MEETING:	**REGULAR MEETING OF THE PLAN COMMISSION**
DATE & TIME:	**Monday, June 10, 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. May 13, 2024

IV. NEW BUSINESS:

A. Mark Brooks, Agent for Das Barrel Room Tavern & Grill, and Doctors LLC, Property Owner of W201 N10466 Appleton Avenue. Site Plan Review of a 14-stall, off-site parking lot expansion (ACTION; TABLED from October 9, 2023 & March 11th, 2024)

B. Crew Carwash, Property Owner - N96 W17500 County Line Road. Sign Review for a new Crew Carwash facility. (ACTION)

C. Innovative Signs, Inc. Agent for TDC Willow Creek LLC, Property Owner - N102W19200 Willow Creek Way. Sign Review for Diamond Vogel (ACTION)

D. Briohn Building Corp. Agent for Green Bay Packaging, Inc. Property Owner - NE Quadrant Holy Hill Road / Highway 41. Certified Survey Map (CSM) application to combine (3) parcels into one for construction of a new 270,000 sqft light manufacturing/office facility. (ACTION)

E. Briohn Building Corp. Agent for Goldendale Road IV, LLC Property Owner - N206W12880 Gateway Court. Certified Survey Map (CSM) for a property line adjustment to accommodate expansion of the Golden Pet Manufacturing facility. (ACTION)

F. Keller Inc., Agent for Orange Blossom LLC, Property Owner of David J. Frank Landscaping - N120 W21350 Freistadt Road. Site Plan Review applications for a 5,200 sqft corporate office building addition, a 1,552 sqft Landscape Maintenance Division (LMD) office building, and Sign Permit application for wall and monument signs. (ACTION)

G. Sunstarr Real Estate Ventures LLC, Agent for Christian Life Center, Inc., Property Owner - Site Plan consultation for a 68-unit multi-family residential development (CONSULTATION)

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, May 13, 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 Chairman Wolter at 6:30pm.

II. ROLL CALL:

Plan Commission members present were: Chairman Dean Wolter, Trustee Rep David Baum, Commissioners Bill Shadid, Josh Tarantino and Bridget Henk. Also present was Community Development Director Jeff Retzlaff.

III. APPROVAL OF MINUTES:

A. April 8, 2024

B. April 22, 2024

Motion: Approve both sets of minutes
Motioned By: David Baum
Seconded By: William Shadid
Yes: Dean Wolter, David Baum, Josh Tarantino, William Shadid, Henk Bridget
No: None
Abstain: None
Motion Passed (Yes 5, No 0, Abstained 0)

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)

Director Retzlaff stated that discussions concerning Green Bay Packaging and their plan to consolidate their operations to a new location on Holy Hill Road began in April 2023. He gave a background summary of the project.
Public Hearing opened at 6:45pm.
Comments were received from:
-Scott Hefle W159N10514 Old Farm Road
Public Hearing closed at 6:50pm
Motion: Approve with the 4 conditions as presented.
Motioned By: David Baum

Seconded By: William Shadid
Director Retzlaff explained that a revised compensation plan was submitted today and a copy left on the dais for the Plan Commission members dated May 13, 2024. And he indicated that the revised information address Condition #2, so that condition can be removed if the CUP is recommended for approval by the Plan Commission.
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.

Motion: Amended Motion to remove condition #2
Motioned By: David Baum
Seconded By: William Shadid
Yes: Dean Wolter, David Baum, Josh Tarantino, William Shadid, Henk Bridget
No: None
Abstain: None

B. Jim Tollar, Agent for Berean Bible Society, Property Owner - N112 W17761 Mequon Road. 2-lot Certified Survey Map (CSM). (ACTION)

Director Retzlaff summarized the proposed CSM, explaining that the Berean Bible Society wants to split off and sell the back half of their 7-acre parcel because they feel

they do not need it for their operation and want to make it available for some future development. No development plan is proposed at this time.
Motion: Approve CSM with 4 conditions as presented.
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.

Motioned By: David Baum
Seconded By: William Shadid
Yes: Dean Wolter, David Baum, Josh Tarantino, William Shadid, Henk Bridget
No: None
Abstain: None
Motion Passed (Yes 5, No 0, Abstained 0)

C. Michael H. & Bernadette A. Furlong Property Owners and Furlong Industrial Systems at W194 N11221 McCormick Drive. Zoning Permit for exterior building renovations. (ACTION)

Director Retzlaff summarized the proposed building renovations.
Motion: Approve with 2 conditions with discussion as presented.
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.
Motioned By: David Baum
Seconded By: William Shadid

Discussion followed. Plan Commission members discussed the white color scheme that is proposed, the barn-style scone lighting, and how the proposed renovations compare to the inspiration renderings that were submitted.
Yes: Dean Wolter, Josh Tarantino, William Shadid, Henk Bridget
No: David Baum
Abstain: None
Motion Passed (Yes 4, No 1, Abstained 0)

D. Karlee Patzlsberger, Property Owner - N97W15805 Burr Oak Road - Zoning Permit to allow a fence in a utility easement (ACTION)

Director Retzlaff summarized the proposal.
Motion: Approve with 2 conditions as proposed. as presented.
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.

Motioned By: David Baum
Seconded By: William Shadid
Yes: Dean Wolter, David Baum, Josh Tarantino, William Shadid, Henk Bridget
No: None
Abstain: None
Motion Passed (Yes 5, No 0, Abstained 0)

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)

Director Retzlaff summarized the 4 proposed text amendments to Chapter 17 of the Municipal Code. Director Retzlaff explained that amendment #1 was to clarify that multiple temporary use permits can be issued back-to-back, as has been done historically, depending on circumstances. Retzlaff explained that amendments #2 & #3 go hand-in-hand and needed to create detailed definitions for "horticultural services" and "snow removal services" in order to add these uses to the list of conditional uses that may be allowed in the M-1: Limited Industrial District. Retzlaff explained that amendment #4 is needed to streamline the permitting process for temporary storage structures in residential and agricultural zoning districts.
Motion: Approve amendments as presented and forward to the Village Board.
Discussion Followed.
Motioned By: David Baum
Seconded By: William Shadid
Yes: Dean Wolter, David Baum, Josh Tarantino, William Shadid, Henk Bridget
No: None
Abstain: None
Motion Passed (Yes 5, No 0, Abstained 0)

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:
-Scott Hefle, W159N10514 Old Farm Road

VI. ANNOUNCEMENTS:

Chairman Wolter announced that this weekend is Mai Fest starting on Friday, May 17th at 5pm until Sunday evening.
Director Retzlaff announced that Jordan Yanke was hired as the Associate Planner for the Village and will be starting at the end of May.
Chairman Wolter announced that Lori Johnson retired effective Friday, May 10th and all she did for this community was appreciated. Congratulations Lori! She was here for 35 years,18 of those years for the Planning Department.

VII. ADJOURNMENT:

Chairman Wolter adjourned the meeting at 7:36pm.

SITE PLAN REVIEW

6/10/24 Plan Commission Meeting

Mark Brooks / Das Barrel Room

Village Staff Planner Report & Recommendation **Germantown, Wisconsin**

Summary

Mark Brooks, operator of Das Barrel Room, and agent for Doctors LLC and Julie Kind, representative for the property owner, is requesting approval of a Site Plan for a 5,000 sqft expansion of the existing off-site parking area located on the 2.8-acre parcel adjacent to W201 N10466 Appleton Avenue.

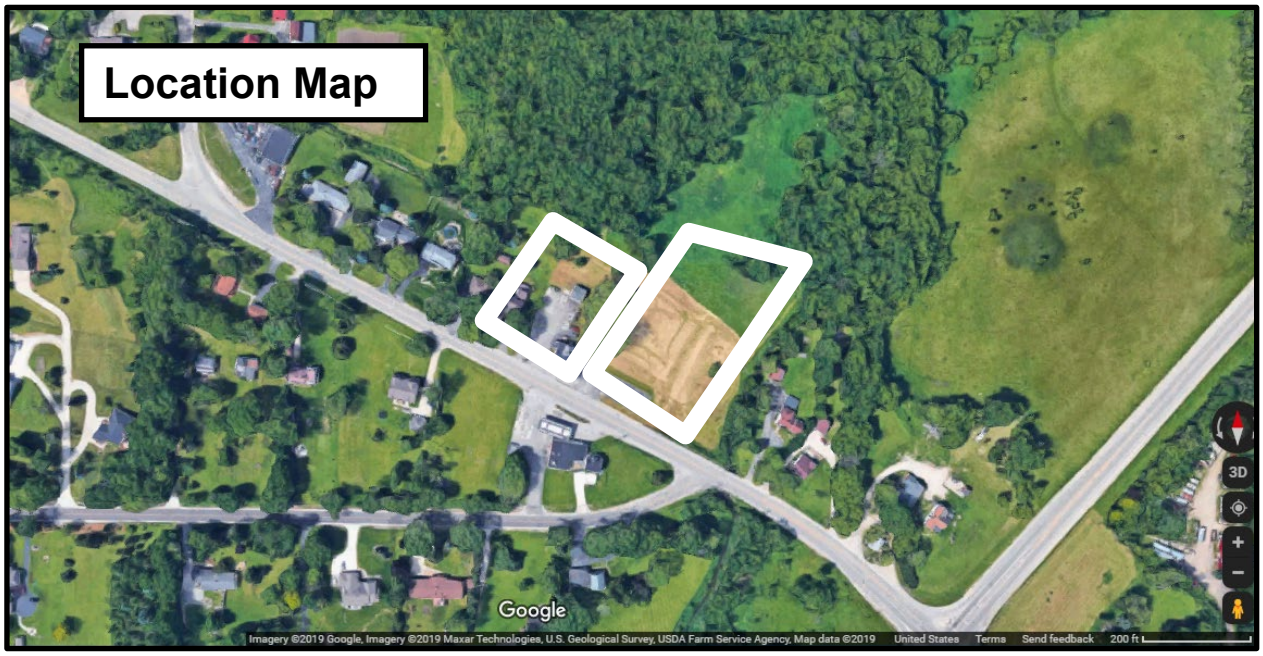
Property Location: W201 N10466 Appleton Avenue

Applicant/ Property Owner:

Mark Brooks Restaurant/Bar Operator N52 W14018 Aberdeen Dr Menomonee Falls, WI	Julie Kind Doctors LLC W206N10515 Appleton Ave Germantown, WI 53022

Current Zoning: B-3: General Business & B-1: Neighborhood Business

Adjacent Land Uses		Zoning
North	Agricultural	A-2
South	Commercial	B-3
East	Residential	Rs-4
West	Residential	Rs-4/Rd-2



Background

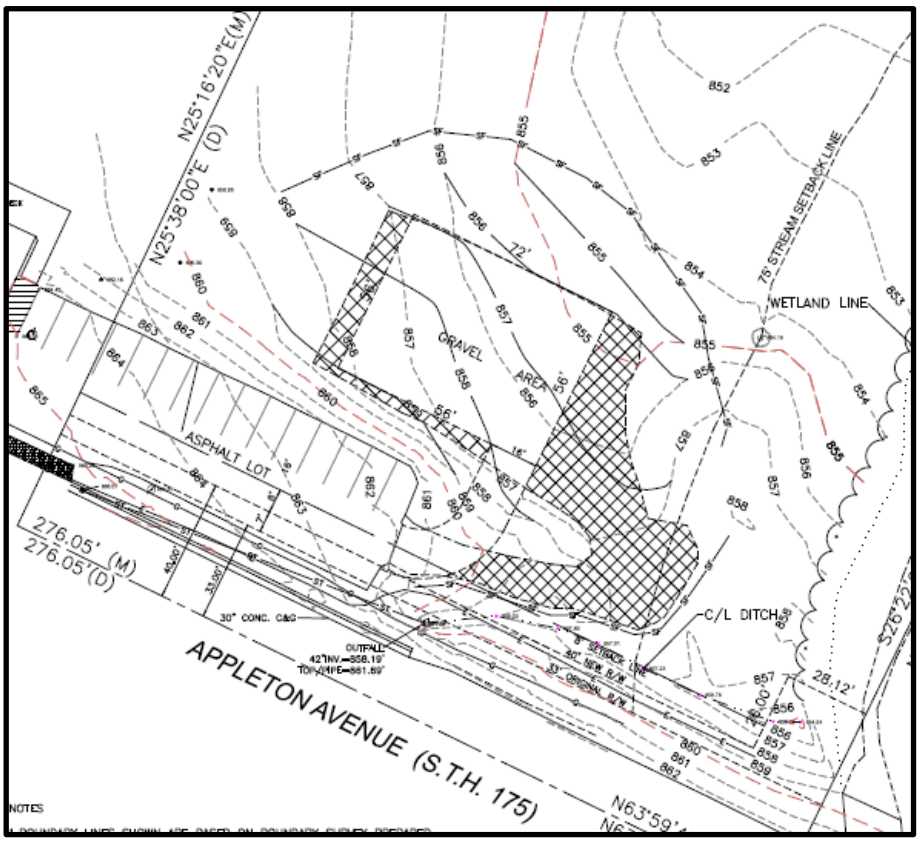
At the March 2024 meeting, the Plan Commission recommended approval of an amendment to Conditional Use Permit #13-2019 that would allow the expansion of an off-site parking area located on an adjacent but separate parcel.

At that time, two (2) options were presented:

<u>Option 1 – Existing Gravel</u>

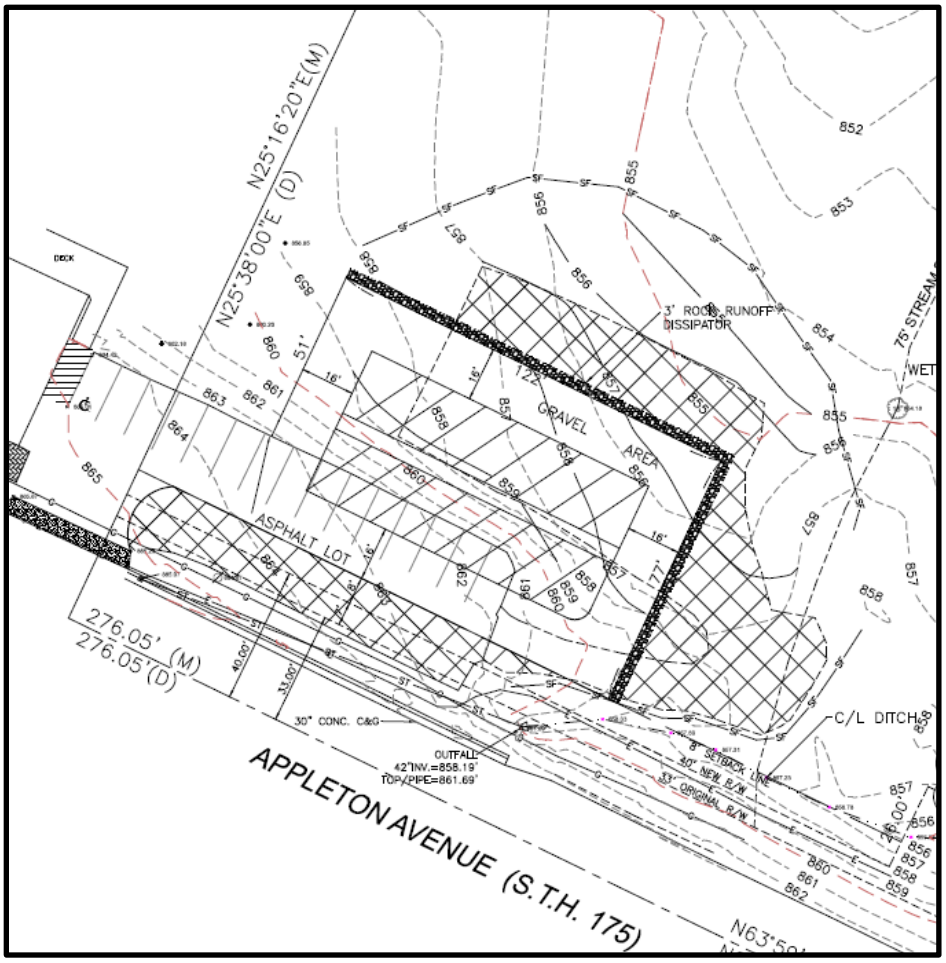
Option 1 includes a new 56' x 72' gravel parking area and 16' wide driveway connecting it to the existing paved parking area originally approved for off-site parking under CUP #13-2019. Option 1 includes removing some of the gravel that was illegally installed in 2023 and restoring those areas (see hatching on Sheet 1). Option 1 adds 14 parking stalls to the existing 15 stalls for a total of 29 parking stalls between the two off-site parking areas east of the building.

The operator, Mark Brooks indicated that installation and restoration work for Option 1 is estimated to cost approximately $25-$35K if the 14 additional parking stalls are allowed to remain gravel, or, $35-$60K if the 14 additional stalls are required to be paved. Brooks requested that the existing gravel be allowed to remain and not be required to pave the additional 14 parking stalls.



<u>Option 2 – Code Compliant w/ Pavement</u>
Option 2 includes reconstructing a portion of the existing 15 stall paved parking area to make it Zoning Code compliant (require under the original CUP #13-2019) and a new 77' x 122' paved parking area that incorporates the existing pavement into an overall parking area that meets Zoning Code setback and pavement requirements. However, Option 2 only provides a total of 14 parking stalls; (one fewer than the existing non-conforming paved area.

Brooks Mark Brooks indicated that reconstruction and restoration work for Option 2 is estimated to cost approximately $55-$65K.



It's important to reiterate that both options were designed specifically to keep the amount of new impervious area under 5,000 sqft to avoid any additional cost needed to prepare a storm water management plan and install any storm water management measures that might have been identified in such a plan (e.g. "green infrastructure" swales, storm water basins, etc. These options were not designed based on providing a specific number of parking stalls based on parking demand.

CUP Amendment Recommendation & Decision
At the March 2024 meeting, the Plan Commission recommended approval of the proposed amendment to increase the off-site parking area under Option 1, but included three (3) additional requirements consistent with Staff's recommendations (which was subsequently approved by the Village Board):

1. The new 56' x 72' parking area and 16' wide driveway connecting it to the existing paved parking area are required to be paved;
2. A minimum 10' wide permanent vegetated buffer designed to filter storm water run-off from both the existing and new parking areas and connecting driveway shall be installed around the parking areas; and
3. A barrier be installed around the perimeter of the parking areas to prohibit parking beyond or outside of the paved parking areas.

Proposal
As shown on Sheet 1 of the attached Site Plan, Option 1 has been revised to include these requirements:

- the 56' x 72' (4,948 sqft) parking area will be properly graded and paved with asphalt and stripped for 14 9'x18' parking stalls;
- the existing gravel that extends beyond the 56' x 72' area will be removed and the area around the existing and new paved parking areas will be restored with a 10'-15' vegetated buffer comprised of 4" topsoil, tall fescue grass seed, and erosion matting;
- a "post and rope" fence is proposed to be installed around the perimeter of the new parking and comprised of 4"x4" pressure treated posts at a 10' spacing w/ 3' height above ground and a single 1" dia. Rope threaded between the posts

Staff Comment
Planning & Zoning
While the proposed 14 stall parking area provides additional "overflow" parking, it does not/will not satisfy the peak demand for parking at one or more events held at the Das Barrel Room. As stated previously, the size of this new parking area is not based on demand, but rather, based on the operator's willingness/ability to pay and avoidance of additional costs for what, if any, storm water management measures would be required for a larger parking area.

Moreover, as revealed during the CUP amendment discussion and other, subsequent discussions about the Das Barrel Room operation held at both Plan Commission, Village Board and Public Safety Committee meetings, additional off-site parking is also being provided by the BP gas station across the road. Like the off-site parking that was approved by the Village under CUP #13-2019, meeting the demand for parking by use of another parcel not owned by nor adjacent to the Das Barrel Room will require a separate CUP based on an agreement between the Das Barrel Room and the BP property owners, or another amendment to CUP #13-2019 if parking on the BP parcel continues to be a regular source of parking for Das Barrel Room.

For these reasons, the parking situation (demand vs. supply) for the Das Barrel Room needs to be monitored with the possibility of additional parking being required or the occupancy and/or attendance at Das Barrel Rom events being limited in some manner if the owner and/or operator does not or cannot provide adequate and safe parking facilities for its patrons.

The proposed post and rope fence seems to be a reasonable, low-cost approach to providing the barrier required under CUP #13-2019. However, Staff believes that the 10' spacing between posts and only a 1" dia. rope is inadequate in terms of deterring or prohibiting vehicles from attempting to park beyond the paved parking areas. Staff recommends a maximum 7" spacing. Further, the post and rope fence should also be installed along the north side of the (12) parking stalls in the existing paved parking area and along the east side of the driveway connecting the two parking areas.

Finally, an erosion control permit will be required prior to commencing construction and/or restoration of the site.

VILLAGE STAFF RECOMMENDATIONS

APPROVE the Site Plan for a 4,948 sqft expansion of the existing off-site parking area located on the 2.1-acre parcel adjacent to the Das Barrel Room bar/restaurant located at W201 N10466 Appleton Avenue pursuant to the conditions of approval in Conditional Use Permit #13-2019 subject to the following amendments to the adopted conditions:

1. This approval is for the plan sheet(s) noted below and is subject to compliance with all the conditions and requirements set forth herein and other conditions subsequently adopted and/or revisions required by the Plan Commission:
    a. Civil Engineering sheet #1 dated 5/2/2024

2. In cooperation with Village Staff, the operator/owner of the Das Barrel Room property shall appear before the Plan Commission after the outdoor event season in 2024 but not later than March 1, 2025 to discuss adequacy of the new off-site parking area, the post and rope fence in terms of deterring/prohibiting parking beyond the paved parking areas, and the overall parking situation for the Das Barrel Room operation.

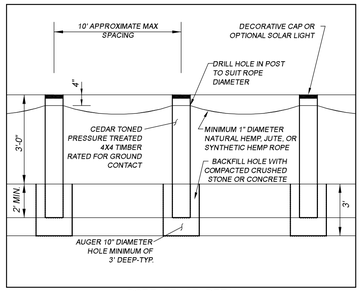
3. The post and rope fence shall be installed as proposed except that the maximum spacing between posts shall be six (6) feet and extended to include along the north side of the (12) parking stalls in the existing paved parking area and along the east side of the driveway connecting the two parking areas.

4. The operator/owner shall obtain an erosion control permit from the Village prior to commencing construction and/or restoration activities associated with the new 14-stall off-site parking area.

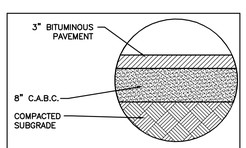
LEGEND

BOUNDARY LINE	1" X 24" IRON PIPE	* INDICATES TYPE	TELEPHONE POLE
PROPOSED EDGE OF GRAVEL	LIGHT	C - COMMUNICATIONS	DECIDUOUS TREE
RIGHT OF WAY LINE	MANHOLE	E - ELECTRIC	CONIFEROUS TREE
SECTION LINE	CATCH BASIN SQUARE	G - GAS	SHRUB
SETBACK LINE–DOT	CATCH BASIN ROUND	M - METER	CAUTION SIGN FOR COMBUSTIBLE UNDERGROUND GAS LINE
EASEMENT LINE	SIGN	S - SANITARY	
SF SILT FENCE	POWER POLE	ST - STORM	
FM FORCE MAIN	TRANSFORMER	T - TELEPHONE	
SS SANITARY SEWER	TRAFFIC LIGHT	U - UNKNOWN	
ST STORM SEWER	SIGNAL BOX	W - WATER	
W WATER	TELEPHONE PEDESTAL		
E ELECTRIC	CONCETE POST		
T TELEPHONE	GAS VALVE		
G GAS	GUY WIRE		
ATT AT&T	ELECTRIC PEDESTAL		
BES BURIED ELECTRIC SERVICE (BES)	WATER VALVE		
DNR WETLAND LINE	HYDRANT		

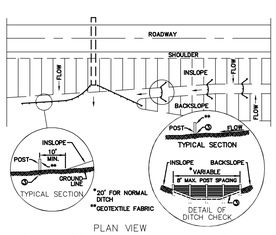
SCALE IN FEET
20' 0 20'



ROPE FENCE DETAIL



ASPHALT PAVEMENT SECTION



TYPICAL APPLICATIONS OF SILT FENCE

GENERAL NOTES:

DETAIL OF CONSTRUCTION NOT SHOWN ON THIS DRAWING SHALL CONFORM TO THE PERTINENT REQUIREMENTS OF THE STANDARD SPECIFICATIONS AND APPLICABLE SPECIAL PROVISIONS.

WHEN POSSIBLE THE SILT FENCE SHOULD BE CONSTRUCTED IN AN ARC OR HORSESHOE SHAPE, WITH THE ENDS POINTING UPSLOPE TO MAXIMIZE BOTH STRENGTH AND EFFECTIVENESS.

① CROSS BRACE WITH 2" x 4" WOODEN FRAME OR EQUIVALENT AT TOP OF POSTS AS DIRECTED BY THE ENGINEER.

② MINIMUM 14 GAGE WIRE REQUIRED, FOLD FABRIC 3" OVER THE WIRE AND STAPLE OR PLACE WIRE RINGS ON 12" C-C.

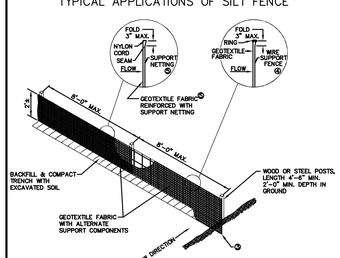
③ EXCAVATE A TRENCH A MINIMUM OF 4" WIDE AND 6" DEEP TO BURY AND ANCHOR THE GEOTEXTILE FABRIC. FOLD MATERIAL TO FIT TRENCH AND BACKFILL AND COMPACT TRENCH WITH EXCAVATED SOIL.

④ WIRE SUPPORT FENCE SHALL BE 14 GAGE MINIMUM WOVEN WIRE WITH A MAXIMUM MESH SPACING OF 6". SECURE TOP OF GEOTEXTILE FABRIC TO TOP OF FENCE WITH STAPLES OR WIRE RINGS AT 12" C-C.

⑤ GEOTEXTILE FABRIC SHALL BE REINFORCED WITH AN INDUSTRIAL POLY-PROPYLENE NETTING WITH A MAXIMUM MESH SPACING OF 3/4" OR EQUAL. A HEAVY DUTY NYLON TOP SUPPORT CORD OR EQUIVALENT IS REQUIRED.

⑥ STEEL POSTS SHALL BE STUDDED "TEE" OR "L" TYPE" WITH A MINIMUM WEIGHT OF 1.25 lbs/lin. ft. (WITHOUT ANCHORS). FIN ANCHORS SUFFICIENT TO RESIST POST MOVEMENT ARE REQUIRED. WOOD POSTS SHALL BE HARDWOOD STAKES 1-1/2" x 1-1/2" MIN. EXCEPT WOOD POSTS FOR GEOTEXTILE FABRIC REINFORCED WITH NETTING SHALL BE A MINIMUM SIZE OF 1-1/8" x 1-1/8" OAK OR HICKORY.

ALTERNATIVES A AND B ARE EQUAL AND EITHER MAY BE USED.



NOTE: ADDITIONAL POST DEPTH OR TIE BACKS MAY BE REQUIRED IN UNSTABLE SOILS

X/X SILT FENCING DETAIL
NOT TO SCALE

SILT FENCE TIE BACK
(WHEN REQUIRED BY THE ENGINEER)

TRENCH DETAIL

NOTES

1. BOUNDARY LINES SHOWN ARE BASED ON BOUNDARY SURVEY PREPARED BY WILLIAM R HENRICHS, PROFESSIONAL LAND SURVEYOR, S-2419 ON NOVEMBER 3, 2006.
2. WETLAND LINES BASED ON THE CURRENT DNR SURFACE WATER DATA VIEWER.
3. VEGATATIVE BUFFER IS A MINIMUM 10', MAXIMUM 15' WIDE.
4. PROVIDE MINIMUM OF 4" TOPSOIL TO BUFFER AREA.
5. SEED BUFFER AREA WITH TALL FESCUE (FESTUCA ARUNDINACEA) @ 20-30 POUNDS AN ACRE. MIX WITH ANNUAL RYE GRASS @ 4 POUNDS AN ACRE. NURSE SEED AS NEEDED AND INSTALL EROSION MATTING

EXISTING CRUSHED GRAVEL AREA TO BE REMOVED AND RESTORED WITH TOPSOIL, SEED AND MAT BY OTHERS

NET IMPERVIOUS AREA=4948 SQ. FT

"THE INFORMATION SHOWN ON THIS DRAWING CONCERNING TYPE AND LOCATION OF UNDER-GROUND UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINA-TIONS AS TO THE TYPE AND LOCATION OF UNDER-GROUND UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO."

Know what's **below.**
Call before you dig.

Point Land Surveying & Mapping
W174 N9467 Joper Road
Menomonee Falls
Wisconsin 53051
262-250-8003 office
email
pointlandsurvey@wi.rr.com

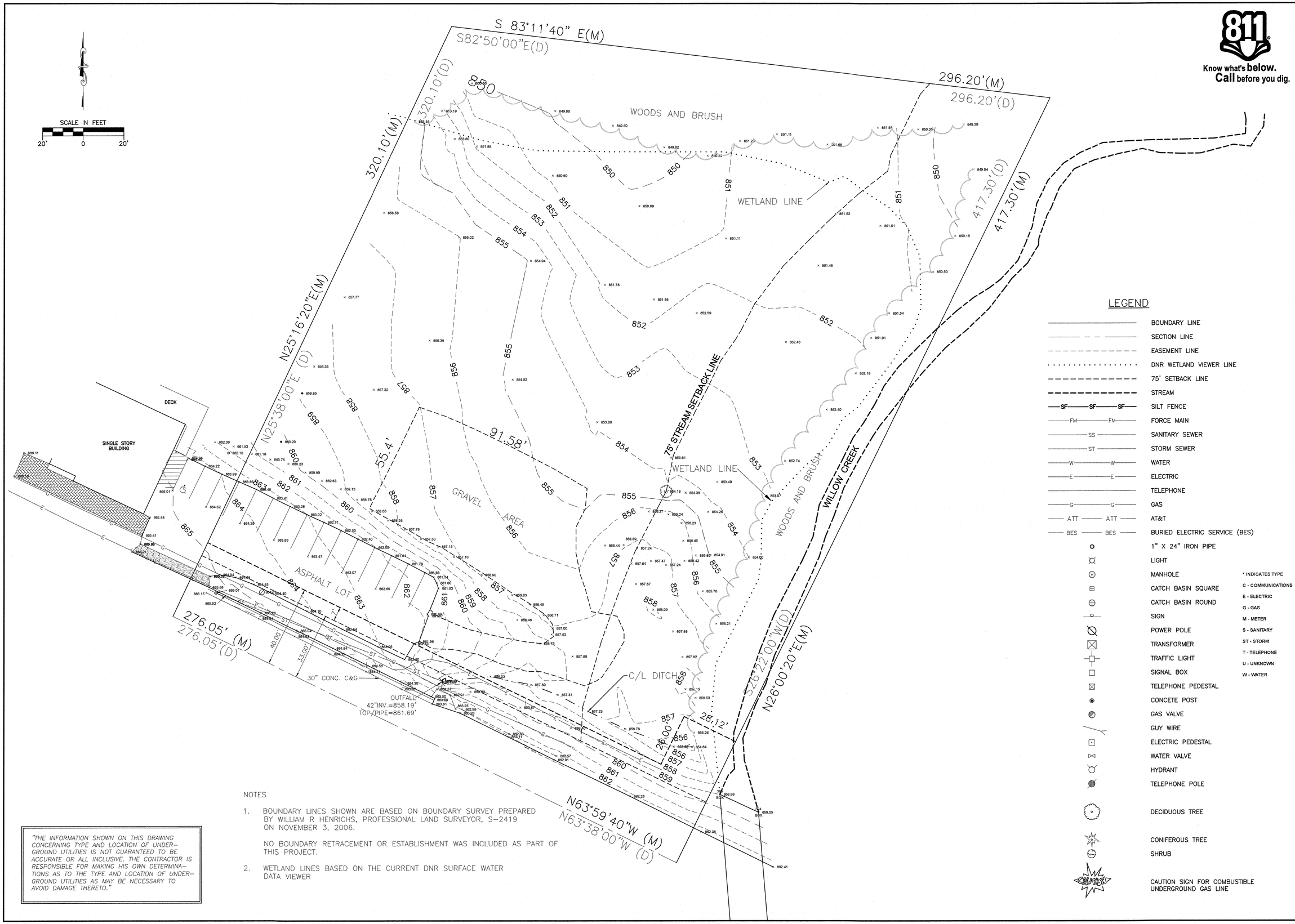
Robert C. Beilfuss, P.L.S.
Professional Land Surveyor

Robert C. Beilfuss, P.L.S.
This is an original survey if the seal is red, and the signature is in blue.
Any other versions or variations and this map has been copied and is unauthorized.

OPTION 1-EXISTING GRAVEL
W201 N10466 APPLETON AVE.
GERMANTOWN, WISCONSIN
Das Barrel Room

© POINT LAND SURVEYING AND MAPPING 2023

PROJECT NUMBER	2023-06
MAPPING SCALE	1" =20'
SURVEY BY	RCB
DRAWN BY	RCB
APPROVED BY	DJN
DATE OF SURVEY	12/21/23
PLOT DATE	05/2/2024
FIELD BOOK	7
PAGE	59
CADD FILE	
REVISIONS	
SHEET NUMBER	1



Know what's below. Call before you dig.

LEGEND

	BOUNDARY LINE
	SECTION LINE
	EASEMENT LINE
	DNR WETLAND VIEWER LINE
	75' SETBACK LINE
	STREAM
SF	SILT FENCE
FM	FORCE MAIN
SS	SANITARY SEWER
ST	STORM SEWER
W	WATER
E	ELECTRIC
	TELEPHONE
G	GAS
ATT	AT&T
BES	BURIED ELECTRIC SERVICE (BES)
	1" X 24" IRON PIPE
	LIGHT
	MANHOLE
	CATCH BASIN SQUARE
	CATCH BASIN ROUND
	SIGN
	POWER POLE
	TRANSFORMER
	TRAFFIC LIGHT
	SIGNAL BOX
	TELEPHONE PEDESTAL
	CONCETE POST
	GAS VALVE
	GUY WIRE
	ELECTRIC PEDESTAL
	WATER VALVE
	HYDRANT
	TELEPHONE POLE
	DECIDUOUS TREE
	CONIFEROUS TREE
	SHRUB
CAUTION	CAUTION SIGN FOR COMBUSTIBLE UNDERGROUND GAS LINE

* INDICATES TYPE
C - COMMUNICATIONS
E - ELECTRIC
G - GAS
M - METER
S - SANITARY
ST - STORM
T - TELEPHONE
U - UNKNOWN
W - WATER

NOTES

1. BOUNDARY LINES SHOWN ARE BASED ON BOUNDARY SURVEY PREPARED BY WILLIAM R HENRICHS, PROFESSIONAL LAND SURVEYOR, S-2419 ON NOVEMBER 3, 2006.

   NO BOUNDARY RETRACEMENT OR ESTABLISHMENT WAS INCLUDED AS PART OF THIS PROJECT.

2. WETLAND LINES BASED ON THE CURRENT DNR SURFACE WATER DATA VIEWER

"THE INFORMATION SHOWN ON THIS DRAWING CONCERNING TYPE AND LOCATION OF UNDER-GROUND UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINA-TIONS AS TO THE TYPE AND LOCATION OF UNDER-GROUND UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO."

Point Land Surveying & Mapping

W174 N9467 Joper Road
Menomonee Falls
Wisconsin 53051
262-250-8003 office
email
pointlandsurvey@wi.rr.com

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

WISCONSIN ROBERT C. BEILFUSS S-2072 MENOMONEE FALLS WI LAND SURVEYOR

Robert C. Beilfuss, P.L.S.
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EXISTING BASE MAP
W201 N10466 Appleton Ave.
GERMANTOWN, WISCONSIN
Das Barrel Room

© POINT LAND SURVEYING AND MAPPING 2023

PROJECT NUMBER	2023-06
MAPPING SCALE	1" =20'
SURVEY BY	RCB
DRAWN BY	RCB
APPROVED BY	RCB
DATE OF SURVEY	12/21/2023
PLOT DATE	1/1/2024
FIELD BOOK	7
PAGE	59
CADD FILE	
REVISIONS	
SHEET NUMBER	1

C\PROJ\2023-06\DWG\DBR SITE

LEGEND

BOUNDARY LINE	1" X 24" IRON PIPE
PROPOSED EDGE OF GRAVEL	LIGHT
RIGHT OF WAY LINE	MANHOLE
SECTION LINE	CATCH BASIN SQUARE
SETBACK LINE–DOT	CATCH BASIN ROUND
EASEMENT LINE	SIGN
SILT FENCE	POWER POLE
FORCE MAIN	TRANSFORMER
SANITARY SEWER	TRAFFIC LIGHT
STORM SEWER	SIGNAL BOX
WATER	TELEPHONE PEDESTAL
ELECTRIC	CONCETE POST
TELEPHONE	GAS VALVE
GAS	GUY WIRE
AT&T	ELECTRIC PEDESTAL
BURIED ELECTRIC SERVICE (BES)	WATER VALVE
DNR WETLAND LINE	HYDRANT
	TELEPHONE POLE
	DECIDUOUS TREE
	CONIFEROUS TREE
	SHRUB
	CAUTION SIGN FOR COMBUSTIBLE UNDERGROUND GAS LINE

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G - GAS
M - METER
S - SANITARY
ST - STORM
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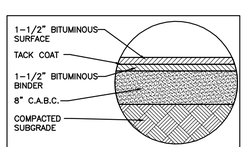
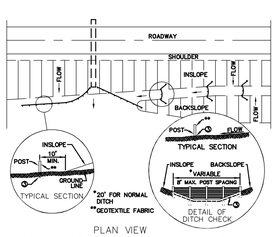


ASPHALT PAVEMENT SECTION



TYPICAL APPLICATIONS OF SILT FENCE

GENERAL NOTES:

DETAIL OF CONSTRUCTION NOT SHOWN ON THIS DRAWING SHALL CONFORM TO THE PERTINENT REQUIREMENTS OF THE STANDARD SPECIFICATIONS AND APPLICABLE SPECIAL PROVISIONS.

WHEN POSSIBLE THE SILT FENCE SHOULD BE CONSTRUCTED IN AN ARC OR HORSESHOE SHAPE, WITH THE ENDS POINTING UPSLOPE TO MAXIMIZE BOTH STRENGTH AND EFFECTIVENESS.

① CROSS BRACE WITH 2" x 4" WOODEN FRAME OR EQUIVALENT AT TOP OF POSTS AS DIRECTED BY THE ENGINEER.

② MINIMUM 14 GAGE WIRE REQUIRED, FOLD FABRIC 3" OVER THE WIRE AND STAPLE OR PLACE WIRE RINGS ON 12" C-C.

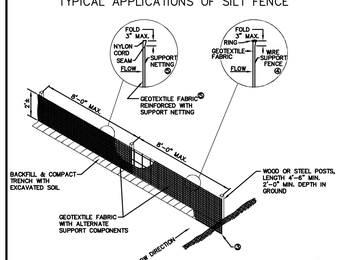
③ EXCAVATE A TRENCH A MINIMUM OF 4" WIDE AND 6" DEEP TO BURY AND ANCHOR THE GEOTEXTILE FABRIC. FOLD MATERIAL TO FIT TRENCH AND BACKFILL AND COMPACT TRENCH WITH EXCAVATED SOIL.

④ WIRE SUPPORT FENCE SHALL BE 14 GAGE MINIMUM WOVEN WIRE WITH A MAXIMUM MESH SPACING OF 6". SECURE TOP OF GEOTEXTILE FABRIC TO TOP OF FENCE WITH STAPLES OR WIRE RINGS AT 12" C-C.

⑤ GEOTEXTILE FABRIC SHALL BE REINFORCED WITH AN INDUSTRIAL POLY-PROPYLENE NETTING WITH A MAXIMUM MESH SPACING OF 3/4" OR EQUAL. A HEAVY DUTY NYLON TOP SUPPORT CORD OR EQUIVALENT IS REQUIRED.

⑥ STEEL POSTS SHALL BE STUDDED "TEE" OR "L" TYPE" WITH A MINIMUM WEIGHT OF 1.25 lbs/lin. ft. (WITHOUT ANCHORS). FIN ANCHORS SUFFICIENT TO RESIST POST MOVEMENT ARE REQUIRED. WOOD POSTS SHALL BE HARDWOOD 2" x 2" x 4' MIN. WITH A 2-1/2" EXCEPT WOOD POSTS FOR GEOTEXTILE FABRIC REINFORCED WITH NETTING SHALL BE A MINIMUM SIZE OF 1-1/8" x 1-1/8" OAK OR HICKORY.

ALTERNATIVES A AND B ARE EQUAL AND EITHER MAY BE USED.



NOTE: ADDITIONAL POST DEPTH OR TIE BACKS MAY BE REQUIRED IN UNSTABLE SOILS

X/x SILT FENCING DETAIL
NOT TO SCALE

SILT FENCE TIE BACK
(WHEN REQUIRED BY THE ENGINEER)

TRENCH DETAIL

NOTES

1. BOUNDARY LINES SHOWN ARE BASED ON BOUNDARY SURVEY PREPARED BY WILLIAM R HENRICHS, PROFESSIONAL LAND SURVEYOR, S-2419 ON NOVEMBER 3, 2006.

2. WETLAND LINES BASED ON THE CURRENT DNR SURFACE WATER DATA VIEWER

EXISTING CRUSHED GRAVEL AREA TO BE REMOVED AND RESTORED WITH TOPSOIL, SEED AND MAT BY OTHERS

NET IMPERVIOUS AREA=4948 SQ. FT

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PRELIMINARY–REVIEW ONLY

Know what's **below.** **Call** before you dig.

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OPTION 1-EXISTING GRAVEL
W201 N10466 APPLETON AVE.
GERMANTOWN, WISCONSIN
Das Barrel Room

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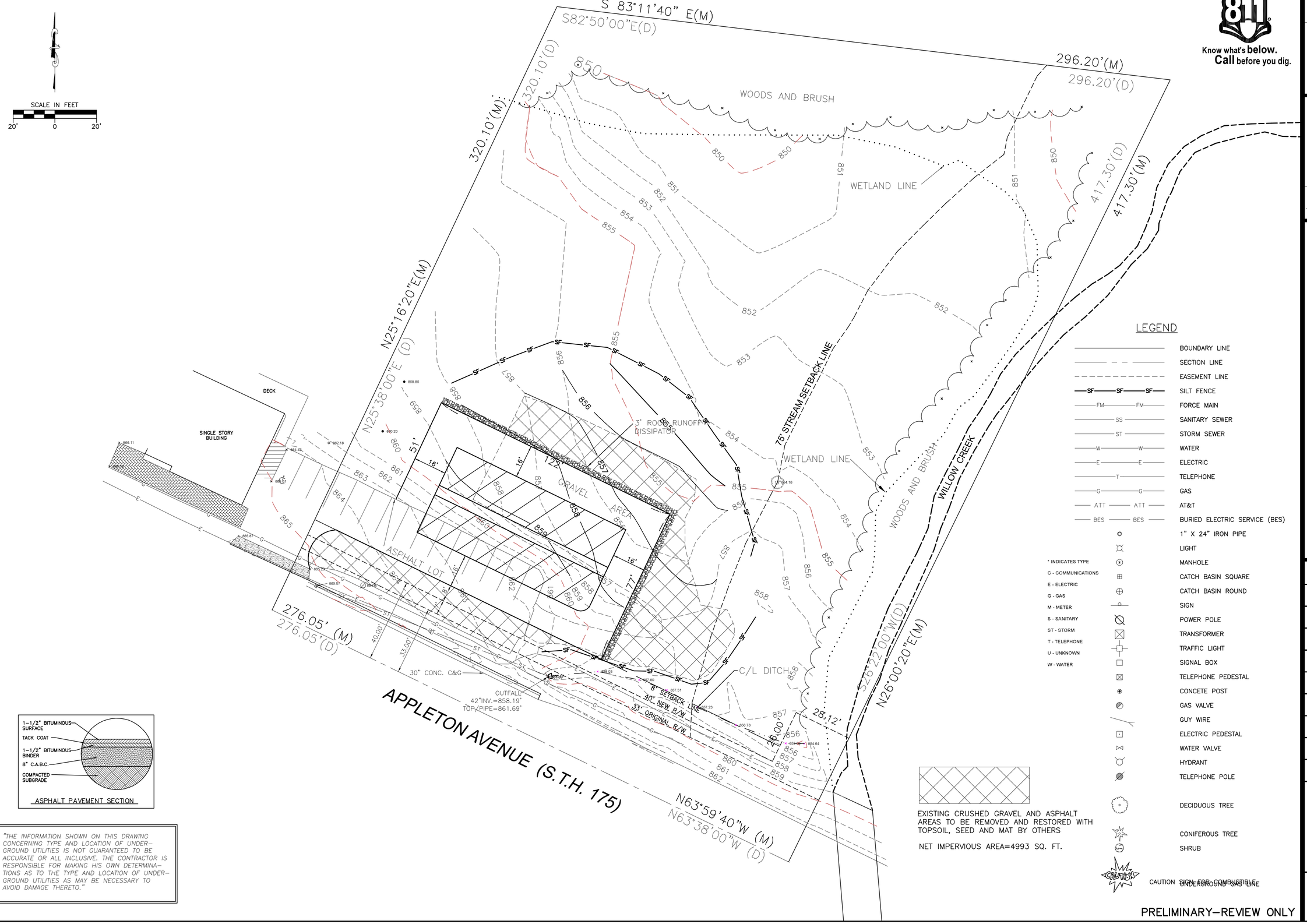
DRAWN BY	RCB
APPROVED BY	DJN
DATE OF SURVEY	12/21/23
PLOT DATE	02/20/2024
FIELD BOOK	7
PAGE	59
CADD FILE	
REVISIONS	
SHEET NUMBER	2

C\PROj\2023–06\DWG\DBR CIVIL PLAN



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Professional Land Surveyor

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OPTION 2-CODE COMPLIANT W/PAVEMENT
W201 N10466 APPLETON AVE.
GERMANTOWN, WISCONSIN
DAS BARREL ROOM

© POINT LAND SURVEYING AND MAPPING 2023

PROJECT NUMBER	2023-06
MAPPING SCALE	1" =20'
SURVEY BY	RCB
DRAWN BY	RCB
APPROVED BY	DJN
DATE OF SURVEY	12/21/23
PLOT DATE	01/27/2024
FIELD BOOK	7
PAGE	59
CADD FILE	
REVISIONS	
SHEET NUMBER	3

C\PROJ\2023-06\DWG\DBR CIVIL PLAN

CUP # xx– 2024 Document No.	CONDITIONAL USE PERMIT Document Title

VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN
CONDITIONAL USE ZONING PERMIT

AMENDMENT TO CUP #13-19

Whereas the Applicants:
Mark Brooks, Das Barrel Room Operator and Agent for Renee Martin and Doctors LLC, Property Owner

agrees to comply with applicable Codes and Ordinances of the Village of Germantown, Wisconsin, and further agrees that all work done pursuant to the permission granted herewith will conform with the applications and drawings filed with and approvals granted by officials of the Village for the purpose of obtaining this permit.

