANDSCAPE AND RESTORATION PLAN



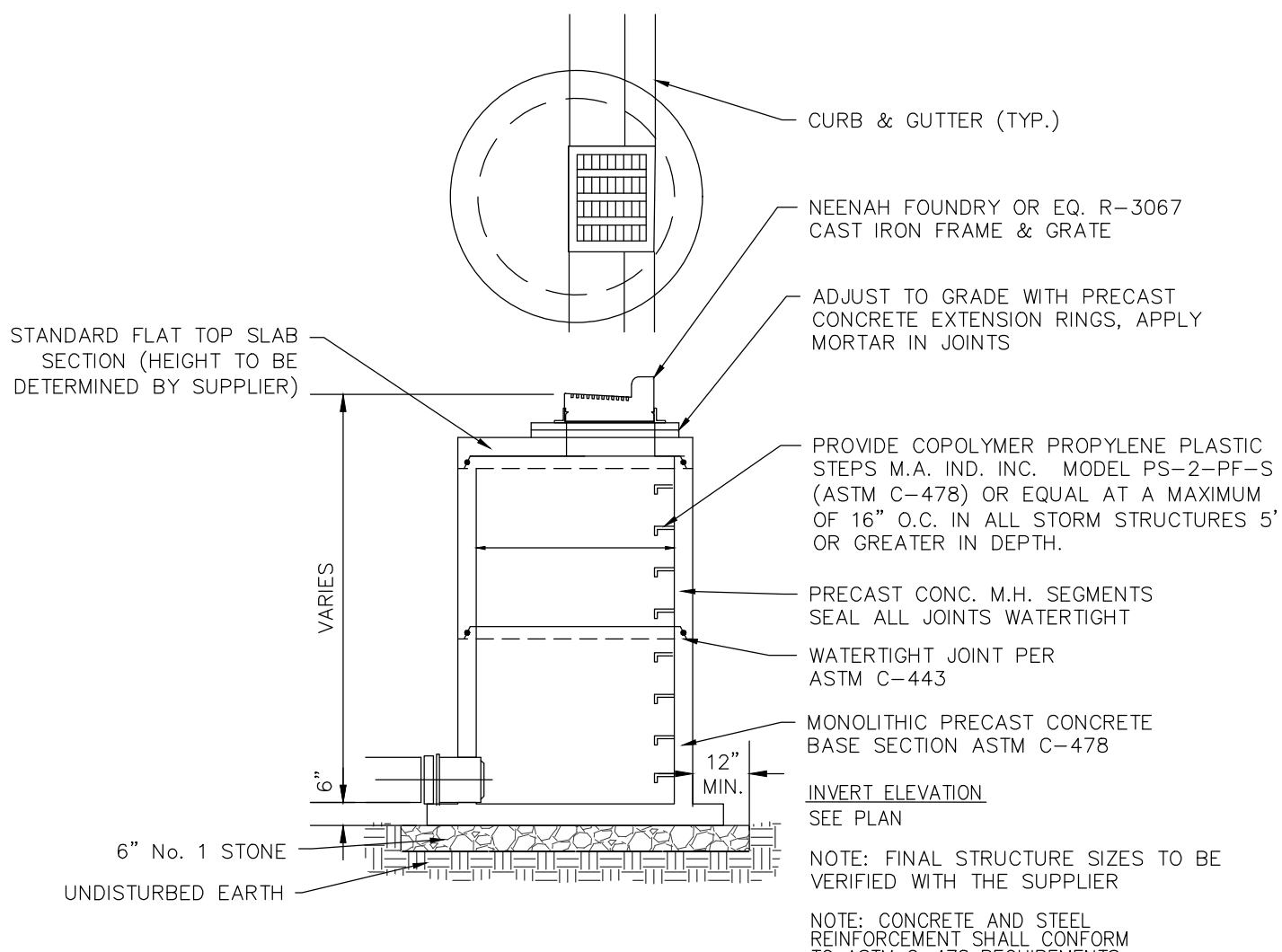
CURB CUT DETAIL
NO SCALE



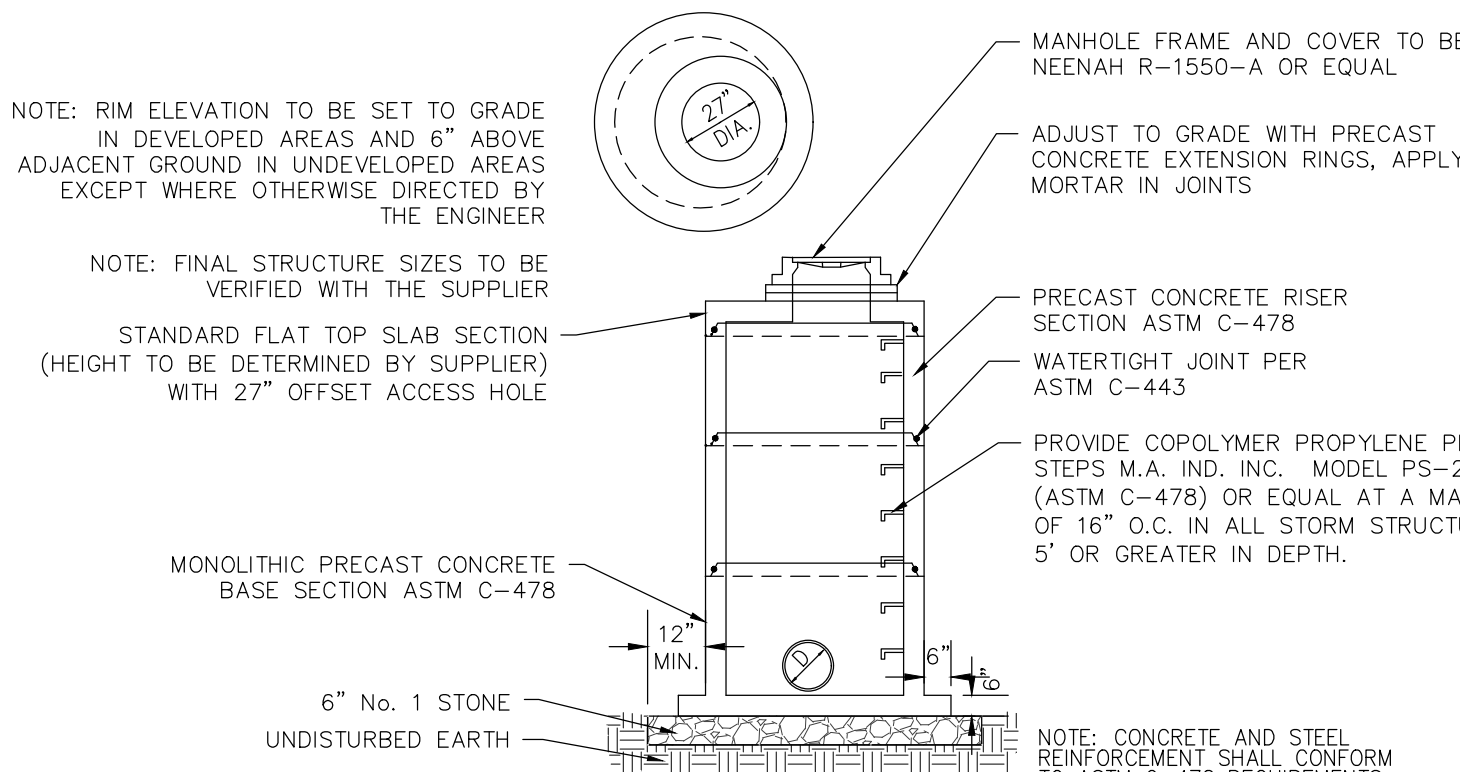
CURB TAPER DETAIL
NO SCALE



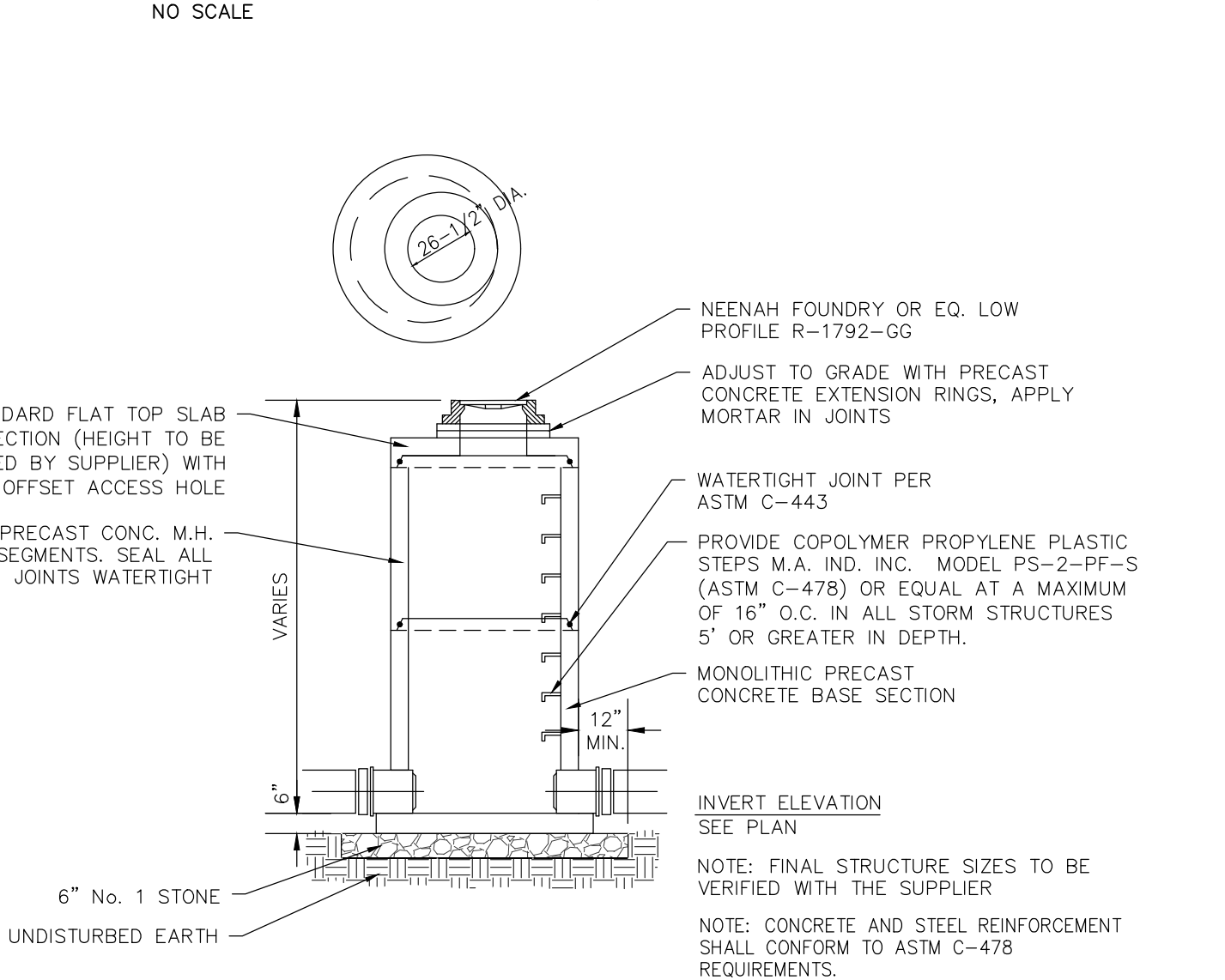
HANDICAP SIGNAGE WITH CONCRETE BASE DETAIL
NO SCALE



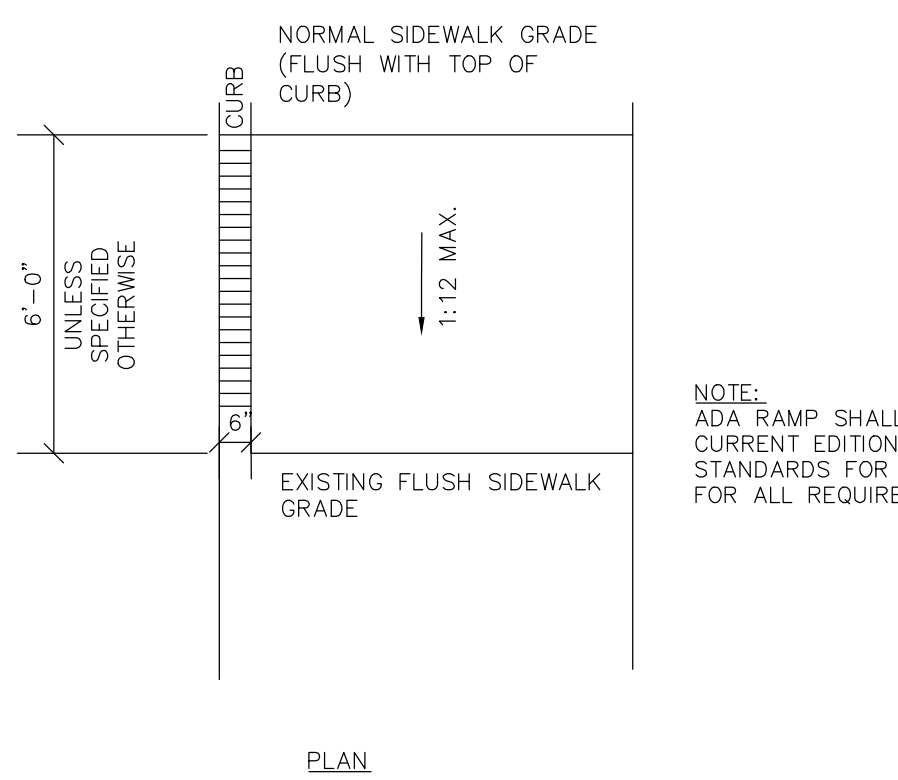
STORM CURB INLET W/ ROUND STRUCTURE DETAIL
NO SCALE



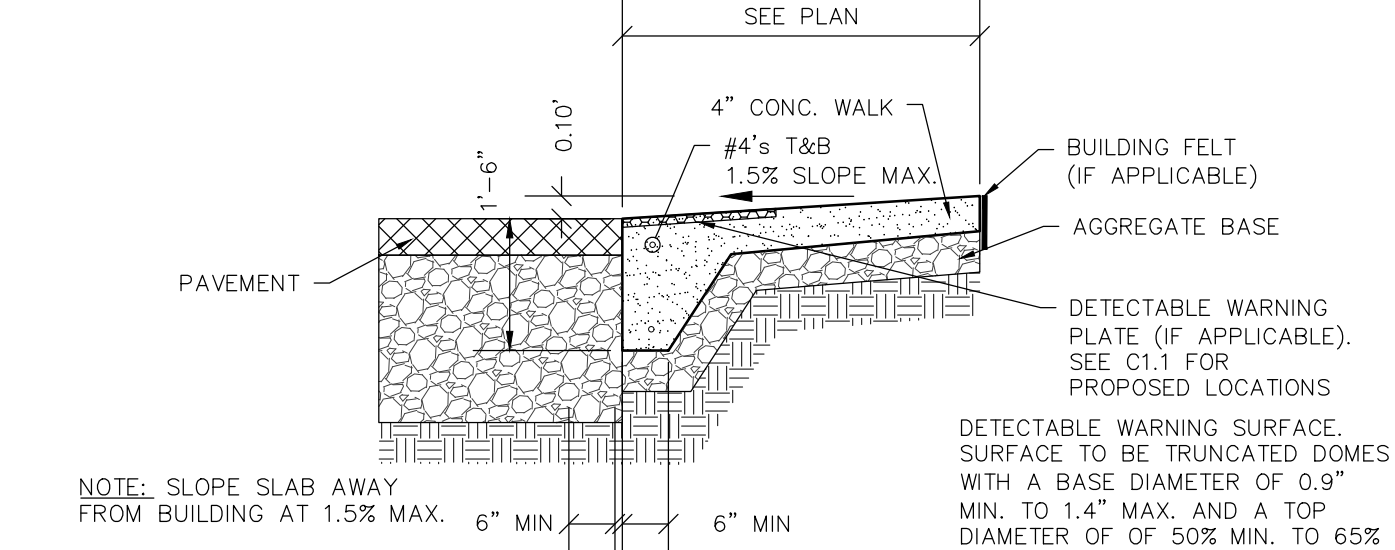
STORM MANHOLE DETAIL
NO SCALE



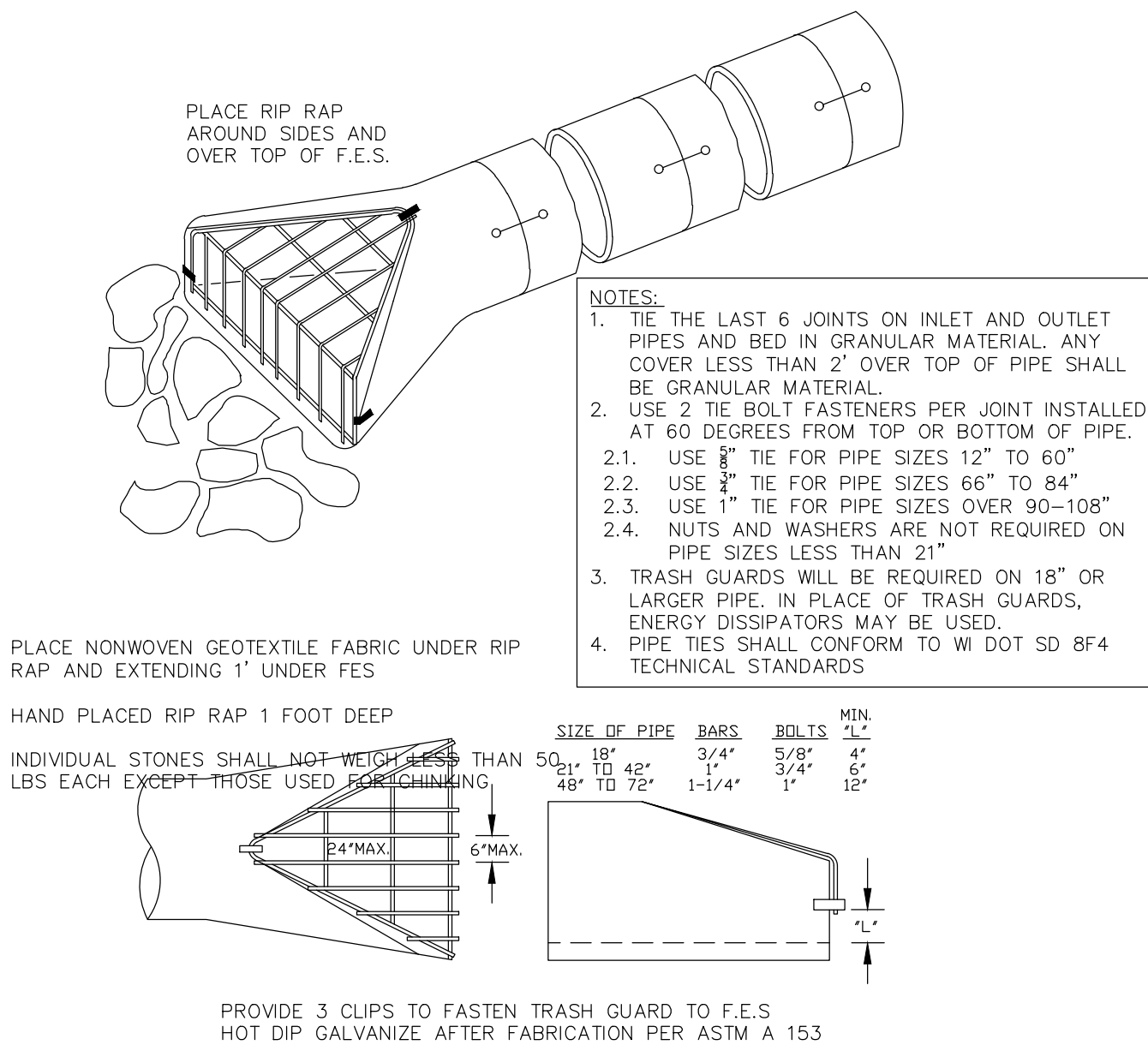
STORM CATCH BASIN DETAIL
NO SCALE



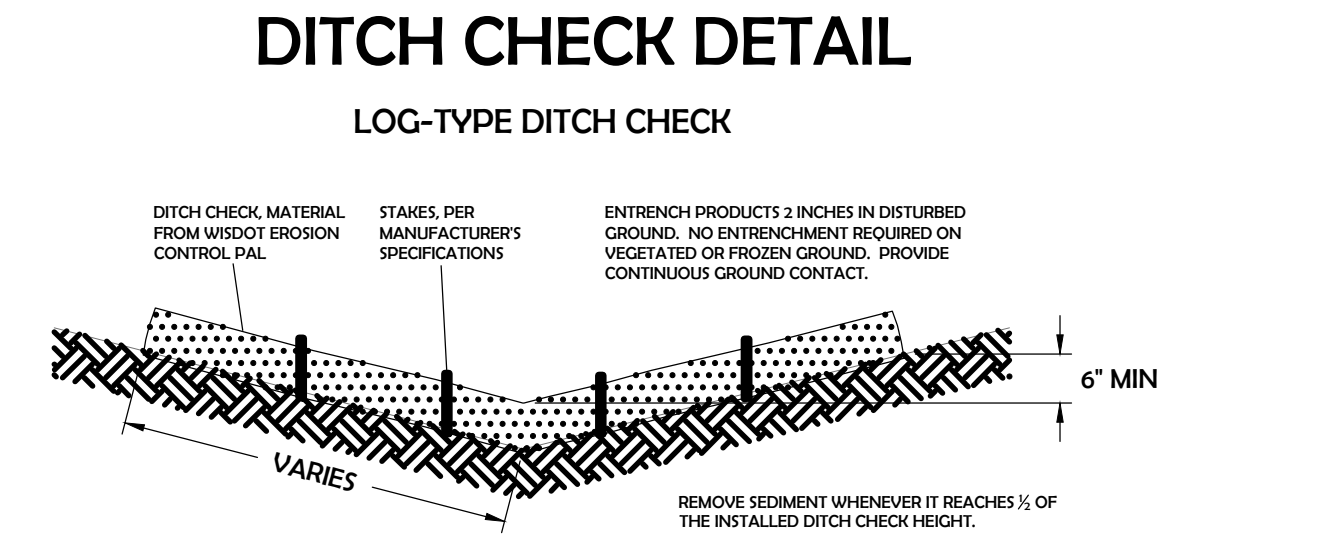
ADA SIDEWALK RAMP TRANSITION
NO SCALE



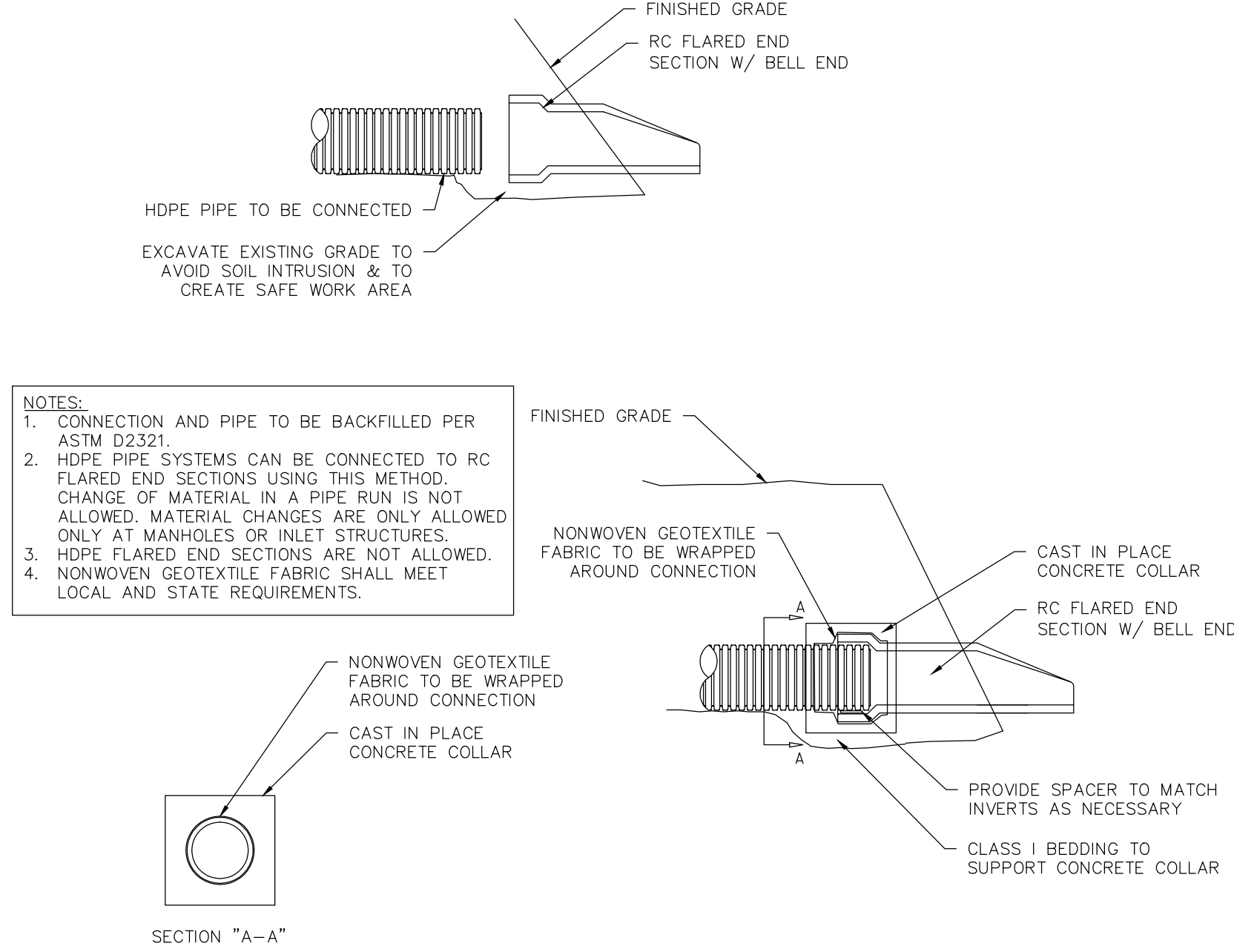
FLUSH WALK DETAIL
NO SCALE



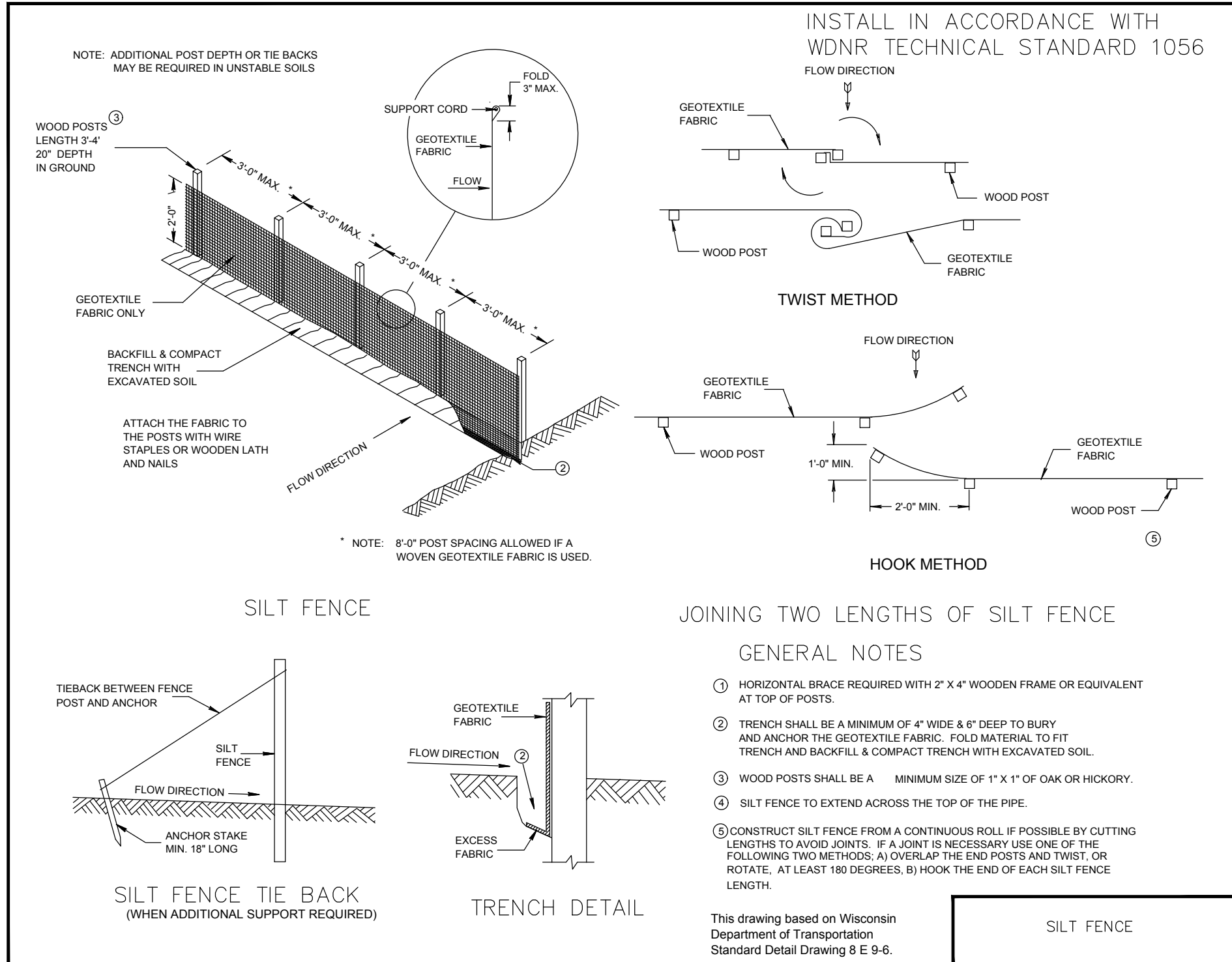
CONCRETE END SECTION DETAIL
NO SCALE



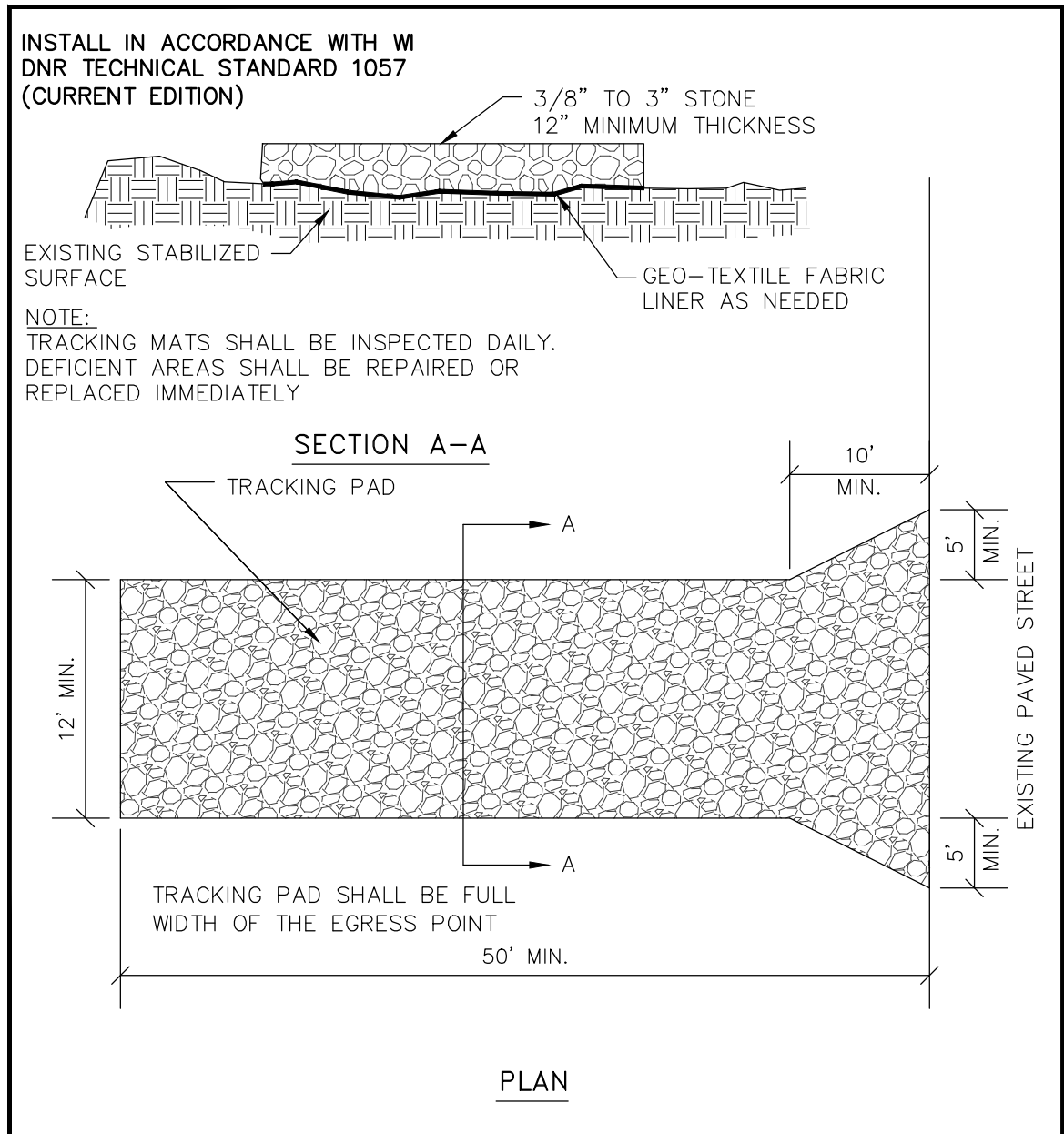
DITCH CHECK DETAIL
LOG-TYPE DITCH CHECK



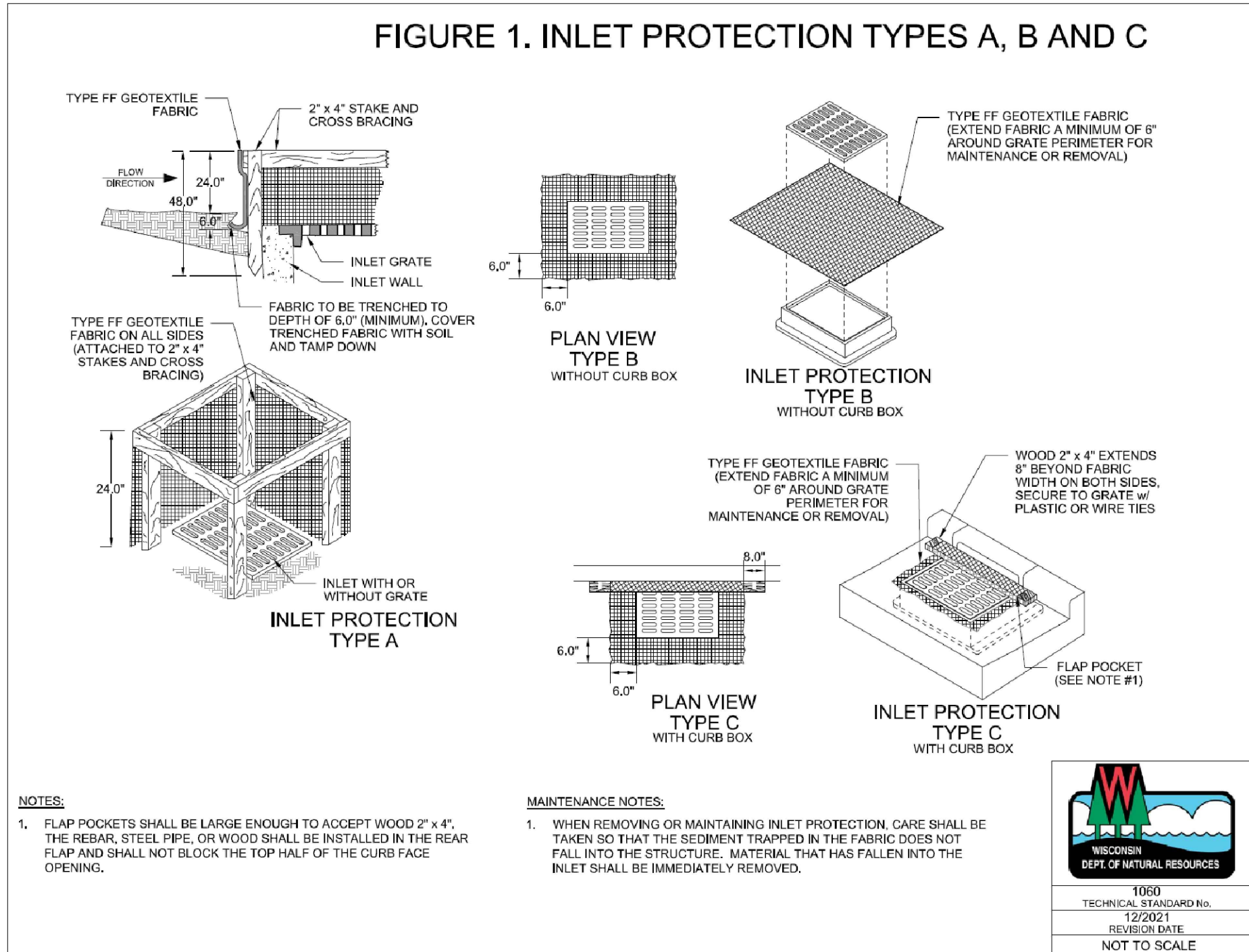
CONNECTION DETAIL FOR HDPE PIPE
TO RC FLARED END SECTION BELL END
NO SCALE



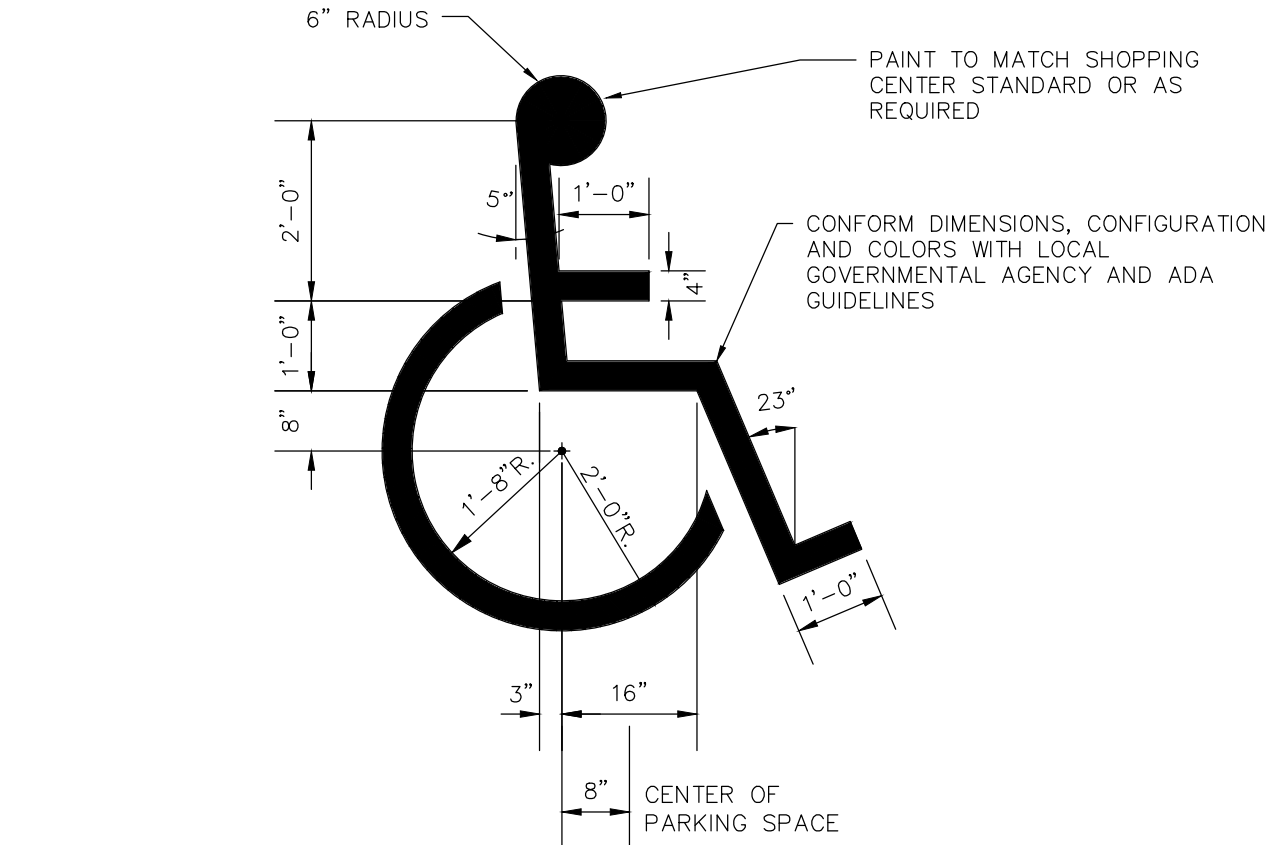
SILT FENCE - INSTALLATION DETAIL
NO SCALE



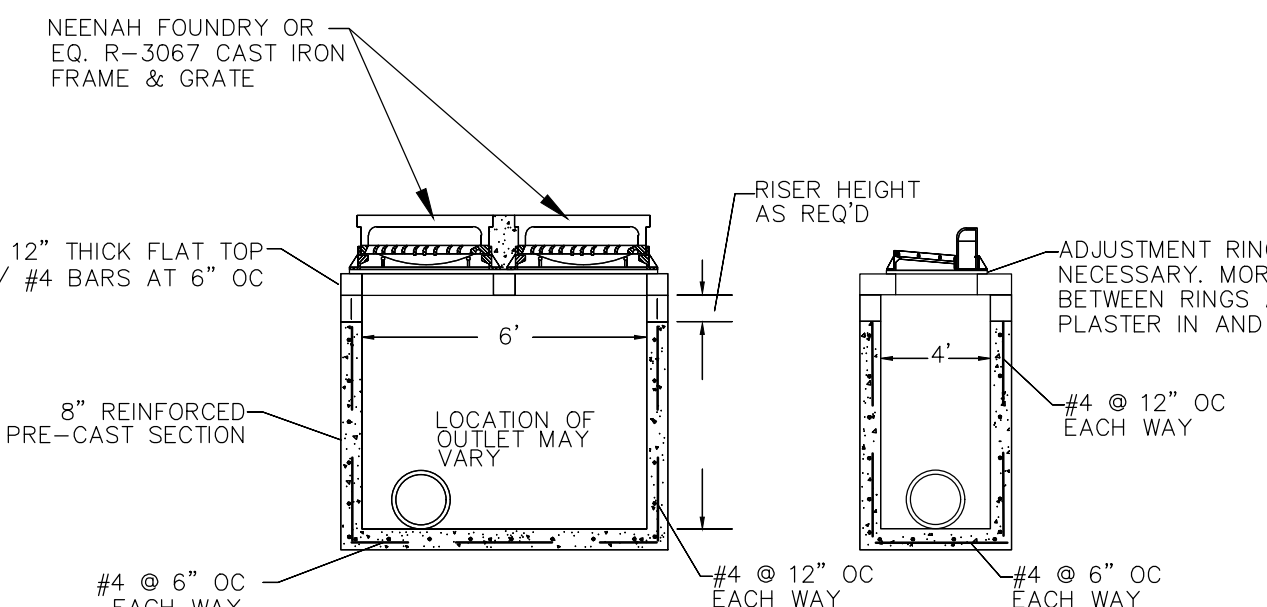
TRACKPAD DETAILS
NO SCALE



INLET PROTECTION DETAIL
NO SCALE



HANDICAP STALL SYMBOL
NO SCALE



DOUBLE FRAME CURB INLET
NO SCALE

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

PROJECT INFORMATION

PROPOSED WORSHIP FACILITY ADDITION FOR:
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PROFESSIONAL SEAL

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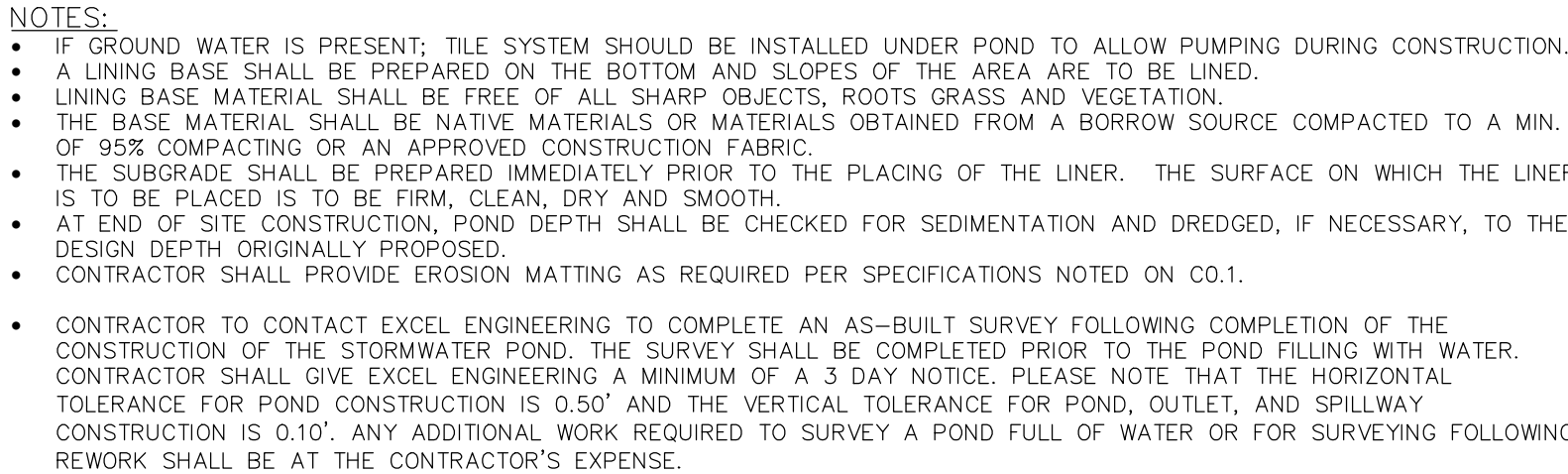
JOB NUMBER
2129100

SHEET NUMBER

C2.0

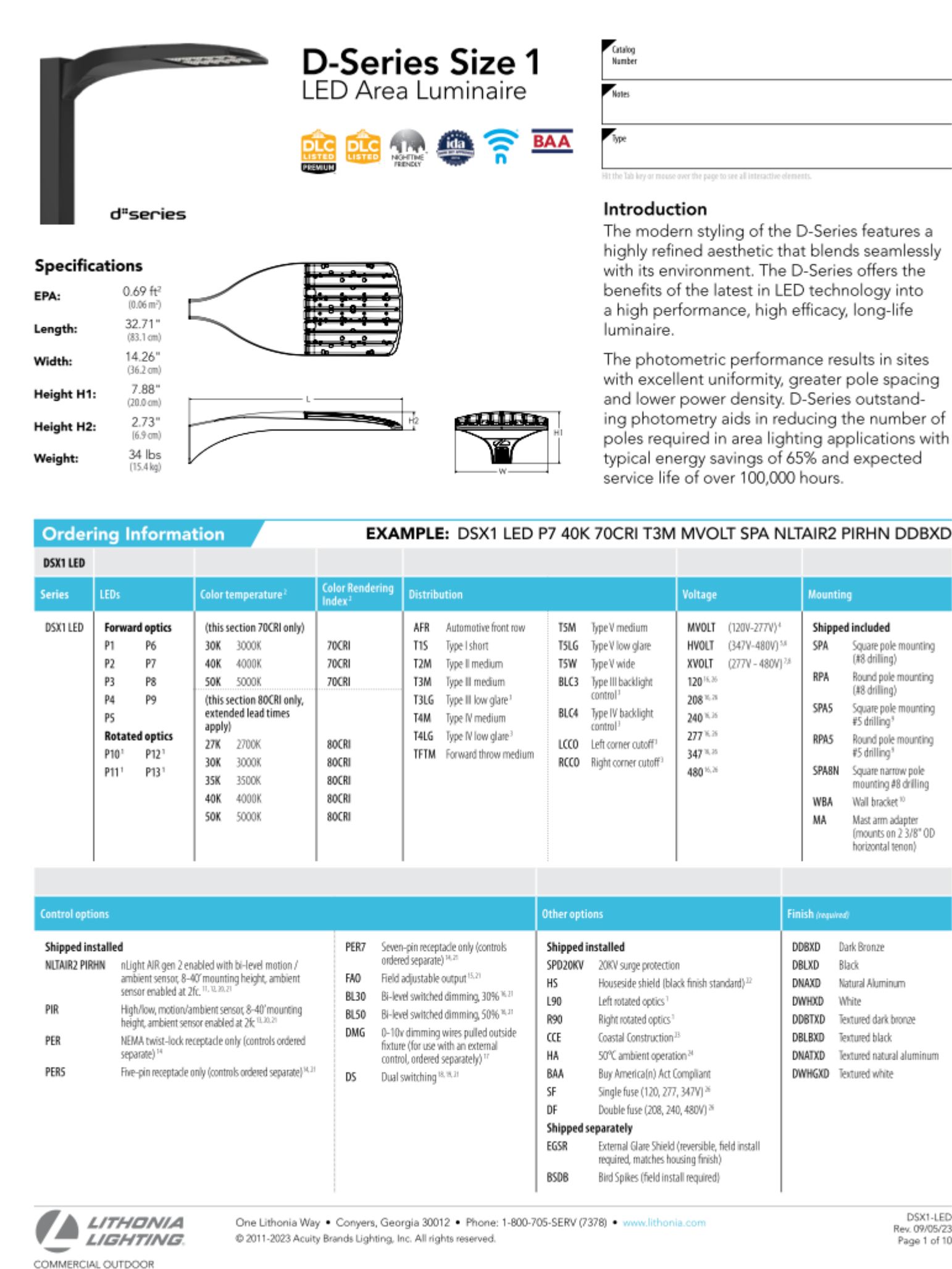
CIVIL DETAILS

4-6" ROUND STONE OVER FILTER FABRIC SHALL BE PROVIDED TO COVER THE ENTIRE LINER. TOP OF STONE SHALL MATCH PROPOSED POND ELEVATIONS.



OVERALL STORMWATER FACILITY DETAIL
NO SCALE





NO SCALE

Schedule									
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage
	L14H	3	Lithonia Lighting	DSX1 LED P2 40K 80CRI TFTM HS	D-Series Size 1 Area Luminaire P2 Performance Package 4000K CCT 80 CRI Forward Throw Houseside Shield	1	7677	0.9	67.792
	EXIST	5	EXISTING	EXISTING		1	9154	0.9	135.5
	L13	1	Lithonia Lighting	DSX1 LED P2 40K 80CRI T3M	D-Series Size 1 Area Luminaire P2 Performance Package 4000K CCT 80 CRI Type 3 Medium	1	8958	0.9	67.79
	C06S	8	LIGHTOLIER BY SIGNIFY	C6L15935W-C6RDLCL	CALCULITE 6IN ROUND DOWNLIGHT	1	1440	0.9	12.7

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	0.4 fc	3.8 fc	0.0 fc	N/A	N/A
Calc Zone #2	+	7.9 fc	13.4 fc	2.2 fc	6.1:1	3.6:1
PARKING LOT	X	1.2 fc	3.8 fc	0.4 fc	9.5:1	3.0:1

SITE PLAN REVIEW

2/12/24 Plan Commission Meeting

Orange Blossom LLC / David J Frank Landscape Contracting

Village Planner Report

Germantown, Wisconsin

Summary

Scott Lausten, Keller Inc., agent for Orange Blossom LLC and David J Frank Landscape Contracting, property owner, is requesting approval of site development and building plans for a 9,376 sqft maintenance building for the existing landscape contracting services operation located at N120 21350 Freistadt Road east of US41.

Property Location: N120 W21350 Freistadt Road

Applicant/

Property Owner:	Scott Lausten Keller Inc. W204 N11509 Goldendale Germantown, WI	David R. Frank David J Frank Landscape Contracting N120W21350 Freistadt Road Germantown, WI
------------------------	--	--

Current Zoning: A-2: Agricultural

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



Background

In February/March 2023, the Village approved the following three items for the property owner, Orange Blossom LLC (who leases the property to David J Frank Landscape Contracting) as prerequisites to expanding the existing operation:

Certified Survey Map (CSM)

CSM to combine three (3) parcels owned by Orange Blossom LLC into a single 39.3-acre parcel;

Rezoning Application

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

Conditional Use Permit (CUP)

The A-2: Agricultural District allows landscaping business (a.k.a. "horticultural services" in the A-2 District) with a conditional use permit (CUP).

