

MEETING: REGULAR MEETING OF THE PLAN COMMISSION
DATE & TIME: Monday, May 13, 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. April 8, 2024
 - B. April 22, 2024
- IV. **NEW BUSINESS:**
 - A. Briohn Building Corp, Agent for Green Bay Packaging Inc., Property Owner - N128 W21600 Holy Hill Road. Conditional Use Permit (CUP) to allow encroachment into a 25' Wetland Setback (PUBLIC HEARING & ACTION)
 - B. Jim Tollar, Agent for Berean Bible Society, Property Owner - N112 W17761 Mequon Road. 2-lot Certified Survey Map (CSM). (ACTION)
 - C. Michael H. & Bernadette A. Furlong Property Owners and Furlong Industrial Systems at W194 N11221 McCormick Drive. Zoning Permit for exterior building renovations. (ACTION)
 - D. Karlee Patzlsberger, Property Owner - N97W15805 Burr Oak Road - Zoning Permit to allow a fence in a utility easement (ACTION)
 - E. Village of Germantown Community Development Department - Proposed Text Amendments to Chapter 17 of the Village of Germantown Municipal Code: 17.07 Temporary Uses; 17.08 Definitions; 17.33 M-1 Limited Industrial District; and 17.41 Accessory Uses, Buildings and Structures. (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, April 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 by Planning Assistant Lori Johnson at: 6:47pm.
MOTION Shadid second Laszewski to appoint Trustee Baum as Chairman Pro-tem.
MOTION carried unanimously.
- II. **ROLL CALL:**
Plan Commission members present were: Trustee Rep David Baum, Commissioners Tony Laszewski, Peter Nilles, Bob Williams, Bill Shadid and Josh Tarantino. Chairman Dean Wolter was absent and excused. Also present were Community Development Director Jeff Retzlaff and Planning Assistant Lori Johnson.
- III. **APPROVAL OF MINUTES:**

A. March 11, 2024
MOTION Shadid second Laszewski to Approve the minutes from March 11, 2024.
MOTION carried unanimously.
- IV. **NEW BUSINESS:**

A. Public Hearing regarding a proposed amendment of the Project Plan for Tax Incremental District (TID) No. 7 and a proposed amendment of the Project Plan for TID No. 8 followed by consideration and possible action on a Resolution Approving an Amendment to the Project Plan for TID No. 7 and consideration and possible action on a Resoultion Approving an Amendment to the Project Plan for TID No. 8. (PUBLIC HEARING & ACTION)
Director Retzlaff announced Phil Cosson, Ehlers, who gave a presentation on the proposed amendments to TIF #7 and #8.
Public hearing opened at 7:09 pm.
Comments were received from:
- Katie Kautz, N135 W20647 Meadowlark Lane
- Sarah Larson - W159 N9739 Butternut Road
- Melanie Smythe - N140 W17938 Cedar Lane
- Scott Hefle, W159 N10514 Old Farm Road
- Jan Miller, PO. Box 837
Public hearing closed 7:25 pm.

Discussion followed. Commission members provided the following comments:

- Trusee Baum explained the Richfield water project will put a water line under Rockfield Road and tear up the road. So while the road is open, it was decided to put in the sewer line at the same time so that when the road is paved its fresh. The eastern half of Rockfield Road up to Goldendale is torn up and needs to be repaired, but nothing east of Goldendale will be done.
- What does the Village get when the TID closes and what more do we get because of the amendment. Mr. Cosson explained.
- What is the benefit to the Village when a TID closes.
- Can we setup neighborhood citizen meetings.
- TID 7 work - while Freistadt Road is torn up with water and sewer going in, it comes in to Freistadt Road east to Goldendale and ties back into the system. So while Freistadt Road is torn up should we run sewer and water west to the interstate while we rebuild the whole road.
- How will the railroad crossing affect what we want to do. The need for the additional improvements along Freistadt Road will go in whether or not the crossing is approved because the Freistadt district will develop. The timing coincides with the Richfield improvements.
- What decision is made when to close out TID 8 and what happens to the cumulative cash flow when the TID closes
- How do we know the roads are sized appropriately if the planning hasn't been completed
- Administrator Kreklow provided an update on the railroad crossing and the timing of the project.

MOTION Laszewski second Nilles to Approve the proposed Resolutions for TID No. 7 and TID No. 8.

MOTION carried 4-2 (Shadid, Tarantino)

- B. Crew Carwash, Agent for Nomies Investments, LLC, Property Owner - N96 W17500 County Line Road. Conditional Use Permit (CUP) and Site Plan Applications for redevelopment of the property for construction of a new 4,500 sqft self-serve carwash. (PUBLIC HEARING & ACTION)

Director Retzlaff summarized the proposal.

Public Hearing opened at 8:05 pm

- Brian Randall, Attorney with Amundsen Davis, 111 E. Kilbourn Avenue, Milwaukee, spoke on behalf of Crew Carwash. He stated the conditions of approval have been reviewed and indicated they can work with them. He explained the current gas station has a car wash but it will be demolished and the site reconfigured for the proposal.
- Melanie Smythe, W140 N17938 Cedar Lane commented on the building.

Public hearing closed at 8:08 pm.

MOTION Shadid second Williams to Approve the Conditional Use Permit (CUP) application for Crew Carwash for the construction and operation of a self-serve car wash facility on the property located at N96 W17500 County Line Road subject to the following conditions:

1. The uses and activities allowed on the property shall be limited to those uses and activities specified in the conditional use permit (CUP) application, project narrative dated February 12, 2024, and supporting site plan documents dated January 12,

2024, and February 12, 2024. Days and hours of operation shall be limited to those specified in the CUP application and supporting documents submitted to the Village (Sunday through Saturday 7:00am to 9:00pm).

2. The Owner/Operator is responsible for reporting any significant changes in the type, intensity, amount, or location of the land uses and activities, days and hours of operation, size or location or other operational characteristics of said uses and activities authorized under this CUP to the Village Zoning Administrator.
3. If the use, activities and/or operation subject of this permit falls out of conformity with the conditions herein, or, where there is a change in the nature, character, intensity or extent of the activities or uses which causes problems or harmful effects that were not anticipated at the time of approval of this CUP, the conditional use permit may be modified or terminated by the Village Board by the amendment to or addition of conditions after public hearing thereon.
4. All temporary and permanent exterior signs require a permit and shall comply with all current sign regulations. Off-premises advertising and directional signage is regulated by the Village and requires a permit if/when allowed.
5. All future site improvements, including all building, parking area, landscaping, storm water management facilities, signage, exterior lighting, and any other improvements made to or on the property that are necessary for the land uses and activities authorized under this CUP shall be submitted for review and approval by the Village through the Zoning Permit or Site Plan application process as determined by the Village Zoning Administrator. If required, Site Plan review and approval will include Plan Commission review and approval.
6. Building permits and commercial building code plan approval are required for the planned demolition of existing structures on the site and the proposed building and kiosk. Contact SAFEbuilt staff in Inspection Services at Village Hall prior to any work for information about required permits and/or plan approvals.

Discussion followed. Commisisoner Shadid questioned what happens with the underground gasoline tanks. Travis Smith, Crew Carwash, said the State of Wisconsin has strict regulations how that is handled. Trustee Baum added they will need a closeout document that notifies the State. Discussion continued.

MOTION carried 5-1 (Nilles)

MOTION Shadid second Williams to Approve the site development and building plans submitted by Crew Carwash for a 4,512 sqft self-serve carwash facility w/ 345 sqft kiosk & canopy located at N96 W17500 County Line Road 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 January 12, 2024;*
2. *Civil Engineering plans dated February 12, 2024;*
3. *Landscaping plans dated February 12, 2024;*
4. *Lighting plans (photometric plan) dated February 12, 2024;*

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

2. Additional landscaping shall be shown in a revised landscape plan review and approved by the Village Forester, including:
 - a. along the north property to reasonably replace the existing screen hedge.
 - b. Per municipal code 17.43(c) around the perimeter of the site with plantings along the east boundary, the northwest, or southwest corners of the property.
3. The mulch in the landscaping beds shall be wood mulch and not decorative stone.
4. Tree planting detail on sheet C1.4 shall be revised to include that root flare should be left exposed, moss/mulch line should be at or just below top of root ball.
5. The following tree species shall be substituted for the two (2) *Acer platanoides* and the two (2) *Pyrus calleryana* 'Jaczam'. The Village has many Maple (*Acer*) trees and would benefit from an increased species diversity. Also, *Pyrus calleryana* has the potential to establish as an invasive tree species in Wisconsin. Acceptable substitutes: Common Hackberry (*Celtis Occidentalis*), Kentucky Coffeetree (seedless) (*Gymnocladus dioicus*), London Planetree (*Platanus x acerifolia*), Tulip tree (*Liriodendron tulipifera*), Oak spp. (*Quercus*)
6. The technical issues and plan revisions identified in the April 3, 2024 memo from the Village Engineer shall be addressed in revised plan sheets and/or supplemental documents as necessary prior to commencing construction activities and issuance of building permits (excluding site demolition, early start site preparation, and footing & foundation installation).
7. 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 and may be used as an alternative to provide all commercial plan review and inspection services through SAFEBuilt of WI and the Village of Germantown.

Commissioner Nilles said he was mildly shocked at the amount of pavement proposed with 4 lanes of staging. Travis Smith explained the 4 rows of staging has more to do with the width than the length. He said they found the layout as proposed works best for their customers. Commissioner Nilles thought the circulation is confusing and hard to navigate. Commissioner Laszewski suggested having 2 lanes going out to 4 lanes deep. Director Retzlaff said that wasn't a bad suggestion considering the large tree located on the east side of the property in the vicinity of the proposed light pole. If there were 2 lanes coming in then going to 4 lanes past the tree, is worth considering. Trustee Baum suggested Crew Carwash work with staff regarding the tree.

MOTION to Amend Laszewski second Tarantino to work with staff to try to preserve the tree by extending the landscape buffering in the southeastern portion of the property out a little bit.

MOTION carried 4-2 (Baum, Nilles)

MOTION to Approve as Amended carried 5-1 (Nilles)

MOTION Shadid second Laszewski to Table the Sign Review.

MOTION carried unanimously.

- C. Village of Germantown Community Development Department - Proposed Text Amendments to Chapter 17 of the Village of Germantown Municipal Code: 17.07 Temporary Uses; 17.08 Definitions; 17.33 M-1 Limited Industrial District; and 17.41 Accessory Uses, Buildings and Structures. (PUBLIC HEARING & ACTION)

Director Retzlaff summarized the proposed text amendments to Chapter 17 of the Municipal Code.

Public hearing opened at 8:27 pm.

Public hearing closed at 8:28 pm.

Commissioner Nilles asked if they should have the draft ordinances which were not included in the packet.

MOTION Shadid second Nilles to Table.

MOTION carried unanimously.

- D. Briohn Building Corp. Agent for Green Bay Packaging, Inc., and AHST 355 LLC, Property Owners - Approximately 52 acres north of Holy Hill Road, east of Hwy. 41, south of Rockfield Road. Site Plan Application for a 270,000 sqft light manufacturing and 12,500 office building. (ACTION)

Director Retzlaff summarized the proposal.

MOTION Shadid second Laszewski to Approve site development and building plans for a 270,000 sqft light manufacturing and 12,500 sqft office facility for Green Bay Packaging Inc. located in the northeast corner of the Holy Hill Road @ I-41 interchange in the Holy Hill Gateway District subject to the following conditions:

1. This approval is conditional and requires the following: (1) the DNR approving the filling of Wetland #3 and Wetland #4 (or determining that the wetlands are artificial); and (2) the Village granting a CUP to encroach into the 25' wetland setback. No permits to authorize construction or building permits should be issued until the wetland fill and 25' wetland setback issues are resolved (excluding "early start" site clearing and footing/foundation work approved by the Village and/or WI DSPS).

2. This approval is subject to all the conditions and requirements set forth herein and adopted by the Plan Commission. Approval is granted for the following plans unless superseded by subsequent plan sheets approved by Village Staff pursuant to revisions required herein and/or by the Plan Commission:

- a. Architectural, Building & Elevation plans dated February 12, 2024;
- b. Civil Engineering plans dated March 18, 2024;
- c. Landscaping plans dated March 18, 2024;
- d. Lighting plans (photometric plan) dated February 9, 2024

3. 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.

4. 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.
5. All issues, both minor technical/plan corrections and major access and grading issues identified in the April 4, 2024 review memo from the Village Engineer 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).
6. Pursuant to Section 17.43(6) of the Zoning Code (Site Plan Requirements), the Village and GBP should enter into a "Development Agreement" for purposes of addressing the major issue raised in the Village Engineer's April 4, 2024 review memo, including but not limited to the access-related intersection re-construction, public road realignment & re-construction, traffic signal installation at the Holy Hill Road driveway intersection proposed for GBP.
7. The following issues identified by the Village Forester shall be addressed as part of a revised landscape plan submitted for review 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. Sheet L2.02. Per municipal code 17.43(c) – Interior parking lot landscaping shall include one 2" caliper tree for every ten parking spaces. The current for the west parking lot does not meet this requirement. More trees are required.
 - b. Sheet L2.03. Per municipal code 17.43(c) – Interior parking lot landscaping shall include one 2" caliper tree for every ten parking spaces. The current plan for the north parking lot does not meet this requirement. More trees are required.
8. 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.

Discussion followed. Paul Karas, Attorney for Noby Richfield and Rajan Shrestha, owner, reviewed issues they have related to the proposal. He said the owner has a concern the gas trucks will have trouble making the sharp turns into the gas station. They would like the developer to maybe make the road wider or a different angle. The other problem is access during construction. Mr. Shrestha is hoping to get some sort of assurance that the access from Holy Hill Road on the temporary basis during construction will be sufficient. Director Retzlaff stated the Village Engineer has identified in his review memo one of the things to be sorted out and specifically addressed in the developers agreement is the provision of a construction sequencing plan that provides uninterrupted access for the gas station which is item #3 under the Village Engineer comment section and in Condition#5 of the site plan conditions. These conditions would need to be sorted out before a building permit is issued. Trustee Baum explained the developer will sign a legal document with the Village and

will indicate how they will provide uninterrupted access for the gas station while under construction.

MOTION carried unanimously.

- V. **CITIZEN INPUT/PUBLIC APPEARANCE:** *(Please be advised per 19.84(2) that information and comment will be received from the public. It is the policy of this municipality that public input be limited to a three (3) minute period per person with a time extension granted at the discretion of the Chairperson. Be advised that there may be limited discussion of the information received but no action will be taken under public comments.)*

The following resident spoke:

- Melanie Smythe, N140 W17938 Cedar Lane.

- VI. **ANNOUNCEMENTS:**

There is a joint Plan Commission/Economic Development Meeting scheduled for April 22nd regarding the residential market analysis.

- VII. **ADJOURNMENT:**

The meeting was adjourned at: 8:50 pm.

MEETING: JOINT PLAN COMMISSION & ECONOMIC
DEVELOPMENT COMMISSION MEETING

DATE AND TIME: Monday, April 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 meeting to order at 6:30pm.
- II. **ROLL CALL:**
Plan Commission members present were: Chairman Dean Wolter, Trustee Rep David Baum, Tony Laszewski, Peter Nilles, Josh Tarantino, Bob Williams and Bill Shadid. Commissioner Josh Tarantino was absent and excused.
Economic Development Commission members present were: Chairperson Jolene Pieper, Trustee Rep Phil Hudson, Commission Members Joletta Kerpan, James Sedgwick, Scott Hefle and Dani Yegge. Commissioner Kimberly Higginbothum was absent and excused.
- III. **NEW BUSINESS**
 - A. Presentation and Discussion of the Residential Market Analysis and Strategy Planning Guidelines Report by Erik Doersching, Tracy Cross & Associates, Inc.
Director Retzlaff said this meeting is a redo of the first meeting held on January 22nd and because of some technical issues and lack of time we weren't able to get through the report. He announced Eric Doersching, President and CEO with Tracy Cross and Associates who gave a presentation on the Residential Market Analysis. He explained this is not a plan or a development proposal. It is a study to identify what housing opportunities exist. Discussion followed. Chairman Wolter explained we are not proposing any growth at this time and there is no plan for this. It is an informational request to show what type of housing would be available or what it would take if we would look at it as an option. Trustee Pieper stated she requested this study. It was paid for by Washington County. The county pushed for it to see if there were any locations available for next gen housing. No one on this board is saying they are pro next gen housing or against it. Public comments were taken. Discussion continued. Chairman Wolter thanked Mr. Doersching for coming and for his patience in handling everyones questions.
 - B. Next Step: Discussion of Current Village of Germantown 2050 Plan Housing Policies, Programs and Initiatives and Possible Need for a Comprehensive Housing Policy.

MOTION to Postpone Pieper second Hudson.

Trustee Pieper said there are no plans in motion right now and its premature. We can discuss this another time when we have something in mind to re-develop. Director Retzlaff said his intention was to create a more specific housing policy for the Village. With a wide variety of things including how should we deal with tiny houses and shipping containers. How do want to deal with the density issues we have. He wants to make it clear by handing this information out that we have a goal and some programs that we are putting in motion to address our housing needs in the Village. Commissioner Hefle said that he feels we should hear the people that came here to speak. Trustee Pieper stated that everyone is commenting on something that there is no plan for right now. Trustee Hudson said this is an important discussion and he thinks the entire community needs to be involved. But it needs the time and deliberation that it deserves.

Motion carried (Hefle opposed).

- IV. **CITIZEN INPUT:** *(Please be advised per 19.84(2) that information and comment will be received from the public. It is the policy of this municipality that public input be limited to a three (3) minute period per person with a time extension granted at the discretion of the Chairperson. Be advised that there may be limited discussion of the information received but no action will be taken under public comments.)*

Sara Larson, W159 N9737 Butternut Road
Andy Busalacchi, N108 W18445 Lilac Road
Melanie Smythe, N140 W17938 Cedar Lane
Jan Miller, W151 N10297 Windsong Cir W
Kevin Nash, W140 N10828 Country Aire Drive

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

- V. **ADJOURNMENT:**

The meeting was adjourned 8:52pm.

CONDITIONAL USE PERMIT (CUP) APPLICATION

5/13/24 Plan Commission Meeting

Brionh Building Corporation / Green Bay Packaging Inc.

Staff Report & Recommendation

Germantown, Wisconsin

Summary

Brionh Building Corp. agent for Green Bay Packaging Inc., property owner, is requesting approval of a Conditional Use Permit (CUP) to allow an encroachment into a 25' wetland setback associated with re-construction of the Holy Hill Road driveway for the proposed 270,000 sqft light manufacturing/office facility located in the northeast corner of the Holy Hill Road @ I-41 interchange in the Holy Hill Gateway District.

Location: Holy Hill Road @ I-41 (northeast corner north of convenience store)

Applicant/

Property Owner: Caitlin LaJoie
Brionh Building Corp
3885 N Brookfield Rd
Brookfield, WI

Bryan Hollenbach
Green Bay Packaging Inc.
1700 Webster Court
Green Bay, WI

Current Zoning: M-1: Limited Industrial

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



Background

As discussed in 2023, Green Bay Packaging (GBP) is relocating their existing Great Lakes Division operation from the Germantown Industrial Park to the Holy Hill Gateway District adjacent to I-41. The 52.7-acre area is comprised of multiple parcels that will be combined and redivided into a 37 acre parcel for the Green Bay Packaging facility and potentially a separate 16-acre parcel to the north abutting Rockfield Road.

In November, 2023, the Village Board approved a request by GBP to change the future land use plan designation for this area from “Mixed-use Commercial & High Density Residential” to “Light Industrial/Warehouse” and rezone the property from A-1: Agricultural to M-1: Limited Industrial. The Village Board also decided to not pursue construction of a frontage road from Holy Hill Road to Rockfield Road.