Now, therefore, this permit is issued to the Property Owner for the "off-site" parking area pursuant to Section 17.45(5) of the Village's Zoning Code. This permit amends to conditions of CUP #13-19.

Name & Return Address:
Village of Germantown
P.O. Box 337
Germantown, WI 53022

Parcel Identification No:
GTNV 293-982 & 293-983

On the following described property located in the Village of Germantown, Washington County, Wisconsin:

GTNV 293-982 (W201 N10466 Appleton Avenue)
That part of the Southwest ¼ of the Southwest ¼ of Section Twenty-nine (29), Township Nine (9) North of Range Twenty (20) East. Village of Germantown. Washington County, Wisconsin, described as follows:
Commencing at a point 7.82 chains Northwest of the intersection of the center line of said Fond du Lac Road with the South line of Section 29, said point being the Southwest corner of a parcel of land conveyed by Joshua Gifford and wife to Thomas Nelson and recorded In Volume D of Deeds on page 574; thence North 26 degrees East along tie Westerly line of said Nelson tract 17.50 rods; thence North 64 degrees West, 9 rods; thence South 26 degrees West. 17.63 rods to center of Fond du Lac Road; thence South 54 degrees East, 9 rods to the place of beginning.

GTNV 293-983 (Undeveloped Parcel w/ Off-Site Park Area)
That part the Southwest Quarter of the Southwest Quarter (SW ¼ SW 1/4) of Section Twenty-nine (29). Township Nine (9) North of Range Twenty (20) East, Village of Germantown, Washington County. Wisconsin, described as follows, viz:
Commencing at Southwest corner of said Section 29; thence East. 1164.51 feet; hence North 63 degrees 38 minutes West along the centerline of State Trunk Highway No. 175, 195.30 feet to the place of beginning of this description; thence 63 degrees 38 minutes West along said centerline, 276.05 feet; thence North 25 degrees 38 minutes East, 320.10 feet; thence 82 degrees 50 minutes East, 296.20 feet thence South 26 degrees 22 minutes West, 417.30 feet to the place of beginning of this description.

Pursuant to the following condition(s):

1. This conditional use permit allows the continued use of the existing 4,800 sqft paved area for an off-site parking area as shown on Sheet 1 “Existing Base Map” dated 1/1/2024 and the expanded off-site parking area and connecting driveway as shown of Sheet 2 “Option 1” dated 2/20/2024 subject to any further requirements and revisions set forth or required herein.
2. Improvements to the existing pavement shall be limited to general maintenance, including but not limited to sealcoating, crack-filling, stripping. No further expansion or additional off-site parking or other enhancements, e.g. additional lighting, signage, shall be made without obtaining an amendment to this conditional use permit, Zoning Permit and/or Site Plan approval from the Village.
3. The off-site parking area shall be used for parking by the patrons and employees of the restaurant/bar operation during normal business hours. The off-site parking area shall not be used for overnight storage (other than snow storage) of any materials or equipment and shall be kept clean and continuously maintained.
4. In the event that the 2.1-acre undeveloped parcel is developed separately from the restaurant/bar operation, the existing 4,800 sqft off-site paved parking area may be required to be removed or modified to comply with all current Zoning Code requirements in effect at that time or as needed to accommodate the separate development. The continued or shared use of the off-site parking area with any development on the 2.1-acre parcel shall be addressed as an amendment to this conditional use permit.
5. Any signage displayed on the off-site parking area shall be reviewed and approved by the Village subject to applicable sign regulations.
6. If the use, activities and/or operation subject of this permit falls out of conformity with the conditions herein, or where there is a change in the nature, character, intensity or extent of the permitted conditional uses and activities which cause special problems or harmful effects associated with the permitted uses and activities that were not revealed or anticipated at the time this CUP was granted, or, where conditions imposed by this CUP that were anticipated to mitigate or eliminate harmful effects associated with the uses and activities but are subsequently insufficient to do so, or, for similar cause based upon consideration for the public comfort, safety, and welfare, this conditional use permit may be terminated or modified by the Village Board by the amendment to or addition of conditions after public hearing thereon.
7. Unless otherwise provided herein, this conditional use permit shall run with the land and transfer to subsequent owners in interest of the business and/or property.

8. Option 1 (Sheet 2 dated 2/20/2024) is generally approved provided that the 56' x 72' parking area and 16' wide connecting driveway shall be paved with asphalt or concrete.
9. A minimum 10' wide permanent vegetated buffer designed to filter storm water run-off from the existing and the new paved parking areas and connecting driveway shall be installed along the east and north edges as part of constructing the new paved parking area and restoring the site.
10. A barrier shall be installed around the new parking area to prohibit parking on the grass areas beyond the new parking area.

Granted by the Village Board of the Village of Germantown, Washington County, Wisconsin on the _____ day of _____, 2024.

_____
Dean Wolter, Village President

ATTEST:

_____
Donna S. Ott, Village Clerk

STATE OF WISCONSIN) SS
WASHINGTON COUNTY)
Personally came before me this _____ day of _____, 2024, the above named Dean Wolter, Village President, and Donna S. Ott, Village Clerk, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

_____
{type or print name of Notary on this line}

_____
{signature of Notary on this line}

Notary Public, State of Wisconsin
My Commission Expires: _____

ACCEPTANCE OF TERMS AND CONDITIONS BY OPERATOR
As business operator and agent for the property owner, Mark Brooks, I hereby accept the terms and conditions set forth herein and realize that non-adherence to the terms and

conditions as stated herein may result in the revocation of this Permit by the Village of Germantown.

Dated this ___ day of _____, 2024

_____
Mark Brooks, Operator and Agent for Property Owner

STATE OF WISCONSIN) SS
_____ COUNTY)
Personally came before me this _____ day of _____, 2024, being the above named _____, to me known to be the person who executed the foregoing instrument and acknowledged the same.

_____
{type or print name of Notary on this line}

_____
{signature of Notary on this line}
Notary Public, State of Wisconsin
My Commission Expires: _____

ACCEPTANCE OF TERMS AND CONDITIONS BY PROPERTY OWNER

As agent for the property owner, Doctors LLC, _____ {print name here and sign below}, I hereby accept the terms and conditions set forth herein and realize that non-adherence to the terms and conditions as stated herein may result in the revocation of this Permit by the Village of Germantown.

Dated this ___ day of _____, 2024

_____
Doctors LLC, Property Owner

STATE OF WISCONSIN) SS
_____ COUNTY)

Personally came before me this _____ day of _____, 2024, being the above named _____, to me known to be the person who executed the foregoing instrument and acknowledged the same.

_____
{type or print name of Notary on this line}

_____
{signature of Notary on this line}
Notary Public, State of Wisconsin
My Commission Expires: _____

This instrument was drafted by:
Jeffrey W. Retzlaff, AICP
Community Development Director/Village Planner/Zoning Administrator

Village of Germantown, Wisconsin

From 3/11/24 Plan Commission Meeting Minutes:

Mark Brooks, Agent for Das Barrel Room Tavern & Grill, and Doctors LLC, Property Owner of W201 N10466 Appleton Avenue. Application to Amend Conditional Use Permit No. #13-2019 to allow expansion of the existing off-site parking area pursuant to Section 17.28(3)(u) and Section 17.45(5) of the Village Zoning Code. (ACTION; TABLED from October 9, 2023) Director Retzlaff summarized the proposal. He explained a motion on the CUP amendment proposal is needed if one of the two options are acceptable or if further changes are wanted they should be discussed.

MOTION Baum second Tarantino to Approve Option #1 to amend Conditional Use Permit #13-2019 for Mark Brooks and Doctors LLC to allow expansion of the "off-site" parking area on the undeveloped 2.1-acre parcel located adjacent to the restaurant/bar parcel located at W201 N10466 Appleton Avenue subject to the following amendments to the adopted conditions:
1. This conditional use permit allows the continued use of the existing 4,800 sqft paved area for an off-site parking area as shown in the site plan July 11, 2019, subject
Page 3

to any further requirements and revisions set forth or required herein.
2. Improvements to the existing pavement shall be limited to general maintenance, including but not limited to sealcoating, crack-filling, stripping. No expansion or additional off-site parking or other enhancements, e.g. additional lighting, signage, shall be made without obtaining Zoning Permit and/or Site Plan approval from the Village.
3. Expansion of the off-site parking area or the existing on-site parking area on the east side of the building may be allowed subject to approval of an amendment to this conditional use permit.
4. , and, Expansion of the "off-site" parking area east of the restaurant/bar will require:
a. Plan Commission approval of site, grading & erosion control, and storm water management plans; b. Compliance with applicable Zoning Code and development requirements, including all setback, pavement, storm water management, landscaping and buffering requirements of the Village and MMSD;
c. re-construction and/or other modifications necessary to make the "off-site" parking area compliant with all setback, landscaping, and other applicable Zoning Code requirements in effect at that time.
5. The off-site parking area shall be used for parking by the patrons and employees of the restaurant/bar operation during normal business hours. The off-site parking area shall not be used for overnight storage (other than snow storage) of any materials or equipment and shall be kept clean and continuously maintained.
6. In the event that the 2.1-acre undeveloped parcel is developed separately from the restaurant/bar operation, the existing 4,800 sqft "off-site" paved parking area may be required to be removed or modified to comply with all current Zoning Code requirements in effect at that time or as needed to accommodate the separate development. The continued or shared use of the off-site parking area with any

development on the 2.1-acre parcel shall be addressed as an amendment to this conditional use permit.
7. Any signage displayed on the off-site parking area shall be reviewed and approved by the Village subject to applicable sign regulations.
8. If the use, activities and/or operation subject of this permit falls out of conformity with the conditions herein, or where there is a change in the nature, character, intensity or extent of the permitted conditional uses and activities which cause special problems or harmful effects associated with the permitted uses and activities that were not revealed or anticipated at the time this CUP was granted, or, where conditions imposed by this CUP that were anticipated to mitigate or eliminate harmful effects associated with the uses and activities but are subsequently insufficient to do so, or, for similar cause based upon consideration for the public comfort, safety, and welfare, this conditional use permit may be terminated or modified by the Village Board by the amendment to or addition of conditions after public hearing thereon.
9. Unless otherwise provided herein, this conditional use permit shall run with the land and transfer to subsequent owners in interest of the business and/or property.
10. Option 1 (Sheet 2 dated 2/20/2024) is approved provided that the 56'x72' parking area and 16' wide connecting driveway be paved with asphalt or concrete. 11. A minimum 10' wide permanent vegetated buffer designed to filter storm water run-off from the existing and new parking areas and connecting driveway be installed along the east and north edge as part of restoring the site.
Page 4

Discussion followed. Trustee Baum asked what the total parking requirement is for the business. Director Retzlaff stated the existing parking both on the .9 acre site and west of the building and the 4,800 sqft of pre-existing non conforming parking area provides adequate parking for the interior capacity but it goes above that with the outdoor entertainment and there's no limitation on people coming to the site for that purpose. Clearly there is a need for additional parking due to the popularity of the business. The gravel wasn't put down to be used every night, its a overflow parking area for the business. Trustee Baum stated the existing parking plus the 5,000 sqft is not enough to adequately support the operation in summer. Director Retzlaff said Mr. Brooks is asking for an additional 2,500 sqft of gravel in addition to what was put down originally but now with stormwater management requirements, Option 1 is the limitation with 5,000 sqft. But Mr. Brooks may seek to expand that to add 5 or 6 more stalls if possible.

Brenna Bublitz, W201N10466 Appleton Avenue, the GM for Das Barrel Room spoke on Mr. Brooks behalf. She said Option1 is what they want as it provides extra stalls, however cost is an issue because they are only leasing. Discussion continued. Trustee Baum asked what the code requirement is for how much parking this facility is supposed to have. Director Retzlaff stated there is no guideline for outdoor area with no specific limit for quantity of seats or patrons for number of parking and you cannot calculate the lawn requirement. He said the popularity of the outdoor music has demanded the need for additional parking. Trustee Baum said he sees this

as a temporary situation. Ms. Bublitz commented they have approval to park at the BP gas station across the street. Trustee Baum said that doesn't stop people from parking on the grass. Ms. Bublitz said they could add car stops in the grass and signs. Discussion continued.
Director Retzlaff stated there is a need for more parking than what they are willing to pay for. Commissioner Laszewski said Option 1 removes some cars from the road but doesn't cure the whole problem of cars on the road and traffic. Director Retzlaff asked how do we require them to provide enough parking for an event when theres a need for 50 additional stalls without requiring them to pay for the parking. He said there is an unwillingness to make more parking than what is needed without them paying for it. Chairman Wolter said the zoning regulations are based on internal dimensions and nothing to do with external or outside stations. Director Retzlaff agreed and that there are no outside Village provisions that deal with port a potties. Discussion continued. Trustee Baum stated he thinks this needs to go to the Village Board to make the determination of the zoning we need to apply to this. He's looking for the rule they need to follow for the amount of parking they really need to provide for a Saturday evening when there are 500 people standing outside. Director Retzlaff feels more parking is needed, it should be installed properly and paved, address any storm water management requirements and sized more appropriately to the need for the business. But that conflicts with what the operation can or is willing to do. Chairman Wolter understands there is a need because of the success of this business so we are willing to look at what those options are. But we need to protect what's to the south of there with Willow Creek and some of the wetland areas that come through that area. The way its proposed today is really its best second option. We need to look past the lot that is already there. If we make it conform they are not gaining any parking, only 15 lots. Trustee Baum said Option 1 as presented brings the parking up to a level of

parking adequate for the existing building and patio. There are no other ordinances for people standing in the grass. He thinks at Village Board level we will discuss what we want to do for these types of situations going forward, where there is no building, what do we do for toilets and parking. Director Retzlaff said that would require some further code changes to address. He said we need to look down the road and assuming 2024 is as popular they are going to fill up Option 1 paved parking and unless there is a restriction, they will either park on the grass or in some other area. Trustee Baum asked should we add a condition that some type of barrier be put up to restrict parking in that area. Ms. Bublitz said they will rope it off and tell people they can't park in the grass. Trustee Baum asked what are the provisions that allow a stage in the backyard. What mechanism allows that. Director Retzlaff stated outdoor entertainment is a liquor license premise extension issue and not a Plan Commission issue. Trustee Baum said Village Board needs to debate that issue. He added the applicant can ask why Dheinsville or the church can park on the grass. Director Retzlaff said its a frequency issue. Is it for a special event or 3 season every weekend issue. Some businesses ask for special consideration that isn't given or asked by others. He doesn't fault Mr. Brooks for it because the property owner should be sharing in the expense.

MOTION to Amend Baum second Shadid to add Condition #12 that the applicant put some type of barrier around the asphalt paving to tell people not to park on the grass and eliminate Condition 4b and 4c.
MOTION to Amend carried unanimously.

Chairman Wolter asked if the other gravel will be cleaned up as a result of the motion. Director Retzlaff said the cleanup is part of the plan, but the site plan will need to be cleaned up and that will come back to the Plan Commission. The Village Board will review the amendment to the CUP which is exclusively for the off site parking. He said the premise extension is handled through the liquor licensing process. Chairman Wolter explained the Village Board will review the Conditional Use Permit and the provisions within the Conditional Use Permit and not with the outside premise extension for the liquor license.

MOTION to Approve as Amended carried 6-1 carried Williams.

SIGN PERMIT APPLICATION

6/10/28 Plan Commission Meeting

Crew Carwash

Staff Report & Recommendation **Germantown, Wisconsin**

Summary

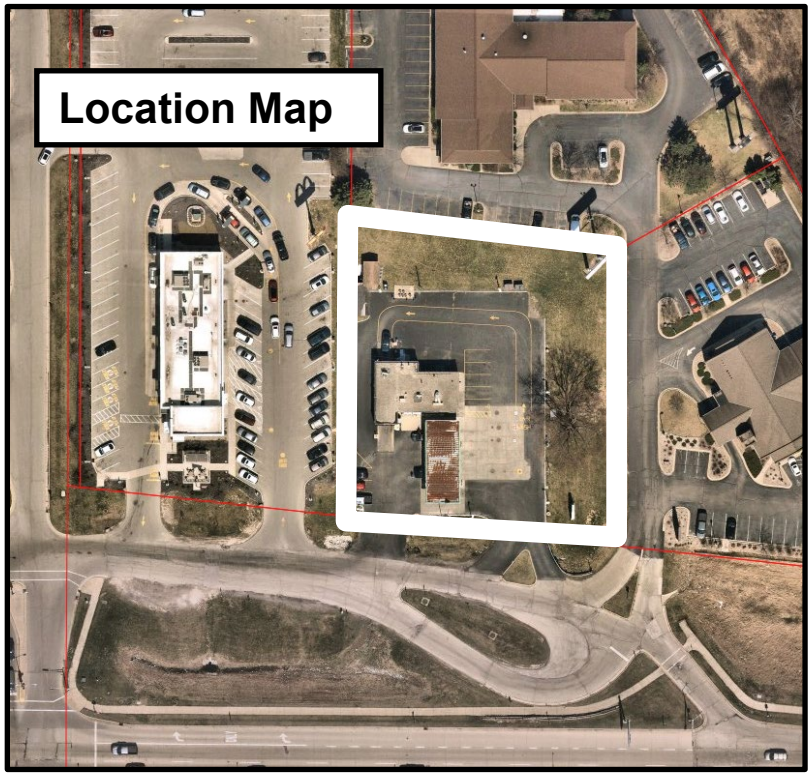
Crew Carwash is requesting approval for a series of monument, wall, directional and face replacement sings for the new 4,500 sqft carwash facility located at N96 W17500 County Line Road.

Property Location: N96 W17500 County Line Road (existing BP Station)

Agent/
Property Owner: Katherine Rayner
Crew Carwash
11700 Exit 5 Pkwy
Fishers, IN

Current Zoning: B-5: Highway Business

Adjacent Land Uses		Zoning
North	Highway Business	B-5
South	Highway Business	B-5
East	Highway Business	B-5
West	Highway Business	B-5



Background

At the April 2024 meeting, the Plan Commission recommended approval of a conditional use permit for the Crew Carwash proposal and conditionally approved Site Development & Building Plans for the construction and operation of a 4,512 sqft self-serve carwash facility located at N96 W17500 County Line Road. At that time, the Plan Commission tabled action on the proposed sign package as recommended by Staff to work out code compliance issues with a few of the signs and to re-evaluate the number, size and need for the amount of signage proposed.

Proposal

Staff met with Crew Carwash to discuss Staff's concerns with the sign package and several revisions have been made. At this time, Crew Carwash is proposing a sign package that includes a total of (21) permanent and (1) temporary signs are proposed for the site, including:

- (1) Refacing the existing double-sided monument sign in the SE corner of the site with the brick base painted black; 60 sqft per side; 120 sqft total (see sign rendering EC-01; sheet 1 of 15 and C1.4 for the monument sign landscaping plan);
- (1) Face replacement for the existing 85' high pylon sign in the NE corner of the site with the pylon support structure to be painted black; 360 sqft (see sign rendering EC-02; sheet 2 of 15)
- (2) internally lit wall-mounted signs on the tower structure w/ "Crew Carwash" lettering translucent white; 99 sqft per sign (see sign rendering EC-03; sheet 3 of 15)
- (1) internally lit, 6' high one-sided monument sign w/ digital menu board mounted on a brick base located north of the kiosk on the north side of the property (see sign rendering EC-05; sheet 5 of 15)
- (2) internally lit 4' high, 6 sqft directional signs installed at the driveway entrances on the south side of the property w/ both saying "Open" and "Enter" (see sign rendering EC-06; sheet 6 of 15)
- (2) non-illuminated letter sets installed on south side of the kiosk canopy above the drive lanes indicating "Unlimited Club" (see sign rendering EC-07; sheet 7 of 15)
- (2) non-illuminated letter sets installed on south side of the kiosk canopy above the drive lanes indicating "Cashier" (see sign rendering EC-08; sheet 8 of 15)
- (4) non-illuminated framed menu directional panels installed on the columns of the kiosk lanes (see sign rendering EC-09; sheet 9 of 15)
- (2) internally lit, one-sided 6 sqft wall-mounted cabinets (see sign rendering EC-10; sheet 10 of 15);
- (1) non-illuminated letter sets installed on south side of the building above the exit door indicating "Clean Car Exit" (see sign rendering EC-11; sheet 11 of 15)
- (1) non-illuminated post-mounted directional panel sign installed near the north entrance of the building indicating "We Are Responsible For" (see sign rendering EC-12; sheet 12 of 15)
- (1) one-sided "Clearance" directional sign mounted at the drive through entrance

(see rendering EC-13; sheet 13 of 15);

- (1) non-illuminated double-sided directional signs installed on south side of the building near the exist indicating “”Vacuums” (see sign rendering EC-14; sheet 14 of 15);
- (1) 32 sqft “Coming Soon” temporary sign displayed near the property entrance (see rendering EC-15; sheet 15 of 15)

Staff Comments

The number and overall amount of sign area for business branding on the building has been reduced. The number of on-site directional signs is required given the nature of the “self-serve” car wash process, instructions needed, and site circulation requirements.

VILLAGE STAFF RECOMMENDATIONS

APPROVE the proposed monument, wall, directional and face replacement sings for the new 4,512 sqft carwash facility located at N96 W17500 County Line Road subject to the following conditions:

1. An electrical permit is required for all electrical installations or modifications prior to installation of all signs requiring electrical service. Contact Inspection Services staff (SAFEBuilt) for code and permit application requirements.

DocuSign Envelope ID: E41A12FE-7CCA-4A13-A73D-D8A290C44634

Village of Germantown ...Willkommen

Fee must accompany application

$275 Sign Review Fee

$ 75 Sign Face Replacement

Paid _____ Date_____

SIGN REVIEW APPLICATION

Pursuant to Section 17.46 of the Municipal Code

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

1 APPLICANT OR AGENT

SignCraft Industries
8816 Corporation Dr
Indianapolis, IN 46256
Insaller - TBD
Phone (317) 842-8664
Fax ( )
E-Mail mkelsey@signcraftind.com

PROPERTY OWNER

Crew Carwash
11650 Exit 5 Parkway
Fishers, IN 46037
Phone ( )

2 PROPERTY ADDRESS OR GENERAL LOCATION

N96 W 17500 County Line Rd, Germantown, WI 53022

3 SIGN INFORMATION

EC01 Sign Dimensions 5' height x 10' width Single/Multi Tenant (circle one)
Number of Sides 2 Building Frontage SF _____
Total Square Footage of Sign (include all sides) 100
Total height of the Sign 9.43'
Is the Sign to be illuminated x yes _____ no
Type of Sign Construction Materials Existing brick base, metal retainer, plactic face
Distance to Closest Property Line 10'

Are there any existing signs on the property Yes, monument sign
If yes, what is the total Square Footage of existing signs 50 sqft

What are the intentions for the existing signs: Take down _____ Remain and reface

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

Christina Blackwell 5/31/24
Applicant Date

DocuSigned by: Katherine Rayner 6/3/2024
76822916BF7D417...
Owner Date

AMUNDSEN DAVIS

June 3, 2024

VIA E-MAIL & MAIL
jretzlaff@village.germantown.wi.us
Jeffrey W. Retzlaff, AICP
Director, Community Development Department Village Planner/Zoning Administrator
N112 W17001 Mequon Road
Germantown, WI 53022

Re: Sign Review Application for Crew Carwash at N96 W17500 County Line Road

Dear Jeff:

As you know, we represent Crew Carwash in connection with redeveloping the property at N96 W17500 County Line Road into a state-of-the-art car wash. Accompanying this letter for filing please find the following:

1. Check in the amount of $350.00 for the Sign Review Application fee (sent via mail only);

2. Sign Review Application (with Crew's signature to complete the signatures; sent via email and mail); and

3. Sign Landscaping Plan - Sheet C1.4 (sent via email and 11x17 version sent via mail).

The separate email on May 31st at 7:53 a.m., SignCraft sent a download link with the Plan Sheets for Sign Review Application (16 plan sheet pages).

We understand that the application will be scheduled for the Plan Commission meeting on June 10, 2024. Please contact me at 414-225-1484 or BRandall@AmundsenDavisLaw.com should you have questions, wish to discuss this filing, or need anything further from us.

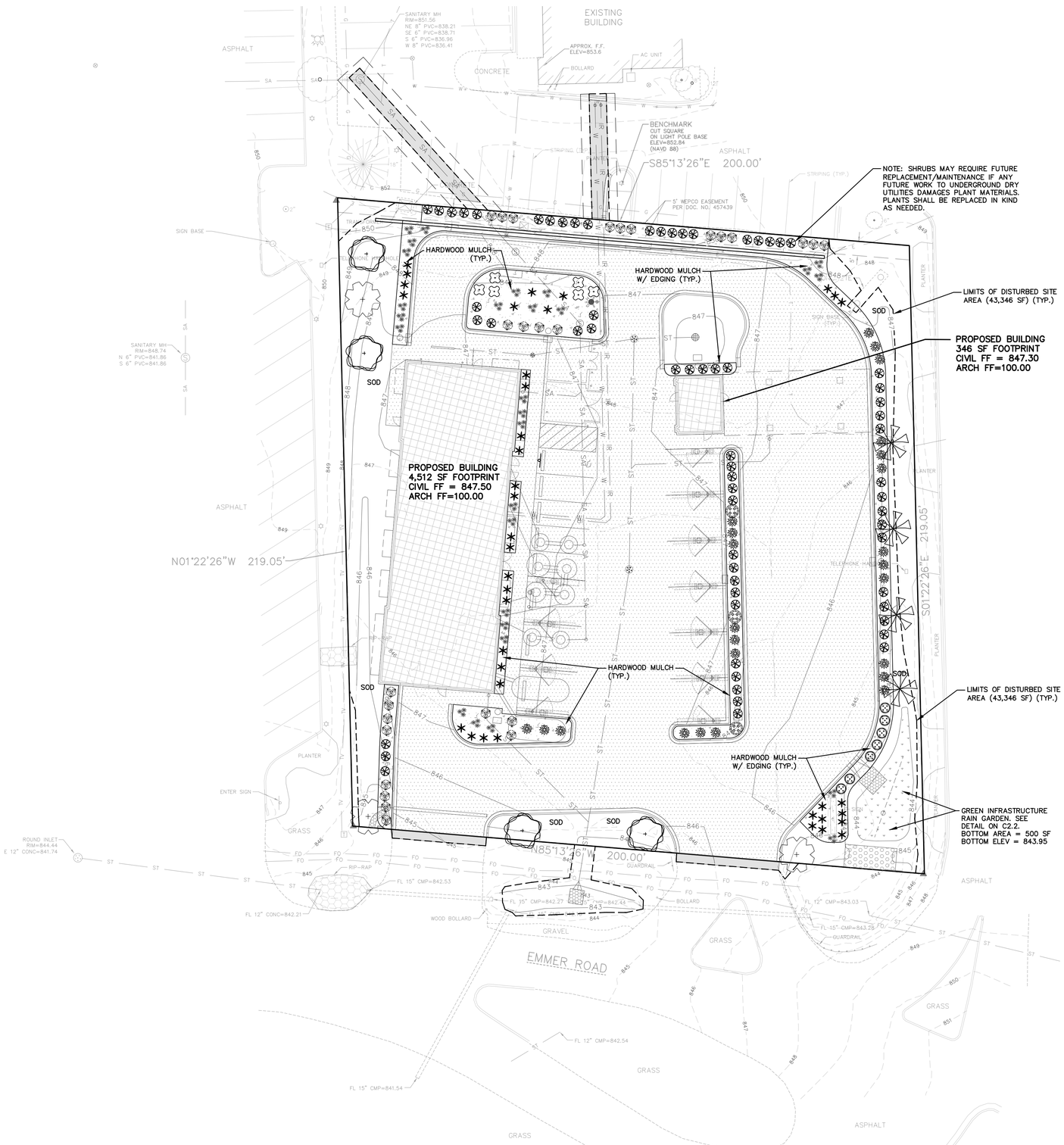
Very truly yours,

Amundsen Davis, LLC

Brian C. Randall

Attachments/Enclosures (as indicated)

cc: Ms. Debbie Remich, Village of Germantown (via email)
Crew Carwash Project Team (via email); SignCraft Industries Project Team (via email); and Excel Engineering Project Team (via email)



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

LANDSCAPING PLANTING SCHEDULE

SYMBOL	COMMON NAME	BOTANICAL NAME	PLANTED SIZE	QUANTITY
	DECIDUOUS TREES			
	Princeton Sentry Ginkgo	Ginkgo biloba	3" CAL	4
	Common Hackberry	Celtis Occidentalis	3" CAL	3
	Kentucky Coffeetree (Seedless)	Gymnocladus dioicus	3" CAL	4
	DECIDUOUS SHRUBS			
	Gro-Low Fragrant Sumac	Rhus aromatica 'Gro Low'	18"	6
	Goldmound Spirea	Spiraea x bumalda 'Goldmound'	15"-18"	24
	Weigela Carnaval	Weigela Florida 'courtalor'	24"	27
	EVERGREEN SHRUBS			
	Taunton Yew	Tauntonii	24"	64
	Emerald Green Arborvitae	Thuja occidentalis 'Emerald Green'	36"	7
	Trautman Juniper	Juniperus chinensis 'Trautman'	36"	3
	PERENNIALS			
	Daylilies 'Stella de Oro'	Hemerocallis 'Stella de Oro'	1 gal pot	38
	Karl Foerster Reed Grass	Clamagrostis x acutiflora 'Karl Foerster'	1 gal pot	28

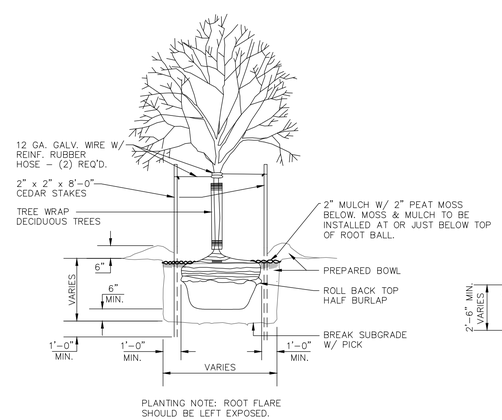
LANDSCAPING CALCULATIONS

ZONE	REQ. PLANTS	PLANTS PROVIDED
STREET	1 PER 50 LF FRONTAGE 200 LF FRONTAGE = 4 TREES	4 PROVIDED
PARKING	1 TREE PER 10 SPACES 15 SPACES = 2 TREES	2 PROVIDED
TOTAL	6 TOTAL TREES REQ.	11 TOTAL TREES PROVIDED

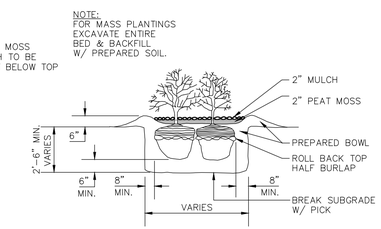
IRRIGATION NOTE: PROVIDE IRRIGATION FOR ALL LAWN/LANDSCAPED AREAS IN ACCORDANCE WITH PLAN SPECIFICATIONS ON SHEET C0.1. DESIGN-BUILD LANDSCAPE/IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR FINAL DESIGN, LAYOUT, AND INSTALLATION. COORDINATE FINAL LAYOUT WITH OWNER/GC AS NEEDED.

NOTE: LANDSCAPE CONTRACTOR SHALL REVIEW FINAL PLANTING LOCATIONS AND SPECIES WITH OWNER PRIOR TO INSTALLATION.

SNOW STORAGE NOTE: DUE TO LIMITED ONSITE SPACE AVAILABLE, EXCESS SNOW IS TO BE HAULED OFFSITE AS NEEDED.



TREE PLANTING DETAIL
NO SCALE



SHRUB PLANTING DETAIL
NO SCALE

NORTH
1" = 20'
20' 0 20' 40'
SCALE FEET

CIVIL LANDSCAPE AND RESTORATION PLAN

EXCEL
Always a Better Plan
100 Camelot Drive
Fond du Lac, WI 54935
920-926-9800
excelengineer.com

PROJECT INFORMATION

PROPOSED CAR WASH FOR:
CREW CARWASH
N96 W17500 COUNTY LINE RD • GERMANTOWN, WI 53022

PROFESSIONAL SEAL

SHEET DATES
SHEET ISSUE MAY 23, 2024
REVISIONS

JOB NUMBER
230022600

SHEET NUMBER
C1.4

2021 © EXCEL ENGINEERING, INC.

Village of Germantown ...Willkommen

Fee must accompany application

$275 Sign Review Fee

$ 75 Sign Face Replacement

Paid _____ Date_____

SIGN REVIEW APPLICATION

Pursuant to Section 17.46 of the Municipal Code

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

1

APPLICANT OR AGENT

SignCraft Industries
8816 Corporation Dr
Indianapolis, IN 46256
Insaller - TBD
Phone (317) 842-8664
Fax ( )
E-Mail mkelsey@signcraftind.com

PROPERTY OWNER

Crew Carwash
11650 Exit 5 Parkway
Fishers, IN 46037
Phone ( )

2

PROPERTY ADDRESS OR GENERAL LOCATION

N96 W 17500 County Line Rd, Germantown, WI 53022

3

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SIGNATURES -- ALL APPLICATIONS MUST BE SIGNED BY OWNER!

Christina Blackwell 5/31/24
Applicant Date

Owner Date

Crew CARWASH

GERMANTOWN, WI

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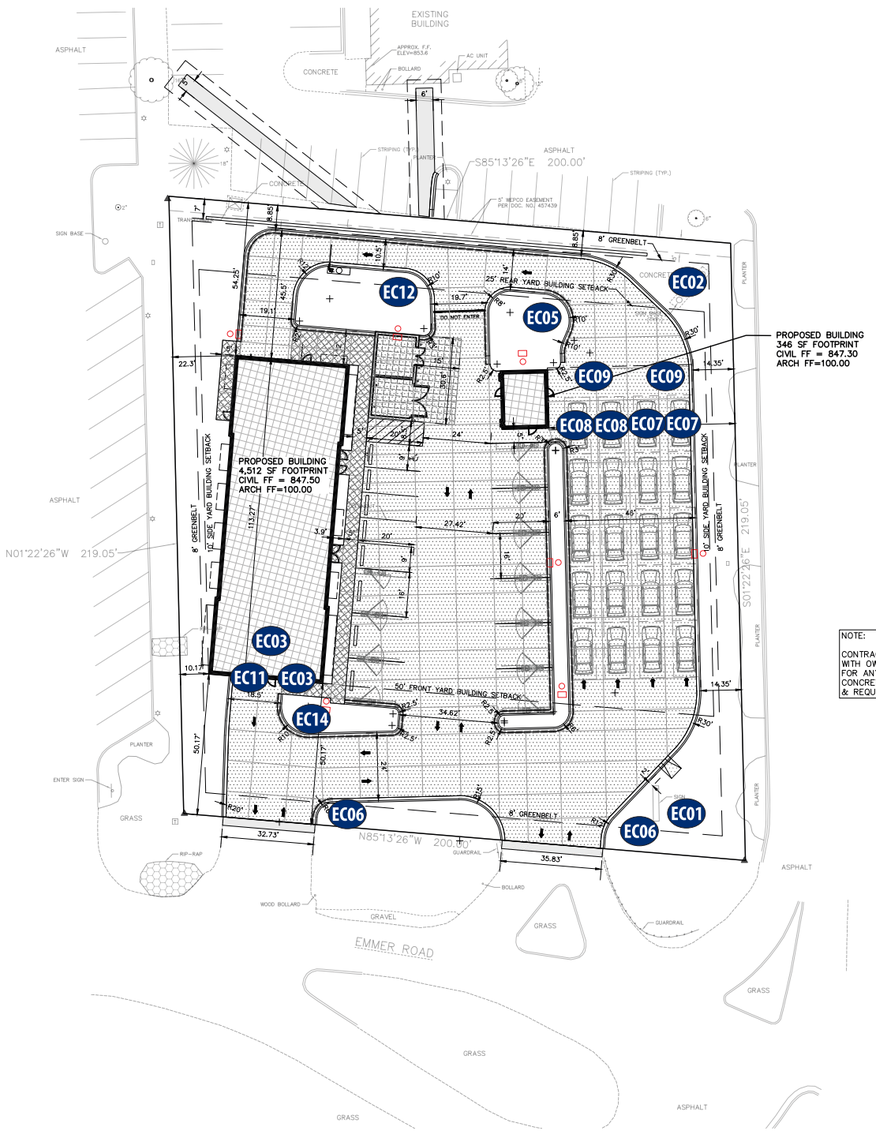
SITE MAP



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

SITE INFORMATION:

PROPERTY ADDRESS: N96W17500 COUNTY LINE RD, GERMANTOWN WI

PARCEL ID NUMBER: 334990

PROPERTY AREA: 43,558 S.F. (1.00 ACRES).

EXISTING ZONING: B-5 W/ HIGHWAY INTERCHANGE AREA OVERLAY

PROPOSED ZONING: B-5 W/ HIGHWAY INTERCHANGE AREA OVERLAY

PROPOSED USE: CONVEYOR-STYLE CARWASH

AREA OF SITE DISTURBANCE: 43,346 SF (0.995 AC)

SETBACKS: BUILDING: FRONT = 50'
SIDE = 10'
REAR = 25'

PAVEMENT: FRONT = 8'
SIDE = 8'
REAR = 8'

PROPOSED BUILDING HEIGHT: 35' TO TOP OF TOWER (MAX. HEIGHT ALLOWED: 35')

PARKING REQUIRED: NO CODIFIED REQUIREMENT FOR CARWASH USE; ADEQUATE SPACE FOR EMPLOYEES AND CUSTOMERS

PARKING PROVIDED: 14 TOTAL (5 STANDARD EMPLOYEE SPACES, 9 VACUUM SPACES)

HANDICAP STALLS REQUIRED: 1 REQUIRED, 1 PROVIDED

LANDSCAPE REQUIREMENTS: MIN. LANDSCAPE SURFACE RATIO = 20% OPEN AREA

NOTE:
CONTRACTOR TO COORDINATE WITH OWNER AND MEP PLANS FOR ANY EXTERIOR HEATED CONCRETE SLAB LOCATIONS & REQUIREMENTS.

NOTE:
KNOX BOX TO BE PROVIDED AT PRIMARY ENTRANCE PER LOCAL REQUIREMENTS. CONTRACTOR TO COORDINATE W/ BUILDING INSPECTOR/FIRE DEPARTMENT FOR SPECIFIC REQUIREMENTS.

PAVEMENT HATCH KEY:
- ASPHALT
- HEAVY DUTY CONCRETE
- DUMPSTER PAD CONCRETE
- SIDEWALK CONCRETE

*SEE SHEET C0.1 FOR SECTION REQUIREMENTS

CURB & GUTTER MARKING KEY:
- INVERTED CURB & GUTTER
- SHEDDING CURB & GUTTER

EXCEL
Always a Better Plan
100 Camelot Drive
Fond du Lac, WI 54935
920-926-9800
excelengineer.com

PROJECT INFORMATION

PROPOSED CAR WASH FOR:
CREW CARWASH
N96 W17500 COUNTY LINE RD • GERMANTOWN, WI 53022

PROFESSIONAL SEAL

PRELIMINARY DATES
FEB. 1, 2024
FEB. 5, 2024

NOT FOR CONSTRUCTION

JOB NUMBER
230022600

SHEET NUMBER
C1.1

NORTH
1" = 20' SCALE 20' 0 20' 40' FEET
CIVIL SITE PLAN

2021 © EXCEL ENGINEERING, INC.

SIGN SPECIFICATIONS

EC01	EXISTING MONUMENT
EC02	EXISTING PYLON
EC03	2 CHANNEL LETTERS
~~EC04~~	~~EXIT CHANNEL LETTERS~~
EC05	DIGITAL MENU BOARD
EC06	2 DIRECTIONAL SIGNS
EC07	2 UNLIMITED CLUB SETS
EC08	2 CASHIER SETS
EC09	4 SNAP FRAMES
EC10	2 SPECIAL SERVICE SIGNS
EC11	CLEAN CAR EXIT
EC12	WE ARE RESPONSIBLE SIGN
EC13	CLEARANCE BAR
EC14	VACUUMS SIGN
EC15	COMING SOON SITE SIGN

SignCraft INDUSTRIES

COLOR SPECIFICATIONS:
A
B
C
D
E
F
G
H
I
J

NOTE: THERE WILL BE COLOR VARIATIONS FROM THIS PRINTED DRAWING TO THE FINAL PRODUCT. COLORS SPECIFIED WILL ALWAYS BE MATCHED AS CLOSELY AS POSSIBLE. RENDERING IS BASED ON ESTIMATED DIMENSIONS. A FINAL SURVEY MAY ALTER ILLUSTRATED REPRESENTATION AND PLACEMENT.