These three items were submitted, reviewed, and approved in anticipation of the owner submitting detailed site development and building plans for:

1. a new maintenance building
2. remodeling and expansion of the existing office building & associated parking area
3. relocation and expansion of an above-ground fuel tank storage facility.

Proposal

At this time, Orange Blossom LLC, and David J Frank Landscape Contracting, are requesting approval of site development and building plans for a 9,376 sqft maintenance building.

As detailed in the CUP application, the landscaping operation stores & maintains the following vehicles and equipment at the Germantown location:

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

As noted in the December 11, 2023 Letter of Explanation, the owner is requesting review & approval of the building plans for the maintenance building only (#1 above). Detailed plans, including plans for landscaping and storm water management will be submitted separately at a later date.

As presented in the site development and building plans, the proposed maintenance building (mechanics shop) includes the following features:

- 9,376 sqft (42' x 223.5') 20' clear height single story building divided by masonry CMU firewall
- 800 sqft (19' x 42') mezzanine for storage
- (9) bays w/ overhead doors and vehicle lifts for vehicle & equipment maintenance and parts storage
- (1) vehicle wash bay
- Vertical steel siding & roofing
- (11) 6'x 3' clerestory windows on west elevation
- (2) new wastewater holding tanks

Parking, Access & traffic Circulation

Access will continue to be provided to/from the one driveway on Freistadt Road. No additional parking is proposed to serve the maintenance building.

Storm Water Management

Between the proposed building and extent of existing impervious area, the amount of additional impervious area is less than 5,000 sqft. At this time, a storm water management plan is not required (but will be with the office & parking area expansion expected in Phase 2). Storm water run-off from the existing site sheet flows to existing and proposed PVC storm sewer and existing drainage ponds located to the east on the proposed building.

As shown in the plans, a portion of Goldendale Creek runs through the site from west to east via two (2) 48" culvert pipes that were installed a few years ago to address a previous DNR floodplain violation (DJ Frank filled a portion of the floodplain across the property without permits back in 2006). Despite the storm sewer pipes, a 75' navigable stream setback and floodplain boundary extend outward from the 48" storm sewer pipes that affect the proposed building location. DJ Frank has applied for a Letter of Map Amendment Revision (LOMR) with FEMA to remove the floodplain boundary from their site in the vicinity of the 48" pipes (application pending).

Utilities

The site is not served by public water or sanitary sewer. On-site sanitary systems (holding tanks) and private wells serve the existing buildings.

Landscaping

An existing visual buffer along US41 comprised of evergreen trees will remain intact. No additional landscaping on the site is proposed.

Lighting

New exterior lighting includes a total of eight (8) building-mounted wall pack fixtures around the building addition above dock bays and man doors:

- (4) 38W 4267 Lumen LED cut-off fixtures at a height of 16'

Staff Comments**Community Development: Planning & Zoning**

The proposed maintenance building (mechanics shop) is generally consistent with the master site plan approved as part of the CUP in terms of size, location, and general purpose. As noted, subsequent plan submittals will be made in the near future for the proposed office remodeling & expansion and parking lot expansion.

The location where the mechanics building is proposed is currently impervious area (hard-packed “road bond” gravel) that serves as an open storage area for landscape materials. There is a retaining wall along the US41 property that will remain along with an extensive line of mature evergreen trees along the US41 property line that will not be disturbed and will serve as a visual buffer the entire length of the proposed building.

As noted previously, there will be a requirement for a complete storm water management plan for the overall site when the office & parking area expansion is submitted for approval given the anticipated amount of additional impervious area.

Community Development: Inspection Services

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

Public Works Department/Village Engineer

The Village Engineer has identified several technical corrections and plan revisions in a January 29, 2024 review memo (copy attached). These items will need to be addressed in a revised plan set or supplemental information submitted for review and approval prior to issuance of any building permits.

Fire & Police Departments

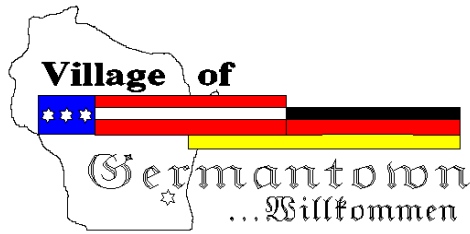
No comments.

VILLAGE STAFF RECOMMENDATIONS

APPROVE the site development and building plans for a 9,376 sqft maintenance building for the existing DJ Frank landscape contracting services operation located at N120 21350 Freistadt Road subject to the following conditions:

1. This approval is for the proposed maintenance building only (and site area immediate adjacent to the proposed building) and is subject to all the conditions and requirements set forth herein and adopted by the Plan Commission. Approval is granted for the following plans unless superseded by subsequent plan sheets approved by the Village Planner or Engineer pursuant to revisions required herein and/or by the Plan Commission:
 - a. Architectural plan set dated (revised) December 6, 2023
 - b. Engineering plan set dated December 11, 2023
 - c. Exterior Lighting plan set dated December 11, 2023

2. All landscaping, grading, paving, storm water management, utility and other improvements shown on the approved site plans shall be installed as approved prior to issuance of an occupancy permit for the building addition 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. All issues, plan revisions and technical corrections identified in the January 29, 2024, review memo from the Village Engineer shall be addressed in revised plans and/or supplemental information submitted for review and approval prior to issuance of building permits.



Engineering Department Memorandum

To: Jeff Retzlaff, Village Planner

From: Kevin Driscoll, Village Engineer

Date: January 29, 2024

**Re: David J. Frank –Site Plan Review for a Mechanics Shop and Parking Lot
N120 W21350 Freistadt Road**

Items Reviewed:

Civil Plan Set Dated: 12-11-2023

General Comments:

1. Please respond to each item below. **A written response addressing each item shall be included in your submittal.**
2. The submitted plans have been reviewed for general conformance with State and Village design guidelines. Additional comments could arise as a result of the plan completion and modifications. The items listed below will need to be fully resolved before the Engineering Dept. can recommend a formal approval of the plans and permit for construction.
3. The proposed mechanics shop, future office addition and parking lot improvements disturb over 5,000 SF and require a storm water management plan.
4. The project will require DSPS plumbing system review and approval. Please provide a copy of the DSPS approval prior to engineering approval.
5. A professional engineer's original seal is to be affixed, signed and dated on the final set of construction plans.
6. As-builts prepared to Village standards shall be prepared and provided to the Village post-construction (for all applicable items).
7. As a guide to the review response: Items in *italics* are resolved or acknowledged, items in regular font are to be addressed yet, items in **Bold** are additional feedback to remaining original comment.

C1.01 Existing Conditions Plan

1. Provide a survey of the existing site showing property boundaries, grades, and all existing features on the site as required per the Village of Germantown Development Handbook, Section 7.

C1.02 Master Site Plan

1. Provide a dimensioned site plan for review. Show dimensions from building to the property lines, Proposed pavement / sidewalk areas, any proposed parking spaces (including required ADA parking).

C1.03 Project Site Plan

1. Provide an update on the floodplain work. A previous plan was to install two 48-inch dia. pipes. However, the plans provided show only one 48-inch dia. pipe as existing.

C1.04 Erosion Control

1. Update legend on sheet C1.04 to clarify the perimeter erosion control treatments around the perimeter of the parking lot and proposed mechanics shop.

C1.06 Utility Plan

1. A Utility plan is provided. It shows proposed holding tanks. It shows well and septic manhole. Update utility plan with linework for the connecting routes from new/existing well to the buildings. Update utility plan with linework for the connecting routes from proposed holding tank to the proposed building.



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 SP

DATE 12/11/23

SITE PLAN REVIEW APPLICATION

Pursuant to Section 17.43 of the Municipal Code

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

1 APPLICANT OR AGENT

Keller, Inc
W204 N11509 Goldendale Rd.
Germantown, WI 53002

Phone (262) 825-6163
E-Mail slausken@kellerbuilds.com

PROPERTY OWNER

Orange Blossom LLC - David J Frank
Landscape Contracting
N120 W21350 Freistadt Rd.
Germantown, WI 53022

Phone (262) 255-4888
E-Mail djfrank@orangeblossom.com

2 PROPERTY ADDRESS

N120 W21350 Freistadt Rd.
Germantown, WI 53022

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

North <u>Holly Hill Storage</u> <u>Storage</u> <u>Commercial</u>	South <u>Germantown Mutual</u> <u>Insurance</u> <u>Commercial</u>	East <u>David J Frank</u> <u>Landscape</u> <u>Nursery</u> <u>Commercial</u>	West <u>Freeway</u> <u>Boundary</u> <u>N/A</u>
--	---	--	--

4 READ AND INITIAL THE FOLLOWING:

- SpL I am aware of the Village of Germantown ordinance requiring fire sprinklers in most new construction.
- SpL I understand that all new development is subject to Impact and/or Connection Fees that must be paid before building permits will be issued.
- SpL 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!

Scott Leuts
Applicant

Date

DF
Owner

12-1-23
Date



Keller

Letter of Explanation

December 11, 2023

Village of Germantown
Community Development Department
Mr. Jeffrey Retzlaff, AICP
N112 W17001 Mequon Rd.
Germantown, WI 53022

RE: David J Frank

Dear Jeff and Germantown Team,

Keller, Inc. and David J Frank Landscape Contracting have teamed up to design build the next phases of David J Frank's master plan. For this submittal, you will find a master plan sheet, civil engineered plans for the proposed Mechanics Shop, required architectural sheets of the proposed Mechanics Shop, and required lighting spec. At this time, we have not included a landscape plan, as the Mechanics shop will be built within an existing impervious area, where landscaping will not take place.

Please note: We are formally submitting for the review of the proposed Mechanics shop. Formal submittals of future phases will be submitted in time following completion of the design material needed for submittals.

"David J Frank Landscape Contracting is a privately owned landscape contractor whose mission is to always exceed the expectations of our clients. Our people, our policies and procedures, our creativity, the results of our work – we strive to delight our clients in every aspect of their experience. Our objective is to produce a landscape of beauty, comfort and safety whether at your home or at your place of business. We have always believed in taking pride in every aspect of our work, and it shows. More information available at: <https://davidjfrank.com/>"

The design aligns with the zoning requirements recently approved by Germantown. The initial proposed Mechanics Building will be approximately 10,000 square feet in size. The building will include 10 new service bays, a few new offices, and storage for parts/equipment. Keller intends to break ground this Spring and be completed by late fall/early winter of 2024.

Please see contact information below for any further questions on this submittal.





Keller

Letter of Explanation

Owner David J Frank Landscape Contracting
N120 W21350 Freistadt Rd
Germantown, WI 53022

**ARCHITECT/
BUILDER** Keller, Inc.
Scott Lausten (Project Manager)
Chris Manske (Architect)
W204 N11509 Goldendale Road
Germantown, WI 53022
(262) 250-9710 office
(262) 825-6361 cell
slausten@kellerbuilds.com

CIVIL Parish Survey & Engineering
Kevin Parish
122 Wisconsin Street
West Bend, WI 53095
(262) 346-7800 office
kparish@parishse.com



SHEET INDEX

C1.0

CONTEXTUAL SITE PLAN

C1.1

CONCEPTUAL SITE PLAN

A1.0

FLOOR PLAN, FOUNDATION PLAN & RCP

A2.0

ELEVATIONS

A3.0

SECTIONS

BUILDING & FIRE AREA
SQUARE FOOTAGES

FLOOR AREAS	EXISTING	NEW	SUB-TOTAL
SECOND FLOOR	----- S.F.	----- S.F.	----- S.F.
FIRST FLOOR	----- S.F.	9,380 S.F.	9,380 S.F.
CANOPIES (COLUMN SUPPORTED)	----- S.F.	----- S.F.	----- S.F.
BASEMENT	----- S.F.	----- S.F.	----- S.F.
BUILDING AREA SUB-TOTALS	----- S.F.	9,380 S.F.	9,380 S.F.
MEZZANINES	----- S.F.	775 S.F.	775 S.F.
FIRE AREA TOTALS	----- S.F.	10,155 S.F.	10,155 S.F.
REMODEL AREA TOTALS	----- S.F.	--% OF BUILDING AREA	

BUILDING CODE ANALYSIS

PROJECT ADDRESS
N120W21350 Freistadt Rd, Germantown, WI, 53022

APPLICABLE CODES
2015 International Building Code (w/ WI Amendments)
2015 International Energy Conservation Code (IECC)

OCCUPANCY
S1
Accessory Use
Incidental Use
High-Piled Combustible Storage
Hazardous Materials
Multiple Control Areas

NO
NO
NO
NO

HEIGHT & AREA
Building Height: --"
Number of Stories: --
Total Building Area: -- S.F.
Total Fire Area: -- S.F.
Mixed/Separated Occupancies
Unlimited Area Building

Maximum Allowed: --"
Maximum Allowed: --
Maximum Allowed: -- S.F.
Maximum Allowed: -- S.F.

CONSTRUCTION TYPE
Construction Classification
Fire Separation Distance

2B
--"

FIRE PROTECTION SYSTEMS
Assumed Sprinkler Type
Fire Alarm System

--
NO

MEANS OF EGRESS
Occupant Load --
Panic Hardware NO

STRUCTURAL DESIGN
Risk Category
Design Loads
Roof Live Load
Walk-on IMP Ceiling Live Load
Steel Framing
Collateral Load
Wood Truss
Top Chord Dead Load
Bottom Chord Load
Mezzanine/Second Floor/Basementoor/Mezz
Live Load
Point Load (Partition)
Snow Load Criteria
Ground Snow Load (Pg)
Exposure Factor (Ce)
Thermal Factor (Ct)
Wind Loads
Wind Load
Surface Roughness
Exposure Category
Earthquake Load Criteria
Soil Site Class
Ss
S1

2
20 psf
-- psf
--psf
10 psf
10 psf
125 psf
-- psf
30 psf
B
0.9
115 MPH
C
--
11.7
4.6

PLUMBING SYSTEMS
Mens WC Required
Womens WC Required
Drinking Fountain Required
Other Source
Ambulatory Stall Required

YES
NO

MECHANICAL SYSTEMS
NO SINGLE PIECE OF EQUIPMENT OVER 400,000 BTU
NO BOILERS OVER 15PSI AND 10 HORSEPOWER

SITE INFORMATION

SITE CONTENT
Building Size
Hard Surface
Green Space
Parcel Size (Approx.)
Parking Provided
Area of Disturbance

-- S.F.
-- S.F.
-- S.F.
-- S.F.
-- Stalls
-- S.F.

ZONING
Property Zoning
Setbacks
Hard Surface Setback
Coverage Limit
Greenspace Requirement
Parking Required
Refuse Enclosure
RTU SCREENING

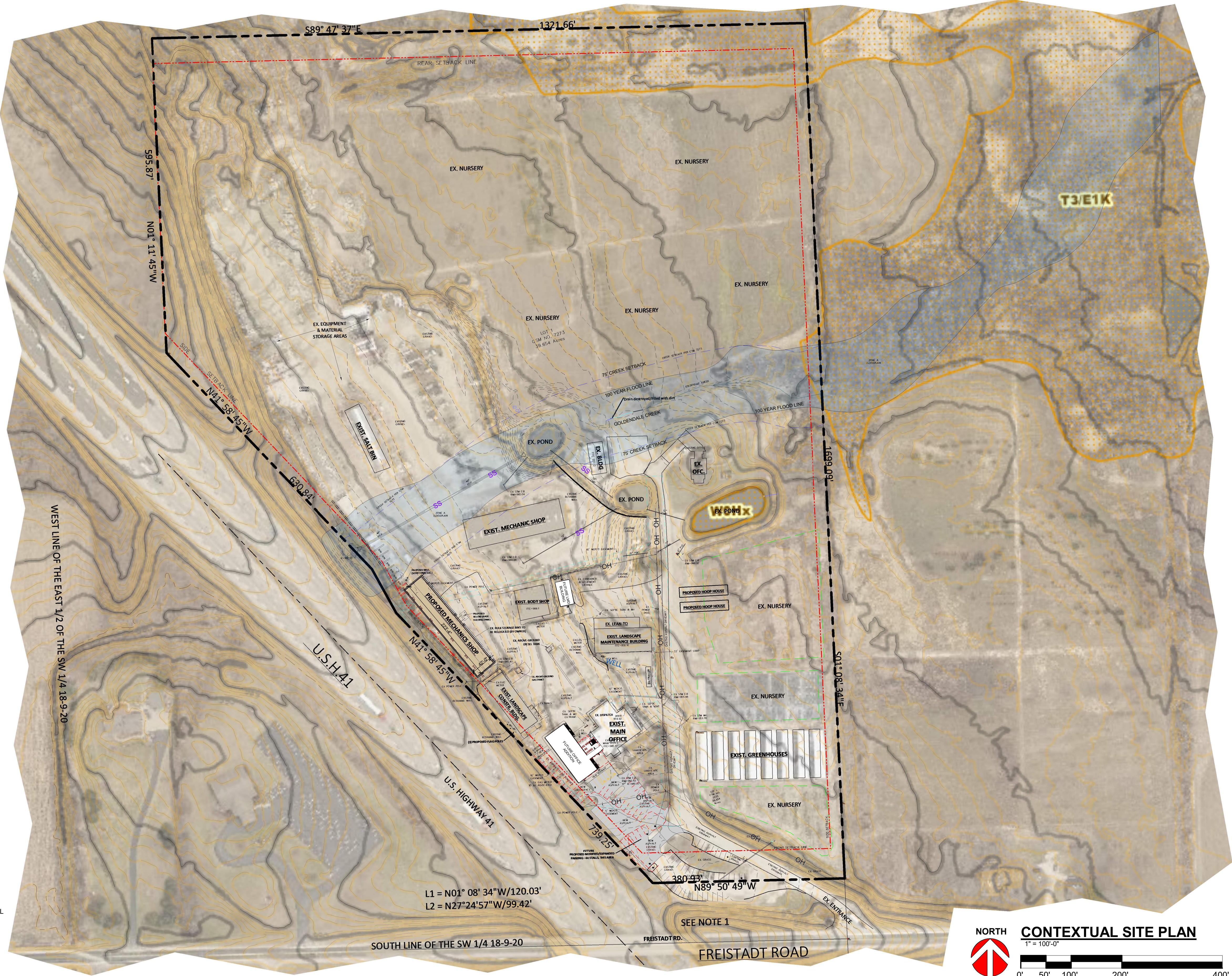
A2 (W/ COND. USE FOR "HORTICULTURAL SERVICE" BUSINESS)
FY 60'-0" SY 25'-0" RY 50'-0"
N/A
--%
N/A
-- Stalls
NO
NO

PROPOSED MECHANICS SHOP FOR:

DAVID J. FRANK LANDSCAPE CONTRACTORS

GERMANTOWN,

WISCONSIN



Keller
PLANNERS | ARCHITECTS | BUILDERS

FOX CITIES
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1-800-236-2534
FAX (920) 766-5004

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Wausau, WI 54401
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FAX (715) 849-3181

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PROPOSED MECHANICS SHOP FOR:

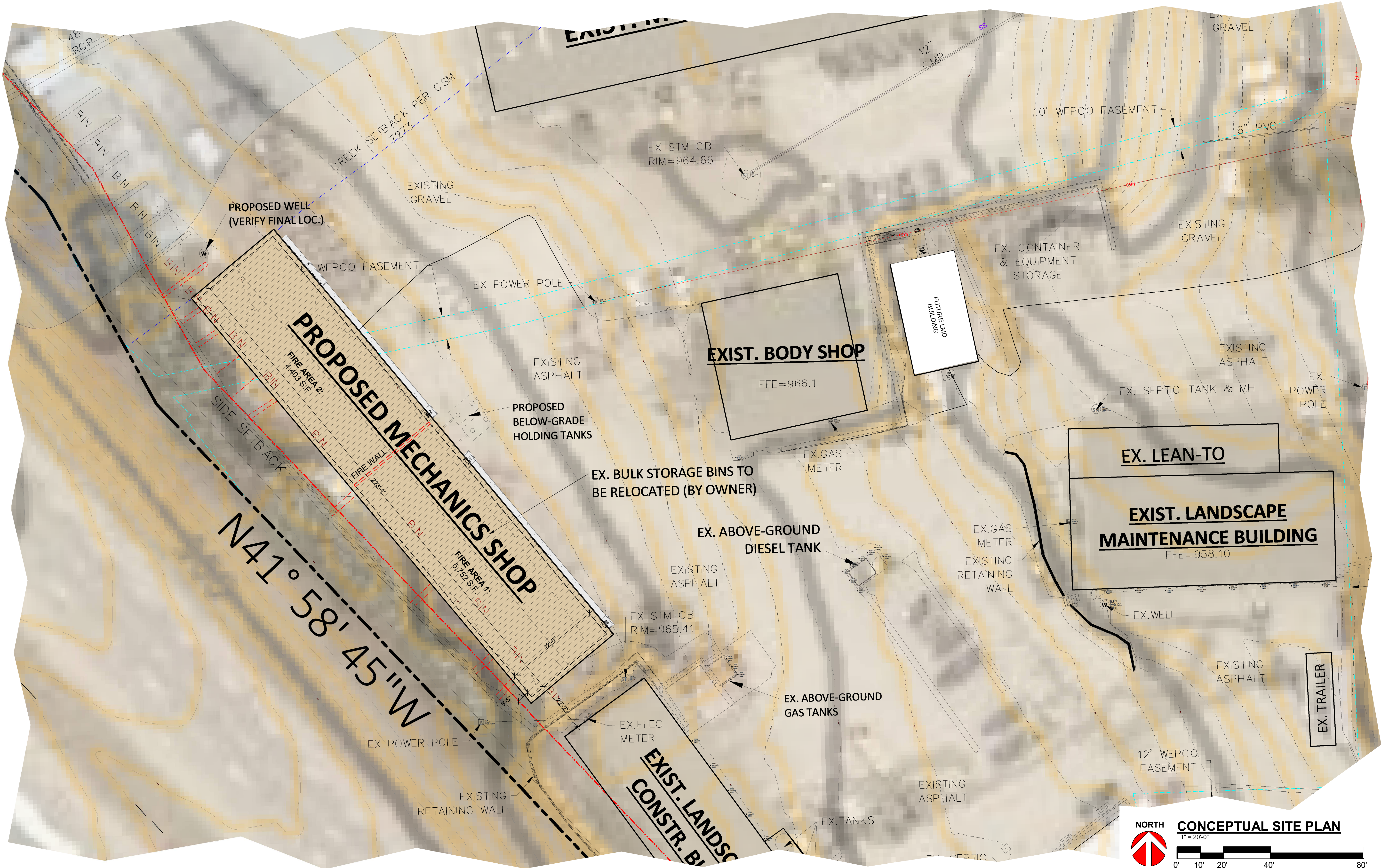
DAVID J. FRANK LANDSCAPE CONTRACTORS

WISCONSIN
GERMANTOWN,

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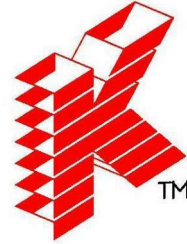
REVISIONS		
1	11.01.2023	I. HAUN
2	12.06.2023	I. HAUN
3		
4		
5		
6		
PROJECT MANAGER: S. LAUSTEN		
DESIGNER: C. MANSKE		
DRAWN BY: I. HAUN		
EXPEDITOR: -----		
SUPERVISOR: -----		
PRELIMINARY NO: P23245		
CONTRACT NO: -----		
DATE: 10.18.2023		
SHEET: C1.0		



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DRAWN BY:
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EXPEDITOR:

SUPERVISOR:

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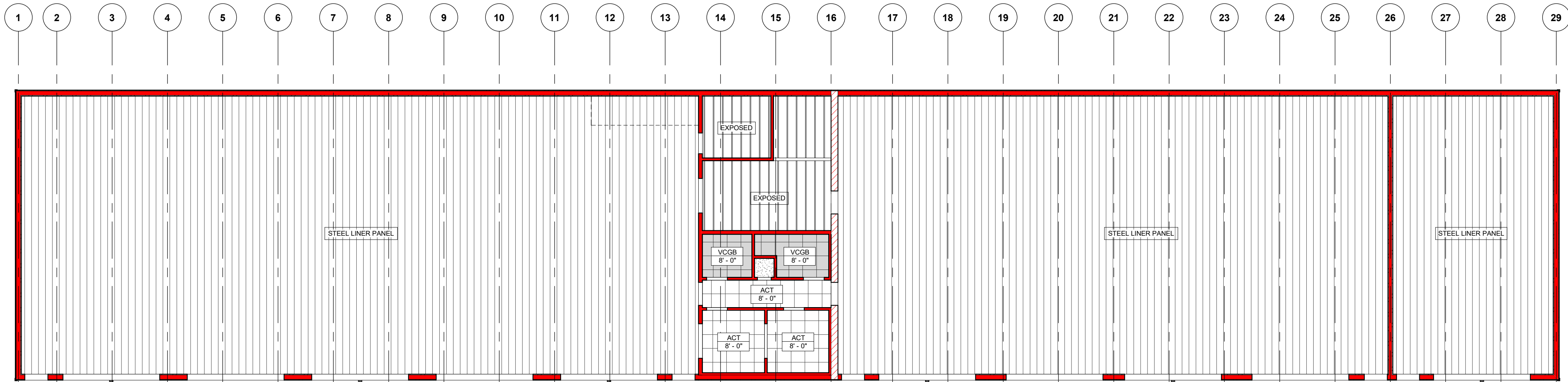


CONCEPTUAL SITE PLAN

1" = 20'-0"

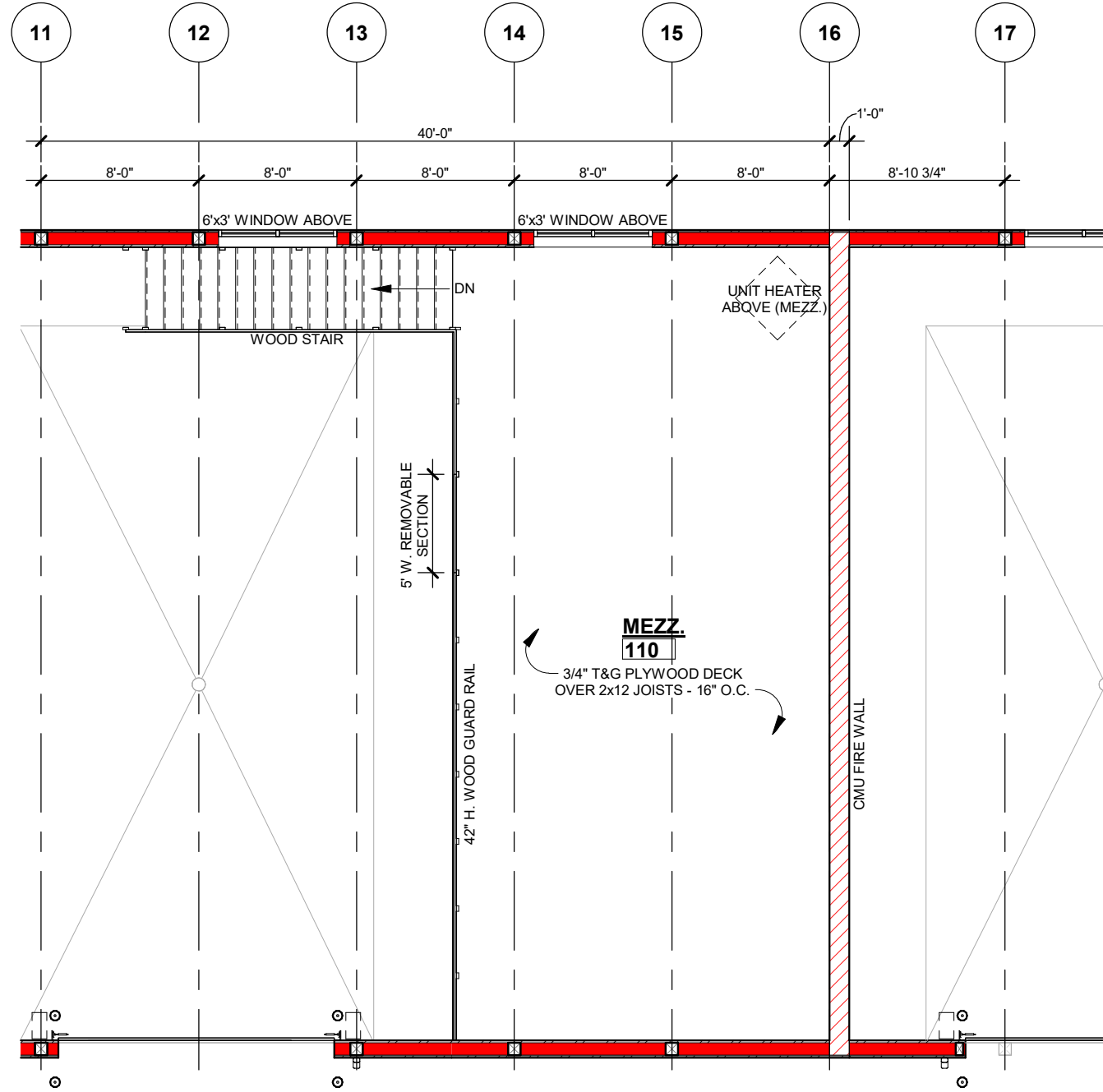
0' 10' 20' 40' 80'

THE LOT DIMENSIONS AND BEARINGS SHOWN ON THIS PLAN ARE INTERPRETED VALUES. FOLLOW UP INVESTIGATION WITH STATE AND LOCAL AUTHORITIES AND/OR WITH CERTIFIED SURVEY MAP DATA WHEN AVAILABLE IS REQ.



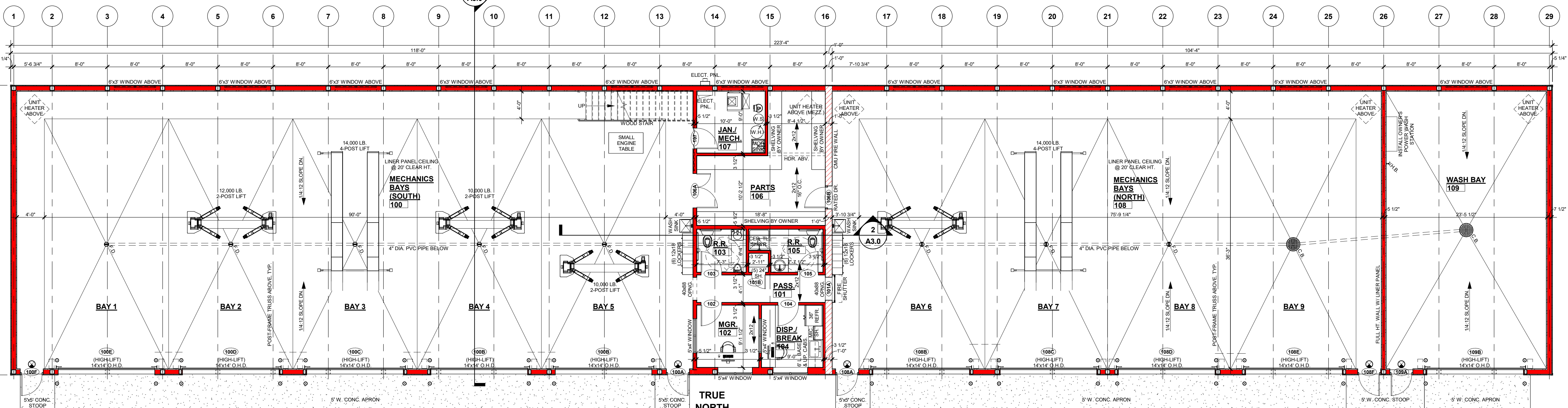
REFLECTED CEILING PLAN

3/32" = 1'-0"



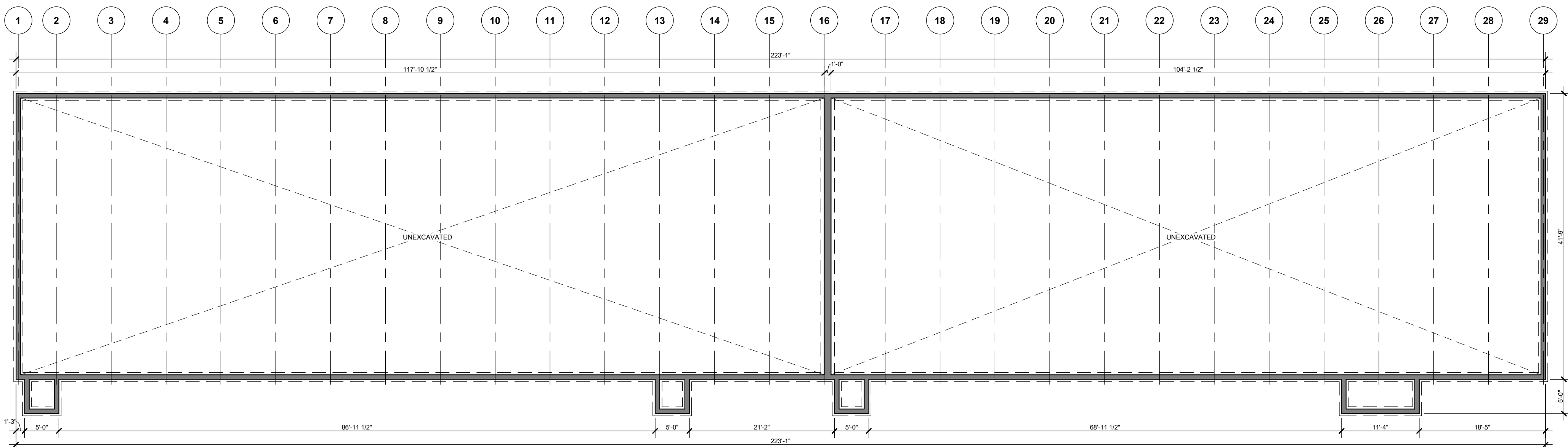
MEZZANINE PLAN

1/8" = 1'-0"



FLOOR PLAN

1/8" = 1'-0"



FOUNDATION PLAN

3/32" = 1'-0"

WALL KEY	
	NEW WALL/FURRING
	NEW MASONRY/ VENEER WALL
	NEW COOLER/ FREEZER WALLS
	NEW FOUNDATION WALL
	NEW IMP WALL
	NEW PRECAST WALL
	TYPICAL EXISTING WALL
	DEMO WALLS
	FIRE WALL OR FIRE BARRIER

FOOTING SCHEDULE						
FTG.	FOOTING SIZE	FTG. REINFORCING	HAIRPIN SIZE	PIER SIZE	PIER REINFORCING	ANCHOR BOLTS
REMARKS						

GENERAL NOTES	
1.	ALL SPECIFIED FOOTING REBAR IS IN ADDITION TO LONGITUDINAL REBAR IN ADJACENT CONTINUOUS WALL FOOTING.
2.	#4 x 24" x 24" CORNER DOWELS AT 12" O.C. VERTICAL TO PASS THROUGH PIER CAGE.
3.	FINAL WALLS, FOOTINGS, & REINFORCING SIZES PER FINAL ENGINEERING.



Keller

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GERMANTOWN, WISCONSIN

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C. MANSKE

DRAWN BY:
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EXPEDITOR:

SUPERVISOR:

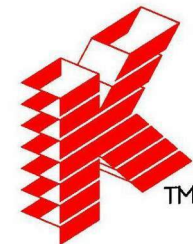
PRELIMINARY NO:
P23245

CONTRACT NO:

DATE:
10.18.2023

SHEET:
A1.0

PRELIMINARY - NOT FOR CONSTRUCTION



Keller

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WISCONSIN

GERMANTOWN, WISCONSIN

PROPOSED MECHANICS SHOP FOR:

DAVID J. FRANK LANDSCAPE CONTRACTORS

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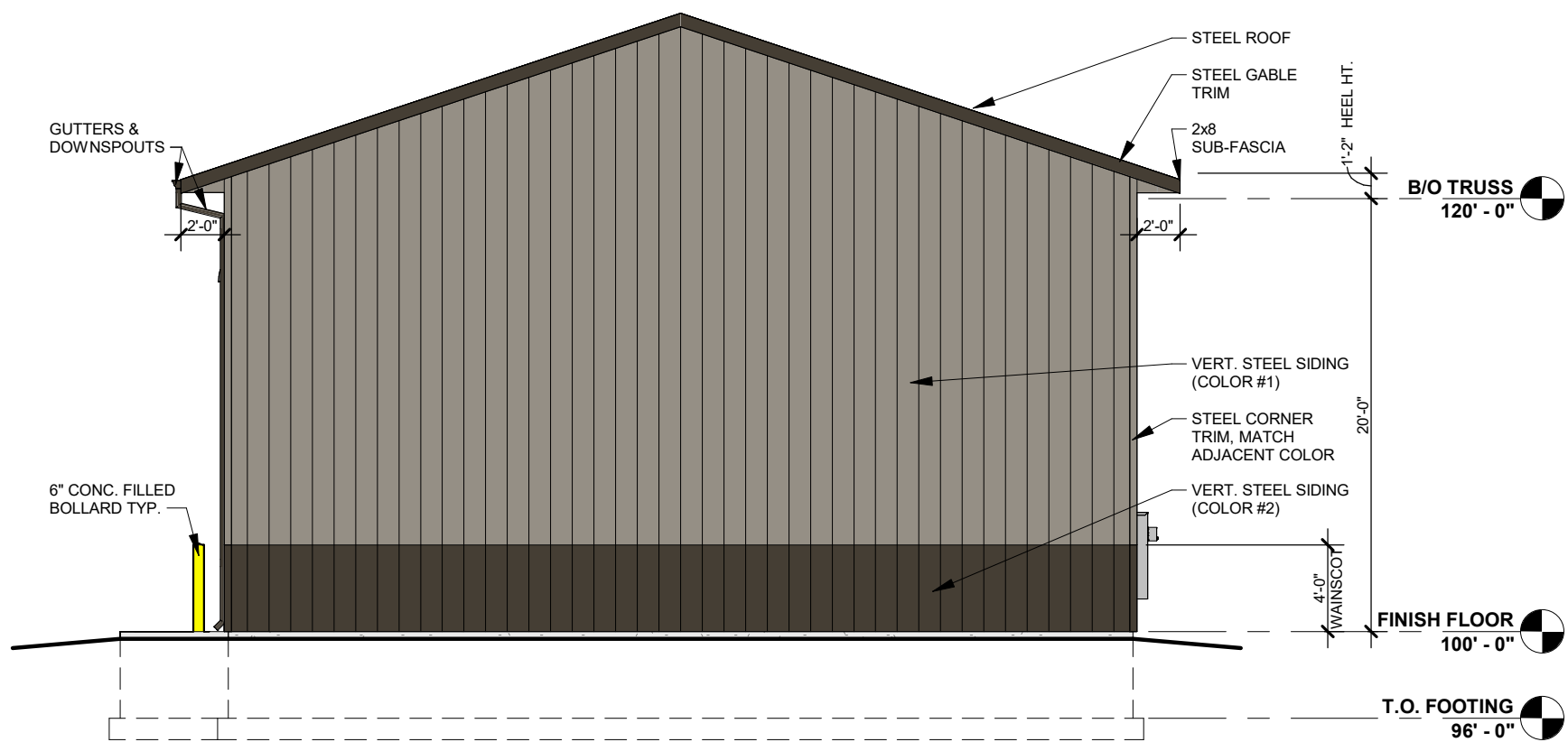
DATE:
10.18.2023

SHEET:
A2.0

PRELIMINARY - NOT FOR CONSTRUCTION

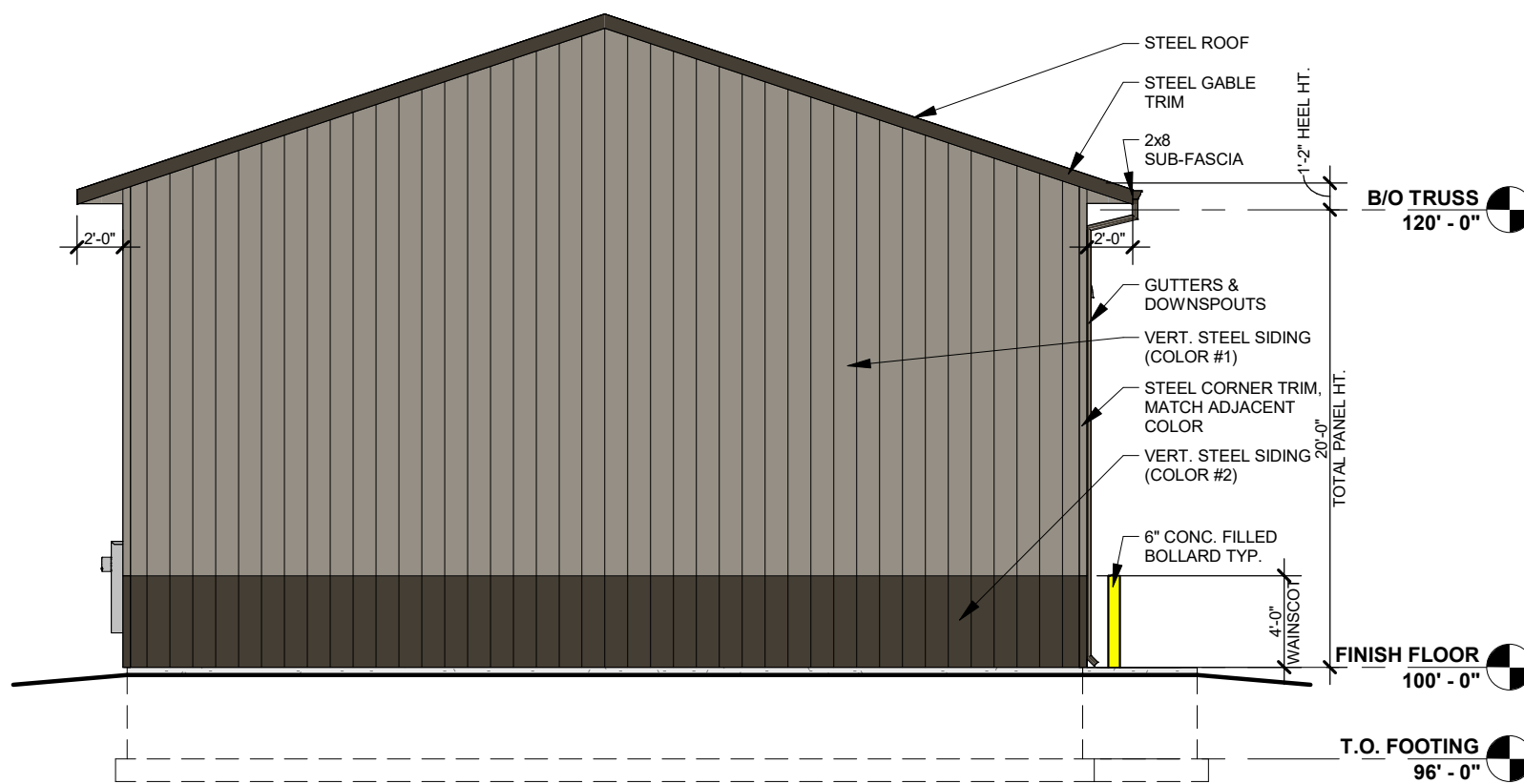
DOOR & WINDOW VALUES

WINDOWS:	U VALUE	0. --
	SHGC	0. --
	VT	0. --
DOORS:	U VALUE	0.38
(SWINGING)		
O.H. DOORS:	U VALUE	0.15
(NON-SWINGING)		
DOORS:	U VALUE	0. --
(90% GLAZING)	SHGC	0. --
	VT	0. --



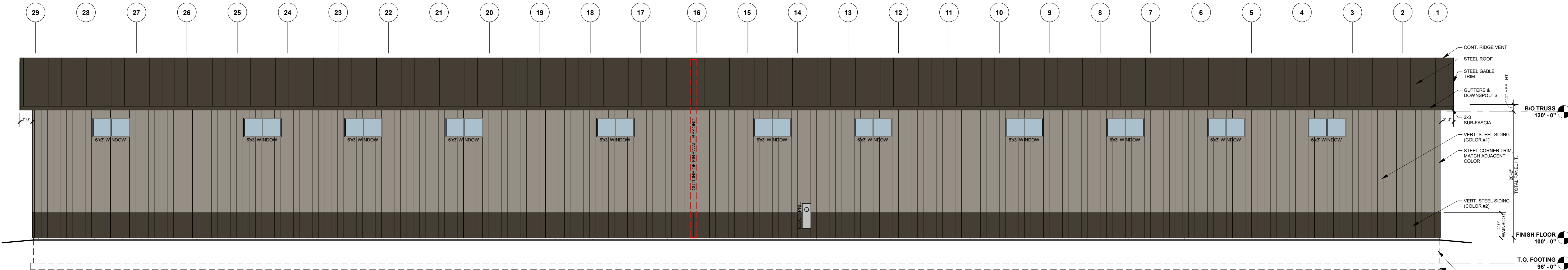
NORTHWEST ELEVATION

1/8" = 1'-0"



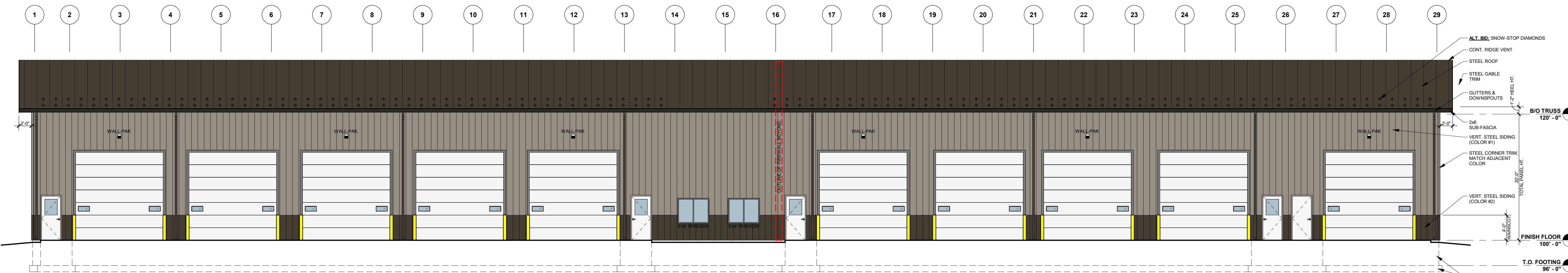
SOUTHEAST ELEVATION

1/8" = 1'-0"



SOUTHWEST ELEVATION

1/8" = 1'-0"



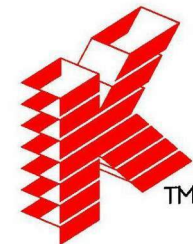
NORTHEAST ELEVATION

1/8" = 1'-0"



DAVID J. FRANK LANDSCAPE CONTRACTORS

GERMANTOWN, WISCONSIN



Keller
PLANNERS | ARCHITECTS | BUILDERS

FOX CITIES N216 State Road 55 P.O. Box 620 Kaukauna, WI 54130 PHONE (920) 766-5795 / 1-800-236-2534 FAX (920) 766-5004	MADISON 711 Lake Dr. Sun Prairie, WI 53590 PHONE (608) 318-2336 FAX (608) 318-2337
MILWAUKEE W204 N11509 Goldendale Rd Germantown, WI 53022 PHONE (262) 250-9710 1-800-236-2534 FAX (262) 250-9740	WAUSAU 5605 Lilac Ave Wausau, WI 54401 PHONE (715) 849-3141 FAX (715) 849-3181

www.kellerbuilds.com

PROPOSED MECHANICS SHOP FOR:

DAVID J. FRANK LANDSCAPE CONTRACTORS

GERMANTOWN, WISCONSIN

WISCONSIN

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REVISIONS			
1	11.01.2023	I. HAUN	
2	12.06.2023	I. HAUN	
3			
4			
5			
6			

PROJECT MANAGER:
S. LAUSTEN

DESIGNER:
C. MANSKE

DRAWN BY:
I. HAUN

EXPEDITOR:

SUPERVISOR:

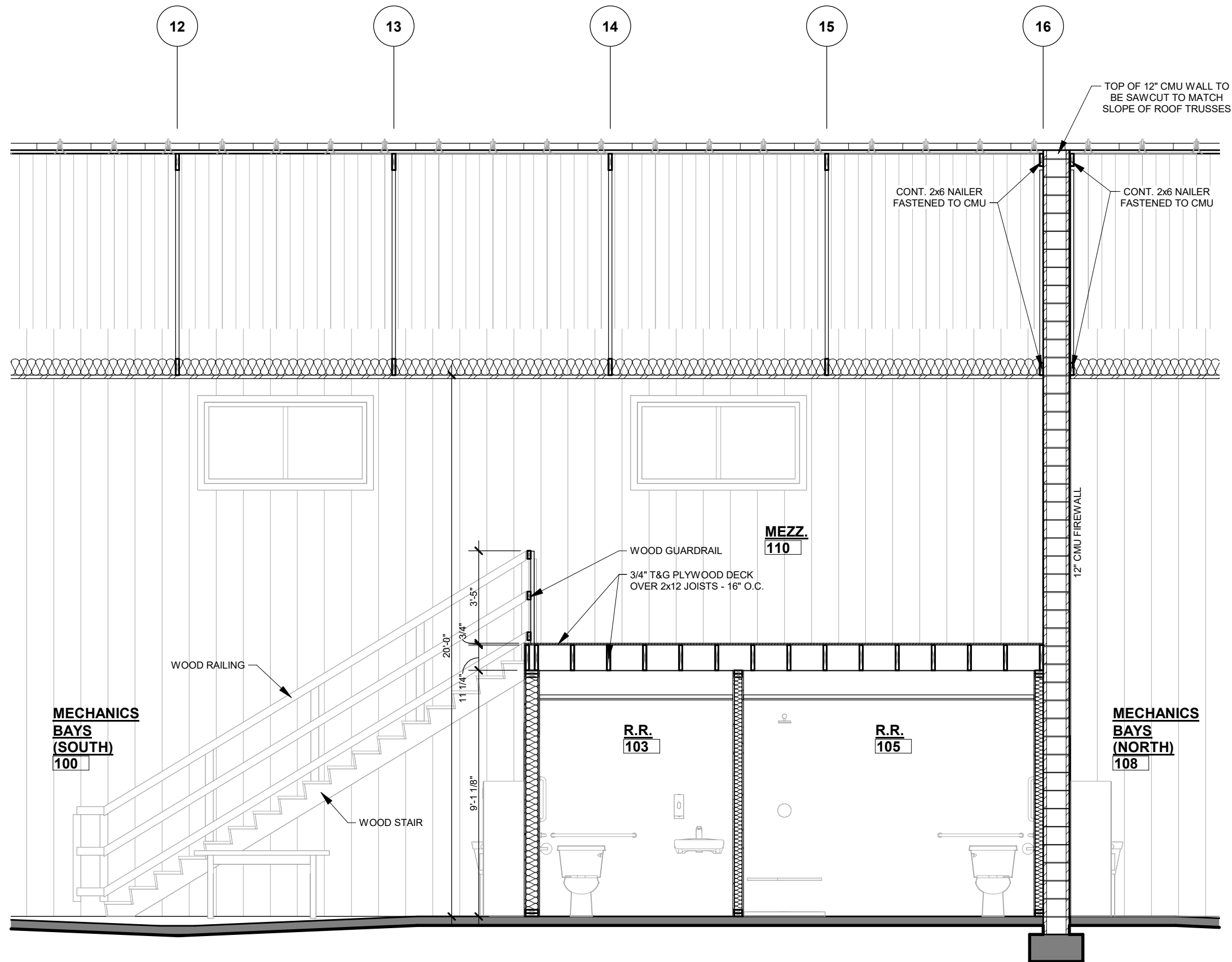
PRELIMINARY NO:
P23245

CONTRACT NO:

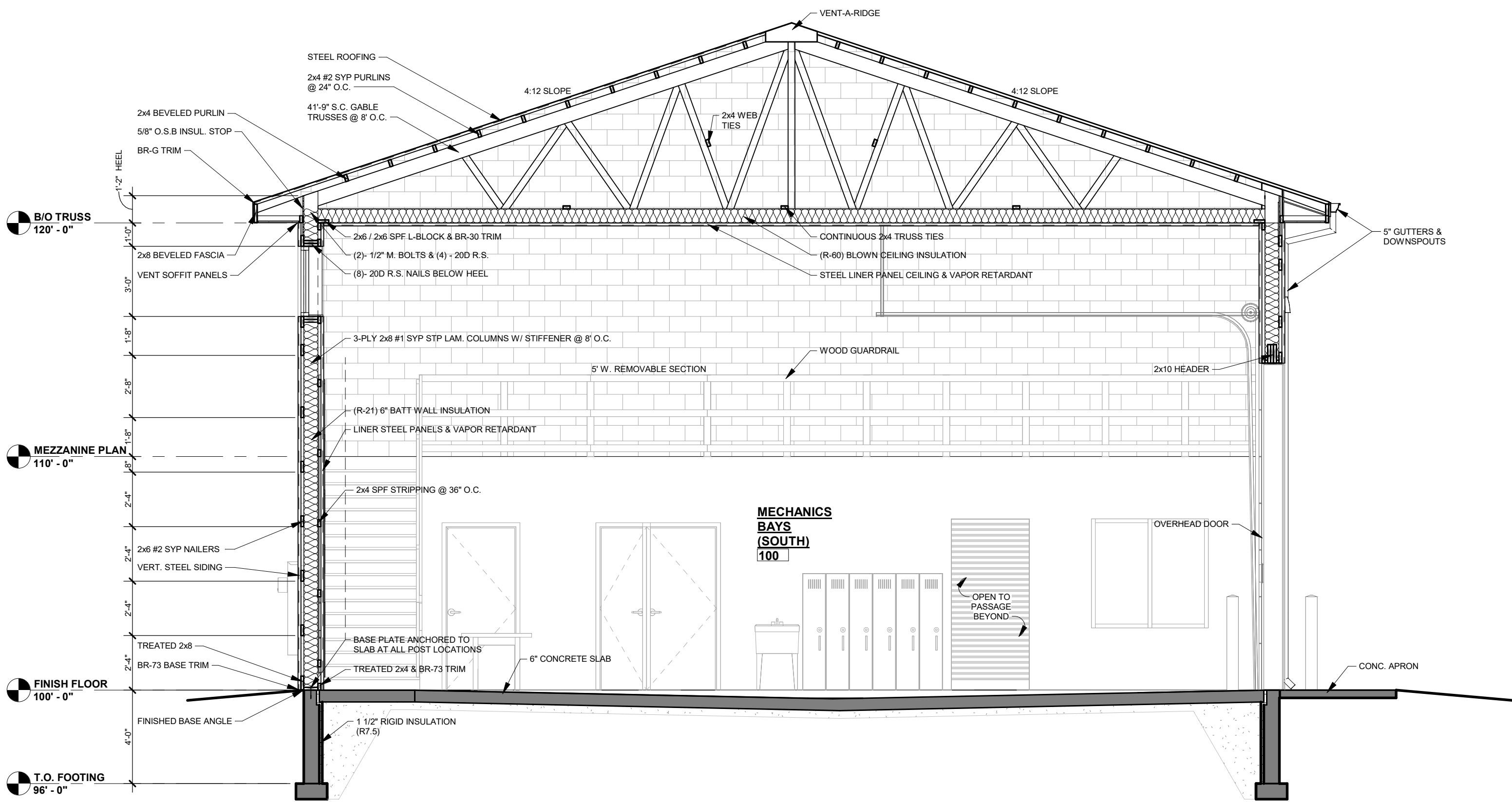
DATE:
10.18.2023

SHEET:
A3.0

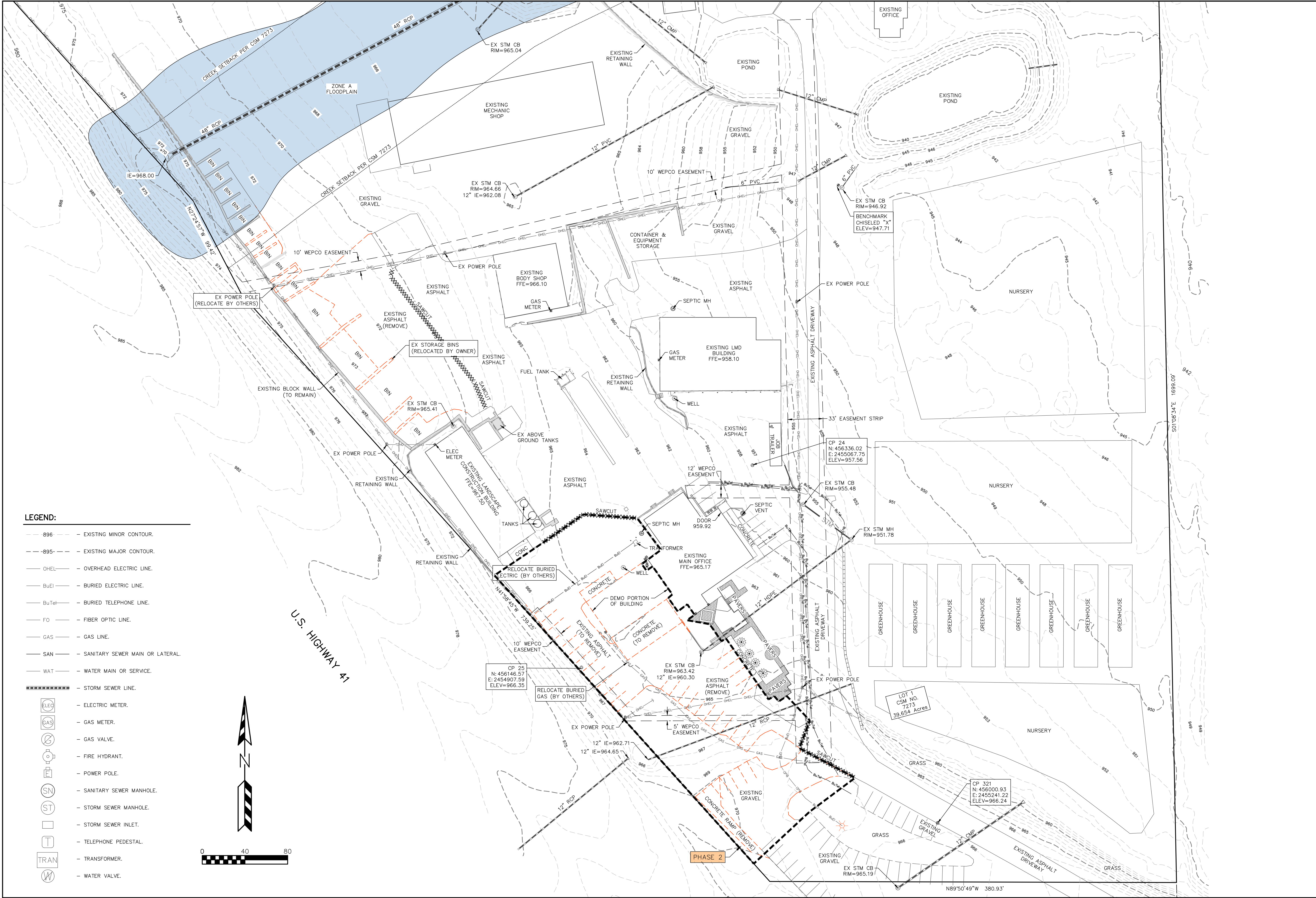
PRELIMINARY - NOT FOR CONSTRUCTION



2 MEZZANINE SECTION
A3.0 1/4" = 1'-0"

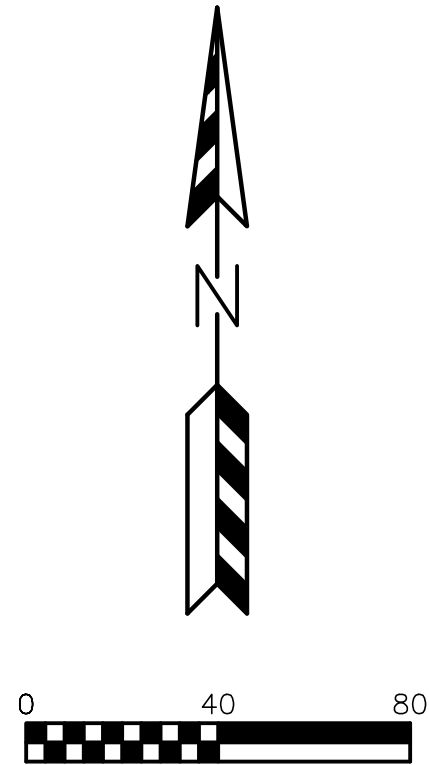


1 BUILDING SECTION
A3.0 1/4" = 1'-0"



LEGEND:

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



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

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

PROJECT TITLE:
**DAVID J FRANK
N120 W21350 FREISTADT ROAD
GERMANTOWN, WI 53022**

PLAN TITLE:
**PROJECT
EXISTING
CONDITIONS
PLAN**

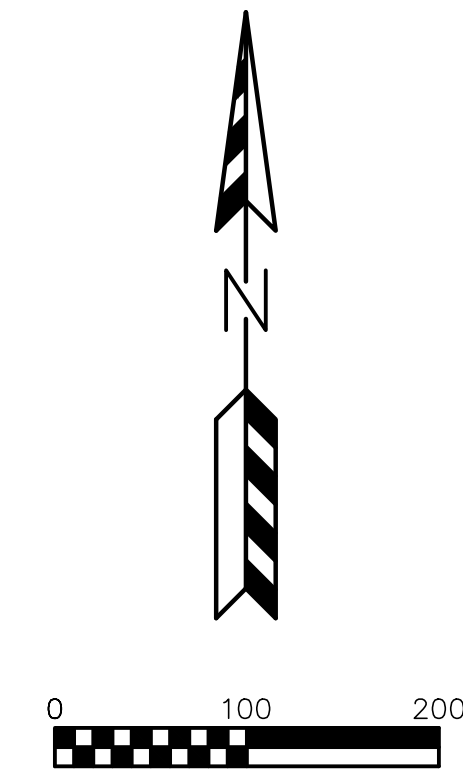
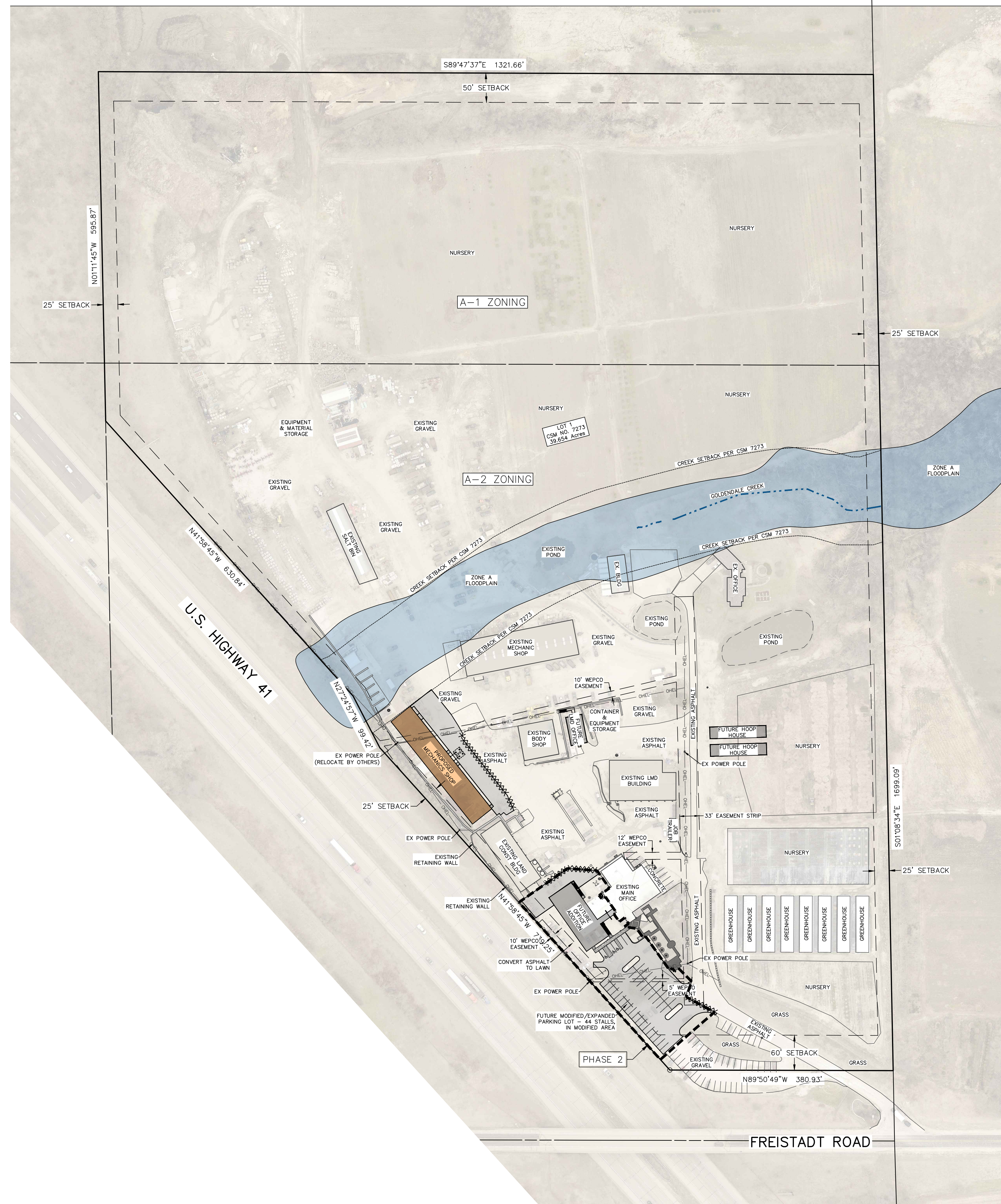
DRAWN BY:
KJP
DESIGNED BY:
KJP
CHECKED BY:
KJP

PLAN DATE:
12/11/2023

PROJECT NO:
\KS-109-23

FINAL

SHEET NO:
C1.01



SITE INFORMATION BLOCK		
Site Address:	N120 W21350 Freistadt Road	
Legal Description:	Lot 1 CSM No. 7273	
Site Acreage	39.654 Acres	
Current Zoning:	A-2	
Building & Paving Setback Requirements		
Front	Building 60 feet	
Side	25 feet	
Rear	50 feet	
Proposed Parking		
	No. of Stalls	
Total	92	
Existing Site Areas		
Description	Area (sf)	Percentage
Building	63,492	3.68
Asphalt/Concrete	146,334	8.47
Gravel	379,641	21.98
Total Impervious	589,467	34.13
Lawn	1,137,879	65.87
Total	1,727,346	100.00
Proposed Site Areas		
Description	Area (sf)	Percentage
Building	81,746	4.73
Asphalt/Concrete	137,493	7.96
Gravel	373,258	21.61
Total Impervious	592,497	34.30
Lawn	1,134,849	65.70
Total	1,727,346	100.00
New Impervious	3,030	

PROJECT TITLE:

DAVID J FRANK
N120 W21350 FREISTADT ROAD
GERMANTOWN, WI 53022

PLAN TITLE:

MASTER SITE PLAN

DRAWN BY:

KJP

DESIGNED BY

KJP

CHECKED BY _____

KJP

PLAN DATE:

12/11/2023

PROJECT NO.

\KS-109-23'

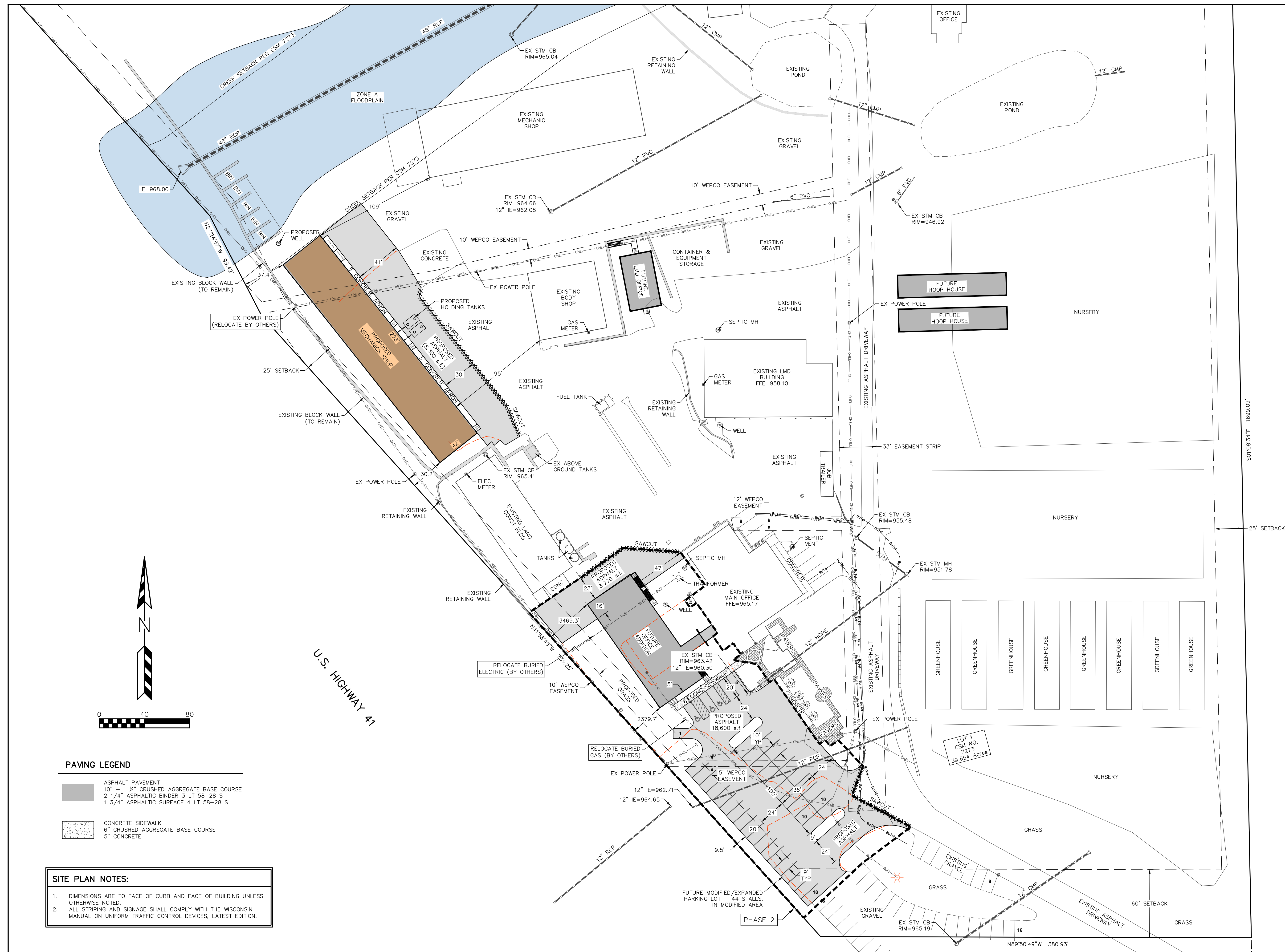
SUBMITTAL

SHEET NO:

C1.02

[illegible]

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PAVING LEGEND

SITE PLAN NOTES:

[illegible]

PROJECT TITLE:
**DAVID J FRANK
N120 W21350 FREISTADT ROAD
GERMANTOWN, WI 53022**

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

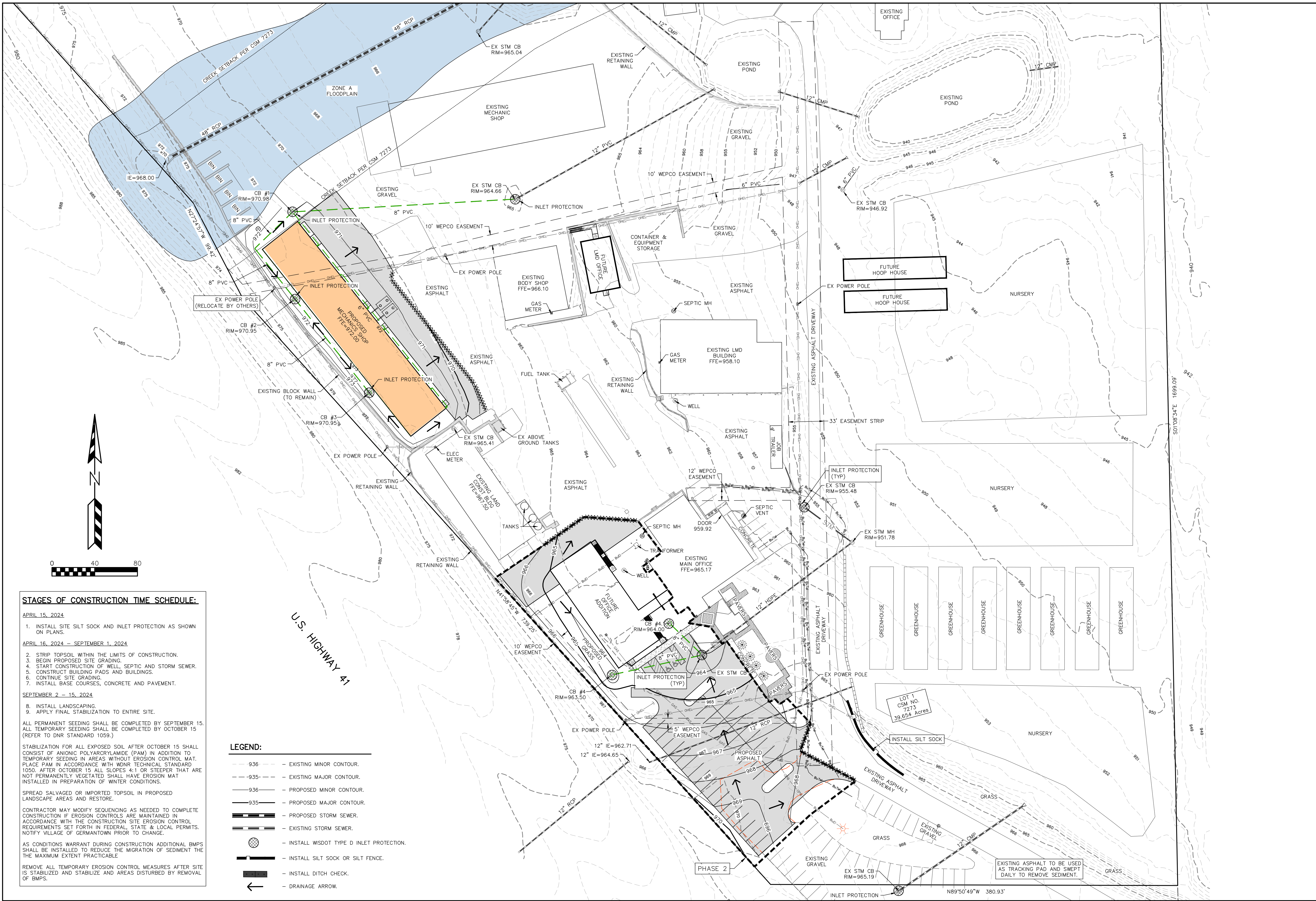
PLAN DATE:
12/11/2023

PROJECT NO:
\\KS-109-23\\

SUBMITTAL

SHEET NO:

C1.03



STAGES OF CONSTRUCTION TIME SCHEDULE:

APRIL 15, 2024

1. INSTALL SITE SILT SOCK AND INLET PROTECTION AS SHOWN ON PLANS.

APRIL 16, 2024 – SEPTEMBER 1, 2024

2. STRIP TOPSOIL WITHIN THE LIMITS OF CONSTRUCTION.
3. BEGIN PROPOSED SITE GRADING.
4. START CONSTRUCTION OF WELL, SEPTIC AND STORM SEWER.
5. CONSTRUCT BUILDING PADS AND BUILDINGS.
6. CONTINUE SITE GRADING.
7. INSTALL BASE COURSES, CONCRETE AND PAVEMENT.

SEPTEMBER 2 – 15, 2024

8. INSTALL LANDSCAPING.
9. APPLY FINAL STABILIZATION TO ENTIRE SITE.

ALL PERMANENT SEEDING SHALL BE COMPLETED BY SEPTEMBER 15.
ALL TEMPORARY SEEDING SHALL BE COMPLETED BY OCTOBER 15 (REFER TO DNR STANDARD 1059.)

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

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

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

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

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

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

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

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PROJECT TITLE:
**DAVID J FRANK
N120 W21350 FREISTADT ROAD
GERMANTOWN, WI 53022**

PLAN TITLE:
**EROSION
CONTROL
PLAN**

DRAWN BY:
KJP

DESIGNED BY:
KJP

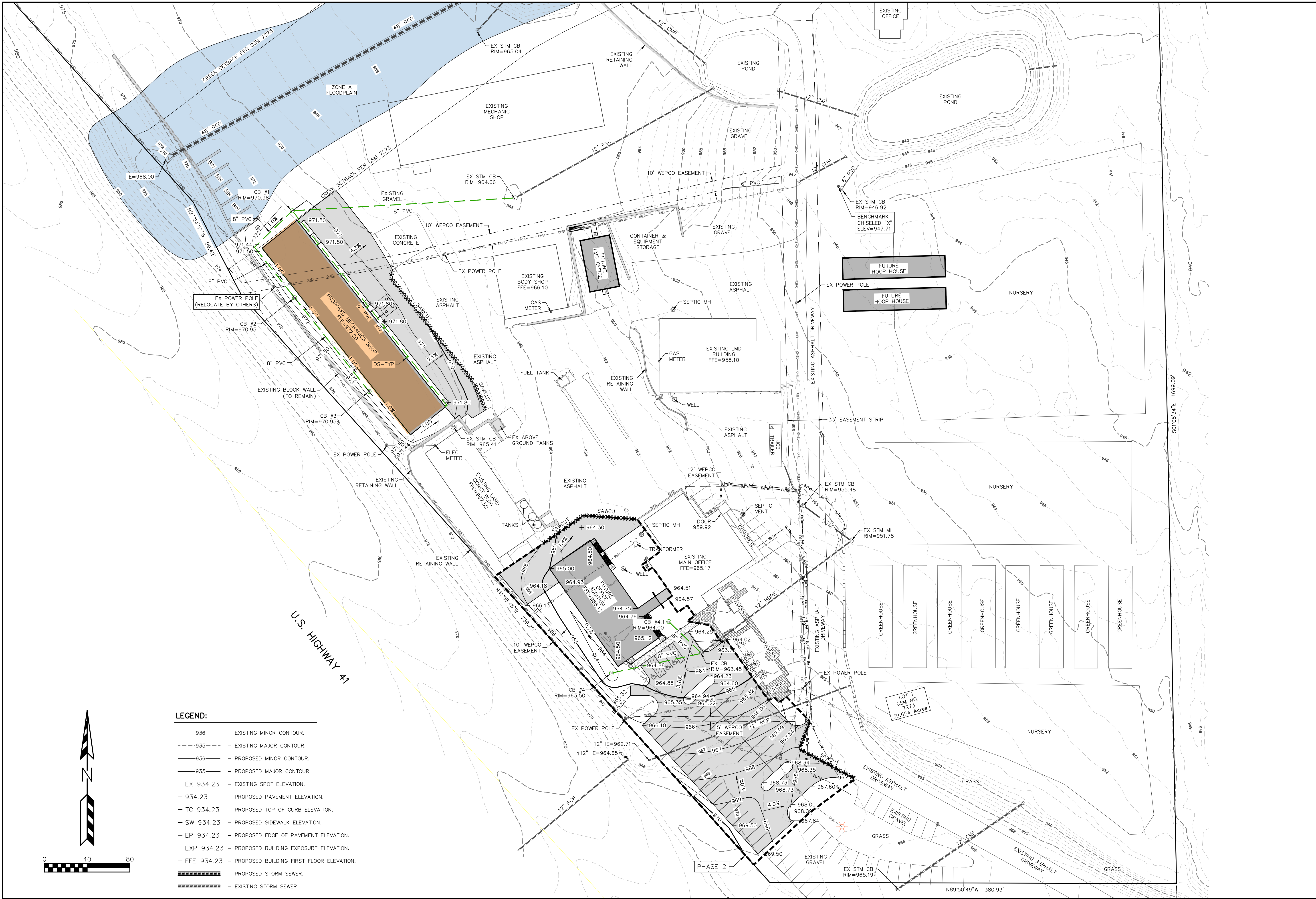
CHECKED BY:
KJP

PLAN DATE:
12/11/2023

PROJECT NO:
\KS-109-23

SUBMITTAL

SHEET NO:
C1.04



- LEGEND:
- 936 --- EXISTING MINOR CONTOUR.
 - 935 --- EXISTING MAJOR CONTOUR.
 - 936 --- PROPOSED MINOR CONTOUR.
 - 935 --- PROPOSED MAJOR CONTOUR.
 - EX 934.23 - EXISTING SPOT ELEVATION.
 - 934.23 - PROPOSED PAVEMENT ELEVATION.
 - TC 934.23 - PROPOSED TOP OF CURB ELEVATION.
 - SW 934.23 - PROPOSED SIDEWALK ELEVATION.
 - EP 934.23 - PROPOSED EDGE OF PAVEMENT ELEVATION.
 - EXP 934.23 - PROPOSED BUILDING EXPOSURE ELEVATION.
 - FFE 934.23 - PROPOSED BUILDING FIRST FLOOR ELEVATION.
 - PROPOSED STORM SEWER.
 - EXISTING STORM SEWER.

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

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PROJECT TITLE:
**DAVID J FRANK
N120 W21350 FREISTADT ROAD
GERMANTOWN, WI 53022**

PLAN TITLE:
**GRADING
PLAN**

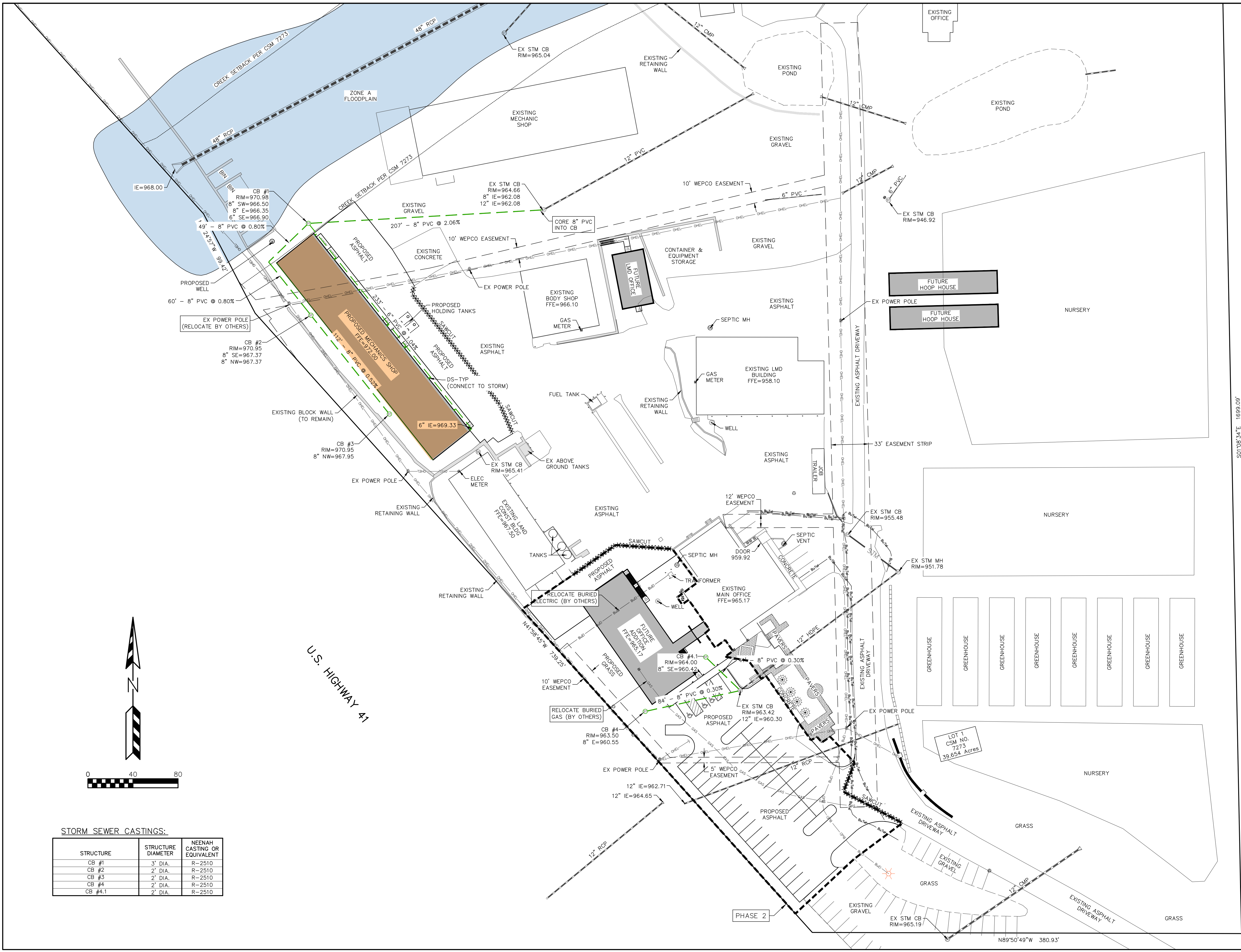
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KJP
DESIGNED BY:
KJP
CHECKED BY:
KJP

PLAN DATE:
12/11/2023

PROJECT NO:
\KS-109-23

SUBMITTAL

SHEET NO:
C1.05



STORM SEWER CASTINGS:

STRUCTURE	STRUCTURE DIAMETER	NEENAH CASTING OR EQUIVALENT
CB #1	3" DIA.	R-2510
CB #2	2" DIA.	R-2510
CB #3	2" DIA.	R-2510
CB #4	2" DIA.	R-2510
CB #4.1	2" DIA.	R-2510

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

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PROJECT TITLE:
**DAVID J FRANK
N120 W21350 FREISTADT ROAD
GERMANTOWN, WI 53022**

PLAN TITLE:
**UTILITY
PLAN**

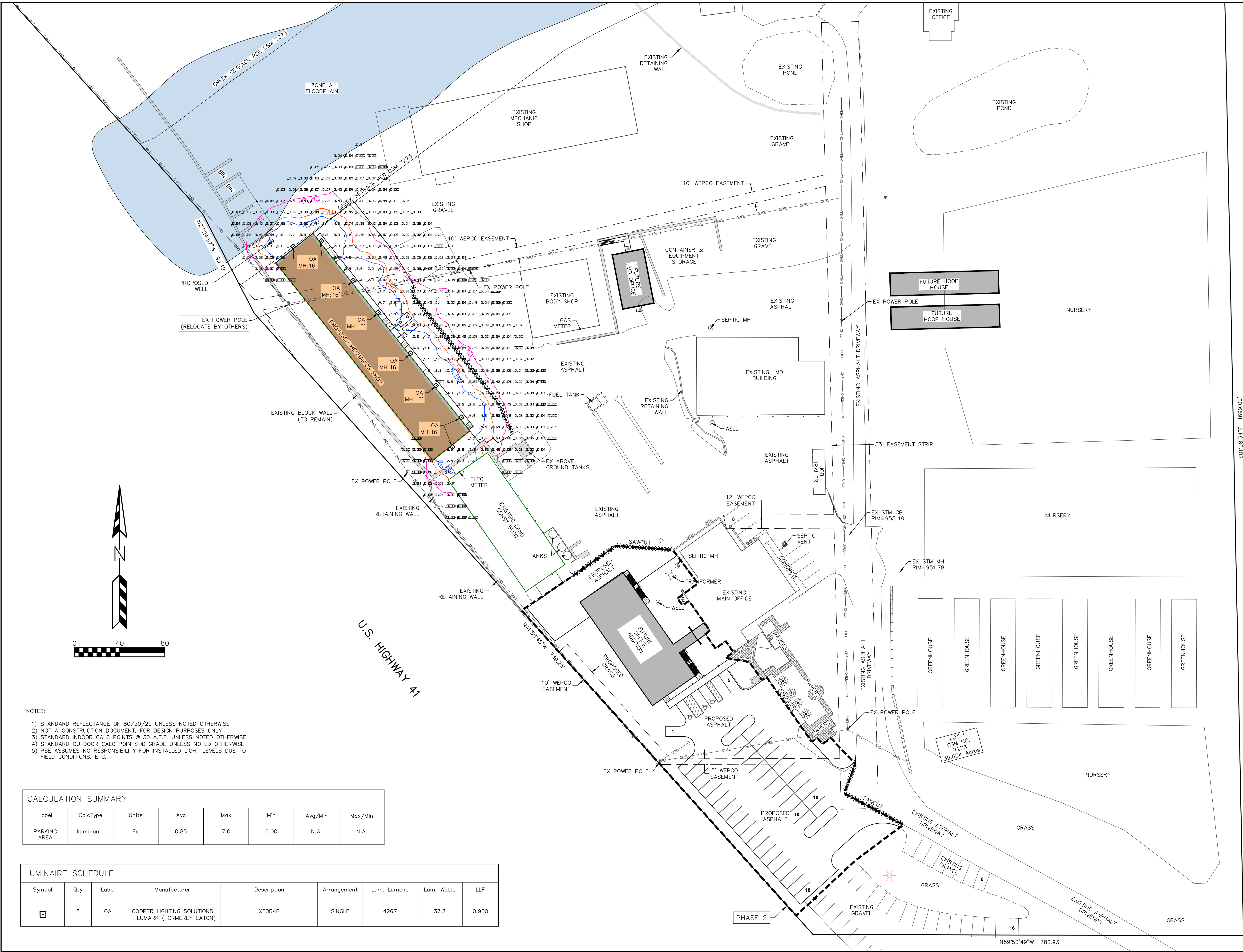
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KJP
DESIGNED BY:
KJP
CHECKED BY:
KJP

PLAN DATE:
12/11/2023

PROJECT NO:
\KS-109-23

SUBMITTAL

SHEET NO:
C1.06



- NOTES:
- 1) STANDARD REFLECTANCE OF 80/50/20 UNLESS NOTED OTHERWISE
 - 2) NOT A CONSTRUCTION DOCUMENT, FOR DESIGN PURPOSES ONLY
 - 3) STANDARD INDOOR CALC POINTS @ 30 A.F.F. UNLESS NOTED OTHERWISE
 - 4) STANDARD OUTDOOR CALC POINTS @ GRADE UNLESS NOTED OTHERWISE
 - 5) PSE ASSUMES NO RESPONSIBILITY FOR INSTALLED LIGHT LEVELS DUE TO FIELD CONDITIONS, ETC.

CALCULATION SUMMARY

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PARKING AREA	Illuminance	Fc	0.85	7.0	0.00	N.A.	N.A.

LUMINAIRE SCHEDULE

Symbol	Qty	Label	Manufacturer	Description	Arrangement	Lum. Lumens	Lum. Watts	LLF
☐	8	OA	COOPER LIGHTING SOLUTIONS - LUMARK (FORMERLY EATON)	XTOR4B	SINGLE	4267	37.7	0.900

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

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PROJECT TITLE:
**DAVID J FRANK
N120 W21350 FREISTADT ROAD
GERMANTOWN, WI 53022**

PLAN TITLE:
LIGHTING PLAN

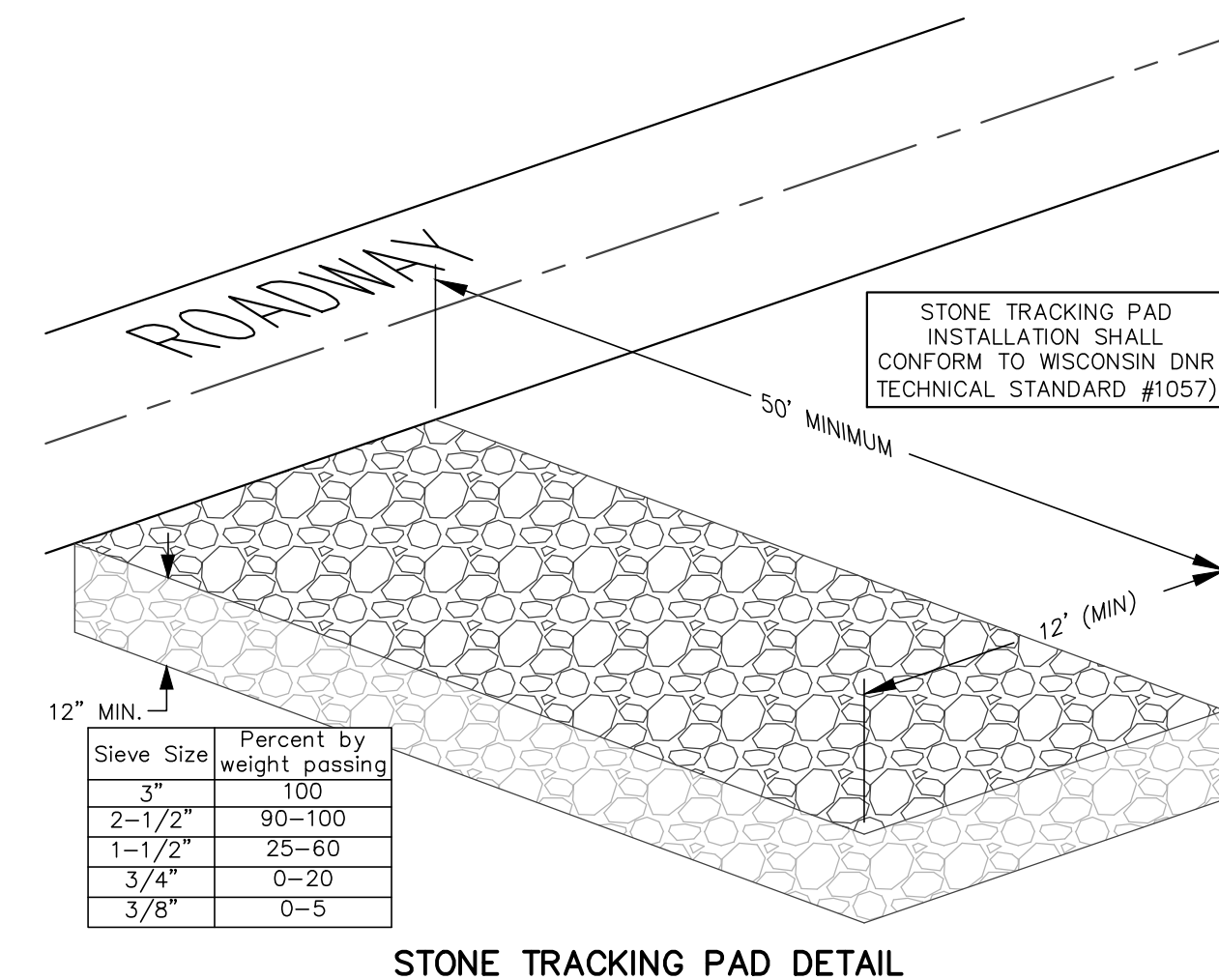
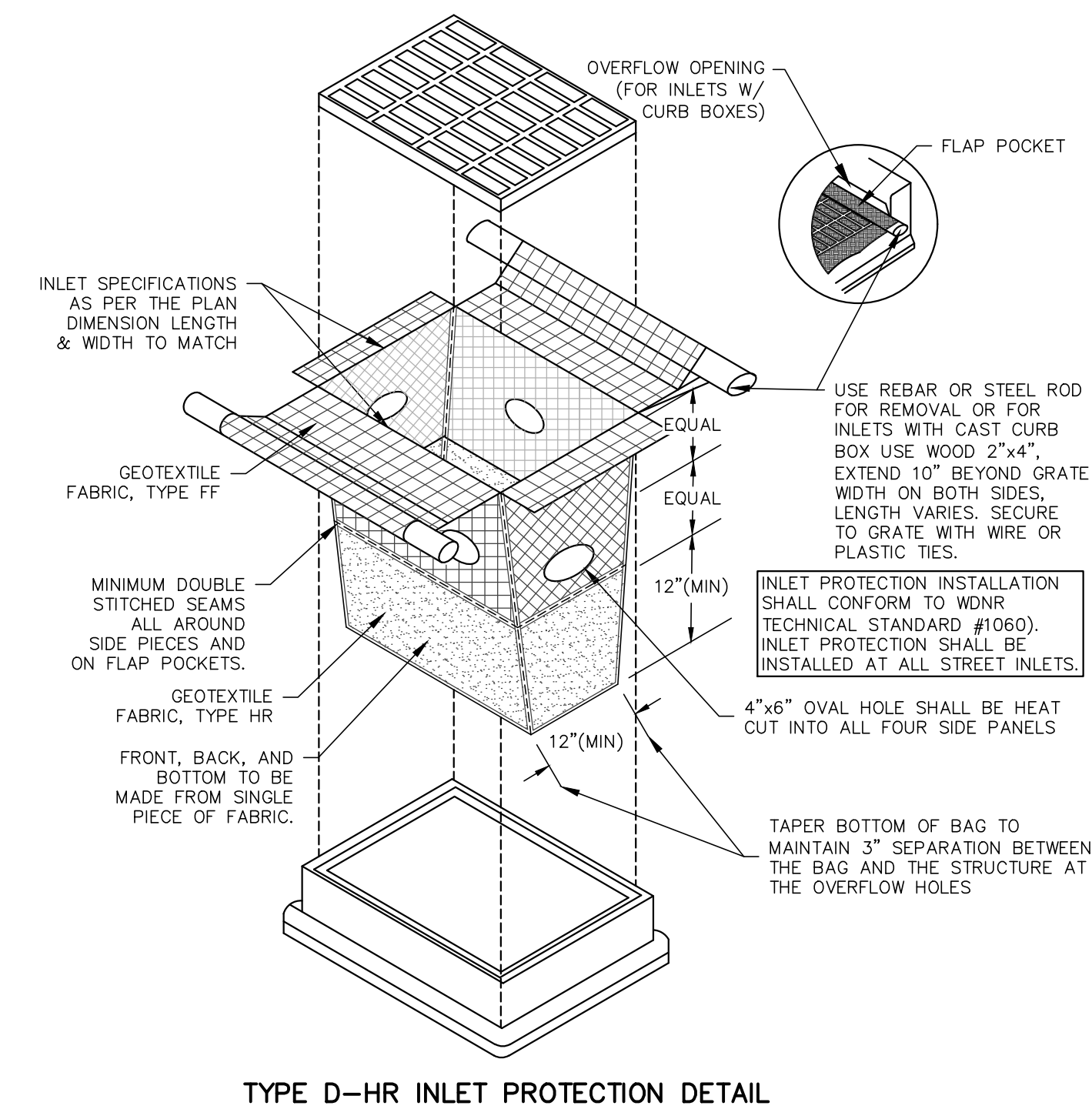
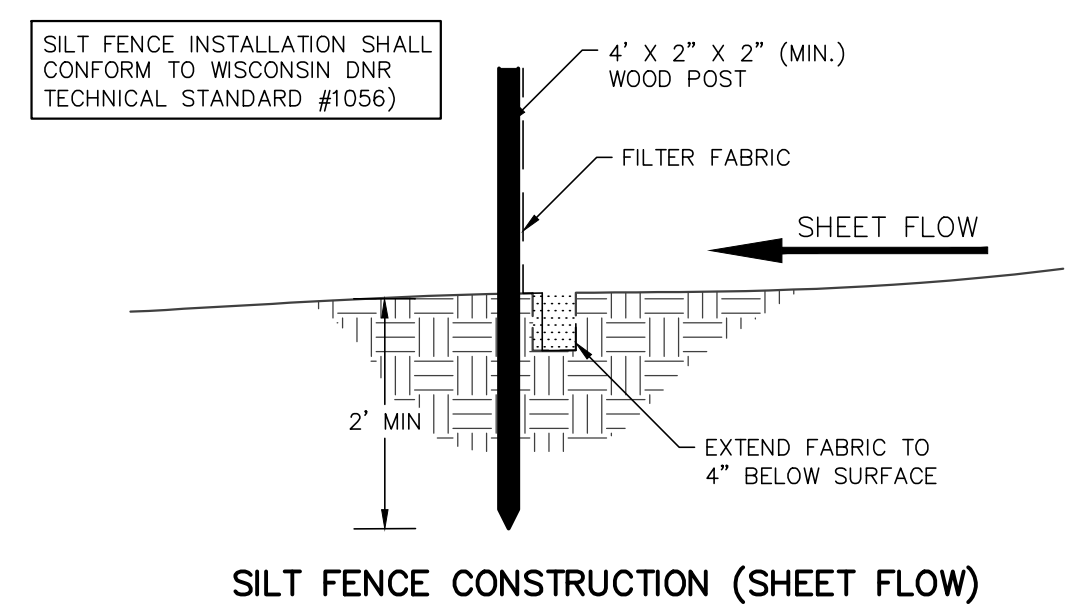
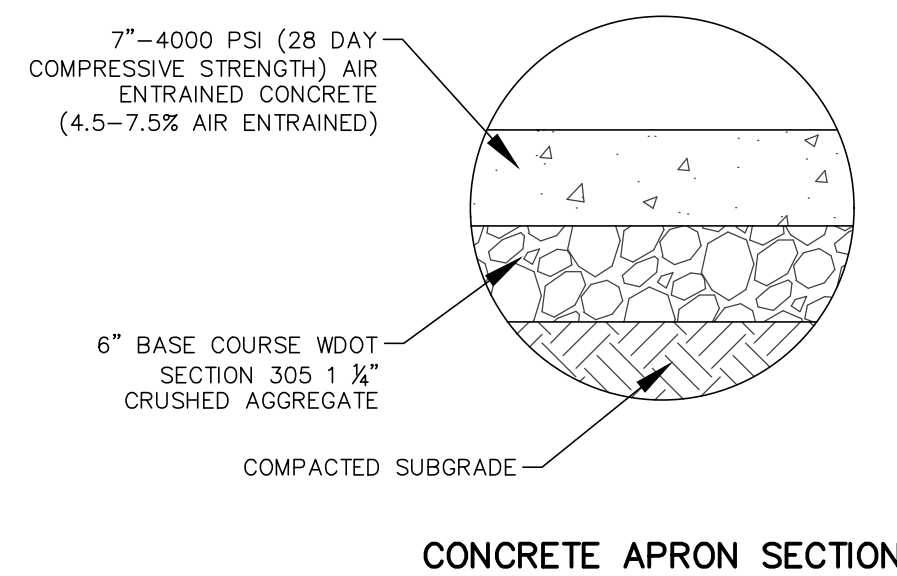
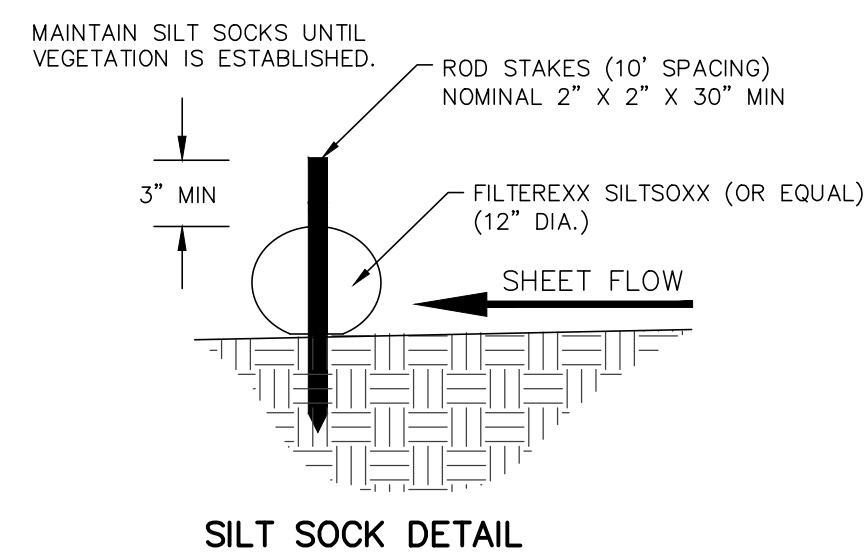
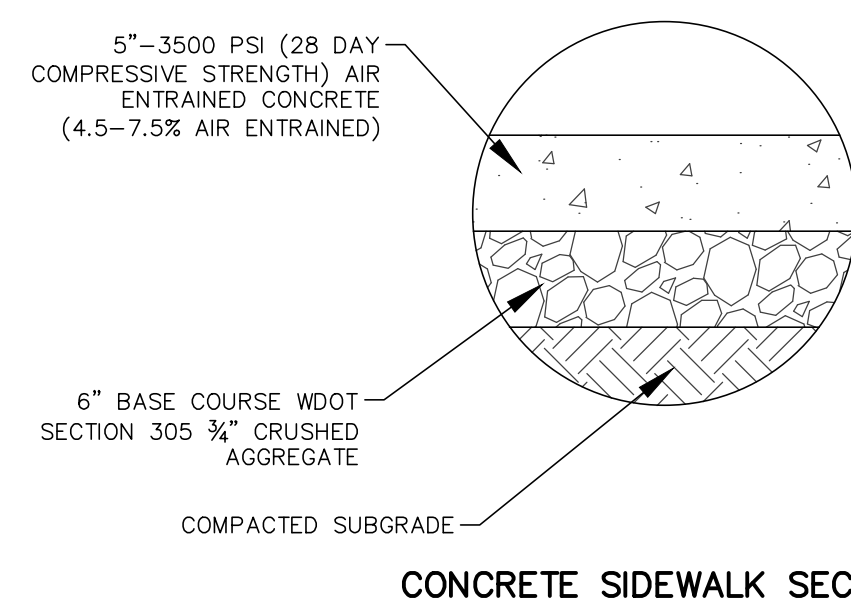
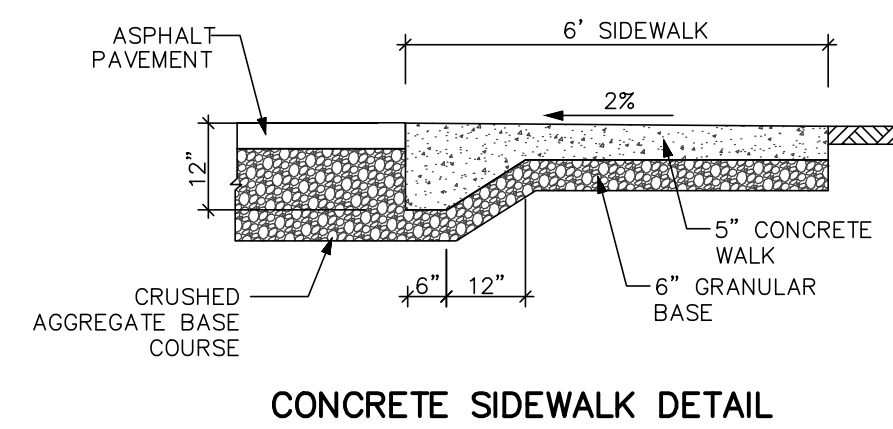
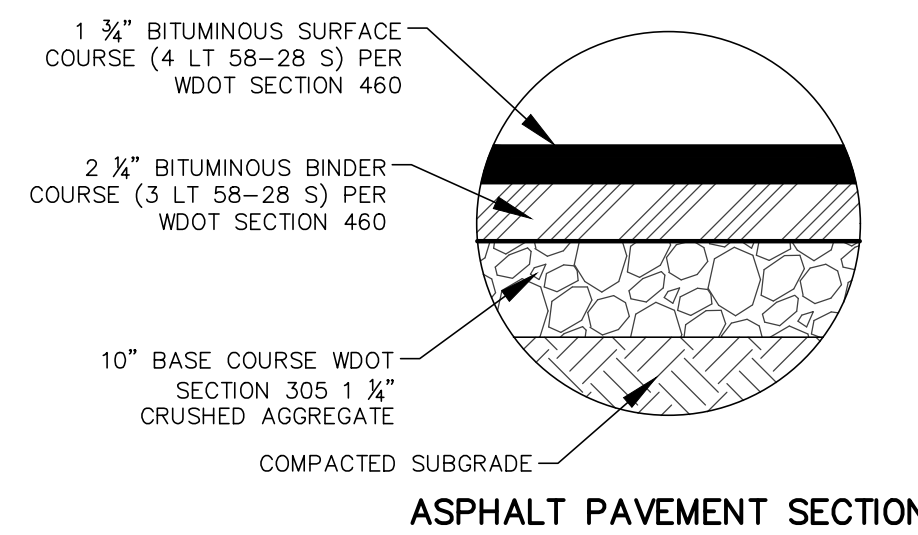
DRAWN BY:
KJP
DESIGNED BY:
KJP
CHECKED BY:
KJP

PLAN DATE:
12/11/2023

PROJECT NO:
\KS-109-23

SUBMITTAL

SHEET NO:
C1.07

[illegible]

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

PROJECT TITLE:
**DAVID J FRANK
N120 W21350 FREISTADT ROAD
GERMANTOWN, WI 53022**

PLAN TITLE:
**SITE &
EROSION
CONTROL
DETAILS**

DRAWN BY:
KJP

DESIGNED BY:
KJP

CHECKED BY:
KJP

PLAN DATE:
12/11/2023

PROJECT NO:
\\KS-109-23\\

SUBMITTAL

SHEET NO:

C1.08



Product Overview

High performing, DLC Premium series GKOWPG2 Full Cutoff Wall Packs are an energy-efficient replacement for a traditional metal halide wall pack, up to 400W. The full cutoff design minimizes vertical light to reduce glare and light pollution.