In April 2024, the Plan Commission conditionally approved Site Development & Building Plans for a 270,000 sqft light manufacturing and 12,500 sqft office located in the northeast corner of the Holy Hill Road @ I-41 interchange in the Holy Hill Gateway District with the following characteristics:

Site Improvements

- Reconstruct the existing north approach on the Holy Hill Road intersection that will include a new driveway into the GBP property and relocation of the public road serving the convenience store/gas station property (a.k.a. 48th Street)
- Construct a perimeter driveway serving an employee & customer parking area on the west and the truck shipping & receiving dock areas on the north and south sides of the building
- Internal site landscaping around the building, parking area and driveways
- One (1) access driveway providing access to the employee and visitor parking lot on the west side of the building serving a total of 135 vehicle parking stalls (7 ADA stalls)
- (33) truck-trailer parking stalls along the north side of the building (12'x55') and (25) stalls along the south side of the building
- (2) storm water management basins on the NE & SE corners of the property

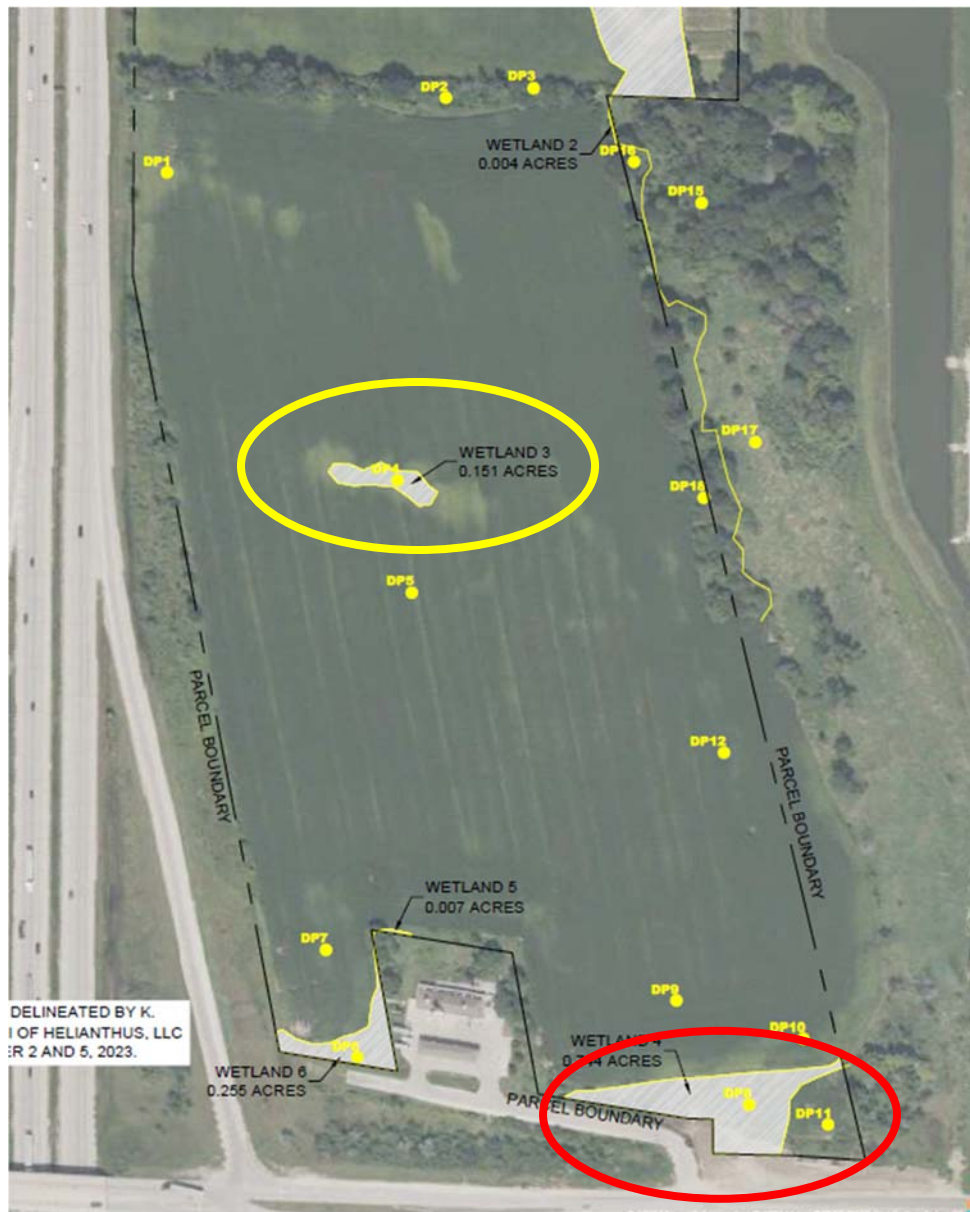
Building Improvements

1. 270,000 sqft single-story building w/ 12,500 sqft office (future 68,500 sqft)
 - Painted exterior insulated pre-cast concrete wall panels @ 44' & 38' wall height for warehouse building w/ light & dark gray painted finish
 - Painted exterior insulated wall panels @ 15' height w/ exposed steel stud framing
 - (9) shipping/receiving loading dock bays (5 future) on north side of buildings & (17) shipping/receiving dock bays (3 future) on south side of building

Proposal**Conditional Use Permit (CUP)**

At this time, Briohn Building Corp. agent for Green Bay Packaging Inc., property owner, is requesting approval of a Conditional Use Permit (CUP) to allow an encroachment into a 25' wetland setback associated with re-construction of the Holy Hill Road driveway for the proposed 270,000 sqft light manufacturing/office facility located in the northeast corner of the Holy Hill Road @ I-41 interchange in the Holy Hill Gateway District.

A wetland delineation of the entire property revealed that there are two (2) wetland areas that will be impacted by the proposed development: Wetland #3 is a .15-ac wetland in the center of the property shown in the map below (YELLOW circle) and Wetland #4 is a .75 ac wetland at the south end of the property where the new driveway/intersection is proposed (RED circle).



GBP submitted application to the DNR for an artificial wetland determination for Wetland #4. However, the DNR has determined Wetland #3 is NOT artificial and, as a result, subject to regulation. At this point in time, GBP will file DNR applications to fill both Wetland #3 and portions of Wetland #4 as shown in the intersection design plan below (green-hatched area shows wetland fill areas).

GBP has submitted the Conditional Use Permit (CUP) application to the Village for encroaching into the Village's 25' wetland setback that would be in effect around the remaining portions of Wetland #4 that are not filled.

As discussed in the CUP application narrative (dated March 18) and shown in the exhibits, the Holy Hill Road driveway/intersection that will provide access to the new GBP facility requires re-construction that, as a practical matter, cannot be located outside of Wetland #4 and is necessary to provide said access. The intersection re-construction is designed to minimize impacts to Wetland #4.

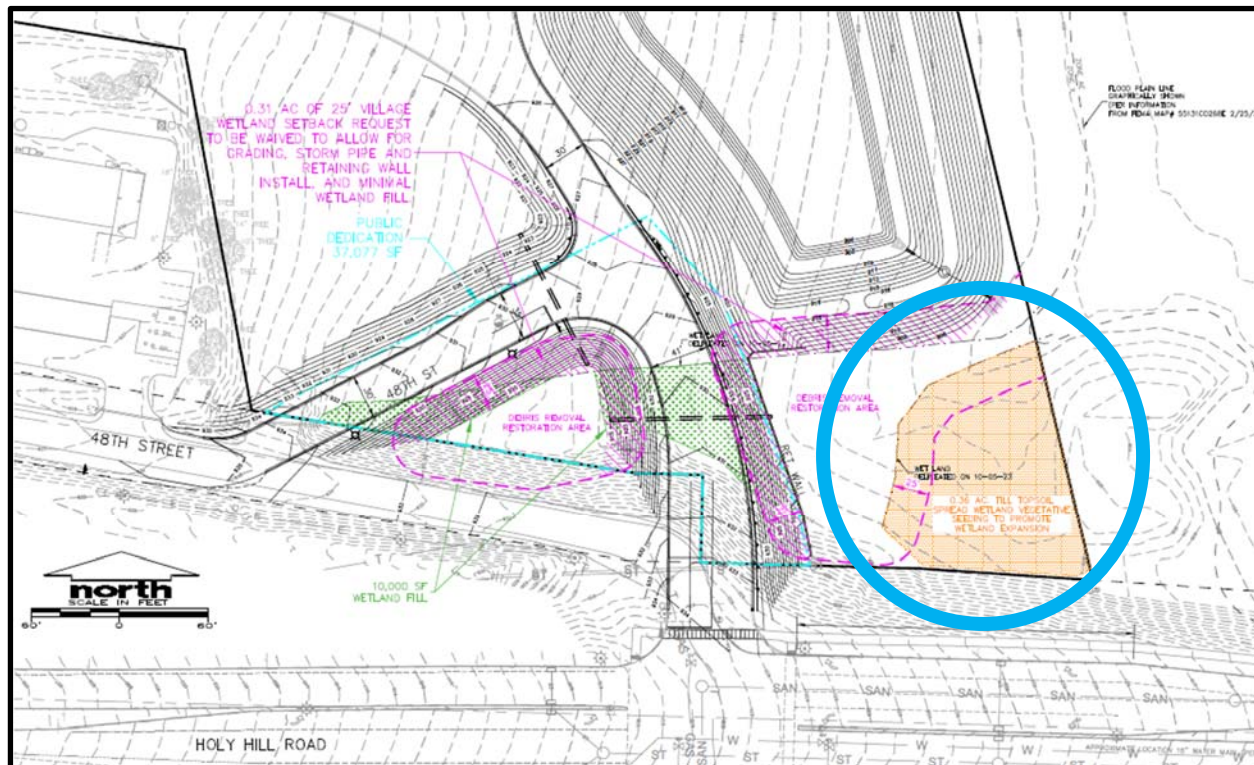
As indicated in Table 1 of the narrative, grading & filling associated with the driveway/intersection re-construction will encroach into approximately 13,470 sqft (.31 acres) of 25' wetland setback.

Under the Village's Shoreland-Wetland Code, development may be permitted within both a 25' wetland and a 75' waterway setback provided that additional buffering and/or other compensation for the affected area is provided somewhere on the property. The ratio of compensation required is based on a 1:1 ratio for any "horizontal" development (grading with <3' of elevation change) or a 2:1 ratio for "vertical" development (any structural improvements or grading with >3' of elevation change).

As detailed in the applicant's CUP narrative, all the 13,470 sqft of encroachment will be permanent (with another 200 sqft of temporary encroachment related to installation of a retaining wall on the east side of the new driveway). The development activity exceeds 3' in height and qualifies as "vertical" development requiring a 2:1 compensation ratio.

Consequently, the minimum amount of compensation required is 27,140 sqft. However, as shown in Table 2, the developer proposes to provide a greater amount of compensation with 28,580 sqft (.656 acres).

Compensation will be in the form of installing/seeding with native plants and/or seed mix adjacent to the remaining, undisturbed wetland area east of the intersection (shown circled in BLUE in the driveway/intersection design plan below). It is intended that the seeded area will be suitable for a natural expansion of the wetland.



Staff Comments

Community Development: Planning & Zoning

The proposed compensation area shown in the driveway/intersection design plan above (circled in BLUE) indicates .36 acres (15,680 sqft) vs. the proposed amount of compensation of .656 acres (28,580 sqft). The additional area of compensation proposed needs to be shown where and in what form on the site. The CUP compensation plan narrative needs to be revised to address this discrepancy to accurately show where, how much and what type the compensation plantings will be for the entire 28,580 sqft compensation area.

More detail is required on the type, amount, and location of plantings/seeding to be installed as compensation.

VILLAGE STAFF RECOMMENDATIONS

APPROVE a Conditional Use Permit to allow an encroachment into a 25' wetland setback associated with re-construction of the Holy Hill Road driveway for the proposed 270,000 sqft light manufacturing/office facility and accept the proposed compensation plan as presented in the CUP application narrative (dated March 18, 2024) pursuant to Section 24.04 of the Shoreland-Wetland Zoning Code and subject to the following conditions:

1. If the use, activities and/or operation subject of this permit falls out of conformity with the conditions herein, or, where there is a change in the nature, character, intensity or extent of the activities or uses which causes problems or harmful effects that were not anticipated at the time of approval of this CUP, the conditional use permit may be modified or terminated by the Village Board by the amendment to or addition of conditions after public hearing thereon.
2. The Property Owner shall submit a revised compensation plan narrative and plan graphic that accurately indicates the type, amount, and location of the proposed compensation plantings and/or seeding for the entire 28,580 sqft compensation area. The revised narrative should also include more detail on the type and amount of plantings and seeding mix to be installed as compensation.
3. The Property Owner shall implement the wetland setback compensation measures as set forth in the CUP narrative (dated March 18, 2024) as part of the site development activities. Any changes to the mitigation plan or changes to any proposed development of the site that impacts the ability to implement the mitigation plan shall be reported to the Village.
4. The Property Owner shall prepare and submit an annual monitoring report to the Village concerning the management activities proposed in the CUP narrative including the planting of native vegetation. Said report shall, at a minimum, detail the type and number of seeding and plantings, activities carried out in the previous year and the observed success (or failure) of previous activities, and detail on the planned activities to be carried out for the coming year. Said report shall be submitted to the Community Development Department annually at the end of each year beginning in 2025 and for a period of three (3) years.



Fee must accompany application

\$1460

Paid

Date

3/18/24

CONDITIONAL USE PERMIT APPLICATION

Pursuant to Section 17.42 of the Municipal Code

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

1 APPLICANT OR AGENT

Briohn Building Corp

c/o Caitlin LaJoie

3885 N Brookfield Rd

Brookfield, WI 53045

Phone (262) 307-8792

Fax ()

E-Mail clajoie@briohn.com

PROPERTY OWNER

Green Bay Packaging, Inc.

1700 Webster Court

Green Bay, WI 54302

Phone ()

2 TO WHOM SHOULD THE PERMIT BE ISSUED?

Property Owner: Green Bay Packaging, Inc.

3 PROPERTY ADDRESS

NE Quadrant Holy Hill Road / Highway 41

TAX KEY NUMBER

079335, 073994 and 073993

4 DESCRIPTION OF EXISTING OPERATION

Briefly describe the use as it exists today, including use, size, number of employees, hours of operation, etc. If this permit involves new construction, describe the current status of the property, e.g. "vacant." Use additional pages as necessary.

N/A - the site is currently vacant. Site plan/architecture submitted for PC review to construct new facility for GBP.

5 DESCRIPTION OF PROPOSED OPERATION

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

24.04(3)(c)1 & 24.04(3)(c)5 and 24.04(3)(c)1

Describe the proposed use, including size, number of employees, hours of operation and extent of any new construction/alterations. To grade within 25' of mapped wetlands for the benefit of installing modified/new access to the existing gas station and proposed GBP facility.

6 METES AND BOUNDS LEGAL DESCRIPTION OF PROPERTY – REQUIRED

Attach pages as necessary

See attached

7 SUPPORTING DOCUMENTATION:



Site Plan and elevations for new construction (can be conceptual)



Photos of existing use and/or proposed use operating elsewhere



Exhibit depicting construction activities near entrance at Holy Hill



8 READ AND INITIAL THE FOLLOWING:



I understand that the Village is under no obligation to issue a Conditional Use Permit and will do so only if the applicant successfully demonstrates that the proposed use is harmonious with the neighborhood and the long range goals of the Village.



I will notify the Village if any aspects of the conditional use changes. I understand that failure to do so may result in the revocation of the CUP.



I understand that a Conditional Use Permit is valid only if the conditions and restrictions of the permit are met. I understand that failure to comply with any aspect of the permit may result in revocation.



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

9 SIGNATURES – ALL APPLICATIONS MUST BE SIGNED BY OWNER!

DocuSigned by:
Caitlin LaJoie
AB31E8AA9F1E48E...

3/15/2024

Applicant

Date

DocuSigned by:
Bryan Hollenbach
533CABDB0C014C9...

3/15/2024

Owner

Date



BRIOHN BUILDING CORPORATION

March 18, 2024

Village of Germantown
N112W17001 Mequon Road
Germantown, WI 53022

DESIGN / BUILD CONSTRUCTION

RE: Green Bay Packaging – Great Lakes Division CUP Narrative

Dear Village Staff,

Briohn Building Corporation (“Briohn”) is pleased to present the following narrative on behalf of Green Bay Packaging (“GBP”) – Great Lakes Division to the Village of Germantown (“Village”) for consideration of granting a Conditional Use Permit, allowing the development to encroach the Village’s 25-foot wetland setback restriction.

ARCHITECTURAL DESIGN

Introduction

GBP recently purchased approximately 52 acres of land to develop a new 270,000 square foot facility in the northeast quadrant of the intersection at Holy Hill Road and Hwy 41.

The land was rezoned and the comprehensive plan was amended on November 20, 2023 to support the proposed facility. The site plan and architecture will be reviewed by Plan Commission on April 8, 2024.

DEVELOPMENT

A delineation of the land completed on October 2 and 5, 2023, by Helianthus, identified wetland boundaries as shown in Figure 9. Briohn is coordinating with WDNR to receive necessary approvals to fill Wetland 3, and a portion of Wetland 4. Wetlands 1, 2, 5, and 6 will not be impacted by this development.

25-foot Wetland Setback Impacts

PROPERTY MANAGEMENT

Wetland 4 is located north of Holy Hill Road where the proposed entrance is planned to accommodate traffic to the existing gas station and GBP facility. The entrance was strategically designed to minimize wetland impact while meeting the results of a traffic impact analysis completed on February 5, 2024, by TADI.

Per Village Zoning Code Section 24.04(3)(c), *uses which are allowed upon the issuance of a conditional user permit and which may include wetland alterations only to the extent specifically provided below:*

1. *The construction and maintenance of roads which are necessary for the continuity of the Village street system, the provision of essential utility and emergency services or to provide access to the uses permitted under this subsection, provided that:*

- a. *The road cannot, as a practical matter, be located outside the wetland*
 RESPONSE: Wetland 4 runs parallel to Holy Hill Road the entire length of the property boundary.
- b. *The road is designed and constructed to minimize adverse impacts upon the natural functions of the wetland listed in section 24.07(3) of this chapter*
 RESPONSE: The proposed road was designed to minimize adverse impacts on the natural function of the wetlands
- c. *The road is designed and constructed to with the minimum cross-sectional area practical to serve the intended use*
 RESPONSE: The design was carefully considered to minimize wetland impact by crossing the wetland at the most narrow section while accounting for the intersection alignment. This design also includes revising the existing gas station entrance to enhance public safety and promote vehicle/truck circulation.
- d. *Road construction activities are carried out in the immediate area of the roadbed only*
 RESPONSE: The associated activities are for the installation of permanent access to the existing gas station and GBP, including storm pipe and retaining wall, and minimal wetland fill.
- e. *Any wetland alteration must be necessary for the construction or maintenance of the road*
 RESPONSE: The requested wetland alterations are necessary for the proposed GBP facility access.

The impacts to Wetland 4 are in direct connection to grading, storm pipe and retaining wall installation and minimal wetland fill; attached Exhibit A depicts the proposed request. The impact areas, including vertical and horizontal areas, are shown below in Table 1.

TABLE 1: WETLAND SETBACK IMPACT AREAS

Encroachment type	Encroachment Area (sf)	Compensation Ratio	Required Compensation Area (sf)
Green Space (Grading impact) – horizontal development, <=3' grade change	-	1:1	-
Green Space (Grading impact) – vertical development, >3' grade change	13,470	2:1	26,940
Impervious surfaces – horizontal development, <=3' grade change	-	1:1	-
Temporary impact for retaining wall construction	200	1:1	200
Total			27,140

Compensatory Mitigation Plan

The majority of the required compensation shown in Table 1 will be accomplished by restoring the impacted areas with native landscaping consisting of a meadow mix.

TABLE 2: WETLAND SETBACK COMPENSATION

Encroachment type	Required Compensation Area (sf)	Actual Compensation Area (sf)
Green Space (Grading impact) – horizontal development, <=3' grade change	-	-
Green Space (Grading impact) – vertical development, >3' grade change	26,940	13,000
Impervious surfaces – horizontal development, <=3' grade change	-	-
Temporary impact for retaining wall construction	200	200
Debris removal and restoration area		15,380
Total	27,140	28,580

Conclusion

Thank you for reviewing the application in consideration of granting a Conditional Use Permit for GBP to encroach the wetland setback for the benefit of improvements related to site access. The above calculations meet the Village's requirements for wetland setback impact.

We look forward to continuing the approval process with the Village. Should you have any further questions, please do not hesitate to contact me.