IF ILLUMINATED: WILL BE WIRED TO 120 VOLT UNLESS OTHERWISE SPECIFIED. THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

SCI REP:	DESIGNER:	PERMIT INFORMATION:	
CB	JR	N/A	
DATE: 01/29/2024	REVISION DATE:	FINAL DATE & BY:	SHEET #: 0/0

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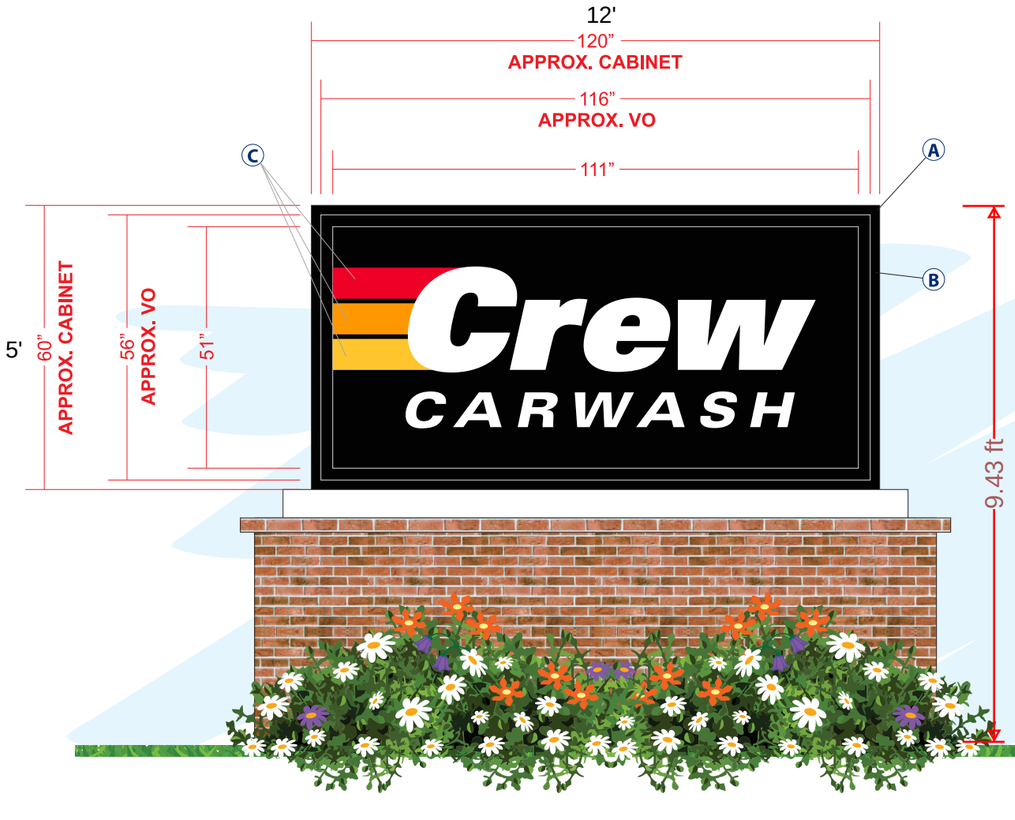
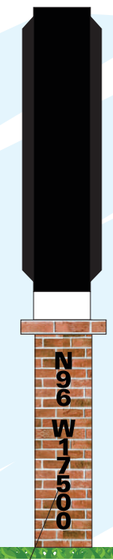
EC01





***NOTE: BRICK BASE AND CABINET ARE EXISTING**

***NOTE: A SURVEY IS NEEDED TO DETERMINE SIZE OF NEW FACES**

***NOTE: CABINET TO BE REPAINTED BLACK**

FABRICATE AND INSTALL QTY 2 NEW FACES FOR EXISTING D/F MONUMENT SIGN
Area: 50 sqft

FACES
MATERIAL - PAN FORMED, EMBOSSED PLASTIC TO MATCH SPECS
FLANGE - 2 1/2"
PAN DEPTH - 2"

INSTALLATION - MOUNTED INTO RIGID RETAINERS

FABRICATE AND INSTALL QTY 2 NEW SETS OF ADDRESS NUMBERS

FACES - 1/2" BLACK PVC PAINTED TO MATCH SPECS

INSTALLATION - MOUNTED FLUSH TO EXISTING BRICK BASE

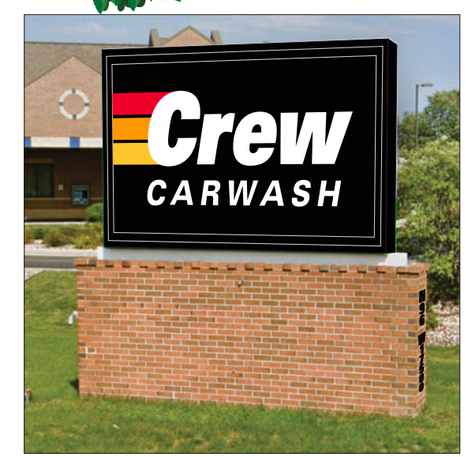


PHOTO SCALE: 3/16" = 1' - 0"

SignCraft INDUSTRIES

COLOR SPECIFICATIONS:
- A MP BLACK
- B BLACK RETAINERS
- C MATCH COLOR SAMPLE
- D
- E
- F
- G
- H
- I
- J

NOTE: *THERE WILL BE COLOR VARIATIONS FROM THIS PRINTED DRAWING TO THE FINAL PRODUCT. COLORS SPECIFIED WILL ALWAYS BE MATCHED AS CLOSELY AS POSSIBLE. RENDERING IS BASED ON ESTIMATED DIMENSIONS. A FINAL SURVEY MAY ALTER ILLUSTRATED REPRESENTATION AND PLACEMENT.*

IF ILLUMINATED: *WILL BE WIRED TO 120 VOLT UNLESS OTHERWISE SPECIFIED. THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.*

SCI REP:	DESIGNER:	PERMIT INFORMATION:	
CB	JR	N/A	
DATE: 01/29/2024	REVISION DATE:	FINAL DATE & BY:	SHEET #: 1/15

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ART SCALE: 3/8" = 1' - 0"

EC02

QTY 2

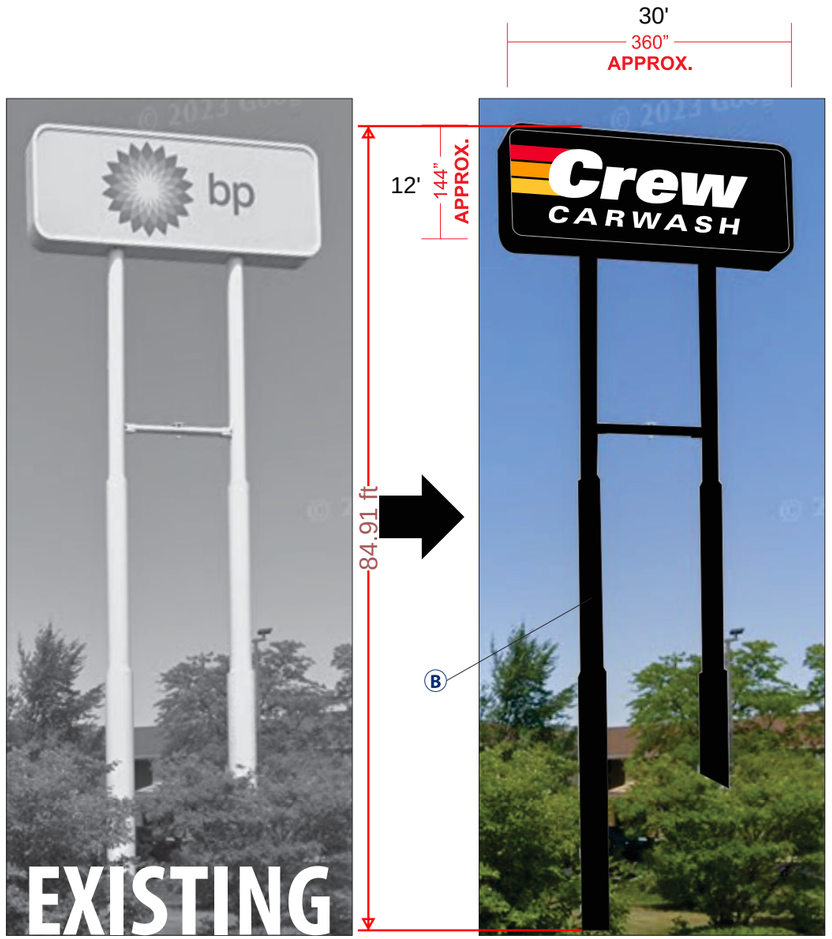

PHOTO SCALE: 1/16" = 1' - 0"

***NOTE: A SURVEY IS NEEDED TO DETERMINE SIZE OF NEW FACES**

***NOTE: PYLON TO BE REPAINTED BLACK**

Area: 360 sqft

FABRICATE AND INSTALL QTY 2 NEW FACES FOR EXISTING D/F PYLON SIGN

FACES

MATERIAL - FLEX FACE MATERIAL PRINTED TO MATCH SPECS

INSTALLATION - MOUNTED INTO EXISTING RIGID RETAINERS

SignCraft INDUSTRIES

COLOR SPECIFICATIONS:

A DIG. PRINT
B MP BLACK
C
D
E
F
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H
I
J

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IF ILLUMINATED: WILL BE WIRED TO 120 VOLT UNLESS OTHERWISE SPECIFIED. THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

SCI REP:	DESIGNER:	PERMIT INFORMATION:	
CB	JR	N/A	
DATE: 01/29/2024	REVISION DATE:	FINAL DATE & BY:	SHEET #: 2/15

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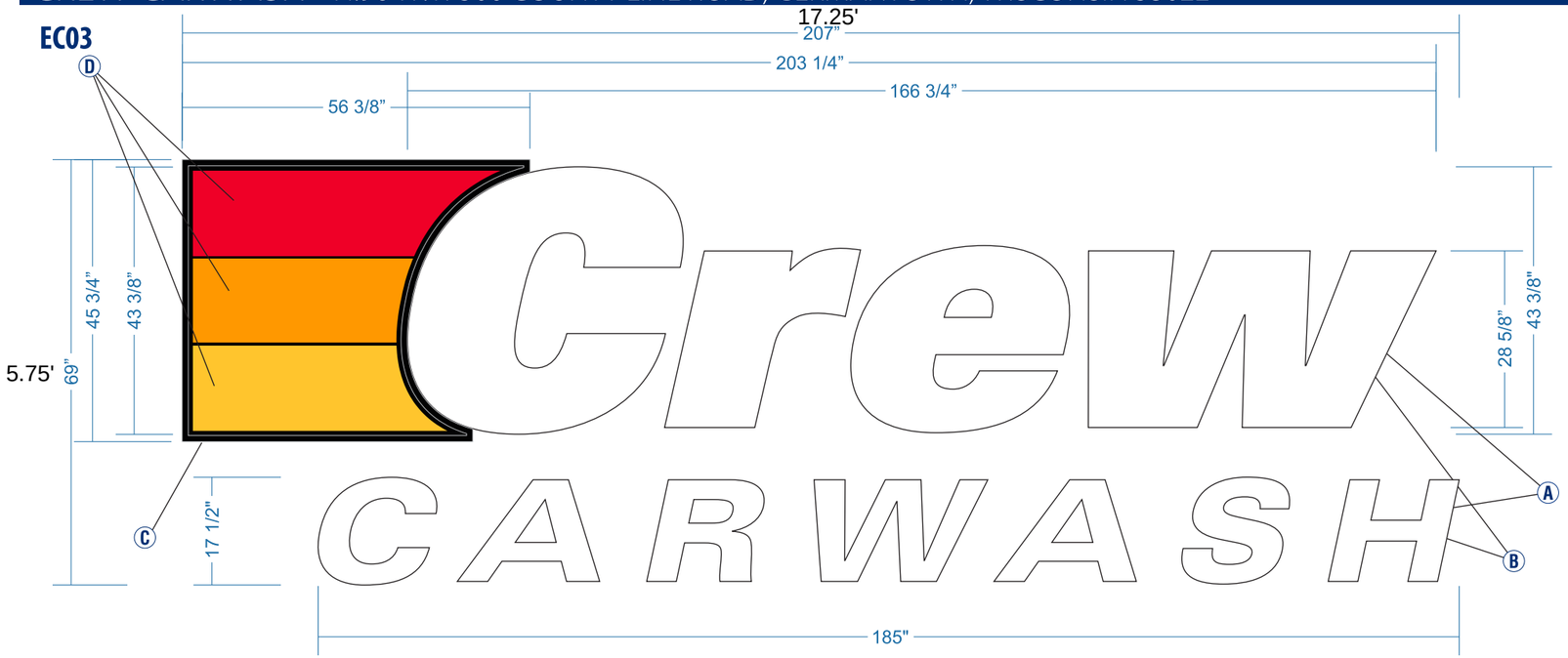
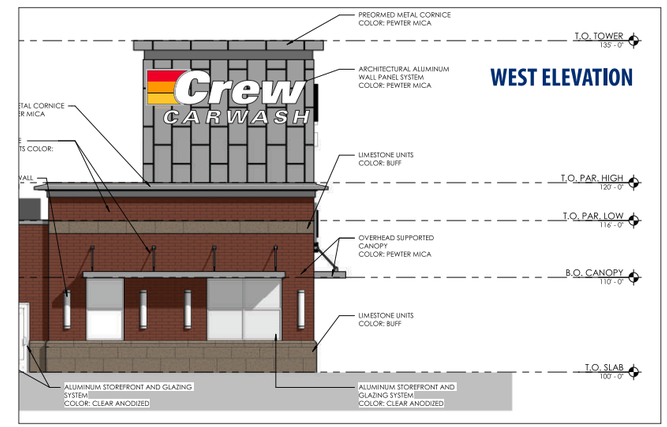
ART SCALE: 3/16" = 1' - 0"





99.19 SQ FT PER SIGN (198.38 SQ FT TOTAL)
FABRICATE AND INSTALL QTY 2 INTERNALLY ILLUMINATED FACE-LIT BUILDING SIGNS

RIBBON CABINET
BODY - 1" ALUMINUM ANGLE SKINNED IN .090 ALUMINUM
RETURNS - 3" TO MATCH SPECS
RETAINERS - 1" RIGID RETAINERS TO MATCH SPECS
LEDS - WHITE - **ADD EXTRA LEDS**

INSTALLATION - MOUNTED FLUSH TO FASCIA

RIBBON FACES
MATERIAL - PAN FORMED, EMBOSSED PLASTIC PAINTED SECOND SURFACE TO MATCH SPECS
FLANGE - 1 1/4"
PAN DEPTH - 1"

INSTALLATION - MOUNTED INTO RIGID RETAINERS

"CREW" & "CARWASH"
FACES - 1/8" 2447 WHITE ACRYLIC
RETURNS - 4" TO MATCH SPECS
TRIM CAPS - 1" TO MATCH SPECS
BACKS - .063 ALUMINUM
LEDS - WHITE

INSTALLATION - MOUNTED FLUSH TO FASCIA

SOUTH ELEVATION

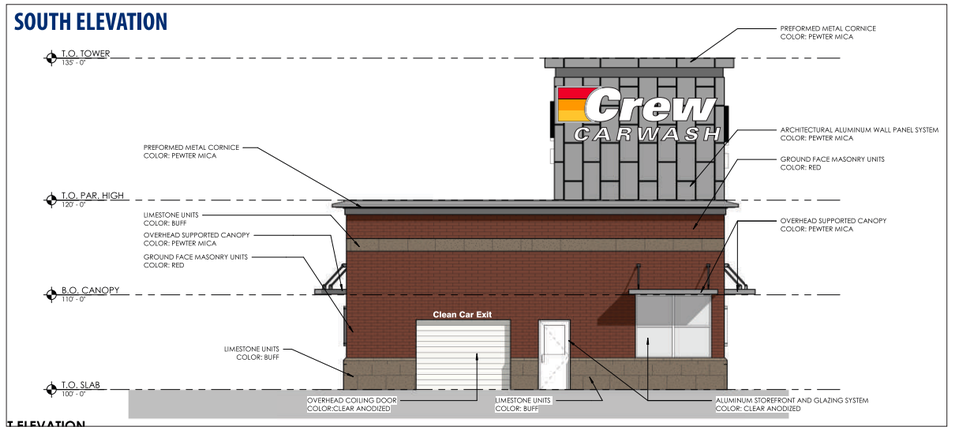


PHOTO SCALE: 1/16" = 1' - 0"

SignCraft INDUSTRIES

COLOR SPECIFICATIONS:
A BLACK RETURNS
B BLACK TRIM CAPS
C BLACK RETAINERS
D MATCH COLOR SAMPLE
E
F
G
H
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CB	JR	N/A	
DATE: 01/29/2024	REVISION DATE:	FINAL DATE & BY:	SHEET #: 3 / 15

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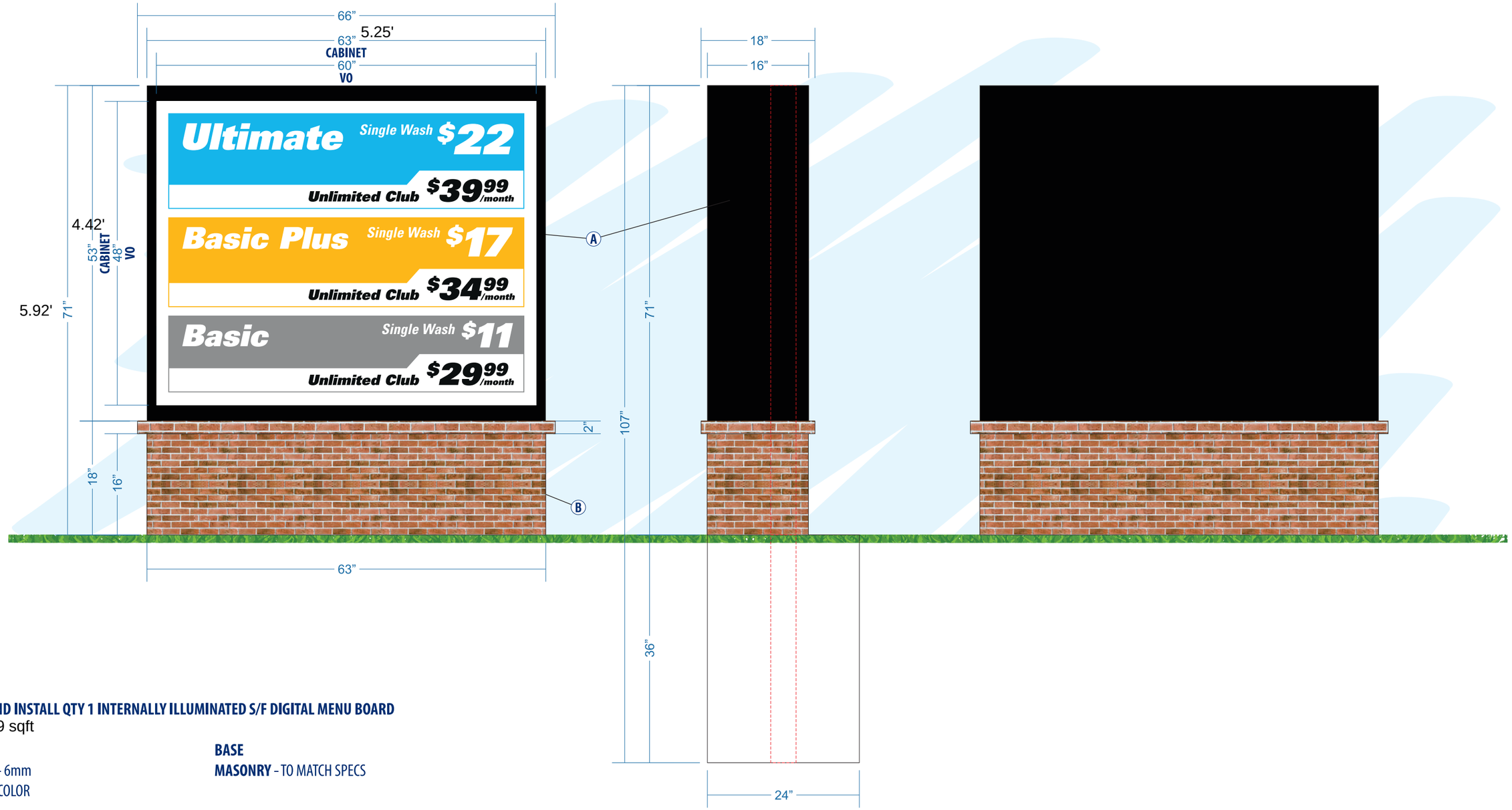
ART SCALE: 1/2" = 1' - 0"

EC05



FABRICATE AND INSTALL QTY 1 INTERNALLY ILLUMINATED S/F DIGITAL MENU BOARD
Area: 23.19 sqft

EMC
RESOLUTION - 6mm
COLOR - FULL COLOR
DEPTH - 5"

BASE
MASONRY - TO MATCH SPECS

INSTALLATION - MOUNTED TO SIGN BASE & POST

INSTALLATION - MOUNTED AROUND 4" SCH 40 PIPE BURIED INTO GRADE

SignCraft INDUSTRIES

COLOR SPECIFICATIONS:
A MP BLACK
B T/M MONUMENT SIGN BRICK
C
D
E
F
G
H
I
J

NOTE: THERE WILL BE COLOR VARIATIONS FROM THIS PRINTED DRAWING TO THE FINAL PRODUCT. COLORS SPECIFIED WILL ALWAYS BE MATCHED AS CLOSELY AS POSSIBLE. RENDERING IS BASED ON ESTIMATED DIMENSIONS. A FINAL SURVEY MAY ALTER ILLUSTRATED REPRESENTATION AND PLACEMENT.

IF ILLUMINATED: WILL BE WIRED TO 120 VOLT UNLESS OTHERWISE SPECIFIED. THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

SCI REP:	DESIGNER:	PERMIT INFORMATION:	
CB	JR	N/A	
DATE: 01/29/2024	REVISION DATE:	FINAL DATE & BY:	SHEET #: 5/15

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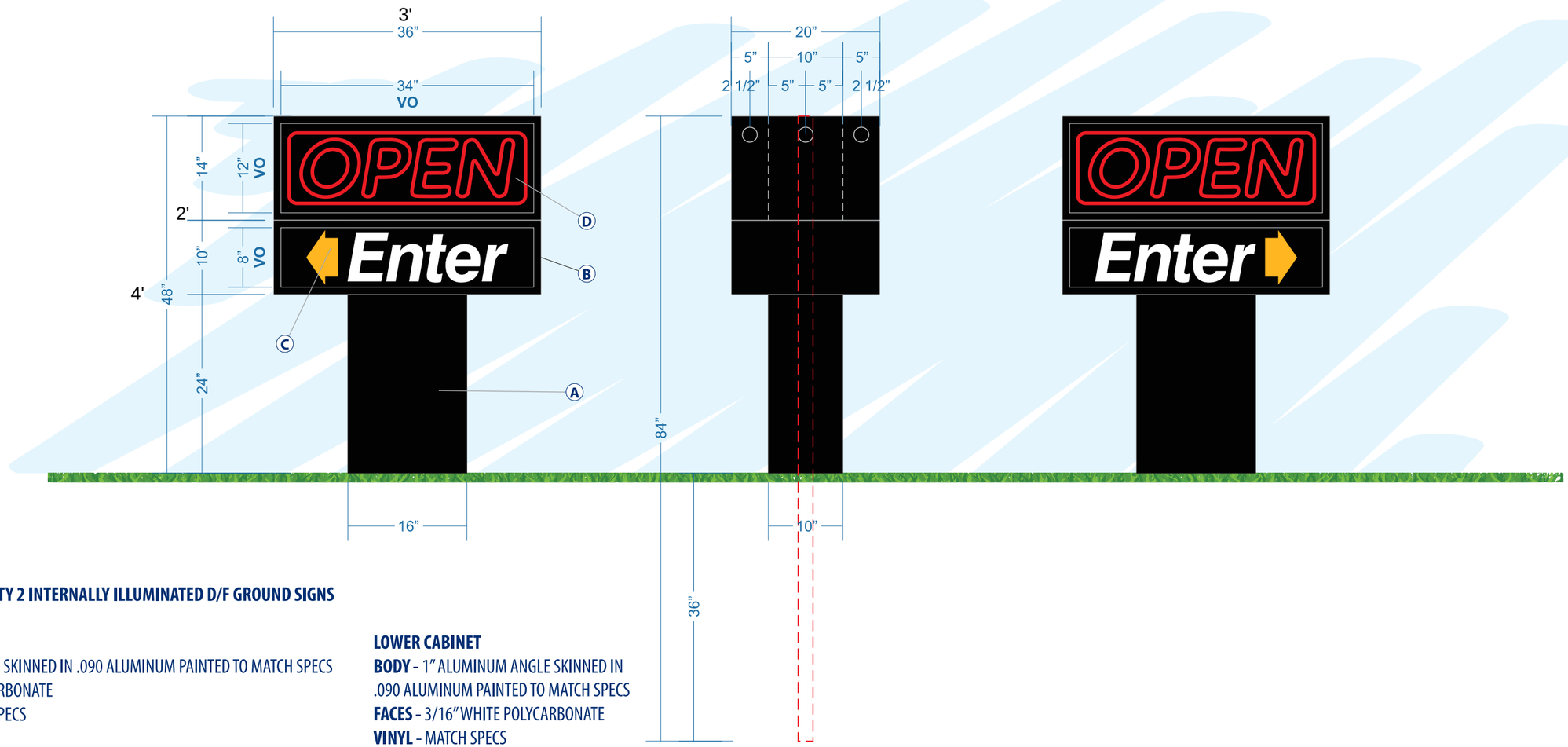
ART SCALE: 3/4" = 1' - 0"

EC06



6 SQ FT
FABRICATE AND INSTALL QTY 2 INTERNALLY ILLUMINATED D/F GROUND SIGNS

UPPER CABINET
BODY - 1" ALUMINUM ANGLE SKINNED IN .090 ALUMINUM PAINTED TO MATCH SPECS
FACES - 3/16" CLEAR POLYCARBONATE
RETAINERS - 1" TO MATCH SPECS
NEON - 12 MM RED

INSTALLATION - BAFFLE & DIVIDER NEEDED BETWEEN TOP AND BOTTOM CABINETS

BASE
BODY - 1" ALUMINUM ANGLE SKINNED IN .090 ALUMINUM PAINTED TO MATCH SPECS

INSTALLATION - INSTALLED AROUND 2" SQ ALUMINUM POST BURIED INTO GRADE

LOWER CABINET
BODY - 1" ALUMINUM ANGLE SKINNED IN .090 ALUMINUM PAINTED TO MATCH SPECS
FACES - 3/16" WHITE POLYCARBONATE
VINYL - MATCH SPECS
RETAINERS - 1" TO MATCH SPECS

INSTALLATION - MOUNTED TO BASE & POST

SignCraft INDUSTRIES

COLOR SPECIFICATIONS:
A MP BLACK
B MP BLACK RETAINERS
C ORACAL 8500-020 GOLDEN YELLOW
D ORACAL 651-070 BLACK
E
F
G
H
I
J

NOTE: THERE WILL BE COLOR VARIATIONS FROM THIS PRINTED DRAWING TO THE FINAL PRODUCT. COLORS SPECIFIED WILL ALWAYS BE MATCHED AS CLOSELY AS POSSIBLE. RENDERING IS BASED ON ESTIMATED DIMENSIONS. A FINAL SURVEY MAY ALTER ILLUSTRATED REPRESENTATION AND PLACEMENT.

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SCI REP:	DESIGNER:	PERMIT INFORMATION:	
CB	JR	N/A	
DATE:	REVISION DATE:	FINAL DATE & BY:	SHEET #:
01/29/2024			6/15

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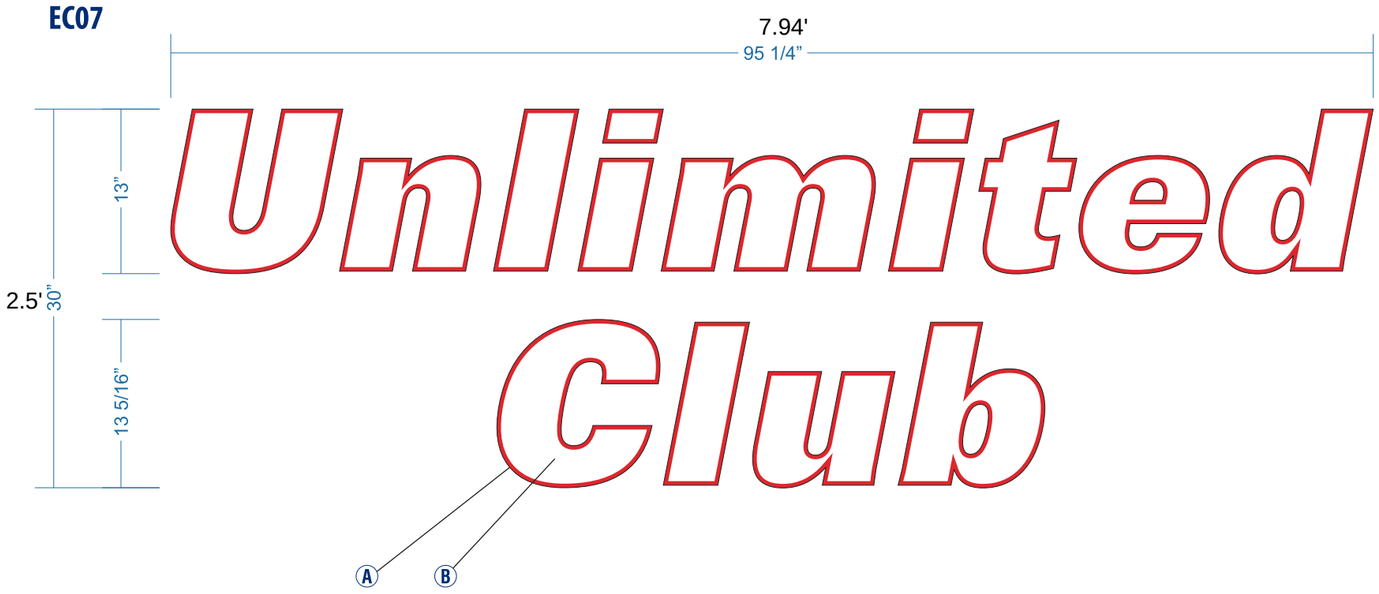
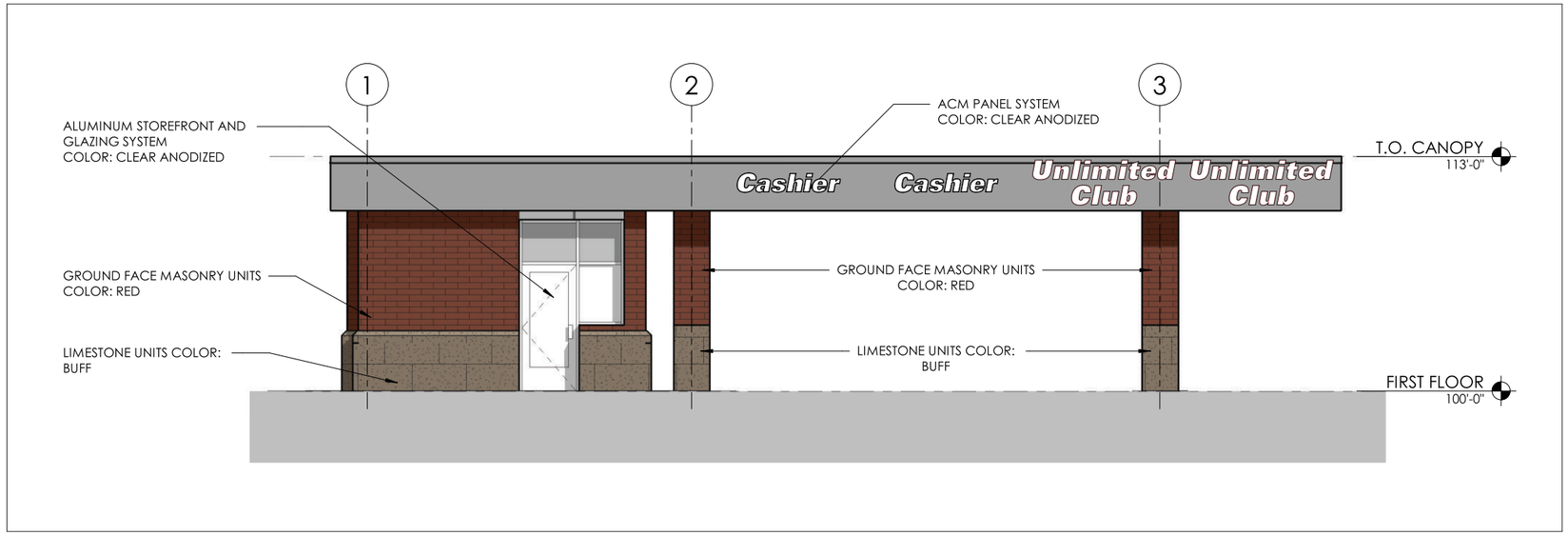
ART SCALE: 3/4" = 1' - 0"

EC07





FABRICATE AND INSTALL QTY 2 NON-ILLUMINATED LETTER SETS

FACES - 1" WHITE PVC PAINTED TO MATCH SPECS
VINYL - MATCH SPECS

INSTALLATION - MOUNTED FLUSH TO CANOPY

PHOTO SCALE: 1/8" = 1' - 0"

SignCraft INDUSTRIES

COLOR SPECIFICATIONS:

A	PMS 1795 C RED	F	
B	ORACAL 651-010 WHITE	G	
C		H	
D		I	
E		J	

***NOTE**: THERE WILL BE COLOR VARIATIONS FROM THIS PRINTED DRAWING TO THE FINAL PRODUCT. COLORS SPECIFIED WILL ALWAYS BE MATCHED AS CLOSELY AS POSSIBLE. RENDERING IS BASED ON ESTIMATED DIMENSIONS. A FINAL SURVEY MAY ALTER ILLUSTRATED REPRESENTATION AND PLACEMENT.*

***IF ILLUMINATED**: WILL BE WIRED TO 120 VOLT UNLESS OTHERWISE SPECIFIED. THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.*

SCI REP:	DESIGNER:	PERMIT INFORMATION:	
CB	JR	N/A	
DATE: 01/29/2024	**REVISION DATE:**	**FINAL DATE & BY:**	**SHEET #:** 7/15

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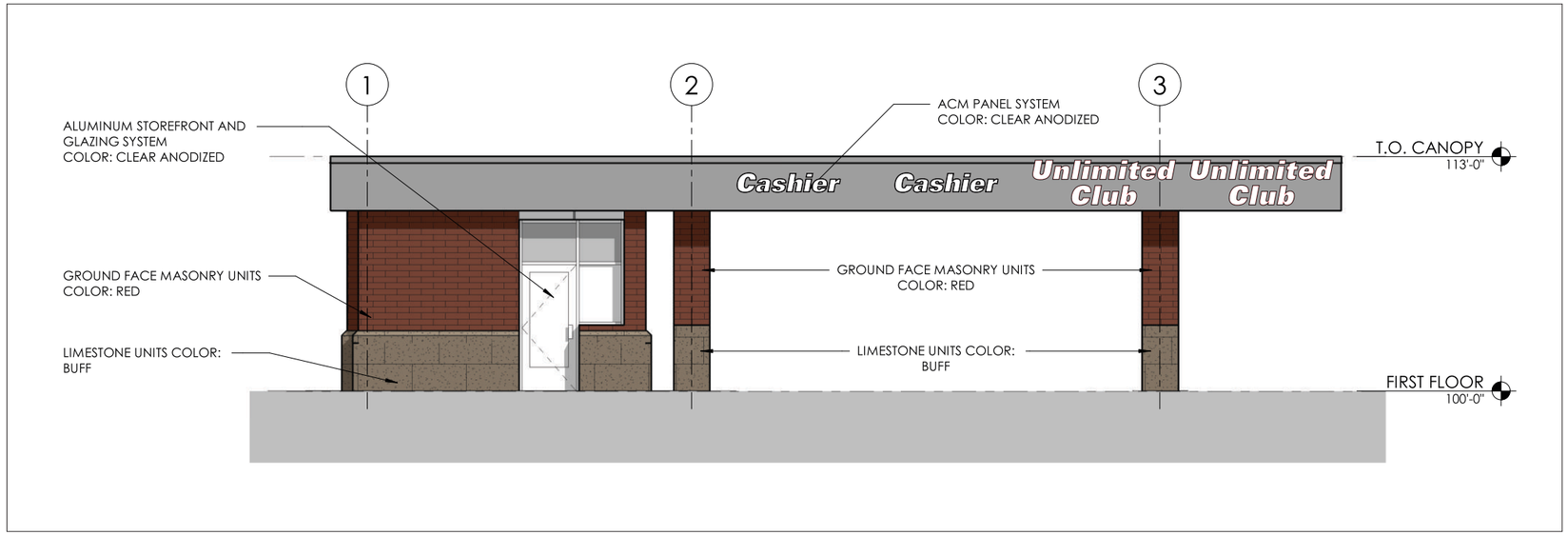
ART SCALE: 1" = 1' - 0"

EC08



FABRICATE AND INSTALL QTY 2 NON-ILLUMINATED LETTER SETS

FACES - 1" WHITE PVC PAINTED TO MATCH SPECS
VINYL - MATCH SPECS

INSTALLATION - MOUNTED FLUSH TO CANOPY

PHOTO SCALE: 1/8" = 1' - 0"

SignCraft INDUSTRIES

COLOR SPECIFICATIONS:
A MP BLACK
B ORACAL 651-010 WHITE
C
D
E
F
G
H
I
J

NOTE: THERE WILL BE COLOR VARIATIONS FROM THIS PRINTED DRAWING TO THE FINAL PRODUCT. COLORS SPECIFIED WILL ALWAYS BE MATCHED AS CLOSELY AS POSSIBLE. RENDERING IS BASED ON ESTIMATED DIMENSIONS. A FINAL SURVEY MAY ALTER ILLUSTRATED REPRESENTATION AND PLACEMENT.

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SCI REP:	DESIGNER:	PERMIT INFORMATION:	
CB	JR	N/A	
DATE: 01/29/2024	REVISION DATE:	FINAL DATE & BY:	SHEET #: 8/15

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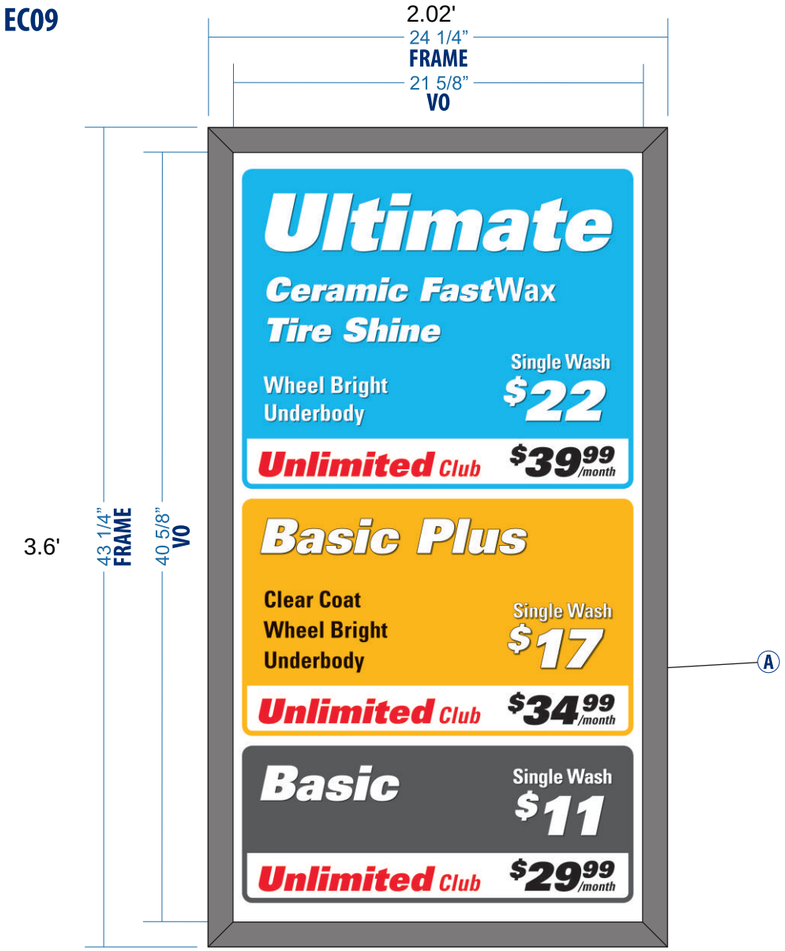
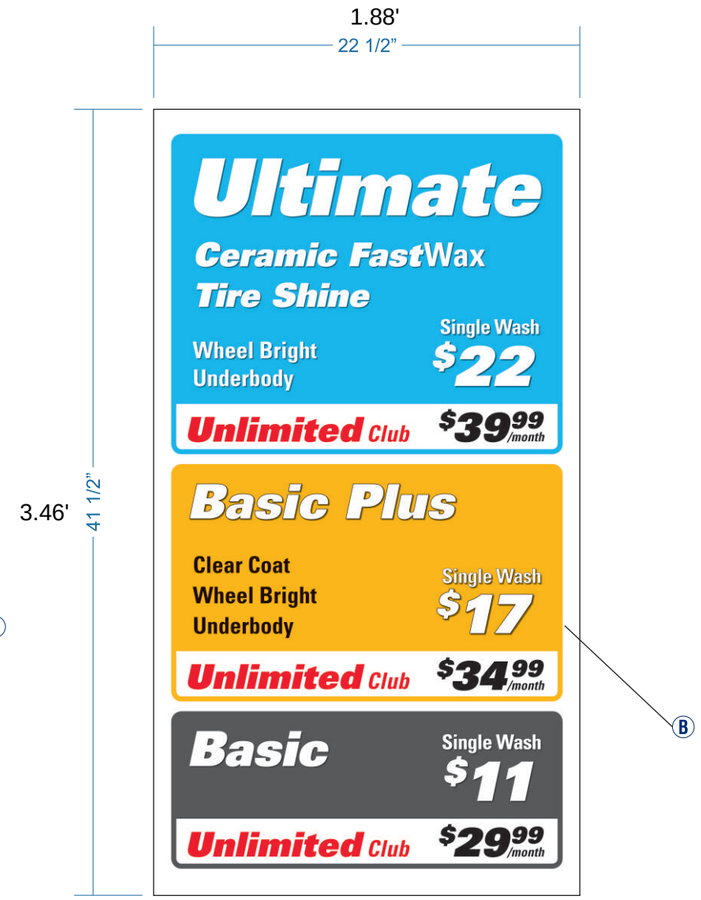
ART SCALE: 1" = 1' - 0"

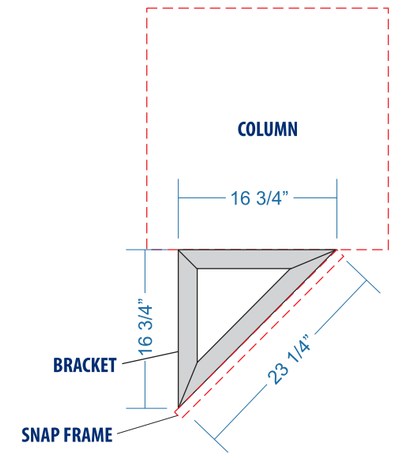
EC09



ASSEMBLED SIGN



DIBOND FACE ONLY



FABRICATE AND INSTALL QTY 4 SNAP FRAMES

BODY
SIGN COMP KIT - 1899 & 1869A PAINTED TO MATCH SPECS

INSTALLATION - QTY 2 FRAMES FLUSH MOUNTED TO COLUMNS, QTY 2 FRAMES ANGLED OFF COLUMNS

FACES
MATERIAL - 3MM WHITE DIBOND
VINYL - MATCH SPECS

INSTALLATION - MOUNTED INTO SNAP FRAMES

ANGLED BRACKETS
BODY - 2" ALUMINUM ANGLE

INSTALLATION - MOUNTED TO SNAP FRAME AND COLUMN

SignCraft INDUSTRIES

COLOR SPECIFICATIONS:
A MP18170 GREY MET
B DIG. PRINT
C
D
E
F
G
H
I
J

NOTE: THERE WILL BE COLOR VARIATIONS FROM THIS PRINTED DRAWING TO THE FINAL PRODUCT. COLORS SPECIFIED WILL ALWAYS BE MATCHED AS CLOSELY AS POSSIBLE. RENDERING IS BASED ON ESTIMATED DIMENSIONS. A FINAL SURVEY MAY ALTER ILLUSTRATED REPRESENTATION AND PLACEMENT.

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SCI REP:	DESIGNER:	PERMIT INFORMATION:	
CB	JR	N/A	
DATE: 01/29/2024	REVISION DATE:	FINAL DATE & BY:	SHEET #: 9/15

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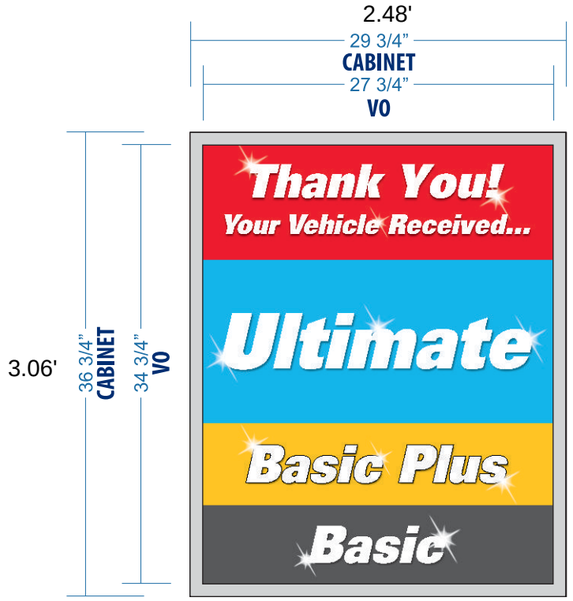
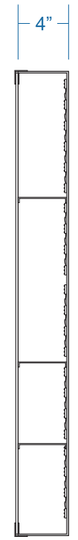
ART SCALE: 1-1/2" = 1' - 0"

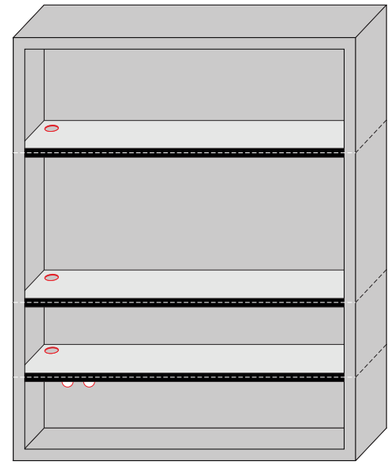
EC10



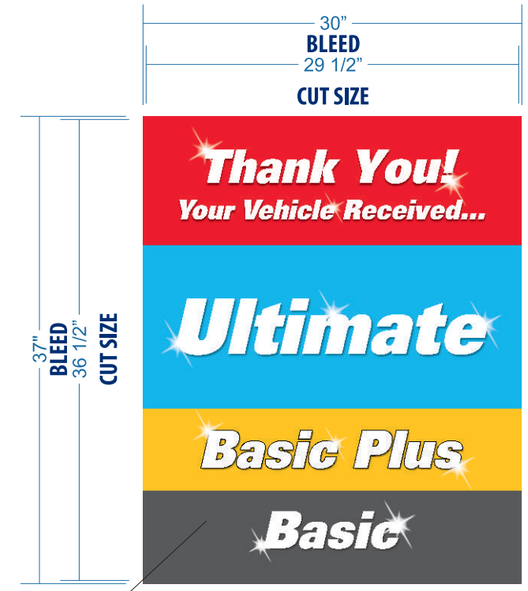
ASSEMBLED SIGN



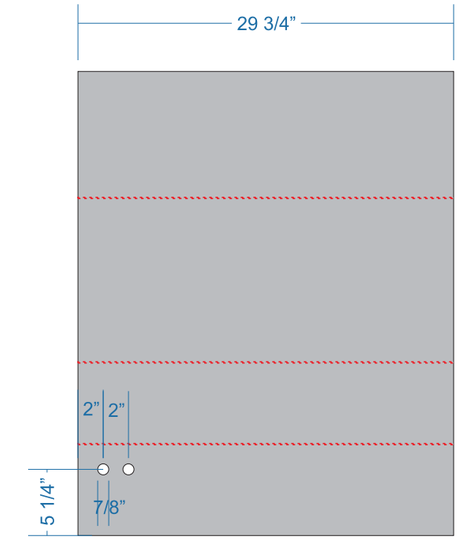
CROSS SECTION



NOT TO SCALE
ISOMETRIC VIEW OF TUNNEL CABINET SIGNS

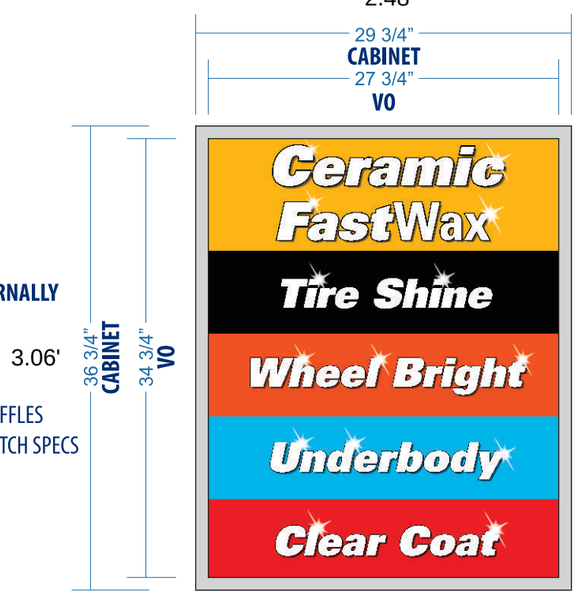


TUNNEL A FACE - QTY 1

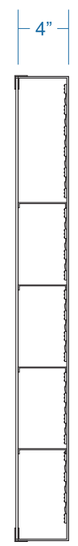


TUNNEL A BACK - QTY 1

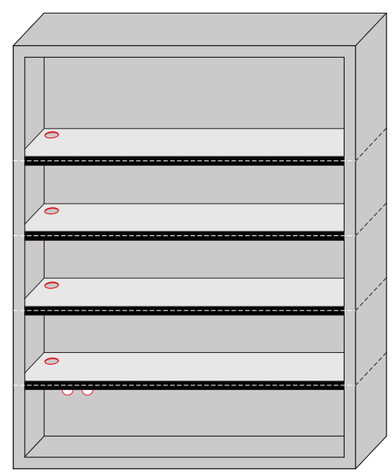
TUNNEL A & B DIVIDERS TOP VIEW - QTY 7



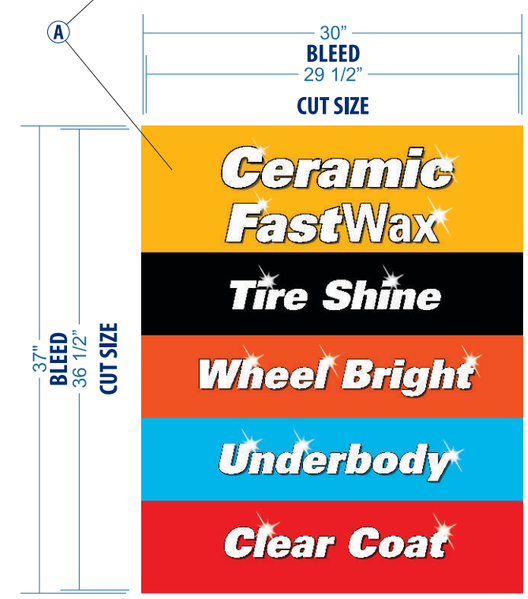
ASSEMBLED SIGN



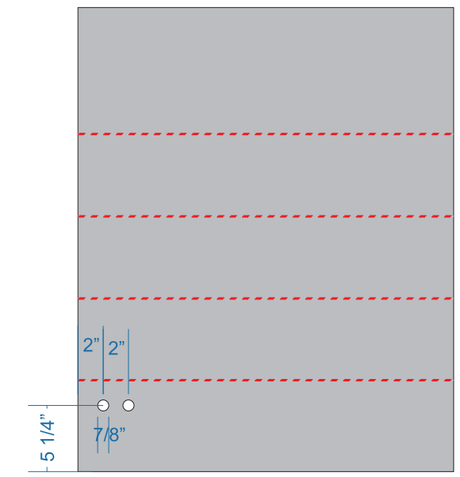
CROSS SECTION



NOT TO SCALE
ISOMETRIC VIEW OF TUNNEL CABINET SIGNS



TUNNEL B FACE - QTY 1



TUNNEL B BACK - QTY 1

FABRICATE AND DELIVER QTY 2 INTERNALLY ILLUMINATED S/F CABINET SIGNS

STRUCTURE
BODY - STAINLESS STEEL BODY WITH BAFFLES
RETAINERS - 1" STAINLESS STEEL TO MATCH SPECS
DEPTH - 5"
LEDS - PRINCIPLE IP68 WHITE

FACES
MATERIAL - 3/16" CLEAR ACRYLIC
VINYL - MATCH SPECS

SignCraft INDUSTRIES

COLOR SPECIFICATIONS:
A PREMIUM DIG. PRINT 2ND SURF
B
C
D
E
F
G
H
I
J

NOTE: THERE WILL BE COLOR VARIATIONS FROM THIS PRINTED DRAWING TO THE FINAL PRODUCT. COLORS SPECIFIED WILL ALWAYS BE MATCHED AS CLOSELY AS POSSIBLE. RENDERING IS BASED ON ESTIMATED DIMENSIONS. A FINAL SURVEY MAY ALTER ILLUSTRATED REPRESENTATION AND PLACEMENT.