Key Features

CONSTRUCTION:

- Rugged die-cast aluminum housing.
- Housing has direct contact with the driver to help maintain low temperature and long lifespan.
- Housing is completely sealed against moisture and environmental contaminants.

FINISH:

- The exterior is protected by a rust-resistant powder coat finish that provides superior resistance to weathering and corrosion.

OPTICS:

- Light engines are available in standard 4000K and 5000K configurations.
- A range of lumen options available from 4,100 to 18,000 Lumens, replaces up to 400W metal halide.
- Impact and UV-resistant polycarbonate lens is precisely designed to give a specific light distribution, maximizing efficiency and application spacing.

ELECTRICAL:

- Universal 120-277V input voltage.
- THD: ≤20%, Power Factor: ≥90%.

INSTALLATION:

- Wall mount or junction box mount options are available.
- Easy installation with integrated bubble level and hinged door.

LIFESPAN:

- Estimated 50,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations.

LISTINGS:

- DesignLights Consortium® (DLC) Premium qualified.
- UL listed for wet locations.
- Rated for ambient operating temperature -40°F to 104°F (-40°C to 40°C).



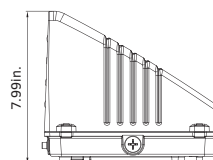
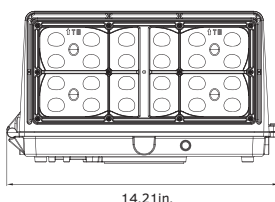
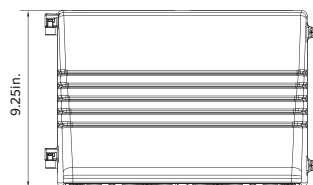
Performance Data

Lumen Output

System Watts	Voltage	4000K(70CRI)		5000K(70CRI)	
		Lumens	Efficacy	Lumens	Efficacy
27W	120-277V	4100lm	152lm/W	4100lm	152lm/W
45W	120-277V	6600lm	147lm/W	6600lm	147lm/W
70W	120-277V	9900lm	141lm/W	9900lm	141lm/W
90W	120-277V	12200lm	136lm/W	12200lm	136lm/W
135W	120-277V	18000lm	133m/W	18000lm	133lm/W

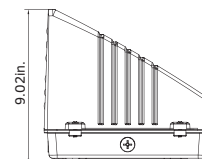
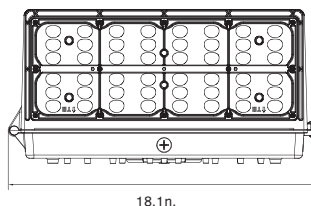
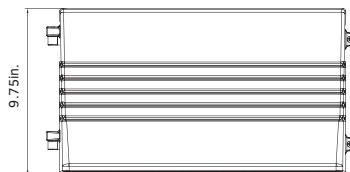
Dimensions & Weight

GKOWPG2: 27W & 45W & 70W



Net Weight
27W: 5.77lb
45W: 5.98lb
70W: 6.16lb

GKOWPG2: 90W & 135W



Net Weight
90W: 10.48lb
135W: 10.95lb

Ordering Information

Full Cutoff Wall Pack Series GKOWPG2				Example: GKOWPG290W27V50KD
Fixture Type	Wattage	Voltage	CCT	Finish
☐	☐	☐	☐	☐
GKOWPG2	27W 45W 70W 90W 135W	27V 120-277V	40K 4000K 50K 5000K	D Dark Bronze

Note: Not all product variations listed on this page are DLC qualified. Visit www.designlights.org/search to confirm qualification.



10330 Argonne Woods Dr. Ste. 200
Woodridge, IL 60517
Phone: 630-793-9449
Web: www.gkoled.com

DESCRIPTION

The patented Lumark Crosstour™ LED Wall Pack Series of luminaires provides an architectural style with super bright, energy efficient LEDs. The low-profile, rugged die-cast aluminum construction, universal back box, stainless steel hardware along with a sealed and gasketed optical compartment make the Crosstour impervious to contaminants. The Crosstour wall luminaire is ideal for wall/surface, inverted mount for façade/canopy illumination, post/bollard, site lighting, floodlight and low level pathway illumination including stairs. Typical applications include building entrances, multi-use facilities, apartment buildings, institutions, schools, stairways and loading docks test.

SPECIFICATION FEATURES

Construction

Slim, low-profile LED design with rugged one-piece, die-cast aluminum hinged removable door and back box. Matching housing styles incorporate both a small and medium design. The small housing is available in 12W, 18W and 26W. The medium housing is available in the 38W model. Patented secure lock hinge feature allows for safe and easy tool-less electrical connections with the supplied push-in connectors. Back box includes three half-inch, NPT threaded conduit entry points. The universal back box supports both the small and medium forms and mounts to standard 3-1/2" to 4" round and octagonal, 4" square, single gang and masonry junction boxes. Key hole gasket allows for adaptation to junction box or wall. External fin design extracts heat from the fixture surface. One-piece silicone gasket seals door and back box. Minimum 5" wide pole for site lighting application. Not recommended for car wash applications.

Optical

Silicone sealed optical LED chamber incorporates a custom engineered mirrored anodized reflector providing high-efficiency illumination. Optical assembly includes impact-resistant tempered glass and meets IESNA requirements for full cutoff compliance. Available in seven lumen packages; 5000K, 4000K and 3000K CCT.

Electrical

LED driver is mounted to the die-cast housing for optimal heat sinking. LED thermal management system incorporates both conduction and natural convection to transfer heat rapidly away from the LED source. 12W, 18W, 26W and 38W series operate in -40°C to 40°C [-40°F to 104°F]. High ambient 50°C models available. Crosstour luminaires maintain greater than 89% of initial light output after 72,000 hours of operation. Three half-inch NPT threaded conduit entry points allow for thru-branch wiring. Back box is an authorized

electrical wiring compartment. Integral LED electronic driver is standard 0-10V dimming. 120-277V 50/60Hz or 347V 60Hz models.

Finish

Crosstour is protected with a Super durable TGIC carbon bronze or summit white polyester powder coat paint. Super durable TGIC powder coat paint finishes withstand extreme climate conditions while providing optimal color and gloss retention of the installed life. Options to meet Buy American and other domestic preference requirements.

Warranty

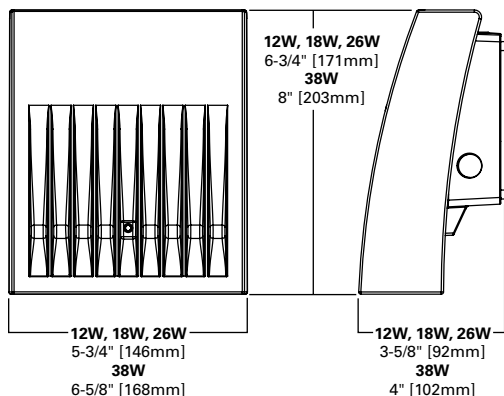
Five-year warranty.



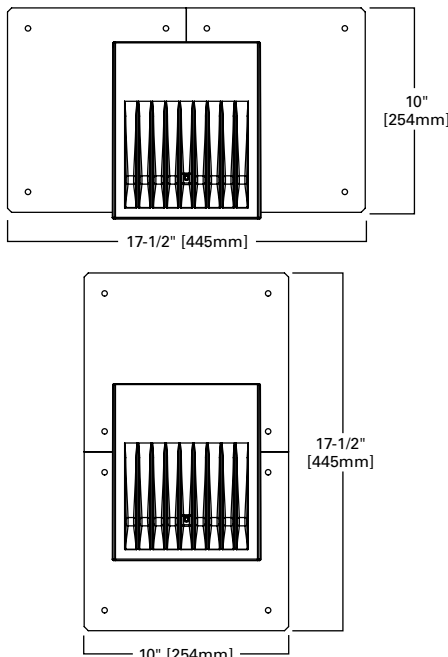
XTOR CROSSTOUR LED

APPLICATIONS:
WALL / SURFACE
POST / BOLLARD
LOW LEVEL
FLOODLIGHT
INVERTED
SITE LIGHTING

DIMENSIONS



ESCUTCHEON PLATES



CERTIFICATION DATA

Dark Sky Approved (Fixed mount, Full cutoff, and 3000K CCT only)
UL/cUL Wet Location Listed
LM79 / LM80 Compliant
ROHS Compliant
ADA Compliant
NOM Compliant Models
IP66 Ingress Protection Rated
Title 24 Compliant
DesignLights Consortium® Qualified*

TECHNICAL DATA

40°C Maximum Ambient Temperature
External Supply Wiring 90°C Minimum

EPA

Effective Projected Area (Sq. Ft.):
XTOR1B, XTOR2B, XTOR3B=0.34
XTOR4B=0.45

SHIPPING DATA:

Approximate Net Weight:
3.7 – 5.25 lbs. [1.7 – 2.4 kgs.]

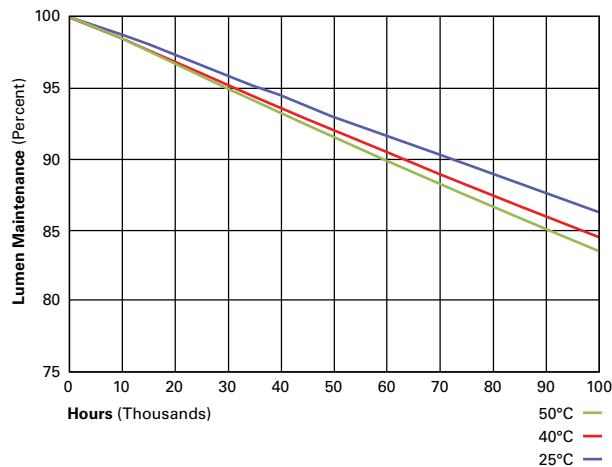
POWER AND LUMENS BY FIXTURE MODEL

LED Information	XTOR1B	XTOR1B-W	XTOR1B-Y	XTOR2B	XTOR2B-W	XTOR2B-Y	XTOR3B	XTOR3B-W	XTOR3B-Y	XTOR4B	XTOR4B-W	XTOR4B-Y
Delivered Lumens (Wall Mount)	1,418	1,396	1,327	2,135	2,103	1,997	2,751	2,710	2,575	4,269	4,205	3,995
Delivered Lumens (With Flood Accessory Kit) ¹	1,005	990	940	1,495	1,472	1,399	2,099	2,068	1,965	3,168	3,121	2,965
B.U.G. Rating ²	B1-U0-G0	B1-U0-G0	B1-U0-G0	B1-U0-G0	B1-U0-G0	B1-U0-G0	B1-U0-G0	B1-U0-G0	B1-U0-G0	B2-U0-G0	B2-U0-G0	B2-U0-G0
CCT (Kelvin)	5,000	4,000	3,000	5,000	4,000	3,000	5,000	4,000	3,000	5,000	4,000	3,000
CRI (Color Rendering Index)	70	70	70	70	70	70	70	70	70	70	70	70
Power Consumption (Watts)	12W	12W	12W	18W	18W	18W	26W	26W	26W	38W	38W	38W

NOTES: 1 Includes shield and visor. 2 B.U.G. Rating does not apply to floodlighting.

LUMEN MAINTENANCE

Ambient Temperature	TM-21 Lumen Maintenance (72,000 Hours)	Theoretical L70 (Hours)
XTOR1B Model		
25°C	> 90%	255,000
40°C	> 89%	234,000
50°C	> 88%	215,000
XTOR2B Model		
25°C	> 89%	240,000
40°C	> 88%	212,000
50°C	> 87%	196,000
XTOR3B Model		
25°C	> 89%	240,000
40°C	> 88%	212,000
50°C	> 87%	196,000
XTOR4B Model		
25°C	> 89%	222,000
40°C	> 87%	198,000
50°C	> 87%	184,000



CURRENT DRAW

Voltage	Model Series			
	XTOR1B	XTOR2B	XTOR3B	XTOR4B
120V	0.103A	0.15A	0.22A	0.34A
208V	0.060A	0.09A	0.13A	0.17A
240V	0.053A	0.08A	0.11A	0.17A
277V	0.048A	0.07A	0.10A	0.15A
347V	0.039A	0.06A	0.082A	0.12A

ORDERING INFORMATION

Sample Number: XTOR2B-W-WT-PC1

Series ¹	LED Kelvin Color	Housing Color	Options (Add as Suffix)	Accessories (Order Separately) ⁸
XTOR1B =Small Door, 12W XTOR2B =Small Door, 18W XTOR3B =Small Door, 26W XTOR4B =Medium Door, 38W BAA-XTOR1B =Small Door, 12W, Buy American Act Compliant ⁷ TAA-XTOR1B =Small Door, 12W Trade Agreements Act Compliant ⁷ BAA-XTOR2B =Small Door, 18W, Buy American Act Compliant ⁷ TAA-XTOR2B =Small Door, 18W, Trade Agreements Act Compliant ⁷ BAA-XTOR3B =Small Door, 26W, Buy American Act Compliant ⁷ TAA-XTOR3B =Small Door, 26W, Trade Agreements Act Compliant ⁷ BAA-XTOR4B =Medium Door, 38W, Buy American Act Compliant ⁷ TAA-XTOR4B =Medium Door, 38W, Trade Agreements Act Compliant ⁷	[Blank] =Bright White (Standard), 5000K W =Neutral White, 4000K Y =Warm White, 3000K	[Blank] =Carbon Bronze (Standard) WT =Summit White BK =Black BZ =Bronze AP =Grey GM =Graphite Metallic DP =Dark Platinum	PC1 =Photocontrol 120V ² PC2 =Photocontrol 208-277V ^{2,3} 347V =347V ⁴ HA =50°C High Ambient ⁴	WG/XTOR =Wire Guard ⁵ XTORFLD-KNC =Knuckle Floodlight Kit ⁶ XTORFLD-TRN =Trunnion Floodlight Kit ⁶ XTORFLD-KNC-WT =Knuckle Floodlight Kit, Summit White ⁶ XTORFLD-TRN-WT =Trunnion Floodlight Kit, Summit White ⁶ EWP/XTOR =Escutcheon Wall Plate, Carbon Bronze EWP/XTOR-WT =Escutcheon Wall Plate, Summit White

NOTES:

- DesignLights Consortium® Qualified and classified for both DLC Standard and DLC Premium, refer to www.designlights.org for details.
- Photocontrols are factory installed.
- Order PC2 for 347V models.
- Thru-branch wiring not available with HA option or with 347V. XTOR3B not available with HA and 347V or 120V combination.
- Wire guard for wall/surface mount. Not for use with floodlight kit accessory.
- Floodlight kit accessory supplied with knuckle (KNC) or trunnion (TRN) base, small and large top visors and small and large impact shields.
- Only product configurations with these designated prefixes are built to be compliant with the Buy American Act of 1933 (BAA) or Trade Agreements Act of 1979 (TAA), respectively. Please refer to [DOMESTIC PREFERENCES](#) website for more information. Components shipped separately may be separately analyzed under domestic preference requirements.
- Accessories sold separately will be separately analyzed under domestic preference requirements. Consult factory for further information.

STOCK ORDERING INFORMATION

Domestic Preferences ¹	12W Series	18W Series	26W Series	38W Series
[Blank] =Standard	XTOR1B =12W, 5000K, Carbon Bronze	XTOR2B =18W, 5000K, Carbon Bronze	XTOR3B =26W, 5000K, Carbon Bronze	XTOR4B =38W, 5000K, Carbon Bronze
BAA =Buy American Act	XTOR1B-WT =12W, 5000K, Summit White	XTOR2B-W =18W, 4000K, Carbon Bronze	XTOR3B-W =26W, 4000K, Carbon Bronze	XTOR4B-W =38W, 4000K, Carbon Bronze
TAA =Trade Agreements Act	XTOR1B-PC1 =12W, 5000K, 120V PC, Carbon Bronze	XTOR2B-WT =18W, 5000K, Summit White	XTOR3B-WT =26W, 5000K, Summit White	XTOR4B-WT =38W, 5000K, Summit White
	XTOR1B-W =12W, 4000K, Carbon Bronze	XTOR2B-PC1 =18W, 5000K, 120V PC, Carbon Bronze	XTOR3B-PC1 =26W, 5000K, 120V PC, Carbon Bronze	XTOR4B-PC1 =38W, 5000K, 120V PC, Carbon Bronze
		XTOR2B-W-PC1 =18W, 4000K, 120V PC, Carbon Bronze	XTOR3B-W-PC1 =26W, 4000K, 120V PC, Carbon Bronze	XTOR4B-W-PC1 =38W, 4000K, 120V PC, Carbon Bronze
		XTOR2B-347V =18W, 5000K, Carbon Bronze, 347V	XTOR3B-347V =26W, 5000K, Carbon Bronze, 347V	XTOR4B-347V =38W, 5000K, Carbon Bronze, 347V
		XTOR2B-WT-PC1 =18W, 5000K, 120V PC, Summit White	XTOR3B-PC2 =26W, 5000K, 208-277V PC, Carbon Bronze	

NOTES:

- Only product configurations with these designated prefixes are built to be compliant with the Buy American Act of 1933 (BAA) or Trade Agreements Act of 1979 (TAA), respectively. Please refer to [DOMESTIC PREFERENCES](#) website for more information. Components shipped separately may be separately analyzed under domestic preference requirements.



May 18, 2022

Jeffrey W. Retzlaff, AICP
Director, Community Development Department
Village Planner/Zoning Administrator

Expedited delivery via email: jretzlaff@village.germantown.wi.us

Subject: Technical Approval for analysis of Goldendale Creek Hydraulic Model (FAD 20777).

Dear Mr. Retzlaff:

The Department of Natural Resources (Department) completed its technical review of the hydraulic modeling for The David J. Frank Landscaping property. The Department finds that the hydraulic modeling meets the floodplain study requirements of Wisconsin Administrative Code, Chapter NR 116 and is hereby granted approval.

The analysis was prepared by Matthew G. Hahm, P.E., M Squared Engineering. The purpose of this study was to correct a floodplain violation by providing existing conditions flood elevations and post conditions flood elevation. The model showed that in order to mitigate the increases in the floodplain elevation the existing culvert would need to be replaced with two 48' HDPE culverts.

If adoption and rezoning of the mapped floodplain are desired, a Letter of Map Revision (LOMR) must be requested from FEMA. If you have any questions on this process, contact FEMA's Map Service Center at 1-877-FEMAMAP.

Following FEMA's approval, the County will need to adopt the new analysis into their Floodplain Zoning Ordinance. A copy of the ordinance must be sent to FEMA. Please submit a certified copy of the approved amendment, two notices of public hearing and proof of publication to the Department for final administrative review and approval.

If you have any questions on the review, please contact Andrea Stern at Andrea.stern@wisconsin.gov.

Sincerely,

Andrea Stern, PE
Water Management Engineer

cc: Matthew Hahm, M Squared Engineering



JAN 07 2016

January 4, 2016

File Ref: ENF-SE-2016-67-00004

David Frank Landscape Contracting Inc
N120 W21350 Freistadt Rd
Germantown, WI 53022

Subject: Waterway/wetland concerns on property located in the SE1/4-SW1/4 S18,
T9N, R20E, Washington County

Dear Mr. Frank:

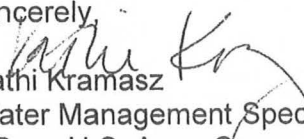
The Department would like to speak with you regarding information received in relation to a project that was constructed at the above-mentioned address in 2006/2007. The project site is located in the SE1/4 of the SW1/4 of Section 18, Township 9 North, Range 20 East, Village of Germantown, Washington County.

It appears that modifications were made to Goldendale Creek and the associated floodplain but we do not have any records of DNR chapter 30 or stormwater permits having been issued for this work. In addition to the enclosure, it appears that the stormwater ponds are connected to or at least within 500' of the creek. Written authorization pursuant to s. 30.196 and 30.19, Wis. Stats. is typically required prior to conducting this type of activity.

We were able to obtain a copy of a Village stormwater permit but not a Village floodplain permit. Please note this work may also require authorization from the Corps of Engineers, Washington County and/or the Village of Germantown. You should contact them as well to determine if additional regulations apply to your project.

Please contact me at (920) 893-8531 or email Kathleen.Kramasz@wisconsin.gov within 15 days of this letter. If you have copies of any DNR approvals that were issued prior to this work, please send them to me via email or paper copy. If no past permits were issued we will need to set up an appointment to inspect the site and determine a remedy to the situation. Your prompt attention in this matter is greatly appreciated. I look forward to hearing from you soon.

Sincerely,


Kathi Kramasz

Water Management Specialist

CC: U.S. Army Corps of Engineers
Village of Germantown
Conservation Warden Bob Lee
Michelle Hase, WME
Brooke Yanke, DNR Stormwater

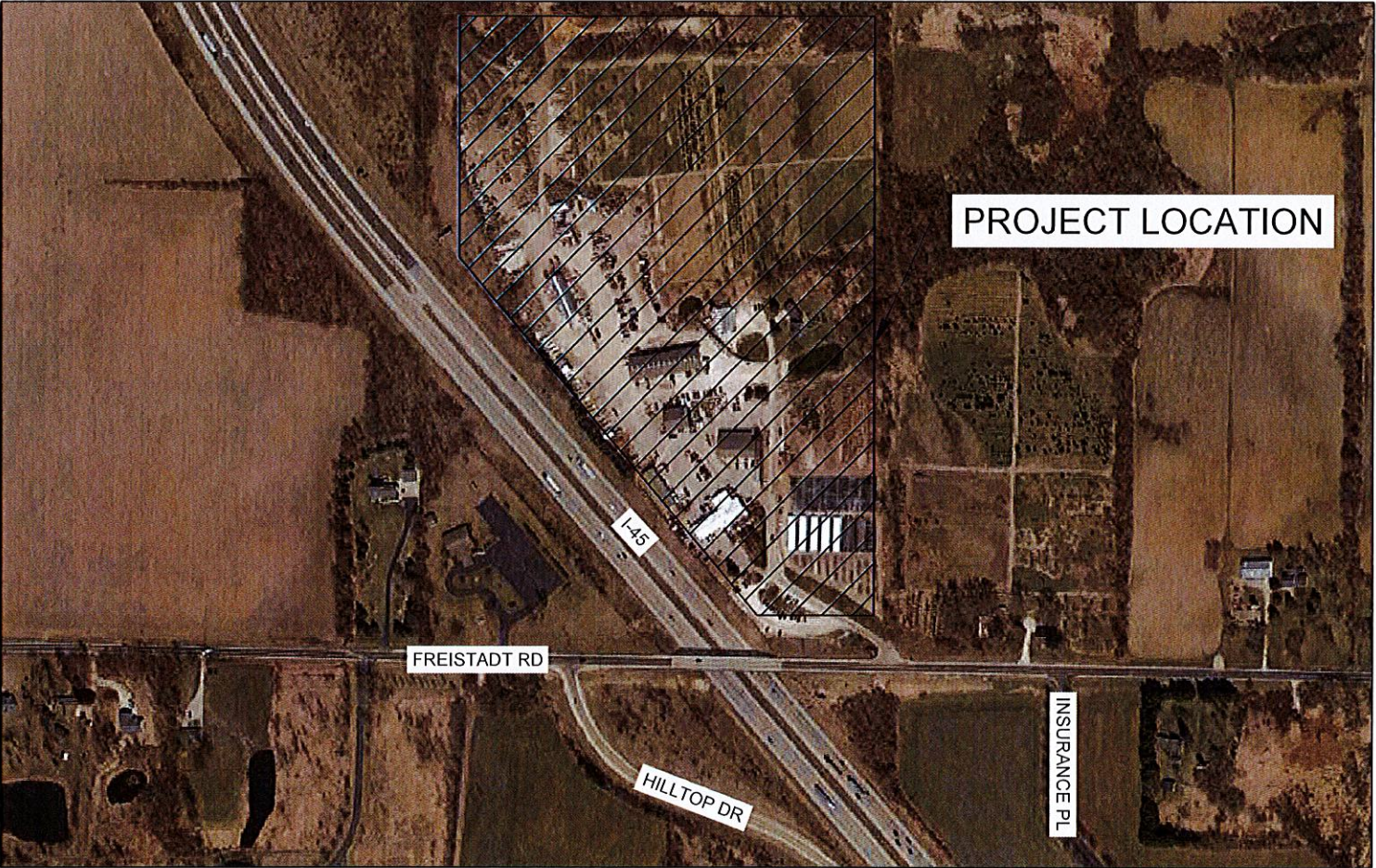
We are committed to service excellence.

Visit our survey at <http://dnr.wi.gov/customersurvey> to evaluate how I did.

DAVID J FRANK
HYDRAULIC ANALYSIS

N120 W21350 FREISTADT RD
GERMANTOWN, WI

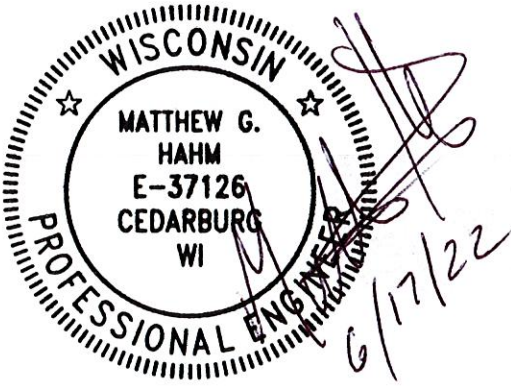
CONSTRUCTION
PLANS



VICINITY MAP

INDEX:

- 1: COVER SHEET
- 2: NOTES
- 3: EROSION CONTROL DETAILS
- 4: PIPE AND RIPRAP DETAILS
- 5: EXISTING CONDITION
- 6: CULVERT PLAN AND PROFILE
- 7: EROSION CONTROL PLAN



ORIGINAL PLANS PREPARED BY

DATE: _____
(Professional Engineer Signature)

SUBMISSION LEVEL:

SUBMISSION DATE:

DATE	DESCRIPTION OF REVISION
06/02/2022	DESCRIPTION OF REVISION



PROJECT: DAVID J FRANK HYDRAULIC ANALYSIS N120 W21350 FREISTADT ROAD GERMANTOWN, WI 53022	
PROJECT #: 20-705-187	DATE: 06/02/2022
DRAWN BY: P. PATEL	CHECKED BY: M. HAHM

PREPARED BY:  M SQUARED ENGINEERING LLC N19W6719 COMMERCE CT CEDARBURG, WI 53012 MSQUAREDENGINEERING.COM (262)376-4246

CLIENT:  David J. Frank Landscape Contracting N120 W21350 FREISTADT RD GERMANTOWN, WI 53022
DRAWING TITLE: COVER SHEET

GENERAL NOTES:

1. ALL CONSTRUCTION SHALL MEET THE "WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION" LATEST EDITIONS AND AMENDMENTS.
2. THE LOCATION OF EXISTING UNDERGROUND AND ABOVE GROUND UTILITIES SHOWN ON THE DRAWINGS ARE INDICATED IN ACCORDANCE WITH AVAILABLE RECORDS AND SHALL BE CONSIDERED APPROXIMATE. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE LOCATION OF ALL UTILITIES SHOWN AND NOT SHOWN AND SHALL PROVIDE NECESSARY MEASURES TO PROTECT UTILITIES FROM DAMAGE DUE TO THE CONTRACTOR'S WORK. SHOULD UTILITIES THAT ARE NOT SHOWN ON THE DRAWINGS BE ENCOUNTERED, THE CONTRACTOR SHALL CONTACT THE ENGINEER IMMEDIATELY.
3. CALL DIGGERS HOTLINE A MINIMUM OF 3 WORK DAYS PRIOR TO EXCAVATION TO OBTAIN LOCATION OF PARTICIPANT'S UNDERGROUND FACILITIES.THE CONTRACTOR SHALL PERFORM REQUIRED UTILITY LOCATION SERVICES PRIOR TO THE START OF WORK.
4. ELEVATIONS ARE BASED ON NGVD29 NATIONAL GEODETIC VERTICAL DATUM ON 1929.
5. ALL UTILITY ELEVATIONS ARE SHOWN AS INVERT ELEVATIONS. UNLESS OTHERWISE NOTED.
6. RIM ELEVATIONS ARE GIVEN TO THE NEAREST 0.01 FT.
7. ALL EXISTING UTILITIES THAT ARE NOT SHOWN TO BE RELOCATED OR ABANDONED SHALL BE PROTECTED IN-PLACE BY THE CONTRACTOR DURING CONSTRUCTION. ANY DAMAGE TO THESE UTILITIES SHALL BE AT THE CONTRACTOR'S EXPENSE. IF ANY UTILITY IS NEEDED TO BE RELOCATED, AT THE DISCRETION OF THE CONTRACTOR, COORDINATE WITH THE OWNER OF THE UTILITY.
8. ALL WORK SHALL BE CONSTRUCTED TO THE SATISFACTION OF OWNER AND ENGINEER.
9. THE CONTRACTOR SHALL INDEMNIFY THE OWNER, M SQUARED ENGINEERING AND THEIR AGENTS FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION AND TESTING OF THE CIVIL WORK INCLUDED ON THESE CIVIL PLANS.
10. M SQUARED ENGINEERING AND ITS AGENTS ASSUMES NO RESPONSIBILITY FOR DAMAGES, LIABILITY OR COSTS RESULTING FROM CHANGES OR ALTERATIONS MADE TO THESE PLANS WITHOUT THE EXPRESSED WRITTEN CONSENT OF M SQUARED ENGINEERING.
11. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL NECESSARY WORK, PERMITS AND INSPECTIONS FOR THE CONSTRUCTION OF THESE CIVIL PLANS INCLUDING, BUT NOT LIMITED TO, TRAFFIC CONTROL, DEMOLITION, DISPOSAL, UTILITY REMOVAL/RELOCATION/CONSTRUCTION, GRADING/PAVING, ETC.PRIOR TO ANY CONSTRUCTION ACTIVITIES.
12. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING SOIL CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION. A SITE GEOTECHNICAL REPORT MAY BE AVAILABLE FROM THE OWNER. CONTRACTOR SHALL PERFORM ALL EXCAVATIONS, DEWATERING, BACKFILLING (MATERIALS AND PLACEMENT/COMPACTION), SUBGRADE CONSTRUCTION, ETC. IN ACCORDANCE WITH THE SITE GEOTECHNICAL REPORT. IF NO SITE GEOTECHNICAL REPORT IS AVAILABLE, SUBGRADE SHALL BE PREPARED IN ACCORDANCE WITH WISDOT STANDARDS.
13. CONTRACTOR IS RESPONSIBLE FOR SITE SECURITY AND SAFETY. OWNER AND ENGINEER ASSUMES NO RESPONSIBILITY FOR EITHER SITE SECURITY OR SAFETY.
14. THE MUNICIPALITY, OWNER AND ENGINEER SHALL HAVE THE RIGHT TO INSPECT, APPROVE, AND REJECT THE CONSTRUCTION OF THE IMPROVEMENTS DETAILED IN THESE CIVIL PLANS. CONTRACTOR TO PAY/COORDINATE ALL INSPECTIONS. REJECTED CONSTRUCTION SHALL BE RECONSTRUCTED AT CONTRACTOR'S EXPENSE AT NO ADDITIONAL COST TO THE OWNER/ARCHITECT/ENGINEER.
15. ANY ADJACENT PROPERTIES OR ROAD RIGHT-OF-WAYS WHICH ARE DAMAGED DURING CONSTRUCTION MUST BE RESTORED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSES TO THE SATISFACTION TO THE OWNER/ENGINEER AT NO ADDITIONAL COST TO THE OWNENR/ENGINEER.
16. EXISTING ITEMS TO REMAIN SHALL BE CAREFULLY PROTECTED DURING CONSTRUCTION. ANY DAMAGE TO THESE ITEMS WILL BE REPAIRED OR REPLACED AT CONTRACTOR'S EXPENSE AT NO ADDITIONAL COST TO THE OWNER/ENGINEER.
17. CONTRACTOR SHALL PROTECT ALL EXISTING STORM SEWERS, CULVERTS, AND ALL OTHER EXISTING UNDERGROUND UTILITIES DURING CONSTRUCTION.
18. NO EQUIPMENT OR MATERIALS SHALL BE STORED WITHIN THE RIGHT OF WAY OF ROAD.
19. CONTRACTOR SHALL MINIMIZE GROUND DISTURBANCE TO ONLY THOSE AREAS THAT ARE NECESSARY TO THE CONSTRUCTION OF THE PARKING LOTS. CONTRACTOR'S LIMITS OF CONSTRUCTION SHALL NOT EXTEND INTO THE RIGHT OF WAY FOR ROAD.

EROSION CONTROL:

1. ALL EROSION CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE VILLAGE OF GERMANTOWN AND WISCONSIN DNR TECHNICAL STANDARDS. PROTECT INLETS, CULVERTS, AND ADJACENT PROPERTIES WITH SILT FENCING UNTIL CONSTRUCTION IS COMPLETE.
2. INSTALL EROSION CONTROL MEASURES PRIOR TO ANY SITE WORK, INCLUDING GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIALS AS SHOWN ON PLAN.
3. INSPECTIONS AND MAINTENANCE OF ALL EROSION CONTROL MEASURES SHALL BE ROUTINE (ONCE PER WEEK MINIMUM) TO ENSURE PROPER FUNCTION OF EROSION CONTROLS AT ALL TIMES. EROSION CONTROL MEASURES ARE TO BE IN WORKING ORDER AT THE END OF EACH WORK DAY.
4. INSPECT EROSION CONTROL MEASURES WITHIN 24 HOURS AFTER EACH RAINFALL EVENT OF 0.5 INCHES OR GREATER. REPAIR ANY DAMAGE OBSERVED DURING THE INSPECTION.
5. EROSION CONTROL MEASURES SHALL BE REMOVED ONLY AFTER SITE CONSTRUCTION IS COMPLETE WITH ALL SOIL SURFACES HAVING A 70% UNIFORM ESTABLISHED VEGETATIVE COVER.

INSTALL A GRAVEL TRACKING PAD AT EACH NON-PAVED CONSTRUCTION ENTRANCE TO THE SITE BEFORE ANY EARTH DISTURBING ACTIVITIES OCCUR. PAVED SURFACES ADJACENT TO CONSTRUCTION SITE VEHICLE ACCESS SHALL BE SWEEPED AND / OR SCRAPED DAILY TO REMOVE SOIL, DIRT AND / OR DUST. THE GRAVEL TRACKING PAD SHALL MEET THE REQUIREMENTS OF THE VILLAGE CONSTRUCTION SITE EROSION AND SEDIMENT CONTROL TECHNICAL STANDARDS.

6. INSTALL INLET PROTECTION IN ALL STORM SEWER INLETS AND CATCH BASINS IN AND ADJACENT TO PROJECT SITE.
7. INSTALL EROSION CONTROLS ON THE DOWNSTREAM SIDE OF STOCKPILES.
8. INSTALL CHECK DAMS WITHIN DRAINAGE DITCHES IN ACCORDANCE WITH BMP'S.
9. EROSION CONTROL FOR UTILITY CONSTRUCTION (STORM SEWER, SANITARY SEWER, WATER MAIN, ETC.)
10. PLACE EXCAVATED TRENCH MATERIAL ON THE HIGH SIDE OF THE TRENCH.
11. BACKFILL, COMPACT, AND STABILIZE THE TRENCH IMMEDIATELY AFTER PIPE CONSTRUCTION.
12. ALL CONSTRUCTION TRAFFIC SHALL ENTER/LEAVE VIA
13. ALL WASTE AND UNUSED CONSTRUCTION MATERIALS SHALL BE PROPERLY DISPOSED OF IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.
14. STORM POND SHALL BE USED AS SEDIMENT BASINS DURING CONSTRUCTION. SEDIMENT SHALL BE REMOVED PRIOR TO OWNER ACCEPTANCE OF SITEWORK.
15. DISCHARGE FILTERED TRENCH WATER INTO A SEDIMENTATION BASIN OR FILTERING TANK IN ACCORDANCE WITH DNR TECHNICAL STANDARD 1061 PRIOR TO RELEASE INTO THE STORM SEWER, RECEIVING STREAM, OR DRAINAGE DITCH.
16. SILT FENCE SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH DNR TECHNICAL STANDARD 1056.
17. SWEEP/CLEAN UP ALL SEDIMENT/TRASH THAT MOVES OFF SITE DUE TO CONSTRUCTION ACTIVITY OR STORM EVENTS BEFORE THE END OF THE SAME WORKDAY. SEPARATE SWEEPED MATERIALS (SOILS AND TRASH) AND DISPOSE OF ACCORDINGLY.

EROSION CONTROL CONT.:

VILLAGE OF GERMANTOWN PERMIT CONDITIONS OF APPROVAL INCLUDE

1. PROPERTY OWNER/APPLICANT IS RESPONSIBLE FOR COMPLIANCE WITH THE EROSION CONTROL ORDINANCE OR COMM 21.125 AND CONDITIONALLY APPROVED PLAN. OWNER/APPLICANT IS RESPONSIBLE FOR ACTIVITIES OF ANY SUBCONTRACTORS WHICH MAY AFFECT NON-COMPLIANCE SITUATIONS.
2. INSTALL EROSION CONTROL DEVICES AS IDENTIFIED IN THE APPROVED EROSION CONTROL PLAN.
3. USE OF #3 AGGREGATE STONE OR OTHER APPROVED STONE WITH A MINIMUM 3" DIAMETER REQUIRED FOR ACCESS DRIVES, 6" DEPTH, 30'-50' LENGTH, 14'-20' WIDTH.
4. PROTECT ALL STORM SEWER INLETS WITH APPROVED EROSION CONTROL DEVICES.
5. REMOVE TRACKING (I.E. SEDIMENT) FROM STREET AT THE END OF EACH WORK DAY. MAINTAIN ALL ROAD DRAINAGE SYSTEMS AND TRACKING PROVISIONS, STORMWATER DRAINAGE SYSTEMS, CONTROL MEASURES AND OTHER FACILITIES IDENTIFIED IN THE EROSION CONTROL PLAN.
6. REPAIR ANY SILTATION OR EROSION DAMAGE TO ADJOINING SURFACES AND DRAINAGEWAYS RESULTING FROM LAND DEVELOPMENT OR DISTURBING ACTIVITIES.
7. ALL SOIL STORAGE PILES SHALL BE LOCATED AT LEAST 25 FEET FROM ANY DOWNSLOPE ROAD, LAKE, STREAM, WETLAND, DITCH, CHANNEL OR OTHER WATERCOURSE.
8. STOCK PILES THAT ARE LEFT FOR MORE THAN SEVEN (7) DAYS SHOULD BE SEEDED, COVERED WITH A TARP OR HAVE EROSION CONTROL - SILT FENCE/STRAW BALES INSTALLED ON THE DOWNSLOPE SIDE(S) OF THE STOCK PILE.
9. INSPECT ALL EROSION CONTROL DEVICES AFTER EACH RAIN OF 0.5 INCHES OR MORE AND AT LEAST ONCE EACH WEEK AND MAKE NEEDED REPAIRS.
10. MAINTAIN ALL EROSION CONTROL DEVICES UNTIL DISTURBED AREAS ARE STABILIZED (SEED/SOD/MULCH DISTURBED AREAS AS SOON AS POSSIBLE.)
11. KEEP A COPY OF THE CONDITIONALLY APPROVED EROSION CONTROL PLAN ON SITE.

CONSTRUCTION SEQUENCE:

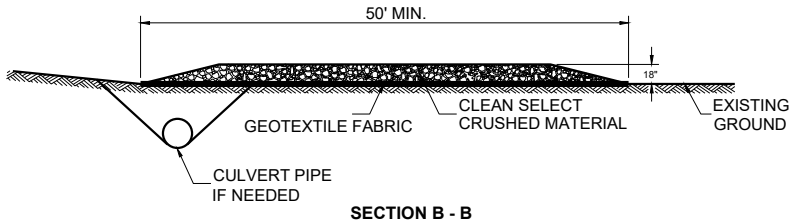
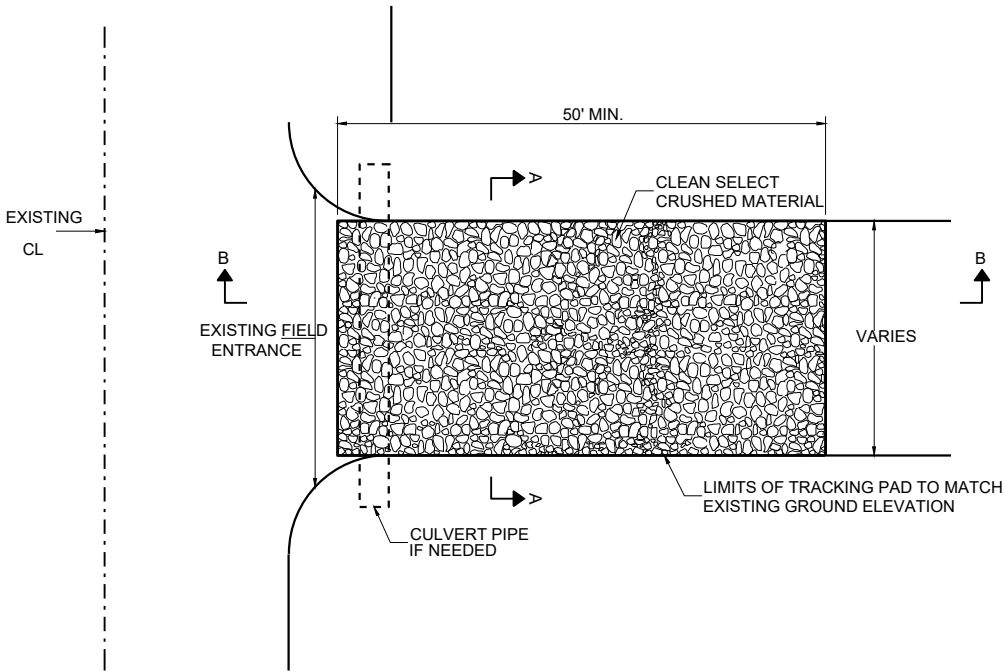
1. CONSTRUCTION STAKING (BY M SQUARED ENGINEERING)
2. INSTALL EROSION CONTROLS PRIOR TO OTHER CONSTRUCTION ACTIVITIES. INSTALL IN THE FOLLOWING ORDER: TRACKING PAD AND THEN SILT FENCE.
3. CONSTRUCT THE PROPOSED PIPE STARTING AT THE DOWNSTREAM END WORKING UPSTREAM UNTIL THE EXISTING 48-INCH PIPE INTERFERES WITH CONSTRUCTION.
4. SIMULTANEOUSLY THE CONTRACTOR SHALL ROUGH GRADE DOWNSTREAM OF THE OUTLET AS REQUIRED TO DIRECT THE FLOW TO MATCH IN TO THE EXISTING NATURAL CHANNEL. **FINAL GRADING AND RESTORATION WILL BE PERFORMED BY OTHERS AS SHOWN ON THE PLANS**
5. ****OPTIONAL: IN AN EFFORT TO PREVENT A WASHOUT OF THE DOWNSTREAM RESTORATION, STOP CONSTRUCTION UNTIL THE RESTORED DOWNSTREAM END SHOWS 70% VEGETATION GROWTH, CONTINUE TO STEP 5.**
6. THE REMAINING PROPOSED PIPE MUST BE CONSTRUCTED DURING A ONE DAY PERIOD WHEN THE CHANNEL IS DRY OR THERE IS MINIMUM FLOW IN THE CREEK. THIS WILL PREVENT THE NEED FOR A BYPASS SYSTEM. **OPTIONAL: CONTRACTOR SHALL SET UP A BYPASS SYSTEM AT THEIR OWN COST AND MUST BE APPROVED BY THE ENGINEER.**
7. REMOVE EXISTING 48-INCH PIPE
8. **FINAL GRADING AND RESTORATION WILL BE PERFORMED BY OTHERS AS SHOWN ON THE PLANS**

F:\PROJECT\530-705-187 DAVID J FRANK CAD\53022\06.02.D\F - SHEETS.DWG

DATE OF PLOT: 6/2/2022 1:01 PM

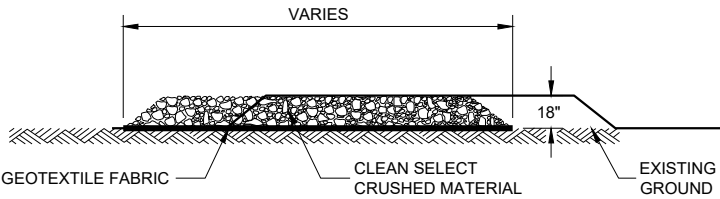
COPYRIGHT 2021 M SQUARED ENGINEERING, LLC. ALL RIGHTS RESERVED

TYPICAL APPLICATION OF TRACKING PAD



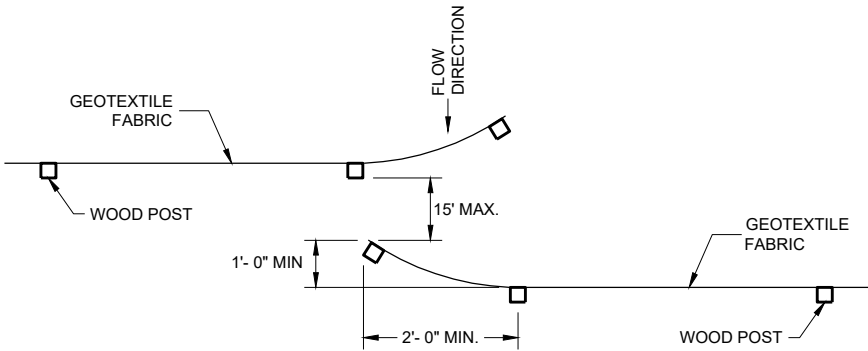
GENERAL NOTES

- DETAILS OF CONSTRUCTION, MATERIALS AND WORKMANSHIP NOT SHOWN ON THIS DRAWING SHALL CONFORM TO THE PERTINENT REQUIREMENTS OF THE STANDARD SPECIFICATIONS AND THE APPLICABLE SPECIAL PROVISIONS.
- TRACKING PAD SHALL BE INSPECTED DAILY. DEFICIENT AREAS SHALL BE REPAIRED OR REPLACED IMMEDIATELY.
- TRACKING PAD TO BE REMOVED AFTER CONSTRUCTION IS COMPLETED.
- TRACKING PAD SHALL BE THE FULL WIDTH OF THE EGRESS POINT.
- SURFACE WATER MUST BE PREVENTED FROM PASSING THROUGH THE TRACKING PAD. FLOWS SHALL BE DIVERTED AWAY, AROUND OR CONVEYED UNDER THE TRACKING PAD.
- CULVERT PIPE OR OTHER BMP USED TO DIVERT WATER AWAY, AROUND OR UNDER THE TRACKING PAD SHALL BE DESIGNED TO CONVEY THE 2 YEAR - 24 HOUR EVENT.
- THE COST OF ADDITIONAL BMP TO DIVERT WATER ARE INCIDENTAL TO THE TRACKING PAD BID ITEM.