Sincerely,

Caitlin LaJoie, Director of Land Development
Briohn Building Corporation
clajoie@briohn.com
262-307-8792

Legal descriptions for the three parcels GBP owns, below:

THAT PART OF THE FOLLOWING DESCRIBED LAND:

A PARCEL OF LAND LOCATED IN THE NORTHEAST $\frac{1}{4}$, NORTHWEST $\frac{1}{4}$, SOUTHEAST $\frac{1}{4}$ AND SOUTHWEST $\frac{1}{4}$ OF THE SOUTHWEST $\frac{1}{4}$ AND BEING THE NORTHWEST $\frac{1}{4}$ AND SOUTHWEST $\frac{1}{4}$ OF THE SOUTHEAST $\frac{1}{4}$ OF SECTION 7, TOWNSHIP 9 NORTH, RANGE 20 EAST, (INCLUDING THEREIN LOT 2 OF CERTIFIED SURVEY MAP NO. 6182, RECORDED IN THE WASHINGTON COUNTY REGISTRY ON JULY 26, 2007 IN VOLUME 46 OF CERTIFIED SURVEY MAPS, PAGE 162, AS DOCUMENT NO. 1167237) VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH $\frac{1}{4}$ CORNER OF SAID 7, SAID CORNER ALSO BEING THE POINT OF BEGINNING OF LANDS TO BE DESCRIBED; THENCE NORTH $89^{\circ} 48' 11''$ WEST, 93.49 FEET ALONG THE SOUTH LINE OF THE SOUTHEAST $\frac{1}{4}$ OF THE SOUTHWEST $\frac{1}{4}$ OF SAID SECTION 7 AND CENTERLINE OF S.T.H. 167; THENCE NORTH $00^{\circ} 11' 49''$ EAST, 60.00 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF S.T.H. 167; THENCE NORTH $89^{\circ} 48' 11''$ WEST, 485.00 FEET ALONG SAID RIGHT OF WAY LINE; THENCE NORTH $00^{\circ} 11' 49''$ EAST, 20.00 FEET ALONG SAID RIGHT OF WAY LINE; THENCE NORTH $87^{\circ} 28' 31''$ WEST, 615.51 FEET ALONG SAID RIGHT OF WAY LINE; THENCE NORTH $89^{\circ} 48' 11''$ WEST, 150.00 FEET ALONG SAID RIGHT OF WAY LINE TO THE SOUTHEAST CORNER OF CERTIFIED SURVEY MAP NO. 276; THENCE NORTH $00^{\circ} 11' 49''$ EAST, 60.0 FEET ALONG THE EAST LINE OF SAID CERTIFIED SURVEY MAP NO. 276 TO THE NORTHEAST CORNER OF SAID CERTIFIED SURVEY MAP NO. 276; THENCE NORTH $89^{\circ} 48' 11''$ WEST, 45.95 FEET ALONG THE NORTHERLY LINE OF SAID CERTIFIED SURVEY MAP NO. 276; THENCE NORTH $82^{\circ} 04' 28''$ WEST, 264.74 FEET ALONG THE NORTHERLY LINE OF SAID CERTIFIED SURVEY MAP NO. 276 TO THE SOUTHEAST CORNER OF CERTIFIED SURVEY MAP NO. 279; THENCE NORTH $11^{\circ} 52' 35''$ WEST, 250.00 FEET ALONG THE EAST LINE OF SAID CERTIFIED SURVEY MAP NO. 279; THENCE NORTH $82^{\circ} 04' 28''$ WEST, 250.00 FEET ALONG THE NORTH LINE OF SAID CERTIFIED SURVEY MAP NO. 279; THENCE SOUTH $11^{\circ} 52' 35''$ EAST, 250.00 FEET ALONG THE WEST LINE OF SAID CERTIFIED SURVEY MAP NO. 279 TO THE NORTHERLY LINE OF CERTIFIED SURVEY MAP NO. 276; THENCE NORTH $82^{\circ} 04' 28''$ WEST, 209.37 FEET ALONG THE NORTHERLY LINE OF SAID CERTIFIED SURVEY MAP NO. 276 TO THE EASTERLY RIGHT OF LINE OF U.S.H. 41; THENCE NORTH $11^{\circ} 59' 55''$ WEST, 1386.25 FEET ALONG SAID EASTERLY RIGHT OF WAY LINE; THENCE NORTH $00^{\circ} 54' 48''$ WEST, 370.00 FEET ALONG SAID EASTERLY RIGHT OF WAY LINE; THENCE SOUTH $89^{\circ} 36' 36''$ EAST, 1057.51 FEET TO CERTIFIED SURVEY MAP NO. 51; THENCE ALONG THE EXTERIOR OF SAID CERTIFIED SURVEY MAP NO. 51 AS FOLLOWS: SOUTH $00^{\circ} 49' 40''$ EAST, 32.08 FEET; THENCE NORTH $89^{\circ} 19' 40''$ WEST, 230.00 FEET; THENCE SOUTH $15^{\circ} 15' 55''$ EAST, 223.60 FEET; THENCE SOUTH $89^{\circ} 19' 40''$ EAST, 354.30 FEET; THENCE NORTH $00^{\circ} 49' 40''$ WEST, 215.75 FEET; THENCE LEAVING SAID EXTERIOR OF CERTIFIED SURVEY MAP NO. 51, NORTH $89^{\circ} 32' 40''$ WEST, 114.05 FEET; THENCE NORTH $00^{\circ} 49' 40''$ WEST, 693.41 FEET TO THE NORTH LINE OF THE NORTHEAST $\frac{1}{4}$ OF THE SOUTHWEST $\frac{1}{4}$ OF SAID SECTION 7 AND THE CENTERLINE OF W. ROCKFIELD ROAD; THENCE SOUTH $89^{\circ} 32' 40''$ EAST, 1214.33 FEET ALONG SAID NORTH LINE AND CENTERLINE TO THE CENTER OF SAID SECTION 7; THENCE SOUTH $89^{\circ} 33' 23''$ EAST, 1320.85 FEET ALONG THE NORTH LINE OF THE NORTHWEST $\frac{1}{4}$ OF THE SOUTHEAST $\frac{1}{4}$ OF SAID SECTION 7 AND THE CENTER LINE OF W. ROCKFIELD ROAD TO THE NORTHEAST CORNER OF THE NORTHWEST $\frac{1}{4}$ OF THE SOUTHEAST $\frac{1}{4}$ OF SAID SECTION 7; THENCE SOUTH $01^{\circ} 34' 39''$ EAST, 2637.22 FEET ALONG THE

EAST LINE OF THE WEST $\frac{1}{2}$ OF THE SOUTHEAST $\frac{1}{4}$ OF SAID SECTION 7 TO THE SOUTHEAST CORNER OF THE SOUTHWEST $\frac{1}{4}$ OF THE SOUTHEAST $\frac{1}{4}$ OF SAID SECTION 7 AND CENTERLINE OF S.T.H. 167; THENCE NORTH $89^{\circ} 41' 41''$ WEST, 1321.52 FEET ALONG THE SOUTH LINE OF THE SOUTHWEST $\frac{1}{4}$ OF THE SOUTHEAST $\frac{1}{4}$ OF SAID SECTION 7 AND SAID CENTERLINE TO THE POINT OF BEGINNING. EXCEPTING THEREFROM LOT 1 OF CERTIFIED SURVEY MAP NO. 6182 RECORDED JULY 26, 2007 IN VOLUME 46 OF CERTIFIED SURVEY MAPS, PAGE 162, AS DOCUMENT NO. 1167237. FURTHER EXCEPTING THEREFROM CERTIFIED SURVEY MAP NO. 1963 RECORDED IN VOLUME 10 OF CERTIFIED SURVEY MAPS, PAGE 121, AS DOCUMENT NO. 406961.

The North Half of the Northwest Quarter of the SOUTHWEST Quarter ($N \frac{1}{2} NW \frac{1}{4} SW \frac{1}{4}$) of Section Seven (7), Town Nine (9) North, Range Twenty (20) East, Village of Germantown, Washington County, Wisconsin, EXCEPTING THEREFROM Two (2) parcels of land, described as follows:

1. That portion conveyed to Washington County as disclosed by Warranty Deed recorded on April 12, 1950, in Volume 176, Page 575, as Document No. 208044.
2. That portion described by Award of Damages recorded on January 2, 1969, in Volume 459, Page 540, as Document No. 305048.

Tax Key No. GTVN 073993

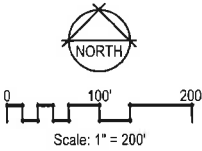


ADAMS GARDEN PARK
1836 W. FOND DU LAC AVE, SUITE 100
MILWAUKEE, WI 53204
www.healthyenvironmentsdesigned.com

CLIENT ADDRESS:
BRIORN DESIGN GROUP, LLC
3885 N. BROOKFIELD RD. STE. 200
BROOKFIELD, WI 53045

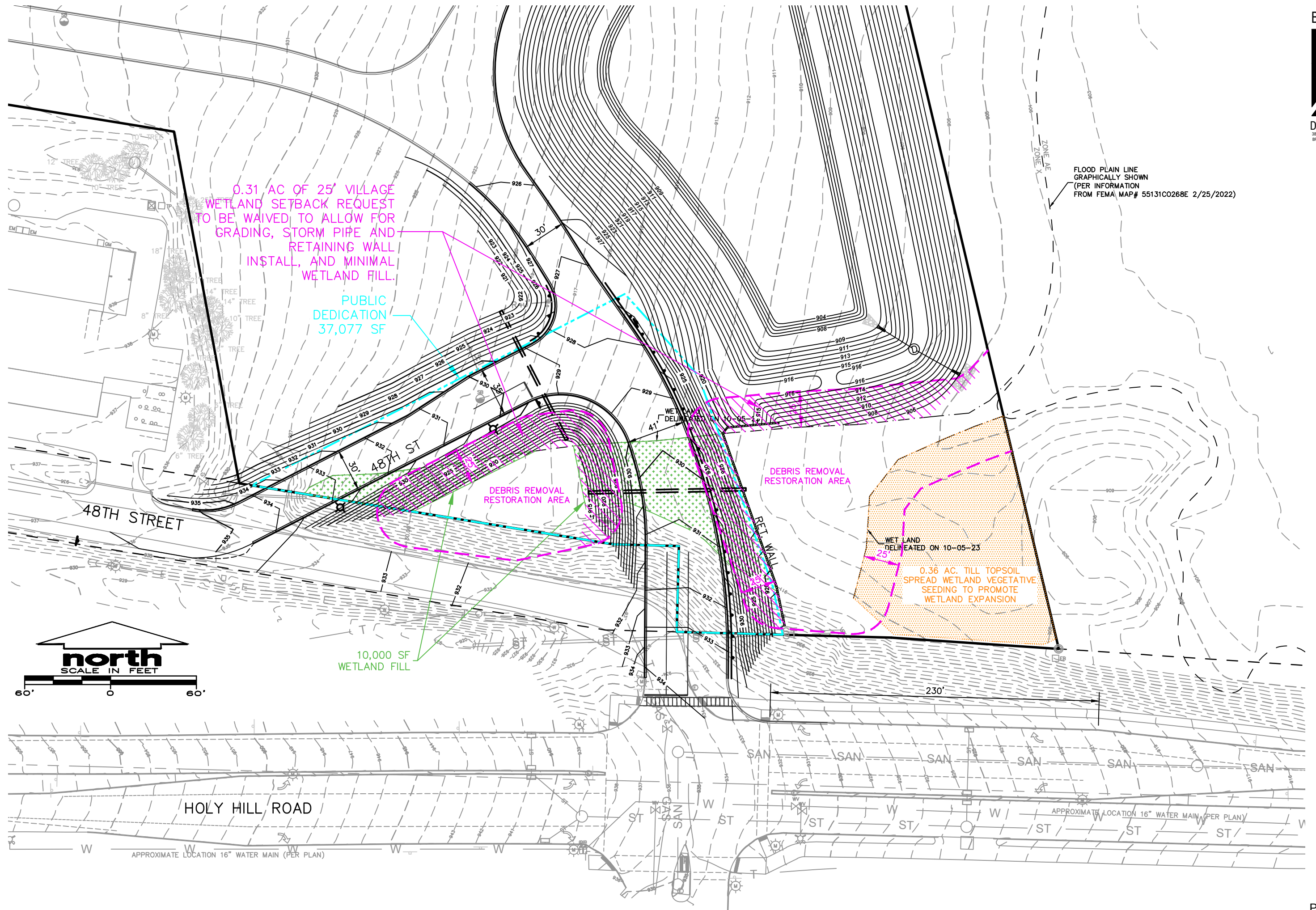
WETLAND BOUNDARY MAP

GREEN BAY PACKAGING SITE
GERMANTOWN, WI 53076



Drawn By	BJY
Project Number	23-200
Date	12-07-2023
Sheet	1.0
Exhibit	

FIGURE 9



CERTIFIED SURVEY MAP (CSM) APPLICATION

5/13/24 Plan Commission Meeting

Berean Bible Society

Village Planner Report

Germantown, Wisconsin

Summary

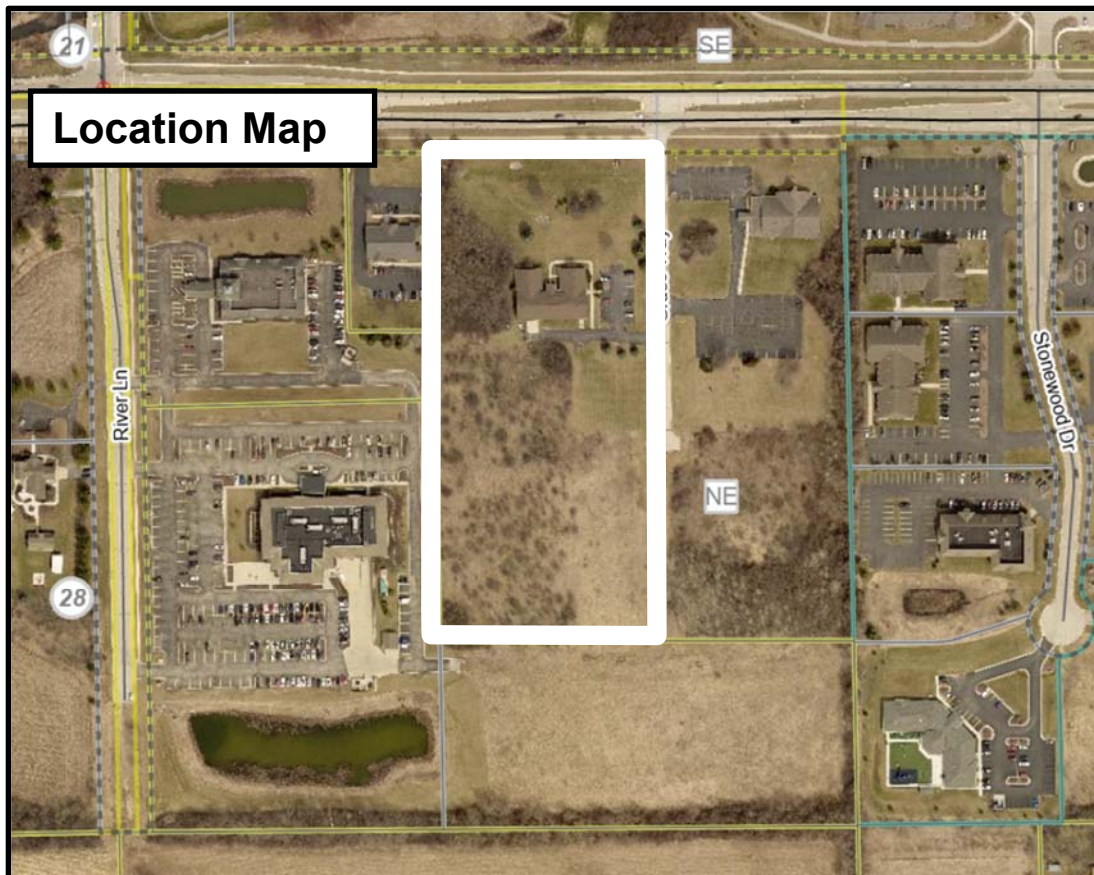
Jim Tollar, Business Manager and agent for the Brean Bible Society, property owner, is requesting approval of a 2-lot Certified Survey Map (CSM) to divide a 7.8-acre parcel located at N112 W17761 Mequon Road.

Property Location: N112 W17761 Mequon Road

Property Owner: Jim Tollar, Business Manager
Brean Bible Society
N112 W17761 Mequon Road
Germantown, WI

Current Zoning: B-4: Professional Office

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



Proposal

Jim Tollar, Business Manager and agent for the Brean Bible Society, property owner, is requesting approval of a 2-lot Certified Survey Map (CSM) to divide a 7.8-acre parcel located at N112 W17761 Mequon Road.

As described in the application, the Berean Bible Society does not need the southern portion of the property for their operation and wants to create a separate parcel for future development. The proposed CSM divides the property into two (2) parcels:

Lot 1: 3.39 acres contains the existing Berean Bible Society building

Lot 2: 4.43 acres undeveloped

Staff CommentsCommunity Development: Planning & Zoning

As shown on the CSM, access to proposed Lot 2 (4.43 ac parcel) will be to Grace Way, an existing private street located along a portion of the east property line of the Berean property (to a point about 600' south of Mequon Road).

Sometime between 2000 and 2005, the private driveway that served what is now the Berean House of Worship property (formerly Stoney Hill Church) on the east side and the Berean Bible Society property (on the west side) was re-constructed to street standards with maintenance by the Village. Both parcels were required to reserve land along the common property line: 20' was "reserved" on the east side along the Berean Bible Society property and 40' reserved along the west side of the Berean House of Worship property. The reservation was required in anticipation of future public street construction and extension to the south (as was discussed in December, 2023 when the property to the south was also divided for future development purposes). Once accepted by the Village as a public right-of-way, it would eventually be required to be improved to public street standards all the way to the end of these parcels.

For this reason, Staff recommends that the 20' road reservation along the east side of the Berean Bible Society property be dedicated as part of the CSM and perpetuated as a "road reservation".

Also, although the existing Berean Bible building/facility is accessed from Grace Way, Staff recommends adding a note and/or other feature to the CSM that specifically prohibits direct access to Mequon Road from Lot 1.

Public Works/ Village Engineer/Village Surveyor

The Village Surveyor has identified a series of minor technical corrections in an April 5, 2024 memo that will need to be addressed in a revised CSM prior to recording.

VILLAGE STAFF RECOMMENDATIONS

APPROVE the proposed 2-lot Certified Survey Map (CSM) for the Berean Bible Society property located at N112 W17761 Mequon Road subject to the following conditions:

1. All technical issues and corrections identified by the Village Surveyor (see April 5, 2024 memo from Burt Naumann, GRAEF) shall be addressed and reflected in a revised CSM reviewed and approved by Village staff prior to recording.
2. The name of the Village Clerk shown in the Village approval certificate on Sheet 4 of 4 should be changed to the current Village Clerk "Donna Ott, Village Clerk".
3. The developer shall dedicate 20' of right-of-way along the entire east property for future public road construction of Grace Way south of Mequon Road.
4. A note and/or other feature shall be added to the CSM that specifically prohibits direct access to Mequon Road from Lot 1.



April 5, 2024

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

SUBJECT: Berean Bible Society CSM Review

Certified Survey Map

Applicant or Owner: Berean Bible Society

Land Surveyor/Firm: Robert C. Beilfuss / Point Land Surveying & Mapping

1. The North $\frac{1}{4}$ corner of Section 28 is labeled as the NW corner of Section 28.
2. Label the 120' ROW of Mequon Road.
3. All existing utility and drainage easements with recording information should be shown and dimensioned, if applicable.
4. A Mortgagee Certificate will need to be included, if applicable.
5. Label the recording information for the document used to dedicate the right of way for Mequon Road.
6. Should the 20' Grace Way road reservation be dedicated with this CSM?
7. The symbol in the legend for 1" Iron Pipe Found does not match what is shown on the drawing.
8. In the Village Board Approval, Donna Ott is Village Clerk.

No further review comments.

Document Approval and Recording

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

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

Document Submittals and Data Conversion

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

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

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

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

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

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

Sincerely,



Burt J. Naumann, PLS
Senior Vice President



Fee must accompany application

- ☐ \$2,900 with public improvements
☒ \$1,960 no public improvements

Paid \$ Date 3/12/24

CERTIFIED SURVEY MAP APPLICATION

Pursuant to Section 18.06 of the Municipal Code

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

1 APPLICANT OR AGENT

JIM TOLLAR
BUSINESS MANAGER

Phone (262) 255-4750

Fax ()

E-Mail BUSINESSMANAGER@BEREANBIBLESOCIETY.ORG

PROPERTY OWNER

BEREAN BIBLE SOCIETY
N112W17761 MEQUON ROAD
GERMANTOWN, WI. 53022

Phone (262) 255-4750

2

PROPERTY ADDRESS OR GENERAL LOCATION

TAX KEY NUMBER

N112W17761 MEQUON RD, GERMANTOWN WI
53022

36-2256600

3

PURPOSE OF LAND SPLIT

NOT REQUIRED FOR THE FUTURE
OF THE BEREAN BIBLE SOCIETY

Will the land split require rezoning?

NO - PER JEFT RETZLAFF - 10/5/23

From

To

4

READ AND INITIAL THE FOLLOWING:

✓

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

✓

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

✓

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

✓

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

5

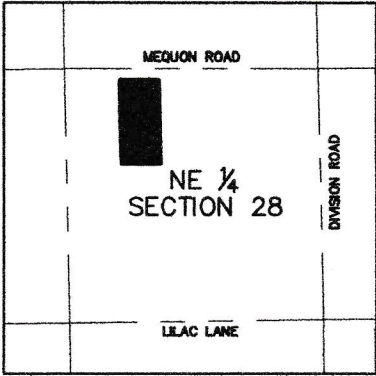
SIGNATURES - ALL APPLICATIONS MUST BE SIGNED BY OWNER!