IF ILLUMINATED: WILL BE WIRED TO 120 VOLT UNLESS OTHERWISE SPECIFIED. THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

SCI REP:	DESIGNER:	PERMIT INFORMATION:	
CB	JR	N/A	
DATE: 01/29/2024	REVISION DATE:	FINAL DATE & BY:	SHEET #: 10/ 15

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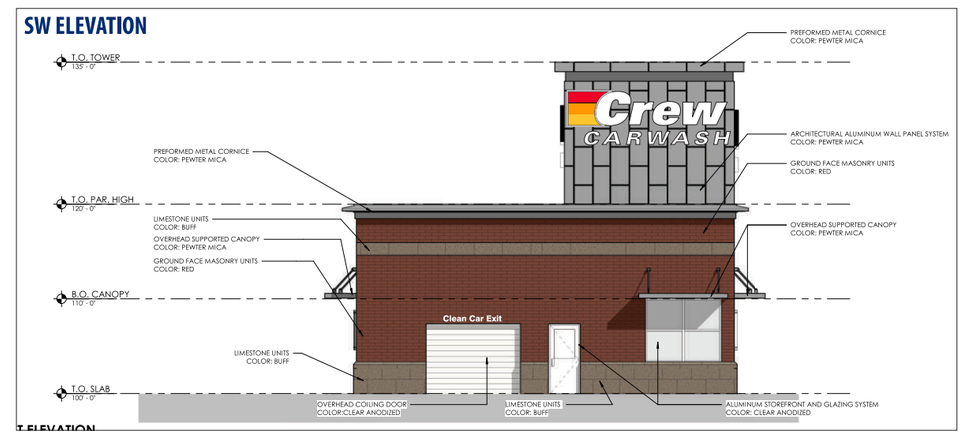
ART SCALE: 1" = 1' - 0"

EC11

SW ELEVATION



FABRICATE AND INSTALL QTY 1 NON-ILLUMINATED LETTER SET

FACES - 1" WHITE PVC PAINTED TO MATCH SPECS

INSTALLATION - MOUNTED FLUSH TO FASCIA

PHOTO SCALE: 1/16" = 1' - 0"

SignCraft INDUSTRIES

COLOR SPECIFICATIONS:

A MP WHITE
B
C
D
E
F
G
H
I
J

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SCI REP:	DESIGNER:	PERMIT INFORMATION:	
CB	JR	N/A	
DATE: 01/29/2024	**REVISION DATE:**	**FINAL DATE & BY:**	**SHEET #:** 11/15

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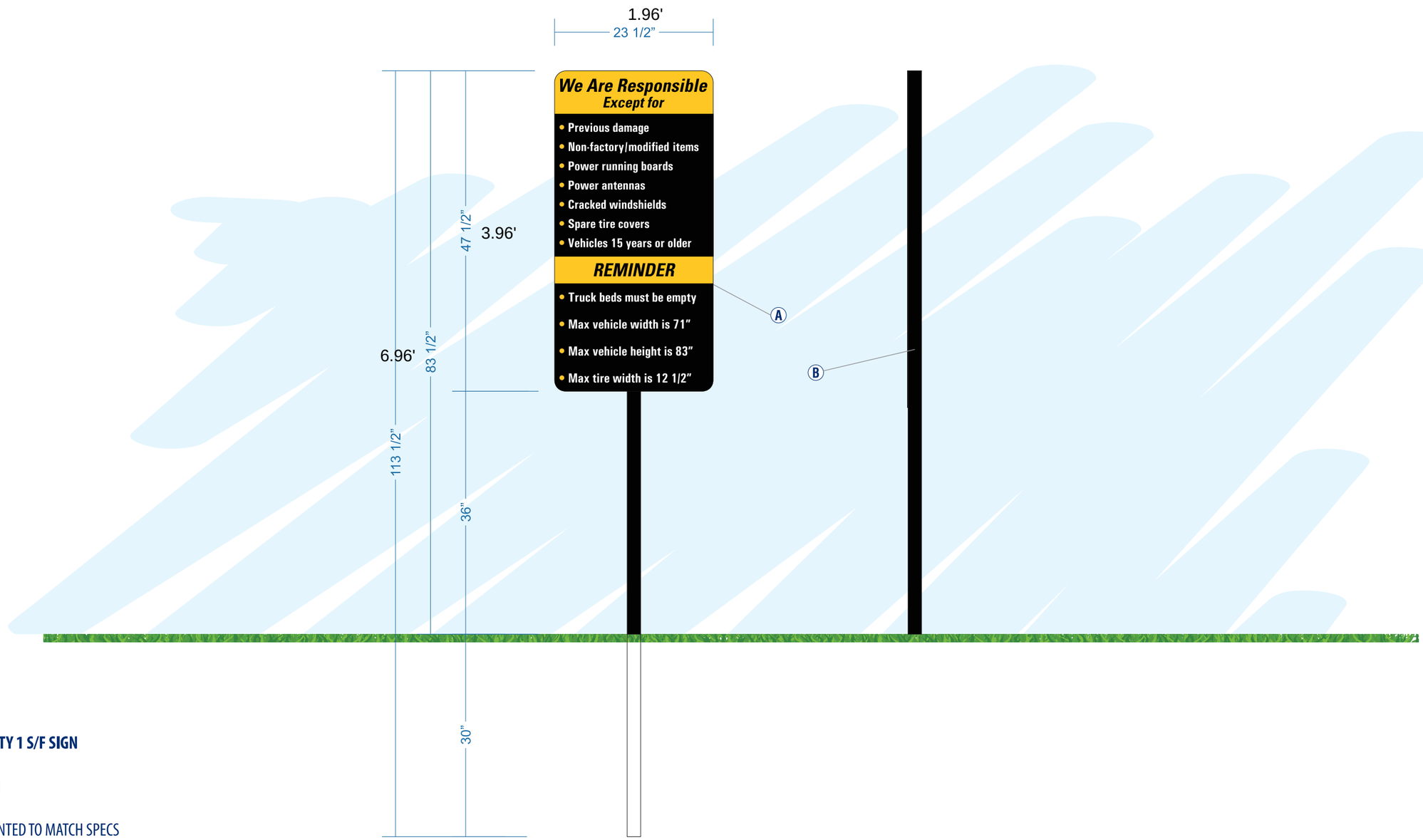
ART SCALE: 1-1/2" = 1' - 0"

EC12



FABRICATE AND INSTALL QTY 1 S/F SIGN

FACES - 3MM BLACK DIBOND
VINYL - MATCH SPECS
POST - 2" SQ ALUMINUM PAINTED TO MATCH SPECS

INSTALLATION - FACE MOUNTED TO POST, POST BURIED INTO GRADE

SignCraft INDUSTRIES

COLOR SPECIFICATIONS:
A MP BLACK
B DIG. PRINT
C
D
E
F
G
H
I
J

NOTE: THERE WILL BE COLOR VARIATIONS FROM THIS PRINTED DRAWING TO THE FINAL PRODUCT. COLORS SPECIFIED WILL ALWAYS BE MATCHED AS CLOSELY AS POSSIBLE. RENDERING IS BASED ON ESTIMATED DIMENSIONS. A FINAL SURVEY MAY ALTER ILLUSTRATED REPRESENTATION AND PLACEMENT.

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SCI REP:	DESIGNER:	PERMIT INFORMATION:	
CB	JR	N/A	
DATE: 01/29/2024	REVISION DATE:	FINAL DATE & BY:	SHEET #: 12 / 15

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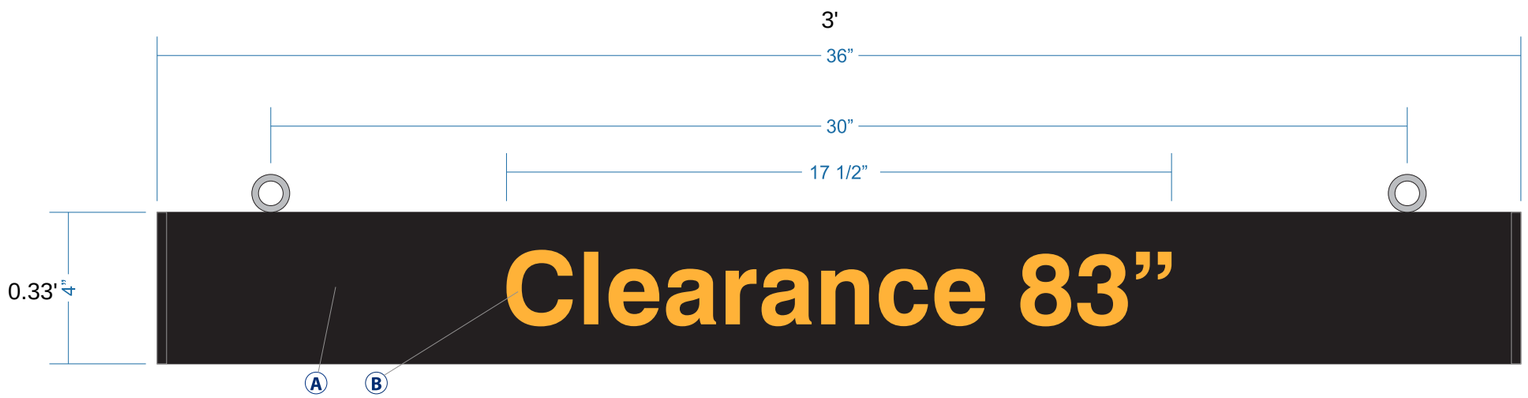
ART SCALE: 3/4" = 1' - 0"

EC13



FABRICATE AND INSTALL QTY 1 S/F CLEARANCE BAR

MATERIAL - 4” ROUND PVC PIPE WITH CAPS ON ENDS AND PAINTED TO MATCH SPECS
EYE HOOKS - STAINLESS STEEL
VINYL - TO MATCH SPECS

INSTALLATION - HUNG WITH AIRCRAFT CABLE 83” ABOVE GRADE

SignCraft INDUSTRIES

COLOR SPECIFICATIONS:
A MP BLACK
B ORACAL 651-019 SIGNAL YELLOW
C
D
E
F
G
H
I
J

***NOTE**: THERE WILL BE COLOR VARIATIONS FROM THIS PRINTED DRAWING TO THE FINAL PRODUCT. COLORS SPECIFIED WILL ALWAYS BE MATCHED AS CLOSELY AS POSSIBLE. RENDERING IS BASED ON ESTIMATED DIMENSIONS. A FINAL SURVEY MAY ALTER ILLUSTRATED REPRESENTATION AND PLACEMENT.*

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SCI REP:	DESIGNER:	PERMIT INFORMATION:	
CB	JR	N/A	
DATE: 01/29/2024	REVISION DATE:	FINAL DATE & BY:	SHEET #: 13 / 15

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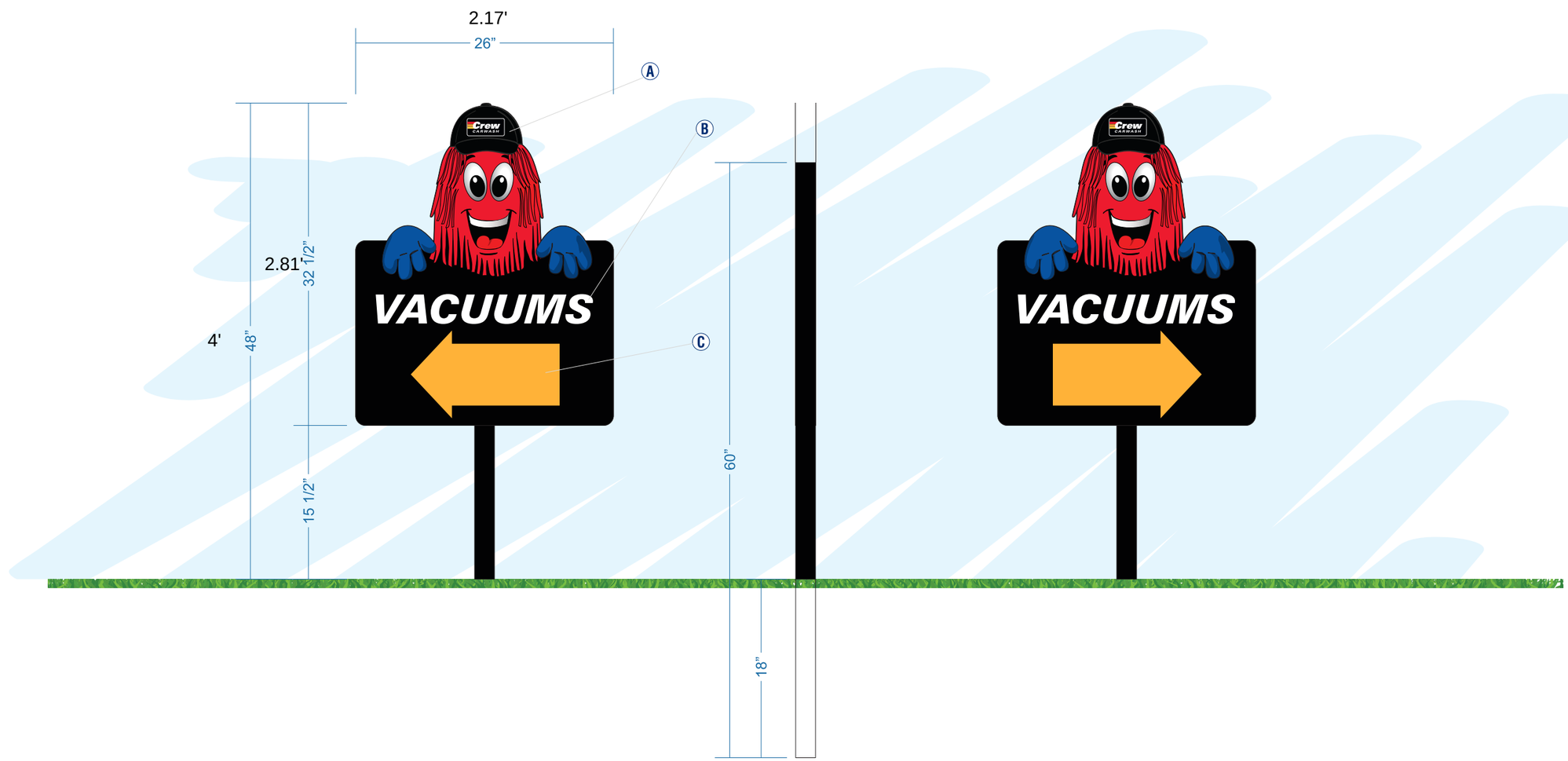
ART SCALE: 3” = 1’ - 0”

EC14



5.87 SQ FT
FABRICATE AND INSTALL QTY 1 D/F VACUUM SIGN

FACES - 3MM BLACK DIBOND PRINTED TO MATCH SPECS
VINYL - MATCH SPECS
POST - 2" SQ ALUMINUM PAINTED TO MATCH SPECS

INSTALLATION - FACES MOUNTED TO POST, POST BURIED INTO GRADE

SignCraft INDUSTRIES

COLOR SPECIFICATIONS:
A DIG. PRINT
B ORACAL 651-010 WHITE
C ORACAL 651-019 SIG. YELLOW
D
E
F
G
H
I
J

***NOTE**: THERE WILL BE COLOR VARIATIONS FROM THIS PRINTED DRAWING TO THE FINAL PRODUCT. COLORS SPECIFIED WILL ALWAYS BE MATCHED AS CLOSELY AS POSSIBLE. RENDERING IS BASED ON ESTIMATED DIMENSIONS. A FINAL SURVEY MAY ALTER ILLUSTRATED REPRESENTATION AND PLACEMENT.*

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SCI REP:	DESIGNER:	PERMIT INFORMATION:	
CB	JR	N/A	
DATE: 01/29/2024	REVISION DATE:	FINAL DATE & BY:	SHEET #: 14/15

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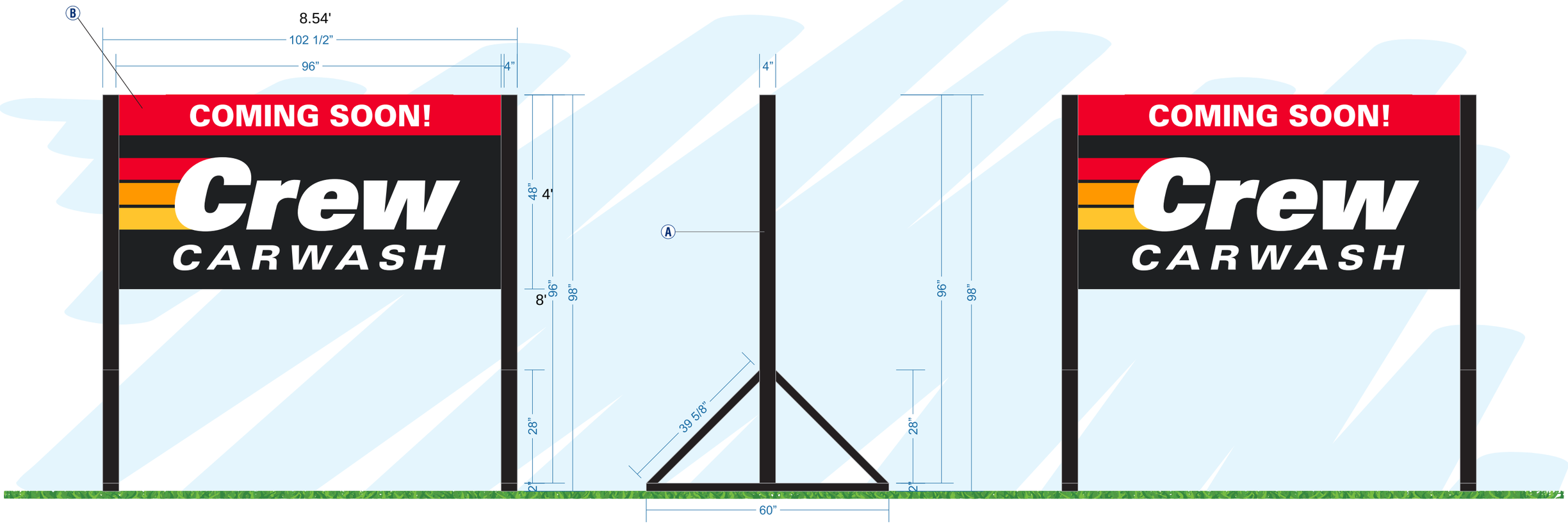
ART SCALE: 1" = 1' - 0"

EC15



FABRICATE AND INSTALL QTY 1 D/F STANDING SIGN POSTS W/ SANDBAGS

FACES - 1/2" ALUMCORE PRINTED TO MATCH SPECS

POSTS - QTY 3 - 10' 2x4 TREATED WOOD PAINTED TO MATCH SPECS
QTY 2 - 8' 4x4 POSTS PAINTED TO MATCH SPECS

SignCraft INDUSTRIES

COLOR SPECIFICATIONS:
A MP BLACK
B DIG. PRINT
C
D
E
F
G
H
I
J

***NOTE**: THERE WILL BE COLOR VARIATIONS FROM THIS PRINTED DRAWING TO THE FINAL PRODUCT. COLORS SPECIFIED WILL ALWAYS BE MATCHED AS CLOSELY AS POSSIBLE. RENDERING IS BASED ON ESTIMATED DIMENSIONS. A FINAL SURVEY MAY ALTER ILLUSTRATED REPRESENTATION AND PLACEMENT.*

***IF ILLUMINATED**: WILL BE WIRED TO 120 VOLT UNLESS OTHERWISE SPECIFIED. THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.*

SCI REP:	DESIGNER:	PERMIT INFORMATION:	
CB	JR	N/A	
DATE: 01/29/2024	REVISION DATE:	FINAL DATE & BY:	SHEET #: 15 / 15

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ART SCALE: 1/2" = 1' - 0"

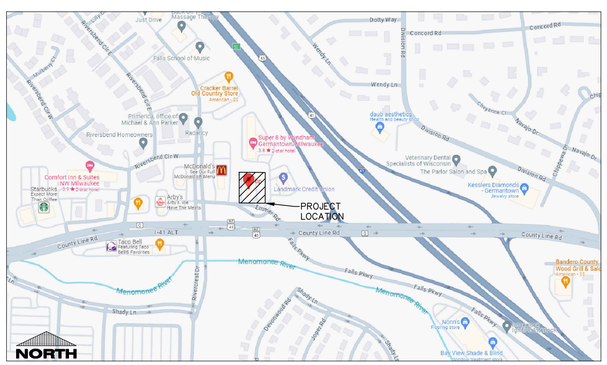
PROPOSED CAR WASH FOR:
CREW CARWASH
GERMANTOWN, WISCONSIN

LEGEND

- 1000.00 — PROPOSED SPOT ELEVATIONS (FLOW LINE OF CURB UNLESS OTHERWISE SPECIFIED)
- 1000.00 EG — EXISTING GRADE SPOT ELEVATIONS
- 1000.00 BG / 1000.00 FG — PROPOSED SPOT ELEVATIONS (REFERENCE R-WALL DETAIL) BG-FINISHED SURFACE GRADE AT BACK OF WALL FG-FINISHED SURFACE GRADE AT FRONT OF WALL
- 1000.00 TC / 1000.00 FL — PROPOSED SPOT ELEVATIONS (TOP OF CURB, FLOWLINE OF CURB)
- 1000.00 TW / 1000.00 BW — PROPOSED SPOT ELEVATIONS (TOP OF WALK, BOTTOM OF WALK @ FLOWLINE)
- EXISTING WATER VALVE IN BOX
- PROPOSED WATER VALVE IN BOX
- EXISTING WATER VALVE IN MANHOLE
- EXISTING WATER SERVICE VALVE
- EXISTING TELEPHONE MANHOLE
- EXISTING STORM CATCH BASIN
- PROPOSED STORM CATCH BASIN – ST CB
- PROPOSED STORM FIELD INLET – ST FI
- EXISTING SQUARE CATCH BASIN
- EXISTING STORM CURB INLET
- PROPOSED STORM CURB INLET – ST CI
- EXISTING UTILITY POLE
- EXISTING UTILITY POLE WITH GUY WIRE
- EXISTING STREET LIGHT
- EXISTING TELEPHONE PEDESTAL
- EXISTING ELECTRIC PEDESTAL
- EXISTING ELECTRIC BOX
- EXISTING CABLE TV PEDESTAL
- PROPOSED DRAINAGE FLOW
- 1-1/4" REBAR SET WEIGHING 4.30 LB/FT.
- 3/4" REBAR SET WEIGHING 1.50 LB/FT.
- 1-1/4" REBAR FOUND
- 3/4" REBAR FOUND
- 2" IRON PIPE FOUND
- 1" IRON PIPE FOUND
- EXISTING FLOOD LIGHT
- SECTION CORNER
- PROPOSED APRON END SECTION
- EXISTING MARSH AREA
- EXISTING DECIDUOUS TREE WITH TRUNK DIAMETER
- EROSION MATTING
- IP — PROPOSED INLET PROTECTION
- EXISTING CONIFEROUS TREE
- EXISTING SHRUB
- EXISTING STUMP
- SOIL BORING
- EXISTING WELL
- PROPOSED WELL
- PROPOSED LIGHT POLE
- EXISTING LIGHT POLE
- PROPOSED SIGN
- EXISTING SIGN
- CENTER LINE
- EXISTING HANDICAP PARKING STALL
- PROPOSED HANDICAP PARKING STALL
- EXISTING GAS VALVE
- EXISTING WOODED AREA
- EXISTING HEDGE
- EXISTING CHAINLINK FENCE
- EXISTING WOOD FENCE
- EXISTING BARBED WIRE FENCE
- PROPOSED PROPERTY LINE
- EXISTING GUARD RAIL
- EXISTING STORM SEWER AND MANHOLE
- PROPOSED STORM SEWER AND MANHOLE – ST MH
- EXISTING SANITARY SEWER AND MANHOLE
- PROPOSED SANITARY SEWER AND MANHOLE – SAN MH
- EXISTING WATER LINE AND HYDRANT
- PROPOSED WATER LINE AND HYDRANT
- EXISTING OVERHEAD UTILITY LINE
- EXISTING UNDERGROUND FIBER OPTIC LINE
- EXISTING UNDERGROUND ELECTRIC CABLE
- EXISTING UNDERGROUND TELEPHONE CABLE
- EXISTING UNDERGROUND GAS LINE
- PROPOSED CURB AND GUTTER
- EXISTING CURB AND GUTTER
- GRADING/SEEDING LIMITS
- RIGHT-OF-WAY LINE
- INTERIOR PROPERTY LINE
- RAILROAD TRACKS
- EXISTING GROUND CONTOUR
- PROPOSED GROUND CONTOUR

CIVIL SHEET INDEX

SHEET	SHEET TITLE
C0.1	CIVIL COVER AND SPECIFICATION SHEET
C1.0	EXISTING SITE AND DEMOLITION PLAN
C1.1	SITE PLAN
C1.2	GRADING AND EROSION CONTROL PLAN
C1.3	UTILITY PLAN
C1.4	LANDSCAPE AND RESTORATION PLAN
C2.0	DETAILS
C2.1	DETAILS
C2.2	DETAILS
C3.1	SITE PHOTOMETRIC PLAN & DETAILS



PROJECT LOCATION MAP

PLAN SPECIFICATIONS (BASED ON CSI FORMAT)

DIVISION 31 EARTH WORK

31 10 00 SITE CLEARING (DEMOLITION)

A. CONTRACTOR SHALL CALL DIGGER'S HOT LINE AND CONDUCT A PRIVATE UTILITY LOCATE AS REQUIRED TO ENSURE THAT ALL UTILITIES HAVE BEEN LOCATED BEFORE STARTING SITE DEMOLITION. DESIGN ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCIES BETWEEN PLAN AND FIELD CONDITIONS PRIOR TO CONSTRUCTION.
B. DEMOLITION PLAN IS AN OVERVIEW OF DEMOLITION TO TAKE PLACE ON SITE. CONTRACTOR TO FIELD VERIFY EXISTING SITE CONDITIONS PRIOR TO BIDDING. CONTRACTOR SHALL REMOVE, REPLACE, OR DEMOLISH ALL ITEMS AS NEEDED DURING CONSTRUCTION.
C. CONTRACTOR TO PROTECT EXISTING IMPROVEMENTS THAT ARE SCHEDULED TO REMAIN. ANY DAMAGE TO EXISTING FACILITIES SHALL BE REPLACED AT CONTRACTORS EXPENSE.
D. ALL CONCRETE NOTED TO BE REMOVED SHALL BE REMOVED TO THE NEAREST CONTROL JOINT.

31 20 00 EARTH MOVING

A. CONTRACTOR SHALL CALL DIGGER'S HOT LINE AND CONDUCT A PRIVATE UTILITY LOCATE AS REQUIRED TO ENSURE THAT ALL UTILITIES HAVE BEEN LOCATED BEFORE STARTING EXCAVATION. DESIGN ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCIES BETWEEN PLAN AND FIELD CONDITIONS PRIOR TO CONSTRUCTION.
B. PROVIDE ALL LABOR, MATERIALS AND EQUIPMENT FOR ALL EXCAVATION, GRADING, FILL AND BACKFILL WORK AS REQUIRED TO COMPLETE THE GENERAL CONSTRUCTION WORK. ALL EXCAVATION AND BACKFILL FOR ELECTRICALS AND MECHANICALS ARE THE RESPONSIBILITY OF THE RESPECTIVE CONTRACTOR UNLESS OTHERWISE SPECIFIED IN THE BID DOCUMENTS.
C. ALL ORGANIC TOPSOIL INSIDE THE BUILDING AREA, UNDER PAVED AREAS, AND AT SITE FILL AREAS SHALL BE REMOVED. PROOF ROLL SUBGRADES BEFORE PLACING FILL WITH HEAVY PNEUMATIC-TIRED EQUIPMENT, SUCH AS A FULLY-LOADED TANDEM AXLE DUMP TRUCK, TO IDENTIFY SOFT POCKETS AND AREAS OF EXCESS YIELDING. CONTRACTOR SHALL VERIFY TOPSOIL DEPTHS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REVIEW AND FOLLOW THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT AND ACCOUNT FOR EXISTING CONDITIONS PRIOR TO SUBMITTING BID FOR THE PROJECT. EXCESS MATERIALS SHALL BE REMOVED FROM THE SITE UNLESS OTHERWISE DIRECTED IN THE PLANS OR BY LOCAL ZONING REQUIREMENTS.
D. PLACE AND COMPACT FILL MATERIAL IN LAYERS TO REQUIRED ELEVATIONS. UNIFORMLY MOISTEN OR AERATE SUBGRADE AND EACH SUBSEQUENT FILL OR BACKFILL LAYER BEFORE COMPACTION AS RECOMMENDED TO ACHIEVE SPECIFIED DRY DENSITY. REMOVE AND REPLACE, OR SCARIFY AND AIR DRY, OTHERWISE SATISFACTORY SOIL MATERIAL THAT IS TOO WET TO COMPACT TO SPECIFIED DRY DENSITY.
E. PLACE BACKFILL AND FILL MATERIALS IN LAYERS NOT MORE THAN 8" IN LOOSE DEPTH FOR MATERIAL COMPACTED BY HEAVY COMPACTION EQUIPMENT, AND NOT MORE THAN 4" IN LOOSE DEPTH FOR MATERIAL COMPACTED BY HAND-OPERATED TAMPERS.
F. COMPACT THE SOIL TO NOT LESS THAN THE FOLLOWING PERCENTAGES OF MAXIMUM DRY DENSITY ACCORDING TO ASTM D 698, STANDARD PROCTOR TEST. FILL MAY NOT BE PLACED ON FROZEN GROUND AND NO FROZEN MATERIALS MAY BE USED FOR BACK FILL. APPLY THE MORE STRINGENT REQUIREMENTS WHEN COMPARING BETWEEN THE FOLLOWING AND THE GEOTECHNICAL REPORT:
   1. UNDER FOUNDATIONS - SUBGRADE, AND EACH LAYER OF BACKFILL OR FILL MATERIAL, TO NOT LESS THAN 98 PERCENT.
   2. UNDER INTERIOR SLAB-ON-GRADE WHERE GROUNDWATER IS MORE THAN 3 FEET BELOW THE SLAB - PLACE A DRAINAGE COURSE LAYER OF 3/4" CRUSHED STONE, WITH 5% TO 12% FINES, PER THICKNESS INDICATED ON FOUNDATION PLANS ON PREPARED SUBGRADE. COMPACT THE SUBGRADE AND DRAINAGE COURSE TO NOT LESS THAN 95 PERCENT.
   3. UNDER INTERIOR SLAB-ON-GRADE WHERE GROUNDWATER IS WITHIN 3 FEET OF THE SLAB SURFACE- PLACE A DRAINAGE COURSE LAYER OF CLEAN 3/4" CRUSHED STONE, WITH NO MORE THAN 5% FINES, PER THICKNESS INDICATED ON FOUNDATION PLANS ON PREPARED SUBGRADE. COMPACT THE SUBGRADE AND DRAINAGE COURSE TO NOT LESS THAN 95 PERCENT.
   4. UNDER EXTERIOR CONCRETE AND ASPHALT PAVEMENTS - COMPACT THE SUBGRADE AND EACH LAYER OF BACKFILL OR FILL MATERIAL TO NOT LESS THAN 95 PERCENT.
   5. UNDER WALKWAYS - COMPACT SUBGRADE AND EACH LAYER OF BACKFILL OR FILL MATERIAL TO NOT LESS THAN 95 PERCENT.
   6. UNDER LAWN OR UNPAVED AREAS - COMPACT SUBGRADE AND EACH LAYER OF BACKFILL OR FILL MATERIAL, TO NOT LESS THAN 85 PERCENT.
G. CONTRACTOR SHALL ENGAGE A QUALIFIED INDEPENDENT TESTING AND INSPECTING AGENCY TO PERFORM FIELD TESTS AND INSPECTIONS. CONTRACTOR SHALL PROVIDE DOCUMENTATION OF PASSING DENSITY TESTING AND PROOF-ROLLING TO ENGINEER UPON COMPLETION. IT IS SUGGESTED THAT THE GEOTECHNICAL FIRM USED TO PERFORM THE SUBSURFACE SOIL INVESTIGATION BE ENGAGED FOR THE FIELD QUALITY CONTROL TESTS.
H. ALLOW THE TESTING AGENCY TO TEST AND INSPECT SUBGRADES AND EACH FILL OR BACKFILL LAYER. PROCEED WITH SUBSEQUENT EARTHWORK ONLY AFTER TEST RESULTS FOR PREVIOUSLY COMPLETED WORK COMPLY WITH REQUIREMENTS. PROVIDE ONE TEST FOR EVERY 2000 SQUARE FEET OF PAVED AREA OR BUILDING SLAB, ONE TEST FOR EACH SPREAD FOOTING, AND ONE TEST FOR EVERY 50 LINEAR FEET OF WALL STRIP FOOTING. WHEN THE TESTING AGENCY REPORTS THAT SUBGRADES, FILLS, OR BACKFILLS HAVE NOT ACHIEVED MINIMUM COMPACTION SPECIFIED, SCARIFY AND MOISTEN OR AERATE, OR REMOVE AND REPLACE SOIL TO DEPTH REQUIRED; RECOMPACT AND RETEST UNTIL SPECIFIED COMPACTION IS OBTAINED.
I. THE BUILDING SITE SHALL BE GRADED TO PROVIDE DRAINAGE AWAY FROM THE BUILDING AS INDICATED ON THE PLANS. SITE EARTHWORK SHALL BE GRADED TO WITHIN 0.10' OF REQUIRED EARTHWORK ELEVATIONS ASSUMING POSITIVE DRAINAGE IS MAINTAINED IN ACCORDANCE WITH THE GRADING PLAN.

31 30 00 EROSION CONTROL

A. THE GRADING PLAN REFLECTS LESS THAN 1 ACRE OF DISTURBED AREA. THE SITE IS THEREFORE EXEMPT FROM WISCONSIN DEPARTMENT OF NATURAL RESOURCES NR 216 NOTICE OF INTENT REQUIREMENTS. THE DESIGN ENGINEER SHALL PREPARE AN EROSION CONTROL PLAN TO MEET NR 151.305 CONSTRUCTION SITE PERFORMANCE STANDARDS FOR NON-PERMITTED SITES.
B. EROSION AND SEDIMENT CONTROL IMPLEMENTED DURING CONSTRUCTION SHALL STRICTLY COMPLY WITH THE GUIDELINES AND REQUIREMENTS SET FORTH IN WISCONSIN ADMINISTRATIVE CODE (W.A.C.) NR 151, THE STATE OF WISCONSIN DEPARTMENT OF NATURAL RESOURCES RUNOFF MANAGEMENT PERFORMANCE STANDARDS. TECHNICAL STANDARDS PUBLISHED BY THE WISCONSIN DNR SHALL ALSO BE UTILIZED TO IMPLEMENT THE REQUIRED PERFORMANCE STANDARDS. THE METHODS AND TYPES OF EROSION CONTROL WILL BE DEPENDENT ON THE LOCATION AND TYPE OF WORK INVOLVED. ALL SEDIMENT CONTROL MEASURES SHALL BE ADJUSTED TO MEET FIELD CONDITIONS AT THE TIME OF CONSTRUCTION, AND INSTALLED PRIOR TO ANY GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIAL. BELOW IS A LIST OF EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES TO ACHIEVE THE PERFORMANCE STANDARDS REQUIRED.
   1. SILT FENCE SHALL BE PLACED ON SITE AT LOCATIONS SHOWN ON THE EROSION CONTROL PLAN. SILT FENCE SHALL ALSO BE PROVIDED AROUND THE PERIMETER OF ALL SOIL STOCKPILES THAT WILL EXIST FOR MORE THAN 7 DAYS. FOLLOW PROCEDURES FOUND IN WISCONSIN DNR TECHNICAL STANDARD 1056 (CURRENT EDITION).
   2. DITCH CHECKS SHALL BE PROVIDED TO REDUCE THE VELOCITY OF WATER FLOWING IN DITCH BOTTOMS. PLACE AT LOCATIONS SHOWN ON THE EROSION CONTROL PLAN. FOLLOW PROCEDURES FOUND IN WISCONSIN DNR TECHNICAL STANDARD 1062 (CURRENT EDITION).
   3. STONE TRACKING PADS AND TRACKOUT CONTROL PRACTICES SHALL BE PLACED AT ALL CONSTRUCTION SITE ENTRANCES AND SHALL BE INSTALLED PRIOR TO ANY TRAFFIC LEAVING THE CONSTRUCTION SITE. SEE THE EROSION CONTROL PLAN FOR LOCATIONS. THE AGGREGATE USED FOR THE STONE TRACKING PAD SHALL BE 3/8" TO 3 INCH CLEAR OR WASHED STONE AND SHALL BE PLACED IN A LAYER AT LEAST 12 INCHES THICK. THE STONE SHALL BE UNDERLAIN WITH A WISDOT TYPE R GEOTEXTILE FABRIC AS NEEDED. THE TRACKING PAD SHALL BE THE FULL WIDTH OF THE EGRESS POINT (50 MIN WIDTH) AND SHALL BE A MINIMUM OF 50 FEET LONG. SURFACE WATER MUST BE PREVENTED FROM PASSING THROUGH THE TRACKING PAD. OTHER TRACKOUT CONTROL PRACTICES INCLUDING STABILIZED WORK SURFACES, MANUFACTURED TRACKOUT CONTROL DEVICES, TIRE WASHING, AND STREET/PAVEMENT CLEANING SHALL BE IMPLEMENTED AS NECESSARY TO MITIGATE THE TRACKOUT OF SEDIMENT OFFSITE. FOLLOW PROCEDURES FOUND IN WISCONSIN DNR TECHNICAL STANDARD 1057 (CURRENT EDITION).
   4. STORM DRAIN INLET PROTECTION SHALL BE PROVIDED FOR ALL NEW AND DOWNSTREAM STORM CATCH BASINS AND CURB INLETS. TYPE B OR C PROTECTION SHOULD BE PROVIDED AND SHALL BE IN CONFORMANCE WITH WISCONSIN DNR TECHNICAL STANDARD 1060 (CURRENT EDITION).
   5. DUST CONTROL MEASURES SHALL BE PROVIDED TO REDUCE OR PREVENT THE SURFACE AND AIR TRANSPORT OF DUST DURING CONSTRUCTION. CONTROL MEASURES INCLUDE APPLYING MULCH AND ESTABLISHING VEGETATION, WATER SPRAYING, SURFACE ROUGHENING, APPLYING POLYMERS, SPRAY-ON TACKIFIERS, CHLORIDES, AND BARRIERS. SOME SITES MAY REQUIRE AN APPROACH THAT UTILIZES A COMBINATION OF MEASURES FOR DUST CONTROL. FOLLOW PROCEDURES FOUND IN WISCONSIN DNR TECHNICAL STANDARD 1068 (CURRENT EDITION).
   6. THE USE, STORAGE, AND DISPOSAL OF CHEMICALS, CEMENT, AND OTHER COMPOUNDS AND MATERIALS USED ON SITE SHALL BE MANAGED DURING THE CONSTRUCTION PERIOD TO PREVENT THEIR TRANSPORT BY RUNOFF INTO WATERS OF THE STATE.
   7. CONTRACTOR SHALL PROVIDE AN OPEN AGGREGATE CONCRETE TRUCK WASHOUT AREA ON SITE. CONTRACTOR TO ENSURE THAT CONCRETE WASHOUT SHALL BE CONTAINED TO THIS DESIGNATED AREA AND NOT BE ALLOWED TO RUN INTO STORM INLETS OR INTO THE OVERLAND STORMWATER DRAINAGE SYSTEM. WASHOUT AREA SHALL BE REMOVED UPON COMPLETION OF CONSTRUCTION.
   8. TEMPORARY SITE RESTORATION SHALL TAKE PLACE IN DISTURBED AREAS THAT WILL NOT BE BROUGHT TO FINAL GRADE OR ON WHICH LAND DISTURBING ACTIVITIES WILL NOT BE PERFORMED FOR A PERIOD GREATER THAN 14 DAYS AND REQUIRES VEGETATIVE COVER FOR LESS THAN ONE YEAR. THIS TEMPORARY SITE RESTORATION REQUIREMENT ALSO APPLIES TO SOIL STOCKPILES THAT EXIST FOR MORE THAN 7 DAYS. PERMANENT RESTORATION APPLIES TO AREAS WHERE PERENNIAL VEGETATIVE COVER IS NEEDED TO PERMANENTLY STABILIZE AREAS OF EXPOSED SOIL. PERMANENT STABILIZATION SHALL OCCUR WITHIN 3 WORKING DAYS OF FINAL GRADING. TOPSOIL, SEED, AND MULCH SHALL BE IN GENERAL CONFORMANCE WITH TECHNICAL STANDARDS 1058 AND 1059 AND SHALL MEET THE SPECIFICATIONS FOUND IN THE LANDSCAPING AND SITE STABILIZATION SECTION OF THIS CONSTRUCTION DOCUMENT. ANY SOIL EROSION THAT OCCURS AFTER FINAL GRADING AND/OR FINAL STABILIZATION MUST BE REPAIRED AND THE STABILIZATION WORK REDONE.
   9. IF SITE DEWATERING IS REQUIRED FOR PROPOSED CONSTRUCTION ACTIVITIES, ALL SEDIMENT LADEN WATER GENERATED DURING THE DEWATERING PROCESS SHALL BE TREATED TO REMOVE SEDIMENT PRIOR TO DISCHARGING OFF-SITE OR TO WATERS OF THE STATE. FOLLOW ALL PROVISIONS FOUND IN TECHNICAL STANDARD 1061.
   10. ALL OFF-SITE SEDIMENT DEPOSITS OCCURRING AS A RESULT OF CONSTRUCTION WORK OR A STORM EVENT SHALL BE CLEANED UP BY THE END OF EACH WORKING DAY. DUST CONTROL REQUIREMENTS SHALL BE FOLLOWED PER WI DNR TECHNICAL STANDARD 1068 (CURRENT EDITION). FLUSHING SHALL NOT BE ALLOWED.
C. ALL EROSION CONTROL DEVICES SHALL AT A MINIMUM BE INSPECTED WEEKLY AND WITHIN 24 HOURS AFTER EVERY PRECIPITATION EVENT THAT PRODUCES 0.5 INCHES OF RAIN OR MORE DURING A 24 HOUR PERIOD. MAINTENANCE SHALL BE PERFORMED PER WISCONSIN ADMINISTRATIVE CODE (W.A.C.) NR 151 STORMWATER MANAGEMENT TECHNICAL STANDARD REQUIREMENTS.
D. EROSION CONTROL MEASURES SHALL NOT BE REMOVED UNTIL THE AREA(S) SERVED HAVE ESTABLISHED VEGETATIVE COVER.
E. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL LOCAL EROSION CONTROL PERMITS.

DIVISION 32 EXTERIOR IMPROVEMENTS

32 10 00 AGGREGATE BASE & ASPHALT PAVEMENT

A. CONTRACTOR TO PROVIDE COMPACTED AGGREGATE BASE AND HOT MIX ASPHALT PAVEMENT WHERE INDICATED ON THE PLANS. ALL AGGREGATE PROVIDED MUST COMPLY WITH SECTION 305 OF THE WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION. PROVIDE HOT MIX ASPHALT MIXTURE TYPES PER SECTION 460 OF THE WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION. CONTRACTOR TO PROVIDE AGGREGATE BASE AND HOT MIX ASPHALT PAVEMENT TYPES TO MATCH THE EXISTING PAVEMENT SECTION WHERE REMOVAL AND REPLACEMENT IS REQUIRED IN ACCORDANCE WITH LOCAL STANDARDS.
B. CONTRACTOR TO COMPACT THE AGGREGATE BASE, ASPHALT BINDER COURSE, AND ASPHALT SURFACE COURSE TO AN AVERAGE DENSITY PER WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION. ALL ASPHALT PAVEMENT AREAS SHALL BE PAVED TO WITHIN 0.05' OF DESIGN SURFACE GRADES WITH POSITIVE DRAINAGE BEING MAINTAINED IN ACCORDANCE WITH DESIGN PLANS.
C. HOT MIX ASPHALT CONSTRUCTION TO BE PROVIDED PER MORE STRINGENT REQUIREMENTS OF GEOTECHNICAL REPORT OR CONSTRUCTION DOCUMENTS.