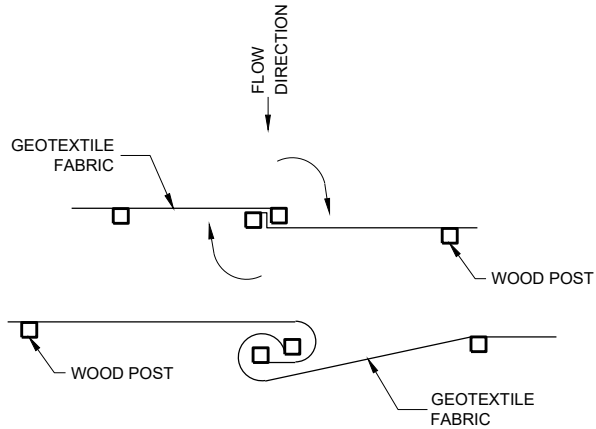


SECTION A - A

TYPICAL APPLICATION OF SILT FENCE

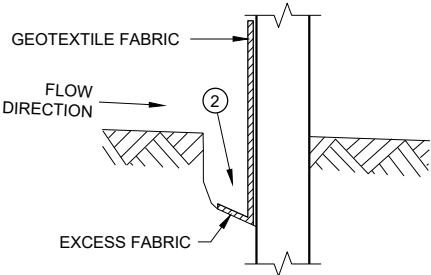
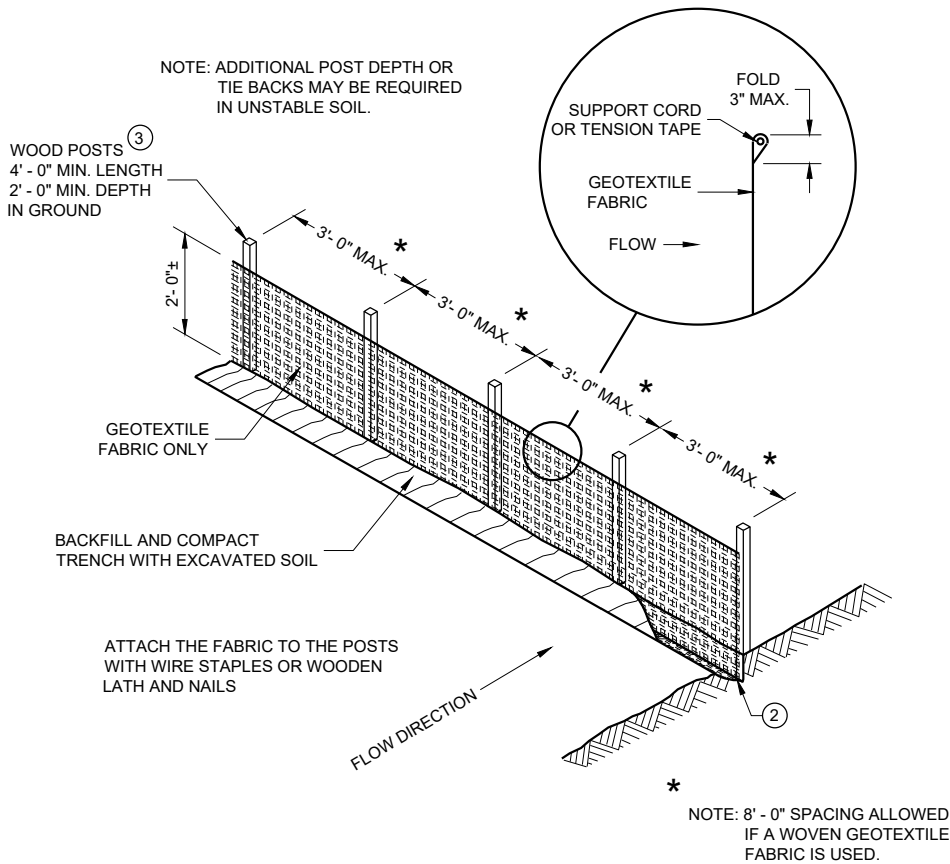


HOOK METHOD

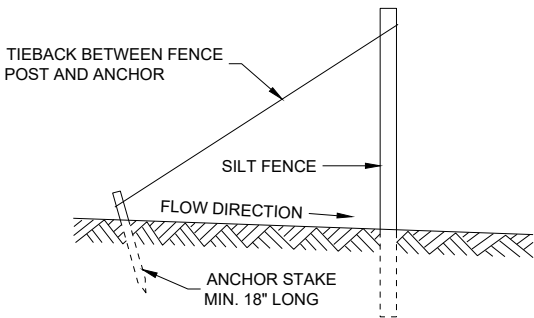


TWIST METHOD

JOINING TWO LENGTHS OF SILT FENCE



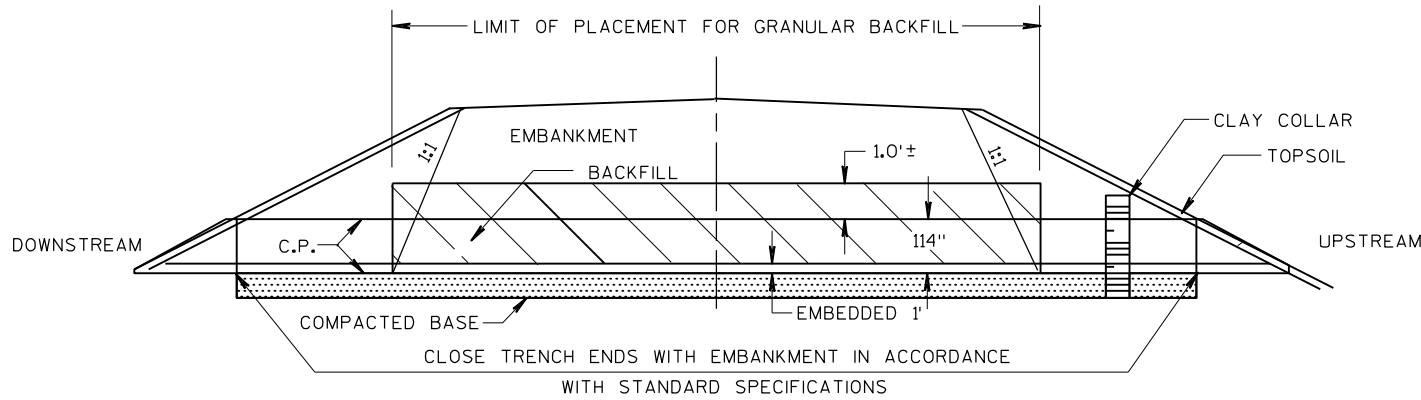
TRENCH DETAIL



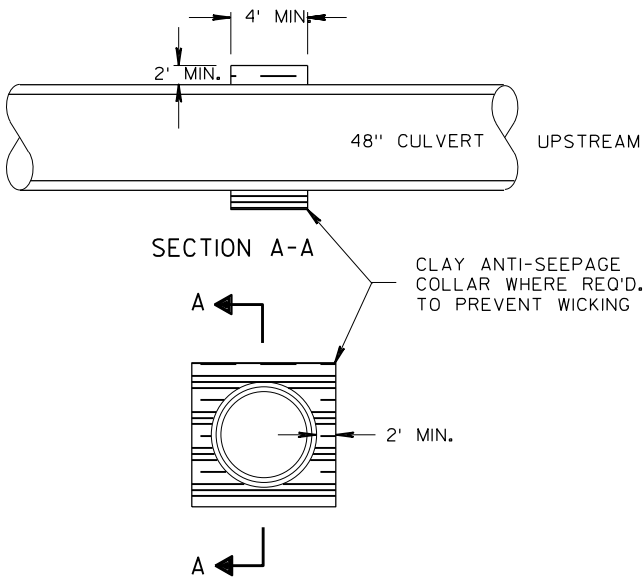
SILT FENCE TIE BACK
(WHEN REQUIRED BY THE ENGINEER)

DATE	DESCRIPTION OF REVISION	NORTH ARROW:	PROJECT:		PREPARED BY:		CLIENT:	 David J. Frank Landscape Contracting N120 W21350 FREISTADT RD GERMANTOWN, WI 53022
06/02/2022	DESCRIPTION OF REVISION		DAVID J FRANK HYDRAULIC ANALYSIS					
			N120 W21350 FREISTADT ROAD					
			GERMANTOWN, WI 53022					
			PROJECT #:	DATE:	M SQUARED ENGINEERING LLC		DRAWING TITLE:	
			20-705-187	06/02/2022	N19W6719 COMMERCE CT CEDARBURG, WI 53012			
			DRAWN BY:	CHECKED BY:	MSQUAREDENGINEERING.COM (262)376-4246			
		P. PATEL	M. HAHM		EROSION CONTROL DETAILS			
						SHEET:	Page 13 of 3	

F:\PROJECT\1502-705-187 DAVID J FRANK\CAD\SHEET\150222\06.02.DWG DATE OF PLOT: 6/2/2022 1:01 PM
COPYRIGHT 2021 M SQUARED ENGINEERING, LLC. ALL RIGHTS RESERVED

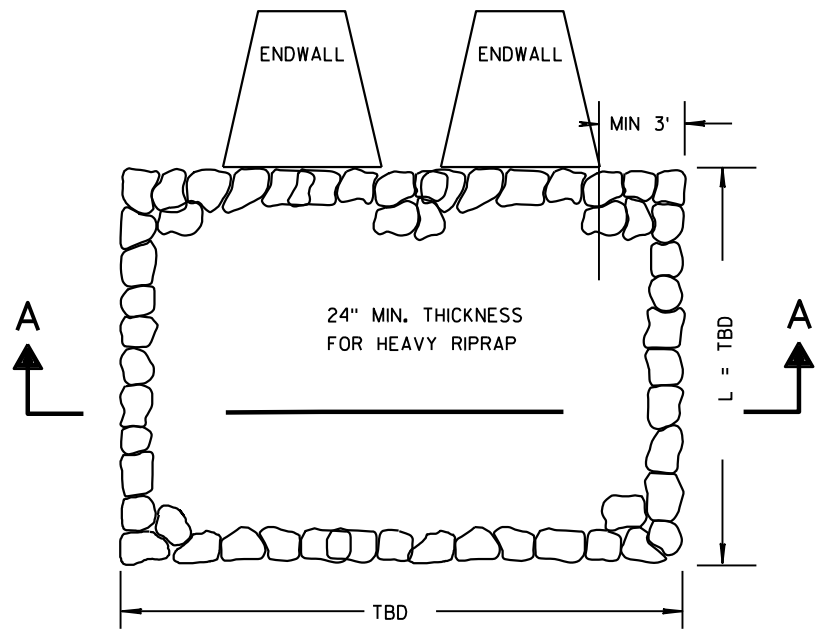


CULVERT BACKFILL DETAIL (TYPICAL)



NOTE: COST FOR CLAY COLLARS SHALL BE INCIDENTAL TO THE COST FOR OTHER ITEMS.

CLAY COLLAR DETAIL



HEAVY RIPRAP TREATMENT AT CULVERT APRON ENDWALL

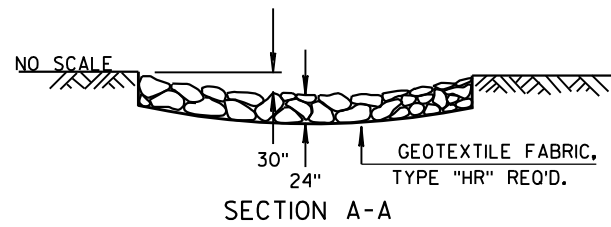


Table 25.1 Typical Particle Sizes of Native Sands at 75 Percent Passing (D₇₅)

Riprap Type	D50 (inches)	D50 (feet)	Riprap Thickness (in)	Geotextile Type
Select Crushed Material	2.2	0.18	5	Type R
Light Riprap	10	0.83	12	Type R
Medium Riprap	12.5	1.04	18	Type HR
Heavy Riprap	16	1.33	24	Type HR
Extra-Heavy Riprap	20	1.67	30	Type HR

LEGEND

ELECTRIC	— E —	UTILITY PEDESTAL
FIBER OPTIC	— FO —	POWER POLE
GAS	— G —	WATER VALVE
SANITARY SEWER	— SAN —	HYDRANT
STORM SEWER	— SS —	SANITARY MANHOLE
TELEPHONE	— T —	STORM INLET
WATER	— W —	STORM MANHOLE
OVERHEAD	— OH —	CULVERT
SILT FENCE	— —	RIPRAP
PROPERTY LINE	— —	TRACKING PAD
RIGHT OF WAY	— —	INLET PROTECTION
BUILDING SETBACK	— —	



DATE	DESCRIPTION OF REVISION
06/02/2022	DESCRIPTION OF REVISION

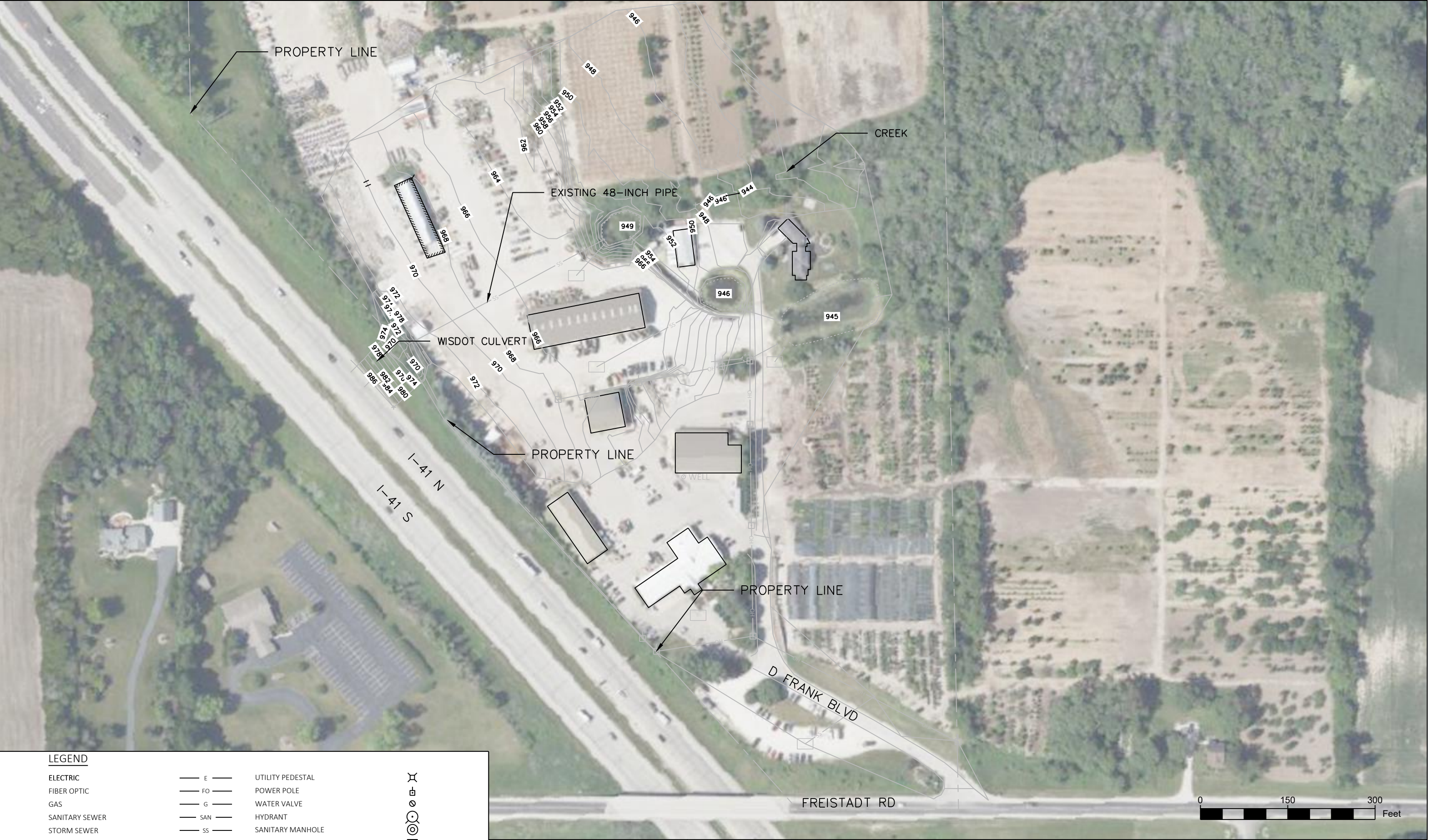
NORTH ARROW:

PROJECT: DAVID J FRANK HYDRAULIC ANALYSIS N120 W21350 FREISTADT ROAD GERMANTOWN, WI 53022	
PROJECT #: 20-705-187	DATE: 06/02/2022
DRAWN BY: P. PATEL	CHECKED BY: M. HAHM

PREPARED BY: M SQUARED ENGINEERING LLC N19W6719 COMMERCE CT CEDARBURG, WI 53012 MSQUAREDENGINEERING.COM (262)376-4246
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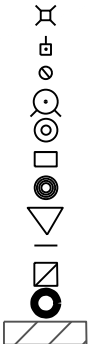
CLIENT: David J. Frank Landscape Contracting N120 W21350 FREISTADT RD GERMANTOWN, WI 53022	DRAWING TITLE: PIPE AND RIPRAP DETAILS	SHEET: 4
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F:\PROJECT\1920-705-187 DAVID J FRANK\CAD\DWG\2022\06.02.DWG - SHEETS.DWG DATE OF PLOT: 6/2/2022 1:01 PM
COPYRIGHT 2021 M SQUARED ENGINEERING, LLC. ALL RIGHTS RESERVED

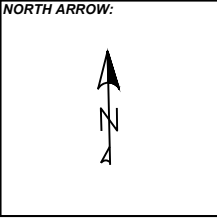


LEGEND

ELECTRIC	— E —	UTILITY PEDESTAL
FIBER OPTIC	— FO —	POWER POLE
GAS	— G —	WATER VALVE
SANITARY SEWER	— SAN —	HYDRANT
STORM SEWER	— SS —	SANITARY MANHOLE
TELEPHONE	— T —	STORM INLET
WATER	— W —	STORM MANHOLE
OVERHEAD	— OH —	CULVERT
SILT FENCE	— —	RIPRAP
PROPERTY LINE	— —	TRACKING PAD
RIGHT OF WAY	— —	INLET PROTECTION
BUILDING SETBACK	— —	FLOODPLAIN BOUNDARY



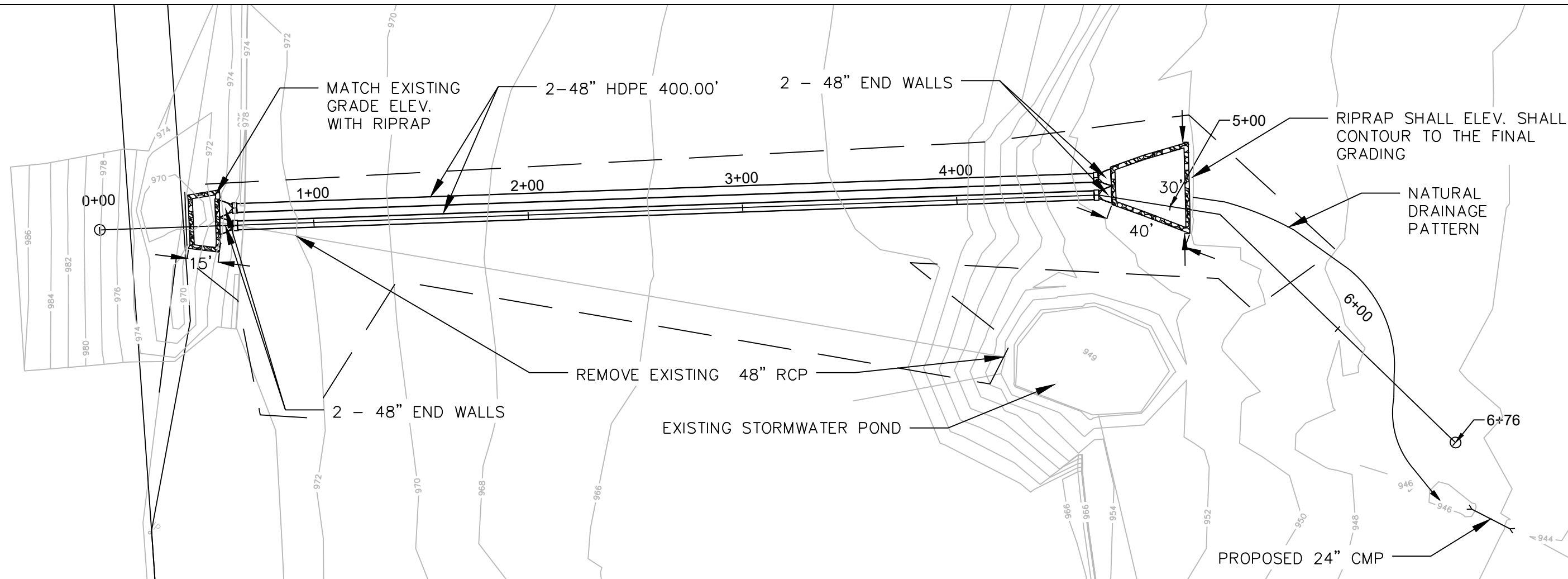
DATE	DESCRIPTION OF REVISION
06/02/2022	DESCRIPTION OF REVISION



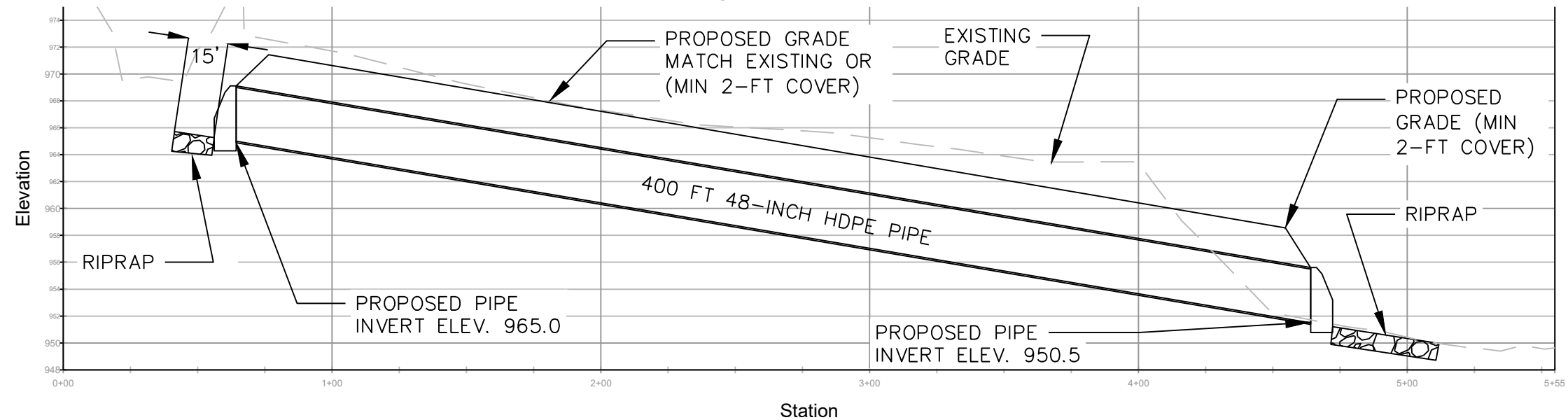
PROJECT: DAVID J FRANK HYDRAULIC ANALYSIS N120 W21350 FREISTADT ROAD GERMANTOWN, WI 53022	
PROJECT #: 20-705-187	DATE: 06/02/2022
DRAWN BY: P. PATEL	CHECKED BY: M. HAHM

PREPARED BY:  M SQUARED ENGINEERING LLC N19W6719 COMMERCE CT CEDARBURG, WI 53012 MSQUAREDENGINEERING.COM (262)376-4246

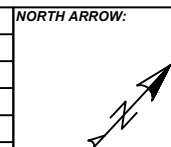
CLIENT:  David J. Frank Landscape Contracting N120 W21350 FREISTADT RD GERMANTOWN, WI 53022	DRAWING TITLE: EXISTING CONDITIONS	SHEET: 5 Page 155 of 199
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Profile View of Proposed 48 Inch HDPE Culverts



DATE	DESCRIPTION OF REVISION
06/02/2022	DESCRIPTION OF REVISION



PROJECT: DAVID J FRANK HYDRAULIC ANALYSIS N120 W21350 FREISTADT ROAD GERMANTOWN, WI 53022	
PROJECT #: 20-705-187	DATE: 06/02/2022
DRAWN BY: P. PATEL	CHECKED BY: M. HAHM

PREPARED BY:  M SQUARED ENGINEERING LLC N19W6719 COMMERCE CT CEDARBURG, WI 53012 MSQUAREDENGINEERING.COM (262)376-4246

CLIENT:  David J. Frank Landscape Contracting N120 W21350 FREISTADT RD GERMANTOWN, WI 53022	DRAWING TITLE: CULVERT PLAN AND PROFILE	SHEET: 6
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SITE PLAN REVIEW
2/12/24 Plan Commission Meeting

Keller Inc. / Force Global

Village Planner Report

Germantown, Wisconsin

Summary

Aaron Nagel, Keller Inc., agent for Park4Properties LLC, property owner, and Force Global-Ropex America, is requesting approval of site development & building plans for a 7,500 sqft industrial building addition to the existing facility located at N114 W18635 Clinton Drive in the Germantown Industrial Park.

Property Location: N114 W18635 Clinton Drive

Applicant/

Property Owner:

Aaron Nagel

Keller Inc.

Germantown, WI

Michael Parkinson, President

N114 W18635 Clinton Drive

Germantown, WI

Current Zoning: M-1: Limited Industrial

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



Proposal

Aaron Nagel, Keller Inc., agent for Park4Properties LLC, property owner, and Force Global-Ropex America, is requesting approval of site development & building plans for a 7,500 sqft industrial building addition to the existing facility located at N114 W18635 Clinton Drive in the Germantown Industrial Park.

Force Global provides direct sales services and support for distributors and end users of a range of heat sealing controllers, components, and consumables developed and produced by ROPEX (Headquarters in Bietigheim-Bissingen, Germany) for a range of heat sealing technologies used for joining and cutting thermoplastics for many different industries. Force Global currently has 5-8 employees and is expected to grow 25-50% in the next 5-10 years. Hours of operation are 7:30a to 5:00p Monday through Friday.

As presented in the site development and building plans, the proposed expansion of this facility includes the following features:

- 7,500 sqft first floor building addition for manufacturing equipment warehouse, general storage, and office space (for a total building area of 13,900 sqft)
- 75' x 100' addition to match existing smooth face painted CMU w/ 18' wall height and EPDM flat roof; continue same grey color scheme
- Three (3) 12' dock bays w/ overhead doors on the east elevation of the proposed addition; (1) 12' dock bay w/ overhead door on north elevation
- (4) 4'x 4' clerestory windows on west elevation

Parking, Access & traffic Circulation

Access will continue to be provided to/from Clinton Drive by two (2) existing driveways. No additional parking is proposed. A minimum of (12) parking stalls are recommended.

Storm Water Management

Between the proposed building and additional pavement the total impervious area will increase to a total of 26,351 sqft or 60.5 percent of this 1.0-acre site (vs. the 80% maximum allowed) leaving 39.5 percent in green/open space. Storm water run-off from the proposed building addition will be conveyed sheet flow and swales to an existing drainage ditch along the south side of the parcel.

Utilities

Existing public water and sanitary sewer will continue to serve the existing building via connections to the service lines from the Clinton Drive right-of-way.

Landscaping

Existing landscaping is minimal with existing trees to remain. No additional landscaping on the site is proposed.

Lighting

New exterior lighting includes a total of four (4) building-mounted wall pack fixtures around the building addition above dock bays and man doors:

- (4) 38W 4250 Lumen LED cut-off fixtures at a height of 16'

Staff CommentsPlanning & Zoning

Existing and proposed landscaping for the site is minimal. At a minimum, two additional deciduous street trees are required along Clinton Drive (1 per 50 feet of street frontage). All deciduous trees shall have a minimum planting size of 2.5" dia.

Additional parking is not proposed given that the addition is comprised of warehouse and storage space. Nonetheless, the expected 25-50% company growth (2-4 employees in 5-10 years) will result in the need for additional parking stalls. The Village's parking guidelines for industrial buildings are 1 stall per 500 sqft of primary floor area (excluding warehouse and storage). The minimum amount of parking recommended is twelve (12) stalls. The Site plan needs to be revised to show a minimum of (12) parking stalls.

Fire Department/Police Department

No comment.

Building Inspection Services

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

Village Forester

No comment.

Public Works Department/Village Engineer

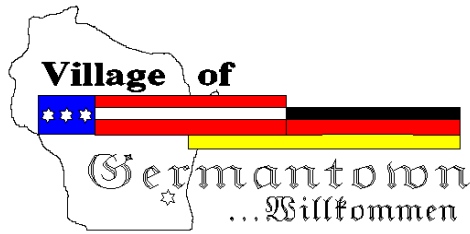
The Public Works Department has identified a few technical corrections and plan revisions in a January 29, 2024 review memo from the Village Engineer (copy attached). Also, the existing sampling manhole will need to be replaced to meet current code requirements. These items will need to be addressed in a revised plan set or supplemental information submitted for review and approval prior to issuance of any building permits.

The Village Public Works Department/Village Engineer shall be contacted for inspection purposes prior to re-construction of the sampling manhole.

VILLAGE STAFF RECOMMENDATION

APPROVE the site development & building plans for a 7,500 sqft industrial building addition to the Force Global facility located at N114 W18635 Clinton Drive in the Germantown Industrial Park subject to the following conditions:

1. This approval is for the proposed building additional and pavement expansion and is subject to all the conditions and requirements set forth herein and adopted by the Plan Commission. Approval is granted for the following plans unless superseded by subsequent plan sheets approved by the Village Planner or Engineer pursuant to revisions required herein and/or by the Plan Commission:
 - a. Architectural plan set dated (revised) December 14, 2023
 - b. Engineering plan set dated December 12, 2023
 - c. Exterior Lighting plan set dated December 12, 2023
2. Two (2) additional deciduous street trees are required along Clinton Drive (1 per 50 feet of street frontage). All deciduous trees shall have a minimum planting size of 2.5" dia.
3. The minimum amount of on-site parking required for the existing and proposed building addition is twelve (12) parking stalls. The Site plan shall be revised to show a minimum of (12) parking stalls meeting current Village requirements.
4. All landscaping, grading, paving, storm water management, utility and other improvements shown on the approved site plans shall be installed as approved prior to issuance of an occupancy permit for the building addition 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 issues, plan revisions and technical corrections identified in the January 29, 2024, review memo from the Village Engineer shall be addressed in revised plans and/or supplemental information submitted for review and approval prior to issuance of building permits.
6. The Village Public Works Department/Village Engineer shall be contacted for inspection purposes prior to re-construction of the sampling manhole.



Engineering Department Memorandum

To: Jeff Retzlaff, Village Planner; and Planning Commission

From: Kevin Driscoll, Village Engineer

Date: January 29, 2024

Re: Force Global – N114 W18635 Clinton Drive Site Plan Review for Building Addition

1. Civil Plan Set Dated: 12-12-23

General Comments:

1. Please respond to each item below. **A written response addressing each item shall be included in your submittal.**
2. The submitted plans have been reviewed for general conformance with State and Village design guidelines. Additional comments could arise as a result of the plan completion and modifications. The items listed below will need to be fully resolved before the Engineering Dept. can recommend a formal approval of the plans and permit for construction.
3. A professional engineer's original seal is to be affixed, signed and dated on the final set of construction plans.
4. Utility permits and permits for work within the ROW are required. Contact the Village Engineering Department to obtain permits.
5. As-builts prepared to Village standards shall be prepared and provided to the Village post-construction (for all applicable items).
6. As a guide to the review response: Items in *italics* are resolved or acknowledged, items in regular font are to be addressed yet, items in **Bold** are additional feedback to remaining original comment.

Wastewater Utility Comments

1. Replace Sampling Manhole to current Village specifications.
2. Submit a Village NOI for wastewater.
3. All sewer and water impact fees need to be paid before construction commences.

C-1.03 Grading and Erosion Control Plan

1. Revise swale to meet the Village requirement of 1.0% minimum slope.
2. Provide calculations showing the swale is size appropriately.
3. Due to the amount of roof water this swale will convey, in addition to erosion control details on sheet C1.06, provide erosion matting for concentrated flows in the swale.



December 18, 2023

ATTN: Village of Germantown Planning Commission Members
Village of Germantown Planning Commission
N112 W17001 Mequon Rd.
Germantown, WI 53022

RE: Force Global Expansion Project

Dear Planning Commission Members

This letter is to inform you of a formal request for planning commission approval to construct a 7,500 square foot building addition & install minor site improvements to the existing building & property located at N114W18635 Clinton Dr, Germantown, WI 53022. (Parcel Tax ID #: 213982) also known as Force Global - Ropex America (further referred to as Force Global). The subject property is 1 acre in area and currently consists of (1) 80x80 masonry building & associated parking. The purpose of this expansion is to accommodate the growing operational needs of the company and enhance its overall efficiency. This narrative aims to provide the Planning Commission with a comprehensive understanding of the project, including the background of Force Global Ropex America, details about the proposed addition, and its potential impact on the local community.

Force Global is a well-established company specializing in the design and manufacture of precision, custom-contoured heat-seal bands and tooling. Their products provide superior sealing capabilities to the world's leading food, health, and industrial manufacturers. The company has been an integral part of the Germantown community for over 20 years and has gained a reputation for its commitment to quality and innovation. Force Global's mission is to serve their customers as a global leader of innovative heat-sealing solutions, offering the complete range of products, services, and expertise required to support the extensive range of applications of which their customers present. They have consistently demonstrated their dedication to sustainable business practices and local economic development throughout their time in Germantown.

The architect & builder, Keller, Inc. is one of Wisconsin's leading general contractors specializing in commercial, industrial, municipal and agricultural construction. Employee owned, Keller is a single-source design/build construction company, with planners, architects, builders, interior designers, and project managers on staff. From our offices in the Fox Cities, Madison, Milwaukee, and Wausau, Keller, Inc. serves customers all over Wisconsin, including Appleton, Green Bay, Fond du Lac, La Crosse, Kenosha, and throughout the Midwest.

The intended scope of this project is to construct a 75' wide x 100' long masonry addition to the existing building's southern façade. The addition will extend south & west to the site's 25' rear setback requirement and 10' side setback requirement. The building height & construction type is designed to match the existing structure which will give the addition a cohesive aesthetic with the current site conditions. The addition will house manufacturing equipment, general storage & a future shipping office to support Force Global's continued growth and market demands. Along with the building addition, additional asphalt paving and concrete door aprons will be added on the site for access into the new overhead doors located on the addition's east façade. In total, this addition will add 60.4% total impervious coverage on site. Far below the code maximum of 80%. Force Global does not expect this expansion to add any additional car & truck traffic to its current traffic flow & operations.



Currently, Force Global employs 5 – 8 individuals, contributing to the local job market. The proposed expansion anticipates an increase in employment opportunities, with an estimated 25-50% growth in the workforce over the next 5 – 10 years. The company prides itself on providing competitive wages, benefits, and professional development opportunities for its employees, fostering a positive and collaborative work environment.

Force Global operates during standard business hours from 7:30am to 5:00pm, 5 days per week. The proposed expansion does not foresee any changes to the existing operating hours. They are committed to minimizing disruptions to the surrounding community and are prepared to implement measures to mitigate any potential noise or traffic concerns associated with its operations if required. Please note, however, that this addition does not propose any changes to their current community impact. The company functions are, and will continue to be, clean, quiet, and contained. Force Global prides itself on its meticulously well-maintained building and grounds, and it's very "clean," nearly zero waste manufacturing methods.

In summary, this proposed project is a strategic and well-considered project that aligns with the company's growth objectives while respecting the local community's character and regulations. The Plan Commission is encouraged to review the detailed plans and consider the positive impact this expansion will have on the local economy and employment landscape. Force Global Ropex America looks forward to working closely with the Village of Germantown to ensure the success of this project and further strengthen the partnership between the company and the community. If any plan commission members, village planning department members, or the general public have any questions regarding the proposed use, new addition, or site layout, etc. please feel free to contact Keller, Inc. at any time. Site visits and tours will also be granted at the time of the request. Thank you all for your time and consideration of this project.

**ARCHITECT/
BUILDER**

Keller, Inc.
Aaron Nagel (Project Manager)
Tony Tislau (Architect)
W204 N11509 Goldendale Road
Germantown, WI 53022
(262) 250-9710 office
(262) 894-2612 cell
anagel@kellerbuilds.com

CIVIL ENG.

Parish Survey & Engineering
Kevin Parish (civil engineer)
122 Wisconsin Street
West Bend, WI 53095
262-338-6641
kparish@parishse.com



PARISH SURVEY & ENGINEERING

February 9, 2024

Village of Germantown

Attn: Kevin Driscoll
N112 W17001 Mequon Road
Germantown, WI 53022-0337

Re: David J Frank
N120 W21350 Freistadt Road

Mr. Driscoll,

Below are our responses to the plan review comments from January 29th:

1. A professional engineer's original seal is to be affixed, signed and dated on the final set of construction plans.
The revised submittal has been stamped electronically. Any hard copies required will be wet stamped.
2. Utility permits and permits for work within the ROW are required. Contact the Village Engineering Department to obtain permits.
If work is required (more below) it is understood that this permit would be needed.
3. As-builts prepared to Village standards shall be prepared and provided to the Village post-construction (for all applicable items).
As-builts will be prepared. Could you please send the requirements for these?

Wastewater Utility Comments

1. Replace Sampling Manhole to current Village specifications.
This project does not even contain any additional sanitary piping to the Village system. It is requested that if anything, the sampling manhole, should be inspected and/or tested to make sure it is operating acceptably.
2. Submit a Village NOI for wastewater.
We will need to investigate this further depending on what type of permit is needed as we are not aware of any processes this company does to require one.
3. All sewer and water impact fees need to be paid before construction commences.
Understood.

C1.03 Project Site Plan

1. Revise swale to meet the Village requirement of 1.0% minimum slope.
That is not possible in this instance. The grade along the west side of the building and driveway is essentially flat, and there are no storm sewer structures to tie into. Unfortunately, the site is boxed in. In order to get a 1%, we would need to grading onto the adjacent properties. We really can't make the ditch deeper because of this and the elevation the addition.

122 Wisconsin St ♦ West Bend, Wisconsin 53095

Phone (262) 346-7800 ♦ E-mail jrosbeck@parishse.com

2. Provide calculations showing the swale is size appropriately.
See attached for runoff and swale capacity calculations.
3. Due to the amount of roof water this swale will convey, in addition to erosion control details on sheet C1.06, provide erosion matting for concentrated flows in the swale.
This has been added.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Jacob Rosbeck". The signature is fluid and cursive, with a long horizontal stroke extending from the end.

Jacob Rosbeck, P.E.
Project Manager



Zoning Code | Interactive Map New



VIEW LOOKING NORTHWEST FROM SOUTHEAST CORNER OF LOT

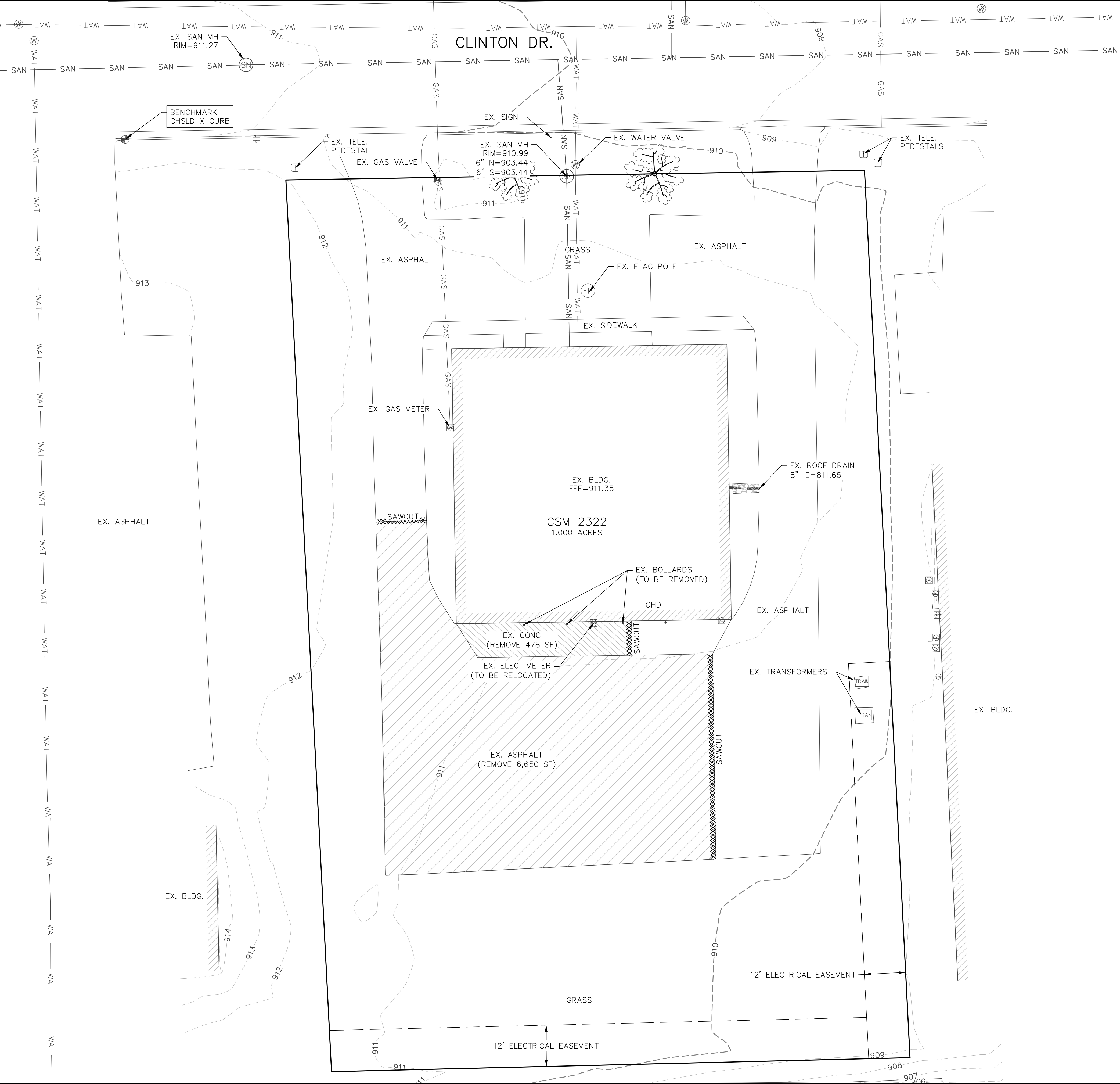


VIEW LOOKING SOUTHEAST FROM NORTHWEST CORNER OF LOT

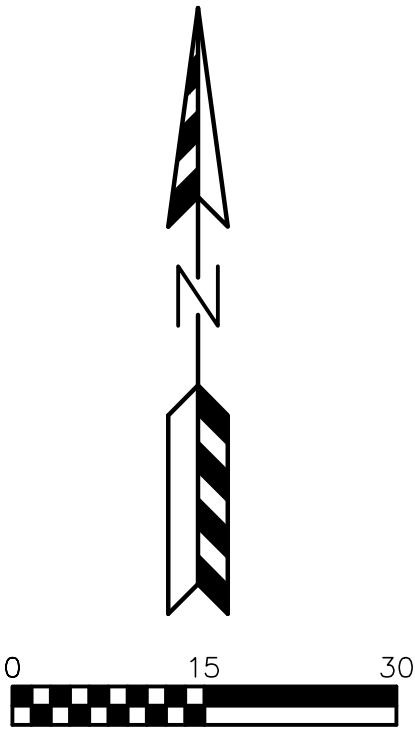
FORCE GLOBAL

GERMANTOWN,

WISCONSIN



CIVIL SHEET INDEX:	
SHEET	SHEET TITLE
C1.01	EXISTING CONDITIONS AND DEMOLITION PLAN
C1.02	PROPOSED SITE PLAN
C1.03	GRADING AND EROSION CONTROL PLAN
C1.04	LIGHTING PLAN
C1.05	CONSTRUCTION NOTES
C1.06	CONSTRUCTION DETAILS



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

REVISIONS:	
NO.	DESCRIPTION

PSE

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

PROJECT TITLE:
**FORCE GLOBAL ADDITION
N114 W18635 CLINTON DRIVE
GERMANTOWN, WI 53022**

PLAN TITLE:
**EXISTING
CONDITIONS AND
DEMOLITION
PLAN**

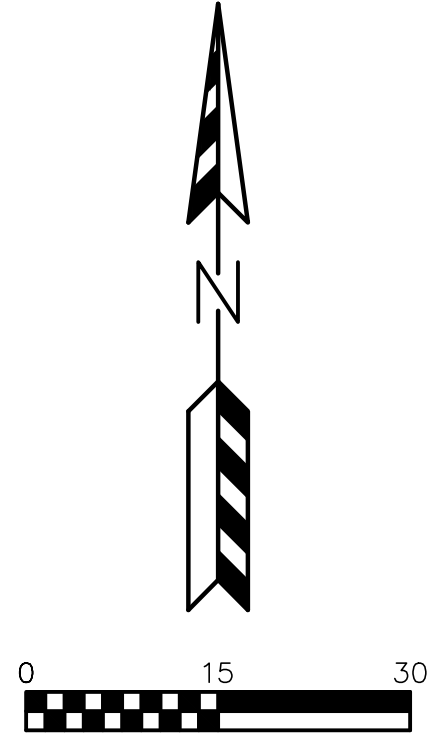
DRAWN BY:
JDR
DESIGNED BY:
JDR
CHECKED BY:
KJP

PLAN DATE:
2/9/2024

PROJECT NO:
\KS-111-23

SUBMITTAL

SHEET NO:
C1.01



- ASPHALT PAVEMENT
10" CRUSHED AGGREGATE BASE COURSE
2 1/4" ASPHALTIC BINDER 3 MT 58-28 S
1 3/4" ASPHALTIC SURFACE 4 MT 58-28 S
- CONCRETE APRON
6" CRUSHED AGGREGATE BASE COURSE
7" CONCRETE w/ 6"x6" #6 WELDED WIRE MESH

Site Address:	N114 W18635 Clinton Drive	
Legal Description:	Lot 1 CSM No. 2322	
Site Acreage	1.00 Acres	
Current Zoning:	M-1	
Building & Paving Setback Requirements		
	Building	Paving
Front	30 feet	8 feet
Side	10 feet	8 feet
Rear	25 feet	8 feet
Parking		
	No. of Stalls	
Stalls Required	12	
Stalls Provided	12	
Existing Site Areas		
Description	Area (sf)	Percentage
Building	6,400	14.69
Asphalt/Concrete	15,572	35.75
Total Impervious	21,972	50.44
Lawn	21,588	49.56
Total	43,560	100.00
Proposed Site Areas		
Description	Area (sf)	Percentage
Building	13,900	31.91
Asphalt/Concrete	12,475	28.64
Total Impervious	26,375	60.55
Lawn	17,185	39.45
Total	43,560	100.00
New Impervious	4,403	

1. DIMENSIONS ARE TO FACE OF CURB AND FACE OF BUILDING UNLESS OTHERWISE NOTED.
2. ALL STRIPING AND SIGNAGE SHALL COMPLY WITH THE WISCONSIN MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.

[illegible]

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

PROJECT TITLE:

**FORCE GLOBAL ADDITION
N114 W18635 CLINTON DRIVE
GERMANTOWN, WI 53022**

PLAN TITLE:

PROPOSED SITE PLAN

DRAWN BY:

JDR

DESIGNED BY:

JDR

CHECKED BY:

KJP

PLAN DATE:

2/9/2024

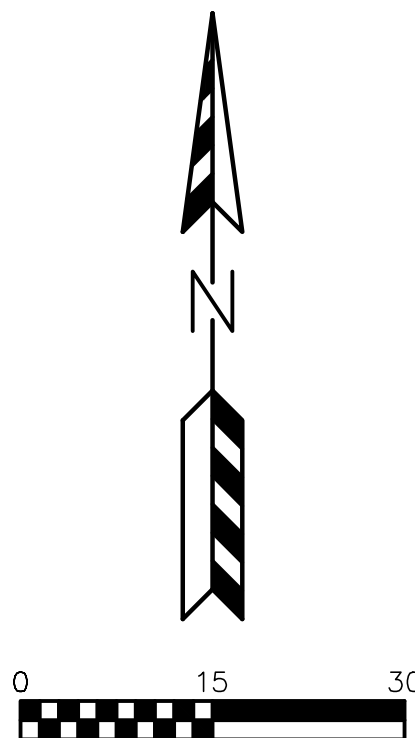
PROJECT NO:

\KS-111-23\

SUBMITTAL

SHEET NO:

C1.02



	EXISTING MINOR CONTOUR.
	EXISTING MAJOR CONTOUR.
	PROPOSED MINOR CONTOUR.
	PROPOSED MAJOR CONTOUR.
	EXISTING SPOT ELEVATION.
	PROPOSED CURB FLANGE ELEVATION.
	PROPOSED TOP OF CURB ELEVATION.
	PROPOSED SIDEWALK ELEVATION.
	PROPOSED EDGE OF PAVEMENT ELEVATION.
	PROPOSED BUILDING EXPOSURE ELEVATION.
	PROPOSED BUILDING FIRST FLOOR ELEVATION.
	PROPOSED STORM SEWER.
	EXISTING STORM SEWER.
	INSTALL WSDOT TYPE D INLET PROTECTION.
	INSTALL SILT FENCE.
	INSTALL DITCH CHECK.
	DRAINAGE ARROW.

APRIL 15, 2024.

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

APRIL 16, 2024 - JULY 1, 2024

2. STRIP TOPSOIL WITHIN GRADING LIMITS AND CONSTRUCT TEMPORARY TOPSOIL STOCKPILE LOCATION ACCORDING TO "SPECIFICATIONS FOR GRADING & EROSION CONTROL" ON "CONSTRUCTION NOTES PAGE".

3. BEGIN PROPOSED SITE GRADING - RESEED SECTIONS OF PROJECT THROUGHOUT THE GRADING PROCESS TO MINIMIZE RUNOFF.

4. CONSTRUCT BUILDING PADS AND BUILDINGS.

5. CONTINUE SITE GRADING.

6. INSTALL BASE COURSES, PROPOSED PAVEMENTS

7. INSTALL LANDSCAPING.

8. APPLY FINAL STABILIZATION TO ENTIRE SITE.

JULY 2 - 15, 2024

ALL PERMANENT SEEDING SHALL BE COMPLETED BY SEPTEMBER 15.

ALL TEMPORARY SEEDING SHALL BE COMPLETED BY OCTOBER 15. (REFER TO DNR STANDARD 1059).

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

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

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

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

REMOVE ALL TEMPORARY EROSION CONTROL MEASURES AFTER SITE STABILIZATION AND STABILIZE AREAS DISTURBED BY REMOVAL OF BMPs.

[illegible]

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PROJECT TITLE:
**FORCE GLOBAL ADDITION
N114 W18635 CLINTON DRIVE
GERMANTOWN, WI 53022**

PLAN TITLE:
**GRADING AND
EROSION
CONTROL
PLAN**

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

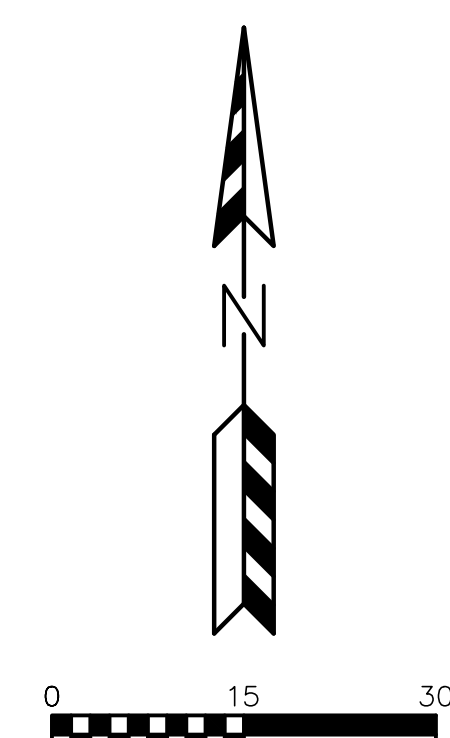
PLAN DATE:
2/9/2024

PROJECT NO:
\\KS-111-23\\

SUBMITTAL

SHEET NO:

C1.03



NOTES:

- 1) STANDARD REFLECTANCE OF 80/50/20 UNLESS NOTED OTHERWISE
- 2) NOT A CONSTRUCTION DOCUMENT, FOR DESIGN PURPOSES ONLY
- 3) STANDARD INDOOR CALC POINTS @ 30 A.F.F. UNLESS NOTED OTHERWISE
- 4) STANDARD OUTDOOR CALC POINTS @ GRADE UNLESS NOTED OTHERWISE
- 5) PSE ASSUMES NO RESPONSIBILITY FOR INSTALLED LIGHT LEVELS DUE TO FIELD CONDITIONS, ETC.