Jim Tollar 10/5/23
Applicant Date

R. J. Sh 10-9-23
Owner / PRESIDENT Date

CERTIFIED SURVEY MAP No. _____

BEING A REDIVISION OF LOT 2 CERTIFIED SURVEY MAP NO. 4435 LOCATED IN THAT OF PART OF THE NW 1/4 OF THE NE 1/4 OF SECTION 28, TOWNSHIP 9 NORTH, RANGE 20 EAST, OF THE FOURTH PRINCIPAL MERIDIAN IN THE VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN.



LOCATION MAP

NE 1/4 SECTION 28
T 9 N, R 20 E
1" = 2000'

Point Land Surveying & Mapping
W174 N9467 Joper Road
Menomonee Falls, Wisconsin 53051
262-250-8003

Robert C. Beilfuss
Professional Land Surveyor

SURVEY PREPARED FOR:
BEREAN BIBLE SOCIETY
N112 W11761 MEQUON ROAD
GERMANTOWN, WI.

MEQUON ROAD
R/W VARIES

NE 1/4 CORNER OF
SECTION 28-9-20
CONC. MON. W/
ALUMINUM CAP

21 21
28 28
N89°55'08"E 430.01'
N 89°55'14" E (REC.)

S 89°55'08" W 2639.09'
NORTH LINE OF THE NORTHEAST 1/4

21 22
28 27

NW 1/4 CORNER OF
SECTION 28-9-20
CONC. MON. W/
ALUMINUM CAP

TOTAL AREA
340795 Sq. Feet
7.8236 Acres

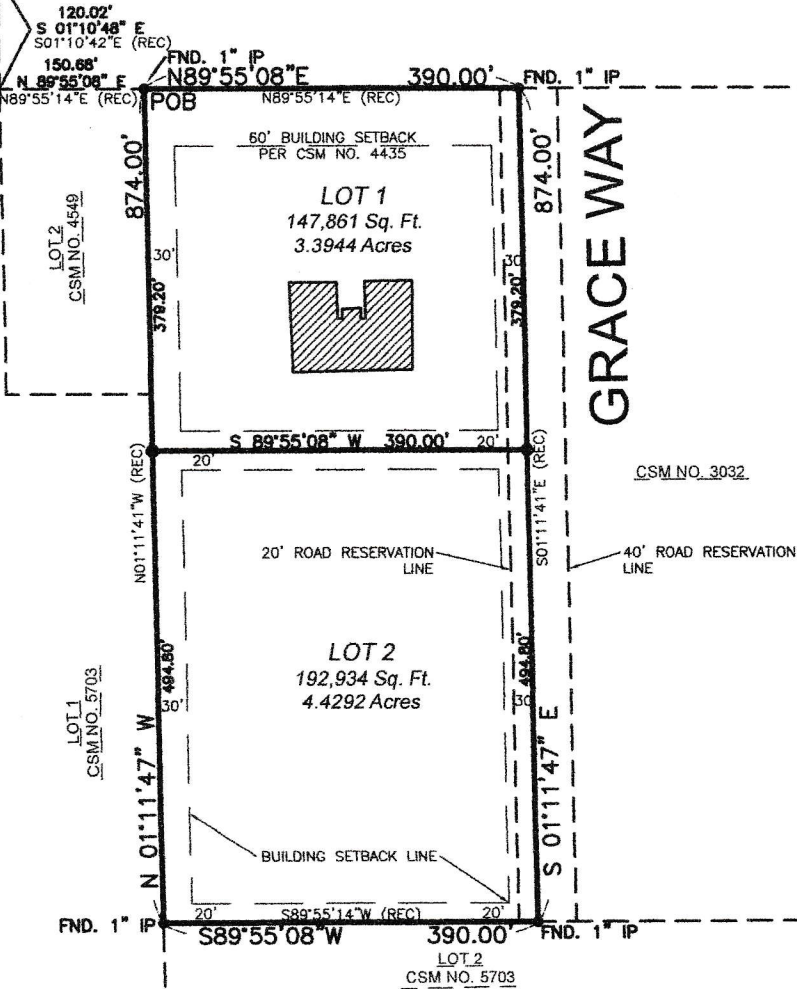
LOT 1
147,861 Sq. Ft.
3.3944 Acres

LOT 2
192,934 Sq. Ft.
4.4292 Acres

ZONING B-1

BUILDING SETBACKS

FRONT 30'
SIDE 20'
REAR 30'



LEGEND:

● INDICATES 3/4"X 18" IRON ROD SET WITH CAP
WEIGHING 1.50 LBS. PER LINEAL FOOT.

○ INDICATES 1" IRON PIPE FOUND

BEARING BASIS:

ALL BEARINGS ARE REFERENCED TO GRID
NORTH OF THE WISCONSIN STATE PLANE
COORDINATE SYSTEM, SOUTH ZONE. THE
NORTH LINE OF THE NE 1/4 OF SECTION
28-9-20 WAS USED AS N 89°55'08" E.

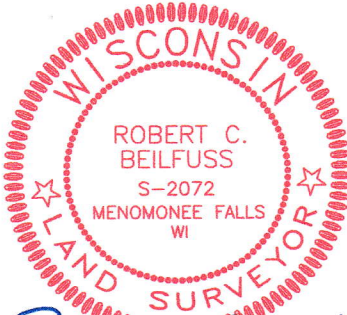
DATUM: NAD 83, 2011 ADJUSTMENT

SUBJECT TO EASEMENTS OF RECORD.

ALL MEASUREMENTS HAVE BEEN MADE TO
THE NEAREST ONE-HUNDREDTH OF A FOOT.

ALL ANGULAR MEASUREMENTS HAVE BEEN MADE TO
THE NEAREST ONE SECOND.

Survey Prepared For:
Berean Bible Society
N112 W11761 Mequon Road
Germantown, Wisconsin



Robert C. Beilfuss
ROBERT C. BEILFUSS
PROFESSIONAL LAND SURVEYOR
S-2072

DATED THIS 11TH DAY OF MARCH, 2024.
THIS INSTRUMENT WAS DRAFTED BY ROBERT C. BEILFUSS, S-2072, SHEET 1 OF 4

C:\PROJECTS\2023-05\DWG\BEREAN CSM.DWG

CERTIFIED SURVEY MAP NO. _____

Being a redivision of Lot 2 of Certified Survey Map No. 4435 located in the Northwest ¼ of the Northeast ¼ of Section 28, Township 9 North, Range 20 East of the Fourth Principal Meridian, in the Village of Germantown, County of Washington, State of Wisconsin.

SURVEYOR’S CERTIFICATE:

State of Wisconsin)
) SS
County of Waukesha)

I, Robert C. Beilfuss, Professional Land Surveyor, do hereby certify that I have surveyed, divided and mapped a redivision of Lot 2 of Certified Survey Map No. 4435 located in the Northwest ¼ of the Northeast ¼ of Section 28, Township 9 North, Range 20 East of the Fourth Principal Meridian, in the Village of Germantown, County of Washington, State of Wisconsin, bounded and described as follows:

Commencing at a 6” round concrete monument with an aluminum cap marking the North ¼ corner of Section 28, Township 9 North, Range 20 East of the Fourth Principal Meridian in the Village of Germantown, Washington County Wisconsin thence North 89°55’08” East (North 89°55’14” East, Rec.), along the north line of the Northeast ¼ of said Section, 430.01’ feet; thence South 01°10’48” East (South 01°10’42” East Rec.) 120.02 feet to the south right of way line of Mequon Road (STH-167); thence North 89°55’08 East (North 89°55’14” East, Rec.) along said south right of way line, 150.68’ feet to a found 1” iron pipe marking the point of beginning of the lands to be described;

Thence continuing North 89°55’08 East (North 89°55’14” East, Rec.) along said south right of way line, 390.00’ feet to a found 1” iron pipe; thence South 01°11’47” East (South 01°11’41” East, Rec.) 874.00 feet to a found 1” iron pipe; thence South 89°55’08” West (South 89°55’14” West, Rec.), 390.00 feet to a found 1” iron pipe; thence North 01°11’47” West (North 01°11’41” West, Rec.), 874.00 feet to the point of beginning.

Containing in all 340,795 square feet (7.8236 acres of land, more or less).

That I have made such survey, land division and map by the direction of Berean Bible Society, owner of said land.

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

That I have fully complied with the provisions of Chapter 236 of the Wisconsin Statutes and the Village of Germantown Subdivision Control Ordinance in surveying, dividing and mapping the same.

Dated this 11th day of March, 2024.


Robert C. Beilfuss, P.L.S.
Professional Land Surveyor, S-2072



CERTIFIED SURVEY MAP NO.

Being a redivision of Lot 2 of Certified Survey Map No. 4435 located in the Northwest ¼ of the Northeast ¼ of Section 28, Township 9 North, Range 20 East of the Fourth Principal Meridian, in the Village of Germantown, County of Washington, State of Wisconsin.

OWNER'S CERTIFICATE

Berean Bible Society, a corporation duly organized and existing under and by virtue of the Laws of the State of Wisconsin, as owner, does hereby certify that said corporation caused the land described in the foregoing affidavit of Robert C. Beilfuss, to be surveyed, divided, and mapped as represented on this map, in accordance with the provisions of Chapter 236 of the Wisconsin Statutes and the Village of Germantown Subdivision Control Ordinance.

In Witness whereof, the said Berean Bible Society, has caused these presents to be signed by Kevin Sadler President, and countersigned by John Fredrickson, Board President, at _____, Wisconsin, this _____ day of _____, 2024.

Berean Bible Society

President

Board President

State of _____)
) SS
_____ County)

Personally, came before me this _____ day of _____, 2024, the above-named Kevin Sadler, and John Fredrickson of the above-named corporation, to me known to be such President and Board President of said corporation, and acknowledged that they executed the foregoing instrument as such officers as the deed of said corporation by its authority.

Notary Public, _____ County, _____

My Commission Expires _____

Dated this _____ day of _____, 2024.

Robert C. Beilfuss
Robert C. Beilfuss, P.L.S.
Professional Land Surveyor, S-2072



This instrument was drafted by Robert C. Beilfuss, S-2072
Job No. 2023-05

Sheet 3 of 4

CERTIFIED SURVEY MAP NO. _____

Being a redivision of Lot 2 of Certified Survey Map No. 4435 located in the Northwest ¼ of the Northeast ¼ of Section 28, Township 9 North, Range 20 East of the Fourth Principal Meridian, in the Village of Germantown, County of Washington, State of Wisconsin.

VILLAGE OF GERMANTOWN PLAN COMMISSION APPROVAL

This land division, Certified Survey Map No. _____, is hereby approved by the Germanton Plan Commission as being in conformance with the Village Subdivision Ordinance this _____ day of _____, 2024

_____ Dean Wolter, Chairman	_____ Date
_____ Laura A. Johnson, Secretary	_____ Date

VILLAGE BOARD APPROVAL

Resolved that this Certified Survey Map, being a redivision of Lot 2 of Certified Survey Map No. 4435 located in the Northwest ¼ of the Northeast ¼ of Section 28, Township 9 North, Range 20 East of the Fourth Principal Meridian, in the Village of Germantown, County of Washington, State of Wisconsin., having been approved by the Plan Commission being the same, is hereby approved and accepted by the Village Board of Trustees of the Village of Germantown on this _____ day of _____, 2024.

_____ Dean Wolter, Village President	_____ Date
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ATTEST:

_____ Donna Cox, Village Clerk	_____ Date
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Robert C Beilfuss
Robert C. Beilfuss, R.L.S.
Registered Land Surveyor, S-2072

ZONING PERMIT REVIEW

5/13/24 Plan Commission Meeting

Furlong Industrial Systems

Planning & Zoning Report

Germantown, Wisconsin

Summary

Bernadette Furlong, property owner, is seeking approval to renovate the exterior of a 4,265 sqft office building located at W194 N11221 McCormick Drive in the Germantown Industrial Park.

Location: W194 N11221 McCormick Drive

Agent/

Property Owners: Bernadette Furlong
W194 N11221 McCormick Drive
Germantown, WI

Zoning: M-1: Limited Industrial

Adjacent Land Uses		Zoning
North	Industrial/Office	M-1
South	Industrial	M-1
East	Industrial/Office	M-1
West	Single-family Residential	M-1



Background/Proposal

Bernadette Furlong, property owner, is seeking approval to renovate the exterior of a 4,265 sqft office building located at W194 N11221 McCormick Drive in the Germantown Industrial Park.

As explained and shown in the supporting information, the owner proposes to make revisions to the building exterior that include:

1. Painting the building exterior white (including the existing blue banding);
2. Replacing the existing blue canvas & frame canopy with a metal roof w/ cable supports (see rendering and “inspiration” photo);
3. Installing gooseneck sconce “barn light” fixtures on entry façade on either side of new entrance canopy
4. Install/replace existing landscaping along north, east, and south building elevations

Staff Comments

As you are aware, the Plan Commission serves as the Village’s Architectural Review Board under Section 17.49 of the Zoning Code and responsible for upholding the following guiding principles:

PRINCIPLES. To implement and define criteria for the purpose set forth in this chapter, the following principles are established:

- (a) No building shall be permitted, the design or exterior appearance of which is of unorthodox or abnormal character in relation to its surroundings as to be unsightly or offensive to generally accepted taste and community standards.
- (b) No building shall be permitted, the design or exterior appearance of which is so identical with those adjoining as to create excessive monotony or drabness.
- (c) No building shall be permitted where any exposed facade is constructed or faced with a finished material which is aesthetically incompatible with the other facades and which presents an unattractive appearance to the public and to surrounding properties.
- (d) No building or sign shall be permitted to be sited on the property in a manner which would unnecessarily destroy or substantially damage the natural beauty of the area, particularly insofar as it would adversely affect values incident to ownership of land in that area; or which would unnecessarily have an adverse effect on the beauty and general enjoyment of existing structures on adjoining properties.

Further, Section 17.46 (Site Plan Approval) provides the following:

SITE PLAN REVISIONS. Any proposed site improvement or any interior or exterior building improvement to an existing building or developed property that received site plan approval from the Village in the past (except one- and 2-family residential dwellings) must be reviewed and approved by the Village prior to issuance of a building or zoning permit. Minor improvements may be approved by the Zoning Administrator with a zoning permit unless the Zoning Administrator determines that a proposed improvement would substantially change the appearance, change the characteristics of the use or integrity of the site or building, add substantial floor area, or otherwise require Plan Commission review and approval. Major improvements (as determined by the Zoning Administrator) shall be reviewed and approved by the Plan Commission.

With that said, subject to Plan Commission review and any recommended revisions, Staff has reviewed and supports the proposed exterior building and site improvements.

VILLAGE STAFF RECOMMENDATION

APPROVE the zoning permit application to renovate the exterior of the 4,265 sqft office building located at W194 N11221 McCormick Drive in the Germantown Industrial 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 January 24, 2024 (w/ revised date 5/8/24)*
 - b. *Landscape Detail plan dated January 24, 2024 (w/ revised date 5/8/24)*
2. Village building permits are required for any/all interior and exterior renovations, including HVAC, construction, electrical and/or plumbing. State-approved building plans may be required as part of a building permit application. Contact SAFEBuilt staff in the Inspection Services counter at Village Hall for information about building permit applications at 262-346-4460.



Village of



Germantown

Willkommen

ZONING COMPLIANCE/ OCCUPANCY PERMIT

Date of Application: 4/22/24

Fee Received By: [Signature]

Please read and print legibly. List name of actual contact person (NOT just business name).

APPLICANT OR AGENT:

Name: Bernadette Furlong
Address: N 2293 Fargo Rd
City/State/Zip: Neosho WI 53059
Phone: 414 587 8220
E-Mail: bernadette@furlongindustrial.com

PROPERTY or Business OWNER:

Name: Bernadette Furlong
Address: N 2293 Fargo Rd
City/State/Zip: Neosho WI 53059
Phone: 414 587 8220
E-Mail: bernadette@furlongindustrial.com

PROPERTY ADDRESS OR Tax Parcel ID#:

W194 N11221 Mc Cormick Dr

DESCRIPTION OF PROPOSED USE (Describe improvements, structures, uses and activities conducted, services provided, products made or sold, # of employees, hours of operation, etc. that will enable Zoning Administrator to determine if the proposed use or operation complies with the applicable zoning district and/or other use restrictions that may apply to the subject property. Use back side or additional sheets as needed):

Exterior of building to be painted off white.
One solid color, NO Border around building.
See attached email for specific answers to
questions.

READ AND INITIAL THE FOLLOWING:

- ☒ I understand that Village Staff may request additional information to properly evaluate this request and failure to provide such information may in itself be sufficient cause to deny the petition.
- ☒ I understand that Village Staff can impose conditions or other requirements necessary in order to meet and/or remain in compliance with the Village's Zoning Codes and/or other Village requirements that may apply to the subject property.

INCLUDE THE FOLLOWING WITH YOUR APPLICATION:

- ☒ A scaled site plan showing location of proposed use on the property (not required if within building).
- ☒ \$175 Application Fee
- ☒ Other Information required by Zoning Administrator

SIGNATURES: ALL APPLICATIONS MUST BE SIGNED

Bernadette Furlong
Applicant
Bernadette Furlong
Property Owner

4/20/2022
Date
4/20/2022
Date

VILLAGE USE ONLY

RE: Furlong Building

W194N11221 McCormick Drive

Germantown WI

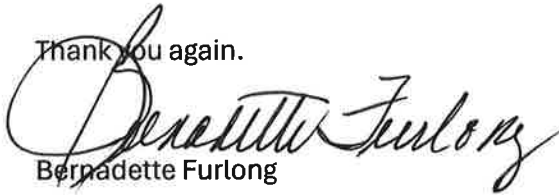
Thank you for your consideration for the exterior improvement of our building.

Zoning Permit attached along with page 2 of answers to the questions that were asked by Jeff.

Also, attached are the before and proposed after picture of what look we are after.

I am submitting the paint color page as well.

Thank you again.

A handwritten signature in black ink, reading "Bernadette Furlong". The signature is written in a cursive style with a large initial "B".

Bernadette Furlong

bernadette@furlongindustrial.com

414-587-8220

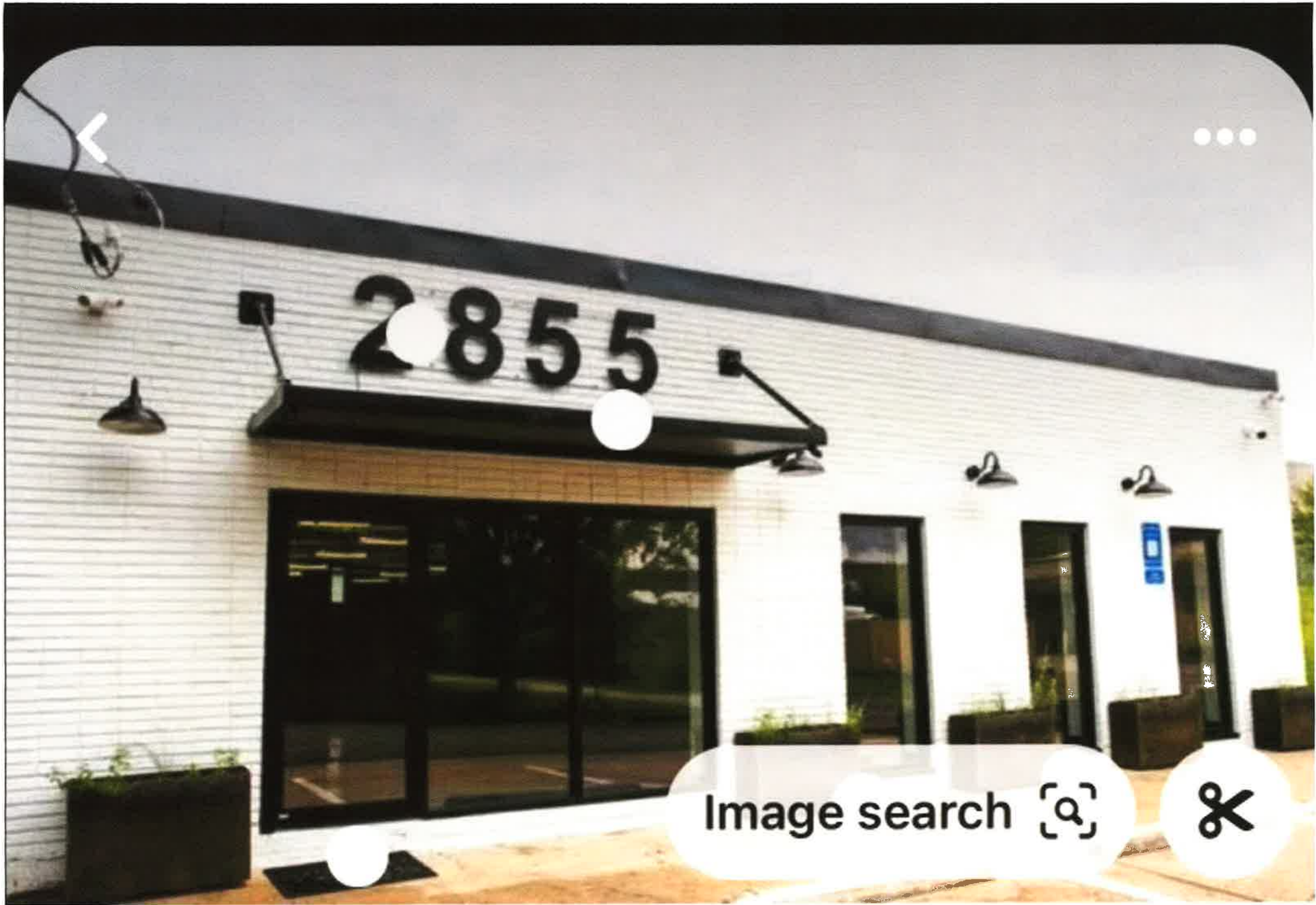
Subject: RE: Exterior paint change

I appreciate you reaching out to me with this information. This sort of minor exterior building improvement can likely be handled by staff with a Zoning Permit (vs. Plan Commission review & approval). With what information you have provided, I do not think the exterior color change warrants PC review.