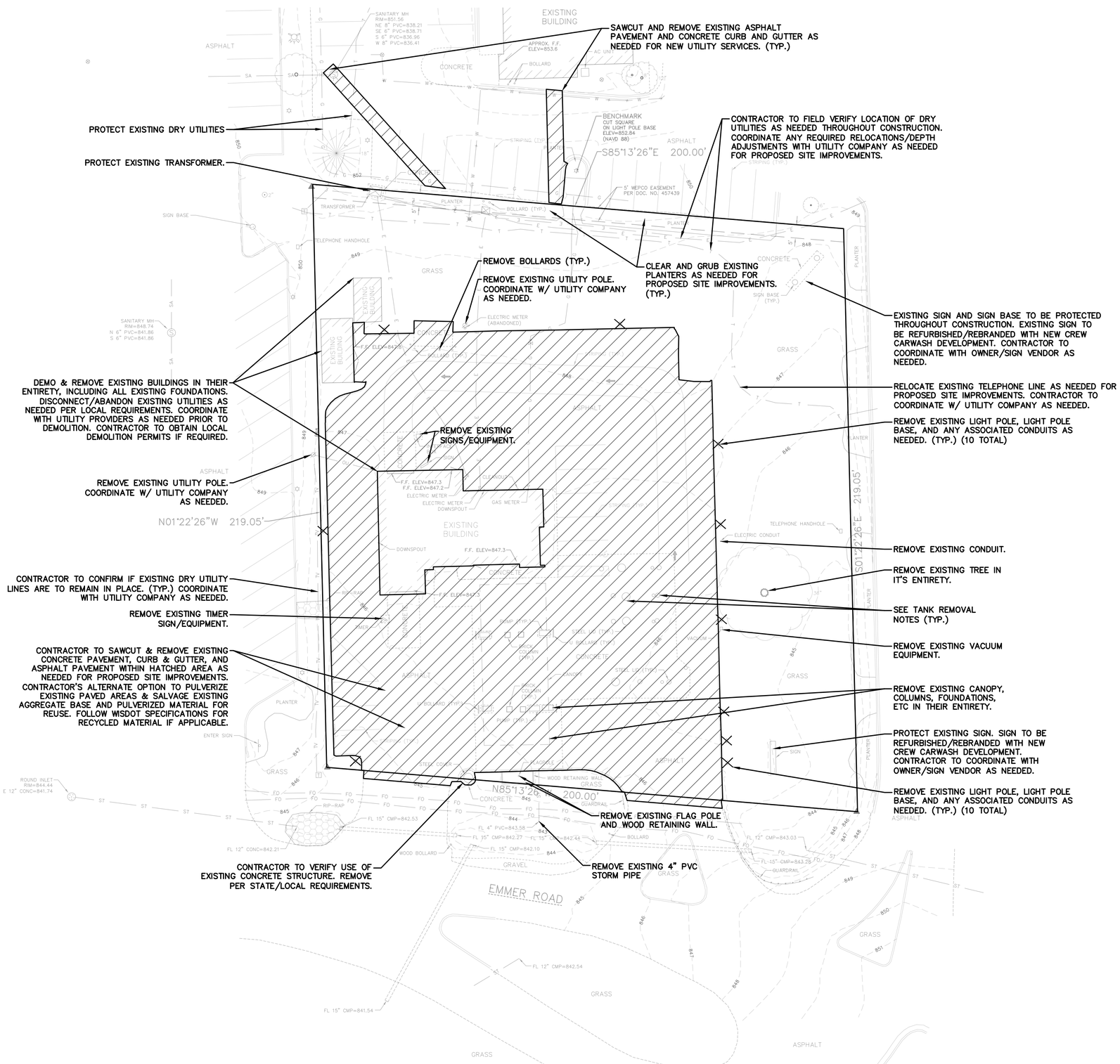
32 20 00 CONCRETE AND AGGREGATE BASE

A. CONTRACTOR TO PROVIDE CRUSHED AGGREGATE BASE AND CONCRETE WHERE INDICATED ON THE PLANS.
B. ALL AGGREGATE PROVIDED MUST COMPLY WITH SECTION 305 OF THE WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION. ALL AGGREGATE PLACED MUST BE COMPACTED TO AN AVERAGE DENSITY PER WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION.
C. DESIGN AND CONSTRUCTION OF ALL CAST-IN-PLACE EXTERIOR CONCRETE FLAT WORK SHALL CONFORM TO ACI 330R-08 & ACI 318-08.
D. EXTERIOR CONCRETE FLAT WORK CONSTRUCTION TO BE PROVIDED PER MORE STRINGENT REQUIREMENTS OF THE GEOTECHNICAL REPORT OR THIS SPECIFICATION. CONCRETE FLAT WORK CONSTRUCTION IS AS FOLLOWS:
   1. SIDEWALK CONCRETE - 5" OF CONCRETE OVER 4" OF 3/4" CRUSHED AGGREGATE BASE. CONTRACTION JOINTS SHALL CONSIST OF 1/8" WIDE BY 1" DEEP TOOLED JOINT WHERE INDICATED ON THE PLANS.
   2. HEAVY DUTY CONCRETE - 6" OF CONCRETE OVER 6" OF 3/4" CRUSHED AGGREGATE. CONCRETE SHALL BE REINFORCED WITH #3 REBARS ON CHAIRS AT 3' O.C. REBAR SHALL BE PLACED PLACED IN THE UPPER 1/3 TO ½ OF THE SLAB. CONTRACTION JOINTS SHALL BE SAWCUT 1.5" IN DEPTH AND BE SPACED A MAXIMUM OF 15' ON CENTER.
   3. DUMPSTER PAD/APRON CONCRETE - 8" OF CONCRETE OVER 6" OF AGGREGATE BASE.
      a. CONCRETE SHALL BE STEEL REINFORCED WITH THE FOLLOWING AND PLACED IN THE UPPER 1/3 TO ½ OF THE SLAB:
         1). TIE BARS AT ALL CONTRACTION JOINTS OF THE CONCRETE. TIE BARS SHALL BE #4 REBAR 30" LONG PLACED AT 30" O.C.
         b. DUMPSTER PAD CONCRETE JOINTING SHALL BE AS FOLLOWS:
            1). CONTRACTION SAWCUT JOINT - CONTRACTOR SHALL PROVIDE A SAWCUT JOINT AT MAXIMUM SPACING OF 15' ON CENTER. SAWCUT SHALL BE 2" IN DEPTH.
            2). TYPICAL POUR CONTROL JOINT - POUR CONTROL JOINT SHALL BE PROVIDED WITH 1-1/4" DIAMETER BY 20" LONG SMOOTH DOWEL PLACED AT 12" O.C. ONE HALF OF THE DOWEL SHALL BE GREASED. GREENSTREAK 9° SPEED DOWEL TUBES SHALL BE USED.
E. DESIGN MIXES SHALL BE IN ACCORDANCE WITH ASTM C94
   1. STRENGTH TO BE MINIMUM OF 4,500 PSI AT 28 DAYS FOR EXTERIOR CONCRETE.
   2. MAXIMUM WATER/CEMENT RATIO SHALL BE 0.45.
   3. SLUMP SHALL NOT EXCEED 4" FOR EXTERIOR CONCRETE FLAT WORK
   4. SLUMP SHALL BE 2.5" OR LESS FOR SLIP-FORMED CURB AND GUTTER
   5. SLUMP SHALL BE BETWEEN 1.5" TO 2" FOR NON SLIP-FORMED CURB AND GUTTER.
   6. ALL EXTERIOR CONCRETE SHALL BE AIR ENTRAINED WITH 4% TO 7% AIR CONTENT. NO OTHER ADMIXTURES SHALL BE USED WITHOUT APPROVAL OF EXCEL ENGINEERING, INC. CALCIUM CHLORIDE SHALL NOT BE USED.
   7. MAXIMUM AGGREGATE SIZE FOR ALL EXTERIOR CONCRETE SHALL BE 0.75 INCHES.
F. VERIFY EQUIPMENT CONCRETE PAD SIZES WITH CONTRACTOR REQUIRING PAD. PADS SHALL HAVE FIBERMESH 300 FIBERS AT A RATE OF 1.5 LBS/CU. YD. OR 6.6 X 6.6#10 X #10 WELDED WIRE MESH WITH MINIMUM 1 INCH COVER. EQUIPMENT PADS SHALL BE 5.5 INCHES THICK WITH 1 INCH CHAMFER UNLESS SPECIFIED OTHERWISE. COORDINATE ADDITIONAL PAD REQUIREMENTS WITH RESPECTIVE CONTRACTOR.
G. ALL CONCRETE FLAT WORK SURFACES AND CONCRETE CURB FLOWLINES SHALL BE CONSTRUCTED TO WITHIN 0.05' OF DESIGN SURFACE AND FLOWLINE GRADES ASSUMING POSITIVE DRAINAGE IS MAINTAINED IN ACCORDANCE WITH THE DESIGN PLANS.
H. CONCRETE FLAT WORK SHALL HAVE CONSTRUCTION JOINTS OR SAW CUT JOINTS PLACED AS INDICATED ON THE PLANS OR PER THIS SPECIFICATION. SAWCUTS SHALL BE DONE AS SOON AS POSSIBLE, BUT NO LATER THAN 24 HOURS AFTER CONCRETE IS PLACED. CONCRETE CURB AND GUTTER JOINTING SHALL BE PLACED EVERY 10' OR CLOSER (6' MIN.). IF CONCRETE PAVEMENT IS ADJACENT TO CONCRETE CURB, JOINTING IN THE PAVEMENT AND CURB SHALL ALIGN. ALL EXTERIOR CONCRETE SHALL HAVE A LIGHT BROOM FINISH UNLESS NOTED OTHERWISE. A UNIFORM COAT OF A HIGH SOLIDS CURING COMPOUND MEETING ASTM C309 SHOULD BE APPLIED TO ALL EXPOSED CONCRETE SURFACES. ALL CONCRETE IS TO BE CURED FOR 7 DAYS. EXTERIOR CONCRETE SHALL BE SEPARATED FROM BUILDINGS WITH CONTINUOUS 0.5 INCH FIBER EXPANSION JOINT AND/OR 0.25 INCH FIBER EXPANSION JOINT AT DECORATIVE MASONRY UNITS.
I. ALL REINFORCING BARS SHALL BE ASTM A615 GRADE 60. THICKNESS OF CONCRETE COVER OVER REINFORCEMENT SHALL BE NOT LESS THAN 3" WHERE CONCRETE IS DEPOSITED AGAINST THE GROUND WITHOUT THE USE OF FORMS AND NOT LESS THAN 1.5" IN ALL OTHER LOCATIONS. ALL REINFORCING SHALL BE LAPPED 36 DIAMETERS FOR UP TO #6 BARS, 60 DIAMETERS FOR #7 TO #10 BARS OR AS NOTED ON THE DRAWINGS AND EXTENDED AROUND CORNERS WITH CORNER BARS. PLACING AND DETAILING OF STEEL REINFORCING AND REINFORCING SUPPORTS SHALL BE IN ACCORDANCE WITH CRSI AND ACI MANUAL AND STANDARD PRACTICES. THE REINFORCEMENT SHALL NOT BE PAINTED AND MUST BE FREE OF GREASE/OIL, DIRT OR DEEP RUST WHEN PLACED IN THE WORK. ALL WELDED WIRE FABRIC SHALL MEET THE REQUIREMENTS OF ASTM A 185. WELDED WIRE FABRIC SHALL BE PLACED 2" FROM TOP OF SLAB, UNLESS INDICATED OTHERWISE.
J. CONTRACTOR SHALL ENGAGE A QUALIFIED INDEPENDENT TESTING AND INSPECTING AGENCY TO SAMPLE MATERIALS, PERFORM TESTS, AND SUBMIT TEST REPORTS DURING CONCRETE PLACEMENT. TESTS WILL BE PERFORMED ACCORDING TO ACI 301. CAST AND LABORATORY CURE ONE SET OF FOUR STANDARD CYLINDERS FOR EACH COMPOSITE SAMPLE FOR EACH DAY'S POUR OF EACH CONCRETE MIX EXCEEDING 5 CU. YD., BUT LESS THAN 25 CU. YD., PLUS ONE SET FOR EACH ADDITIONAL 50 CU. YD. OR FRACTION THEREOF. PERFORM COMPRESSIVE STRENGTH TESTS ACCORDING TO ASTM C 39. TEST TWO SPECIMENS AT 7 DAYS AND TWO SPECIMENS AT 28 DAYS. PERFORM SLUMP TESTING ACCORDING TO ASTM C 143. PROVIDE ONE TEST AT POINT OF PLACEMENT FOR EACH COMPOSITE SAMPLE, BUT NOT LESS THAN ONE TEST FOR EACH DAY'S POUR OF EACH CONCRETE MIX. PERFORM ADDITIONAL TESTS WHEN CONCRETE CONSISTENCY APPEARS TO CHANGE.
K. PROTECT FRESHLY PLACED CONCRETE FROM PREMATURE DRYING AND EXCESSIVE COLD OR HOT TEMPERATURES. IN HOT, DRY, AND WINDY WEATHER, APPLY AN EVAPORATION-CONTROL COMPOUND ACCORDING TO MANUFACTURER'S INSTRUCTIONS AFTER SCREEDING AND BULL FLOATING, BUT BEFORE POWER FLOATING AND TROWELLING.
L. LIMIT MAXIMUM WATER-CEMENTITIOUS RATIO OF CONCRETE EXPOSED TO FREEZING, THAWING AND DEICING SALTS TO 0.45.
M. TEST RESULTS WILL BE REPORTED IN WRITING TO THE DESIGN ENGINEER, READY-MIX PRODUCER, AND CONTRACTOR WITHIN 24 HOURS AFTER TESTS. REPORTS OF COMPRESSIVE STRENGTH TESTS SHALL CONTAIN THE PROJECT IDENTIFICATION NAME AND NUMBER, DATE OF CONCRETE PLACEMENT, NAME OF CONCRETE TESTING SERVICE, CONCRETE TYPE AND CLASS, LOCATION OF CONCRETE BATCH IN STRUCTURE, DESIGN COMPRESSIVE STRENGTH AT 28 DAYS, CONCRETE MIX PROPORTIONS AND MATERIALS, COMPRESSIVE BREAKING STRENGTH, AND TYPE OF BREAK FOR BOTH 7-DAY TESTS AND 28-DAY TESTS.
N. CONTRACTOR TO PROVIDE 4" WIDE YELLOW OR WHITE (VERIFY WITH OWNER PRIOR TO STRIPING) PAINTED STRIPING FOR PARKING STALLS, TRAFFIC LANES, AND NO PARKING AREAS. PAINT MARKINGS SHALL ALSO BE PROVIDED FOR H.C. ACCESSIBLE SYMBOLS, TRAFFIC ARROWS, AND TRAFFIC MESSAGES.

32 30 00 LANDSCAPING AND SITE STABILIZATION

A. TOPSOIL: CONTRACTOR TO PROVIDE A MINIMUM OF 6" OF TOPSOIL FOR ALL DISTURBED OPEN AREAS, OTHER THAN AT LANDSCAPE ISLANDS WITHIN PAVEMENT AREAS WHERE A MINIMUM OF 10" OF TOPSOIL SHALL BE PROVIDED. REUSE SURFACE SOIL STOCKPILED ON SITE AND SUPPLEMENT WITH IMPORTED OR MANUFACTURED TOPSOIL FROM OFF SITE SOURCES WHEN QUANTITIES ARE INSUFFICIENT. EXCAVATOR SHALL BE RESPONSIBLE FOR ROUGH PLACEMENT OF TOPSOIL TO WITHIN 1" OF FINAL GRADE PRIOR TO LANDSCAPER FINAL GRADING. LANDSCAPER TO PROVIDE PULVERIZING AND FINAL GRADING OF TOPSOIL. PROVIDE SOIL ANALYSIS BY A QUALIFIED SOIL TESTING LABORATORY AS REQUIRED TO VERIFY THE SUITABILITY OF SOIL TO BE USED AS TOPSOIL AND TO DETERMINE THE NECESSARY SOIL AMENDMENTS. TEST SOIL FOR PRESENCE OF ATRAZINE AND INFORM EXCEL ENGINEERING, INC. IF PRESENT PRIOR TO BIDDING PROJECT. TOPSOIL SHALL HAVE A PH RANGE OF 5.5 TO 8, CONTAIN A MINIMUM OF 5 PERCENT ORGANIC MATERIAL CONTENT, AND SHALL BE FREE OF STONES 1 INCH OR LARGER IN DIAMETER.

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



NOTE:
PROPERTY LINES AND EASEMENTS SHOWN ON THIS SURVEY WERE DRAFTED FROM INFORMATION CONTAINED IN TITLE COMMITMENT NO. 2237081, BY KNIGHT BARRY TITLE, INC., DATED SEPTEMBER 19, 2023.

NOTE:
SURFACE INDICATIONS OF UTILITIES ALONG WITH DIGGER'S HOTLINE MARKINGS PER TICKET NO.: 20230306381 AND NO. 20234005120 HAVE BEEN SHOWN. SIZES AND ELEVATION OF UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON FIELD MEASUREMENTS OF VISIBLE STRUCTURES IN COMBINATION WITH AVAILABLE DATA PROVIDED TO EXCEL ENGINEERING. EXCEL ENGINEERING MAKES NO GUARANTEE THAT ALL THE EXISTING UTILITIES IN THE SURVEYED AREA HAVE BEEN SHOWN NOR THAT THEY ARE IN THE EXACT LOCATION INDICATED. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

DEMOLITION PLAN NOTES:

- DEMOLITION PLAN IS AN OVERVIEW OF DEMOLITION TO TAKE PLACE ON SITE. CONTRACTOR TO FIELD VERIFY EXISTING SITE CONDITIONS PRIOR TO BIDDING. CONTRACTOR SHALL REMOVE, OR DEMOLISH ITEMS AS NEEDED DURING CONSTRUCTION.
- PRIVATE LOCATE SHALL BE COMPLETED PRIOR TO CONSTRUCTION AND EXISTING UTILITY LOCATIONS AND DEPTHS SHALL BE FIELD VERIFIED AS NEEDED. PROPOSED DOWNSTREAM UTILITY CONNECTIONS SHALL BE VERIFIED PRIOR TO CONSTRUCTION. NOTIFY DESIGN ENGINEER OF CONFLICTS AND/OR DISCREPANCIES.

TANK REMOVAL NOTE:

NOTE THAT ALL FUELING EQUIPMENT AND UNDERGROUND FUEL STORAGE TANKS ARE TO BE COMPLETELY REMOVED BY THE SELLER AT THE SELLER'S EXPENSE PRIOR TO CONSTRUCTION OF CREW CARWASH. CONTRACTOR TO COORDINATE WITH OWNER IF ANY UNDERGROUND FUELING TANKS OR EQUIPMENT ARE DISCOVERED DURING CONSTRUCTION.

EXISTING SEWER/WATER LATERAL NOTE:

CONTRACTOR SHALL REMOVE EXISTING SEWER AND WATER SERVICE LATERALS TO THE PROPERTY LINE. CAP/ABANDON PER LOCAL REQUIREMENTS. COORDINATE WITH LOCAL UTILITY DEPARTMENTS AS NEEDED PRIOR TO ABANDONMENT.

CIVIL EXISTING SITE AND DEMOLITION PLAN

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PROJECT INFORMATION

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CREW CARWASH
N96 W17500 COUNTY LINE RD • GERMANTOWN, WI 53022

PROFESSIONAL SEAL

PRELIMINARY DATES
FEB. 12, 2024
MAY 3, 2024

NOT FOR CONSTRUCTION

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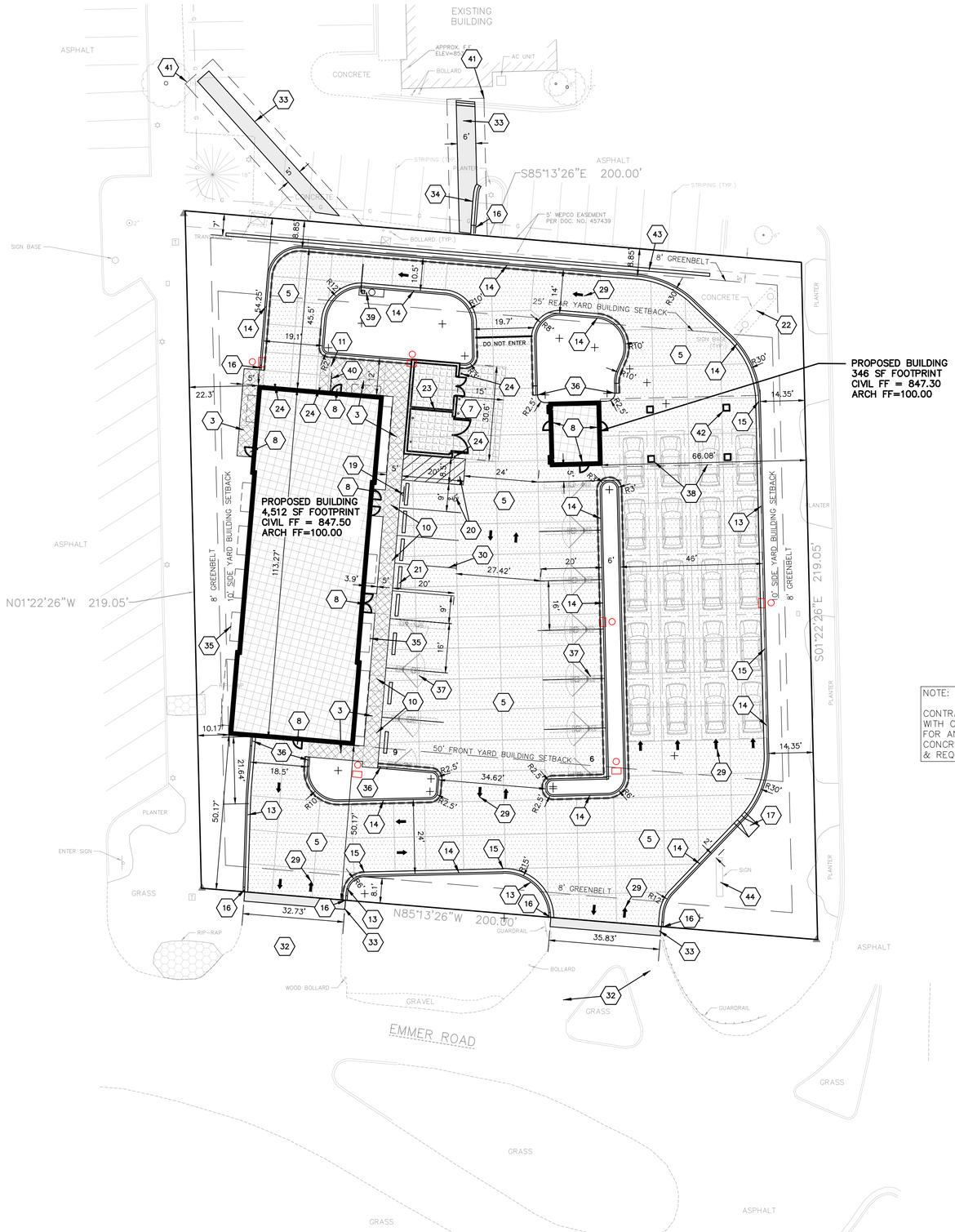

SPECIFICATION NOTE:
SEE SHEET C0.1 FOR PLAN SPECIFICATIONS AND REQUIREMENTS

SITE INFORMATION:

PROPERTY ADDRESS: N96W17500 COUNTY LINE RD, GERMANTOWN WI

PARCEL ID NUMBER: 334990

PROPERTY AREA: 43,558 S.F. (1.00 ACRES).

EXISTING ZONING: B-5 W/ HIGHWAY INTERCHANGE AREA OVERLAY

PROPOSED ZONING: B-5 W/ HIGHWAY INTERCHANGE AREA OVERLAY

ADJACENT PROPERTY ZONING: B-5

PROPOSED USE: CONVEYOR-STYLE CARWASH

AREA OF SITE DISTURBANCE: 43,346 SF (0.995 AC)

SETBACKS: BUILDING: FRONT = 50'
SIDE = 10'
REAR = 25'

PAVEMENT: FRONT = 8'
SIDE = 8'
REAR = 8'

PROPOSED BUILDING HEIGHT: 35' TO TOP OF TOWER (MAX. HEIGHT ALLOWED: 35')

PARKING REQUIRED: NO CODIFIED REQUIREMENT FOR CARWASH USE; ADEQUATE SPACE FOR EMPLOYEES AND CUSTOMERS

PARKING PROVIDED: 14 TOTAL (5 STANDARD EMPLOYEE SPACES, 9 VACUUM SPACES)

HANDICAP STALLS REQUIRED: 1 REQUIRED, 1 PROVIDED

LANDSCAPE REQUIREMENTS: MIN. LANDSCAPE SURFACE RATIO = 20% OPEN AREA

EXISTING SITE DATA

	AREA (AC)	AREA (SF)	RATIO
PROJECT SITE	1.00	43,558	
BUILDING FLOOR AREA	0.06	2,627	6.0%
PAVEMENT (ASP. & CONC.)	0.50	21,843	50.1%
TOTAL IMPERVIOUS	0.56	24,470	56.2%
LANDSCAPE/ OPEN SPACE	0.44	19,088	43.8%

PROPOSED SITE DATA

	AREA (AC)	AREA (SF)	RATIO
PROJECT SITE	1.00	43,558	
BUILDING FLOOR AREA	0.11	4,858	11.2%
PAVEMENT (ASP. & CONC.)	0.59	25,648	58.9%
TOTAL IMPERVIOUS	0.70	30,506	70.0%
LANDSCAPE/ OPEN SPACE	0.30	13,052	30.0%

NOTE:

CONTRACTOR TO COORDINATE WITH OWNER AND MEP PLANS FOR ANY EXTERIOR HEATED CONCRETE SLAB LOCATIONS & REQUIREMENTS.

NOTE:

KNOX BOX TO BE PROVIDED AT PRIMARY ENTRANCE PER LOCAL REQUIREMENTS. CONTRACTOR TO COORDINATE W/ BUILDING INSPECTOR/FIRE DEPARTMENT FOR SPECIFIC REQUIREMENTS.

PAVEMENT HATCH KEY:

- ASPHALT
- HEAVY DUTY CONCRETE
- DUMPSTER PAD CONCRETE
- SIDEWALK CONCRETE

*SEE SHEET C0.1 FOR SECTION REQUIREMENTS

CURB & GUTTER MARKING KEY:

- INVERTED CURB & GUTTER
- SHEDDING CURB & GUTTER

SITE PLAN KEYNOTES

3	CONCRETE SIDEWALK (TYP.)
5	HEAVY DUTY CONCRETE (TYP.)
7	DUMPSTER PAD/APRON CONCRETE (TYP.)
8	CONCRETE STOOP (TYP.) SEE ARCH. PLANS FOR DETAILS.
10	FLUSH WALK (TYP.)
11	SIDEWALK RAMP, SEE SHEET C1.2. (TYP.)
13	18" ROLL CURB, 3" CURB HEIGHT (TYP.)
14	18" CURB & GUTTER (TYP.)
15	ROLL CURB/STANDARD CURB TRANSITION. (TYP.)
16	CURB TAPER (TYP.)
17	CURB CUT W/ 5" THICK CONCRETE PAD/FLUME WARPED TO MATCH CURB CUT (TYP.)
19	HANDICAP SIGN (TYP.)
20	HANDICAP STALL & STRIPING PER STATE CODES.
21	PRECAST CONCRETE WHEEL STOP PINNED TO PAVEMENT (9 TYP.)
22	EXISTING PYLON SIGN TO REMAIN AND BE RE-BRANDED. (DETAILS & APPROVAL BY SIGN VENDOR)
23	DUMPSTER/STORAGE ENCLOSURE. ROLL OUT DUMPSTERS REQUIRED FOR SERVICE. (SEE ARCH PLANS FOR DETAILS)
24	6" CONCRETE BOLLARDS (SEE DETAIL)
29	TRAFFIC FLOW ARROWS. COLOR TO MATCH PARKING STALL STRIPING.
30	PAINT STRIPING (TYP). COLOR TO MATCH PARKING STALL STRIPING.
32	EXISTING DRIVEWAY ENTRANCES TO REMAIN IN PLACE (TYP.)
33	REPLACE EXISTING ASPHALT PAVEMENT PER LOCAL STANDARDS. MATCH EXISTING PAVEMENT SECTION. (TYP.)
34	REPLACE CONCRETE CURB AND GUTTER TO MATCH EXISTING. (TYP.)
35	CANOPY. SEE ARCH PLANS. (TYP.)
36	TAPER CURB TO FLUSH IN 3' (TYP.)
37	OUTDOOR VACUUM EQUIPMENT. CONTRACTOR TO COORDINATE FINAL PRODUCTS, DETAILS, ETC WITH OWNER/DIRECTOR OF PROJECTS. VERIFY CONCRETE SLAB REQUIREMENTS WITH OWNER & EQUIPMENT SUPPLIER PRIOR TO INSTALLATION.
38	ISLAND AND CANOPY TO BE PROVIDED BY OWNER AND INSTALLED BY CONTRACTOR. CONTRACTOR TO VERIFY FINAL LOCATIONS, DETAILS, EQUIPMENT, ETC WITH OWNER AND EQUIPMENT SUPPLIERS PRIOR TO CONSTRUCTION.
39	BUG GATE (TYP.) CONTRACTOR TO VERIFY FINAL DETAILS AND REQUIREMENTS WITH OWNER AND EQUIPMENT SUPPLIER AS NEEDED.
40	6' OF RAILING/GUARDRAIL. FINAL COLOR/STYLE/DETAIL BY OWNER. (TYP.)
41	PRIVATE UTILITY EASEMENTS TO BE COMPLETED BY OTHERS AS A SEPARATE DOCUMENT. OWNER TO COORDINATE AS NEEDED. SEE SHEET C1.3 FOR UTILITY SERVICE EXTENSIONS.
42	COLUMN (TYP.) COORDINATE FINAL LOCATIONS W/ CANOPY SUPPLIER DRAWINGS.
43	157 LF OF VERSA LOK OR EQUIVALENT LANDSCAPE BLOCK RETAINING WALL. SEE SHEET C1.2 FOR WALL HEIGHTS. FINAL DESIGN DETAILS AND SPECIFICATIONS BY WALL SUPPLIER. CONTRACTOR TO COORDINATE DETAILS W/ WALL SUPPLIER & OWNER AS NEEDED.
44	EXISTING MONUMENT SIGN TO REMAIN AND BE RE-BRANDED. (DETAILS & APPROVAL BY SIGN VENDOR.)

NORTH

1"= 20' SCALE — 20' 0 20' 40' FEET

CIVIL SITE PLAN

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PROJECT INFORMATION

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CREW CARWASH
N96 W17500 COUNTY LINE RD • GERMANTOWN, WI 53022

PROFESSIONAL SEAL

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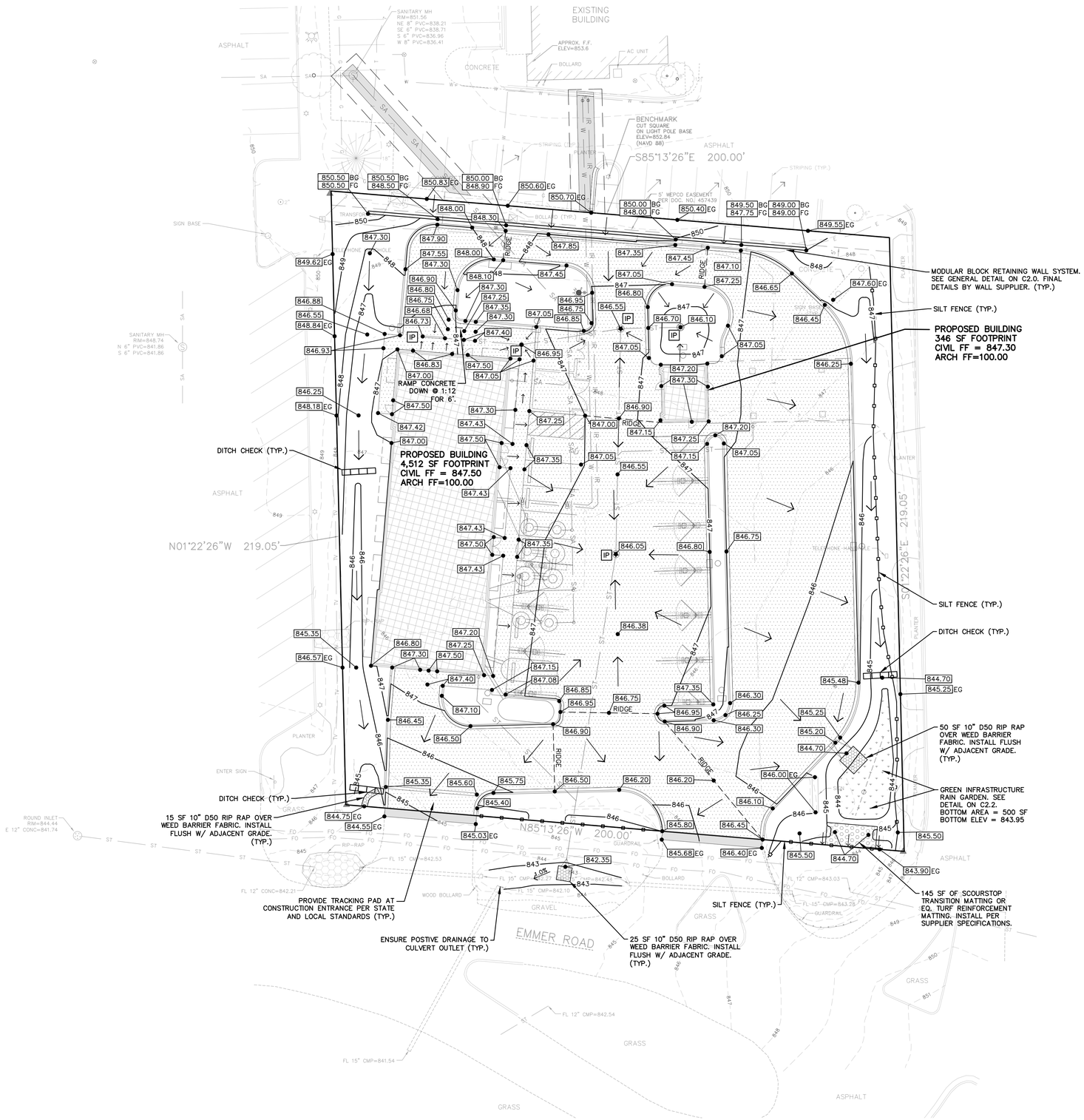

CIVIL GRADING AND EROSION CONTROL PLAN

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

NOTES:

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

IP

INLET PROTECTION NOTE:

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

STABILIZED CONSTRUCTION ENTRANCE NOTE:

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

CONCRETE WASHOUT NOTE:

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

SPOT ELEVATION NOTE:

ALL SPOT ELEVATIONS NOTED ON THE PLAN REPRESENT FLOW LINE OF CURB UNLESS SPECIFICALLY NOTED OTHERWISE.

GRADING NOTE:

CONTRACTOR SHALL COORDINATE PROPOSED SITE GRADING AT PERIMETER OF BUILDING AND AT TUNNEL ENTRANCE/EXIT WITH ARCH/STRUCT PLANS AS NEEDED.

EROSION CONTROL/SWM COST ESTIMATE
(FOR REFERENCE ONLY)

LAND DISTURBANCE APPROX. 0.99 AC

Itemized cost of Erosion Control:

Tracking Pad = $1500ea. x 1 = $1500
Inlet Protection = $75 x 5 = $375
Silt Fence = 325' x $2/ lin. ft = $650
Ditch Check = 3 x $100ea. = $300

Total Erosion Control Cost Estimate = $2,825

Itemized cost of Storm Water Management:

Rain Garden/Spillway = $10,000ea. x 1 = $10,000

Total Storm Water Cost = $10,000

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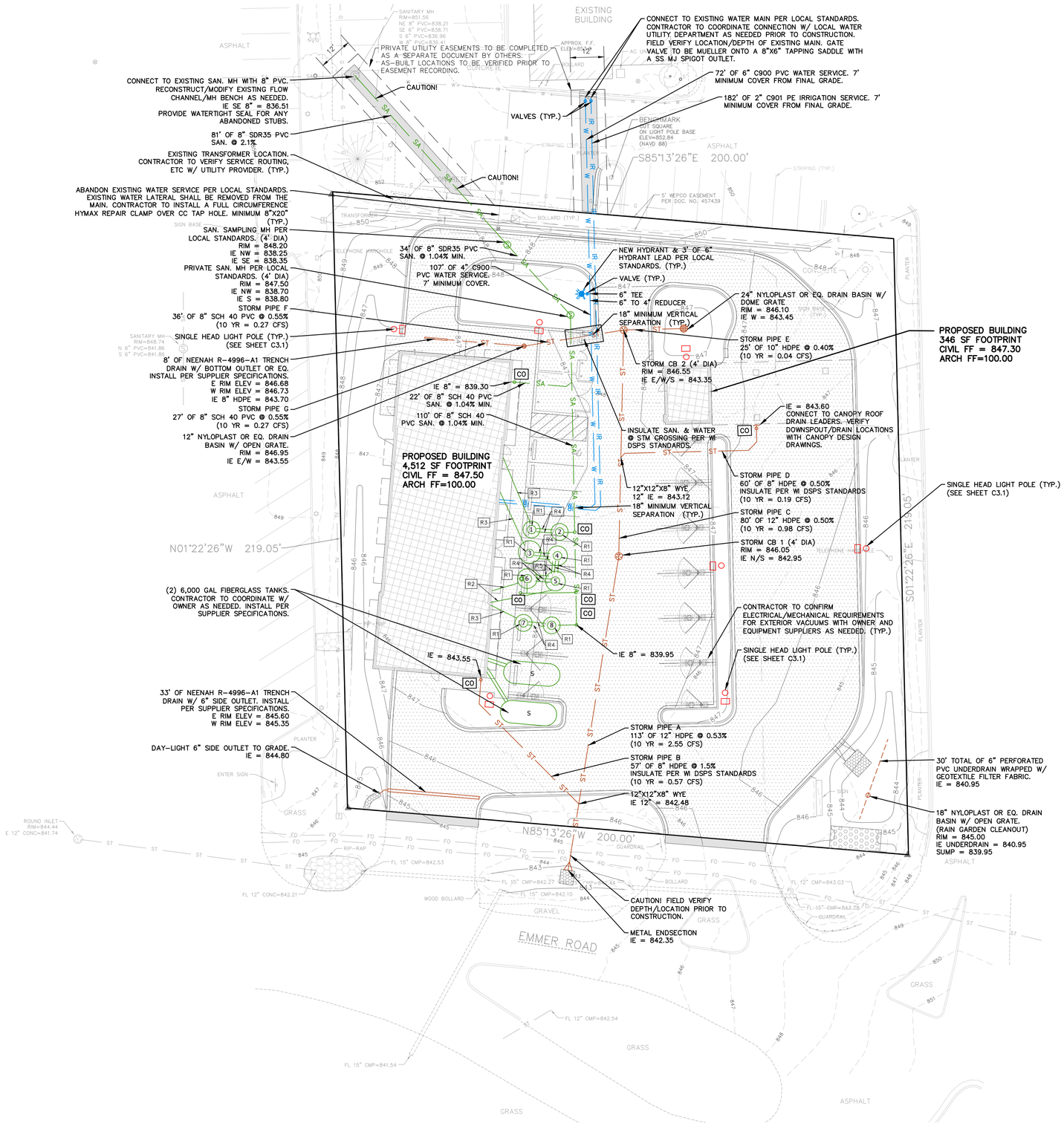

SPECIFICATION NOTE:
SEE SHEET C0.1 FOR PLAN SPECIFICATIONS AND REQUIREMENTS

CLEANOUT NOTE:

CO = DENOTES LOCATIONS WHERE CONTRACTOR SHALL INSTALL CLEANOUTS, SEE C0.1 FOR SPECIFICATION.

UTILITY NOTE:

CONTRACTOR TO VERIFY FINAL SIZE, DESIGN, AND LOCATIONS OF ALL EXTERIOR SITE UTILITIES WITH INTERNAL MEP DESIGN AND OWNER AS NEEDED.

UTILITY NOTE:

CONTRACTOR TO ENSURE ADEQUATE SEPARATION IS PROVIDED BETWEEN DOMESTIC WATER SERVICE AND SANITARY/STORM SERVICE PER WI DSPS PLUMBING CODE STANDARDS.

DRY UTILITY SERVICE NOTES:

CONTRACTOR SHALL COORDINATE DRY UTILITY SERVICE ROUTING FOR ELECTRIC, GAS, ETC WITH APPLICABLE SERVICE PROVIDERS AS NEEDED

WATER RECLAMATION SYSTEM NOTES (R):

R1. ACCESS RISER AND OPERATING 38" DIAMETER STEEL PLAT LID, MODEL PER OWNER SPECIFICATIONS. STRUCTURE TOP TO HAVE A 36" DIAMETER OPENING CASTING. LID TO BE ALIGNED WITH LADDER RUNGS IN MANHOLE.

R2. 8" PVC, SCHEDULE 40, TO RECLAIM PIT.

R3. 8" PVC, SCHEDULE 80 CONVEYOR TRENCH DRAIN. CONVEYOR TRENCH DRAINS MUST BE RUN IN STRAIGHT LINES WITH NO TURNS.

R4. 8" PVC CONNECTOR TO SLEEVES, REFER TO TABLE FOR INVERT ELEVATIONS.

R5. 4" PVC CONNECTOR SLEEVES.

GENERAL SYSTEM NOTES:

- CONTRACTOR SHALL VERIFY WATER RECLAMATION SYSTEM LAYOUT, COMPONENTS, INVERT ELEVATIONS, AND PIPE ROUTING WITH OWNER AND INTERNAL PLUMBING DESIGNER PRIOR TO ORDERING MATERIALS.
- CONTRACTOR SHALL READ AND REVIEW GEOTECHNICAL REPORT PREPARED FOR THE SITE. IF HIGH GROUNDWATER IS NOTED OR ENCOUNTERED DURING CONSTRUCTION, CONTRACTOR SHALL REVIEW WITH TANK SUPPLIER & OWNER TO DETERMINE IF ANTI-BUOYANCY ACTIONS SHALL BE TAKEN.
- CONTRACTOR SHALL INSULATE RECLAMATION SYSTEM CONNECTOR PIPES W/ POLYSTYRENE INSULATION BOARDS OR OTHER APPROVED METHOD PER WI DSPS STANDARDS.

WATER RECLAIM SYSTEM (GRIT PIT) STRUCTURE TABLE
FFE = 847.50

STRUCTURE NUMBER	STRUCTURE DIAMETER (IN)	RIM ELEV.	INVERT IN	INVERT OUT	SUMP	SUBGRADE	PROVIDED STORAGE (CU FT)	PROVIDED STORAGE (US GAL)
1	60	847.25	842.00	841.75	833.67	833.17	137.40	1028
2	60	846.87	841.75	841.50	833.67	833.17	132.54	991
3	84	847.22	842.00	841.75	833.67	833.17	298.25	2230
4	72	846.90	841.75	841.50	833.67	833.17	212.06	1586
5	72	846.87	841.50	841.25	833.67	833.17	205.00	1533
6	72	847.25	841.25	841.00	833.67	833.17	197.92	1480
7	60	847.13	842.00	841.75	833.67	833.17	142.35	1065
8	60	846.83	841.75	841.50	833.67	833.17	137.40	1028

NORTH

1"= 20' SCALE 20' 0 20' 40' FEET

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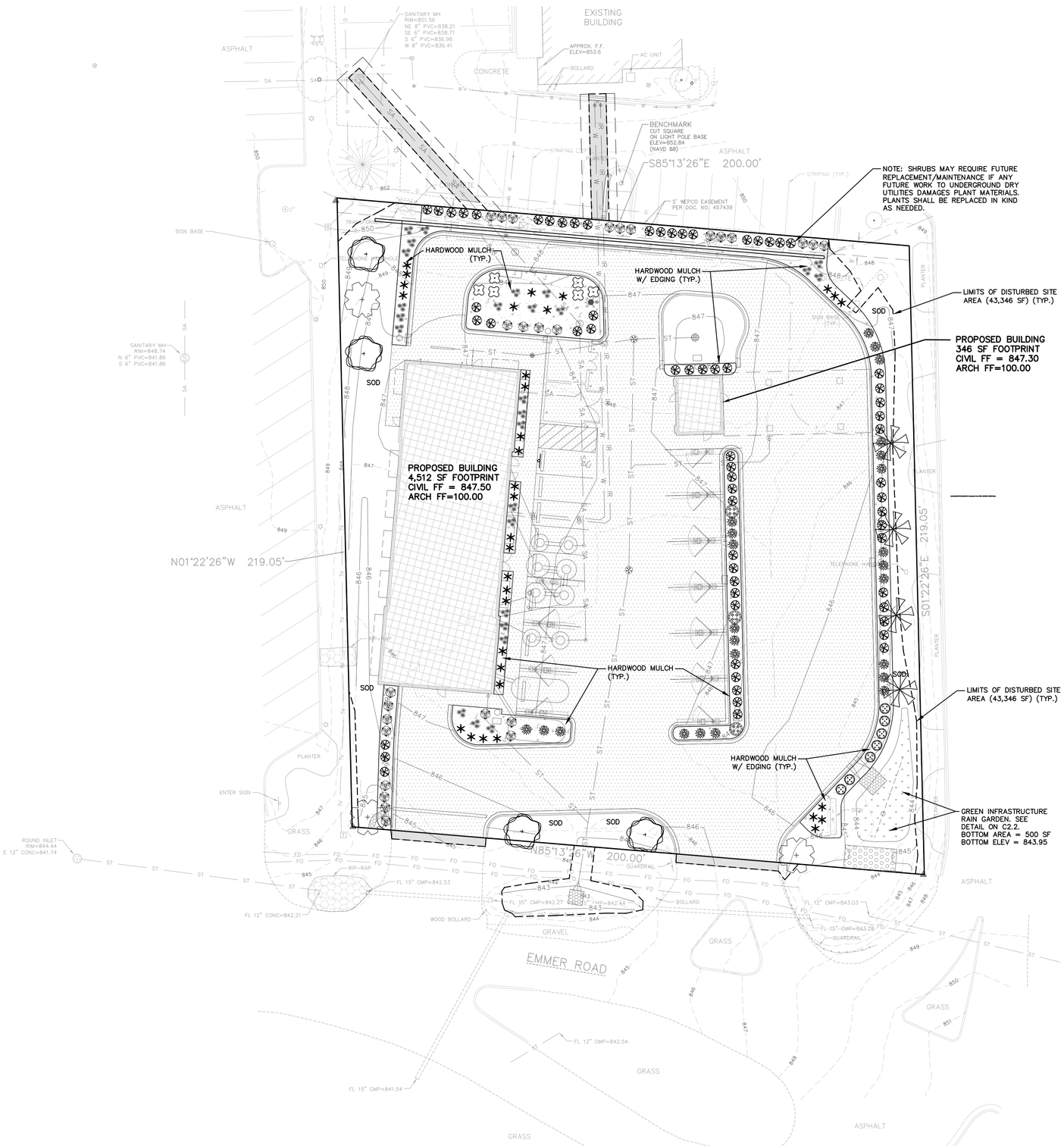


SPECIFICATION NOTE:
SEE SHEET C0.1 FOR PLAN SPECIFICATIONS AND REQUIREMENTS

LANDSCAPING PLANTING SCHEDULE

SYMBOL	COMMON NAME	BOTANICAL NAME	PLANTED SIZE	QUANTITY
DECIDUOUS TREES				
	Princeton Sentry Ginkgo	Ginkgo biloba	3" CAL	4
	Common Hackberry	Celtis Occidentalis	3" CAL	3
	Kentucky Coffeetree (Seedless)	Gymnocladus dioicus	3" CAL	4
DECIDUOUS SHRUBS				
	Gro-Low Fragrant Sumac	Rhus aromatica 'Gro Low'	18"	6
	Goldmound Spirea	Spiraea x bumalda 'Goldmound'	15"-18"	24
	Weigela Carnaval	Weigela Florida 'courtalor'	24"	27
EVERGREEN SHRUBS				
	Taunton Yew	Tauntonii	24"	64
	Emerald Green Arborvitae	Thuja occidentalis 'Emerald Green'	36"	7
	Trautman Juniper	Juniperus chinensis 'Trautman'	36"	3
PERENNIALS				
	Daylilies 'Stella de Oro'	Hemerocallis 'Stella de Oro'	1 gal pot	33
	Karl Foerster Reed Grass	Clamagrostis x acutiflora 'Karl Foerster'	1 gal pot	26

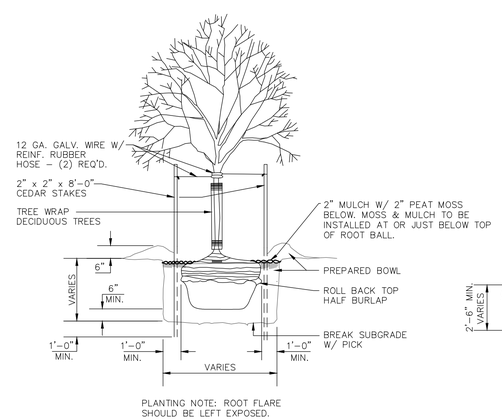
LANDSCAPING CALCULATIONS

ZONE	REQ. PLANTS	PLANTS PROVIDED
STREET	1 PER 50 LF FRONTAGE 200 LF FRONTAGE = 4 TREES	4 PROVIDED
PARKING	1 TREE PER 10 SPACES 15 SPACES = 2 TREES	2 PROVIDED
TOTAL	6 TOTAL TREES REQ.	11 TOTAL TREES PROVIDED

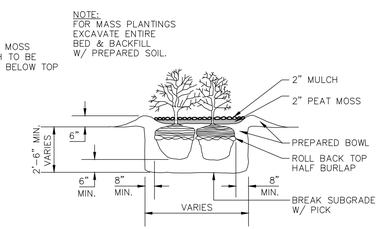
IRRIGATION NOTE: PROVIDE IRRIGATION FOR ALL LAWN/LANDSCAPED AREAS IN ACCORDANCE WITH PLAN SPECIFICATIONS ON SHEET C0.1. DESIGN-BUILD LANDSCAPE/IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR FINAL DESIGN, LAYOUT, AND INSTALLATION. COORDINATE FINAL LAYOUT WITH OWNER/GC AS NEEDED.