CALCULATION SUMMARY							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Property	Illuminance	Fc	0.81	7.6	0.00	N.A.	N.A.

[illegible]

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PROJECT TITLE:
**FORCE GLOBAL ADDITION
N114 W18635 CLINTON DRIVE
GERMANTOWN, WI 53022**

PLAN TITLE:

LIGHTING PLAN

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

PLAN DATE:
2/9/2024

PROJECT NO:
\\KS-111-23\\

SUBMITTAL

SHEET NO:

C1.04



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

[illegible]

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PROJECT TITLE:
**FORCE GLOBAL ADDITION
N114 W18635 CLINTON DRIVE
GERMANTOWN, WI 53022**

PLAN TITLE:

CONSTRUCTION DETAILS

DRAWN BY:

JDR

DESIGNED BY:

JDR

CHECKED BY:

KJP

PLAN DATE:

2/9/2024

PROJECT NO:

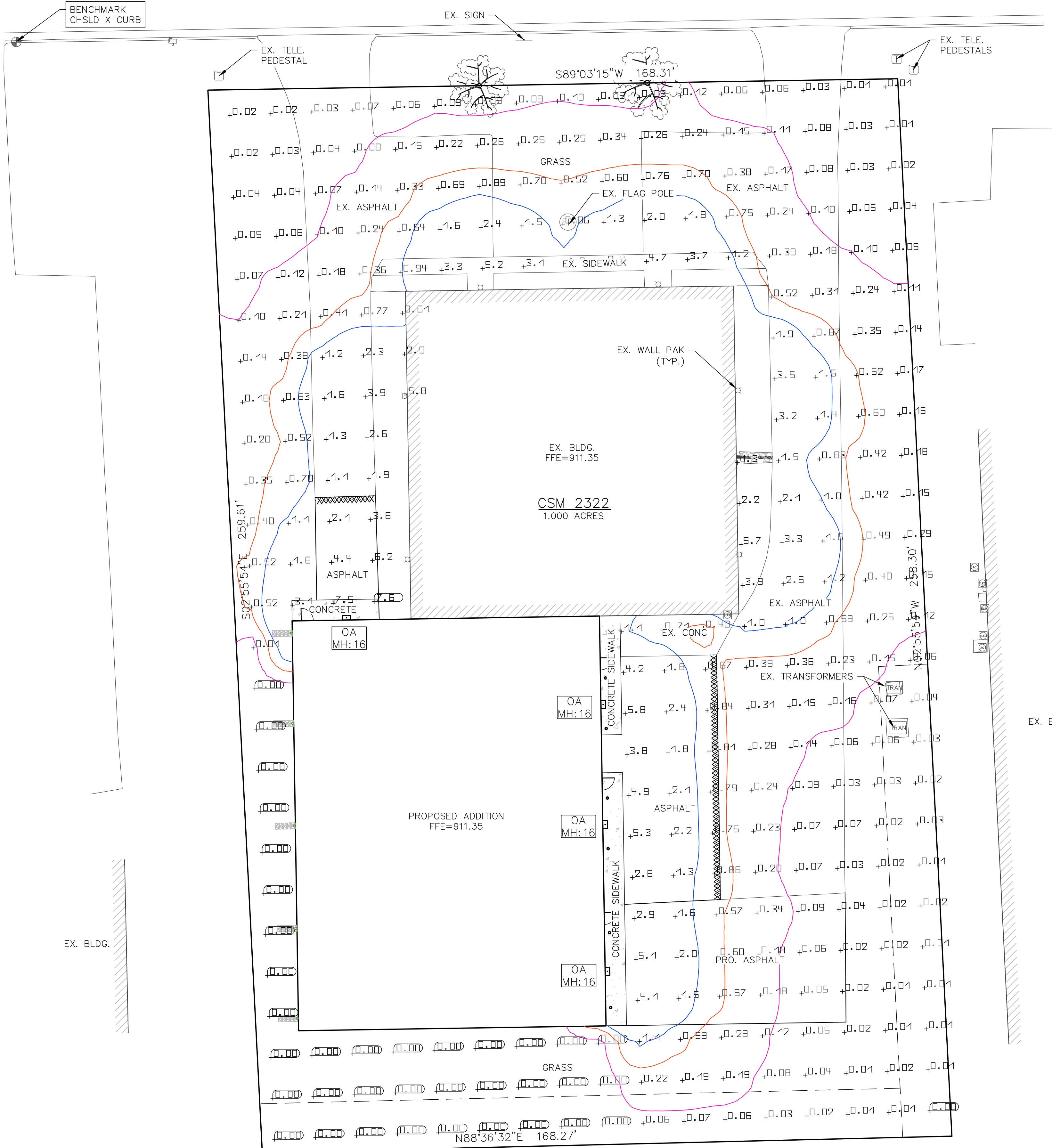
\KS-111-23\

SUBMITTAL

SHEET NO:

C1.06

CLINTON DR.



LUMINAIRE SCHEDULE								
Symbol	Qty	Label	Manufacturer	Description	Arrangement	Lum. Lumens	Lum. Watts	LLF
	4	0A	COOPER LIGHTING — LUMARK	XTOR4B—W	SINGLE	4,205	38	0.900

NOTES:

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- 4) STANDARD OUTDOOR CALC POINTS @ GRADE UNLESS NOTED OTHERWISE
- 5) PSE ASSUMES NO RESPONSIBILITY FOR INSTALLED LIGHT LEVELS DUE TO FIELD CONDITIONS, ETC.

	A	B	C	D	E	F	G	H
1	CALCULATION SUMMARY							
2	Label	ColType	Units	Avg	Max	Min	Avg/Min	Max/Min
3	Property	Illuminance	Fc	0.81	7.6	0.00	N.A.	N.A.

[illegible]

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PROJECT TITLE:
**FORCE GLOBAL ADDITION
N114 W18635 CLINTON DRIVE
GERMANTOWN, WI 53022**

PLAN TITLE:

LIGHTING PLAN

DRAWN BY:

DESIGNED BY:

CHECKED BY:

PLAN DATE:

12/12/2023

PROJECT NO:

\KS-111-23'

SUBMITTAL

SHEET NO:

C1.13

SHEET INDEX

C1.0 CONCEPTUAL SITE PLAN
A1.0 FLOOR PLAN
A2.0 ELEVATIONS
A3.0 SECTIONS
S1.0 FOUNDATION PLAN

BUILDING & FIRE AREA
SQUARE FOOTAGES

FLOOR AREAS	EXISTING	NEW	SUB-TOTAL
SECOND FLOOR	----- S.F.	----- S.F.	----- S.F.
FIRST FLOOR	6,400 S.F.	7,500 S.F.	13,900 S.F.
CANOPIES (COLUMN SUPPORTED)	----- S.F.	----- S.F.	----- S.F.
BASEMENT	----- S.F.	----- S.F.	----- S.F.
BUILDING AREA SUB-TOTALS	6,400 S.F.	7,500 S.F.	13,900 S.F.
MEZZANINES	----- S.F.	----- S.F.	----- S.F.
FIRE AREA TOTALS	6,400 S.F.	7,500 S.F.	13,900 S.F.
REMODEL AREA TOTALS	----- S.F.	---% OF BUILDING AREA	

BUILDING CODE ANALYSIS

PROJECT ADDRESS
N114W18635 CLINTON DRIVE, GERMANTOWN, WI, 53022

APPLICABLE CODES
2015 International Building Code (w/ WI Amendments)
ASHRAE Standard 90.1-2013
2015 IEBC (Level # Alteration)

OCCUPANCY
S-1
Accessory Use
Incidental Use

High-Piled Combustible Storage NO
Hazardous Materials NO
Multiple Control Areas NO

HEIGHT & AREA
Building Height: 20'-0" Maximum Allowed: 55'-0"
Number of Stories: 1 Maximum Allowed: 2
Total Building Area: 13,900 S.F. Maximum Allowed: 30,625 S.F.
Total Fire Area: --- S.F. Maximum Allowed: 12,000 S.F.
Mixed/Separated Occupancies
Unlimited Area Building NO

CONSTRUCTION TYPE
Construction Classification IIB
Fire Separation Distance ---"

FIRE PROTECTION SYSTEMS
Assumed Sprinkler Type NONE
Fire Alarm System NO

MEANS OF EGRESS
Occupant Load 30
Panic Hardware NO

STRUCTURAL DESIGN
Risk Category II
Design Loads
Roof Live Load 20 psf
Walk-on IMP Ceiling Live Load --- psf
Steel Framing
Collateral Load 5 psf
Wood Truss
Top Chord Dead Load ---psf
Bottom Chord Load ---psf
Mezzanine/Second Floor/Basementoor/Mezz
Live Load --- psf
Point Load (Partition) ---psf
Snow Load Criteria
Ground Snow Load (Pg) 30 psf
Exposure Factor (Ce) 1.0
Thermal Factor (Ct) 1.0
Wind Loads
Wind Load 115 MPH
Surface Roughness ---
Exposure Category B
Earthquake Load Criteria
Soil Site Class D
Ss .071
S1 .046

PLUMBING SYSTEMS
Mens WC Required #
Womens WC Required #
Drinking Fountain Required #
Other Source YES/NO
Ambulatory Stall Required YES/NO

MECHANICAL SYSTEMS
NO SINGLE PIECE OF EQUIPMENT OVER 400,000 BTU
NO BOILERS OVER 15PSI AND 10 HORSEPOWER

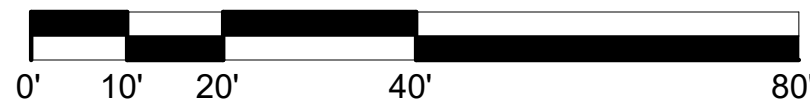
SITE INFORMATION

SITE CONTENT
Building Size --- S.F. ---%
Hard Surface --- S.F. ---%
Green Space --- S.F. ---%
Parcel Size (Approx.) --- S.F. --- Acres
Parking Provided --- Stalls
Area of Disturbance --- S.F.

ZONING
Property Zoning
Setbacks FV ---" SY ---" RY ---"
Hard Surface Setback ---"
Coverage Limit ---%
Greenspace Requirement ---%
Parking Required --- Stalls
Refuse Enclosure YES/NO
RTU SCREENING YES/NO



CONCEPTUAL SITE PLAN
1" = 20'-0"



THE LOT DIMENSIONS AND BEARINGS SHOWN ON THIS PLAN ARE INTERPRETED VALUES. BACKGROUND INFORMATION TAKEN FROM LOCAL GIS DATE, AERIAL IMAGERY AND/OR CLIENT PROVIDED INFORMATION, EASEMENTS, STREAMS AND ROADS ARE APPROXIMATE IN NATURE. FOLLOW UP INVESTIGATION WITH STATE AND LOCAL AUTHORITIES AND/OR WITH CERTIFIED SURVEY MAP DATA WHEN AVAILABLE IS REQUIRED.



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FAX (920) 766-5004

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Germanstown, WI 53022
PHONE (262) 250-9710
1-800-236-2534
FAX (262) 250-9740

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711 Lake Dr.
Sun Prairie, WI 53590
PHONE (608) 318-2336
FAX (608) 318-2337

WAUSAU
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Wausau, WI 54401
PHONE (715) 849-3141
FAX (715) 849-3181

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PROPOSED ADDITION FOR:

FORCE GLOBAL

WISCONSIN

GERMANTOWN,

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REVISIONS

1	10/08/2023	KRW
2	11/16/2023	KRW
3	12/01/2023	KRW
4	12/14/2023	KRW
5		
6		

PROJECT MANAGER:

A. NAGEL

DESIGNER:

T. TISLAU

INTERIOR DESIGNER:

DRAWN BY:

KRW

EXPEDITOR:

SUPERVISOR:

PRELIMINARY NO:

P23263

CONTRACT NO:

DATE:

11/06/2023

SHEET:

C1.0

PRELIMINARY - NOT FOR CONSTRUCTION

PROPOSED ADDITION FOR:

FORCE GLOBAL

GERMANTOWN,

WISCONSIN



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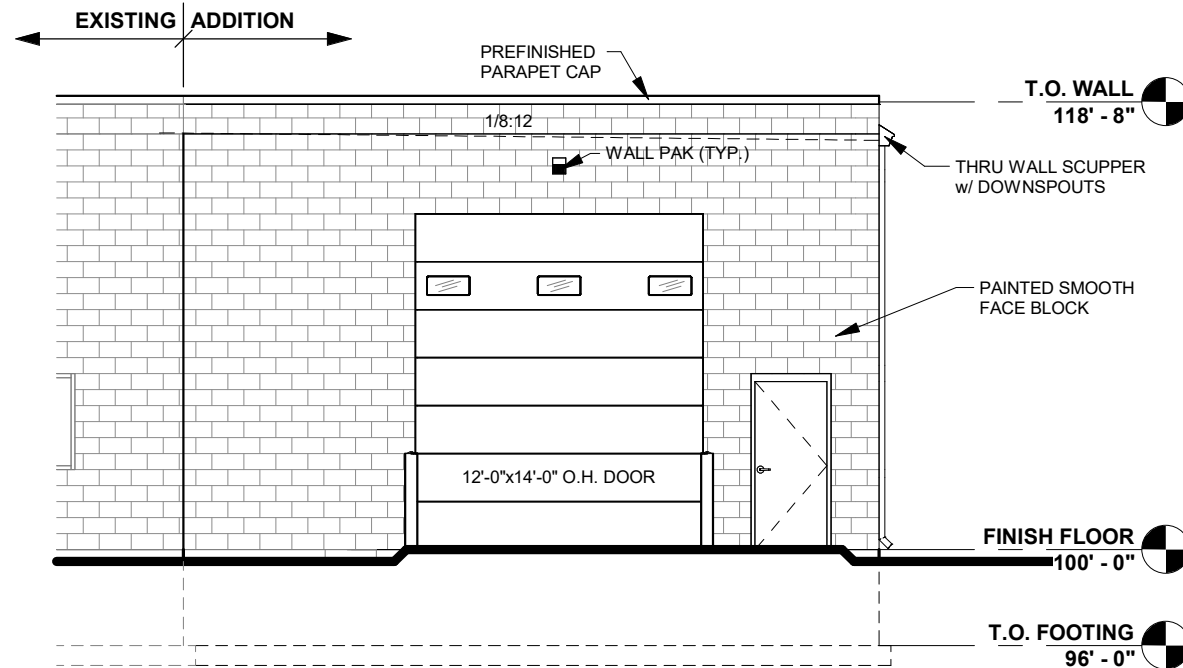
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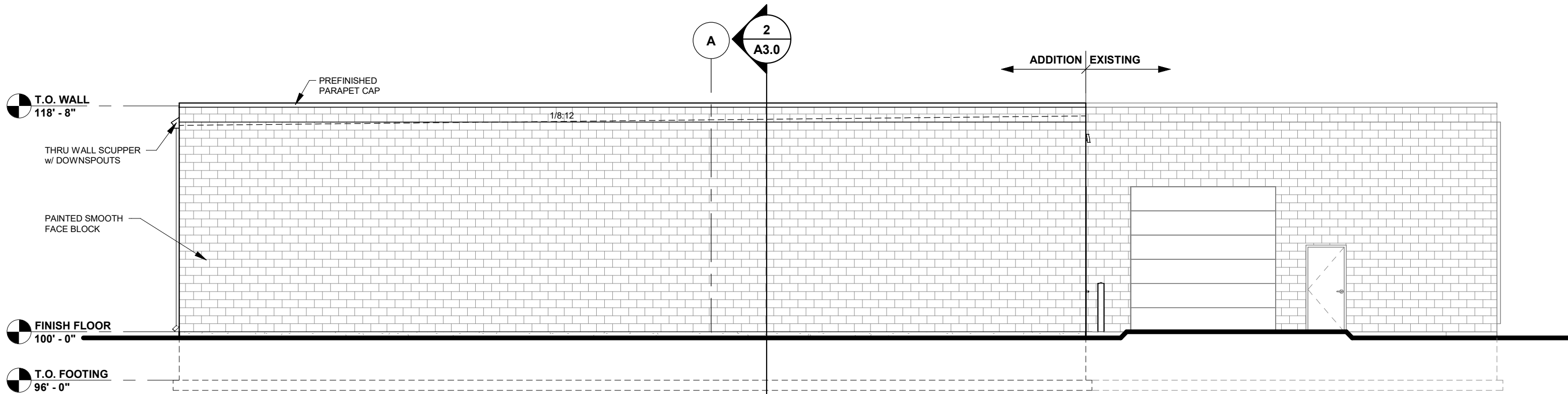
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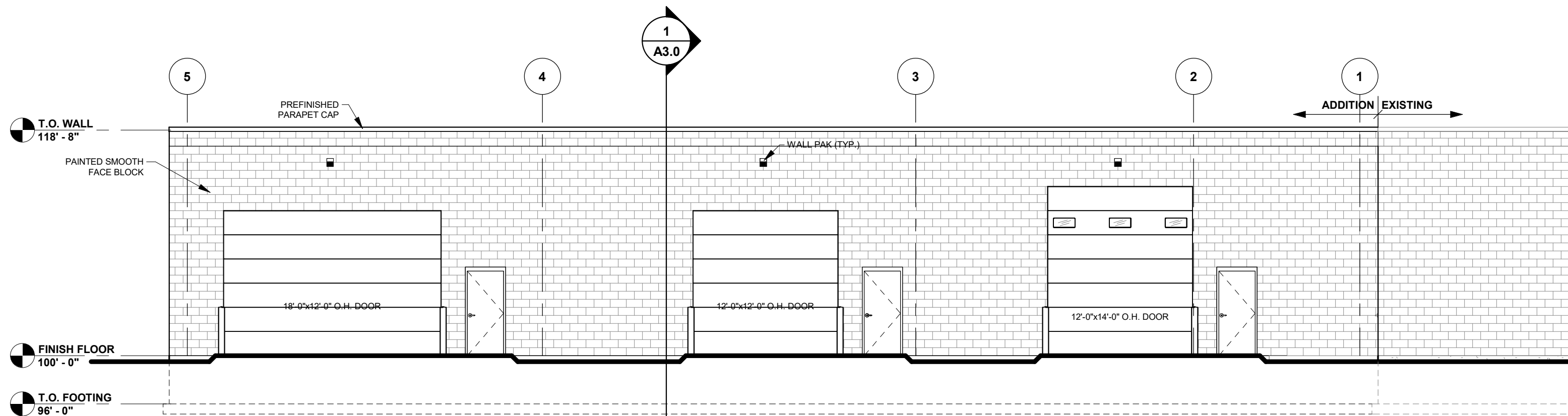
NORTH ELEVATION

1/8" = 1'-0"



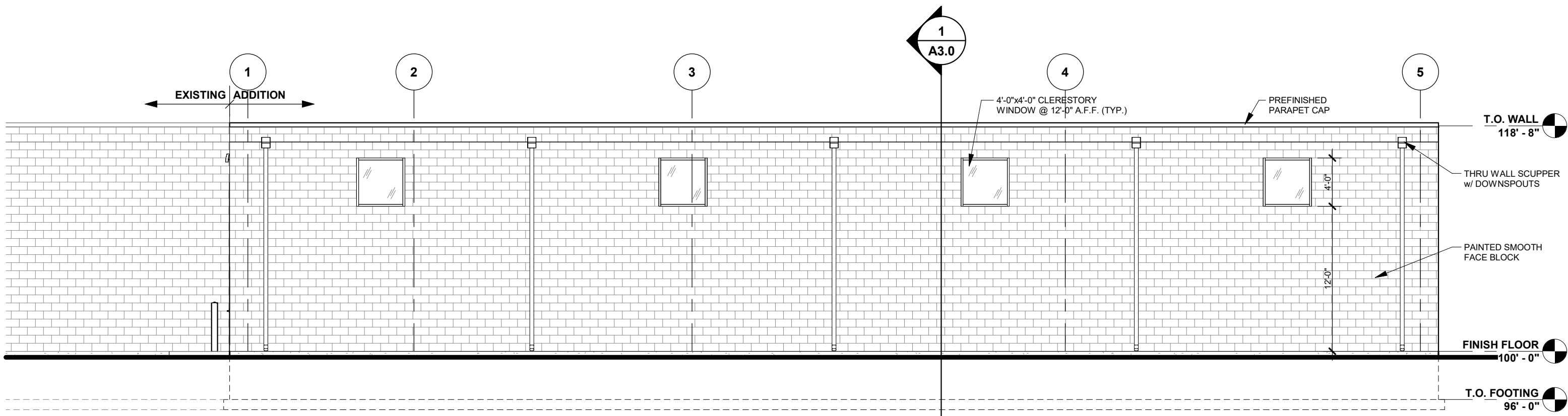
SOUTH ELEVATION

1/8" = 1'-0"



EAST ELEVATION

1/8" = 1'-0"



WEST ELEVATION

1/8" = 1'-0"

DOOR & WINDOW VALUES

WINDOWS:	U VALUE	0.22
	SHGC	0.22
	VT	0.22
DOORS:	U VALUE	0.38
(SWINGING)		
O.H. DOORS:	U VALUE	0.15
(NON-SWINGING)		
DOORS:	U VALUE	0.22
(90% GLAZING)	SHGC	0.22
	VT	0.22



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3	12/01/2023	KRW
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5		
6		

PROJECT MANAGER:

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DESIGNER:

T. TISLAU

INTERIOR DESIGNER:

DRAWN BY:

KRW

EXPEDITOR:

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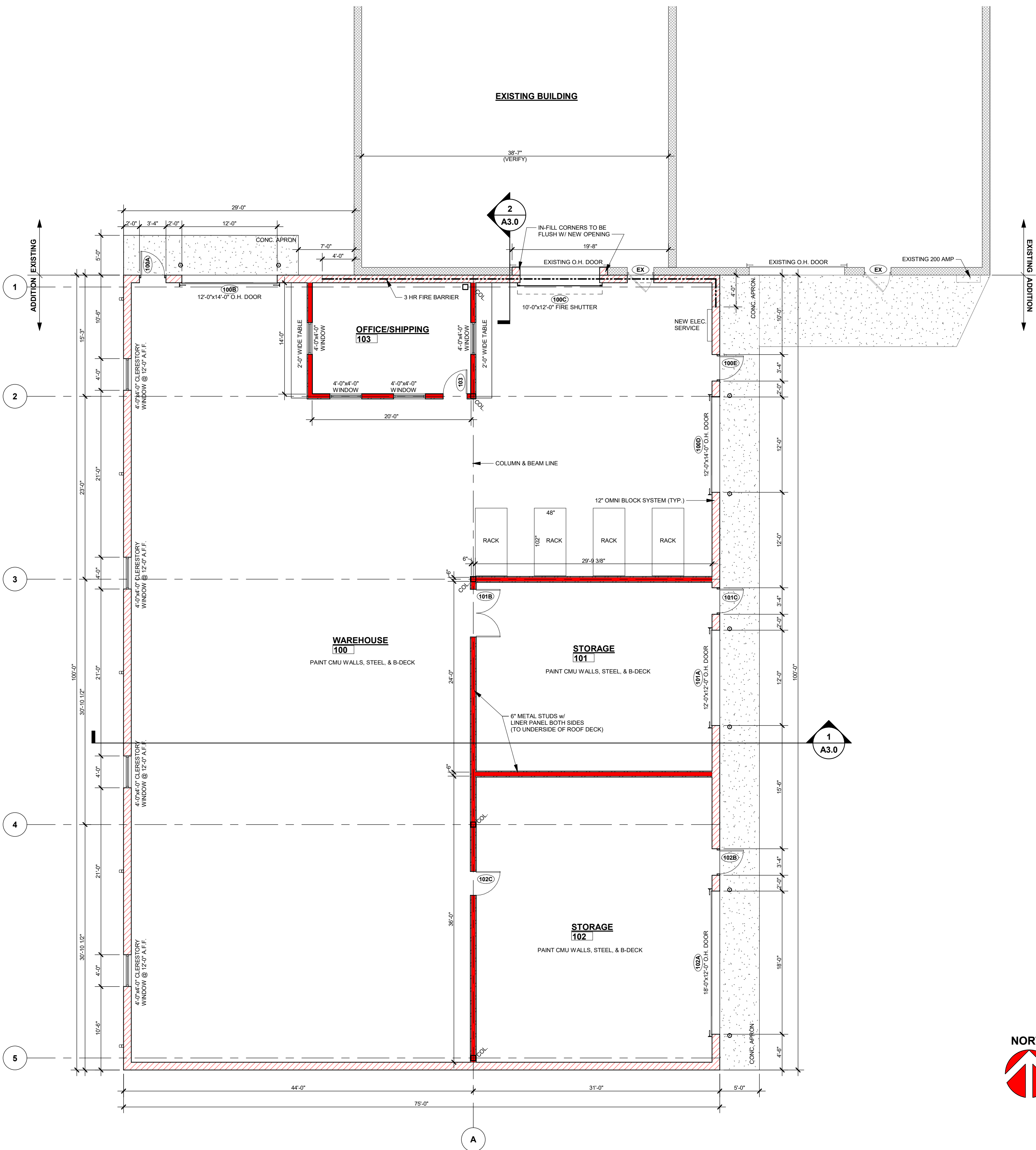
CONTRACT NO:

DATE:

11/06/2023

SHEET:

A1.0



FLOOR PLAN

1/8" = 1'-0"

WALL KEY

	NEW WALL/FURRING
	NEW MASONRY/ VENEER WALL
	NEW COOLER/ FREEZER WALLS
	NEW FOUNDATION WALL
	NEW IMP WALL
	NEW PRECAST WALL
	TYPICAL EXISTING WALL
	DEMO WALLS
	FIRE WALL OR FIRE BARRIER

PRELIMINARY - NOT FOR CONSTRUCTION

DESCRIPTION

The patented Lumark Crosstour™ LED Wall Pack Series of luminaires provides an architectural style with super bright, energy efficient LEDs. The low-profile, rugged die-cast aluminum construction, universal back box, stainless steel hardware along with a sealed and gasketed optical compartment make the Crosstour impervious to contaminants. The Crosstour wall luminaire is ideal for wall/surface, inverted mount for façade/canopy illumination, post/bollard, site lighting, floodlight and low level pathway illumination including stairs. Typical applications include building entrances, multi-use facilities, apartment buildings, institutions, schools, stairways and loading docks test.

SPECIFICATION FEATURES

Construction

Slim, low-profile LED design with rugged one-piece, die-cast aluminum hinged removable door and back box. Matching housing styles incorporate both a small and medium design. The small housing is available in 12W, 18W and 26W. The medium housing is available in the 38W model. Patented secure lock hinge feature allows for safe and easy tool-less electrical connections with the supplied push-in connectors. Back box includes three half-inch, NPT threaded conduit entry points. The universal back box supports both the small and medium forms and mounts to standard 3-1/2" to 4" round and octagonal, 4" square, single gang and masonry junction boxes. Key hole gasket allows for adaptation to junction box or wall. External fin design extracts heat from the fixture surface. One-piece silicone gasket seals door and back box. Minimum 5" wide pole for site lighting application. Not recommended for car wash applications.

Optical

Silicone sealed optical LED chamber incorporates a custom engineered mirrored anodized reflector providing high-efficiency illumination. Optical assembly includes impact-resistant tempered glass and meets IESNA requirements for full cutoff compliance. Available in seven lumen packages; 5000K, 4000K and 3000K CCT.

Electrical

LED driver is mounted to the die-cast housing for optimal heat sinking. LED thermal management system incorporates both conduction and natural convection to transfer heat rapidly away from the LED source. 12W, 18W, 26W and 38W series operate in -40°C to 40°C [-40°F to 104°F]. High ambient 50°C models available. Crosstour luminaires maintain greater than 89% of initial light output after 72,000 hours of operation. Three half-inch NPT threaded conduit entry points allow for thru-branch wiring. Back box is an authorized

electrical wiring compartment. Integral LED electronic driver is standard 0-10V dimming. 120-277V 50/60Hz or 347V 60Hz models.

Finish

Crosstour is protected with a Super durable TGIC carbon bronze or summit white polyester powder coat paint. Super durable TGIC powder coat paint finishes withstand extreme climate conditions while providing optimal color and gloss retention of the installed life. Options to meet Buy American and other domestic preference requirements.

Warranty

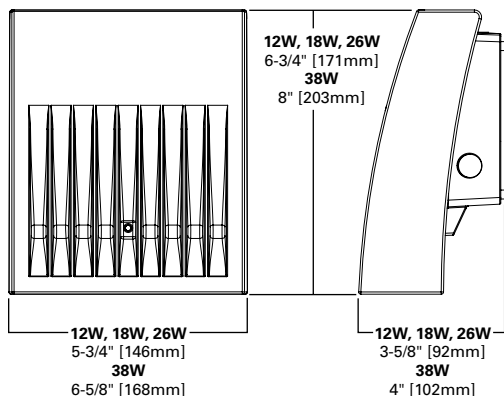
Five-year warranty.



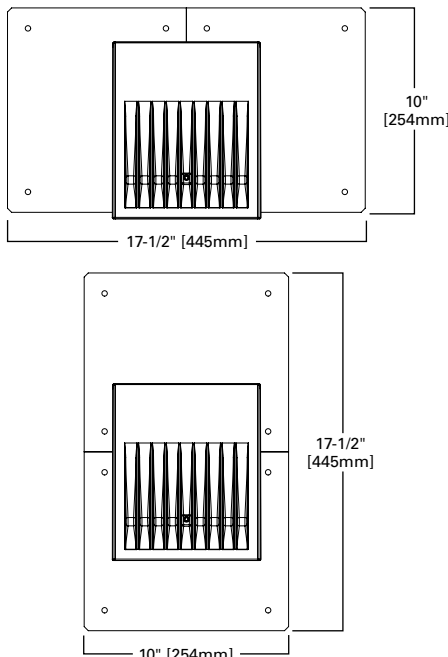
XTOR CROSSTOUR LED

APPLICATIONS:
WALL / SURFACE
POST / BOLLARD
LOW LEVEL
FLOODLIGHT
INVERTED
SITE LIGHTING

DIMENSIONS



ESCUTCHEON PLATES



CERTIFICATION DATA

Dark Sky Approved (Fixed mount, Full cutoff, and 3000K CCT only)
UL/cUL Wet Location Listed
LM79 / LM80 Compliant
ROHS Compliant
ADA Compliant
NOM Compliant Models
IP66 Ingress Protection Rated
Title 24 Compliant
DesignLights Consortium® Qualified*

TECHNICAL DATA

40°C Maximum Ambient Temperature
External Supply Wiring 90°C Minimum

EPA

Effective Projected Area (Sq. Ft.):
XTOR1B, XTOR2B, XTOR3B=0.34
XTOR4B=0.45

SHIPPING DATA:

Approximate Net Weight:
3.7 – 5.25 lbs. [1.7 – 2.4 kgs.]

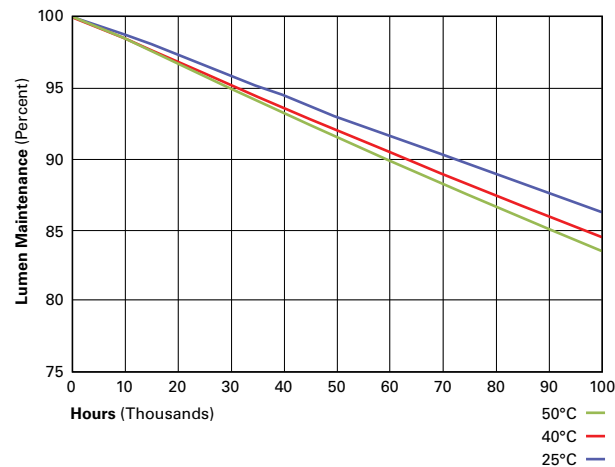
POWER AND LUMENS BY FIXTURE MODEL

LED Information	XTOR1B	XTOR1B-W	XTOR1B-Y	XTOR2B	XTOR2B-W	XTOR2B-Y	XTOR3B	XTOR3B-W	XTOR3B-Y	XTOR4B	XTOR4B-W	XTOR4B-Y
Delivered Lumens (Wall Mount)	1,418	1,396	1,327	2,135	2,103	1,997	2,751	2,710	2,575	4,269	4,205	3,995
Delivered Lumens (With Flood Accessory Kit) ¹	1,005	990	940	1,495	1,472	1,399	2,099	2,068	1,965	3,168	3,121	2,965
B.U.G. Rating ²	B1-U0-G0	B1-U0-G0	B1-U0-G0	B1-U0-G0	B1-U0-G0	B1-U0-G0	B1-U0-G0	B1-U0-G0	B1-U0-G0	B2-U0-G0	B2-U0-G0	B2-U0-G0
CCT (Kelvin)	5,000	4,000	3,000	5,000	4,000	3,000	5,000	4,000	3,000	5,000	4,000	3,000
CRI (Color Rendering Index)	70	70	70	70	70	70	70	70	70	70	70	70
Power Consumption (Watts)	12W	12W	12W	18W	18W	18W	26W	26W	26W	38W	38W	38W

NOTES: 1 Includes shield and visor. 2 B.U.G. Rating does not apply to floodlighting.

LUMEN MAINTENANCE

Ambient Temperature	TM-21 Lumen Maintenance (72,000 Hours)	Theoretical L70 (Hours)
XTOR1B Model		
25°C	> 90%	255,000
40°C	> 89%	234,000
50°C	> 88%	215,000
XTOR2B Model		
25°C	> 89%	240,000
40°C	> 88%	212,000
50°C	> 87%	196,000
XTOR3B Model		
25°C	> 89%	240,000
40°C	> 88%	212,000
50°C	> 87%	196,000
XTOR4B Model		
25°C	> 89%	222,000
40°C	> 87%	198,000
50°C	> 87%	184,000



CURRENT DRAW

Voltage	Model Series			
	XTOR1B	XTOR2B	XTOR3B	XTOR4B
120V	0.103A	0.15A	0.22A	0.34A
208V	0.060A	0.09A	0.13A	0.17A
240V	0.053A	0.08A	0.11A	0.17A
277V	0.048A	0.07A	0.10A	0.15A
347V	0.039A	0.06A	0.082A	0.12A

ORDERING INFORMATION

Sample Number: XTOR2B-W-WT-PC1

Series ¹	LED Kelvin Color	Housing Color	Options (Add as Suffix)	Accessories (Order Separately) ⁸
XTOR1B =Small Door, 12W XTOR2B =Small Door, 18W XTOR3B =Small Door, 26W XTOR4B =Medium Door, 38W BAA-XTOR1B =Small Door, 12W, Buy American Act Compliant ⁷ TAA-XTOR1B =Small Door, 12W Trade Agreements Act Compliant ⁷ BAA-XTOR2B =Small Door, 18W, Buy American Act Compliant ⁷ TAA-XTOR2B =Small Door, 18W, Trade Agreements Act Compliant ⁷ BAA-XTOR3B =Small Door, 26W, Buy American Act Compliant ⁷ TAA-XTOR3B =Small Door, 26W, Trade Agreements Act Compliant ⁷ BAA-XTOR4B =Medium Door, 38W, Buy American Act Compliant ⁷ TAA-XTOR4B =Medium Door, 38W, Trade Agreements Act Compliant ⁷	[Blank] =Bright White (Standard), 5000K W =Neutral White, 4000K Y =Warm White, 3000K	[Blank] =Carbon Bronze (Standard) WT =Summit White BK =Black BZ =Bronze AP =Grey GM =Graphite Metallic DP =Dark Platinum	PC1 =Photocontrol 120V ² PC2 =Photocontrol 208-277V ^{2,3} 347V =347V ⁴ HA =50°C High Ambient ⁴	WG/XTOR =Wire Guard ⁵ XTORFLD-KNC =Knuckle Floodlight Kit ⁶ XTORFLD-TRN =Trunnion Floodlight Kit ⁶ XTORFLD-KNC-WT =Knuckle Floodlight Kit, Summit White ⁶ XTORFLD-TRN-WT =Trunnion Floodlight Kit, Summit White ⁶ EWP/XTOR =Escutcheon Wall Plate, Carbon Bronze EWP/XTOR-WT =Escutcheon Wall Plate, Summit White

NOTES:

- DesignLights Consortium® Qualified and classified for both DLC Standard and DLC Premium, refer to www.designlights.org for details.
- Photocontrols are factory installed.
- Order PC2 for 347V models.
- Thru-branch wiring not available with HA option or with 347V. XTOR3B not available with HA and 347V or 120V combination.
- Wire guard for wall/surface mount. Not for use with floodlight kit accessory.
- Floodlight kit accessory supplied with knuckle (KNC) or trunnion (TRN) base, small and large top visors and small and large impact shields.
- Only product configurations with these designated prefixes are built to be compliant with the Buy American Act of 1933 (BAA) or Trade Agreements Act of 1979 (TAA), respectively. Please refer to [DOMESTIC PREFERENCES](#) website for more information. Components shipped separately may be separately analyzed under domestic preference requirements.
- Accessories sold separately will be separately analyzed under domestic preference requirements. Consult factory for further information.

STOCK ORDERING INFORMATION

Domestic Preferences ¹	12W Series	18W Series	26W Series	38W Series
[Blank] =Standard	XTOR1B =12W, 5000K, Carbon Bronze	XTOR2B =18W, 5000K, Carbon Bronze	XTOR3B =26W, 5000K, Carbon Bronze	XTOR4B =38W, 5000K, Carbon Bronze
BAA =Buy American Act	XTOR1B-WT =12W, 5000K, Summit White	XTOR2B-W =18W, 4000K, Carbon Bronze	XTOR3B-W =26W, 4000K, Carbon Bronze	XTOR4B-W =38W, 4000K, Carbon Bronze
TAA =Trade Agreements Act	XTOR1B-PC1 =12W, 5000K, 120V PC, Carbon Bronze	XTOR2B-WT =18W, 5000K, Summit White	XTOR3B-WT =26W, 5000K, Summit White	XTOR4B-WT =38W, 5000K, Summit White
	XTOR1B-W =12W, 4000K, Carbon Bronze	XTOR2B-PC1 =18W, 5000K, 120V PC, Carbon Bronze	XTOR3B-PC1 =26W, 5000K, 120V PC, Carbon Bronze	XTOR4B-PC1 =38W, 5000K, 120V PC, Carbon Bronze
		XTOR2B-W-PC1 =18W, 4000K, 120V PC, Carbon Bronze	XTOR3B-W-PC1 =26W, 4000K, 120V PC, Carbon Bronze	XTOR4B-W-PC1 =38W, 4000K, 120V PC, Carbon Bronze
		XTOR2B-347V =18W, 5000K, Carbon Bronze, 347V	XTOR3B-347V =26W, 5000K, Carbon Bronze, 347V	XTOR4B-347V =38W, 5000K, Carbon Bronze, 347V
		XTOR2B-WT-PC1 =18W, 5000K, 120V PC, Summit White	XTOR3B-PC2 =26W, 5000K, 208-277V PC, Carbon Bronze	

NOTES:

- Only product configurations with these designated prefixes are built to be compliant with the Buy American Act of 1933 (BAA) or Trade Agreements Act of 1979 (TAA), respectively. Please refer to [DOMESTIC PREFERENCES](#) website for more information. Components shipped separately may be separately analyzed under domestic preference requirements.

PLANNED DEVELOPMENT DISTRICT (PDD) & SITE PLAN CONSULTATION

2/12/24 Plan Commission Meeting

Arbor Village

Staff Report & Recommendation

Germantown, Wisconsin

Summary

Everett Frenz, agent with AVN Group 109 LLC, agent for Anton Frenz Trust, FMC Group LLC, SA Technologies LLC, property owners, is seeking feedback on a revised mixed-use residential & commercial development proposal for 65 acres located on Fond du Lac Avenue north of Donges Bay Road in the "Victory Center Corridor".

Property Location: Fond du Lac Avenue @ Donges Bay Road

Agent/

Property Owner: Jeff Groenier Concepts in Architecture W125 Amidon Road Brooklyn, WI	Byron Frenz Frenz Trusts FMC Group LLC & SA Technologies LLC Madison, WI
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Current Zoning: M-1: Limited Industrial

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

Location Map



Background

At the May 2023 meeting, the Plan Commission reviewed a similar mixed-use development proposal (see Concept Plan dated 3-23-23). The plan includes 594 total dwelling units comprised of a mixture of market rate apartments, condominiums and senior housing with approximately 50,000 sqft of commercial building area located closer to the Donges Bay Road intersection. Access to the development would be from Fond du Lac Avenue with secondary access to Fond du Lac Ave (north) and to Donges Bay Road (south) through a future connection to/through the Germantown School District property.

At that time, the PC discussion was not overly favorable (see attached May 8, 2023 meeting minutes for list of comments). PC members were concerned about the overall density and type of residential units at this location removed from the Village Center, a general lack of cohesion in the design or layout, and whether or not this was the best use for this property (vs. industrial). A similar proposal was presented to the PC as early as November 2021, at a time when the 2050 Plan was being developed and the idea of suitable land use(s) for this and other property in the “Victory Center Corridor”.

Proposal

In response to those comments and concerns, a revised development plan has been prepared and the property owners are seeking feedback on a similar, mixed-use residential & commercial development proposal for 65 acres located on Fond du Lac Avenue north of Donges Bay Road in the “Victory Center Corridor”.

As summarized in the project description, the new layout has an additional access connection to Donges Bay Road with three access roads on STH145/Fond du Lac Ave. The 6-acre wooded area on the north side of the site is preserved in open space with 1 mile of bike and pedestrian trails.

Residential units vary from ranch and townhouse duplexes, with 4-unit, 6-unit, and 14-unit 2-story multi-unit buildings, and 42-unit and 1-5-unit ¾-story buildings with underground parking. The total unit count will range from 580-600 units. A retail/commercial component remains but has been reduced in size to 20-40,000 sqft.

Staff Comment

Current zoning of the 65-acre property is M-1: Limited Industrial. Rezoning of the property would be required for the proposed development. Given the mix of proposed uses, residential development density, and phasing plan, creation of a planned development district (PDD) is recommended at this point. A PDD would enable the Village and property owner to create a unique set of zoning restrictions that meet the land use, density and open space requirements set out in the 2050 Plan for the “Victory Center Corridor” and accommodate the special circumstances of this property.

This proposal should be viewed considering the recent residential market analysis prepared for the Village by Tracy Cross & Associates, Inc.

As discussed in May 2023, this property is in the “Victory Center Corridor” under the Village’s 2050 Comprehensive Plan (see attached). The amount and type of residential development that is proposed is consistent with the general type and density parameters for residential development allowed in the “Victory Center Corridor. Although the “preferred” land use in the corridor is commercial, “acceptable” uses include all the residential uses outlined in the revised proposal.

The Village Engineer has provided a list general comments and items that will be required if/as the proposal moves through the development approval process in a January 25, 2024 memo (copy attached).

Discussion Issues

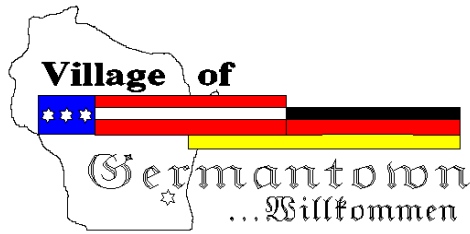
1. Specific Development & Ownership Proposed
 - a. Type of Land use(s), e.g. single-family residential (vs. 2-4 family, multi-family residential, commercial, recreational, short-term rental)
 - b. Type of ownership, e.g. for-sale fee-simple & condominium or rental
 - c. Density & lot size (if subdividing)
2. Planned Development District (PDD)
 - a. General Development Plan
 - b. Timing & Phasing
 - c. Features/Amenities
 - d. Level of detail required for amenities, architecture, materials, etc.
 - e. Any items that will require extraordinary attention (e.g. use of common open space areas, private recreation uses that have potential nuisance impacts, short-term rental opportunities)
3. Public vs. Private Development Features
 - a. Access roads
 - b. Recreational trail along the railroad
4. Utility Services (public water & sewer)

Next Steps

The following approvals by the Village will be required:

- a. Rezoning (includes creation of PDD & General Development Plan)
- b. Certified Survey Map (CSM) or Subdivision Plat (if necessary)
- c. Road construction & related engineering plans (requirements & detail will vary if public vs. private roads)
- d. Site Plan approval
- e. Building permits for residential & commercial buildings

While no formal action is required, the property owner and Staff are looking for feedback on any/all aspects of the proposed development AND direction with respect to moving this proposal to the next step in the PD process, i.e. rezoning hearing at least 30 days after consultation.



Engineering Department Memorandum

To: Jeff Retzlaff, Village Planner

From: Kevin Driscoll, Village Engineer

Date: January 25, 2023

Re: Arbor Village Consultation - Fond du Lac Ave and Donges Bay Road
Rezoning Parcel GTNV_253977

Items Reviewed:

1. Application with Concept Plan Dated: <3-23-2023>

General Comments apply if rezoning approved:

1. Additional comments are anticipated to arise with additional plan updates and modifications. The items listed below should not be considered comprehensive, rather at a minimum the following will need to be fully resolved before the Engineering Department can recommend a formal approval of the plans and permit for construction.
2. Provide documentation for WisDOT approval of the work shown in the ROW, including a current traffic study. Fond du Lac Avenue is state jurisdiction, STH 145. Any driveway or roadway connection to a state highway requires a connection permit from the Wisconsin Department of Transportation.
3. Traffic Study to Clarify anticipated trips generated, and requirements for acceleration and deceleration lanes, and potentially any stop signs or signals.
4. Clarify boundary set-backs in particular the Cul du Sac set-back from north property line.
5. A Storm Water Management Plan would be required.
6. Erosion Control. This project would require a WRAPP/NOI from the DNR approved permit prior to final approval.
7. Identify any impacts to wetlands.
8. Utility permits and permits for work within the ROW are required. Contact the Village Engineering Department to obtain permits.
9. Water Service. A 12-inch dia. water main is available on the west side of Fond du Lac Ave. Provide plans for water supply to your site. Plan for each livable unit to be metered with it's own individual water meter, where all meters to be centrally housed in a master meter room accessed from the outside.
10. Sanitary Service. A 10-inch dia. sanitary sewer manhole is available on the east side of Fond du Lac Avenue. Provide plans and any necessary flow calculations for sanitary sewers to service your site.
11. As-builts prepared to Village standards shall be prepared and provided to the Village post-construction (for all applicable items).
12. A professional engineer's original seal is to be affixed, signed and dated on the final set of construction plans.



Village of



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 9

DATE 3/24/23

SITE PLAN REVIEW APPLICATION

Pursuant to Section 17.43 of the Municipal Code

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

1 APPLICANT OR AGENT

AVN GROUP 109 LLC
By: EVERETT FRENZ, PRESIDENT
Phone: 414-550-8014
Email: EJFRENZ@GMAIL.COM

PROPERTY OWNER

ANTON FRENZ TRUST
FMC GROUP LLC
S.A. TECHNOLOGIES LLC By:
BYRON L. FRENZ, President
Phone: 608-251-8400
Email: BLFRENZ@GMAIL.COM

2

PROPERTY ADDRESS

SW 1/4 OF SECTION 25

3

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

North RESIDENTIAL	South RESIDENTIAL	East RAIROAD	West RESIDENTIAL
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4

READ AND INITIAL THE FOLLOWING:

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

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

OK 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!

AVN Group 3/22/23

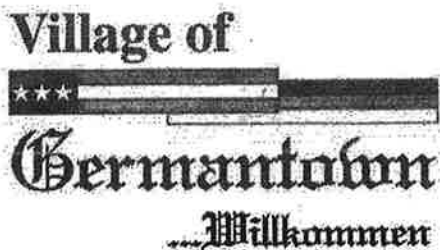
Applicant

Date

Byron L. Frenz 3-22-23

Owner

Date

**FEES MUST BE PAID AT TIME OF APPLICATION**

\$200 Plan Commission Consultation

\$1,085 Rezoning

\$1,240 PDD < 5 acres

\$2,095 PDD 5-20 acre site

\$3,460 PDD > 20 acre site

Date Paid: _____ Received by: _____

REZONING & PDD APPLICATION

Pursuant to Section 17.51 of the Municipal Code

Please read and complete this application carefully. **All applications must be signed and dated.****1****APPLICANT OR AGENT**AVN GROUP 109 LLCBy: EVERETT FRENZ, PresidentPhone 414-550-8014Email: EJFRENZ@GMAIL.COM**PROPERTY OWNER**ANTON FRENZ TRUSTFMC GROUP LLCS.A. TECHNOLOGIES LLCBy: Byron L. Frenz, PresidentPhone 608 251-8400Email BLFRENZ@GMAIL.COM**2****PROPERTY ADDRESS OR GENERAL LOCATION****TAX KEY NUMBER****SW 1/4 OF SECTION 25****SEE ATTACHED****3****REZONING REQUEST**FROM EH,
B-1 & RS2

TO PDD

4**METES AND BOUNDS LEGAL DESCRIPTION OF PROPERTY – REQUIRED**

Attach pages as necessary

SEE ATTACHED

PURPOSE OF REZONING REQUEST

5

SUPPORTING DOCUMENTATION:

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

READ AND INITIAL THE FOLLOWING:

SA 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.

SIGNATURES – ALL APPLICATIONS MUST BE SIGNED BY OWNER!

Byron L. Frenz PRES. 3-22-23
Owner Date

Jeffrey W. Retzlaff, AICP
Director, Community Development Department
Village Planner/Zoning Administrator
jretzlaff@village.germantown.wi.us
1-262-250-4735

Jeff, attached is the revised layout for the Arbor Village. The new layout has a main entrance off Fond Du Lac Avenue and two other entrances are off County Aire Drive and Donges Bay Road. With this layout we are able to save the 6 acre woods on the north side of the property and add over 1 mile of bike/pedestrian trails.

The south end has a commercial lot and mixed-use buildings along Fond Du Lac Avenue. The commercial aspect is designed to range from 20,000 to 40,000 sf depending on the needs of the village.

The residential consists of ranch and townhouse style duplex's, 4-unit, 6-unit, 14-unit buildings. All units have garage parking or underground parking attached to the building. The larger buildings are 3 and 4 story buildings with underground parking. The unit count for the residential will range from 580-600 depending on the final make-up of the units.

The following is the breakdown for the revised plan:

Buildings: 545,747 sf (12.53 ac)
Concrete: 253,245 sf (5.81 ac)
Curb/Pavement: 383,811 sf (8.81 ac)
Retention Ponds: 130,000 sf (2.98 ac)
Grass/woods: 1,337,464 sf (33.70 ac)

Total area: 60.83 ac
Total Impervious area: 27.15 ac
Impervious ratio: 44.6%

I have also attached a few plans and elevations for some typical unit types. Please feel free to contact me with any questions. Thank you.

Jeff Groenier
Concepts in Architecture, LLC
W125 Amidon Road
Brooklyn, WI 53521
608-698-3196

PLAN COMMISSION MINUTES

May 8, 2023

CALL TO ORDER: Planning Assistant Lori Johnson called the meeting to order at 6:32 pm.

ROLL CALL: Trustee Representative David Baum, Commissioners Tony Laszewski, Bill Shadid and Josh Tarantino were present. Chairman Wolter, Commissioners Nilles and Williams were absent and excused. Also present were Community Development Director Jeff Retzlaff and Planning Assistant Lori Johnson.

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

PUBLIC INPUT: None

Everett Frenz, AVN Group 108 LLC, agent for Anton Frenz Trust, Bertram Frenz Trust, SA Technologies LLC, property owners of 62.5 acres on Fond du Lac Avenue north of Donges Bay Road. The request is seeking feedback for a Planned Development District and Site Plan Consultation for a Mixed-Use Residential & Commercial Development. Director Retzlaff summarized the plan that includes 594 total dwelling units comprised of a mixture of market rate apartments, condominiums and senior housing proposed through the site with approximately 50,000 sqft of commercial building area located closer to the Donges Bay Road intersection. Main access to the development would be from Fond du Lac Avenue with secondary access to Fond du Lac Ave (north) and to Donges Bay Road (south) through a future connection to/through the Germantown School District property. Jeff Groenier, Concepts in Architecture, addressed questions.