With that said, can you please complete the attached Zoning Permit application and submit it along with a more detailed description of what changes are proposed? Specifically:

1. Will the split-face block exterior be painted white? YES, IT WILL BE WHITE
2. Will the window sills be painted? If so, what color? THE WINDOW SILLS WILL BE PAINTED WHITE
3. Will the blue accent banding be painted? If so, what color? THE BLUE ACCENT WILL BE PAINTED WHITE
4. What will happen to the blue canopies over the doorway? THE CANOPY WILL BE BLACK
5. Will there be exterior light fixtures mounted on the exterior wall? If so, what type? THERE WILL BE FOUR(4) EXTERIOR LIGHTS ON BUILDING, THE LIGHT STYLE WILL BE BLACK LED BARN LIGHTS WITH GOOSENECK WALL SCONE
6. What is happening with the landscaping along the building? ONCE THE BUILDING IS COMPLETELY PAINTED AND INTERIOR REMODELING DONE WE WILL BE PLANTING BUSHES ALONG THE BUILDING.





SHERWIN-WILLIAMS.

What can we help you find?



0 - \$0.00

Color > White Paint Colors >

SW 7005 Pure White**SW 7005**

SW 7008

SW 7566

SW 7570

SW 7634

*Expert Pick***SW 7005****Pure White****FULL DETAILS** ▼

This versatile, bright white has the slightest yellow undertone that keeps it from appearing too stark. Use on trim for the perfect complement.

Get this color in a:

Color Sample



Paint Sample



Interior Paint

Ask

AA

 sherwin-williams.com

GENERAL NOTES
(NOT ALL MAY APPLY:

LOADS	ROOF DESIGN: LIVE LOAD = 30 PSF (SNOW LOAD) DEAD LOAD = 11 PSF 1/240 LIVE LOAD DEFLECTION ROOFS SHALL WITHSTAND A PRESSURE OF AT LEAST 20"/ SQ. FT. ACTING UPWARD NORMAL TO THE ROOF SURFACE. FLOOR DESIGN: LIVE LOAD = 100 PSF DEAD LOAD = 15 PSF + (6 1/2 PSF ON 1ST FLOOR FOR GYPCRETE) 1/480 LIVE LOAD DEFLECTION * ANY TILE AREAS SHALL BE DESIGNED FOR AN ADDITIONAL 10 PSF DEAD LOAD 1/360 TOTAL LOAD + 1/600 LIVE LOAD
WALLS	SQUASH BLOCKING + STUD COLUMNS BELOW POINT LOADS ARE TO CONTINUE AND TRANSFER LOADS DOWN TO FOUNDATION AND FOOTINGS. ENGINEERED GLU-LAM COLUMNS AND LVL STUDS ARE NOTED SPECIFICALLY ON PLAN OR REFERENCE ON "TALL WALL" SPECIFICATIONS. UNLESS OTHERWISE NOTED ALL MEMBERS BEARING ON WOOD MUST BE 1 1/2" MIN. UNLESS OTHERWISE NOTED ALL MEMBERS BEARING ON CONC. OR MASONRY MUST BE 3" MIN. ALL FRAMING FOR STUD WALLS AND PLATES IS 8PF #2 UNLESS NOTED. ALL SPACING ON EXTERIOR WALLS IS 16" O.C. UNLESS NOTED. ALL SPACING ON INTERIOR WALLS IS 16" O.C. UNLESS NOTED. STUDS SHOULD NOT BE NOTCHED MORE THAN 1/3 OF DEPTH. WOOD FRAMED WALLS MUST COMPLY WITH WI DEPT OF COMMERCE, CHAPTER 21 COMM. TABLE 21.23-A DIMENSIONS MEASURE TO EXTERIOR OF SHEATHING/BLOCK ON EXTERIOR SIDE OF WALLS AND INTERIOR SIDE OF EXTERIOR STUD ON INTERIOR SIDE. ALL INTERIOR STUDS MEASURE TO THE ROUGH STUD FIRE BLOCKING: INCLUDE FIRE BLOCKING * FLOOR LEVELS, CONNECTIONS BETWEEN CONCEALED VERTICAL + HORIZONTAL SPACES, AT TOP + BOTTOM OF STAIRWAY STRINGERS
HEADERS	ALL BASE WINDOW HEADERS ON FIRST FLOOR ARE 6'-10 1/2" ABOVE SUBFLOOR * REFERENCE FLOOR PLANS FOR EXCEPTIONS ALL HEADER ON EXTERIOR WALLS OR LOAD BEARING WALLS ARE NOTED ON PLAN. ALL HEADERS ARE DROPPED UNLESS NOTED OTHERWISE. DOUBLE SHOULDER STUDS FOR HEADERS OVER 6' WIDE IN BEARING WALLS. DOUBLE SHOULDER STUD FOR HEADERS OVER 6' WIDE. ALL INTERIOR OPENINGS THAT HAVE DROPPED HEADERS ARE TO MATCH HEIGHT OF INTERIOR DOORS. ALL OPENINGS TO HAVE DRYWALL FINISH UNLESS NOTED TO BE CAVED. BUILDER MUST FOLLOW ALL INSTALLATION INSTRUCTIONS PROVIDED BY JOIST, LVL, FLOOR TRUSS, TALL WALL OR ROOF TRUSS MFG. REFER TO PRODUCT INSTALLATION GUIDE FOR ALL CONNECTION DETAILS. ALL HOLES IN HANGERS, ANGLES, BRACKETS, CLIPS, AND TIE DOUNTS MUST BE FILLED WITH THE APPROPRIATE FASTENERS PER THE MANUFACTURER'S SPECS.
GRADE	EROSION CONTROL: WHERE LAND DISTURBING CONSTRUCTION ACTIVITY IS TO OCCUR EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE EMPLOYED, AS NECESSARY, TO PREVENT OR REDUCE THE POTENTIAL DEPOSITION OF SOIL OR SEDIMENT TO WATERS OF THE STATE AND ADJACENT PROPERTIES. GRADE: SLOPE GRADE AWAY FROM DWELLING. IF ACTUAL GRADE VARIES FROM ARCHITECTURAL PLANS, THE BUYER IS RESPONSIBLE FOR ALL COST INCREASES FROM ADDITIONAL HEIGHT OF FOUNDATION WALLS, FRAMED WALLS, EXTERIOR FACADE MATERIAL, OR ANY ADDITIONAL BUILDING MATERIALS + LABOR.

ABBREVIATIONS	A.B. ANCHOR BOLT APPX. APPROXIMATELY BTR. BETTER CAB. CABINET CANTED. CANTILEVER CATH. CATHEDRAL CM. CEILING MOUNT CV. CENTRAL VAC OUTLET CONC. CONCRETE CONV. CONVENTIONAL DB. DOORBELL DIA. DIAMETER DIM. DIMMER DF. DOUGLAS FIR DRWRS. DRAWERS DW. DISHWASHER EXT. EXTERIOR F.G. FIBERGLASS FND. FOUNDATION FTG. FOOTING G.B. GRAB BAR G.D. GARBAGE DISPOSAL	H.D. INSUL. L.B.W. LOAD BEARING WALL MFG. MANUFACTURER MIN. MINIMAL O.C. ON CENTER O.H. OVERHEAD P.T. PRESSURE TREATED REQ'D. REQUIRED R.O. ROUGH OPENING R.S. ROUGH SAUN SH + PL. SHLF AND FOLE SQ. SQUARE T.B. TOWEL BAR TEMP. TEMPERED GLASS T.P. TOILET PAPER HOLDER T.R. TOWEL RING TYP. TYPICAL V. VOLT VAN. VANITY V.B. VAPOR BARRIER WD. WOOD WM. WALL MOUNT
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ROOF	ROOF FRAMING MEMBERS + TRUSS MATERIAL IS MADE FROM ENGINEERED GRADED LUMBER. ROOF FRAMING MEMBERS SPANNING MORE THAN 6' MEASURED FROM THE OUTERMOST EDGE OF THE ROOF SHALL BE PERMANENTLY FASTENED TO THE TOP PLATE OF LOAD BEARING WALLS USING ENGINEERED CLIPS, STRAPS OR HANGERS. ALL ROOF TRUSSES ARE TO BEAR ON EXTERIOR WALLS. (UNLESS NOTED) TRUSS MEMBERS SHALL NOT BE CUT, BORED OR NOTCHED ONLY IF NOTCHING OR BORING OF ENGENDERED WOOD PRODUCTS SHALL BE DONE IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS PROVIDED THOSE INSTRUCTIONS WERE DEVELOPED THROUGH STRUCTURAL ANALYSIS OR PRODUCT TESTING. BUILDER TO FOLLOW TRUSS MANUFACTURER'S TRUSS LAYOUT AND SPECIFICATIONS. IF HEEL HEIGHT VARIES FROM THE ARCHITECTURAL PLANS, IT IS THE RESPONSIBILITY OF THE TRUSS MFG TO CONTACT DESIGN 4 STYLE SO ANY ACCOMMODATIONS CAN BE MADE IN WINDOW SIZES OR ANY OTHER BUILDING MATERIALS + LABOR AFFECTED BY THIS CHANGE. COVER ALL ROOF SHEATHING AS SOON AS POSSIBLE WITH ROOFING FELT OR SINGLE UNDERLAYMENT FOR PROTECTION AGAINST EXCESSIVE MOISTURE PRIOR TO ROOFING APPLICATION. ANY GABLE ROOF OVERHANG OF MORE THAN 12" SHALL BE PROVIDED WITH LADDERS WHICH EXTEND INTO THE STRUCTURE A DISTANCE NO LESS THAN THE LENGTH OF THE OVERHANG. THE LADDERS SHALL BE FASTENED AT THE WALL. THE INTERIOR END OF EACH LADDER SHALL BE ATTACHED TO A RAFTER OR TRUSS WITH A HANGER.
DECAY-RESISTANT MATERIAL	IF THIS PROJECT IS BEING BUILT IN AN AREA WHERE INSECTS SUCH AS TERMITES, BEETLES, OR CARPENTER BEES ARE KNOWN TO EXIST, BUYER IS RESPONSIBLE TO DETERMINE IF ANY PROTECTIVE MEASURES ARE NEEDED AGAINST SUCH INSECTS. NO RESPONSIBILITY WILL BE ASSUMED BY DESIGN 4 STYLE FOR VARYING OR UNUSUAL SOIL CONDITIONS AFFECTING FOUNDATION DESIGN. OWNER OR BUILDER TO VERIFY SOIL BEARING CAPACITY AND GRADES AND SHALL INSTALL FOUNDATION IN COMPLIANCE WITH ALL GOVERNING CODES AND ORDINANCES. ALL UNTREATED WOOD PRODUCTS MUST MAINTAIN A 6" MINIMUM ABOVE GRADE. EXCEPT SIDING MUST MAINTAIN A 6" MINIMUM ABOVE GRADE. ALL P.T. MATERIAL SPECIFIED ON PLAN IS: 4X4 SYP #2 + BTR .4 6X6 SYP #2 + BTR .6 2X10 SYP #1 + BTR 2X12 SYP #1 + BTR DECAY RESISTANT WOOD MUST BE USED ON ANY JOISTS LESS THAN 18" FROM EARTH. GIRDERS LESS THAN 12" FROM EARTH. SILL LESS THAN 8" FROM EARTH. JOISTS SHALL NOT BE LESS THAN 18" FROM EARTH UNLESS PREVENTIVE DECAY MEASURES ARE TAKEN. GIRDERS SHALL NOT BE LESS THAN 12" FROM EARTH UNLESS PRESERVATIVE DECAY MEASURES ARE TAKEN. IF GRADE DROPS BELOW 8" OF THE TOP OF FOUNDATION, THE MASON IS TO PROVIDE FURRING STRIPS IN THE EXTERIOR SIDE OF THE FOUNDATION WALL FOR SIDING ATTACHMENT.
MASONRY	COLD WEATHER WORK: WHEN AMBIENT AIR TEMPERATURE IS BELOW 40 DEG. F, THE COLD WEATHER CONSTRUCTION PROCEDURES UNDER ACI 530.1 SHALL BE FOLLOWED. CORBELS ARE NOT TO EXCEED 1" AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH ACI .30 TYPES OF MORTAR FOR VARIOUS KINDS OF MASONRY MUST FOLLOW WI DEPT OF COMMERCE, CHAPTER 21 COMM, TABLE 21.26-A MASONRY OR BRICK VENEER SHALL BE ABOVE ABOVE FINAL EXTERIOR GRADE UNLESS THERE IS THROUGHWALL FLASHING AT GRADE OR WITHIN 2 COURSES ABOVE GRADE. VENEERS SHALL BE ANCHORED OR ADHERED IN ACCORDANCE WITH ACI 530 + ACI530.1 ANY WOOD FRAMED WALL WHERE BRICK IS LOCATED, A MIN. 1" AIRSPACE SHALL BE PROVIDED BETWEEN BRICK AND THE WALL SHEATHING UNLESS A MANUFACTURER OFFSET MATERIAL IS USED. ALSO, INSTALL 1 LAYER TAR PAPER AND 1 LAYER TYVEK OVER THE SHEATHING. (TYP) VENEER FLASHING SHALL CONSIST OF MATERIALS THAT ARE DURABLE AND PERMANENTLY UV-RESISTANT. FLASHING SHALL BE INSTALLED AT THE BOTTOM OF VENEER AND SHALL EXTEND OVER THE TOP OF THE FOUNDATION AND UP AT LEAST 8" AND BE EMBEDDED IN THE BACKING COURSE. WEEPHOLES SHALL BE 3/8" MIN. DIA., LOCATED EVERY 2' AND NOT BE PLACED BELOW FINAL GRADE. 1 CORRUGATED TIE EMBEDDED 2" IN JOINT REQUIRED ON EVERY 2 SQ. FT. OF VENEER ===== REPRESENTS MASONRY VENEER PRODUCT (UNLESS OTHERWISE SPECIFIED)

FIREPLACE, WOOD STOVE & GENERAL CHASE	ALL REFERENCE TO WOOD STOVE, FIREPLACE FLUE, HEARTH, CHIMNEY AND FOOTINGS FOR FIREPLACE ARE FOR SUGGESTED LOCATIONS ONLY, THE CONTRACTOR MUST MAKE SURE THAT WOOD STOVE, FIREPLACE STRUCTURE MEET OR EXCEEDS ALL APPLICABLE BUILDING CODES, NO BUILDING STRUCTURE SHALL REST ON OR BE WITHIN 2' OF WOOD STOVE, FIREPLACE STRUCTURES AND SUCH SPACE MUST BE FIRE STRIPPED WITH NON-COMBUSTIBLE MATERIALS. ALL STOVES AND PIPES MUST BE INSTALLED IN COMPLIANCE WITH MANUFACTURER SPECIFICATIONS. DUE TO ANY DEVIATION OF THE PLANS, ALL CHIMNEY CHASES SHALL BE FRAMED 2' ABOVE ANY ROOF OR WALL WITHIN 10' OF THE TOP OF THE CHASE OR 3' ABOVE ADJACENT RIDGE LINE. ANYTIME FIREPLACE IS WOOD BURNING, THE ENTIRE CHIMNEY CHASE MUST BE INSULATED TO PEAK TO PREVENT CONDENSATION AND BACKDRAFTS. BUILDER SHALL BE RESPONSIBLE FOR PROPER INSTALLATION OF PROPER METAL FLASHING MATERIALS IN ALL LOCATIONS THAT REQUIRE THIS MATERIAL. BUILDER TO VENT DRYER AND RANGE EXHAUST TO EXTERIOR. SAFETY GLASS: INCLUDE IN ALL DOORS AND SIDELIGHTS AND AS NOTED ON PLAN.
MISC.	RAILINGS: INTERIOR AND EXTERIOR RAILINGS ARE FOR REFERENCE ONLY. CONTACT BUILDER FOR RAILING SPECIFICATIONS AND RAIL/SPINDLE DESIGN AND PLACEMENT. HORIZONTAL RAILING TO BE LOCATED AT LEAST 36" ABOVE TOP OF SURFACE (DECKING OR FINISHED FLOOR). RAILING MUST WITHSTAND 200 LB LOAD IN ANY DIRECTION. RAILING TO BE INSTALLED TO PREVENT PASSAGE OF OBJECTS OVER 4" DIA. 24 CS WSP ===== NUMBER REPRESENTS: BRACING LENGTH CS WSP REPRESENTS: CONTINUOUS SHEATHED WOOD STRUCTURAL PANEL MIN. BRACED MATERIAL THICKNESS OR SIZE: 3/8" FOR MAX. 16" O.C. STUD SPACING 1/16" FOR MAX. 24" O.C. STUD SPACING. MIN. FASTENERS: 6d COMMON NAIL OR 8d BOX NAIL (2 1/2" LONG X 0.13" DIA.) OR 1/16" CROWN 16 GAGE STAPLES, 1 1/4" LONG MAX. SPACING: 6" EDGES, 12" FIELD (NAILS) 3" EDGES, 6" FIELD (STAPLES) 24 FF ===== NUMBER REPRESENTS: BRACING LENGTH FF REPRESENTS: FIELD PORTAL MIN. BRACED MATERIAL THICKNESS OR SIZE: 1/16" MIN. FASTENERS: FASTEN SHEATHING TO HEADER WITH 8d COMMON OR GALVANIZED BOX NAILS IN 3" GRID PATTERN HEADER TO JACK-STUD STRAP ON BOTH SIDES OF OPENING OPPOSITE SIDE OF SHEATHING: STRAP CAPACITY SHALL EQUAL 1,000 LBS OR 4,000 LBS, WHEN ONLY WALL IS PRESENT. MIN. DBL STUD FRAMING COVERED WITH MIN. 1/16" WOOD STRUCTURAL PANEL SHEATHING WITH 8d COMMON OR GALVANIZED BOX NAILS AT 3" O.C. IN ALL FRAMING (STUDS, BLOCKING AND SILLS) TYP. MAX. SPACING: 6" EDGES, 12" FIELD (NAILS) 3" EDGES, 6" FIELD (STAPLES) 36 GB ===== NUMBER REPRESENTS: BRACING LENGTH GB REPRESENTS: GYPSUM BOARD (INSTALLED BOTH SIDES OF WALL) MIN. BRACED MATERIAL THICKNESS OR SIZE: 1/2" FOR MAXIMUM 24" O.C. STUD SPACING MIN. FASTENERS: 8d COOLER NAILS, OR #6 SCREWS

FUTURE REMODEL FOR:

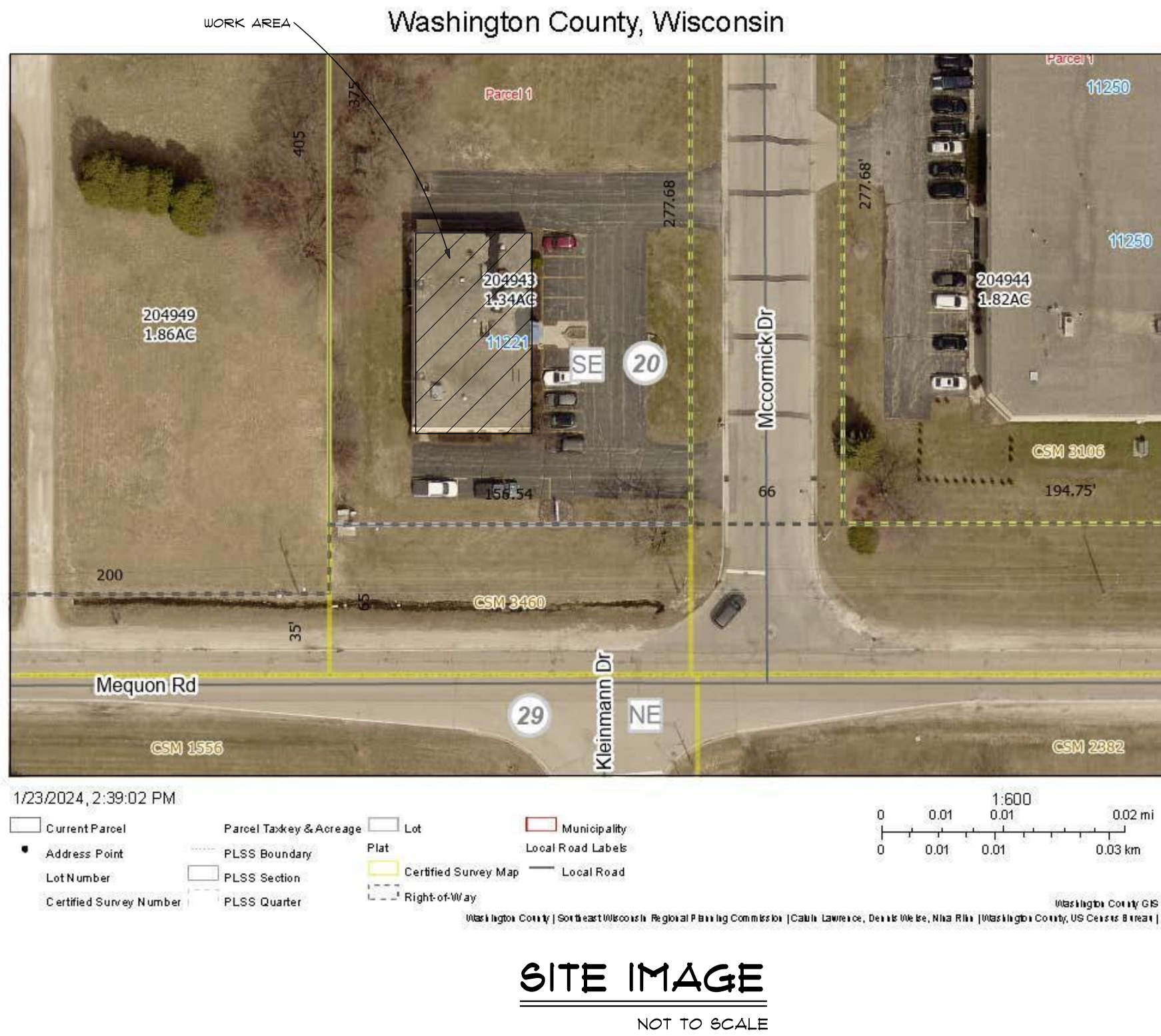
FURLONG INDUSTRIAL SYSTEMS

W194N11221 McCORMICK DRIVE
GERMANTOWN, WI 53022

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- PAGE 1: COVER/NOTES
PAGE 2: ELEVATION INFORMATION
PAGE 3: REMODELED MAIN FLOOR + DETAILS
PAGE 4: FINISH SCHEDULE
PAGE 5: FINISH INFO + INTERIOR VIEWS
PAGE 6: REMODELED MAIN FLOOR HVAC PLAN
PAGE 7: REMODELED MAIN FLOOR ELECTRICAL PLAN

- CODE NOTES:
-REFERENCED CODES - 2015 IBC W/ WI AMENDMENTS; 2015 IEBC
-B (BUSINESS) OCCUPANCY: NO CHANGE IN OCCUPANCY
-OCCUPANT LOAD = 55
-FIRE PROTECTION PER NFPA 13
-EXISTING DOOR LOCATIONS ARE UNCHANGED. PANIC HARDWARE MAY BE PROVIDED BUT IS NOT REQUIRED.
-EXTERIOR ENVELOPE IS UNCHANGED
-EXISTING FIRE ALARM AND SMOKE DETECTION SYSTEM WILL BE UNCHANGED (VERIFY)



FIRST FLOOR: 4263 SQ. FT.

BID SET PLANS:
DO NOT USE
FOR CONSTRUCTION

**BID SET
PLANS:
1.24.24**

REVISED KITCHEN
STOVE SIZE
CABINETS (2-5-24)
ADDED ELEVATION
INFORMATION FOR
ARCHITECTURAL
REVIEW (5.8.24)

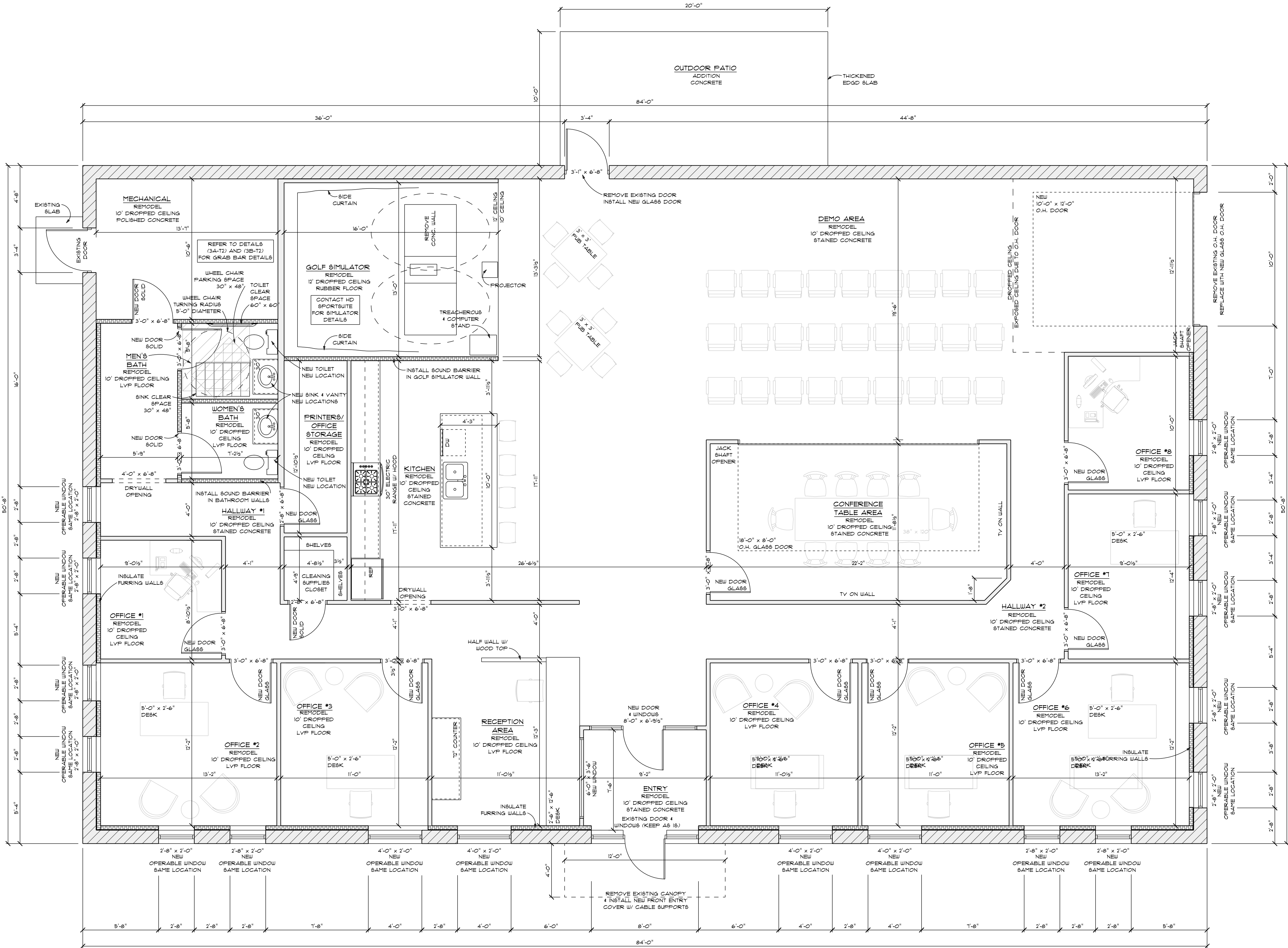
SCOPE OF WORK:

DEMOLITION:

1. REMOVE ALL INTERIOR WALLS.
2. REMOVE ALL DROPPED CEILING.
3. REMOVE ALL EXISTING FLOORING & GLUE.
4. REMOVE EXISTING WINDOWS AS SHOWN.
5. REMOVE EXISTING TOILETS, SINKS AND VANITIES.
6. REMOVE DEMO AREA MAN DOOR.
7. REFUBISH LIGHTING IF POSSIBLE.
8. REMOVE EXISTING ENTRY CANOPY.

REMODEL:

1. INSTALL WALLS AS SHOWN.
2. INSULATE WALLS AS SHOWN.
3. INSTALL NEW TOILETS, VANITIES & SINKS AS SHOWN.
4. INSTALL KITCHEN CABINETS & ISLAND AS SHOWN.
5. INSTALL NEW WINDOWS IN EXISTING OPENINGS AS SHOWN.
6. INSTALL NEW DEMO AREA MAN DOOR.
7. INSTALL NEW DROPPED CEILING GRID AND TILES. GRID & TILES ARE TO BE BLACK.
8. INSTALL NEW HVAC, PER OWNER.
9. INSTALL NEW ELECTRICAL PER CODE.
10. DRYWALL, TEXTURE & PAINT AS NEEDED.
11. INSTALL NEW FLOORING AS SHOWN ON PLAN & FINISH SCHEDULE.
12. INSTALL NEW BASE & DOOR CASING.
13. INSTALL OUTDOOR PATIO AS SHOWN.
14. INSTALL NEW FRONT ENTRY COVER WITH CABLE SUPPORTS.
15. INSTALL NEW BARN LIGHTS ON FRONT OF BUILDING.
16. RE-PAINT EXISTING ROOF CAP BLACK DUE TO FADING.
17. INSTALL GREEN BUSHES FOR LANDSCAPE ON FRONT OF STRUCTURE



REMODELED MAIN FLOOR PLAN

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

FIRST FLOOR: 4263 SQ. FT.

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NOTICE TO CONTRACTORS
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ALTHOUGH EVERY EFFORT HAS BEEN
MADE TO PREPARE THESE PLANS
AND CHECKING THEY FOR ACCURACY,
IT IS THE RESPONSIBILITY OF THE
CONTRACTOR TO VERIFY ALL
TO CONTACT GENERAL CONTRACTORS
OR DISCREPANCIES DURING THE
CONSTRUCTION OF THESE PLANS.

BID SET
PLANS:
1.24.24

REVISED KITCHEN
STOVE SIZE &
CABINETS (2-5-24)
ADDED ELEVATION
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FUTURE RESIDENCE OF: (BUYER)
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ROOM FINISH SCHEDULE											
ROOM NAME	WALL FINISH	CEILING FINISH	FLOOR FINISH	BASE SIZE SPECIES/FINISH	INCLUDE SHOE	DOOR CASING SIZE SPECIES/FINISH	WINDOW CASING SIZE SPECIES/FINISH	WINDOW SILL SIZE SPECIES/FINISH	CROWN SIZE SPECIES	BEAM SIZE SPECIES	COMMENTS
ENTRY	DRYWALL	BLACK DROPPED CEILING	STAINED CONCRETE	4" VINYL BASE	NO	3 1/2" PAINTED	DRYWALL RETURN	YES PAINTED	NO	NO	
RECEPTION AREA	DRYWALL	BLACK DROPPED CEILING	LVP	4" VINYL BASE	NO	N/A	DRYWALL RETURN	YES PAINTED	NO	NO	
HALLWAY #1	DRYWALL	BLACK DROPPED CEILING	STAINED CONCRETE	4" VINYL BASE	NO	3 1/2" PAINTED	DRYWALL RETURN	YES PAINTED	NO	NO	
OFFICE #3	DRYWALL	BLACK DROPPED CEILING	LVP	4" VINYL BASE	NO	3 1/2" PAINTED	DRYWALL RETURN	YES PAINTED	NO	NO	
CLEANING SUPPLIES CLOSET	DRYWALL	BLACK DROPPED CEILING	LVP	4" VINYL BASE	NO	3 1/2" PAINTED	N/A	NO	NO	NO	
OFFICE #2	DRYWALL	BLACK DROPPED CEILING	LVP	4" VINYL BASE	NO	3 1/2" PAINTED	DRYWALL RETURN	YES PAINTED	NO	NO	
OFFICE #1	DRYWALL	BLACK DROPPED CEILING	LVP	4" VINYL BASE	NO	3 1/2" PAINTED	DRYWALL RETURN	YES PAINTED	NO	NO	
PRINTERS/ OFFICE STORAGE	DRYWALL	BLACK DROPPED CEILING	LVP	4" VINYL BASE	NO	3 1/2" PAINTED	N/A	NO	NO	NO	
WOMEN'S BATH	DRYWALL	BLACK DROPPED CEILING	LVP	4" VINYL BASE	NO	3 1/2" PAINTED	N/A	NO	NO	NO	
MEN'S BATH	DRYWALL	BLACK DROPPED CEILING	LVP	4" VINYL BASE	NO	3 1/2" PAINTED	N/A	NO	NO	NO	
MECHANICAL	DRYWALL	BLACK DROPPED CEILING	POLISHED CONCRETE	4" VINYL BASE	NO	3 1/2" PAINTED	N/A	NO	NO	NO	
KITCHEN	DRYWALL	BLACK DROPPED CEILING	STAINED CONCRETE	4" VINYL BASE	NO	N/A	N/A	NO	NO	NO	
GOLF SIMULATOR	DRYWALL	STEPPED BLACK DROPPED CEILING	RUBBER	4" VINYL BASE	NO	N/A	N/A	NO	NO	NO	CEILING IS RAISED TO 12'
CONFERENCE AREA	DRYWALL	BLACK DROPPED CEILING	STAINED CONCRETE	4" VINYL BASE	NO	3 1/2" PAINTED	N/A	NO	NO	NO	
DEMO AREA	DRYWALL	BLACK DROPPED CEILING	STAINED CONCRETE	4" VINYL BASE	NO	3 1/2" PAINTED	N/A	NO	NO	NO	
HALLWAY #2	DRYWALL	BLACK DROPPED CEILING	STAINED CONCRETE	4" VINYL BASE	NO	3 1/2" PAINTED	N/A	NO	NO	NO	
OFFICE #4	DRYWALL	BLACK DROPPED CEILING	LVP	4" VINYL BASE	NO	3 1/2" PAINTED	DRYWALL RETURN	YES PAINTED	NO	NO	
OFFICE #5	DRYWALL	BLACK DROPPED CEILING	LVP	4" VINYL BASE	NO	3 1/2" PAINTED	DRYWALL RETURN	YES PAINTED	NO	NO	
OFFICE #6	DRYWALL	BLACK DROPPED CEILING	LVP	4" VINYL BASE	NO	3 1/2" PAINTED	DRYWALL RETURN	YES PAINTED	NO	NO	
OFFICE #7	DRYWALL	BLACK DROPPED CEILING	LVP	4" VINYL BASE	NO	3 1/2" PAINTED	DRYWALL RETURN	YES PAINTED	NO	NO	
OFFICE #8	DRYWALL	BLACK DROPPED CEILING	LVP	4" VINYL BASE	NO	3 1/2" PAINTED	DRYWALL RETURN	YES PAINTED	NO	NO	

SEE CABINET NOTES FOR CROWN ABOVE CABINETS.

FIRST FLOOR: 4263 SQ. FT.

BID SET PLANS:
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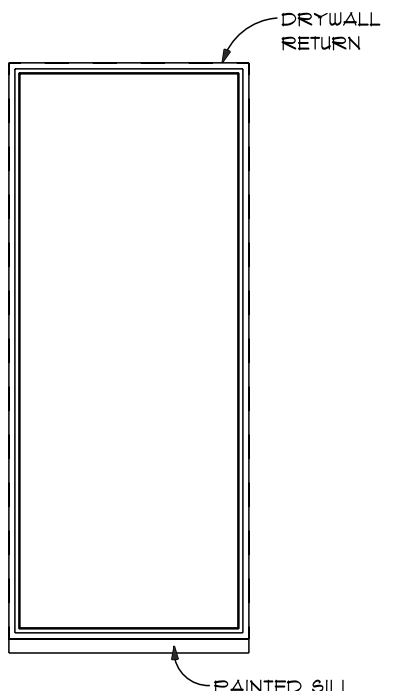
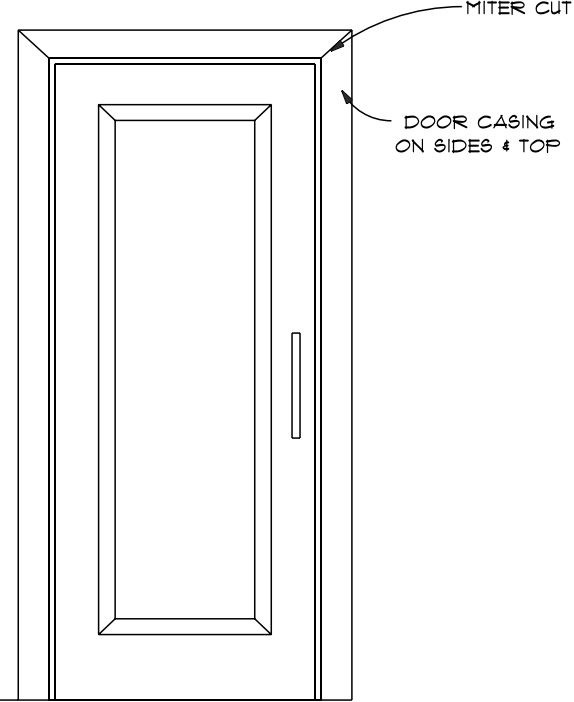
BID SET
PLANS:
1.24.24

REVISED KITCHEN
STOVE SIZE 4
CABINETS (2-5-24)
ADDED ELEVATION
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REVIEW (5.8.24)

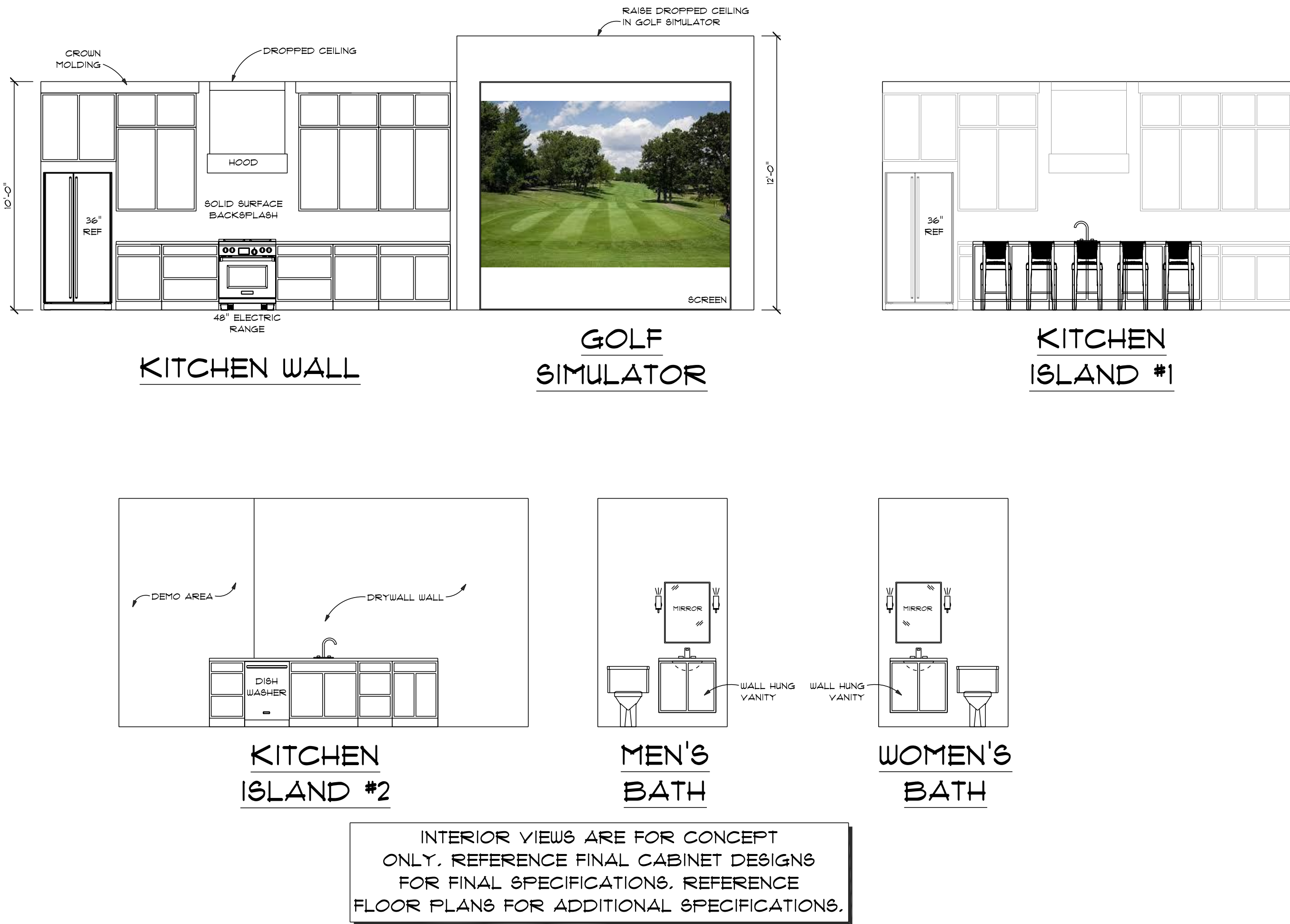
FUTURE RESIDENCE OF: (BUYER)
FURLONG INDUSTRIAL
SYSTEMS
ADDRESS:
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GERMANTOWN, WI 53022