NOTE: LANDSCAPE CONTRACTOR SHALL REVIEW FINAL PLANTING LOCATIONS AND SPECIES WITH OWNER PRIOR TO INSTALLATION.

SNOW STORAGE NOTE: DUE TO LIMITED ONSITE SPACE AVAILABLE, EXCESS SNOW IS TO BE HAULED OFFSITE AS NEEDED.



TREE PLANTING DETAIL
NO SCALE



SHRUB PLANTING DETAIL
NO SCALE

NORTH
1" = 20'
20' 0 20' 40'
SCALE FEET

CIVIL LANDSCAPE AND RESTORATION PLAN

EXCEL
Always a Better Plan
100 Camelot Drive
Fond du Lac, WI 54935
920-926-9800
excelengineer.com

PROJECT INFORMATION

PROPOSED CAR WASH FOR:
CREW CARWASH
N96 W17500 COUNTY LINE RD • GERMANTOWN, WI 53022

PROFESSIONAL SEAL

PRELIMINARY DATES
FEB. 12, 2024
APR. 8, 2024
MAY 3, 2024

NOT FOR CONSTRUCTION

JOB NUMBER
230022600

SHEET NUMBER
C1.4

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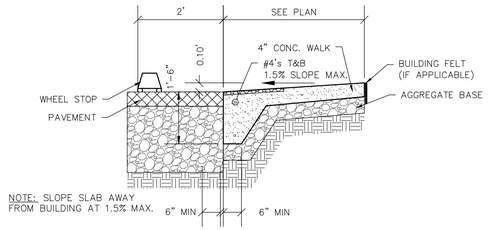
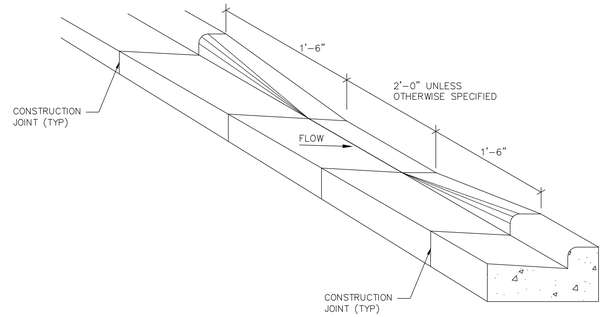
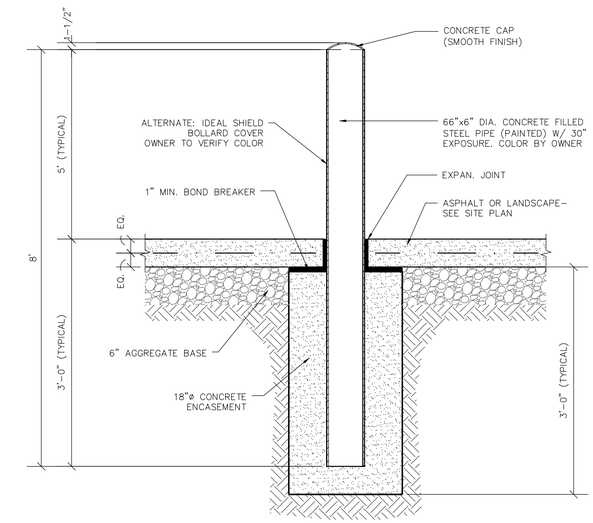
SPECIFICATION NOTE:
SEE SHEET C0.1 FOR PLAN SPECIFICATIONS AND REQUIREMENTS



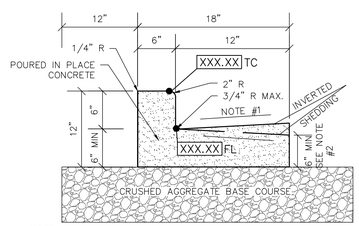
FLUSH WALK DETAIL
NO SCALE



CURB CUT DETAIL
NO SCALE



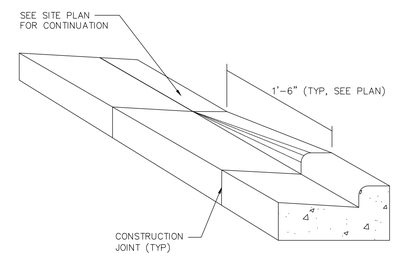
6" PIPE BOLLARD DETAIL
NO SCALE



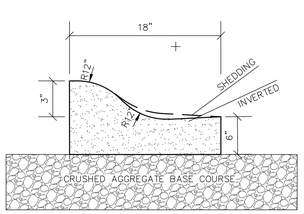
NOTE:

1. USE 4% GUTTER CROSS SLOPE UNLESS OTHERWISE NOTED IN THE PLANS.
2. THE BOTTOM OF CURB AND GUTTER MAY BE CONSTRUCTED EITHER LEVEL OR PARALLEL TO THE SLOPE OF THE SUBGRADE OR BASE AGGREGATE PROVIDED A 6" MIN. GUTTER THICKNESS IS MAINTAINED.
3. SEE SITE PLAN & GRADING PLAN FOR INVERTED & SHEDDING CURB LOCATIONS

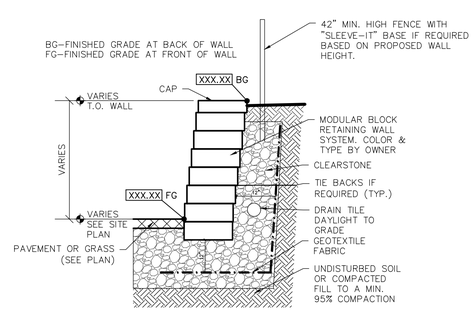
18" CONCRETE CURB & GUTTER DETAIL
NO SCALE



CURB TAPER DETAIL
NO SCALE



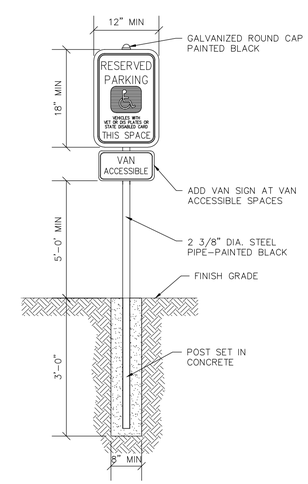
18" ROLLED CURB DETAIL
NO SCALE



NOTE:

THIS DETAIL IS INFORMATIONAL ONLY AND IS NOT FOR CONSTRUCTION PURPOSES. THE WALL MANUFACTURER/SUPPLIER IS RESPONSIBLE FOR FINAL DESIGN AND CONSTRUCTION DETAILS.

RETAINING WALL DETAIL
NO SCALE



HANDICAP SIGNAGE WITH CONCRETE BASE DETAIL
NO SCALE

CIVIL DETAILS

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920-926-9800
excelengineer.com

PROJECT INFORMATION

PROPOSED CAR WASH FOR:
CREW CARWASH
N96 W17500 COUNTY LINE RD • GERMANTOWN, WI 53022

PROFESSIONAL SEAL

PRELIMINARY DATES
FEB. 12, 2024
MAY 3, 2024

NOT FOR CONSTRUCTION

JOB NUMBER
230022600

SHEET NUMBER
C2.0

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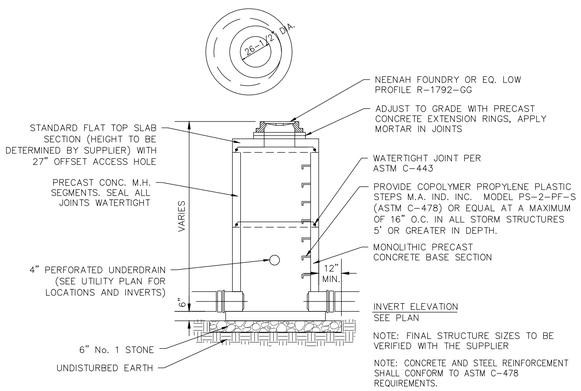
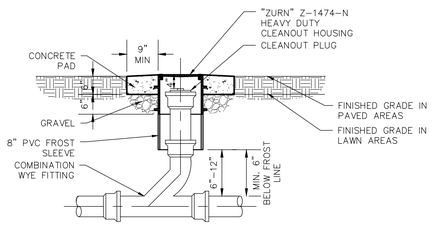
SPECIFICATION NOTE:
SEE SHEET C0.1 FOR PLAN
SPECIFICATIONS AND REQUIREMENTS



STORM CATCH BASIN DETAIL

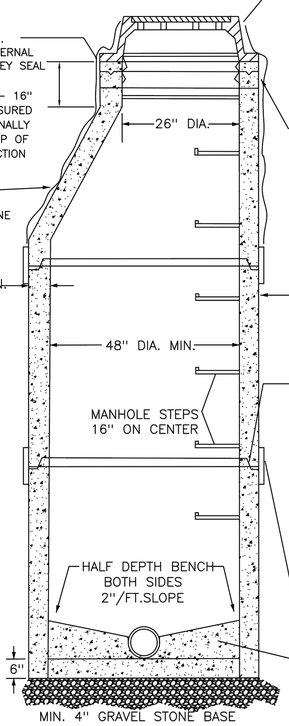
NO SCALE



CLEANOUT TO GRADE DETAIL

NO SCALE

MAXIMUM TOTAL CHIMNEY HEIGHT, EXCLUDING MANHOLE FRAME, SHALL NOT EXCEED 16 INCHES AND BE A MINIMUM OF 2". ALL CHIMNEY'S SHALL BE BUILT ACCORDING TO THE SAN. MH. CHIMNEY ASSEMBLY DETAILS. ASSEMBLY DIFFERS FOR MH. IN PAVEMENT OR TURF.



FRAME AND COVER IN PAVED AREAS:
NEENAH R-1661 W/SELF SEALING COVER & CONCEALED PICKHOLES.
ALL MANHOLES SHALL REQUIRE A 2" PAVING RING, NEENAH R-1979 SERIES REF. # 1661-7158, SET TO 1/4" BELOW FINISH PAVEMENT GRADE.

IN TURF AREAS:
NEENAH R-1661 BOLT DOWN GASKETED SELF-SEALING LID & 2 CONCEALED PICKHOLES. FRAMES SHALL BE BOLTED TO THE CHIMNEY W/1/2" DIA. STAINLESS STEEL ANCHOR BOLTS EXTENDING 4" INTO CHIMNEY

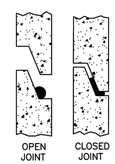
ALL CHIMNEY'S SHALL BE BUILT USING VILLAGE SPECIFICATIONS. RINGS SHALL BE INSTALLED PER MANUFACTURES INSTRUCTIONS.

NOTE:

ALL SANITARY SEWER MANHOLES AND ALL SAMPLING MANHOLES SHALL HAVE A MINIMUM PITCH OF 0.10' THRU THE TROUGH, FROM END TO END, UNLESS OTHERWISE DIRECTED BY THE VILLAGE ENGINEER.

ALL SANITARY SAMPLING MANHOLES SHALL BE BUILT USING A PRECAST CONCRETE CONE SECTION. CONCRETE FLAT TOP SECTIONS SHALL NOT BE ALLOWED UNLESS APPROVED BY THE VILLAGE ENGINEER

PRECAST CONCRETE MANHOLE BARREL SECTIONS SHALL BE JOINED WITH AN BUTYL RUBBER SEALANT OR APPROVED EQUAL.



TYPICAL BUTYL SEALANT INSTALLATION

EXTERNAL JOINT SEAL SHALL BE MACWRAP EXTERNAL JOINT SEALERS (TYP.)

THE ANNULAR SPACE BETWEEN THE SPRING LINE OF THE PIPE AND MANHOLE WALL SHALL BE FILLED WITH CONCRETE.

SPRAY EPOXY COATINGS

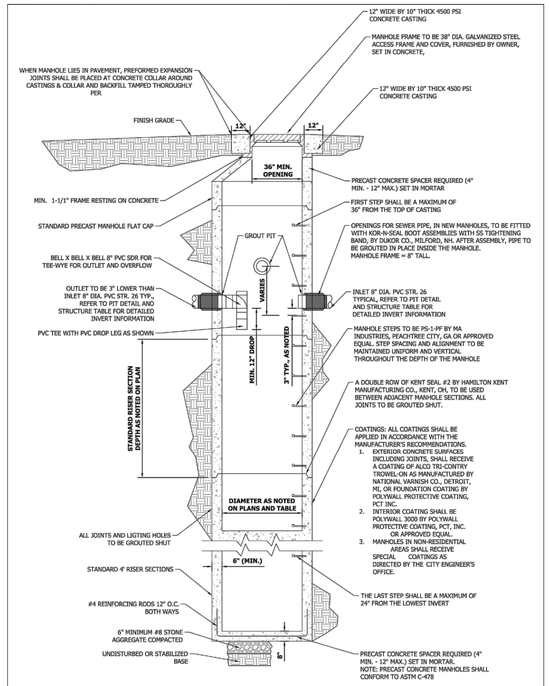
MH EXTERIOR: 2 COATS (BLACK) OF AMERON INTERNATIONAL, AMERCOAT 78 HB AT 8–10 MILS EA.
MH INTERIOR: 2 COATS (WHITE) OF PERMITE PCS–9043 TYPE II PERMOX PIPE GLAZE AT 20 MILS EA.
COATINGS SHALL BE APPLIED BY SUPPLIERS AT THE PLANT.

REVISED DATE: 10/11/2019 FJR

ENGINEERING DEPARTMENT
Village of Germantown ...Willkommen

STANDARD SANITARY MANHOLE & SAMPLING MANHOLE DETAIL

NOT TO SCALE



WATER RECLAIM SYSTEM GRIT PIT MANHOLE

NOT TO SCALE

CIVIL DETAILS

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PROFESSIONAL SEAL

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JOB NUMBER
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SHEET NUMBER
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SPECIFICATION NOTE:
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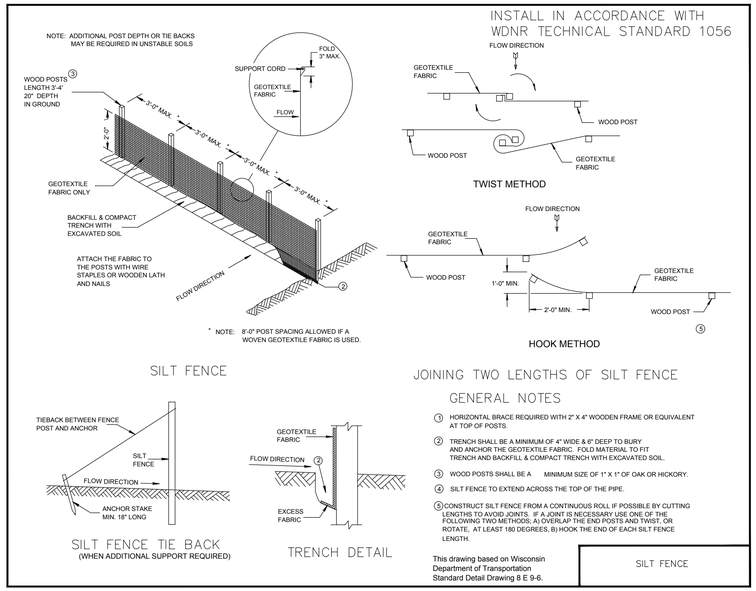
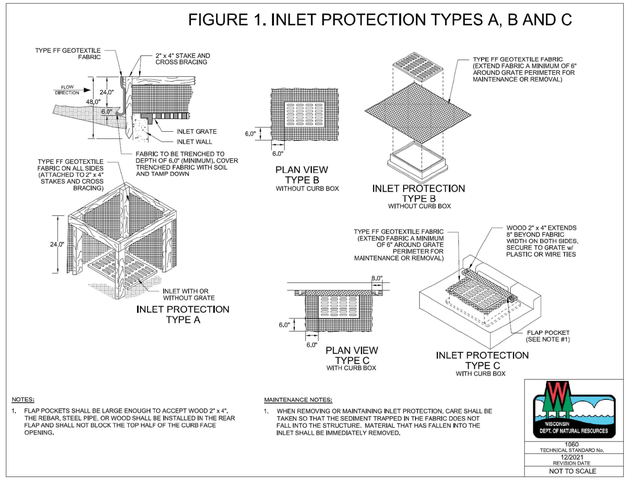
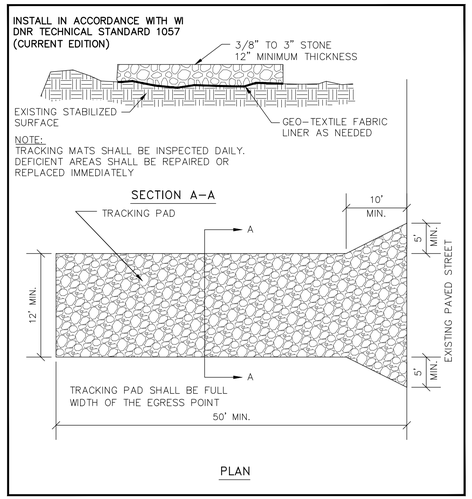


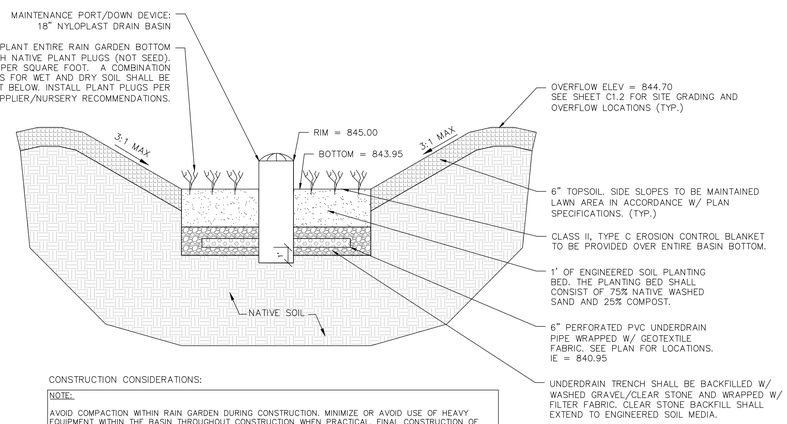
SILT FENCE – INSTALLATION DETAIL
NO SCALE



INLET PROTECTION DETAIL
NO SCALE



TRACKPAD DETAILS
NO SCALE



CONSTRUCTION CONSIDERATIONS:

NOTE:

AVOID COMPACTION WITHIN RAIN GARDEN DURING CONSTRUCTION. MINIMIZE OR AVOID USE OF HEAVY EQUIPMENT WITHIN THE BASIN THROUGHOUT CONSTRUCTION WHEN PRACTICAL. FINAL CONSTRUCTION OF THE RAIN GARDEN SHALL TAKE PLACE ONCE CONTRIBUTING DRAINAGE AREA IS STABILIZED TO AVOID SILTATION. REMOVE ANY SEDIMENT DEPOSITS FOLLOWING CONSTRUCTION AS NEEDED. IT IS RECOMMENDED THAT THE BOTTOM OF THE BASIN BE SCARIFIED AND RAKED TO PROMOTE PROPER INFILTRATION.

ENGINEERED SOIL:

THE NATIVE SAND SHALL BE WASHED USDA SAND, 0.02 TO 0.04 INCHES IN DIAMETER. THE COMPOST COMPONENT SHALL MEET THE REQUIREMENTS OF WISCONSIN DEPARTMENT OF NATURAL RESOURCES SPECIFICATION S100. ENGINEERED SOIL MIX SHALL HAVE A PH BETWEEN 5.5 AND 8.0.

VEGETATION ESTABLISHMENT:

NATIVE PLANTINGS SHALL BE ESTABLISHED AT THE BOTTOM OF THE RAIN GARDEN BASIN. VEGETATION SHALL BE ESTABLISHED WITH NATIVE PLANT PLUGS. CLASS II TYPE C EROSION CONTROL BLANKET IS REQUIRED AT THE BOTTOM OF THE BASIN TO PREVENT WASHOUTS AND ENSURE PROPER ESTABLISHMENT. FOR NATIVE PLANT PLUGS, INSTALL EROSION CONTROL BLANKET PRIOR TO PLANTING AND CUT THROUGH TO INSTALL PLANT PLUGS AS NEEDED. FOLLOW WDNR TECH STANDARD 1009 FOR ADDITIONAL CONSTRUCTION RECOMMENDATIONS. LANDSCAPE CONTRACTOR SHALL COORDINATE FINAL PLANTINGS/ESTABLISHMENT METHODS WITH SUPPLIER. REGULAR WATERING SHALL OCCUR TO PROMOTE PROPER ESTABLISHMENT OF THE NATIVE VEGETATION.

RECOMMENDED PLANT LIST:

A COMBINATION OF PLANTS SUITED FOR WET AND DRY SOIL IS RECOMMENDED TO ENSURE PROPER ESTABLISHMENT. THE LIST BELOW IS PROVIDED AS A REFERENCE FOR POTENTIAL SPECIES TO INCLUDE. FINAL SELECTIONS BY LANDSCAPER/SUPPLIER.

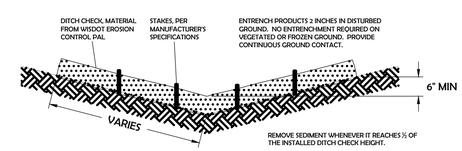
DRY SOIL: BUTTERFLY FLOWER, PURPLE PRAIRIE CLOVER, BEE BALM, LITTLE BLUESTEM SPIDERWORT, WHITE FALSE INDIGO, VIRGINIA WATERLEAF, SWEET BLACK-EYED SUSAN, BIG BLUSTEM, CUP PLANT, COMMON IRONWEED.

WET SOIL: GIANT HISSOP, CANADA ANEMONE, MARSH MILKWEED, NEW ENGLAND ASTER, TURTLEHEAD, JOE-PYE WEED, BONESET, BLUEFLAG IRIS, GREAT BLUE LOBELIA, SWITCHGRASS OBEDIENT PLANT, MOUNTAIN MINT, TALL MEADOW RUE, CULVER'S ROOT, GOLDEN ALEXANDER.

RAIN GARDEN DETAIL
NO SCALE

DITCH CHECK DETAIL

LOG-TYPE DITCH CHECK



CONSTRUCTION SEQUENCE

PHASE	TYPE OF ACTION
1. PRE-CONSTRUCTION ACTION	1. CONTRACTOR TO CALL DIGGERS HOTLINE AT A MINIMUM OF 3 DAYS PRIOR TO CONSTRUCTION.
	2. CONTRACTOR TO FIELD VERIFY LOCATION AND DEPTH OF ALL UTILITIES WITHIN THE PROJECT AREA PRIOR TO CONSTRUCTION. NOTIFY ENGINEER OF DISCREPANCIES.
	3. PLACE ALL SILT FENCE AND INLET PROTECTION.
	4. CONSTRUCT TRACKING STONE ENTRANCES AND ANY TEMPORARY CONSTRUCTION ROADWAYS AS NEEDED.
	5. CONSTRUCT PERMANENT STORMWATER CONVEYANCE SYSTEMS.
	6. CONSTRUCT ANY TEMPORARY STORMWATER CONVEYANCE SYSTEMS AS NEEDED.
	7. STABILIZE ALL TEMPORARY AND PERMANENT EROSION CONTROL AND STORMWATER CONVEYANCE SYSTEMS BEFORE TOPSOIL CAN BE STRIPPED.
2. CONSTRUCTION ACTION	1. SITE DEMOLITION AS REQUIRED.
	2. STRIP AND RELOCATE TOPSOIL TO THE DESIGNATED TOPSOIL STOCKPILE. FINAL LOCATION BY CONTRACTOR/OWNER. PROVIDE PERIMETER SILT FENCE UNTIL STABILIZED.
	3. BEGIN MASS EARTH WORK FOR THE BUILDING PAD AND PAVEMENT AREAS.
	4. CONSTRUCT ANY REMAINING STORMWATER CONVEYANCE SYSTEMS, AND INSTALL ALL OTHER UTILITIES ON SITE.
	5. DIG AND POUR ALL BUILDING FOOTINGS.
	6. PLACE GRAVEL FOR ALL PROPOSED PAVEMENT AREAS.
	7. TOPSOIL, SEED, AND MULCH ALL DISTURBED AREAS OUTSIDE THE BUILDING AND PROPOSED PAVEMENT AREAS.
	8. CONSTRUCT BUILDING.
	9. PAVE DRIVEWAYS AND PARKING AREAS.
	10. TOPSOIL, SEED, AND MULCH ALL OTHER DISTURBED AREAS. PLACE EROSION MATTING AND RIP RAP AS NEEDED.
	11. ONCE SITE IS STABILIZED, FINALIZE CONSTRUCTION OF RAIN GARDEN.
3. POST CONSTRUCTION ACTION	1. CONTRACTOR TO REMOVE TEMPORARY EROSION CONTROL MEASURES UPON SITE STABILIZATION.
	2. SEE THE POST CONSTRUCTION MAINTENANCE PLAN FOR PERMANENT STORMWATER MANAGEMENT SYSTEMS.

CONTRACTOR TO FOLLOW THE EROSION CONTROL SPECIFICATIONS FOR CONSTRUCTION EROSION CONTROL INSPECTION AND MAINTENANCE.

CIVIL DETAILS

EXCEL
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100 Camelot Drive
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920-926-9800
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PROJECT INFORMATION

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PROFESSIONAL SEAL

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FEB. 12, 2024
MAY 3, 2024

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JOB NUMBER
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SHEET NUMBER
C2.2

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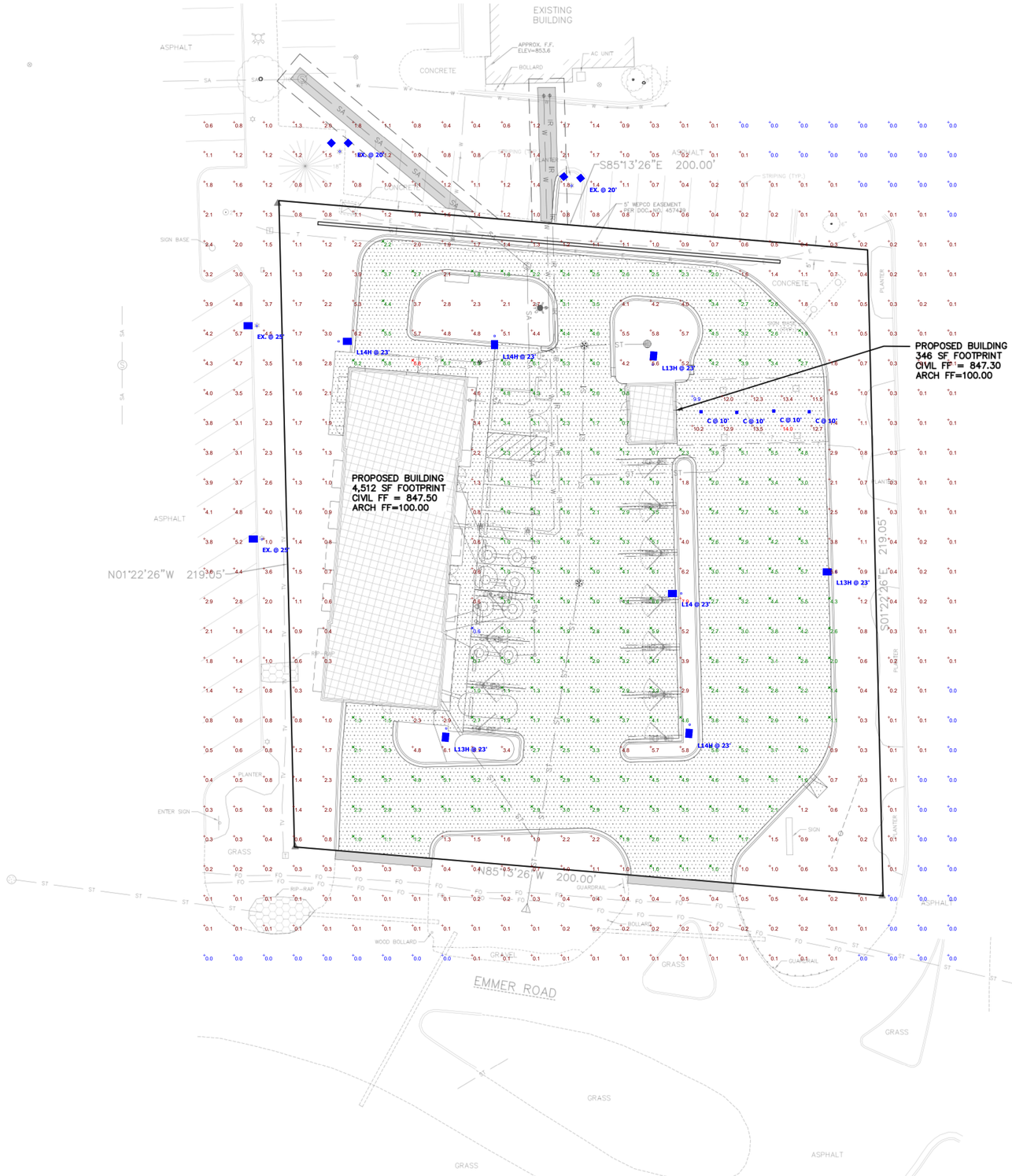
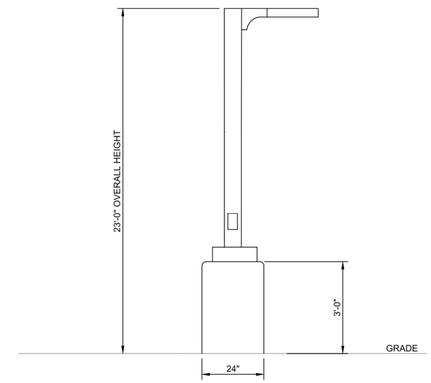




LIGHT POLE DETAIL

NO SCALE

OSQ Series

OSQ™ LED Area/Flood Luminaire featuring Patented NanoComfort™ Technology – Version C

Rev. Date: V7 11/01/2023

Product Description

The OSQ™ Area/Flood luminaire blends extreme optical control, advanced thermal management and modern, clean aesthetics. Built to last, the housing is rugged cast aluminum with an integral, weatherlight LED driver compartment. Versatile mounting configurations offer simple installation. Its slim, low-profile design minimizes wind load requirements and blends seamlessly into the site providing even, quality illumination. Medium is suitable upgrade for HID applications up to 400 Watts. Large is suitable upgrade for HID applications up to 1000 Watts. Extra Large is suitable upgrade for HID applications up to multiple 1000 Watts.

Applications: Parking lots, walkways, campuses, car dealerships, office complexes, pickleball courts, high-mast and internal roadways

Performance Summary

Utilizes Patented NanoComfort™ Technology

Utilizes Cree TrueWhite® Technology on 5000K Luminaires

Assembled in the USA by Cree Lighting from US and imported parts

Initial Delivered Lumens: 4,000 - 85,000

Efficacy: Up to 171 LPW

CRI: Minimum 70 CRI (3000K, 4000K & 5700K), 90 CRI (5000K)

CCT: 3000K, 4000K, 5000K, 5700K

Limited Warranty[1]: 10 years for luminaire, 10 years for ColorFast DeltaGuard® finish; 5 years for BML sensor; up to 5 years for Synapse® accessories; 1 year for luminaire accessories

[1] See https://creelighting.com/resources/warranty/luminaire-warranty for warranty terms. For Synapse accessories, consult Synapse spec sheets for details on warranty terms.

Ordering Information

Fully assembled luminaire is composed of two components that must be ordered separately:
Example: **Mount:** OSQ-WL-C-AA-BK + **Luminaire:** OSQM-C-4L-30K7-2M-UL-MW-BK

Mount (Luminaire must be ordered separately)*

OSQ-

Wedge/Large Mounts	Extra Large Mounts	Color Options:
OSQ-WL-C-AA Adjustable Arm **OSQ-WL-C-DA** Direct Arm **OSQ-WL-C-TM** Trunnion Mount	**OSQ-X-C-AA** Adjustable Arm **OSQ-X-C-DA** Direct Arm	**SV** Silver **BZ** Bronze **BK** Black **WH** White

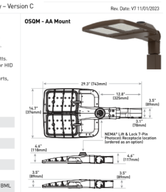
*Mounts include mounting pole gasket, EPM, and pole configuration suitability data beginning on page 12.

Luminaire (Mount must be ordered separately)

OSQ-

Family	Size	Series	Lumen Package[1]	CCT / CRI	Optic	Voltage	Mount	Color Options	Controls*	Options
OSQ	M Medium L Large X Extra Large	C	**Medium Lumens:** **2L** 2,000 Lumens **4L** 4,000 Lumens **6L** 6,000 Lumens **8L** 8,000 Lumens **10L** 10,000 Lumens **15L** 15,000 Lumens **Large Lumens:** **20L** 20,000 Lumens **25L** 25,000 Lumens **30L** 30,000 Lumens **40L** 40,000 Lumens **50L** 50,000 Lumens **Extra Large Lumens:** **60L** 60,000 Lumens **70L** 70,000 Lumens **80L** 80,000 Lumens **85L** 85,000 Lumens	**30K3** 3000K, 70 CRI **40K3** 4000K, 70 CRI **50K3** 5000K, 70 CRI **57K3** 5700K, 70 CRI **30K9** 3000K, 90 CRI **40K9** 4000K, 90 CRI **50K9** 5000K, 90 CRI **57K9** 5700K, 90 CRI	**DF** Type III Medium Lambertian Diffused Glass **DL** Type III Medium Lambertian	**Asymmetric:** **4M*** Type V Medium Forward Throw Installed **4MD*** Type V Medium Forward Throw Installed Shield - Available with all lumen packages except 85L **4F** Type V Forward Throw Installed **4FD*** Type V Forward Throw Installed Shield - Available with all lumen packages except 85L **4W** Type V Wide **4WD*** Type V Wide Installed Shield - Available with all lumen packages except 85L **Symmetric:** **5M** Type V Mid Narrow **5N** Type V Narrow	**UL** 120-277V, 50/60 Hz **HV** 347-480V, 50/60 Hz **XH** 277-480V, 50/60 Hz **XD** 347-480V, 50/60 Hz **MW** 120-277V, 50/60 Hz **HX** 347-480V, 50/60 Hz - Not available with 85L, 70L and 85L lumen packages	**M** Medium Pole Mount **X** Extra Large Pole Mount - Mounts sold separately	**BK** Black **BZ** Bronze **SV** Silver **WH** White	**BML** **Bluetooth® Technology Enabled Multi-Level Sensor** - Utilizes a smartphone-enabled app for easy, wireless zone details - 20-40' sensor zone installed on luminaire, depending on mounting - Wireless Bluetooth® Technology - Not available with 0-10 V options or Synapse® Technology **0V10/0V10Z/0V10ZL/0V10ZD Field Adjustable Output** - Allows for 0V, 0V-10V, 0V-10Z, 0V-10ZL or 0V-10ZD - Offers full range adjustability - Requires 120-277V for power and lumen values - Not available with BML or 2-Level Sensor options; 5-7-PIN accessory **0V/10V/0V10Z/0V10ZL/0V10ZD Field Adjustable Output** - Must specify 0V, 0V-10V, 0V-10Z, 0V-10ZL, 0V-10ZD - Not available with BML or 2-Level Sensor options; 5-7-PIN accessory **0V/10V/0V10Z/0V10ZL/0V10ZD Field Adjustable Output** - Must specify 0V, 0V-10V, 0V-10Z, 0V-10ZL, 0V-10ZD - Not available with BML or 2-Level Sensor options - 0V option not available with the following lumen package/voltage combinations: 85L/UL, 85L/HV, 85L/XH, 70L/UL, 85L/UL, 85L/MW, 85L/HX, 85L/XD - 0Z option not available 70L/UL, 85L/UL, 85L/MW - Lumen output is permanently locked to the setting selected at time of order; 0Z is for power and lumen values	**20KV 20kV/10kA Surge Suppression** - Adds an internal 10kV/5kA surge protection device - Compatible with 120V, 277V or 347V (phase to neutral) - Consult factory if losing or required for 208V, 240V or 480V **F Fusing Installed** - When sub-fusing, see inline delay fuse **UVLL Label and NEMA® L/L & Lock 7-Pin Photocell Receptacle Location** - Exterior units label on 240/277V; 0-10V - 7-pin receptacle per ANSI C136.41 **H Extra Long Life Hardware** - Intended for downlight applications with maximum 30° tilt - Factory connected 5-10A slim leads - Requires photocell or shorting cap by others **R NEMA® L/R & Lock 7-Pin Photocell Receptacle Location and Shorting Cap** - Intended for downlight applications with maximum 30° tilt - Factory connected 5-10A slim leads - Requires photocell or shorting cap by others - Refer to page 2 for compatible Synapse control offerings **RL NEMA® L/R Rotated** - L/R and qtrs are rotated to the left - Refer to 0B/RL configuration diagram on page 27 for qtrs directionality - Not for use with symmetric optics **RR Rotate Right** - L/R and qtrs are rotated to the right - Refer to 0B/RL configuration diagram on page 27 for qtrs directionality - Not for use with symmetric optics

[1] Lumen Package codes identify approximate light output only. Actual lumen output levels vary by CCT and optic selection. Refer to Initial Delivered Lumen tables for specific lumen values.
* Not available with Bluetooth® Technology Enabled Multi-Level Sensor.
** Factory installed backlight shields are integral to luminaire optics and may not be removed in the field. For field-install backlight control, please refer to the External Backlight Shields in the accessory tables on page 2.



Luminaire	Weight
OSQM	19.2 lbs. (8.8kg)

Note: For OSQL, OSQX and additional mounts, refer to drawings on page 27.

CREE LIGHTING

US: creelighting.com T (800) 236-4800
Canada: creelighting.canada.com T (800) 473-1234

CPY500™ Series

CPY500™ LED Canopy Luminaire - Direct Mount

Rev. Date: V10 09/25/2023

Product Description

The CPY500™ Series LED luminaire features a large 11" X 11" glass optic that delivers the best in visual comfort and performance. Diffused optics minimize glare and increase visual comfort while delivering top-of-category 175 LPW efficiency and high-performance light distribution. Its sleek and low-profile form blends into the canopy while still being easily serviceable from below. Above the canopy, its uniquely angled extruded aluminum driver housing allows the CPY500™ Series to easily install around existing structures, making it ideal for both retrofit or new construction applications. Optional bezels provide enhanced aesthetics and optical control to minimize uplight yet attract the eye of drivers.

Applications: Petroleum canopies, CNG fueling stations

Performance Summary

Assembled in the USA by Cree Lighting from US and imported parts

Initial Delivered Lumens: Up to 20,900

Efficacy: Up to 175 LPW

CRI: Minimum 70 CRI (40K, 50K, 57K); 80 CRI (30K); 90 CRI (40K, 50K)

CCT: 3000K, 4000K, 5000K, 5700K

Limited Warranty[1]: 10 years on luminaire/10 years on ColorFast DeltaGuard® finish/up to 5 years for Synapse® accessories/1 year on field-installed accessories

IP65 overall, IP66 optics/IP66 driver housing

Class I, Division 2 Hazardous Location for select models

[1] See https://creelighting.com/resources/warranty for warranty terms

Accessories

Field-Installed Accessories

10" Square Spectra Bezel
CPY-EC-SQ-10" (Top-down with 70R or SP-controls)
14" Square Cut-Off Bezel
CPY-EC-SQ-14" (Top-down with 70R or SP-controls)
24" Square Beauty Flush
(doesn not include backer plate)
CPY-SQ-FL-24
- May be used with bezel accessories
- Not for use with DRL or 2" options
24" Square Beauty Flush Backer Plate
CPY-BP-FL-BK(for use with 10" canopies)
CPY-BP-FL-WH(for use with 14" canopies)
- Field-customizable to upgrade most existing recessed mounted luminaires
- May be used with bezel accessories
- Not for use with DRL or 2" options
Wet Location Junction Box w/Mounting Bracket for Driver Extrusion
CPY-JBOX-KIT
- Suitable for use with standard and hazardous locations
- 4.5" (114mm) H x 8" (203mm) W x 12.5" (318mm) D die-cast aluminum w/ gray powdercoat
- 1/2" (13mm) hub in each end and in back
Synapse® SmartEnlight TRS Interface
CMPA-STRF
- 120v-277v
- Refer to Cooper Synapse components to compatible system
- Refer to Spec Sheet pages sheet for details
Adapter Plate for Single Stick
(does not include beauty plate)
CPY-SBP-SQ-BK (for use with 10" canopies)
CPY-SBP-SQ-WH (for use with 14" canopies)
- Field-customizable to upgrade most existing recessed mounted luminaires
- May be used with bezel accessories
- May be used with bezel accessories
Adapter Plate for Double Stick Canopies
CPY-DBP-SQ
- Allows for full luminaire installation from below the canopy

*Must specify color: BK (Black), BZ (Bronze), SV (Silver) or WH (White)

Ordering Information

Example: CPY-1L-15W-5-CPY-DF-UL-2M4-WH-10V

CPY

Product	Lumen Package*	CCT/CRI	Optic	Voltage	Mounting**	Color Options	Controls (specify one)	Options
CPY	**2L** 2,000 Lumens **4L** 4,000 Lumens **6L** 6,000 Lumens **8L** 8,000 Lumens **11L** 11,000 Lumens **15L** 15,000 Lumens **20L** 20,900 Lumens	**30K3** 3000K, 70 CRI **40K3** 4000K, 70 CRI **50K3** 5000K, 70 CRI **57K3** 5700K, 70 CRI **30K9** 3000K, 90 CRI **40K9** 4000K, 90 CRI **50K9** 5000K, 90 CRI **57K9** 5700K, 90 CRI	**DF** Type III Lambertian Diffused Glass Lamtherlite	**UL** 120-277V, 50/60 Hz **HV** 347-480V, 50/60 Hz	**2M** Direct	**BK** Black **BZ** Bronze **SV** Silver **WH** White	**1SV** Sensor - Up to 30 dimming to 10% - Not available with other controls - Not available with 2T option **1PC** Photocell - Not available with other controls - Requires 2T option **1BLE Bluetooth® Technology Enabled Multi-Level Sensor** - Utilizes a smartphone-enabled app for easy, wireless zone details - 20-40' sensor zone installed on luminaire, depending on mounting - Wireless Bluetooth® Technology - Not available with 0-10 V options or Synapse® Technology **0V10/0V10Z/0V10ZL/0V10ZD Field Adjustable Output** - Allows for 0V, 0V-10V, 0V-10Z, 0V-10ZL or 0V-10ZD - Offers full range adjustability - Requires 120-277V for power and lumen values - Not available with BML or 2-Level Sensor options; 5-7-PIN accessory **0V/10V/0V10Z/0V10ZL/0V10ZD Field Adjustable Output** - Must specify 0V, 0V-10V, 0V-10Z, 0V-10ZL, 0V-10ZD - Not available with BML or 1Z options **0V Field Adjustable Output w/10V Dimming** - Offers full range adjustability - Refer to page 2 for power and lumen values - Requires 120-277V for power - Not available with 10V option or SP option - Not available with 2-Level Sensor - Not available with other controls - Not available with 2T option	**20KV 20kV/10kA Surge Suppression Protection** - Adds an internal 10kV/5kA surge protection device - Compatible with 120V, 277V or 347V (phase to neutral) - Consult factory if losing or required for 208V, 240V or 480V **F Fusing Installed** - When sub-fusing, see inline delay fuse **UVLL Label and NEMA® L/L & Lock 7-Pin Photocell Receptacle Location** - Exterior units label on 240/277V; 0-10V - 7-pin receptacle per ANSI C136.41 **H Extra Long Life Hardware** - Intended for downlight applications with maximum 30° tilt - Factory connected 5-10A slim leads - Requires photocell or shorting cap by others **R NEMA® L/R & Lock 7-Pin Photocell Receptacle Location and Shorting Cap** - Intended for downlight applications with maximum 30° tilt - Factory connected 5-10A slim leads - Requires photocell or shorting cap by others - Refer to page 2 for compatible Synapse control offerings **RL NEMA® L/R Rotated** - L/R and qtrs are rotated to the left - Refer to 0B/RL configuration diagram on page 27 for qtrs directionality - Not for use with symmetric optics **RR Rotate Right** - L/R and qtrs are rotated to the right - Refer to 0B/RL configuration diagram on page 27 for qtrs directionality - Not for use with symmetric optics

[1] Lumen Package codes identify approximate light output only. Actual lumen output levels vary depending on CCT. Refer to Delivered Lumens tables for specific lumen values.
** Pictured mounts, recessed canopy, cut mount, flush & cord and pendant mounts are also available. Refer to https://www.creelighting.com/products/outdoor/canopy and soffit/for-spec sheets for these additional mounts.

Lumen Package	Dim "A"	Dim "B"	Weight
2L,4L,6L	11.1" (282mm)	15.2" (385mm)	10.6 lbs. (4.7kg)
11L	11.1" (282mm)	15.2" (385mm)	10.8 lbs. (4.9kg)
20L	13.2" (335mm)	17.0" (431mm)	12.0 lbs. (5.4kg)

Refer to page 4 for total drawings of the CPY-U PRL control, 2T option and beam accessories.