Plan Commission had the following comments and concerns:

- 2050 Comprehensive Plan shows preferred uses as commercial/retail, service oriented, multi-tenant buildings. Residential acceptable use.
- Likes the general idea of the development but it is very dense. The plan shows maybe something developed to the north and to the south but may never happen. Concept at this time, developer needs to discuss with the school district.
- Development includes public and private streets. What will that look like. Should there be a retail component here. Market study information is needed.
- Not sold on multi-family residential; 50,000 square feet commercial is too big. Not a cohesive design, not collaborative, nothing ties into anything. No connectivity, just a bunch of units on the site, problem with the layout. Concerns with involvement with the school.
- No recent stormwater analysis.
- Not sold on uses proposed. Is this the best of the property or what we envision for the property. Too much density at this location. Should be in the central business district.
- Development would include a community center, trails through the woods, paved multi-use paths proposed as an amenity for the Planned Development District.
- Is multi-family the best use here with industrial to the east and single-family to the west.
- Like Phase 6 but the rest looks like storage units. Looks like a lot is just thrown in.
- Would like to see an option of industrial along the railroad tracks and lower density along Fond du Lac Avenue. Density is problematic. Industrial is too close. Could see transition to multi-family along Fond du Lac Avenue. The site may work, no residential around the site. Could see lower density residential along the back.
- Need to look at building designs and floor ratios and definite answer to school district proposal. Secondary access to Donges Bay Road desired.
- Not sold on large commercial aspect, drop school district idea, civil engineer should look at sewer and water. Building 6 and 35 are very long.
- Don't feel this is best use for the area. Could be done with greenspace buffer along Fond du Lac Avenue, need 2 points of entry on Fond du Lac Avenue.

This item was for discussion only. No action was taken.

PLAN COMMISSION MINUTES
November 29, 2021

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

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

Community Development Department - 2050 Land Use Plan Update and Discussion - Director Retzlaff explained that tonight's meeting is a continuing Plan Commission workshop to discuss specific components, currently the Neighborhood, District and Corridor component of the overall 2050 Plan.

He stated at the last meeting on October 25th he talked about some assembly housing related bills under consideration adding that the status has not changed at this point. He indicated PC talked about the CORP Plan and reviewed several neighborhoods and districts in the 2050 Plan. Discussion followed on the following Corridors:

- Victory Center Corridor: Director Retzlaff reviewed the 2050 Plan for this area. Everett Frenz, property owner of land in this corridor presented a plan for future development for this area. He said the development would include a K-4 school, community center building, fieldhouse. The plan includes townhomes, family apartment buildings, 4 family ranch homes, 8 family buildings and senior housing. The development will have bike and walking paths. Trustee Baum asked if this was the best use for the area. Commissioner Laszewski said he could see this area as industrial use, but not commercial and that residential use makes sense, but the density seems like a lot of buildings.

Discussion continued. Trustee Baum said he sees this area as transitioning from residential to industrial and was not in favor of what was presented. He added the location is distant to the central business area and that residential use would be more of a challenge for the area. Commissioner Shadid stated he didn't know if the development would fit the area but would like to see more on the plan. Discussion ensued on industrial use versus residential along the Hwy. 145 area. Trustee Baum commented if the right plan with the right components came forward it could work, but feels a residential type use would be a challenge. Director Retzlaff explained this district is very flexible for development and shows a matrix of uses. He asked if a statement should be included in the 2050 Plan pertaining to development on one side of the road or another. Trustee Baum said he would support adding something in the 2050 Plan that would support residential development west of Hwy. 145 and commercial to the east. He sees smaller industrial type buildings with light industrial would flourish over residential use. Commissioner Kimmler added that the area is diverse and if a good plan comes forward we should review it. He could also see a single-family housing subdivision in the area and did not feel a dividing line was needed. Discussion continued.

- Omega Hills District: Most suitable for industrial with no residential.
- Lannon-Mequon Road Corridor: Mixed use area with possible high density east of Virginia Highlands.
- County Line Road District: Possible park at former Riversbend golf course; add desirable parkland to Plan.
- Willow Creek Business Park District: Add parcel on Appleton Avenue as industrial or commercial use. Take residential lots along Lannon Road out of district and add to Willow Creek-Weidenbach or Amy Belle neighborhood. Readjust Lannon Mequon Road Corridor. OK with residential or higher density residential along County Line west of Electric Company

- Germantown Business Park District: No changes
- Germantown Industrial Park District: No change to boundary or uses.

Director Retzlaff explained he will make changes to the NDC maps as discussed and will bring back a final draft as part of the next community meeting.

This meeting was for discussion only. No action was taken.

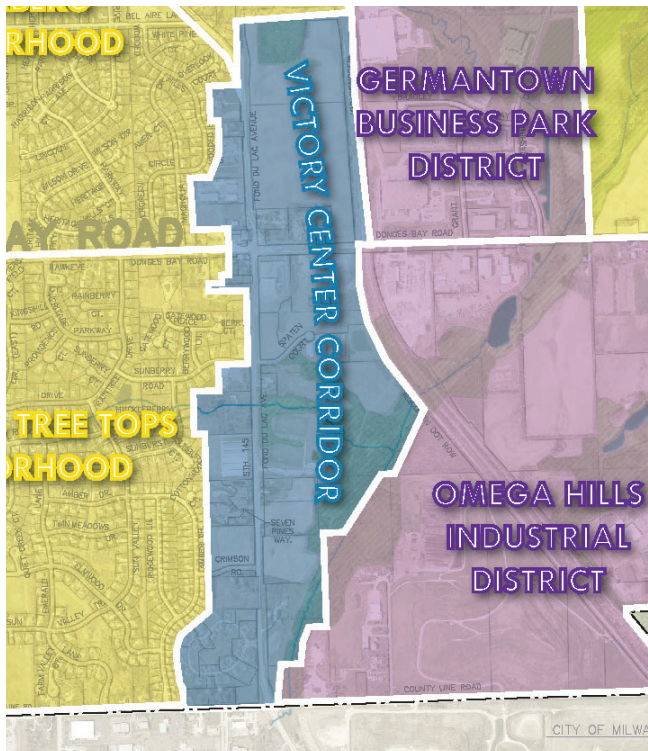
ANNOUNCEMENTS None

ADJOURNMENT: There being no further business, the meeting was adjourned at 10:03 pm.

Respectfully submitted,

Lori Johnson, Planning Assistant

Victory Center CORRIDOR



SPECIAL FEATURES

Transportation The Victory Center corridor includes land abutting a portion of Fond Du Lac Avenue (STH 145) from the Country Aire Drive intersection south to County Line Road. The corridor is bounded on the east by the WSOR railroad, Nor-X-Way Channel and Omega Hills landfill.

Environmental, Natural & Agricultural The Nor-X-Way Channel and associated secondary environmental corridor is located along the eastern edge of the corridor.

Public Park, Education, Safety & Utility The Germantown School District office is in the corridor. The FC Wisconsin soccer organization has play and practice fields at their facility on the east side of Fond du Lac Ave. The corridor is served by Village sewer and water.

Historical & Cultural The Victory Center, also known as "Kuhberg", was one of seven unincorporated hamlets within what is now the Village of Germantown.

GENERAL CHARACTER

The Victory Center Corridor is predominantly a mixed-use commercial corridor with service-oriented uses, including auto and truck repair services, personal storage uses, a local bar, and a coffee shop. Sports Specialists, a wholesaler of fishing equipment, has a large warehouse near the Dinges Bay @ Fond du Lac Ave intersection.

A portion of the corridor is in Tax Incremental district (TID) No. 4, including approximately 60 acres of vacant land east of Fond du Lac Ave.

PREFERRED FUTURE LAND USE

Victory Center Corridor

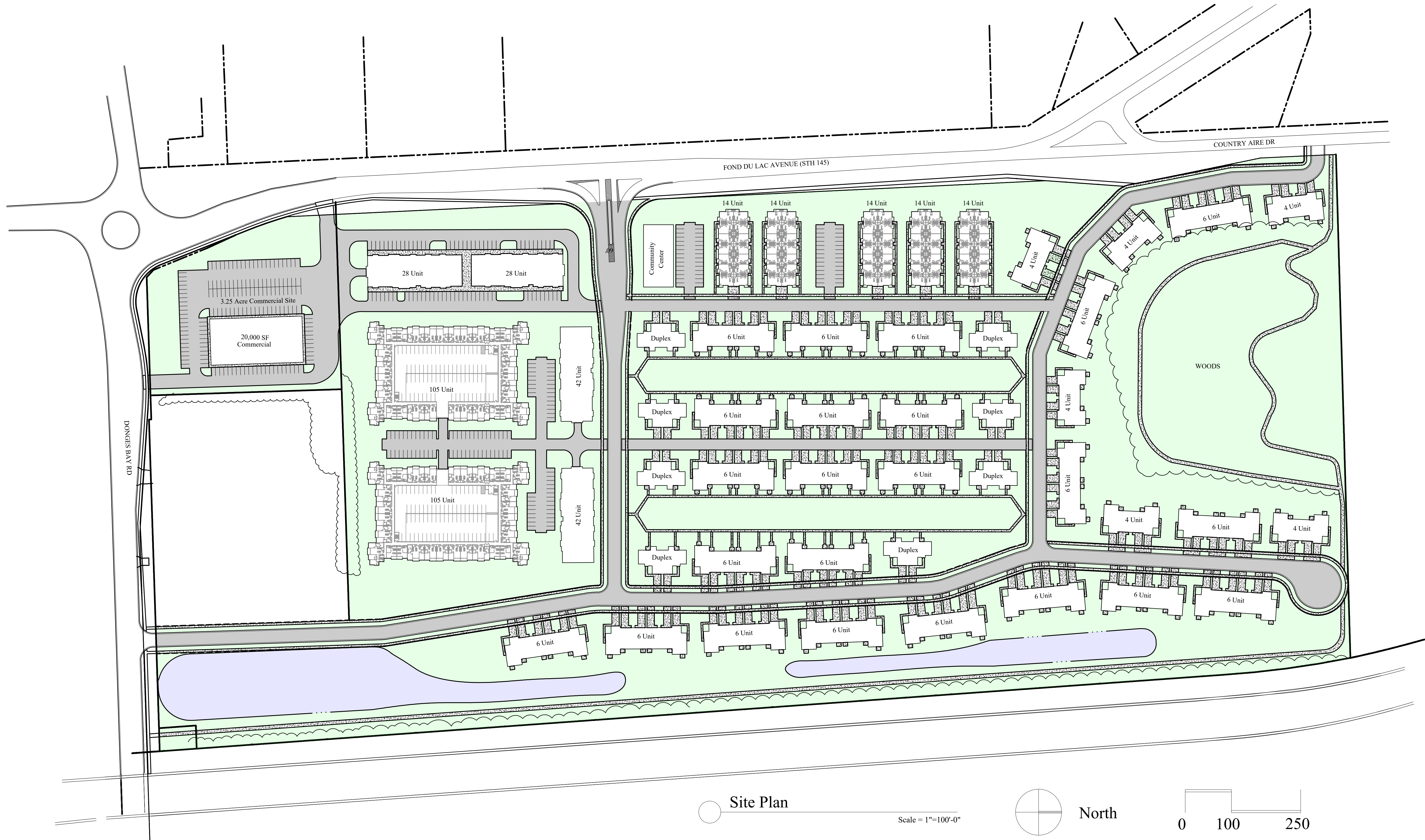
Preferred Future Land Uses												Enviro Corr.	SSA	Preferred Site Design			Maximum Density (residential uses)
Existing Uses (+ existing non-conforming zoning) See NOTE 5 for details	Residential: Single Family	Residential: Two to Four Family	Residential: Multi-family / Senior	Mixed-Use: Commercial / Residential	Mixed-Use: Commercial / Industrial	Commercial (includes "Activity Centers")	Institutional	Open Space & Recreational	Mineral Extraction	Industrial	Agricultural / Hobby Farming / Agribusiness	Contains an Environmental Corridor?	Sewered? (Y/N/Partial)	Traditional Neighborhood	Suburban Subdivision	Conservation Subdivision**	Dwelling Units / Acre See NOTE 4 for details
A	A	A	A	A	A	D	A	A	u	A	u	Yes	Yes	D	U	U	SF: 2.9 units/ac 2-4F: 6 units/ac MF: 10 units/ac

The Victory Center corridor is intended to further develop as a mixed-use area with commercial, mixed-use commercial, institutional, and residential development in a traditional or conservation design pattern with average single-family densities of 2.2 to 2.9 DU's/acre on 15-20,000 sqft lots, two- to four-family densities up to 6 DU's/acre, and multi-family densities up to 10.0 DU's/acre.

Future commercial uses are desirable including retail, office and other service-oriented uses. Industrial uses are also acceptable in those areas currently zoned M-1 and/or located within the TID No. 4 boundary.

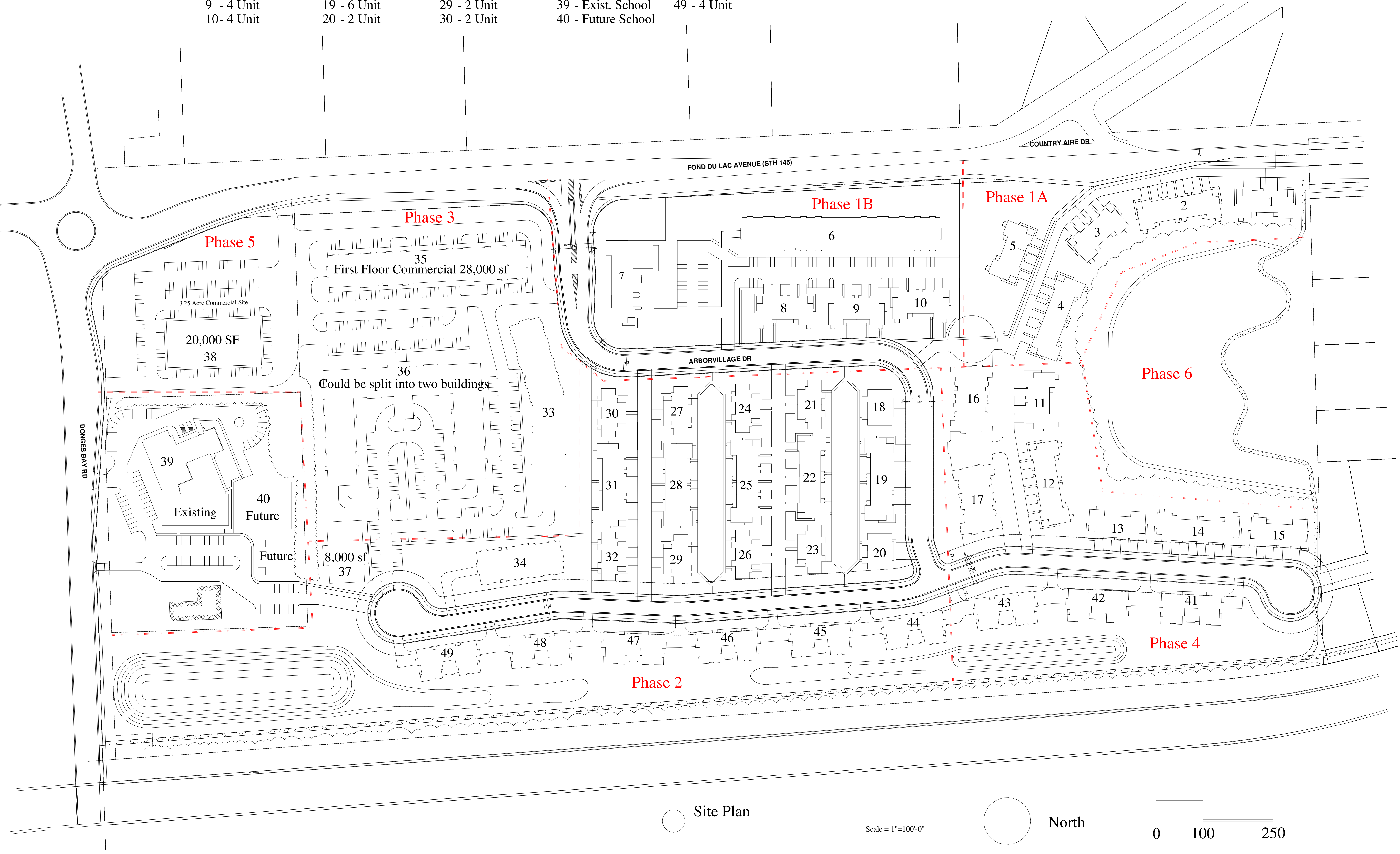
D =	Desirable – These uses should be encouraged because they are consistent with, support, and enhance the desired character of the area.
A =	Allowable – These uses are generally considered appropriate for the area, but may require additional consideration and/or specific modification or developed features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

See all notes on page 42.



Building Brakedown

1 - 4 Unit	11 - 4 Unit	21 - 2 Unit	31 - 6 Unit	41 - 4 Unit
2 - 6 Unit	12 - 6 Unit	22 - 6 Unit	32 - 2 Unit	42 - 4 Unit
3 - 4 Unit	13 - 4 Unit	23 - 2 Unit	33 - 72 Unit	43 - 4 Unit
4 - 6 Unit	14 - 6 Unit	24 - 2 Unit	34 - 24 Unit	44 - 4 Unit
5 - 4 Unit	15 - 4 Unit	25 - 6 Unit	35 - 60 Unit	45 - 4 Unit
6 - 72 Unit	16 - 8 Unit	26 - 2 Unit	36 - 192 Unit	46 - 4 Unit
7 - Club House	17 - 8 Unit	27 - 2 Unit	37 - 12 Unit	47 - 4 Unit
8 - 4 Unit	18 - 2 Unit	28 - 6 Unit	38 - Commercial	48 - 4 Unit
9 - 4 Unit	19 - 6 Unit	29 - 2 Unit	39 - Exist. School	49 - 4 Unit
10- 4 Unit	20 - 2 Unit	30 - 2 Unit	40 - Future School	



Site Plan

Scale = 1"=100'-0"

North

0 100 250

Jeffery Groentier, Architect
W125 Amidon Road
Brooklyn, WI 53521
608-698-3186 ciallc@hotmail.com
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in
Architecture, LLC

Wisconsin Builders, Inc
Everett Frenz, President
6115 N Lydell Avenue
Whitefish Bay, WI 53217
414-550-8014 ejfrenz@gmail.com

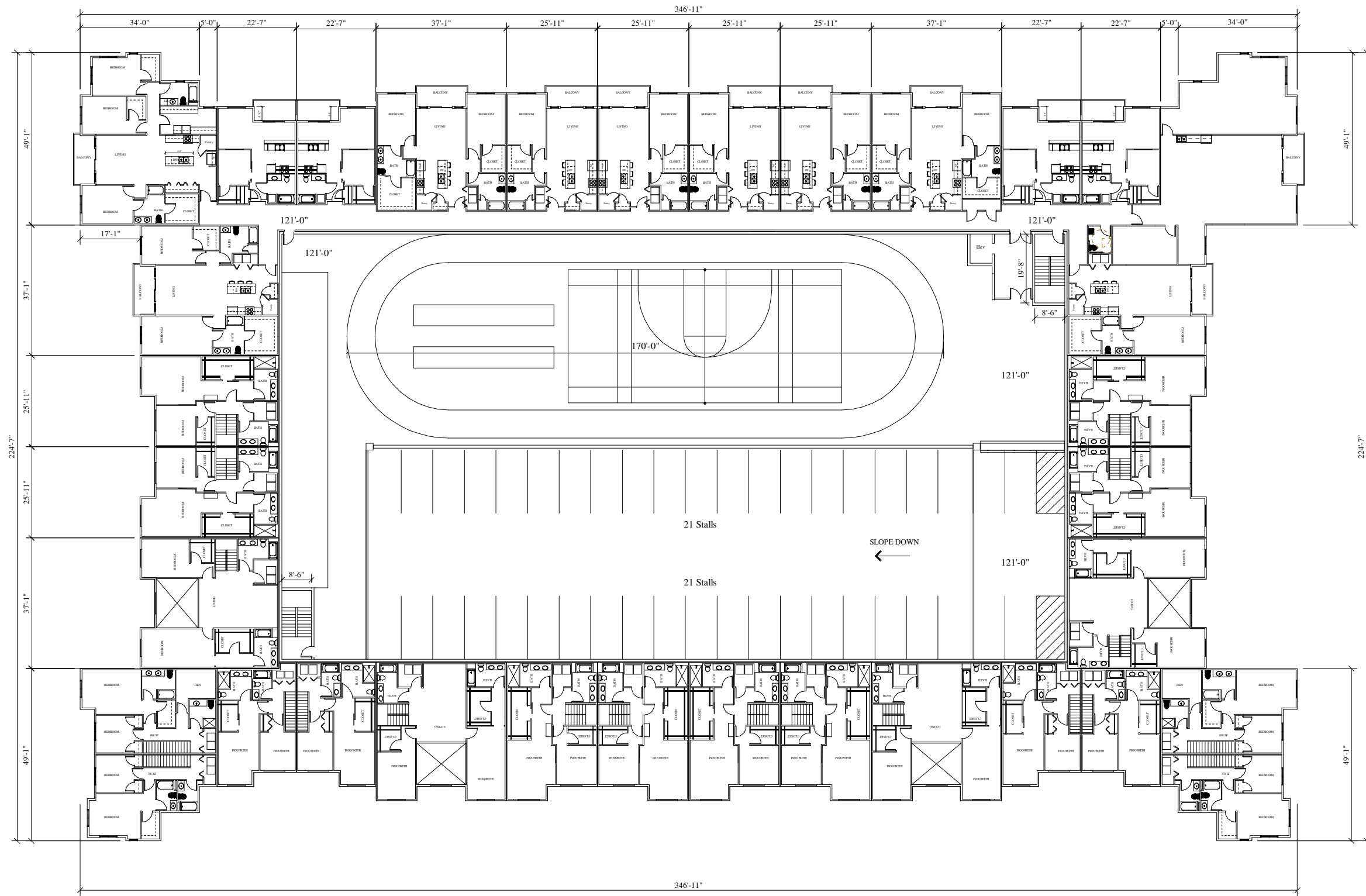
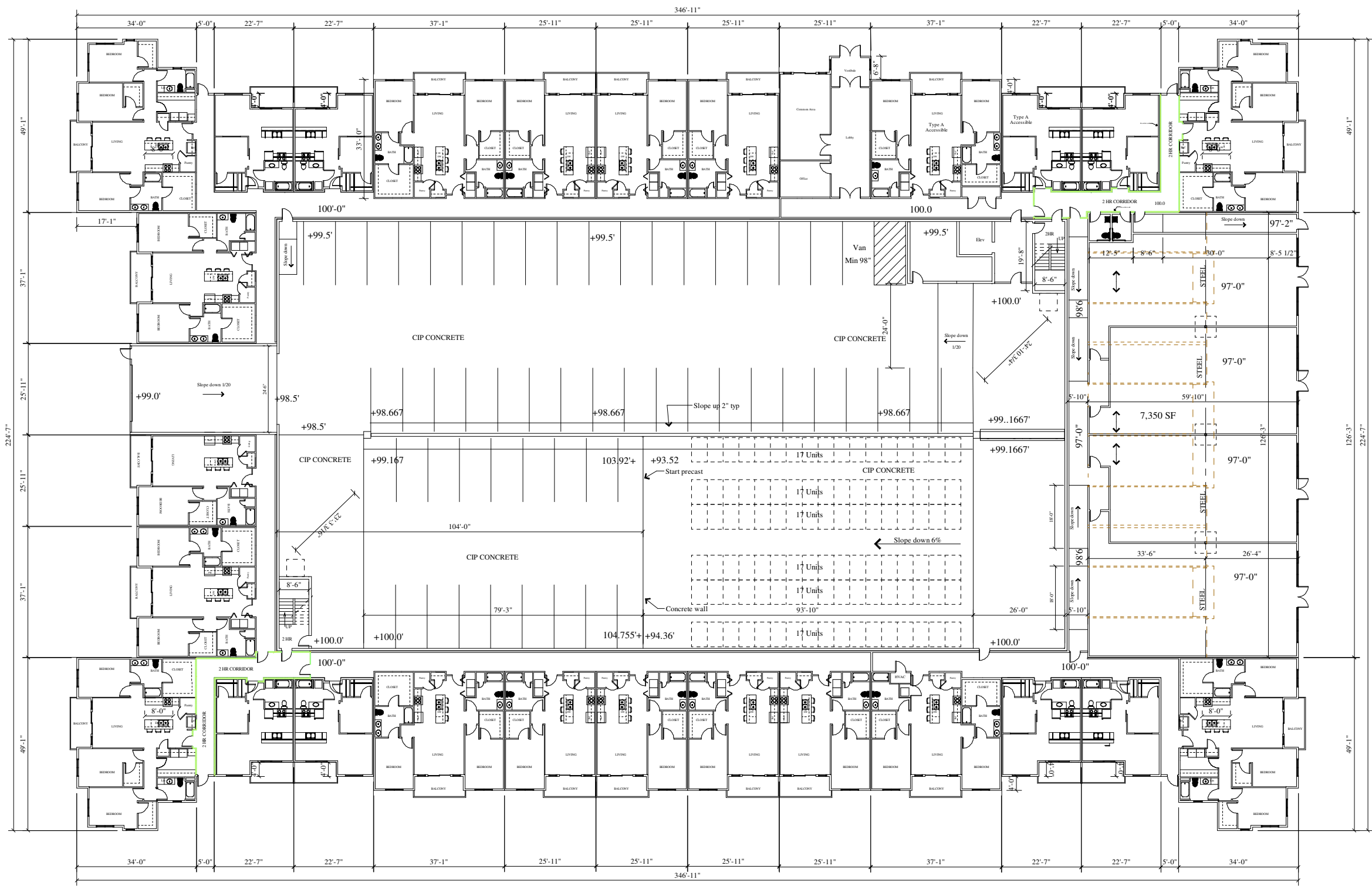
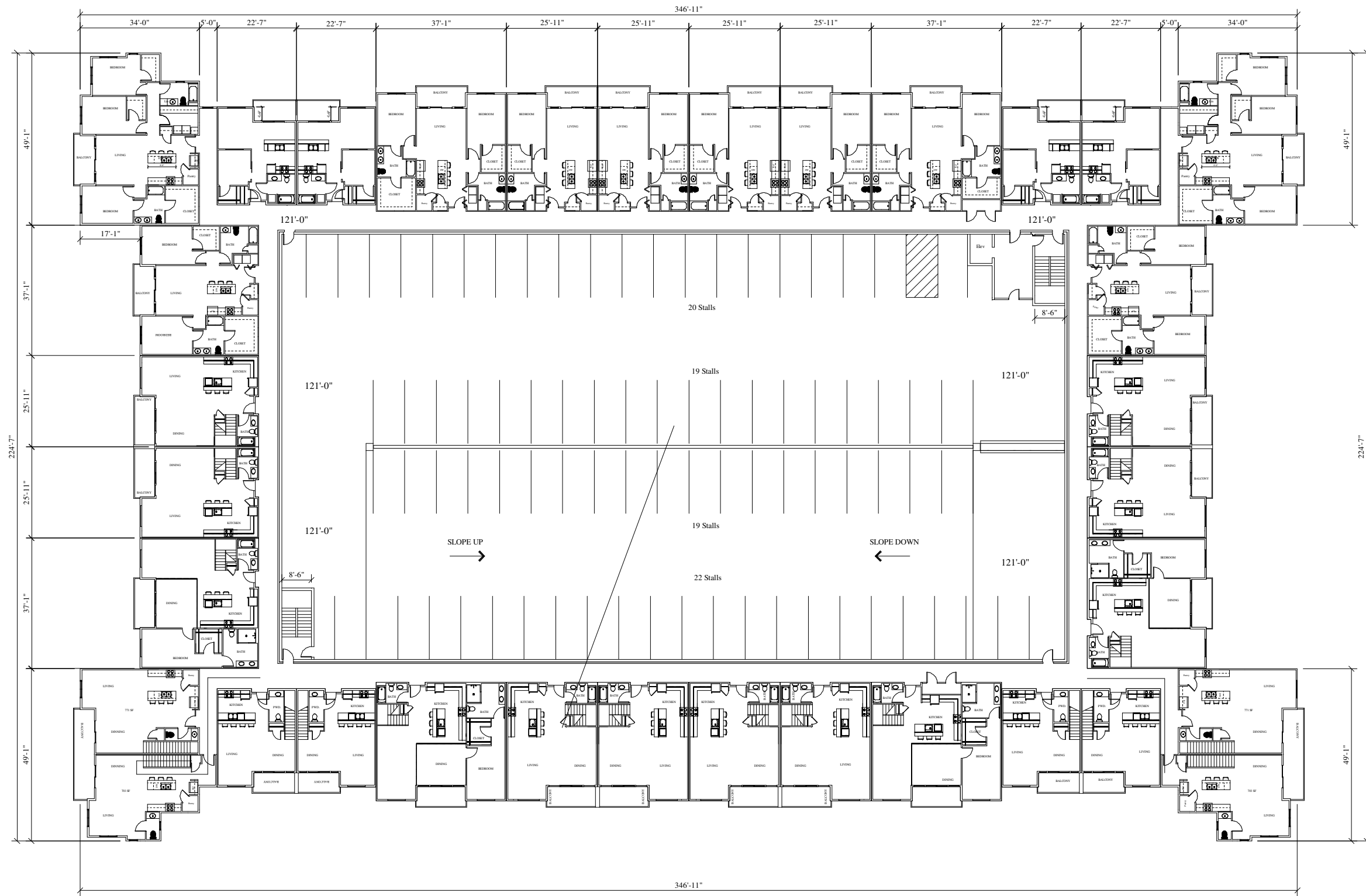
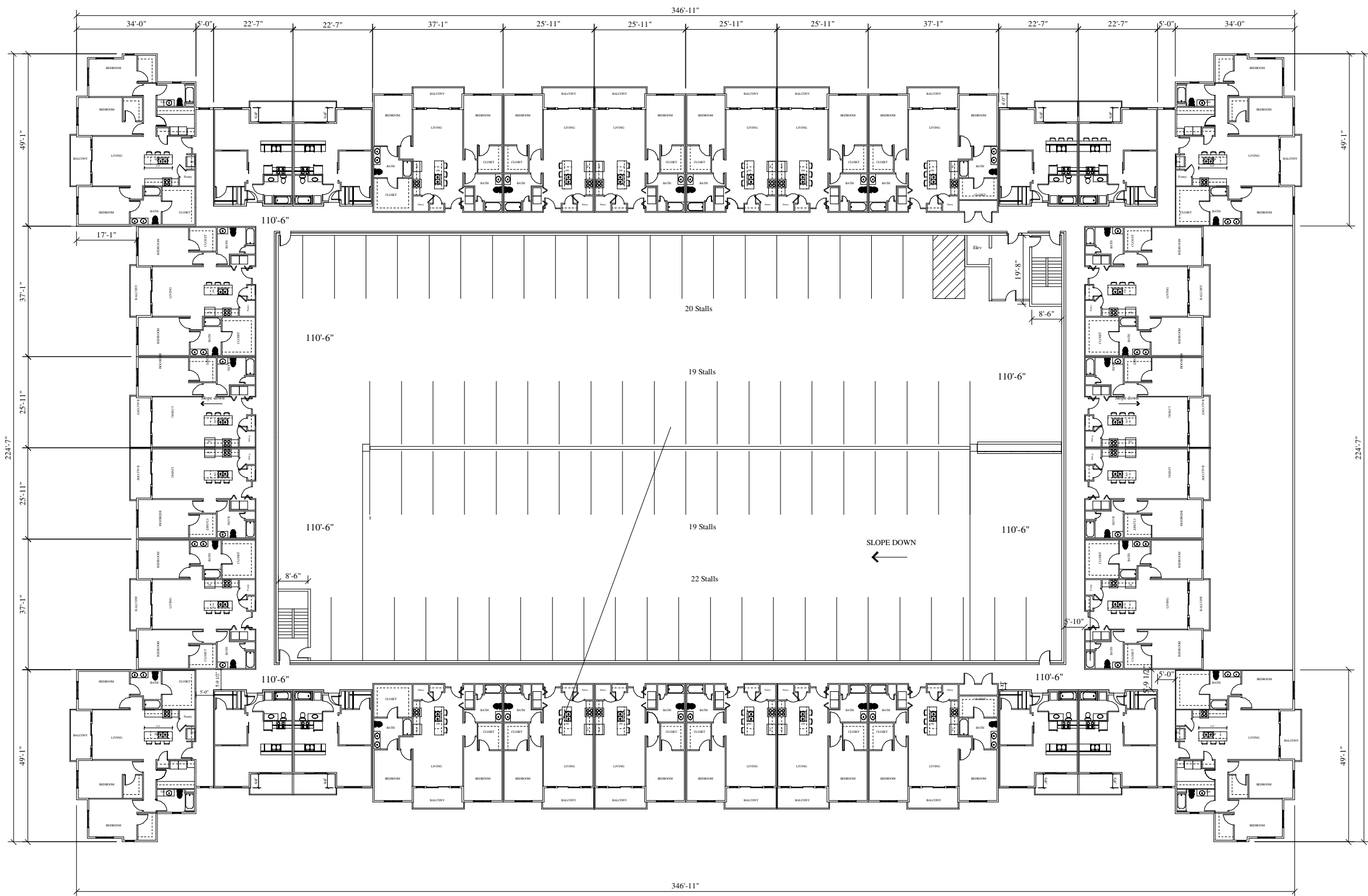
Proposed for:
Address:

Project: Arbor Village
Address: Germantown, WI
Sheet Title: Site Plan

Date: 03-23-2023
Scale: As Noted
Job #: 06-01

SHEET
C1

105 UNIT



105 UNIT



SOUTH ELEVATION



EAST ELEVATION

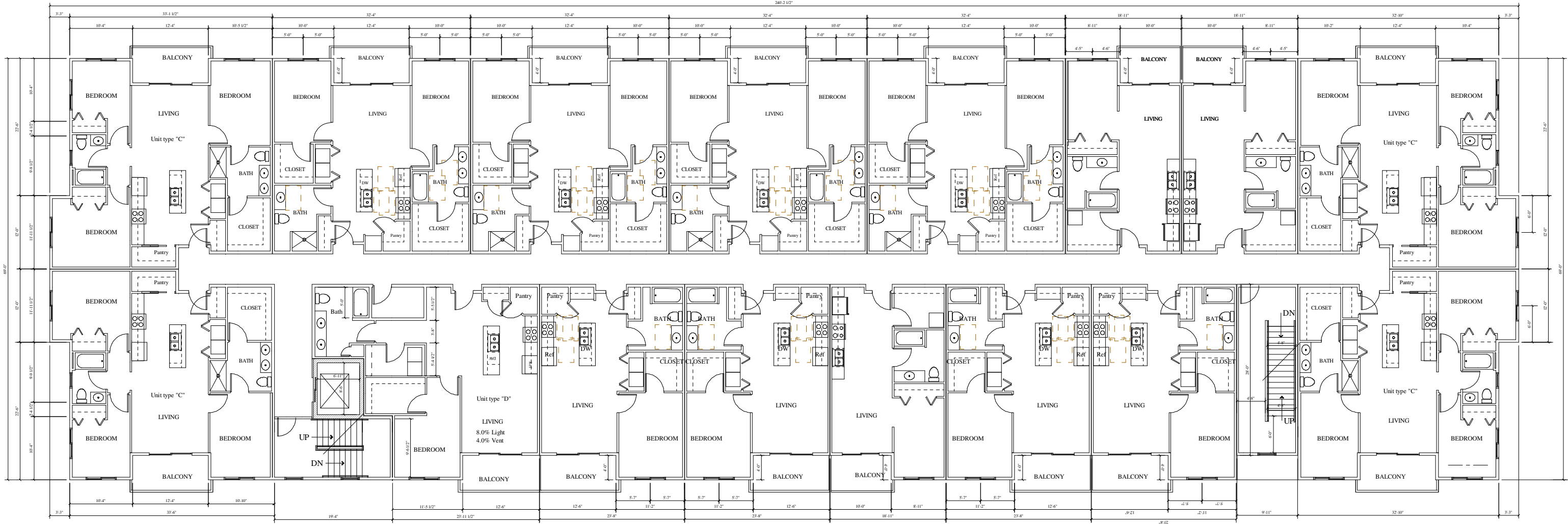


NORTH ELEVATION



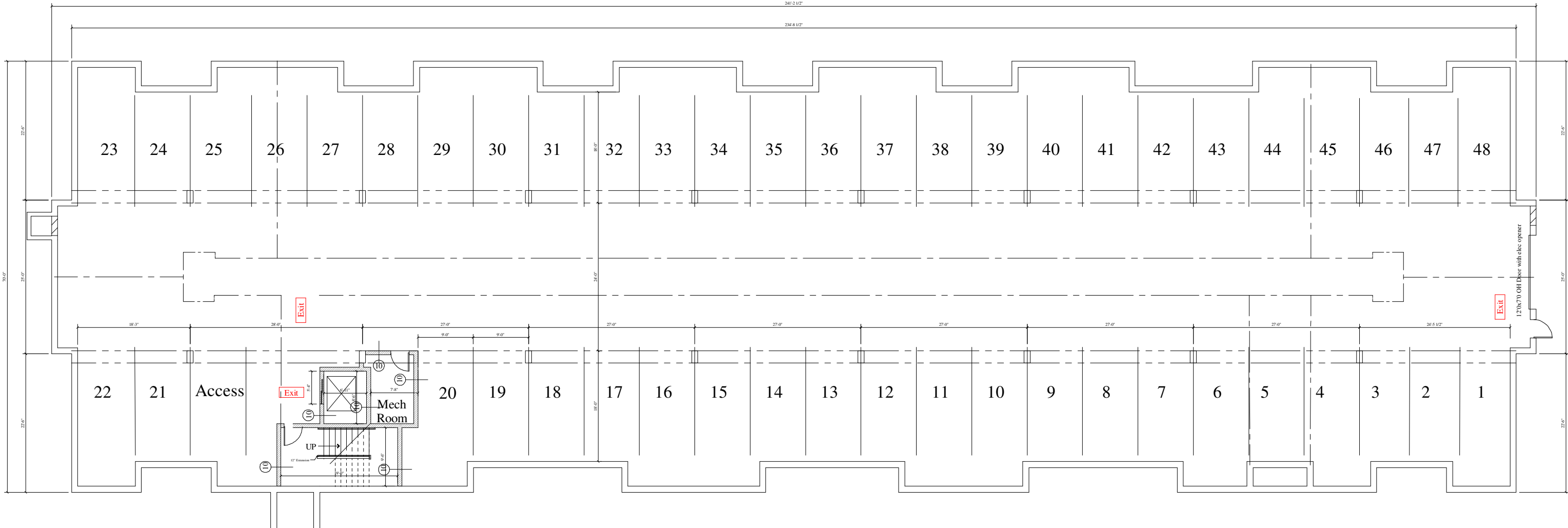
WEST ELEVATION

42 UNIT



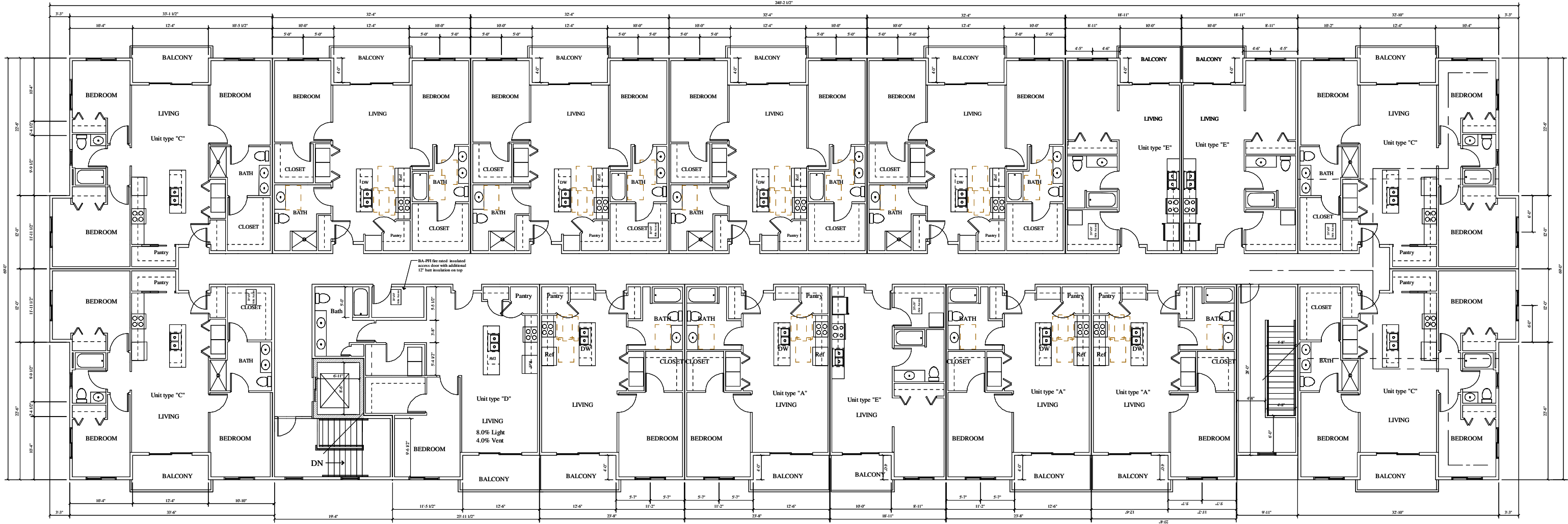
Second Floor Plan - sf

Scale = 3/32" = 1'-0"



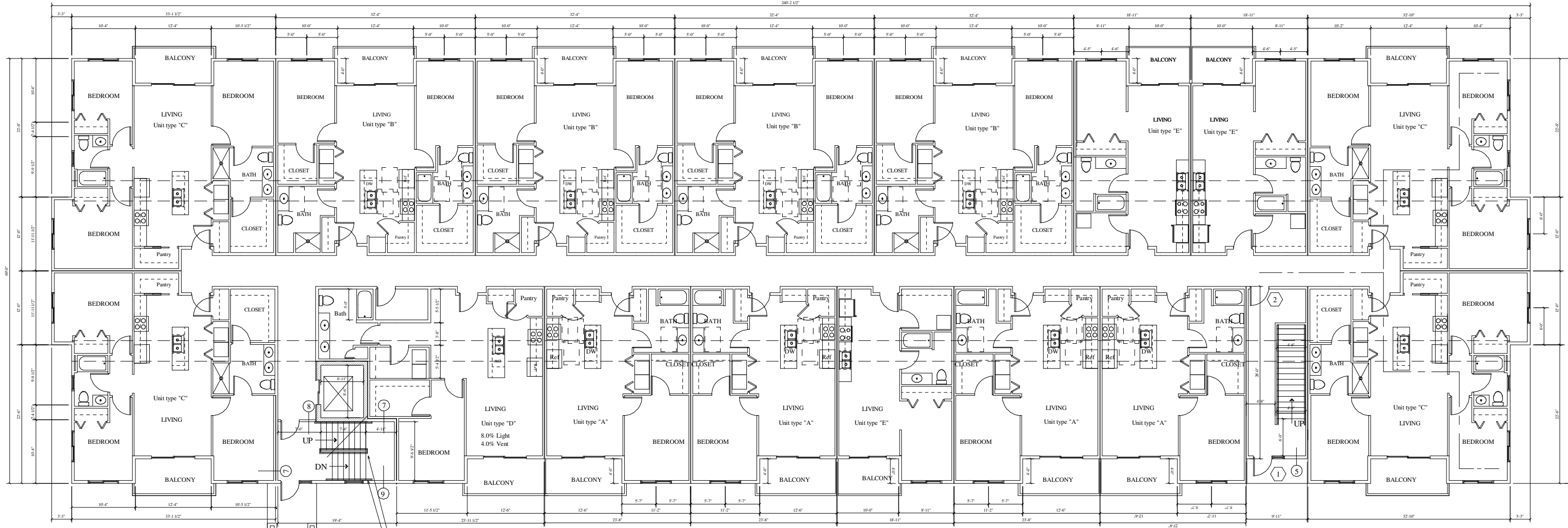
Lower Level Plan

Scale = 3/32" = 1'-0"



Third Floor Plan - sf

Scale = 3/32" = 1'-0"



First Floor Plan - 15,476 SF

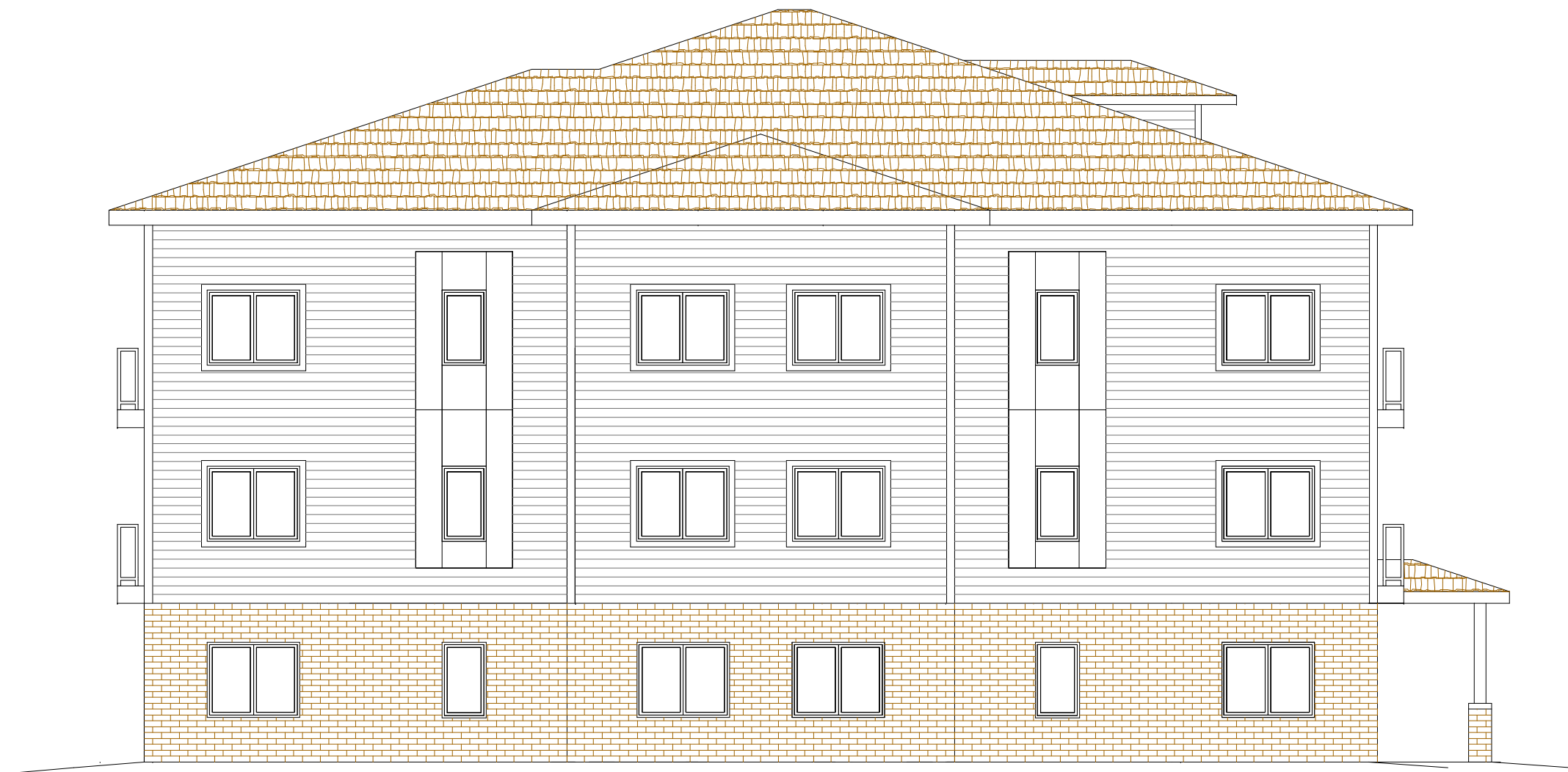
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42 UNIT



Front Elevation

Scale = 1/8"=1'-0"



West Elevation

Scale = 1/8"=1'-0"



East Elevation

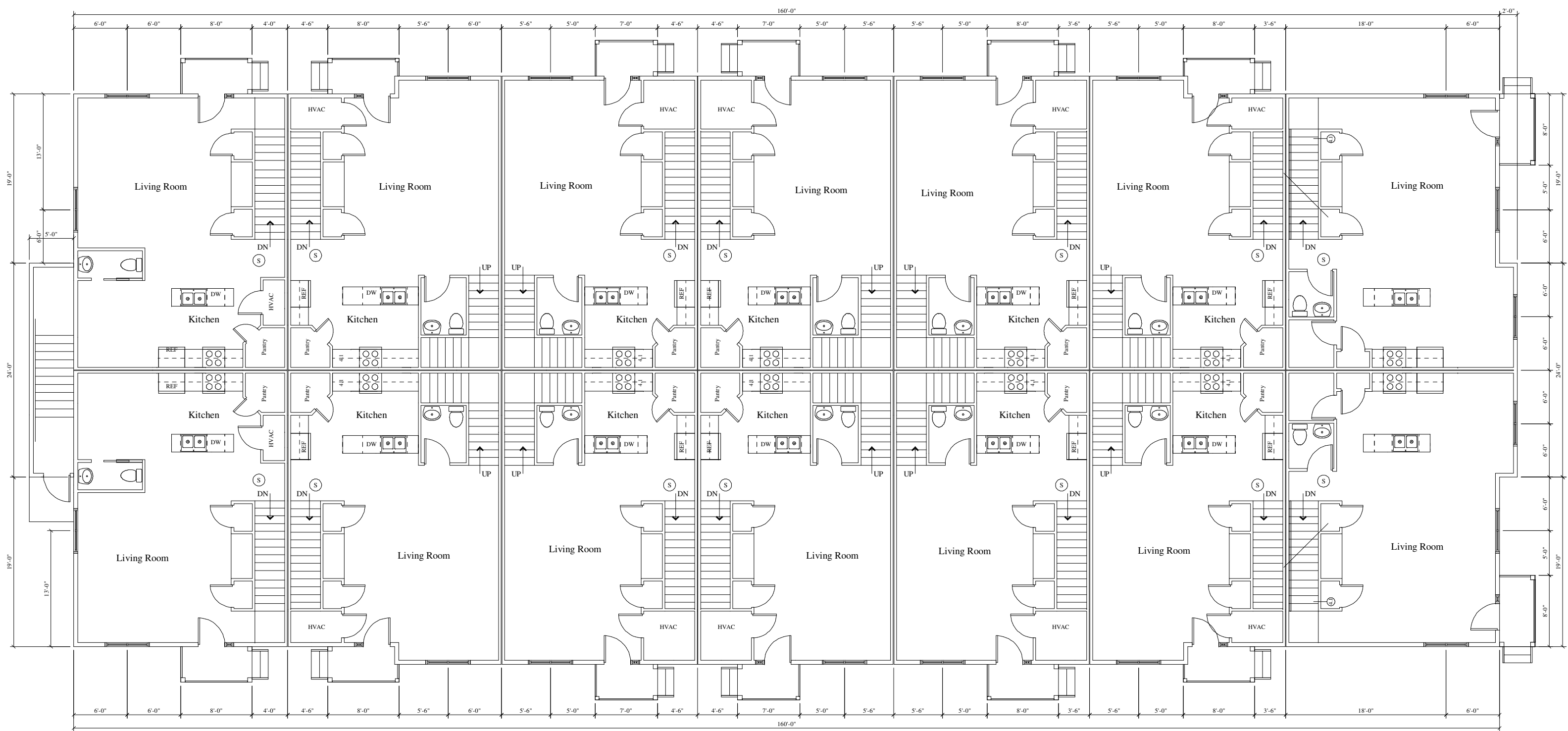
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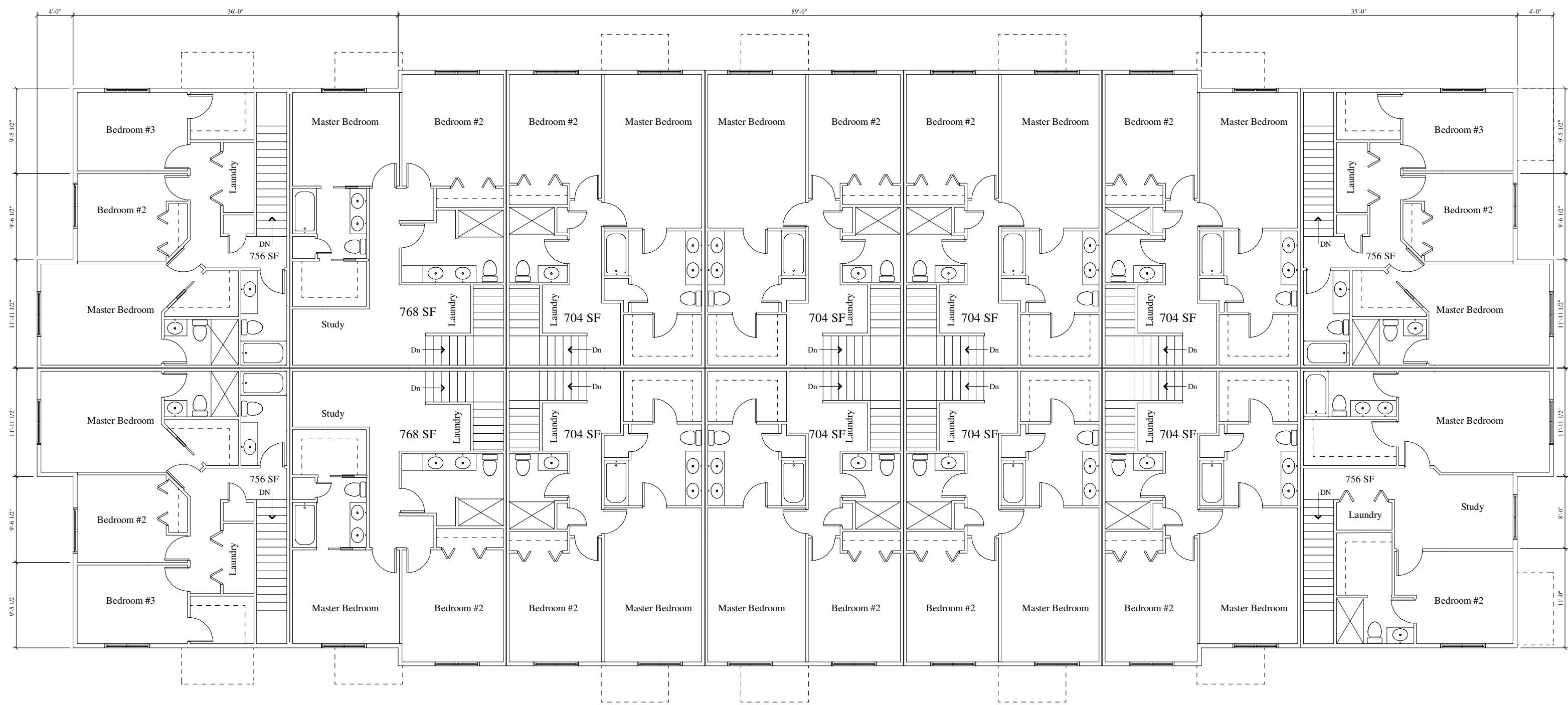
South Elevation