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MILLWORK	
ALL OPENINGS ARE CASED UNLESS NOTED. SEE FINISHED ROOM SCHEDULE FOR SIZES	
INTERIOR DOORS: FIRST FLOOR: 1 PANEL - 6'-8"	
ALL DOORS ARE PAINTED	
	
INTERIOR WINDOW DETAIL	INTERIOR DOOR DETAIL
CLOSET MATERIAL	
ALL CLOSETS WILL HAVE CLOSET MELAMINE SHELVES.	
EXTERIOR DOORS	
FRONT DOOR: EXISTING - PAINT	
MECHANICAL DOOR: EXISTING - PAINT	
DEMO AREA DOOR: STEEL - BLACK CLAD	
OH DOORS: STEEL - BLACK CLAD	

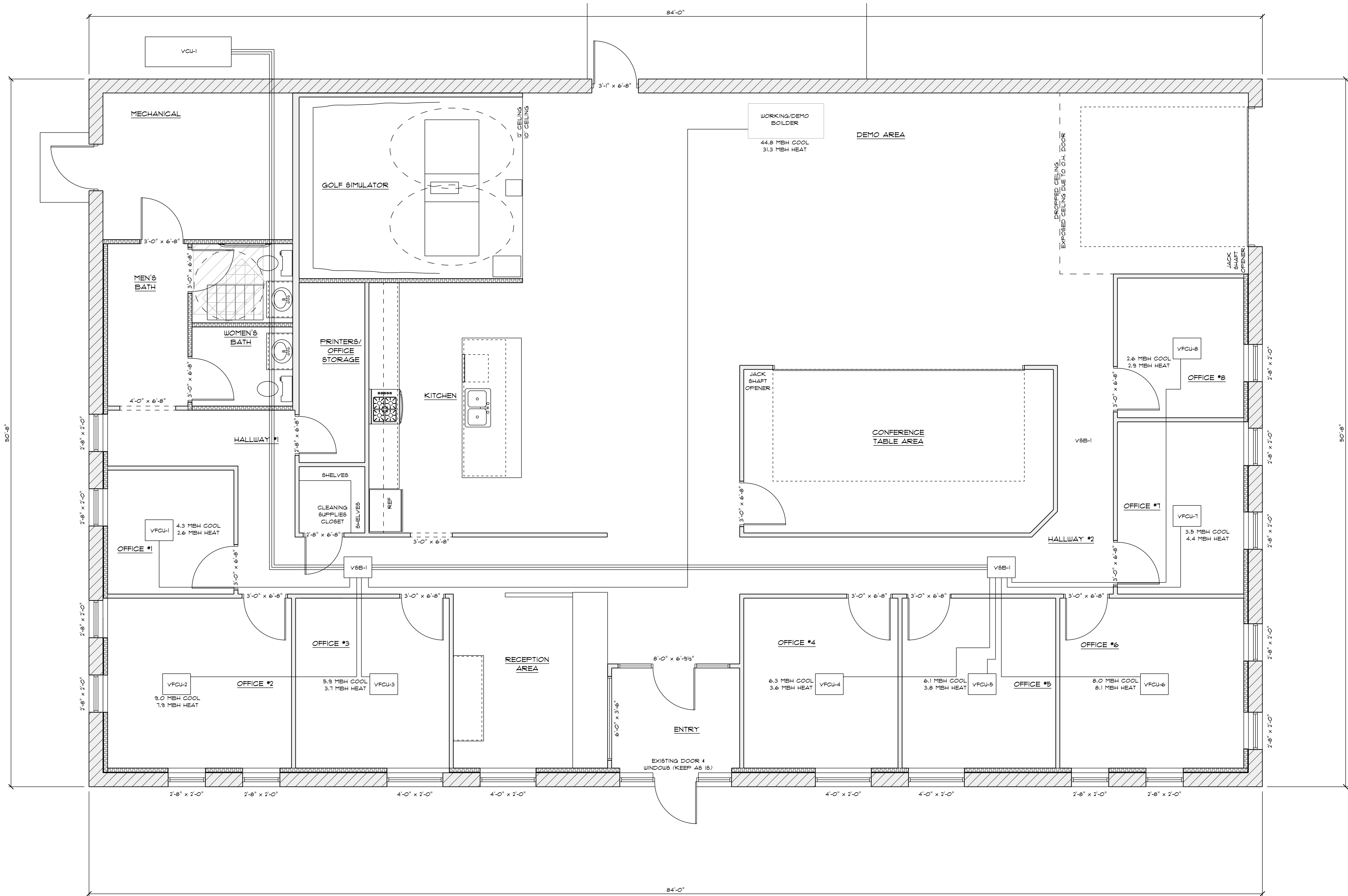
WINDOWS	
MANUFACTURER: TBD TYPE: AWNING, PCTR	
CLAD: TBD	
GRILLS: PER ELEVATIONS	
TEMPERED GLASS AS REQUIRED BY CODE	
SEE WINDOW SPEC SHEET FOR EXACT R.O.'S	
INSULATION	
SEE FLOOR PLAN FOR WALL LOCATIONS	
DRYWALL	
TEXTURE: CEILING: N/A FIRST FLOOR: ORANGE PEEL	
DRYWALL CORNER: SQUARE BEAD	
CABINETS	COUNTER TOPS
RECEPTION AREA: PAINTED	RECEPTION AREA: LAMINATE
KITCHEN ISLAND: PAINTED	KITCHEN ISLAND: QUARTZ
KITCHEN WALL: PAINTED	KITCHEN WALL: QUARTZ
WOMEN'S BATH: PAINTED	WOMEN'S BATH: QUARTZ
MEN'S BATH: PAINTED	MEN'S BATH: QUARTZ
INCLUDE CROWN MOLDING ABOVE ALL CABINETS	
APPLIANCES	
INCLUDE IN ALLOWANCE	
REFERENCE APPLIANCE LIST BY BUYER	
VERIFY ALL SIZES	
HVAC	
TYPE: PER OWNER	
INCLUDE:	
PLUMBING	
PER PLAN	
ELECTRIC	
ELECTRIC CAR: N/A	
GENERATOR: N/A	
INCLUDE SOFFIT LIGHT ON EXTERIOR	
MISC.	
RADON MITIGATION - N/A SOUND SYSTEM - N/A SECURITY - INCLUDE CENTRAL VAC - N/A	



FIRST FLOOR: 4263 SQ. FT.

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P: 262.483.6845 E: LISA@DESIGN4STYLE.COM	
NOTICE TO CONTRACTORS 4 SUPPLIERS ALTHOUGH EVERY EFFORT HAS BEEN MADE TO VERIFY THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE INFORMATION AND TO CONTACT THE GENERAL CONTRACTOR FOR ANY DISCREPANCIES DURING THE CONSTRUCTION OF THESE PLANS.	
BID SET PLANS: 1.24.24	
REVISED KITCHEN STOVE SIZE 4 CABINETS (2-5-24) ADDED ELEVATION INFORMATION FOR ARCHITECTURAL REVIEW (5.8.24)	
FUTURE RESIDENCE OF: (BUYER) FURLONG INDUSTRIAL SYSTEMS ADDRESS: W194N11221 MCCORMICK DRIVE GERMANTOWN, WI 53022	
PAGE 5 OF 7	



REMODELED MAIN FLOOR HYAC PLAN

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

FIRST FLOOR: 4263 SQ. FT.

BID SET PLANS:
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NOTICE TO CONTRACTORS

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**BID SET
PLANS:
1.24.24**

REVISED KITCHEN
STOVE SIZE 4
CABINETS (2-5-24)

FUTURE RESIDENCE OF: (BUYER)
**FURLONG INDUSTRIAL
SYSTEMS**
ADDRESS:
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GERMANTOWN, WI 53022

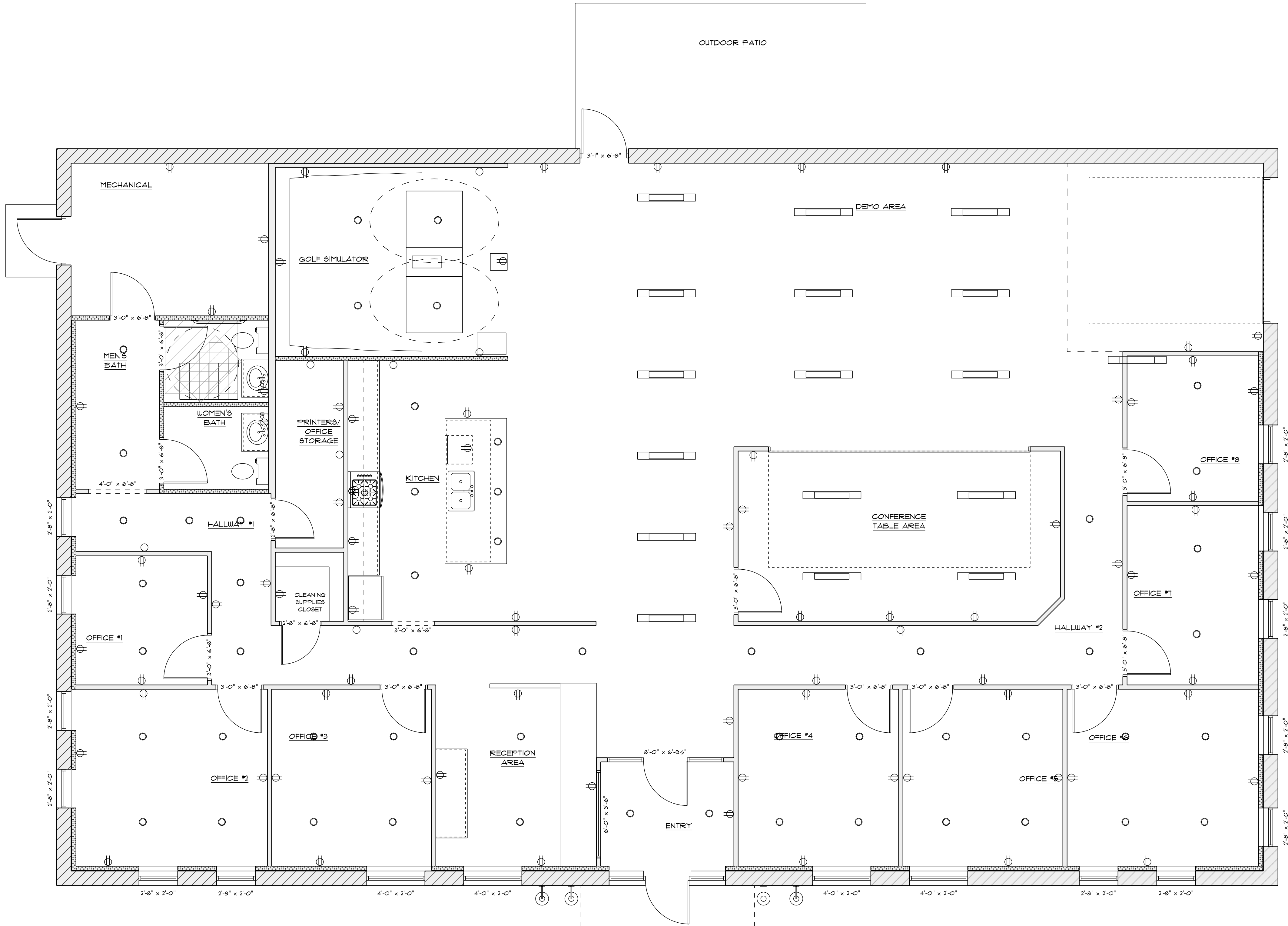
ELECTRICAL LEGEND NOT ALL OF THESE FIXTURES MAY BE INCORPORATED IN THIS DESIGN	
ELECTRICAL	SYMBOL
CEILING FAN - NO LIGHTS	
CEILING FAN - INCLUDE LIGHTS	
CEILING MOUNT LIGHT FIXTURE	
KEYLESS LIGHT FIXTURE	
CAN LIGHT 4" - ROUND	
CAN LIGHT 6" - ROUND	
CAN LIGHT 4" - ROUND	
CAN LIGHT 6" - ROUND	
CHANDELIER - DESIGN TBD	
CHANDELIER - DESIGN TBD	
PENDANT - DESIGN TBD	
PENDANT - DESIGN TBD	

ELECTRICAL LEGEND NOT ALL OF THESE FIXTURES MAY BE INCORPORATED IN THIS DESIGN	
ELECTRICAL	SYMBOL
WALL SCONCE - DESIGN TBD - SINGLE LIGHT	
WALL SCONCE - DESIGN TBD - MULTI LIGHTS	
LED LIGHT STRIP - LENGTH TBD	
LED LIGHT	
TV OUTLET	
FAN W/OUT LIGHT	
FAN WITH LIGHT	
OUTLET	
SPLIT RECEPTACLE	
FLOOR OUTLET	
OUTLET - WATERPROOF	
BACKLIT MIRROR	
EXTERIOR - WALL SCONCE - DESIGN TBD	
EXTERIOR - WALL SCONCE - DESIGN TBD	

THE ELECTRICAL PLAN MAY BE USED FOR
SUGGESTED LOCATION OF ELECTRICAL FIXTURES
& COMPONENTS. THIS PLAN MUST BE VERIFIED WITH
ELECTRICAL CONTRACTOR FOR CODE COMPLIANCE
& BE RESPONSIBLE FOR THE SAME.

- NOTES:
1. DISCUSS QUANTITY & PLACEMENT OF SWITCHES
(INCLUDING 2 & 4 WAY)
 2. DISCUSS QUANTITY & PLACEMENT OF OUTLETS.
 3. OUTLETS ARE TO BE LOCATED IN BASEBOARDS IF
NOTED IN FINISH ROOM SCHEDULE.
 4. OUTLETS IN CENTER OF ROOMS ARE FLOOR OUTLETS,
VERIFY PLACEMENT W/ DESIRED FURNITURE.
 5. SOME LIGHTS TO BE CONTROLLED BY DIMMERS. (VERIFY)
 6. SOME LIGHTS MAY BE CONTROLLED BY TIMERS. (VERIFY)
 7. INCLUDE ALL NECESSARY OUTLET FOR MECHANICALS.
 8. INCLUDE UNDER CABINETS LIGHTING IN KITCHEN IF APPLICABLE.
 9. ALL SMOKE/CO2 DETECTORS ARE HARD-WIRED

- OPTIONS:
- INCLUDE STRUCTURAL WIRING FOR CABLING & SURROUND SOUND
 - INCLUDE SECURITY SYSTEM



REMODELED MAIN FLOOR ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"

FIRST FLOOR: 4263 SQ. FT.

BID SET PLANS:
DO NOT USE
FOR CONSTRUCTION

ZONING PERMIT REVIEW

5/13/24 Plan Commission Meeting

Karlee Patzlsberger

Planning & Zoning Report

Germantown, Wisconsin

Summary

Karlee Patzlsberger, property owner, is seeking approval to install a 6' wood privacy fence within an existing 10' wide utility easement on the residential property located at N97 W15805 Burr Oak Road in the Glenwood Park Subdivision.

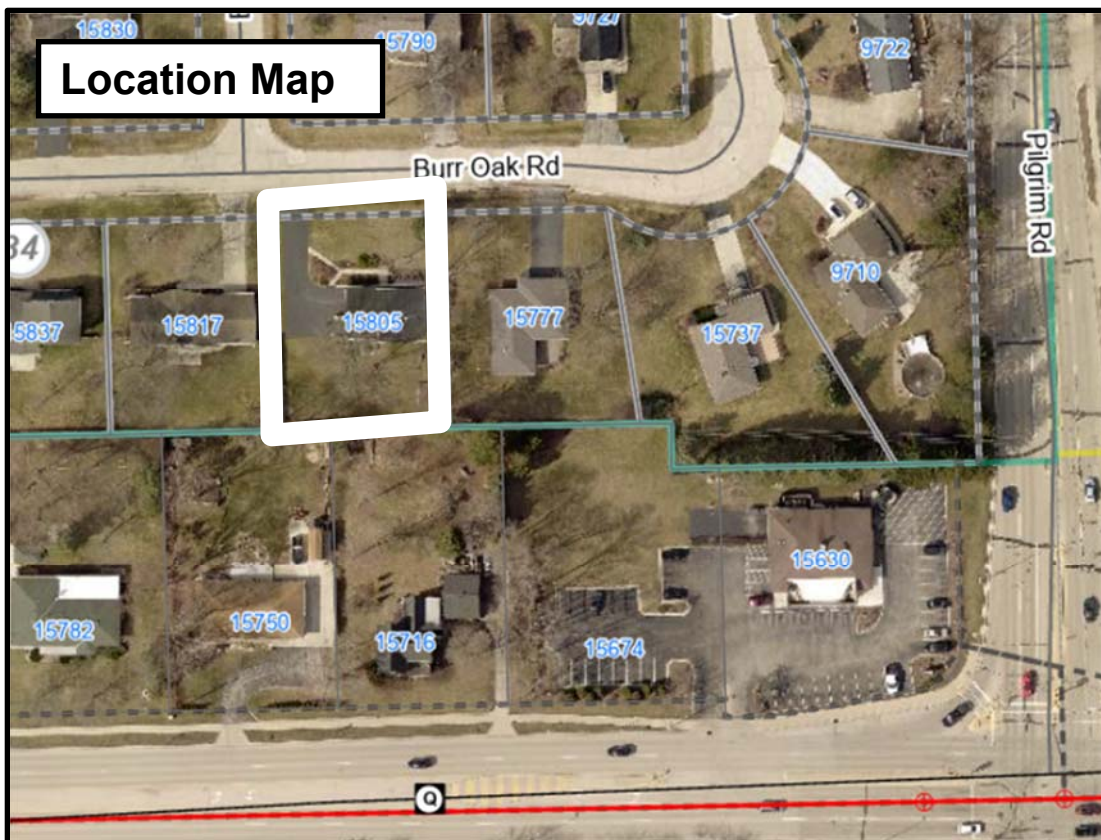
Location: N97 W15805 Burr Oak Road

Agent/

Property Owners: Karlee Patzlsberger
N97 W15805 Burr Oak Road
Germantown, WI

Zoning: Rs-6 Single-Family Residential

Adjacent Land Uses		Zoning
North	Single-Family Residential	Rs-6
South	Single-family Residential	Rs-4
East	Single-family Residential	Rs-6
West	Single-family Residential	Rs-6



Background/Proposal

Karlee Patzlsberger, property owner, is seeking approval to install a 6' wood privacy fence within an existing 10' wide utility easement on the residential property located at N97 W15805 Burr Oak Road in the Glenwood Park Subdivision.

The fence would be located along the east property line (rear yard) and across the lot on either side of the dwelling (see enclosed survey). The fence would be installed on the east side property line and encroach into the utility easement in the southeast corner of the property where it will join/attach with an existing fence installed along the rear property line.

Staff Comments

As indicated below, Section 17.50(2)(f)6. of the Zoning Code prohibits fences from being installed in any easement, except a drainage easement when approved by the Plan Commission:

(f) Fences in Residential Districts.

1. All fences shall be subject to review and approval of the Building Inspector prior to the issuance of a building permit.
2. Fences in rear or side yards may be up to 6 feet in height.
3. Fences in front yards may not exceed 4 feet in height, except a maximum height of 6 feet on approval of the Plan Commission after consideration of visibility, privacy and access concerns.
4. No fence shall be closer than 2 feet to a public right-of-way.
5. Fences that contain a finished side and an unfinished side, shall be installed in a manner in which the finished side faces the adjacent property. In case of a discrepancy, the Village Building Inspector shall determine which side of the fence is the finished side.
6. Fences and easements.
 - (i) Fences shall not be located within any type of easement, provided however, the Planning Commission may authorize the encroachment by a fence into a drainage easement where the owner of the land encumbered by the easement shows to the satisfaction of the Planning Commission that, considering the proposed location, design and materials of the proposed fence, the encroachment of the fence into the easement will not materially interfere with drainage flow within the easement, and, in the case of a subdivision, the homeowners association consents in writing to the encroachment, or if not in a subdivision, the adjacent landowners consent in writing.
 - (ii) If the Planning Commission deems it necessary in order to make its decision to authorize an encroachment into a drainage easement by a fence, it may require that the applicant provide a report by a professional engineer providing an opinion that the encroachment will not impair drainage flow within the easement.
 - (iii) If the applicant whose property abuts the drainage way shall be aggrieved by the decision of the Planning Commission, such aggrieved person may appeal the decision to the Village Board by filing a request for appeal review of the record below within 14 days of the date of the Planning Commission's decision.
7. It is the property owner's responsibility for any lawn maintenance of lands that lie between a fence and the property line.
8. Should it be necessary that the Village or its agent, remove the fence, the material costs (materials and labor) would be borne by the owner of the fence.