CREE LIGHTING

US: creelighting.com T (800) 236-4800
Canada: creelighting.canada.com T (800) 473-1234

Schedule

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Wattage
	C	4	Cree Lighting	CPS-4L-57K7-DF-UL-xx-xx-xxx	CP5 Canopy Luminaire, 8L Lumen Package, 5700K, 70 CRI, Diffuse Lambertian Distribution	1	8091	50.6
	L14	1	Cree Lighting	OSQL-C-22L-57K7-4M-Ux-xx-xx-xx-xx CONFIGURED FROM OSQL-C-xxL-30K7-4M-UL-xx-xx-xx	CONFIGURED FROM OSQL-C Luminaire, 3000K, 70 CRI, Type IV Mid	1	20900	131
	L13H	3	Cree Lighting	OSQL-C-22L-57K7-3B-Ux-xx-xx-xx-xx CONFIGURED FROM OSQL-C-40L-30K7-3B-UL-xx-xx-xx	CONFIGURED FROM OSQL-C Luminaire, 40L Lumen Package, 3000K, 70CRI, Type III Mid Optic w/Internal BLS	1	14375	131
	L14H	3	Cree Lighting	OSQL-C-22L-57K7-4B-Ux-xx-xx-xx-xx CONFIGURED FROM OSQL-C-xxL-40K7-4B-UL-xx-xx-xx	CONFIGURED FROM OSQL-C Luminaire, 3000K, 70 CRI, Type IV Mid w-Internal BLS	1	13175	131

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
POS CANOPY	+	12.2 fc	14.0 fc	9.9 fc	1.4:1	1.2:1
Calc Zone #1	+	1.8 fc	7.9 fc	0.0 fc	N/A	N/A
PARKING LOT	X	3.0 fc	6.8 fc	0.6 fc	11.3:1	5.0:1

NORTH

1"= 20' SCALE 20' 0 20' 40' FEET

CIVIL SITE PHOTOMETRIC PLAN & DETAILS

EXCEL
Always a Better Plan
100 Camelot Drive
Fond du Lac, WI 54935
920-926-9800
excelengineer.com

PROJECT INFORMATION

PROPOSED CAR WASH FOR:
CREW CARWASH
N96 W17500 COUNTY LINE RD • GERMANTOWN, WI 53022

PROFESSIONAL SEAL

PRELIMINARY DATES
FEB. 12, 2024
MAY 3, 2024

NOT FOR CONSTRUCTION

JOB NUMBER
230022600

SHEET NUMBER
C3.1

2021 © EXCEL ENGINEERING, INC.

SIGN REVIEW APPLICATION

06/10/24 Plan Commission Meeting

Innovative Signs / TDC Willow Creek / Diamond Vogel

Village Staff Report **Germantown, Wisconsin**

Summary

Innovative Signs, agent for TDC Willow Creek, LLC, property owner, is requesting approval for a wall sign for the industrial building tenant space located at N102 W19200 Willow Creek Way in the Willow Creek Business Park. The wall sign is for tenant/business Diamond Vogel.

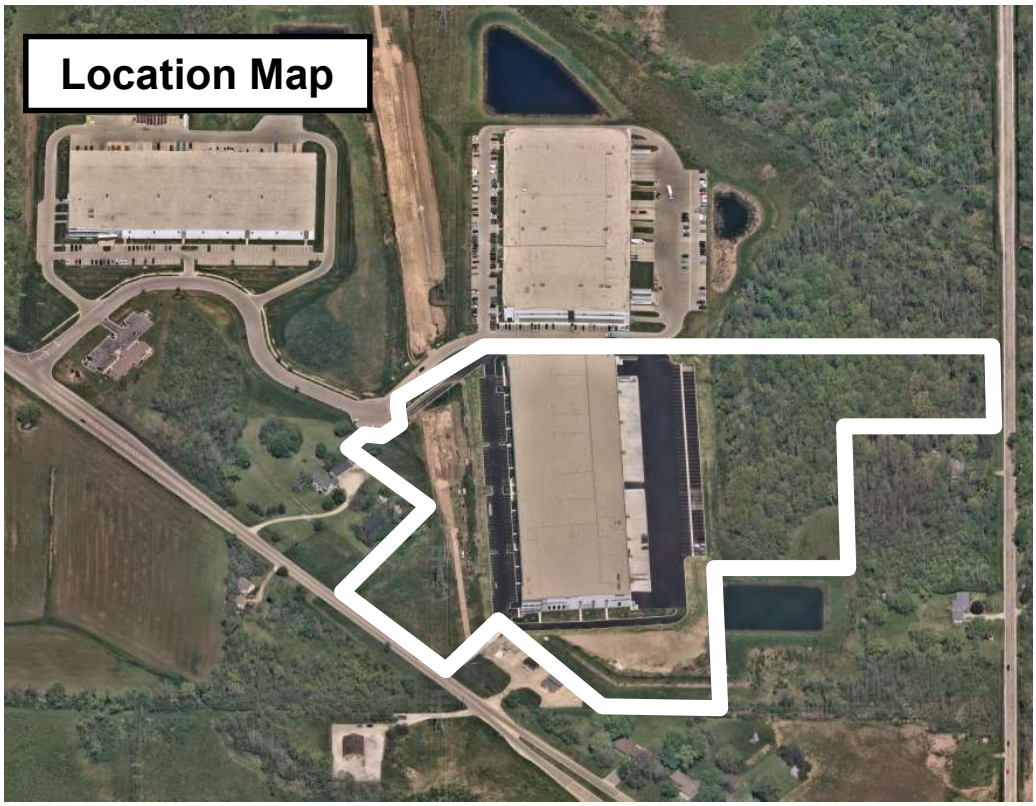
Location: N102 W19200 Willow Creek Way

Agent/
Property Owners:

Innovative Signs	TDC Willow Creek, LLC
21700 Doral Road	3885 N Brookfield Road, Suite 200
Waukesha, WI	Brookfield, WI

Zoning: M-1: Limited Industrial

Adjacent Land Uses		**Zoning**
North	Industrial	M-1
South	Institutional/Residential	I/RS-3
East	Residential	RS-3
West	Industrial/Residential	B-5/RS-2



Background/Proposal
Innovative Signs, agent for TDC Willow Creek, LLC, property owner, is requesting approval for a wall sign for the industrial building tenant space located at N102 W19200 Willow Creek Way in the Willow Creek Business Park. The wall sign is for tenant Diamond Vogel.

Wall Sign

- 3'7" x 22'9" (81.5 square feet), single-sided aluminum and acrylic mounted above building entry. The proposed sign will be illuminated.

Staff Comments
All requirements of the Village Sign Code have been met.

VILLAGE STAFF RECOMMENDATION

APPROVE the proposed wall sign for Diamond Vogel located at N102 W19200 Willow Creek Way, subject to the following conditions:

1. Applicant/owner shall obtain an electrical permit from building inspection services for the sign installation.
2. Prior to permit issuance and sign installation, applicant/owner shall obtain written approval from the Willow Creek Business Park Review Board for the sign, as specified in the Declaration of Protective Covenants Section 5.11 applicable to the subject property (Recorded Document No. 1439286).

Village of Germantown ...Willkommen

Fee must accompany application

$275 Sign Review Fee

$ 75 Sign Face Replacement

Paid _____ Date 5/10/24

SIGN REVIEW APPLICATION

Pursuant to Section 17.46 of the Municipal Code

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

1 APPLICANT OR AGENT

Innovative Signs, Inc.
21700 Doral Road - Waukesha, WI 53186

Phone ( ) 262-432-1330
Fax ( )
E-Mail Shaun@Innovative-Signs.com

PROPERTY OWNER

TDC Willow Creek LLC
3885 N Brookfield Rd - St.200
Brookfield, WI 53045

Phone ( ) 262-790-0500

2 PROPERTY ADDRESS OR GENERAL LOCATION

N102W19200 Willow Creek Way , Germantown, WI 53022

3 SIGN INFORMATION

Sign Dimensions 43 height x 273 width
Single/Multi Tenant (circle one)
Number of Sides 1
Building Frontage SF _____
Total Square Footage of Sign (include all sides) 81.5
Total height of the Sign 43in
Is the Sign to be illuminated ✓ yes _____ no
Type of Sign Construction Materials Aluminum and Acrylic
Distance to Closest Property Line 162ft

Are there any existing signs on the property No
If yes, what is the total Square Footage of existing signs N/A

What are the intentions for the existing signs: Take down _____ Remain _____

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

Shaun Relken — 04/25/2024
Applicant — Date

Owner — 05/01/24
Date

Diamond Vogel® PAINT & COATINGS

Diamond Vogel Willow Creek Pkwy | Germantown, WI 53022

3 YEAR WORKMANSHIP WARRANTY

5 YEAR MFG. POWER SUPPLY WARRANTY

10 YEAR MFG. LED LIGHTING WARRANTY

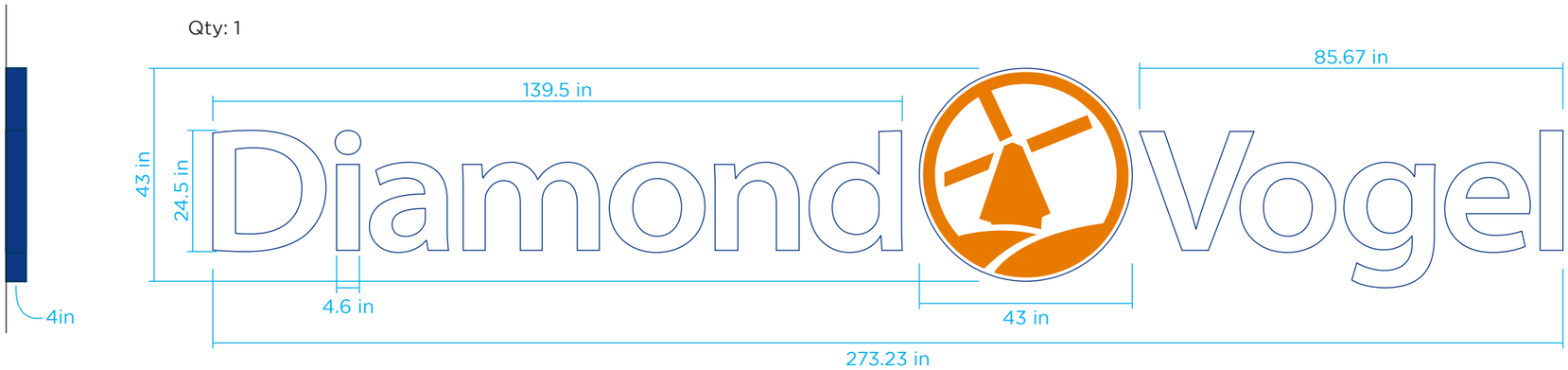
MADE IN WISCO

INNOVATIVE SIGNS

21700 DORAL ROAD
WAUKESHA WI 53186
262.432.1330
www.innovative-signs.com

Front Elevation

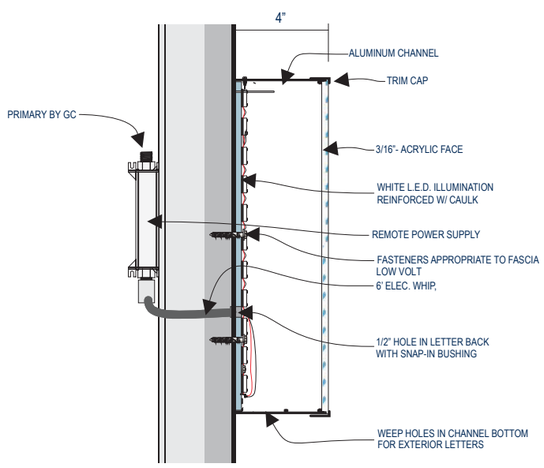
Profile View



Profile View

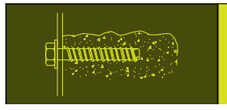
BUILD

FLUSH MOUNTED CHANNEL LETTERS



3D RENDERING

HARDWARE



3/8" RED HEAD L.D.T. (LARGE DIAMETER TAPCON)	FOR USE WITH CONRETE BLOCK, BRICK OR CONCRETE. EMBED A MIN. OF 2 1/2".

WALL MATERIAL

- ☐ Sheet Rock/Drywall
- ☐ Aluminum Composite
- ■ Cast Concrete
- ☐ Brick
- ☐ Needs Backing
- ■ Has Backing
- ☐ Needs Access
- ☐ Has Access

www.innovative-Signs.com

Customer

BRIOHN
Diamond Vogel

Date	Project Manager
04/23/2024	Shaun R.
Order #	**Designer**
EST - 12935	Brian H.
Trim Cap	**Surveyor**
¾" PMS-2955c	Brad S.
Return	**Acrylic Faces**
To best match PMS-2955c	7328 White
Return Depth	**Mounting**
Standard 4"	☐ Raceway ■ Flush Mounted

Location & Electrical Specifications

Electrical Location:
Out of the bottom of each letter

20 AMP to 120 or 277 VAC
(6ft whips unless specified)

Materials & Specifics

Channel Letters - Face Lit

- White 7100K LED's, service switch and UL label
- 3M Translucent Cut Vinyl 3630-84 Tangerine

Colors

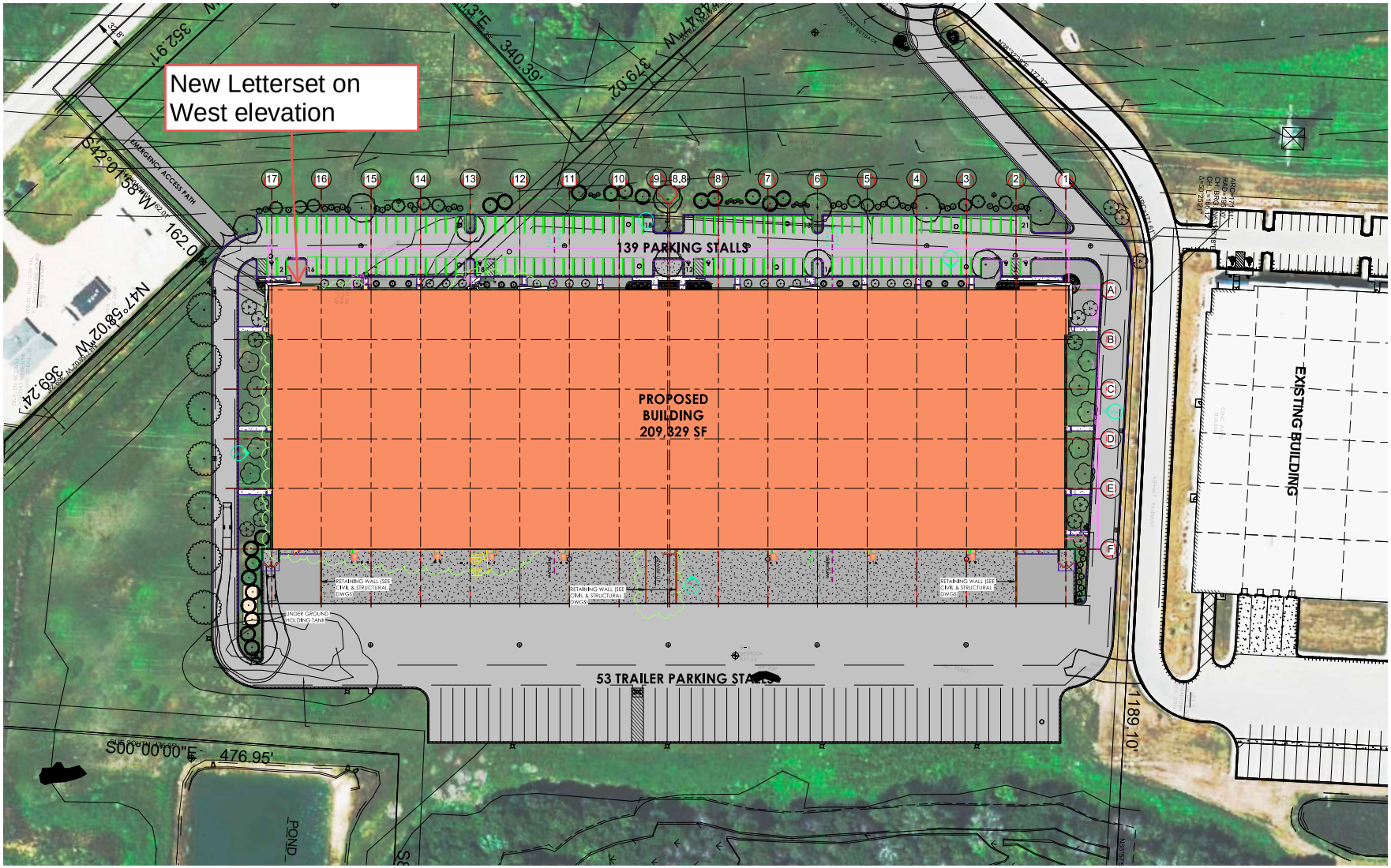
- 3M 3630-84 Tangerine
- PMS -2955c Trim Cap
- PMS -2955c Returns
- 7328 White Acrylic

Revisions

☐ Revision 1:

☐ Revision 2:

Day - Night



1 ARCHITECTURAL SITE PLAN
1" = 40'-0"

APPLICABLE TO ALL PLAN VIEWS

BRIOHN DESIGN GROUP

SHEET TITLE
ARCHITECTURAL SITE PLAN

NEW BUILDING FOR:
THE DICKMAN COMPANY
WILLOW CREEK PKWY.
GERMANTOWN, WI

Date	Revision
2023-06-09	Office Revision

JOB: 223462
DRAWN: CW
CHECKED: CW
DATE: 2023-06-09
SHEET: A0.6

CERTIFIED SURVEY MAP (CSM) APPLICATION

06/10/24 Plan Commission Meeting

Briohn Building Corporation / Green Bay Packaging, Inc.

Village Staff Report **Germantown, Wisconsin**

Summary

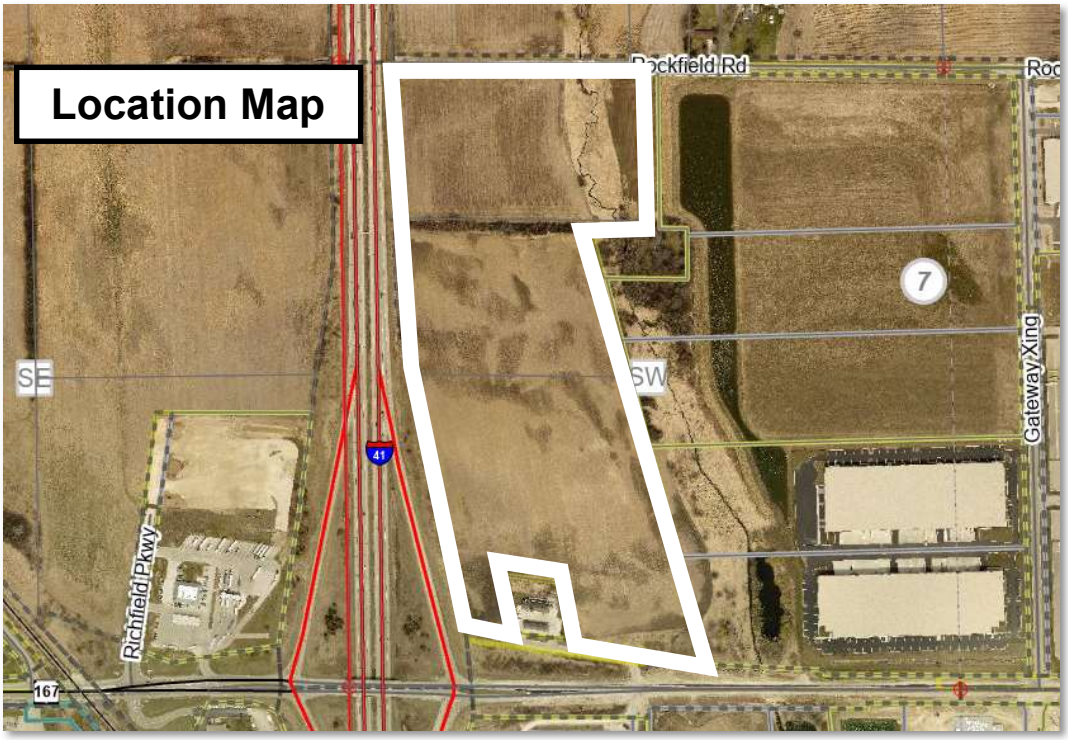
Briohn Building Corporation, agent for Green Bay Packaging, Inc., property owner, is requesting approval of a Certified Survey Map (CSM) combining three (3) parcels into one (1) parcel for the construction of a new manufacturing/office facility located at N128 W21600 Holy Hill Road in the Holy Hill Gateway District.

Property Location: N128 W21600 Holy Hill Road (NE corner north of convenience store)

Applicant /	Caitlin LaJoie	Bryan Hollenbach
Property Owner:	Briohn Building Corp.	Green Bay Packaging, Inc.
	3885 N Brookfield Rd	1700 Webster Court
	Brookfield, WI	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
In November 2023, the Village Board approved a request from Green Bay Packaging to change the future land use plan designation for the subject 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 Green Bay Packaging’s new 270,000 square foot light manufacturing facility and 12,500 square foot office at the location. Finally, in May 2024, the Plan Commission approved a Conditional Use Permit (CUP) to allow an encroachment into a 25’ wetland setback associated with the construction of the referenced facility and Holy Hill access drive to the site.

Proposal
Briohn Building Corporation, agent for Green Bay Packaging, Inc., property owner, is requesting approval of a Certified Survey Map (CSM) combining three (3) parcels into one (1) parcel for the construction of a new manufacturing/office facility. The proposed CSM results in one (1) parcel known as “Lot 1” totaling 51.8950 acres as per application.

Staff Comments
Community Development: Planning & Zoning
The applicant/owner will be required to comply with the referenced approvals above and any associated conditions. The Certified Survey Map (CSM) does not alter the previous approvals, as the proposal is to combine three (3) existing parcels into one (1) parcel for the approved Green Bay Packaging manufacturing/office facility.

Public Works/Village Engineer/Village Surveyor
The Village Surveyors have identified a series of minor technical corrections in a May 17, 2024, and May 20, 2024, memo that will need to be addressed in a revised CSM prior to recording.

VILLAGE STAFF RECOMMENDATION

APPROVE the proposed 1-lot Certified Survey Map (CSM) for the Green Bay Packaging property located at N128 W21600 Holy Hill Road in the Holy Hill Gateway District, subject to the following conditions:

1. All technical issues and corrections identified by Village Surveyor (see May 17, 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. All technical issues and corrections identified by Village Surveyor (see May 20, 2024, memo from Bob Beilfuss, Point Land Surveying and Mapping) shall be addressed and reflected in a revised CSM reviewed and approved by Village staff prior to recording.

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

GRāEF

collaborāte / formulāte / innovāte

May 17, 2024

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

SUBJECT: Green Bay Packaging, Inc. CSM Review

Certified Survey Map

Applicant or Owner: Green Bay Packaging, Inc.
Land Surveyor/Firm: Michael J. Berry/Capitol Survey Enterprises

1. Building setback lines are to be mapped and dimensioned.

2. A 3" x 3" square in the upper right corner of sheet 1 is to be left blank for the County recording information.

3. The right of way width of USH 45, West Rockfield Road and Holy Hill Road should be labeled.

4. Bearing basis and mapping coordinates should be referenced and labeled to Wisconsin State Plane Coordinate System, South Zone (NAD 1983 Datum).

5. All wetlands will be delineated by an approved and certified wetland specialist.

6. All wetland mapping will be done by a Professional Land Surveyor registered in the State of Wisconsin.

7. Should stream and wetland setback lines be shown on the Certified Survey Map document, the following note will be added:

   "Development within these setback areas is prohibited unless otherwise allowed pursuant to the provisions of Chapter 24 (Shoreland-Wetland Zoning Code) in the Germantown Municipal Code.

8. A Mortgagee Certificate will need to be included, if applicable.

9. The Owner's Certificate should include "As Owners, we hereby dedicate that part of West Rockfield Road to the Village of Germantown for public road purposes as represented on Sheet 2 of 5 of this Certified Survey Map".

10. The dedication of West Rockfield Road should be labeled as: "Dedicated to the Village of Germantown for Public Road Purposes".

11. A 25' setback line should be shown for all delineated wetlands.

12. A 75' setback line should be shown for all streams and creeks.

13. Soil borings should be labeled, and their results provided with the CSM.

14. The last paragraph of the Surveyor's Certificate should reference "Chapter 18 of the Village of Germantown Subdivision Control Ordinance in surveying, dividing and mapping the same".

15. The Village of Germantown Board Approval should read as:

This Certified Survey Map, being a division of ¼ ¼ Section ___, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin, having been approved by the Planning Commission being the same, is hereby approved and the dedication of that part of (insert street name) for public road purposes as shown on Sheet__of__ is hereby accepted by the Village Board of Trustees of the Village of Germantown on this ___ day of _____, 2024

.

16. The Village of Germantown Plan Commission Approval should show Dean Wolter, Chairman and Laura A. Johnson, Secretary.

17. Label the documents used to previously dedicate the right of ways for USH 45, 48th Street and Holy Hill Road.

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.

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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

Burt J. Naumann, PLS
Senior Vice President

To: Kevin Driscoll, Village Engineer

CC: Jeff Retzlaff Village Planner

From: Bob Beilfuss, PLS

Date: May 20, 2024

Re: Green Bay Packaging CSM

Kevin,

Here are my review comments for the CSM received from Green Bay Packaging.

Certified Survey Map

Applicant or Owner: Green Bay Packaging-Bryan Hollenbach
Land Surveyor/Firm: Michael J. Berry, PLS – Capitol Survey Enterprises

1. On Sheet 1, a 3"x3" blank square space is to be reserved for the Register of Deeds stamp for recording information.

2. On the Vicinity Map, Sheet 1, the East line of the SW ¼ of Section 7 is not located on Gateway Crossing.

   On Sheet 1, the bearing basis is described as using the Washington County Coordinate System. The Village of Germantown uses the Wisconsin State Plane Coordinate System, South Zone based on the North American Datum of 1983. As such, the coordinate values for all section and quarter section corners used to establish the boundary will need to be updated to the NAD83/2011 Adjustment values.

   This new coordinate system has been approved by Washington County, SEWRPC and the Village of Germantown Engineering Department for all Certified Survey Maps, subdivision plats and engineering site plans submitted for review and approval.

   The required copy of the CSM in a .dwg CADD format that will be submitted to the Engineering Department as part of its approval will also need to be in this new coordinate system

3. On Sheet 1, the symbols in the legend for the 1" iron pipe, when plotted at scale, look the same due to pen weights blurring together. The pen weights or the symbols need to be changed to show a difference between symbols.

4. On Sheet 2, the text defining the North line of the Southwest ¼ has the Range number as 19 and should be Range 20. The same error occurs on Sheet 3 when describing the South line of the Southwest ¼.

5. On Sheet 5, the name of the Planning Commission secretary is Deborah J. Remich.

6. On Sheet 5 the description is missing 2 parts. It should read as "Part of the Northwest ¼, Southwest ¼ and Southeast ¼ of the Southwest ¼ of Section 7".

7. The area for Lot 1 differs from what is shown on Sheet 1, 2 and 3 and that area shown in the Surveyor's Certificate.

8. A certificate of mortgagee is required in the land is mortgaged with a lender. The certificate of mortgagee requires the following information:

   - Complete statements per Chapter 236.21(2)(a)
   - Lending institution name, signature of bank officer and date.
   - Notary statement, seal, signature and date.

   The mortgage certificate requirement is waived if owner can provide written proof of ownership that the property is free of mortgage from the lending institution.

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.

This includes the CADD file.

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 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

Sincerely,

Point Land Surveying & Mapping

Bob Beilfuss

Bob Beilfuss, P.L.S.
Principle

Professional Land Surveying and Mapping Services
W174 N9467 Joper Road, Menomonee Falls, Wisconsin, 53051
262-250-8003 office pointlandsurveying@gmail.com *email*

DocuSign Envelope ID: FCFC8FBA-8A29-4485-883A-410BFD247D71

Village of Germantown ...Willkommen

Fee must accompany application
- [x] $2,900 with public improvements
- [ ] $1,960 no public improvements

Paid [illegible] Date 4/26/24

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
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

PROPERTY ADDRESS OR GENERAL LOCATION	TAX KEY NUMBER
NE Quadrant Holy Hill Road / Highway 41	079335, 073994 and 07399

3

PURPOSE OF LAND SPLIT

Combine the above (3) parcels into one for the construction of GBP's new facility	Will the land split require rezoning? no, approved 11/20/23	
	From	To

4

READ AND INITIAL THE FOLLOWING:

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

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

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

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

5

SIGNATURES -- ALL APPLICATIONS MUST BE SIGNED BY OWNER!

DocuSigned by: Caitlin LaJoie 3/15/2024
AB3JE8AA9F1E48E...
Applicant Date

DocuSigned by: Bryan Hollenbach 3/15/2024
533CADDB0C014C9...
Owner Date

submitted 4/25/24

CERTIFIED SURVEY MAP NO._____

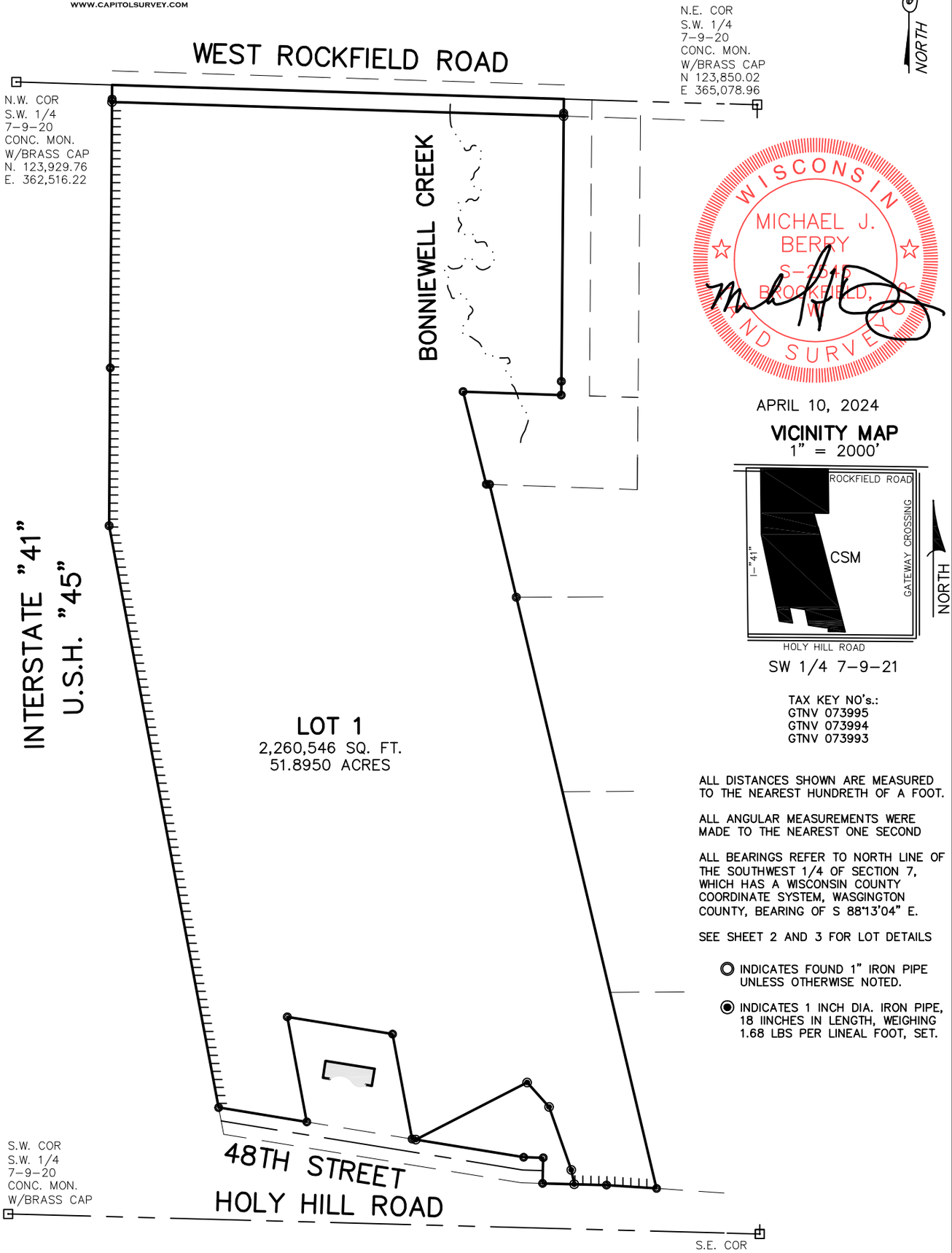
PART OF THE NORTHWEST 1/4, SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 9 NORTH, RANGE 20 EAST, IN THE VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN.

CAPITOL SURVEY ENTERPRISES
2015 LA CHANDELLE CT.
BROOKFIELD, WI 53045
PH: (262) 786-6600
FAX: (262) 786-6608
WWW.CAPITOLSURVEY.COM

PREPARED FOR:
GREEN BAY PACKAGING, INC.
1700 N. WEBSTER AVE.
GREEN BAY, WI 54302

GRAPHIC SCALE
0 300 600
1 INCH = 300 FT.

NORTH



WISCONSIN
MICHAEL J. BERRY
S-2510
BROOKFIELD, WI
LAND SURVEYOR

APRIL 10, 2024

VICINITY MAP
1" = 2000'

SW 1/4 7-9-21

TAX KEY NO's.:
GTNV 073995
GTNV 073994
GTNV 073993

ALL DISTANCES SHOWN ARE MEASURED TO THE NEAREST HUNDRETH OF A FOOT.

ALL ANGULAR MEASUREMENTS WERE MADE TO THE NEAREST ONE SECOND

ALL BEARINGS REFER TO NORTH LINE OF THE SOUTHWEST 1/4 OF SECTION 7, WHICH HAS A WISCONSIN COUNTY COORDINATE SYSTEM, WASGINGTON COUNTY, BEARING OF S 88°13'04" E.

SEE SHEET 2 AND 3 FOR LOT DETAILS

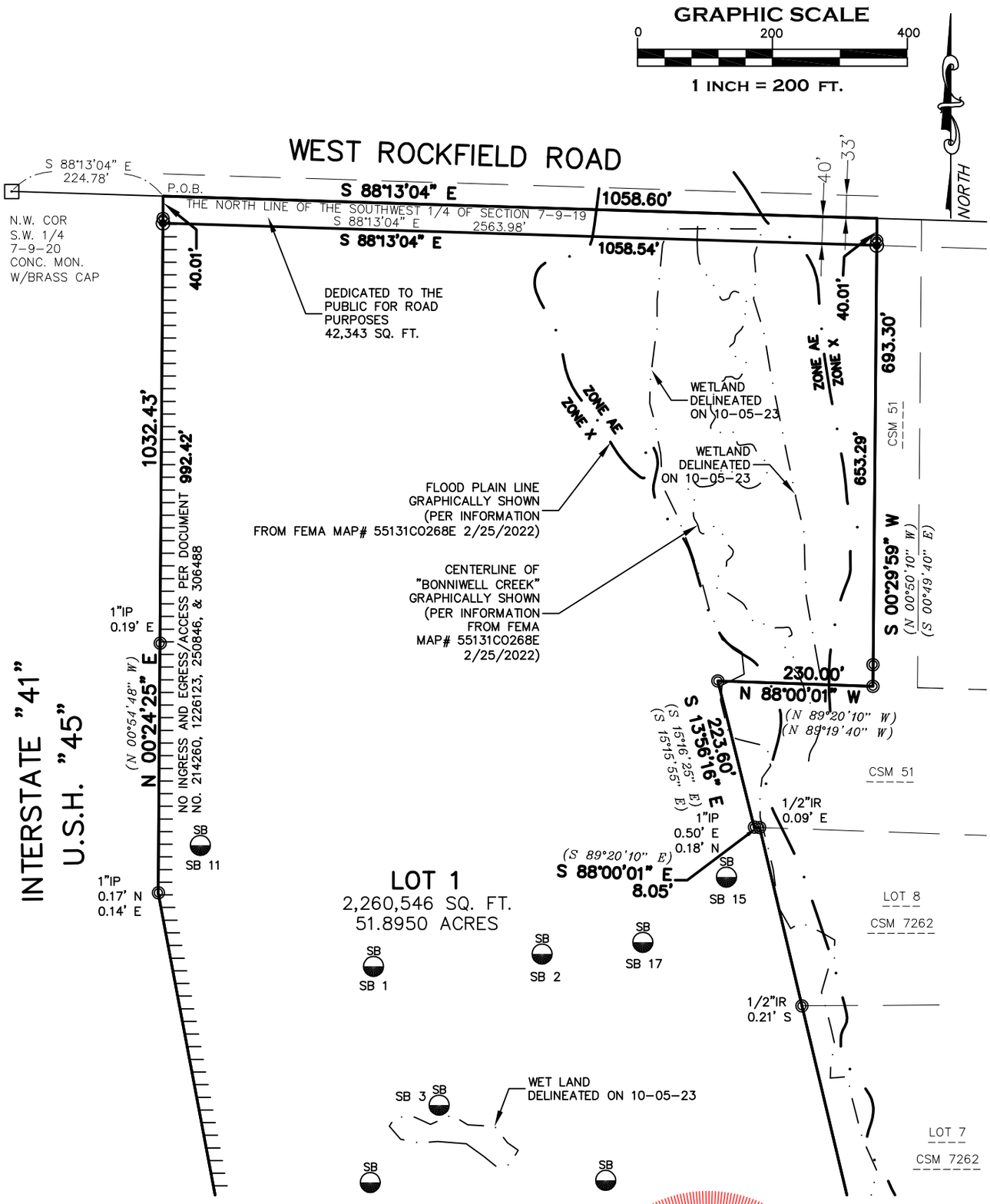
◎ INDICATES FOUND 1" IRON PIPE UNLESS OTHERWISE NOTED.

◉ INDICATES 1 INCH DIA. IRON PIPE, 18 IINCHES IN LENGTH, WEIGHING 1.68 LBS PER LINEAL FOOT, SET.

THIS INSTRUMENT DRAFTED BY MICHAEL J. BERRY

CERTIFIED SURVEY MAP NO._____

PART OF THE NORTHWEST 1/4, SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 9 NORTH, RANGE 20 EAST, IN THE VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN.



WISCONSIN
MICHAEL J. BERRY
S-2545
BROOKFIELD, WI
LAND SURVEYOR

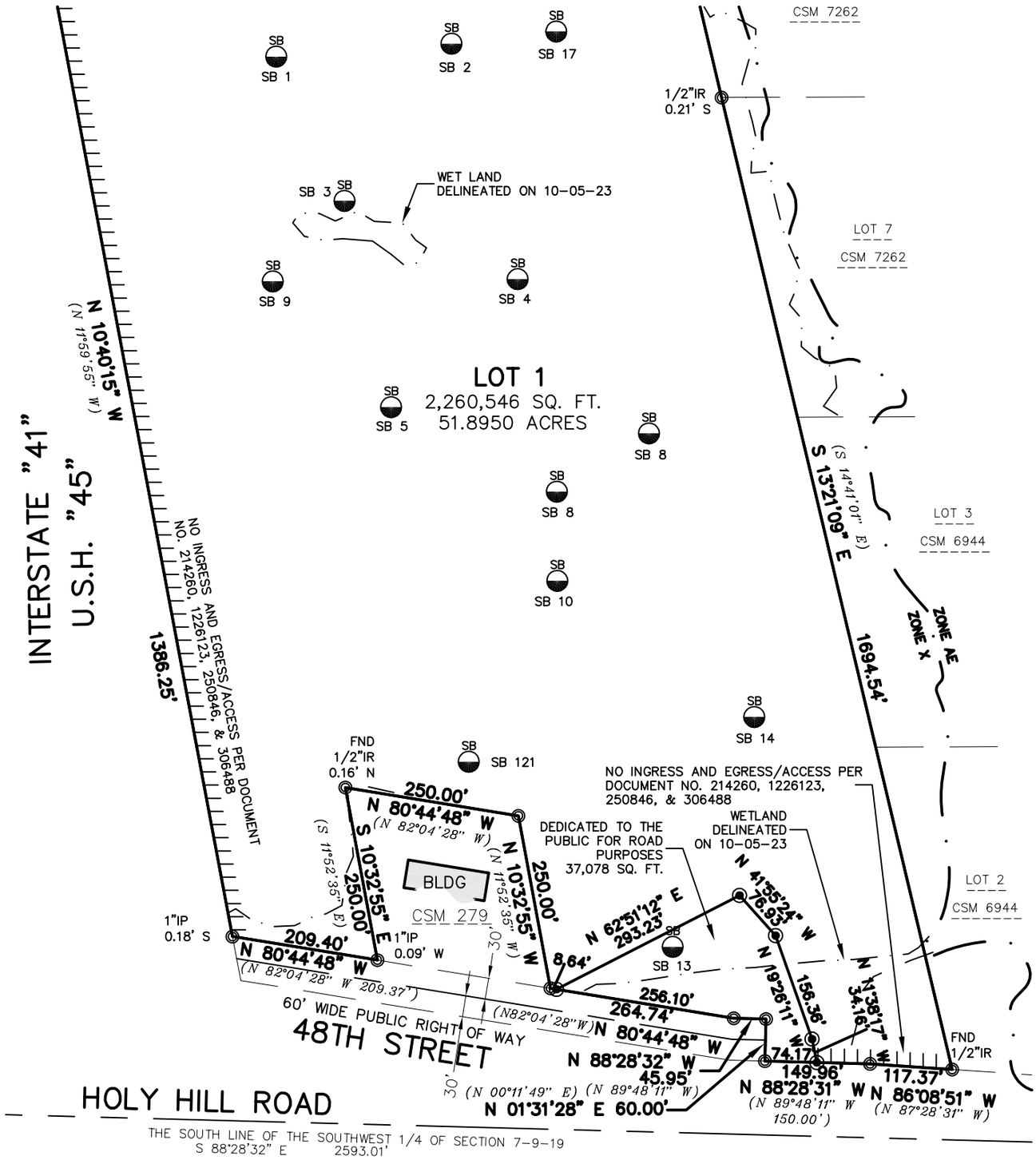
APRIL 10, 2024

THIS INSTRUMENT DRAFTED BY MICHAEL J. BERRY

SHEET 2 OF 5

CERTIFIED SURVEY MAP NO._____

PART OF THE NORTHWEST 1/4, SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 9 NORTH, RANGE 20 EAST, IN THE VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN.



NORTH

GRAPHIC SCALE

0 200 400

1 INCH = 200 FT.

WISCONSIN
MICHAEL J. BERRY
S-2545
BROOKFIELD, WI
LAND SURVEYOR

APRIL 10, 2024

THIS INSTRUMENT DRAFTED BY MICHAEL J. BERRY

SHEET 3 OF 5

CERTIFIED SURVEY MAP NO._____

PART OF THE NORTHWEST 1/4, SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 9 NORTH, RANGE 20 EAST, IN THE VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN)
WAUKESHA COUNTY) SS

I, MICHAEL J BERRY, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY:

THAT I HAVE SURVEYED, DIVIDED AND MAPPED PART OF THE NORTHWEST 1/4, SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 9 NORTH, RANGE 20 EAST, IN THE VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SOUTHWEST 1/4; THENCE S 88°13'04" E ALONG THE NORTH LINE OF SAID 1/4 SECTION 224.78 FEET TO THE POINT OF BEGINNING OF LANDS TO BE DESCRIBED; THENCE CONTINUING S 88°13'04" E ALONG SAID LINE 1058.60 FEET; THENCE S 00°29'59" W 693.30 FEET; THENCE N 88°00'01" W 230.00 FEET; THENCE S 13°56'16" E 223.60 FEET; THENCE S 88°00'01" E 8.05 FEET; THENCE S 13°21'09" E 1694.54 FEET TO A POINT ON THE NORTH LINE OF HOLY HILL ROAD; THENCE N 86°08'51" W ALONG SAID NORTH LINE 117.37 FEET; THENCE N 88°28'31" W 149.96 FEET; THENCE N 01°31'28" E 60.00 FEET; THENCE N 88°28'32" W 45.95 FEET; THENCE N 80°44'48" W 264.74'; THENCE N 10°32'55" W 250.00 FEET; THENCE N 80°44'48" W 250.00 FEET; THENCE S 10°32'55" E 250.00 FEET; THENCE N 80°44'48" W 209.40 FEET; THENCE N 10°40'15" W 1386.25 FEET; THENCE N 00°24'25" E 1032.43 FEET TO THE POINT OF BEGINNING.

CONTAINING: 2,339,967 SQUARE FEET OR 53.7182 ACRES.

THAT I HAVE MADE SUCH SURVEY, LAND DIVISION AND MAP BY THE DIRECTION OF GREEN BAY PACKAGING, INC, OWNER OF SAID LAND.

THAT SUCH MAP IS A CORRECT REPRESENTATION OF ALL EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE DIVISION THEREOF MADE.

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236.34 OF THE STATUTES OF THE STATE OF WISCONSIN, THE ORDINANCES OF THE VILLAGE OF GERMANTOWN, AND THE ORDINANCES OF WASHINGTON COUNTY IN SURVEYING, DIVIDING, AND MAPPING THE SAME.

DATED THIS 10TH DAY OF APRIL, 2024.

PROFESSIONAL LAND SURVEYOR,
S-2545
STATE OF WISCONSIN

WISCONSIN
MICHAEL J.
BERRY
S-2545
BROOKFIELD,
WI
LAND SURVEYOR

APRIL 10, 2024

THIS INSTRUMENT DRAFTED BY MICHAEL J. BERRY

CERTIFIED SURVEY MAP NO._____

PART OF THE NORTHWEST 1/4, SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 9 NORTH, RANGE 20 EAST, IN THE VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN.

CORPORATE OWNER'S CERTIFICATE

GREEN BAY PACKAGING, INC, A CORPORATION EXISTING UNDER THE LAWS OF THE STATE OF WISCONSIN, AS OWNER, CERTIFY THAT THEY HAVE CAUSED THE LAND DESCRIBED ON THIS MAP TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED, AS REPRESENTED ON THIS MAP IN ACCORDANCE WITH THE ORDINANCES OF THE VILLAGE OF GERMANTOWN.

IN WITNESS WHEREOF, GREEN BAY PACKAGING, INC. HAS CAUSED THESE PRESENTS TO BE SIGNED BY BRYAN HOLLENBACH, ITS EXECUTIVE VICE PRESIDENT AT _____, WISCONSIN, THIS DAY OF_____ , 2024.

_____
BRYAN HOLLENBACH,
EXECUTIVE VICE PRESIDENT

STATE OF WISCONSIN)
COUNTY) SS

PERSONALLY CAME BEFORE ME THIS_____DAY OF_____, 2024 BRYAN HOLLENBACH, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

_____
NOTARY PUBLIC
STATE OF WISCONSIN
MY COMMISSION EXPIRES:_____

VILLAGE OF GERMANTOWN PLAN COMMISSION APPROVAL

THIS CERTIFIED SURVEY MAP AND ITS DEDICATIONS IS HEREBY APPROVED BY THE PLAN COMMISSION OF THE VILLAGE OF GERMANTOWN ON THIS DAY_____OF_____, 2024.