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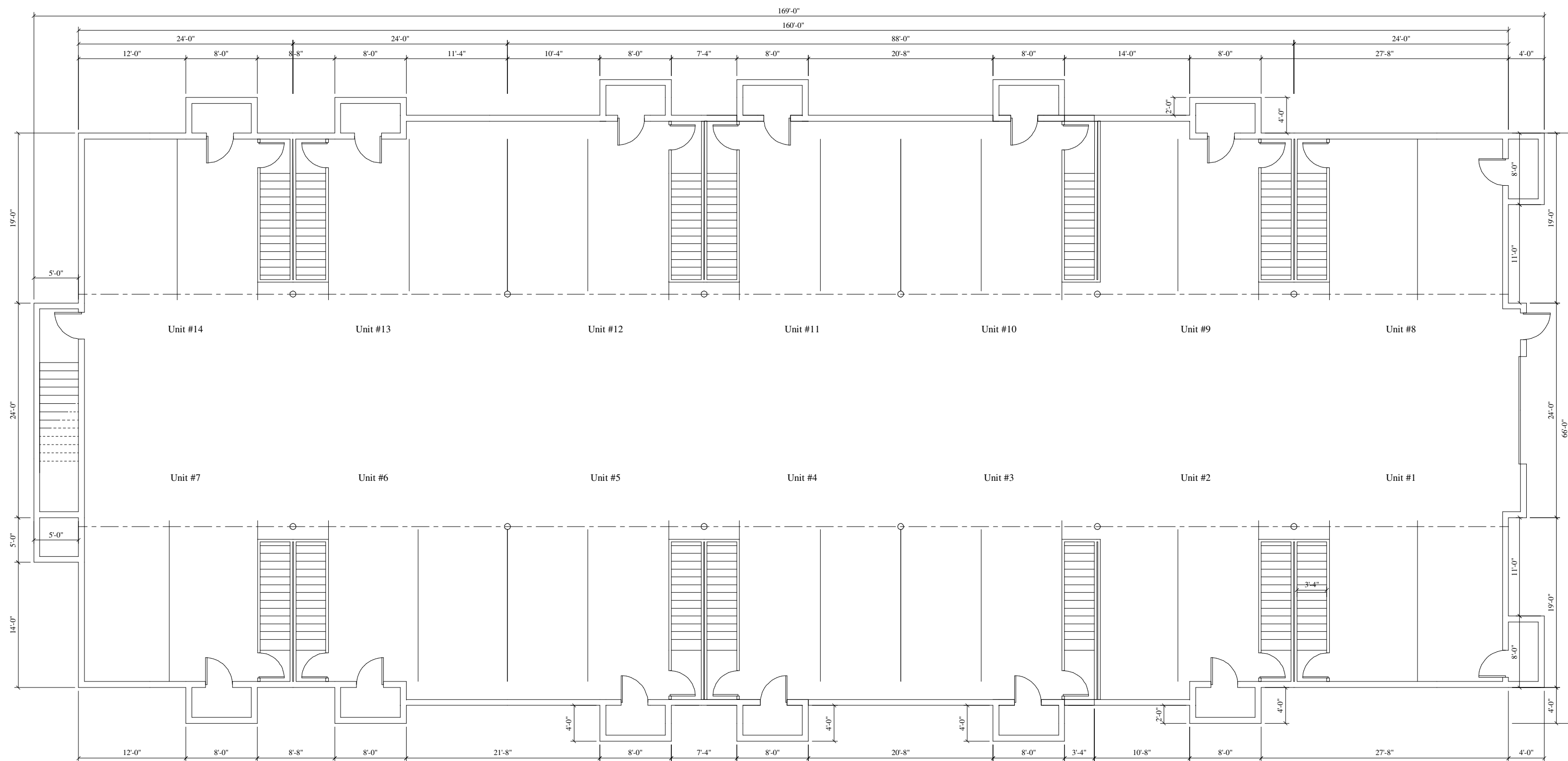
14 UNIT



First Floor Plan
Scale = 1/8" = 1'-0"



Second Floor Plan
Scale = 1/8" = 1'-0"



Lower Level Plan
Scale = 1/8" = 1'-0"



14 UNIT



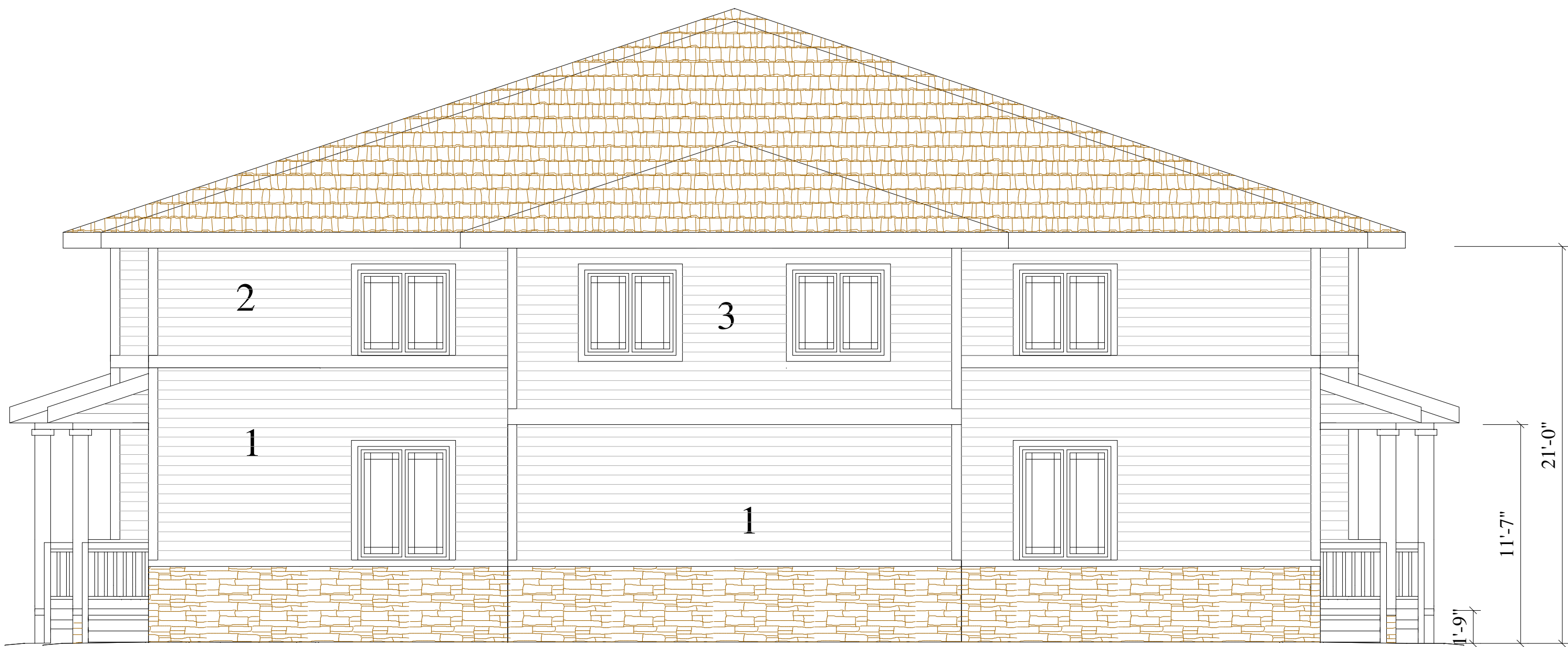
South Elevation
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North Elevation
Scale = 1/4"=1'-0"

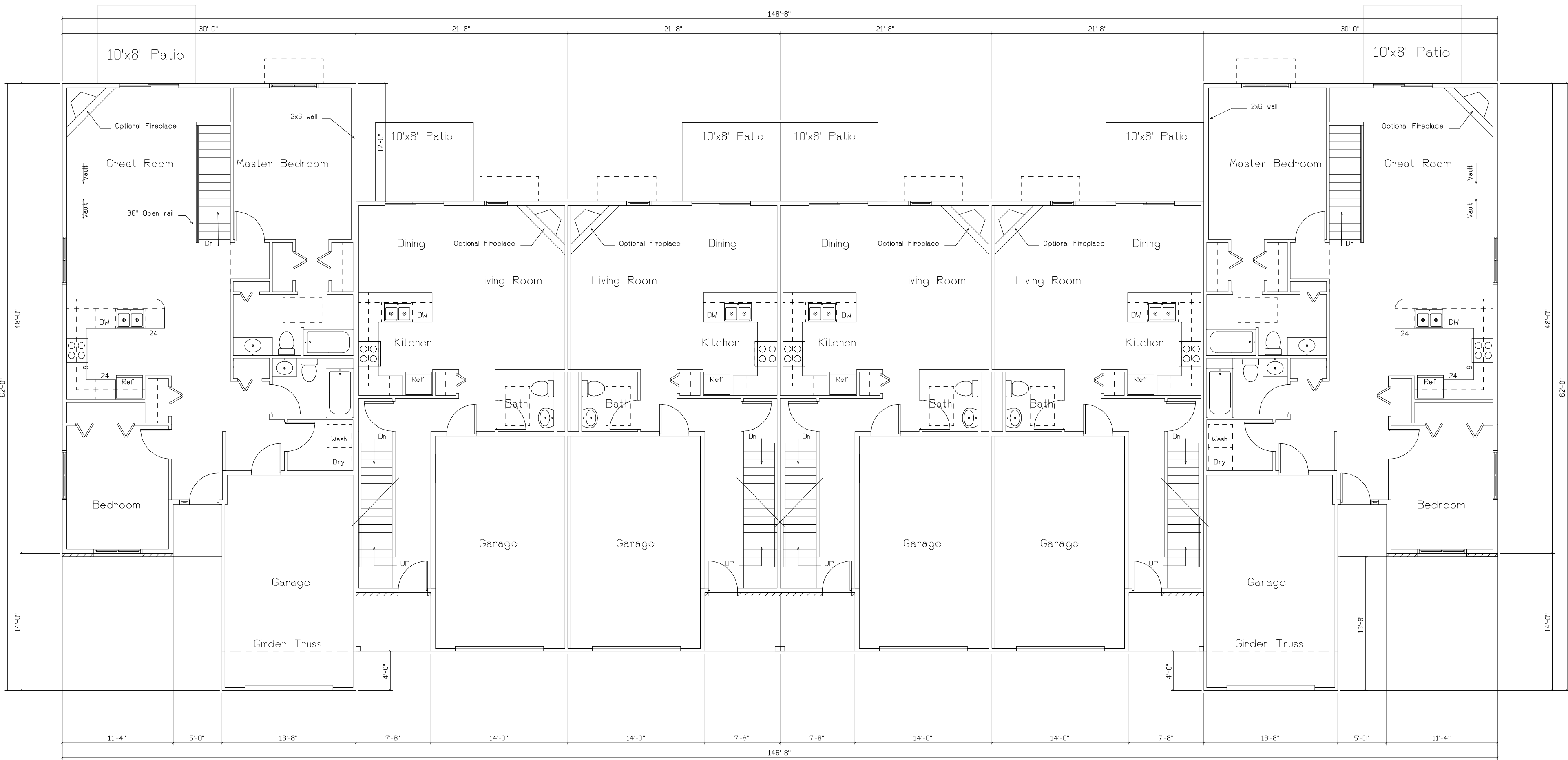


East Elevation
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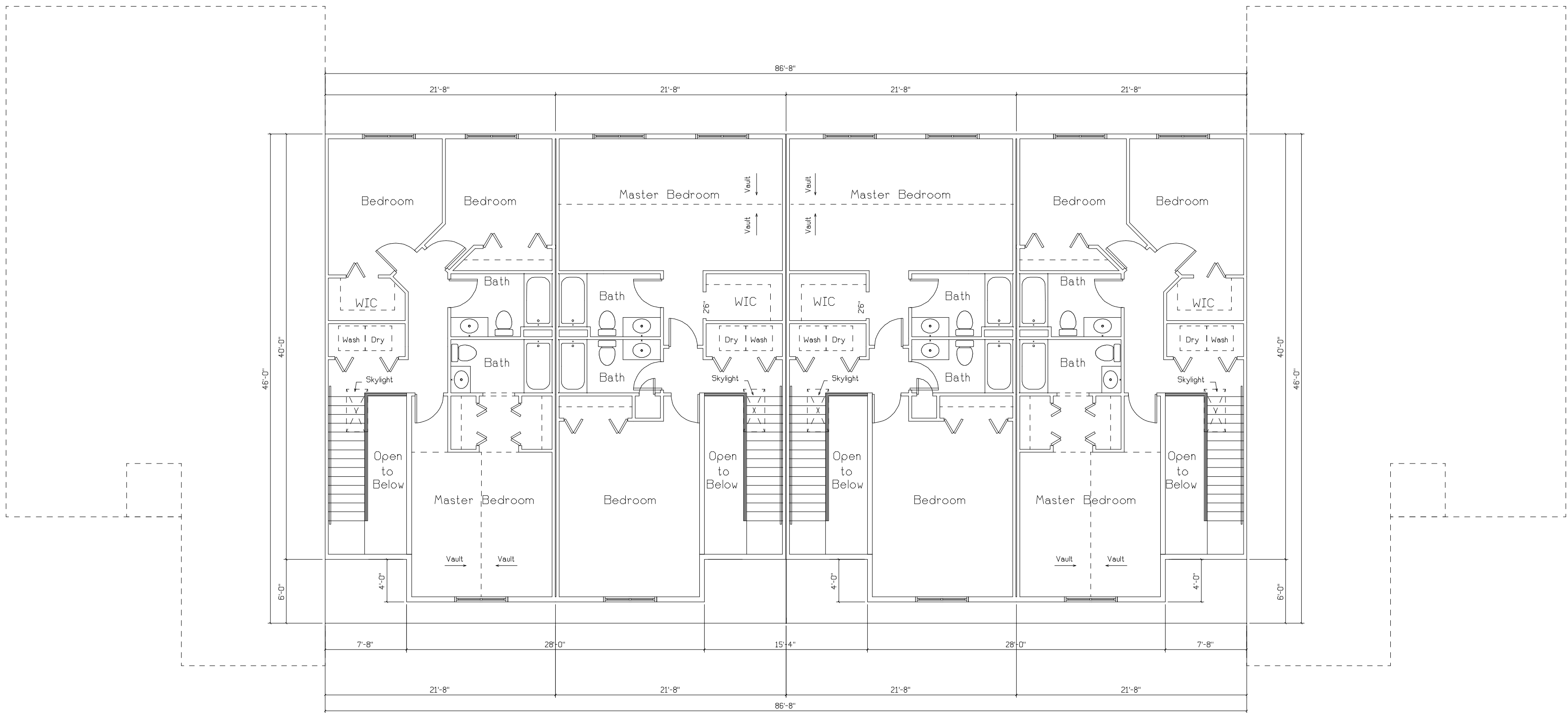


West Elevation
Scale = 1/4"=1'-0"

6 UNIT



First Floor Plan Unit "C"
Scale = 3/16"=1'-0"



Second Floor Plan Unit "C"
Scale = 3/16"=1'-0"

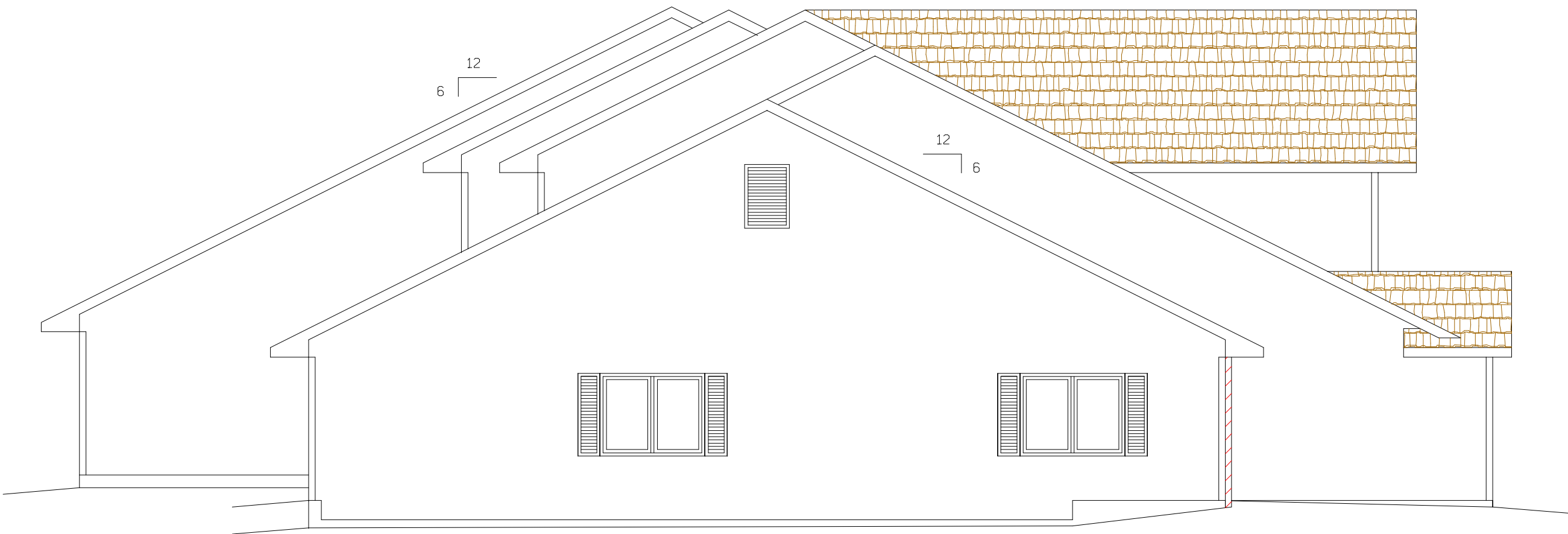
6 UNIT



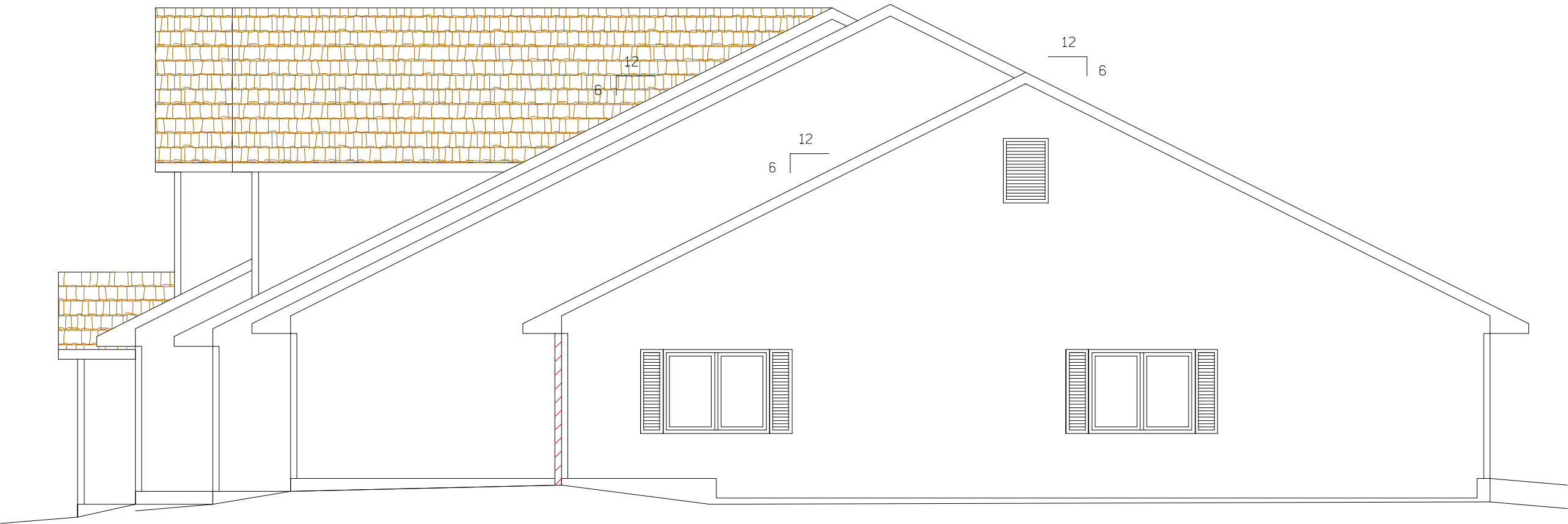
Front Elevation
Scale = 3/16"=1'-0"



Rear Elevation
Scale = 3/16"=1'-0"



Left Elevation
Scale = 1/4"=1'-0"



Right Elevation
Scale = 1/4"=1'-0"



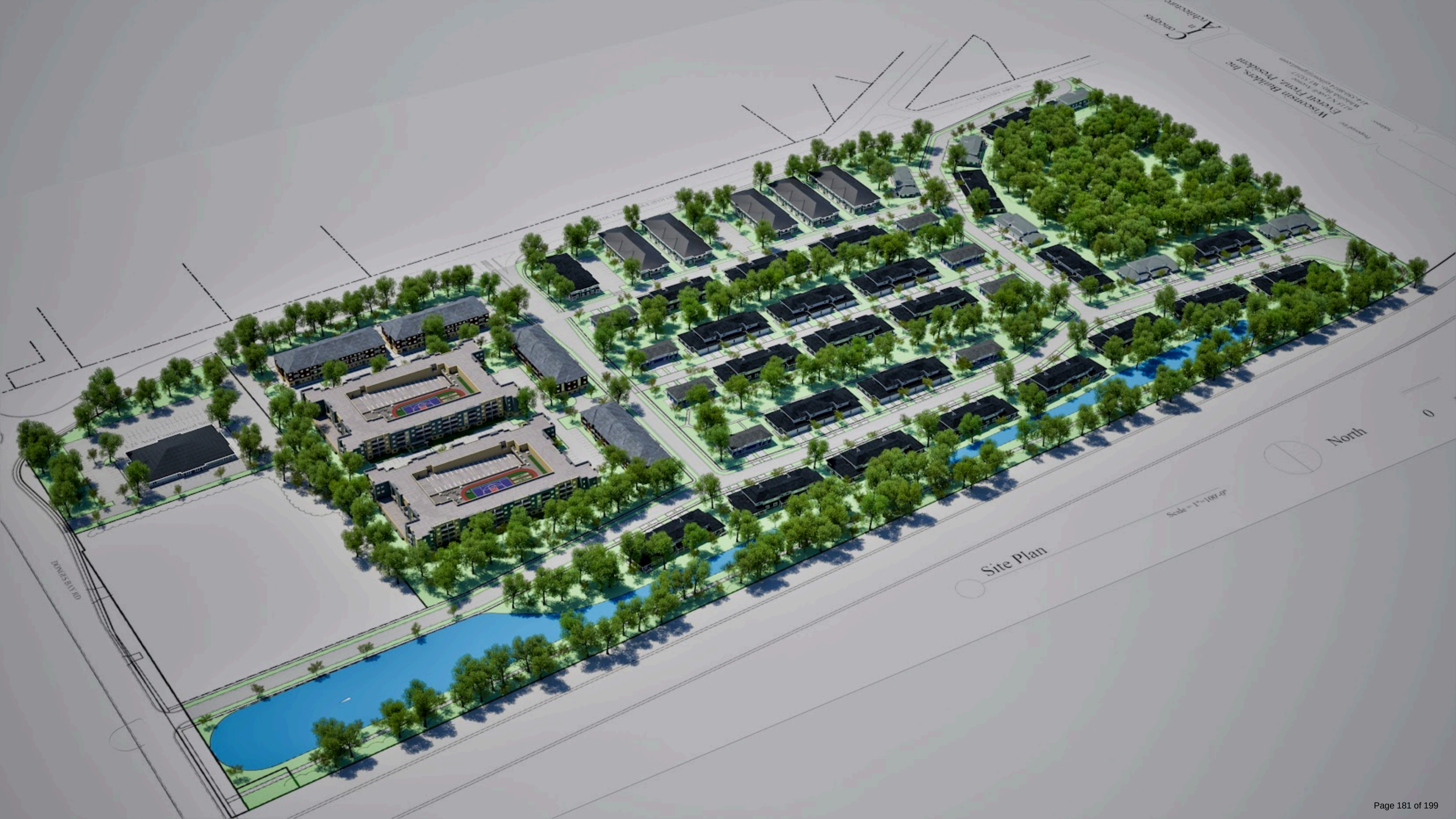
Site Plan

Scale = 1"=100'-0"

North

0

100



Site Plan

North

Scale = 1" = 100' 49"





APPLICANT RESPONSES TO VILLAGE STAFF QUESTIONS (5-4-2023):

1. What are the changes from the last plan to this plan? Can you highlight the areas on the plan and/or discuss the differences/changes in a narrative?

The new plan has smaller townhouse units on the north end. The south end has a commercial lot and mixed-use buildings on Fond Du Lac Avenue. The central area is set up for senior housing.

2. We need some sort of development and site statistics beyond just the number of units; what type of units, type of ownership, density, sqft, FAR/lot coverage, building height, etc. The level of detail and presentation that is going to be needed (eventually) in order to qualify as the General Development Plan (GDP) for the PDD is significant.

The units would be a combination of condominiums, market rate rentals, senior housing and commercial.

3. In light of the above, please confirm that you want the Village to keep and deposit the rezoning application fee (check for \$3460) less the \$200 consultation fee.

Yes, we would like to work with the Village to rezone the parcels to PDD. Our timeline would be to begin construction of the model 6-unit building in late 2023 on the north end. We would continue with the next buildings as condominiums are sold.

4. Please explain the relationship with the school district property and why it is included in this development plan.

The relationship with the Germantown School District began in 1916 and has always been friendly and neighborly. The new layout was designed after some preliminary discussions with the School District.

5. Please explain the relationship with the Village-owned property near the intersection and why it is also included in the development plan.

After discussions with members of the Village Board they requested more commercial development. We incorporated some of the village land and our land to create a corner lot for development.

6. Please explain and be prepared to discuss what, if any, financial assistance the developer may be requesting or expecting from the Village.

Depending on what the Village would like to see for future infrastructure we might be asking for assistance.

7. Has there been any sort of a market study to support the type and number of residential units proposed?

Yes.

PUBLIC LAND ACQUISITION REVIEW & RECOMMENDATION

2/12/24 Plan Commission Meeting

Germantown Community Development Department

Village Staff Status Report

Germantown, Wisconsin

In 2023, the Village entered into an Intergovernmental Cooperation Agreement (copy attached) with the Milwaukee Metropolitan Sewerage District (MMSD) for the purpose of establishing a process and responsibilities for the transfer of land acquired by MMSD through their Greenseams Flood Management Program to the Village for open space conservation and trail development purposes (for more information visit the MMSD website: <https://www.mmsd.com/what-we-do/flood-management/greenseams>)

At this time, the Village is seeking the transfer of ownership of a 51.6-ac parcel (GTNV 182-985) from the Milwaukee Metropolitan Sewerage District (MMSD) for development of the Goldendale Creek Trail segment of the Village's overall trail system (see attached). As noted in the attached design document, this property contains the headwaters for two separate waterways: Little Cedar Creek starts and flows to the north and across Holy Hill Road and eventually into the Milwaukee River watershed; and Goldendale Creek that starts and flows to the east under Goldendale Road and eventually into the Menomonee River watershed.

In addition to the proposed trail, the site is intended to have access from the future frontage road (a.k.a. High Point Pass) just north of the railroad (see attached trail concept plan) to a small parking lot with access to the trail and other nature education and preserve-type features that will be enhanced on the property. (NOTE: a secondary benefit of the transferring ownership to the Village is the availability of land needed for the frontage road right-of-way).

At this time, the Plan Commission is requested to provide a recommendation to the Village Board regarding the proposed ownership transfer required under Chapters 61.35 and 62.23(5) Wis. Stats. pertaining to the acquisition of land for public use purposes.

Staff recommends that the Plan Commission **APPROVE** the ownership transfer of the 51.6-ac parcel as proposed.

**Intergovernmental Cooperation Agreement
between the
Milwaukee Metropolitan Sewerage District
and the
Village of Germantown
for
Acquiring Lands for Greenseams® and Comprehensive Outdoor Recreation Plan**

1. Parties

This Intergovernmental Cooperation Agreement (Agreement) is between the Milwaukee Metropolitan Sewerage District (District), acting through its Executive Director, and the Village of Germantown (Germantown), acting through its County Board Chairperson.

2. Purpose

The purpose of this Agreement is to codify responsibilities for land acquisition towards Germantown's village-wide trail system and open space plan.

3. Basis for this Agreement

- A. WHEREAS, through Wis. Stat. §200.31(1), the District is obligated to manage drainage of the sewerage service area, including reducing the risk of flooding; and
- B. WHEREAS, the District's Greenseams® Program assists in providing environmentally responsible flood management through preserving natural ponding and undeveloped floodplain areas, along with linear corridors of open space that allow streams, rivers and associated wetlands and floodplains to function as naturally as possible while accommodating stormwater and floodwater flows; and
- C. WHEREAS, the District acquires natural floodwater systems through land acquisitions, where the land or the interest in land is purchased, and the District seeks a local unit of government or land trust to transfer ownership; and
- D. WHEREAS, the District's sewerage service area and Germantown's municipal boundary coincide; and
- E. WHEREAS, Germantown identified through a public process the priority to develop a village-wide trail system and open spaces through their 2021-2026 Comprehensive Outdoor Recreation Plan (CORP); and
- F. WHEREAS, Germantown would need to acquire land to meet the future recreational needs of the Village as outlined in the CORP; and

- G. WHEREAS, the objectives of the District's Greenseams® floodwater management program and Germantown's CORP coincide, and both the District and Germantown seek to partner on acquiring land that meets the objectives of both parties; and
- H. WHEREAS, coordinated efforts between the District and Germantown will provide better results than could be achieved by acting separately.

4. Effective Dates

This Agreement becomes effective upon signing by both parties and terminates on December 31, 2027 unless extended in writing by both parties.

5. District Responsibilities

The District will:

- A. Meet with Germantown to review parcels of interest, perform outreach to landowners, negotiate purchase, and fund and complete land acquisitions; and
- B. Work with Germantown to transfer ownership of newly acquired lands to Germantown while holding a conservation easement; and
- C. Support Germantown efforts to secure federal, state, and local grant funding to implement project activities; and
- D. Review ecological restoration and stewardship plans and activities that restore or enhance rain/snow infiltration, water quality, subsurface biomass, habitat, diversity, and weather resiliency; and
- E. Allow Germantown and its contractors access to sites; and

6. Germantown Responsibilities

Germantown will:

- A. Meet with the District to review parcels of interest and answer question as needed; and
- B. Work with the District to transfer ownership of newly acquired lands to Germantown while the District maintains a conservation easement; and
- C. Support the District's efforts to secure federal, state, and local grant funding to implement project activities; and
- D. Perform and fund ecological restoration and stewardship activities that restore or enhance rain/snow infiltration, water quality, subsurface biomass, habitat, diversity, and weather resiliency; and

E. Allow the District and its contractors access to sites; and

F.

7. Access

Any right of access necessary for the project, including but not limited to Rights of Entry, Temporary or Permanent Access Easements, Temporary Construction Easements, and Licenses, shall be granted by the issuing party to the recipient or its contractor without cost. All permanent easements necessary for the project shall be granted without cost, executed at the time of signing of this Agreement, and provided to the District to hold in escrow until such time as District determines all District obligations under this Agreement have been completed.

8. Modifying and Amending Agreement

Any modification or amendment to this Agreement must be in writing and signed by both Parties.

9. Severability

If a court finds any part of this Agreement unenforceable, the remainder of this Agreement continues in effect provided that the essential purpose for this Agreement can still be accomplished.

10. Applicable Law

The laws of the State of Wisconsin apply to this Agreement.

11. Conflicts of Interest

No officer, employee, or agent of the District or Germantown who has any responsibility for implementing this Agreement may have any interest in:

- A. any consultant, contractor, or vendor providing services to a producer or landowner receiving funding under this Agreement; or
- B. any land benefitting from funding under this Agreement.

12. Resolving Disputes

If a dispute arises under this Agreement, then the Parties will try to resolve it with the help of a mutually acceptable mediator in Milwaukee or Washington County. The Parties will equally share any costs and fees associated with the mediation, other than attorney fees. If the dispute is not resolved within 30 days after the Parties refer it to a mediator, then either Party may take the matter to court. Venue in any action brought under this Contract is proper only in the Circuit

Court for either Milwaukee or Washington County.

13. Notices

A. For Germantown, the contact person is:

Name
Village of Germantown
N112 W17001 Mequon Road
Germantown, Wisconsin 53022
(262) XXX-XXXX
Email

B. For the District, the contact person is:

Kristin Schultheis, Senior Project Planner
Milwaukee Metropolitan Sewerage District
260 West Seeboth Street
Milwaukee, Wisconsin 53204-1446
(414) 225-22276
kschultheis@mmsd.com

14. Termination

This agreement will terminate at the end of the agreement period, unless an extension of the agreement is executed by both parties. To terminate this Agreement prior to the end of the agreement period, a Party shall provide 30 days prior written notice to the other Party. The notice shall indicate the effective date of termination and the reasons for termination.

15. Independence of the Parties

This Agreement does not create a partnership. Neither Party may enter into contracts on behalf of the other Party.

16. Authority of Signatories

Each person signing this agreement certifies that the person is properly authorized by the Party's governing body to execute this Agreement.

17. Indemnification

The District and Germantown will be liable for their own negligent acts, errors, and omissions.

18. Funding

Each Party is responsible for funding its obligations as described herein. If the County or the

District is unable to fund its obligations under this Agreement, the parties shall meet and confer to determine whether to suspend, modify, or terminate this Agreement.

19. Third Parties

This Agreement is made for the benefit of the Parties and is not intended to benefit any third party or be enforceable by any third party.

Signatures on Next Page

**MILWAUKEE METROPOLITAN
SEWERAGE DISTRICT**

VILLAGE OF GERMANTOWN

By: _____
Kevin L. Shafer, P.E.
Executive Director

By: _____
XX
Village of Germantown Executive

Date: _____

Date: _____

Approved as to form

Countersigned

Attorney for the District

Village Clerk

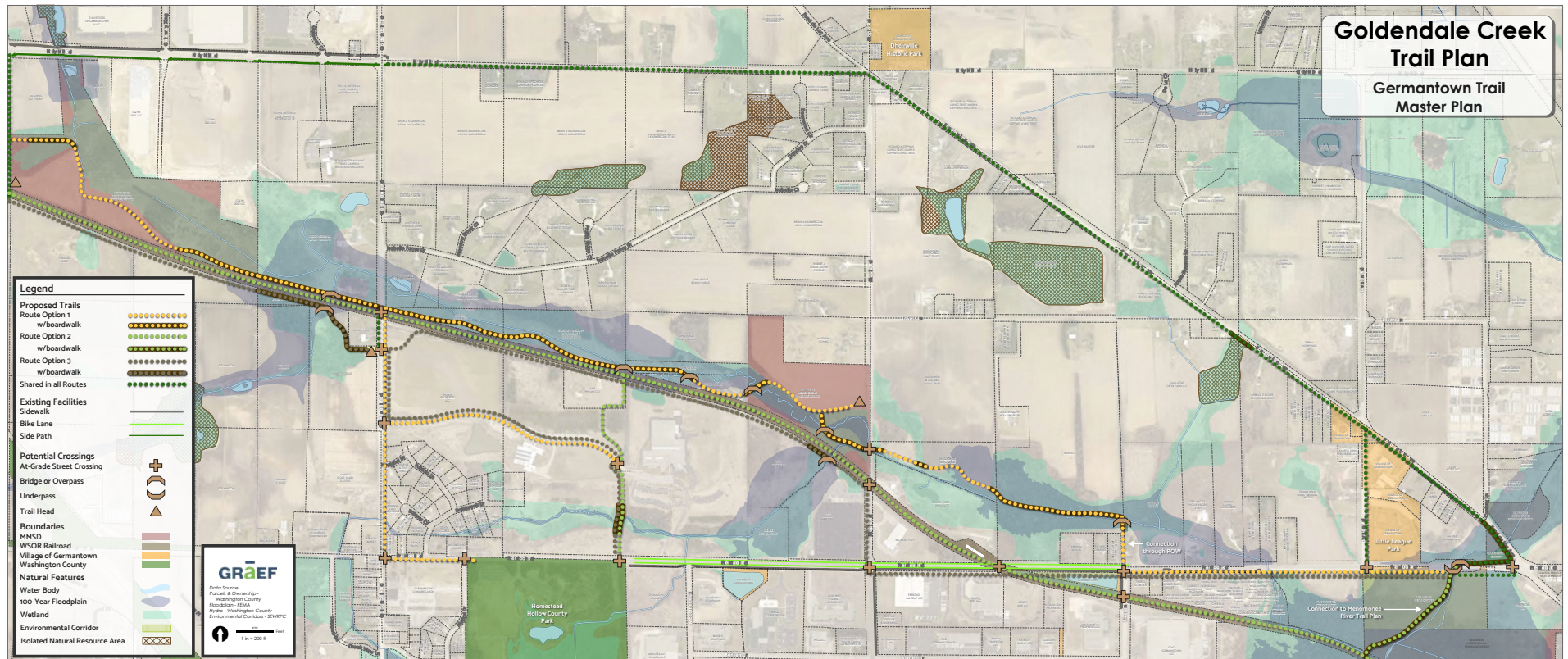
Approved as to form

Attorney for Village of Germantown



TRAIL RECOMMENDATIONS

Goldendale Creek Trail

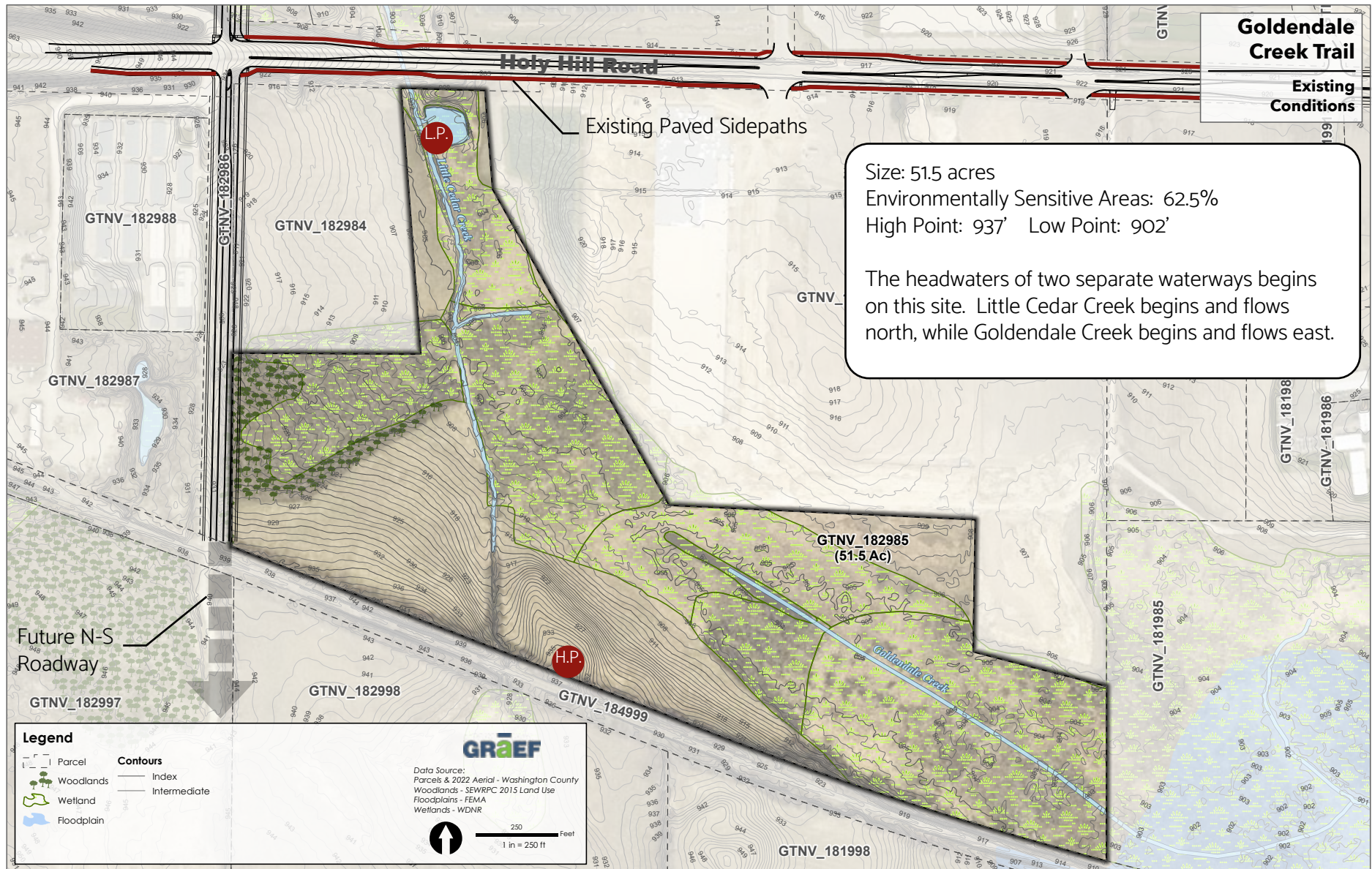


- 2.5 - 3.0 miles long (Holy Hill Road to Freistadt Road)
- Connects Germantown Holy Hill Gateway District and future growth area to the existing Village Center
- High number of publicly-owned lands
- Route Option 1: Over 1 mile of elevated boardwalk needed through lowland environmental areas
- 10' wide, crushed aggregate trail material is being explored to match natural character of the route
- Village TID dollars allocated for trail construction

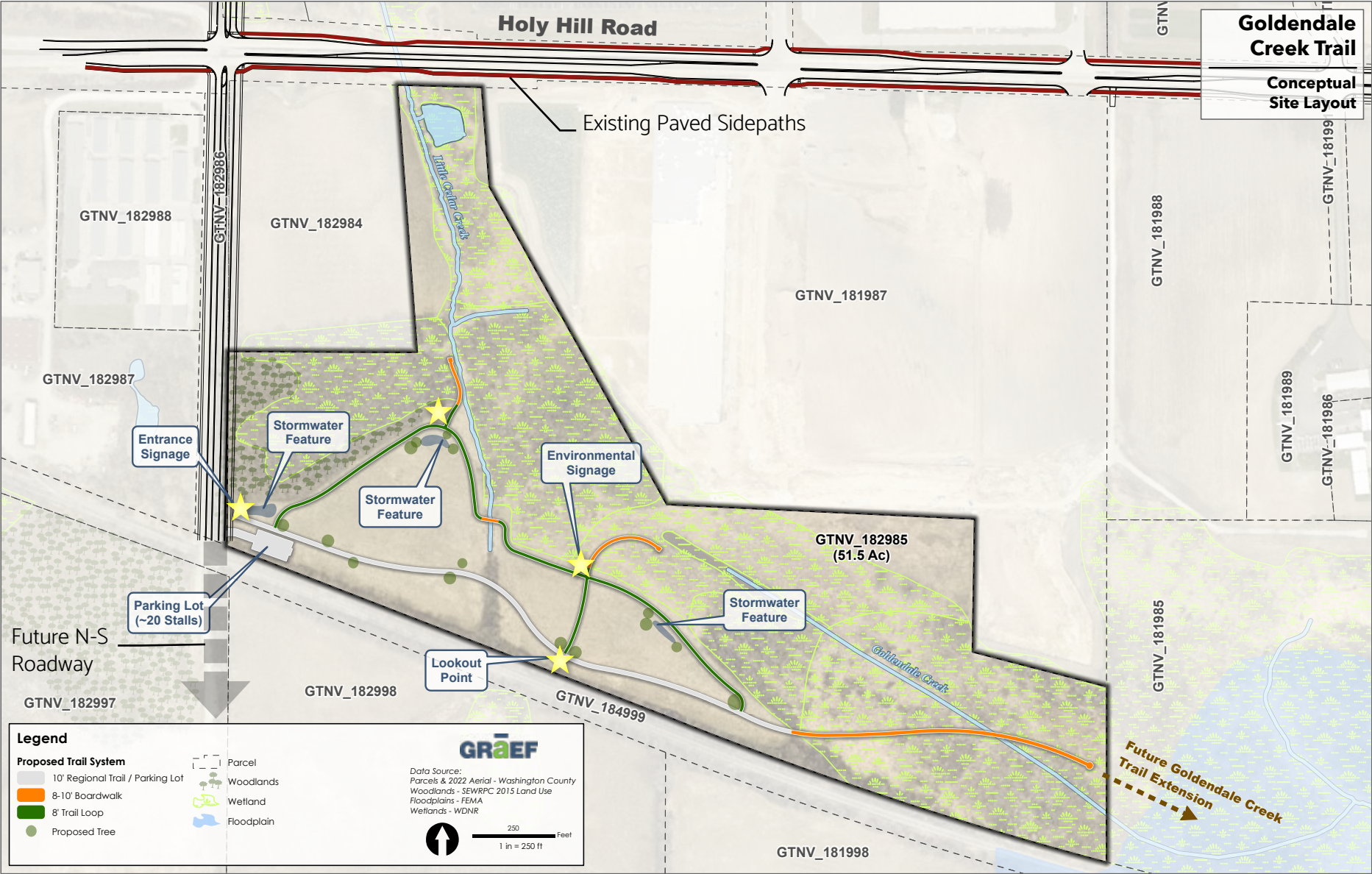


January 11, 2024 DRAFT

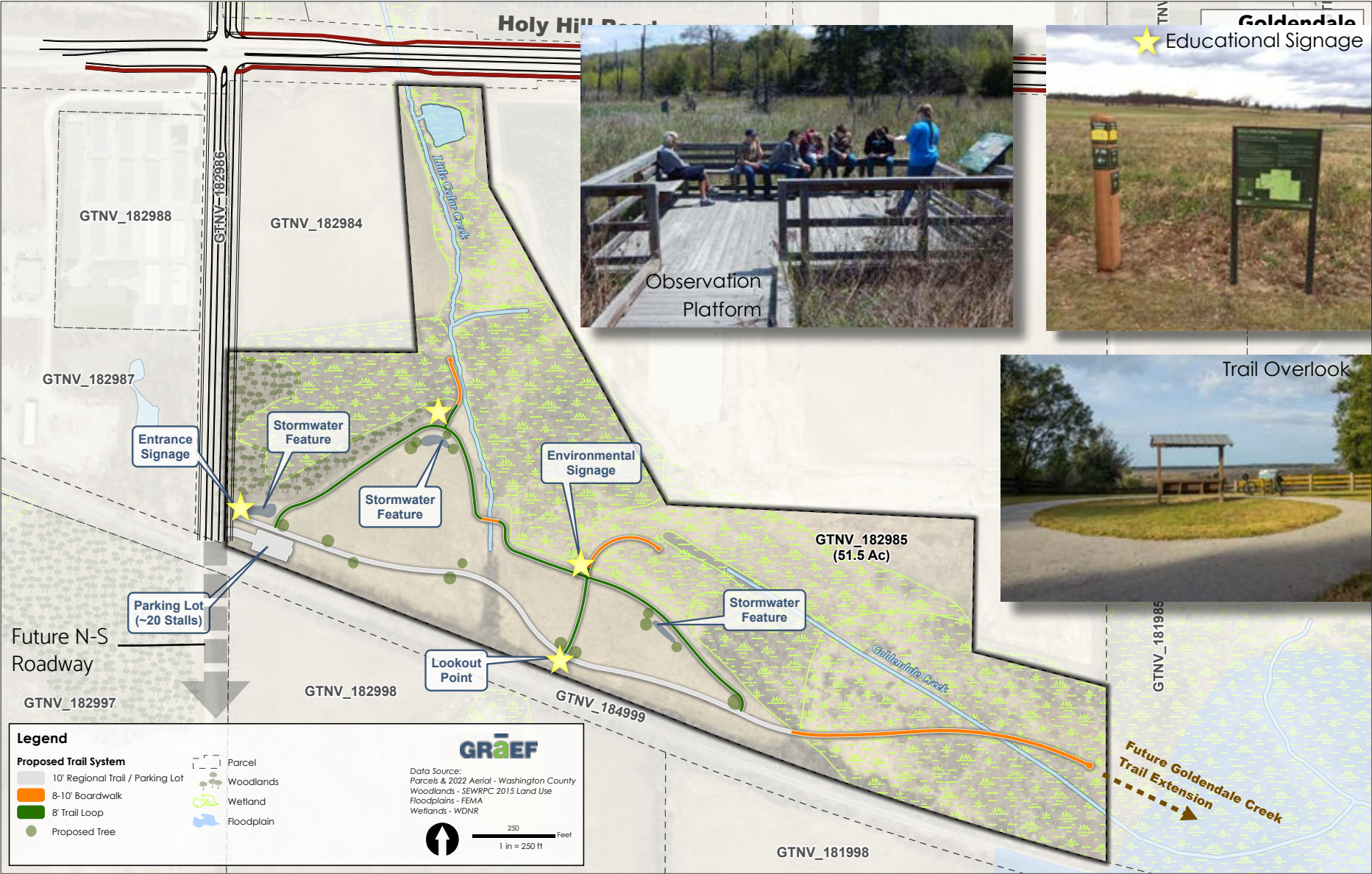
EXISTING CONDITIONS



TRAIL CONCEPT PLAN



TRAIL AMENITIES



TRAIL TYPOLOGIES



ENVIRONMENTAL ENHANCEMENTS