As indicated above, the Planning Commission may authorize the encroachment of a fence into an easement where the owner of the property encumbered by the easement shows to the satisfaction of the Planning Commission that:

1. considering the proposed location, design and materials of the proposed fence, the fence will not materially interfere with drainage flow within the easement; and
2. in the case of a subdivision, homeowners association consent to the encroachment or, if not a subdivision, the adjacent landowner(s) written consent.

Regarding Item #2, there is no active Homeowner's Association for the Glenwood Park Subdivision. However, Patzlsberger has obtained conditional approval to install the proposed fence in the utility easement from WE Energies (see March 13, 2024 letter with conditions of approval).

According to the Superintendent of Highways, Parks, Buildings & Grounds, there is no storm sewer infrastructure located in the easement and the easement is not identified as a public drainage easement.

VILLAGE STAFF RECOMMENDATION

APPROVE the zoning permit application to install a 6' high wood privacy fence within the 10' utility easement on the residential property located at N97 W15805 Burr Oak Road subject to the following conditions:

1. Owner shall abide by all conditions and stipulations set forth in the March 13, 2024 easement encroachment letter from WE Energies.
2. A fence permit is required from Inspection Services prior to installation. Contact SAFEBuilt for more information.



ZONING COMPLIANCE/ OCCUPANCY PERMIT

Date of Application: 4/2/24

Fee Received By: [Signature]

Please read and print legibly. List name of actual contact person (NOT just business name).

APPLICANT OR AGENT:

Name: Karlee Patzlsbeger
Address: N97W15805 Burr Oak Road
City/State/Zip: Germantown, WI 53022
Phone: 414-801-3072
E-Mail: karlee.m.patz@gmail.com

PROPERTY or Business OWNER:

Name: Karlee Patzlsberger
Address: N97W15805 Burr Oak Road
City/State/Zip: Germantown, WI 53022
Phone: 414-801-3072
E-Mail: karlee.m.patz@gmail.com

PROPERTY ADDRESS OR Tax Parcel ID#:

N97W15805 Burr Oak Road Germantown, WI 53022

DESCRIPTION OF PROPOSED USE (Describe improvements, structures, uses and activities conducted, services provided, products made or sold, # of employees, hours of operation, etc. that will enable Zoning Administrator to determine if the proposed use or operation complies with the applicable zoning district and/or other use restrictions that may apply to the subject property. Use back side or additional sheets as needed):

The improvement we proposes is a 6' wood privacy fence to be erected over the 10' utility easement in the corner of the backyard, built and installed by a contractor. As shown in the picture, we previously received a permit to erect the 6' wood privacy fence and have a temporary fence until we receive approval to finish installation over easement.

I am not part of an HOA or neighborhood association.

READ AND INITIAL THE FOLLOWING:

- ☒ KP I understand that Village Staff may request additional information to properly evaluate this request and failure to provide such information may in itself by sufficient cause to deny the petition.
- ☒ KP I understand that Village Staff can impose conditions or other requirements necessary in order to meet and/or remain in compliance with the Village's Zoning Codes and/or other Village requirements that may apply to the subject property.

INCLUDE THE FOLLOWING WITH YOUR APPLICATION:

- ☐ A scaled site plan showing location of proposed use on the property (not required if within building).
- ☐ \$175 Application Fee
- ☐ Other Information required by Zoning Administrator

SIGNATURES: ALL APPLICATIONS MUST BE SIGNED

Karlee Patzlsberger

Applicant

Karlee Patzlsberger

Property Owner

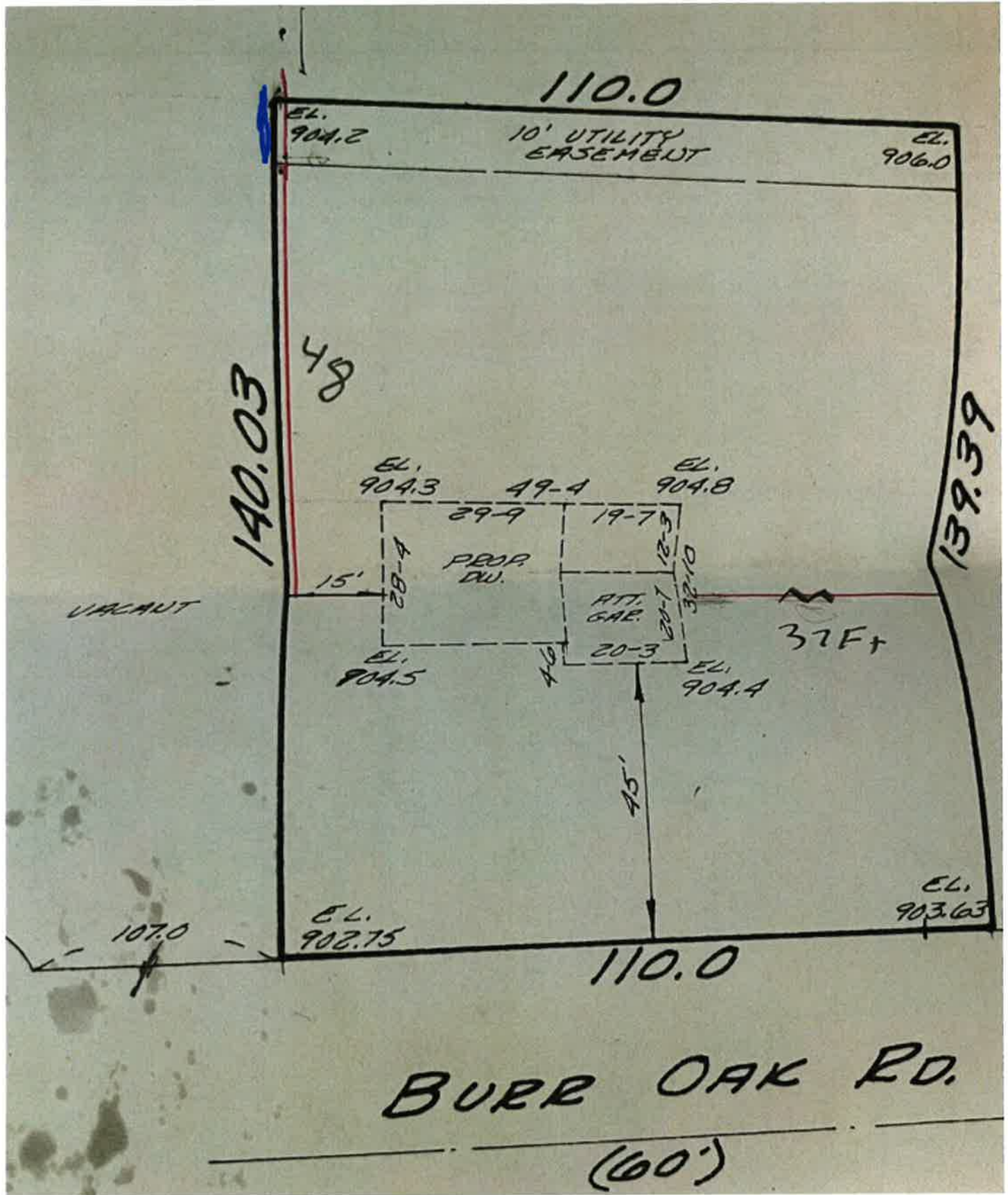
04/2/2024

Date

04/2/2024

Date

VILLAGE USE ONLY





We Energies
231 W. Michigan St. Milwaukee, WI
53203
www.we-energies.com

March 13, 2024

Karlee Patzlsberger
N97W15805 Burr Oak Road
Germantown WI 53022

SUBJECT: ENCROACHMENT OF EASEMENT WITH FENCE
LOT 10 BLK 6 GLENWOOD PARK SUBDIVISION

Dear Karlee:

Your request to construct a fence on the property located at the above address in the Village of Germantown, Washington County, Wisconsin has been reviewed.

Wisconsin Electric Power Company, a Wisconsin corporation, doing business as We Energies, has no objection to the construction of the fence you propose in proximity to our facilities as long as the following conditions are met:

1. Digger's Hotline must be called a minimum of 3 working days prior to the onset of any digging or excavation. They will mark all underground utilities in the area of the construction. Their number is 1-800-242-8511 or you may dial 811. No work can commence prior to Digger's marking of all underground utilities.
2. Fence posts must be a **MINIMUM** of 24 inches from any marked underground cables on or your property or next door. For safety reasons we recommend staying 36 inches from any marked cables. More clearance may be needed when using power equipment.
3. The fence must be 3 feet away from any pedestal whether it is on your property or next door (pedestals measure approximately 7" by 7" and stand about 30" tall).
4. The fence must be at least 10 feet away from the door side of any pad-mounted transformer and at least 3 feet away from its other sides whether the pad-mounted transformer is on your property or next door (transformers are larger, square in shape and sit on a concrete pad. The door is the side with the padlock on it).
5. If a pole is enclosed on your property, maintain a 4 foot clearance around all sides of the pole, so that a utility worker would be able to safely access and climb the pole.
6. A minimum 10 foot clearance must be maintained from the closest electric line to the structure.
7. A minimum 10 foot working clearance horizontally and 15 feet vertically must be maintained.

Finally, please be aware that Wisconsin Electric Power Company must have access to its facilities for routine and emergency maintenance, repairs and replacement. Should the fence be constructed in such a way to make access difficult or impossible, a portion of the fence may be removed to provide adequate access to our facilities. It is advised you install removable sections near above ground equipment, including utility poles. Wisconsin Electric Power Company will not be liable for the reconstruction of the fence or any damages to the fence. Please note there may be other utility facilities in the area as well. You will need to contact them separately with respect to their clearance requirements.

Please feel free to call me at 414-221-3969 if you have any further questions or concerns.

Sincerely,

Laura Galicia

Laura Galicia
OAIH



Thanks!
Karlee

On Mar 15, 2024, at 2:57 PM, Lori Johnson <ljohnson@germantownwi.gov> wrote:

Hello Karlee,

Please complete and return the attached Zoning Permit with the application fee of \$175 and include your supporting documents to the Planning Department to be scheduled on a Plan Commission meeting date (schedule is attached). I've attached a couple Zoning Permit application packets that received Plan Commission approval to install a fence in an easement. Please review the packets to see what should be included in your submittal. Let me know if you have any questions.

Thank you.

Lori Johnson

VILLAGE CODE TEXT AMENDMENTS

5/13/24 Plan Commission Meeting

Germantown Community Development Department

Village Planner Report

Germantown, Wisconsin

Summary

The Community Development Department is proposing a series of minor text amendments to Section 17 (Zoning Code) including some new definitions, clarification of accessory building & structure requirements, clarification of Temporary Use Permit requirements, and conditional uses in the M-1: Limited Industrial District.

Staff is proposing several text amendments to various sections in the Village Code as detailed in the attached draft ordinance and summarized below:

Amendment #1 (see *Section 1*)

The amendment to Section 17.07 specifically provides more than one Temporary Use Permit (TUP) may be granted in succession by the Zoning Administrator or Plan Commission. Historically, the granting of more than one TUP in succession for a given use has occurred, usually when the property owner is waiting to finalize plans or other steps needed to complete a permanent solution for the use or activity. For example, successive TUP's have been granted to the Bier Stube for expansion of the beer garden during COVID. Successive TUP's were granted to Goodwill Industries when they were deciding whether to install a permanent donation drop-off facility in place of a semi-trailer they dropped off in the Sendik's parking lot a few years ago. Staff feels that this allowance needs to be spelled out in the code one way or another depending on PC and VB discussion.

Amendment #2 & Amendment #3 (see *Section 2 & Section 3*)

This amendment creates/clarifies three definitions in the Definitions section of the Zoning Code. The first two, "Horticultural Services" and "Snow Removal Services", for specific business operations that are very common in our area and, in Staff's opinion, there is not enough direction in the Code to deal with these types of business operations. By their nature, the vehicles, equipment and materials used in these businesses can vary dramatically. Also, these businesses usually involve the storage of large amounts of equipment used seasonally and large amounts of product, e.g. mulch, stone, salt, kept in open containers for ease of access. These uses may not be best suited for the B-1: Neighborhood and B-2: Community Business Districts that they are currently allowed "by right". We have learned from existing business operations such as TLC Acres and DJ Frank that there is no one typical business operation and that handling these as conditional uses gives the Village the best opportunity to address the nuances of each type of operation.

In the last year, there have been multiple business operators with one or both uses under one business that wants to locate on industrial zoned property in the Village.

With respect to “Horticultural Services”, this use is listed as a permitted use in the B-1 & B-2 Business Districts and as a conditional use in the A-2: Agricultural District. This amendment creates a conditional use in the M-1 District for both uses.

Amendment #4 (*see Section 4*)

The proposed amendment to Section 17.41 clarifies the number and type of “temporary storage structures” that can be constructed/installed on all residential and agricultural property. The amendment also increases the period that a temporary storage structure can be installed on a property without a permit from 30 to 180 days and clarifies when a temporary use permit can be used to exceed this limit. The amendment creates a provision for temporary storage structures for agricultural property and provides an exemption if the temporary storage structure is used exclusively for agricultural purposes.

A recommendation from the Plan Commission is necessary to move the proposed code amendments to the Village Board for consideration and action.

**AN ORDINANCE AMENDING CHAPTER 17 (ZONING CODE)
OF THE VILLAGE OF GERMANTOWN MUNICIPAL CODE**

THE VILLAGE BOARD OF THE VILLAGE OF GERMANTOWN, WASHINGTON COUNTY,
WISCONSIN, ORDAINS AS FOLLOWS:

SECTION 1. That Section 17.07 (General Provisions) is revised as follows where words that are ~~stricken~~ are deleted and words that are underlined are to be added:

(1) TEMPORARY USES.

Temporary uses shall be permitted as listed within the zoning district in which the proposed temporary use is located, but only provided that:

- i. More than one Temporary Use Permit may be granted in succession by the Zoning Administrator or Plan Commission with good cause.

SECTION 2. That Section 17.08 (Definitions) is revised as follows where words that are ~~stricken~~ are deleted and words that are underlined are to be added:

(42a) HORTICULTURAL SERVICES. Business operations where the primary uses and activities are related to the design of landscaping, the installation and/or maintenance of landscaping plants, trees, shrubs, lawns, and hardscapes including irrigation systems, patios, pathways, retaining walls, etc. for public and private clients where the work is conducted off-site at the client property. Some businesses store plants and landscaping materials on-site for use in the business or retail sale to patrons who visit the property.

(77a) SNOW REMOVAL SERVICES. Business operations where the primary uses and activities are related to the plowing, melting and/or removal of snow and ice on a seasonal basis. Some businesses store salt and other products for melting snow and ice on-site that are intended to be transported and spread on public and private roads, driveways, and properties.

(82a) STRUCTURE, TEMPORARY STORAGE. See Section 17.41(7)(a).

SECTION 3. That Section 17.33 (M-1: Limited Industrial District) is revised as follows where words that are ~~stricken~~ are deleted and words that are underlined are to be added:

17.33 - M-1 LIMITED INDUSTRIAL DISTRICT.

The M-1 Industrial District is intended to provide for warehousing, manufacturing, or fabrication operations which, on the basis of physical and operational characteristics, would not be detrimental to the immediate surrounding area or to the Village as a whole by reason of smoke, odor, noise, dust, flash, traffic, physical appearance, or other similar factors; and to establish such regulatory controls as will reasonably insure compatibility with the surrounding area in this respect. All uses in this District must meet the State of Wisconsin industrial standards.

AN ORDINANCE AMENDING CHAPTER 17 (ZONING CODE)
OF THE VILLAGE OF GERMANTOWN MUNICIPAL CODE

(3) CONDITIONAL USES

- k. Horticultural Services
- l. Snow Removal Services.

SECTION 4. That Section 17.41 is revised as follows where words that are ~~stricken~~ are deleted and words that are underlined are to be added:

**17.41 - ~~RESIDENTIAL~~ ACCESSORY USE, BUILDING AND STRUCTURES
RESTRICTIONS.**

1) SIZE AND NUMBER LIMITATIONS.

- a) In the single-family and 2-family zoning districts (Rs-1 through Rs-7 and Rd-2), each residential dwelling shall be constructed to include an attached garage and/or a detached garage (i.e. detached accessory building). Where a dwelling contains a single attached garage, subject to the maximum lot coverage, building height, building setback or other applicable allowances and limitations, there is no specific size (area) limit for an attached garage. A dwelling within the Rs-1 or Rs-2 District may include a second attached garage provided that such garage complies with the area standards in (b). (Am. Ord. #02-18)
- b) The maximum size of a second attached garage and the maximum size and number of detached accessory buildings allowed per lot or parcel in the single-family, 2-family, and multi-family each residential zoning district s shall be as set forth in Table 1 below.

7) TEMPORARY STORAGE STRUCTURES.

- b) The use of Temporary Storage Structures as defined herein ~~intended for~~ may be permitted in any single-family or 2-family zoning district (including the Rs-1 through Rs-7 and Rd-2 Districts) provided that:
 - i) Temporary storage structures may be installed on a property for a period not to exceed 180 30 consecutive or cumulative days without a permit or approval from the Village if said structure is used for temporarily storing or moving vehicles, equipment, building materials, household or personal items while the property owner is moving to/from the property, the property is being renovated, or for any emergency or other reasonable purpose deemed acceptable by the Zoning Administrator. Temporary storage structures allowed under this provision may be located in a front, side or rear yard of a property with a minimum setback of 10 feet from property lines;
 - ii) ~~Temporary storage structures installed on a property for a period greater than 30 but less than 90 consecutive or cumulative days may be allowed with a "Temporary Storage Structure Zoning Permit" issued by the Village. Temporary storage structures allowed under this provision may be located only in a side or rear yard of a property with a minimum setback of 10 feet from property lines;~~

AN ORDINANCE AMENDING CHAPTER 17 (ZONING CODE)
OF THE VILLAGE OF GERMANTOWN MUNICIPAL CODE

-
- iii) Temporary storage structures installed on a property for a period greater than 90 but less than 180 consecutive or cumulative days may be allowed as a "temporary use" subject to the temporary use permit requirements under section 17.07(2a). Temporary storage structures allowed under this provision may be located only in a side or rear yard of a property and meet all applicable building setback requirements;
 - iv) Property owners/tenants who want to install a temporary storage structure on a property for a period greater than 180 consecutive or cumulative days can only do so if more than one temporary use permit is issued by the Village pursuant to section 3. above.

c) The use of Temporary Storage Structures as defined herein may be permitted in any agricultural district (including the A-1 and A- Districts) provided that:

- i) Temporary storage structures may be installed on a property for a period not to exceed 180 consecutive or cumulative days without a permit or approval from the Village if said structure is used for agricultural uses or for storing equipment, building materials, household or personal items while the property owner is constructing a permanent building on the property, if the dwelling on the property is being renovated, or for any emergency or other reasonable purpose deemed acceptable by the Zoning Administrator. Temporary storage structures allowed under this provision shall be located in a rear yard of a property and meet minimum setback requirements;
- ii) Temporary storage structures installed on a property for a period greater than 180 consecutive or cumulative days may be permitted as a "temporary use" subject to the temporary use permit requirements under section 17.07(2a). Structures meeting the definition of a "temporary storage structure" that are used exclusively for agricultural purposes may be exempt from these restrictions if deemed acceptable by the Zoning Administrator or Plan Commission.
- iii) Property owners/tenants who want to install a temporary storage structure on a property for a period greater than 180 consecutive or cumulative days can only do so if more than one temporary use permit is issued by the Village.

SECTION 5. This ordinance shall take effect and be in full force the day after its passage and publication, as provided by law.

Introduced by Trustee: _____
Adopted: _____, 2024

Vote: Ayes: _____
Nays: _____

Dean Wolter, Village President

ATTEST:

Donna Ott, Village Clerk

**AN ORDINANCE AMENDING CHAPTER 17 (ZONING CODE)
OF THE VILLAGE OF GERMANTOWN MUNICIPAL CODE**

APPROVED AS TO FORM:

Brian Sajdak, Attorney

Published:

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