_____ _____
DAN WOLTER, CHAIRMAN DATE

_____ _____
LORI JOHNSON, SECRETARY DATE

VILLAGE OF GERMANTOWN BOARD APPROVAL

THIS CERTIFIED SURVEY MAP, BEING PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 9 NORTH, RANGE 20 EAST, IN THE VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN, HAVING BEEN APPROVED BY THE VILLAGE OF GERMANTOWN PLANNING COMMISION, 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

_____ _____
DONNA OTT, VILLAGE CLERK DATE

WISCONSIN
MICHAEL J. BERRY
S-2545
BROOKFIELD, WI
LAND SURVEYOR

APRIL 10, 2024

THIS INSTRUMENT DRAFTED BY MICHAEL J. BERRY

SHEET 5 OF 5

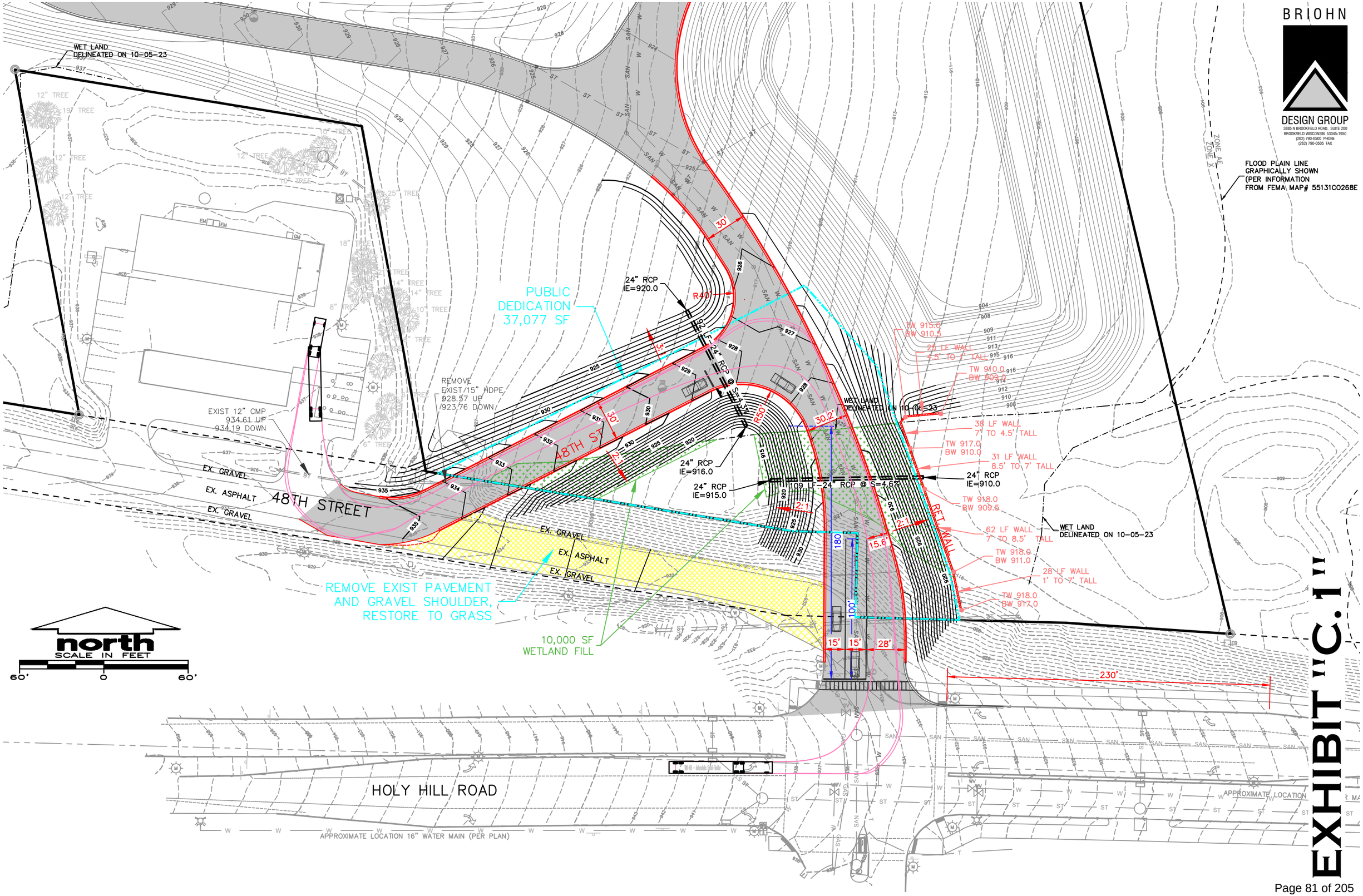

BRIOHN
DESIGN GROUP
3885 N BROOKFIELD ROAD, SUITE 200
BROOKFIELD WISCONSIN 53045-1950
(262) 790-0500 PHONE
(262) 790-0505 FAX
WET LAND DELINEATED ON 10-05-23
FLOOD PLAIN LINE GRAPHICALLY SHOWN (PER INFORMATION FROM FEMA MAP# 55131C0268E
ZONE AE
ZONE X
PUBLIC DEDICATION 37,077 SF
24" RCP IE=920.0
R40'
30'
15'
REMOVE EXIST/15" HDPE 928.57 UP /923.76 DOWN
EXIST 12" CMP 934.61 UP 934.19 DOWN
48TH ST
48TH STREET
EX. GRAVEL
EX. ASPHALT
EX. GRAVEL
24" RCP IE=916.0
24" RCP IE=915.0
109 LF-24" RCP @ S=4.6%
24" RCP IE=910.0
R50'
30.2'
2:1
180'
100'
15.6'
RET. WALL
TW 915.0 BW 910.5
25 LF WALL 4.5' TO 7' TALL
TW 910.0 BW 905.0
38 LF WALL 7' TO 4.5' TALL
TW 917.0 BW 910.0
31 LF WALL 8.5' TO 7' TALL
TW 918.0 BW 909.5
62 LF WALL 7' TO 8.5' TALL
TW 918.0 BW 911.0
28 LF WALL 1' TO 7' TALL
TW 918.0 BW 917.0
WET LAND DELINEATED ON 10-05-23
REMOVE EXIST PAVEMENT AND GRAVEL SHOULDER, RESTORE TO GRASS
10,000 SF WETLAND FILL
15' 15' 28'
230'
north
SCALE IN FEET
60' 0 60'
HOLY HILL ROAD
APPROXIMATE LOCATION 16" WATER MAIN (PER PLAN)
APPROXIMATE LOCATION

EXHIBIT "C.1"

CERTIFIED SURVEY MAP (CSM) APPLICATION

06/10/24 Plan Commission Meeting

Briohn Building Corporation / Goldendale Road IV LLC

Village Staff Report **Germantown, Wisconsin**

Summary

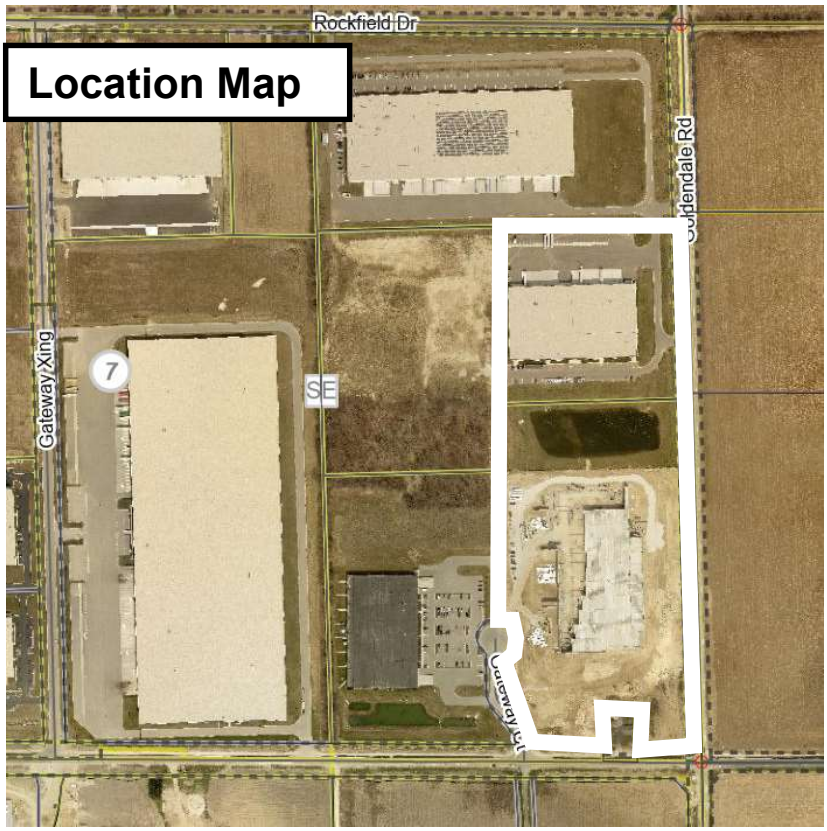
Briohn Building Corporation, agent for Goldendale Road IV LLC, property owner, is requesting approval of a Certified Survey Map (CSM) to adjust a property line 10' north to comply with an International Building Code (IBC) stipulation applicable to an approved building addition for Golden Pet Manufacturing. Property is located at W206 N12880 Gatewood Court and W204 N13035 Goldendale Road in Holy Hill Gateway District.

Property Location: W206 N12880 Gatewood Court; W204 N13035 Goldendale Road

Applicant /	Caitlin LaJoie	Dickman Development LLC
Property Owner:	Briohn Building Corp.	Goldendale Road IV LLC
	3885 N Brookfield Rd	626 E Wisconsin Avenue
	Brookfield, WI	Milwaukee, WI

Current Zoning: M-1: Limited Industrial

Adjacent Land Uses		**Zoning**
North	Agricultural	M-1
South	Residential/Industrial	RS-4/M-1
East	Agricultural/Residential	A-1
West	Industrial	M-1



Background

In July 2023, the Plan Commission approved a request from Goldendale Road IV LLC for a Certified Survey Map (CSM) and Site Development and Building Plans for a 129,147 square foot addition to the existing office and manufacturing facility located at W206 N12880 Gatewood Court in the Holy Hill Gateway District.

After this approval the final building plans were submitted for review. Based on review, the Village advised the applicant that the proposed building addition did not meet a section of the International Building Code (*IBC Section 507.4 Sprinklered, One-Story Building Unlimited: Building to be fully sprinklered and surrounded and adjoined by public ways or yards not less than 60'*). The building's distance from the northern lot line was shown at 57' on the plans instead of the required 60' per IBC. In order to comply with this provision, the applicant submitted a lot line adjustment request instead of implementing a 3-hour rated wall on the north end of the building.

Proposal

Briohn Building Corporation, agent for Goldendale Road IV LLC, property owner, is requesting approval of a Certified Survey Map (CSM) to adjust a property line 10' north to comply with an International Building Code (IBC) stipulation applicable to an approved building addition for Golden Pet Manufacturing. Property is located at W206 N12880 Gatewood Court and W204 N13035 Goldendale Road in Holy Hill Gateway District. The proposed CSM would result in the following lots:

Lot 1: 17.742 Acres (Golden Pet Manufacturing)
Lot 2: 9.085 Acres (Kapco Metal Stamping)

Staff Comments

<u>Community Development: Planning & Zoning</u>

The applicant/owner will be required to comply with all other conditions associated with the prior approvals referenced above. While the Certified Survey Map (CSM) proposed to move a lot line 10' north, the application does not propose any other alterations to previously approved site plan or use of the properties.

<u>Public Works/Village Engineer/Village Surveyor</u>

The Village Surveyor has identified a series of minor technical corrections in an April 26, 2024, memo that will need to be addressed in a revised CSM prior to recording.

VILLAGE STAFF RECOMMENDATION

APPROVE the proposed 2-lot Certified Survey Map (CSM) for the Golden Pet Manufacturing and Kapco Metal Stamping properties located at W206 N12880 Gatewood Court and W204 N13035 Goldendale Road subject to the following condition:

1. All technical issues and corrections identified by the Village Surveyor (see April 26, 2024, memo from Burt Naumann, GRAEF) shall be addressed and reflected in a revised CSM reviewed and approved by Village staff prior to recording.

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

GRāEF

collaborāte / formulāte / innovāte

April 26, 2024

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

SUBJECT: Goldendale Road LLC CSM Review

Certified Survey Map

Applicant or Owner: Goldendale Road LLC
Land Surveyor/Firm: Christopher Jackson / CJ Engineering, LLC

1. Existing zoning should be labeled on the CSM.

2. Label the right of way width of Gateway Court.

3. Label the recording information for the documents used to dedicate the right of way for Gateway Court, Holy Hill Road and Goldendale Road.

4. In the last paragraph of 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

DocuSign Envelope ID: 2BE8E635-478C-4E36-ACB7-2E1D2D739C73

Village of Germantown ...Willkommen

Fee must accompany application
- ☐ $2,900 with public improvements
- ☒ $1,960 no public improvements

Paid ____ Date 4/1/24

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
Briohn Building Corporation
3885 N Brookfield Rd
Brookfield, WI 53045

Phone (262) 307-8792
Fax ( )
E-Mail clajoie@briohn.com

PROPERTY OWNER
Goldendale Road IV LLC

Phone (414) 271-6100

2

PROPERTY ADDRESS OR GENERAL LOCATION	TAX KEY NUMBER
N206N12880 Gateway Court, Germantown, WI 53022	GTNV_074981

3

PURPOSE OF LAND SPLIT

Adjust property line 10' to the north to accommodate Safebuilt comment	Will the land split require rezoning? no	
	From n/a	To n/a

4

READ AND INITIAL THE FOLLOWING:

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

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

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

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

5

SIGNATURES -- ALL APPLICATIONS MUST BE SIGNED BY OWNER!

DocuSigned by: Caitlin LaJoie — 2/6/2024
AB31E8AA9F1E48E...
Applicant — Date

DocuSigned by: Samuel M. Dickman — 2/3/2024
EFABC96A1077478...
Owner — Date

BRIOHN BUILDING CORPORATION

DESIGN / BUILD CONSTRUCTION

ARCHITECTURAL DESIGN

DEVELOPMENT

PROPERTY MANAGEMENT

Caitlin LaJoie
Briohn Building Corporation
3885 N Brookfield Rd, Suite 200
Brookfield, WI 53045

March 28, 2024

Village of Germantown
N112W17001 Mequon Road
Germantown, WI 53022

VIA Email: Jeff Retzlaff (jretzlaff@germantownwi.gov)

Dear Village Staff,

Briohn Building Corporation ("Briohn") is submitting the request for a revised Certified Survey Map ("CSM") on behalf of Goldendale Road IV, LLC ("Developer") to the Village of Germantown ("Village") in connection with the Golden Pet Manufacturing addition ("Development").

The proposed CSM will adjust the northernly lot line 10' to the north. The landowner to the north, Goldendale II LLC, has been notified and agrees with the adjustment.

The Development provides additional in-demand production area for Golden Pet Manufacturing and requires specialty equipment; the corresponding floorplan was evaluated and determined to be the most efficient layout which determined the final building addition square footage.

The current actual setback from property line to the building addition is 57'. The additional setback length required is 3' to satisfy the 60' building setback from property line for unlimited area buildings, per IBC. The decision to adjust the lot line by an additional 10', instead of 3' additional, was to allow for any through wall appendages or penetrations, if needed in the future, like duct work or canopies. The building code allows for the following exception: *IBC 507 code allows for a reduction to a 40-foot building setback if the wall rating is raised to 3-hour fire resistive rating*.

The above exception option was not feasible as it is cost prohibitive and potentially interferes with operations. In addition to raising the wall rating from 0 hours to 3 hours, any penetrations proposed would require appropriate damper systems that would have to be employed when penetrating through the rated wall. This would increase the cost of the potential penetrations, like louvers or ducts. Although specific penetration is not required currently, since Golden Pet is a food facility, it is possible this could come in the initial commissioning process to bring the north addition processing areas into operational status. It is highly probable this scenario would occur if facility internal operational adjustments are made by Golden Pet. Not only

would the cost of the rated wall system and penetration protection elements like dampers be more costly, but it also introduces restrictions that may compromise the future operational needs.

Based on this assessment, Briohn evaluated a potential solution to create a no-build easement which effectively would have accomplished the same as the 60' setback identified in the building code. The utilization of a no-build easement was proposed to introduce a permanent encumbrance that would prevent the north property from developing that portion of their south property line. In addition, the shared storm pond between the two properties acts as a physical barrier limiting the adjoining property owners from expanding the buildings any closer to the common property line. This option was vetted by the Developer and the landowner to the north. SAFEBuilt, Germantown's DSPS approved plan examiner, would not except this solution unless the Developer pursued a formal building code variance process through state building code officials, DSPS, to have the no-build easement act in a similar manner as the full 60' building setback to the property line. The project is time-sensitive and it would have taken approximately 6 months to pursue the DSPS variance approach, with no guaranty that it would get approved.

Briohn and the Developer elected to create a new CSM to adjust the shared property line by moving it north 10' so the Development is in compliance with the IBC 507, unlimited area building code requirement.

Thank you for reviewing the proposed CSM lot line adjustment with our design team. We look forward to continuing the conversation 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

CERTIFIED SURVEY MAP NO. _____

BEING A REDIVISION OF LOT 1 OF CERTIFIED SURVEY MAP NO. 7300 AND LOT 3 OF CERTIFIED SURVEY MAP NO. 6930, IN THE NORTHEAST 1/4 AND SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 9 NORTH, RANGE 20 EAST, VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN

◉ – INDICATES 1" IRON PIPE SET
◎ – INDICATES IRON PIPE FOUND

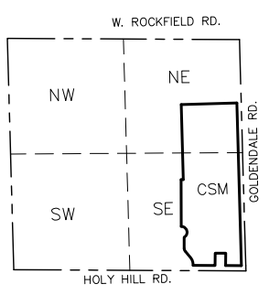
ALL DIMENSIONS SHOWN ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.

ALL BEARINGS SHOWN ARE REFERENCED TO EAST LINE OF THE SE 1/4 OF SECTION 7, T9N, R20E, WISCONSIN STATE PLANE COORDINATE SYSTEM GRID, SOUTH ZONE (NAD 83/2011), AND ALL BEARINGS ARE REFERENCED TO GRID NORTH, BEARING N 01°35"36" W

NOTE:
1. NO DIRECT ACCESS TO GOLDENDALE RD AND TO HOLY HILL RD. FROM LOT 1. ACCESS TO GOLDENDALE RD. FROM LOT 2 BY PERMIT ONLY.

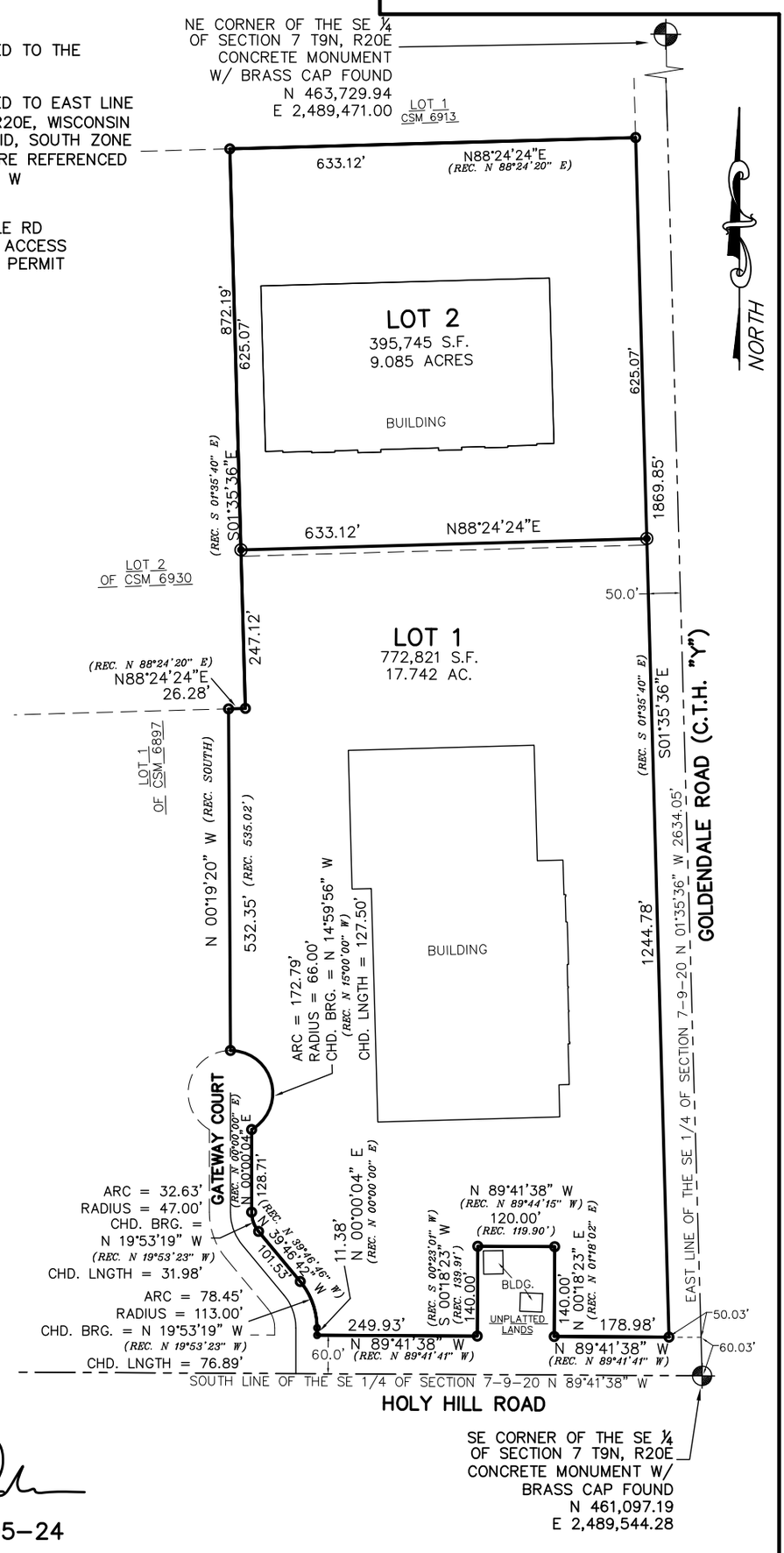
PREPARED BY:
CHRISTOPHER JACKSON, PLS
CJ ENGINEERING, LLC
9205 W. CENTER ST. #214
MILWAUKEE, WI 53222
(414) 443–1312

PREPARED FOR:
GOLDENDALE ROAD II, LLC AND
GOLDENDALE ROAD IV, LLC
626 E WISCONSIN AVE. #1200
MILWAUKEE, WI 53202
(414) 271–6100



LOCATION MAP
SE 1/4 OF SEC. 7–9–20
1" = 2000'

GRAPHIC SCALE
0 240 480
1 INCH = 240 FT.



WISCONSIN
CHRISTOPHER A. JACKSON
S–2851
WAUWATOSA, WI
LAND SURVEYOR

02–05–24

THIS INSTRUMENT DRAFTED BY CHRISTOPHER A. JACKSON, S-2851

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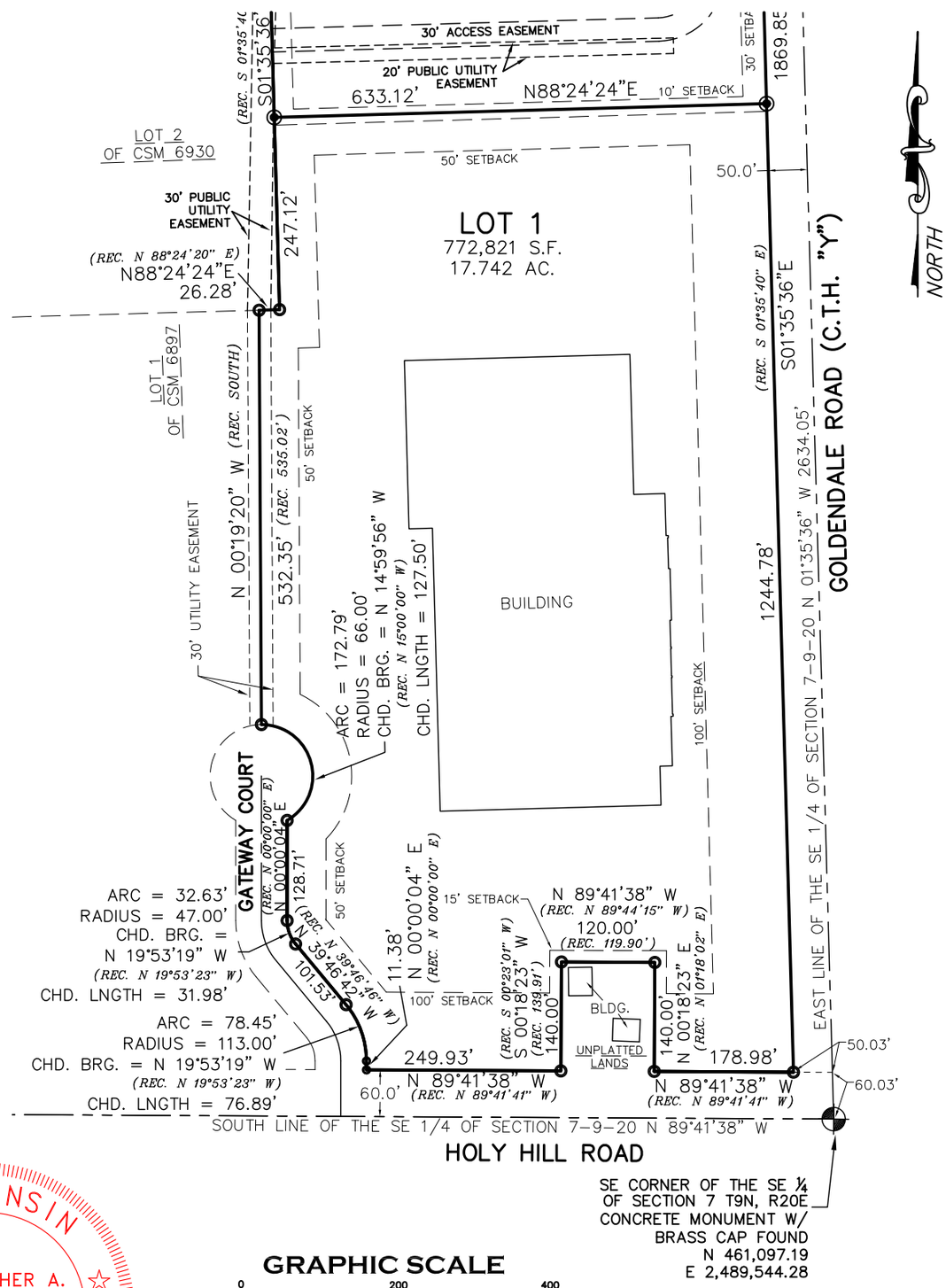

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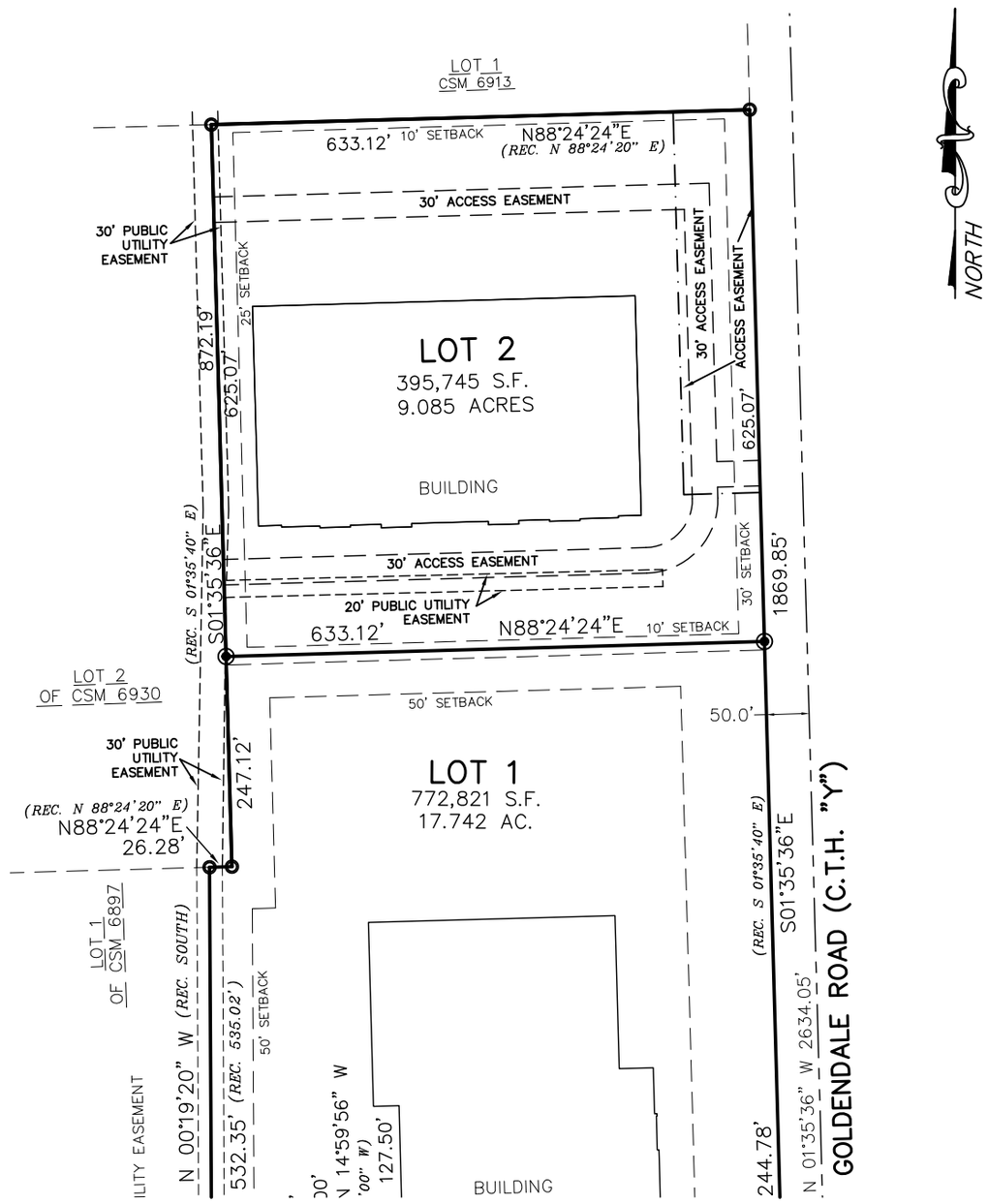

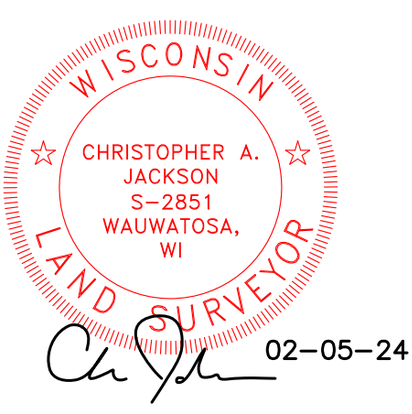

02-05-24

GRAPHIC SCALE

0 200 400

1 INCH = 200 FT.

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SURVEYOR'S CERTIFICATE

I, CHRISTOPHER JACKSON, A PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY:

THAT I HAVE SURVEYED, MAPPED AND DIVIDED REDIVISION OF LOT 1 OF CERTIFIED SURVEY MAP NO. 7300 AND LOT 3 OF CERTIFIED SURVEY MAP NO. 6930, IN THE NORTHEST 1/4 AND SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 9 NORTH, RANGE 20 EAST, VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN

CONTAINING: 1,168,566 SQUARE FEET OR 26.827 ACRES

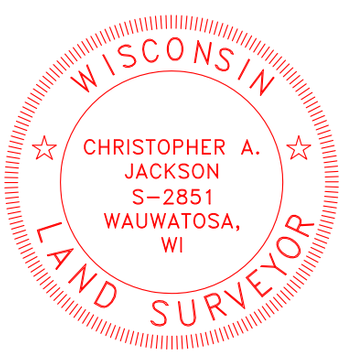
THAT I HAVE MADE SUCH SURVEY, MAP AND LAND COMBINATION BY THE DIRECTION OF GOLDENDALE ROAD II, LL. AND GOLDENDALE ROAD IV, LLC, OWNERS OF SAID LAND.

THAT SUCH MAP IS A CORRECT REPRESENTATION OF ALL EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE COMBINATION THEREOF MADE.

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236 OF THE STATUTES OF THE STATE OF WISCONSIN AND CHAPTER 18 OF THE VILLAGE OF GERMANTOWN SUBDIVISION CONTROL ORDINANCE IN SURVEYING, DIVIDING, MAPPING AND DEDICATING THE SAME.

DATED THIS 5TH DAY OF FEBRUARY, 2024.

CHRISTOPHER A. JACKSON
PROFESSIONAL LAND SURVEYOR, S-2851
STATE OF WISCONSIN



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OWNER'S CERTIFICATE

GOLDENDALE ROAD II, LLC AND GOLDENDALE ROAD IV, LLC, LIMITED LIABILITY COMPANIES EXISTING UNDER THE LAWS OF THE STATE OF WISCONSIN AS OWNER, DOES HEREBY CERTIFY THAT SAID COMPANIES CAUSED THE LAND DESCRIBED ON THIS MAP TO BE SURVEYED, DIVIDED AND MAPPED AS REPRESENTED ON THIS MAP.

IN WITNESS WHEREOF, GOLDENDALE ROAD II, LLC AND GOLDENDALE ROAD IV, LLC, HAS CAUSED THESE PRESENTS TO BE SIGNED BY SAMUEL M. DICKMAN, MANAGER, THIS _____ DAY OF _____ , 20 __.

_____
GOLDENDALE ROAD II, LLC
SAMUEL M. DICKMAN, MANAGER

_____
GOLDENDALE ROAD IV, LLC
SAMUEL M. DICKMAN, MANAGER

STATE OF WISCONSIN)
MILWAUKEE COUNTY) SS

PERSONALLY CAME BEFORE ME THIS _____DAY OF _____, 20___, SAMUEL M. DICKMAN, TO ME KNOWN TO BE THE MANAGER OF GOLDENDALE ROAD II, LLC AND GOLDENDALE ROAD IV, LLC AND THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT AS SUCH OFFICERS OF SAID LLC AND ACKNOWLEDGED THE SAME.

_____
NOTARY PUBLIC, STATE OF WISCONSIN
MY COMMISSION EXPIRES_____ ,20___

CONSENT OF CORPORATE MORTGAGEE

Old National Bank, F/K/A First Midwest Bank, mortgagee of some or all of the above described land, does hereby consent to the surveying, dividing and mapping of the land described in the forgoing affidavit of Christopher A. Jackson, Professional Land Surveyor, and does hereby consent to the above certification of owners.

In witness Whereof, Old National Bank, F/K/A First Midwest Bank, has caused these presents to be signed by _____, its _____, this _____ day of _____, 2023.

_____.
Old National Bank, F/K/A First Midwest Bank
_____, _____.

State of Wisconsin)
SS
_____County)

Personally came before this ____ day of _____, 2023, _____, to me known to be the _____ of Old National Bank, F/K/A First Midwest Bank, and the person who executed the forgoing instrument as such officer of such entity and acknowledged the same.

Notary Public, State of Wisconsin
My Commission Expires _____, 20

WISCONSIN
CHRISTOPHER A. JACKSON
S-2851
WAUWATOSA, WI
LAND SURVEYOR

02-05-24

THIS INSTRUMENT DRAFTED BY CHRISTOPHER A. JACKSON, S-2851

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VILLAGE OF GERMANTOWN PLANNING COMMISSION APPROVAL

THIS CERTIFIED SURVEY MAP IS HEREBY APPROVED BY THE PLANNING COMMISSION OF THE VILLAGE OF GERMANTOWN ON THIS ___ DAY OF _____ 20__.

_____ _____
DEAN WOLTER, CHAIRMAN DATE

_____ _____
LAURA A. JOHNSON, SECRETARY DATE

STATE OF WISCONSIN)
WASHINGTON COUNTY) SS

PERSONALLY CAME BEFORE ME THIS_____DAY OF_____, 20___, DEAN WOLTER AND LAURA A. JOHNSON, TO ME KNOWN TO BE THE CHAIRMAN AND SECRETARY OF THE VILLAGE OF GERMANTOWN PLANNING COMMISSION. AND THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION AND ACKNOWLEDGED THE SAME.

_____
NOTARY PUBLIC, STATE OF WISCONSIN
MY COMMISSION EXPIRES_____,20___

VILLAGE OF GERMANTOWN BOARD APPROVAL

THIS CERTIFIED SURVEY MAP, BEING A DIVISION OF SE ¼ SECTION 7, TOWNSHIP 9 NORTH, RANGE 20 EAST, VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN, HAVING BEEN APPROVED BY THE PLANNING COMMISSION BEING THE SAME, IS HEREBY APPROVED AND ACCEPTED BY THE VILLAGE BOARD OF TRUSTEES OF THE VILLAGE OF GERMANTOWN ON THIS ___ DAY OF _____, 20__.

_____ _____
DEAN WOLTER, VILLAGE PRESIDENT DATE

_____ _____
DONNA OTT, VILLAGE CLERK DATE

STATE OF WISCONSIN)
WASHINGTON COUNTY) SS

PERSONALLY CAME BEFORE ME THIS_____DAY OF_____, 20___, DEAN WOLTER AND ERIN HIRN, TO ME KNOWN TO BE THE PRESIDENT AND CLERK OF THE VILLAGE OF GERMANTOWN BOARD. AND THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION AND ACKNOWLEDGED THE SAME.

_____
NOTARY PUBLIC, STATE OF WISCONSIN
MY COMMISSION EXPIRES_____,20___

WISCONSIN
CHRISTOPHER A. JACKSON
S-2851
WAUWATOSA, WI
LAND SURVEYOR

02-05-24

THIS INSTRUMENT DRAFTED BY CHRISTOPHER A. JACKSON, S-2851

SITE PLAN & SIGN PERMIT APPLICATIONS

6/10/24 Plan Commission Meeting

Orange Blossom LLC / David J Frank Landscape Contracting

Village Planner Report **Germantown, Wisconsin**

Summary

Scott Lausten, Keller Inc., agent for Orange Blossom LLC and David J Frank Landscape Contracting, property owner, is requesting approval of site development and building plans for a 5,250 sqft corporate office building addition, a separate 1,550 sqft landscape maintenance division (LMD) office building, and new wall and monument signage for the existing landscape contracting services operation located at N120 21350 Freistadt Road east of US41.

Property Location: N120 W21350 Freistadt Road

Applicant/
Property Owner:

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

Current Zoning: A-2: Agricultural

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

Background

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

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

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

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

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

1. a new 9,376 sqft maintenance building
2. remodeling and expansion of the existing office building & associated parking area
3. construction of a permanent landscape maintenance division building
4. relocation and expansion of an above-ground fuel tank storage facility

In February 2024, the Plan Commission approved site development & building plans for A new 9,376 sqft vehicle & equipment maintenance building.

Proposal

At this time, Scott Lausten, Keller Inc., agent for Orange Blossom LLC and David J Frank Landscape Contracting, property owner, is requesting approval of site development and building plans for a 5,250 sqft corporate office building addition, separate 1,550 sqft landscape maintenance division office building, and new building and monument signage for the existing landscape contracting services operation located at N120 21350 Freistadt Road east of US41.

Existing Office Addition
As presented in the site development and building plan set, the proposed corporate office building addition includes the following features:

- 5,250 sqft one-story building w/ 15’ parapet wall height and 1,552 sqft functional “green roof” garden area w/ (2) outside access stairways, seating, pergola & planters
- Horizontal lap siding and ledgestone veneer
- 28’ high “roof fin” for wall-mounted signage
- Existing warehouse area attached to office building will be demolished and replace w/ office addition

New Landscape Maintenance Division (LMD) Building
As presented in the site development and building plan set, the proposed landscape maintenance division (LMD) office building replaces an existing office trailer (to be removed of-site) includes the following features:

- 1,550 sqft (27' x 60') one-story office building
- Horizontal lap siding & asphalt roofing

Parking, Access & traffic Circulation
Access will continue to be provided to/from the one driveway on Freistadt Road. A modified parking area south of the office building with (44) parking stalls is proposed to be paved. The existing gravel parking south of that will remain gravel.

Storm Water Management
Between the proposed corporate office building addition, the new LMD office building, and additional pavement, the amount of additional impervious area is estimated to be less than 2,500 sqft. Like the vehicle & equipment maintenance building approved in February, the building addition, new building and new pavement are in areas currently comprised of compacted gravel. The net new amount of storm water run-off is expected to be minimal. New storm pipes and inlets in the vicinity of the corporate office building additional will tie into the existing on-site storm system.

At this time, a new storm water management plan has not been required but may be necessary in the future. The owner has submitted storm water management plan details and supporting information approved by the Village and MMSD from 2007 regarding the three (3) existing storm water management basins on the site and to which the additional run-off from these building and pavement projects will be directed. The capacity of these basins is expected to exceed the amount of additional run-off but has not yet been confirmed by the Village Engineer.

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

Landscaping
The existing visual buffer along US41 comprised of evergreen trees will remain intact. Additional landscaping along the west and south sides of the corporate office building addition and in the paved parking area is planned as shown in the detailed landscape plan (Sheet L1.0). The "green roof" feature with pergola is shown in a series of renderings in the landscape plan.

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

- (4) 38W 4267 Lumen 2700K warm light LED cut-off fixtures at a height of 10' mounted on the corporate & LMD office buildings
- (21) 18W 1,030 Lumen 2700K warm light LED at-grade decorative spot lighting fixtures mounted around the corporate office building

- (12) 7W 512 Lumen 2700K warm light LED up-lighting w/ glare control shroud mounted on west side of corporate office building addition
- (6) 1.7W 41 Lumen 2700K warm light path lighting mount @ 3'-4' height mounted on west side of corporate office building addition

Signage

- (1) 6' x 27' (162 sqft per side) double-sided wall sign with internally lit channel letters face mounted on the "roof fin" over the green roof over the corporate office building addition; this sign will replace an existing wall sign on the west façade of the office building warehouse (to be demolished and replaced by the addition)

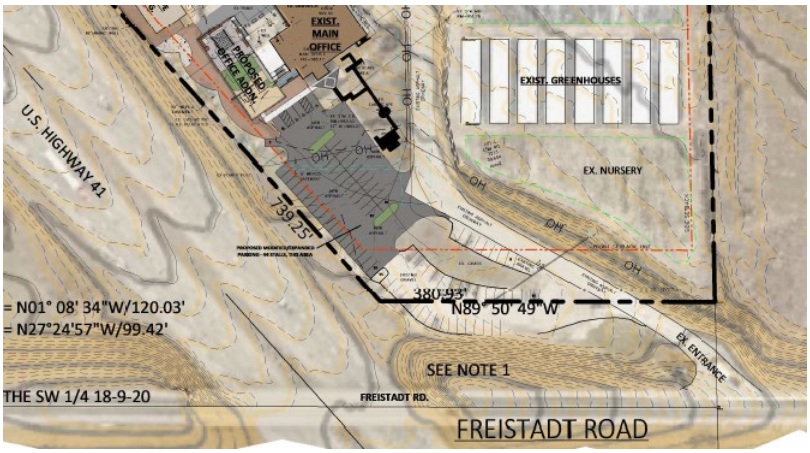
- (1) 10' high monument sign with a 6' x 6' (36 sqft per side; 120 sqft total) internally lit cabinet mounted a decorative aluminum frame & base with address coordinates. The monument sign is proposed to be located at the main driveway entrance on Freistadt Road and will replace a previously existing monument sign

Staff Comments

Community Development: Planning & Zoning

The proposed corporate office building addition, improved & expanded parking area, and LMD office building are generally consistent with the master site plan approved as part of the CUP in terms of size, location, and general purpose.

As can be seen on the site plan in the vicinity of the corporate office building and primary entrance on Freistadt Road, the proposed monument sign location and a portion of the existing gravel parking area are located within the US41 & Freistadt Road right-of-way.



Up until 2023, DJ Frank had a "revocable occupancy agreement" with the WisDOT that allowed a monument sign at the main driveway entrance on Freistadt Road. However, that agreement was rescinded in advance of the recently completed US41 bridge overpass and Freistadt Road reconstruction project adjacent to the DJ Frank property. It is expected that the WisDOT will re-issue a revocable occupancy agreement for the monument sign, but that has not yet happened. Staff recommends approval of the monument sign subject to a condition that installation be delayed until an agreement with WisDOT has been reached.

Similarly, the existing gravel parking area (expected to be paved in a future phase of site improvements) encroaches into US41 right-of-way. The future use and improvement of this area should also be included in an agreement with WisDOT prior to any improvement.

Verification is needed from Washington County that the existing on-site sanitary system (i.e. series of holding tanks) is adequate to handle the potential increase in loading expected because of the office addition and LMD office construction.

Finally, the sign base proposed for the monument sign is required to be a masonry material that matches or is complimentary to the primary building on the property and not aluminum as proposed.

Community Development: Inspection Services
State-approved plans will be required for both the corporate office addition and new LMD building prior to issuing building permits along with the required $20,000 occupancy bond.

Public Works Department/Village Engineer
As indicated above, the owner has submitted storm water management plan details and supporting information approved by the Village and MMSD from a 2007 building project that resulted in the design and installation of three (3) storm water management basins on the site. While the design and capacity of these basins is expected to meet current Village standards and be sufficient to handle the amount of additional run-off associated with the current building & pavement projects, that has not yet been confirmed by the Village Engineer. Consequently, to keep the project moving forward, Staff recommends requiring that this issue will need to be addressed prior to issuing any building permits (not expected for 4-6 weeks which should be adequate time to either verify that the current storm water facilities are adequate or identify the necessary improvements).

Village Forester
- Page L1.0. Per municipal code 17.43(c) – Interior parking lot landscaping shall include (one) 2” caliper tree for every ten parking spaces. This plan does not meet this requirement.
- Page L1.0. Per municipal code 17.43(c) – Parking lot landscaping, perimeter plantings are required around the parking lot for screening from adjacent properties. This plan does not include perimeter plantings along the West parking lot boundary.

Fire & Police Departments
No comments.

VILLAGE STAFF RECOMMENDATION

APPROVE the site development and building plans for the proposed 5,250 sqft office building addition and new 1,550 sqft landscape maintenance division (LMD) office building for the DJ Frank landscape contracting services operation located at N120 21350 Freistadt Road subject to the following conditions:

1. This approval is for the proposed corporate office building addition and landscape maintenance division (LMD) building and site areas immediately adjacent to said buildings as shown on the following plans. 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 the Village Planner or Engineer pursuant to revisions required herein and/or by the Plan Commission:
    a. Corporate Office Building Addition
        i. Architectural plan set w/ revised date March 11, 2024
        ii. Civil Engineering plan set w/ revised date March 11, 2024
        iii. Exterior Lighting plan set dated March 11, 2024
        iv. Landscape plan set dated March 11, 2024
    b. Landscape Maintenance Division (LMD) Building
        i. Architectural plan set w/ revised date March 7, 2024
        ii. Civil Engineering plan set w/ revised date March 11, 2024
        iii. Exterior Lighting plan set dated March 11, 2024
        iv. Landscape plan set dated March 11, 2024

2. All landscaping, grading, paving, storm water management, utility and other improvements shown on the approved plans shall be installed as approved prior to issuance of an occupancy permit for the building addition unless a cash bond or letter of credit in an amount equal to 120 percent of the estimated installation and material costs reviewed and approved by the Village is submitted to the Village as necessary to ensure that installation of the proposed features and improvements will be completed within one (1) year after issuance of the occupancy permit.

3. The Property Owner shall provide verification from Washington County that the existing on-site sanitary system (i.e. holding tanks) is adequate to handle the potential increase in loading expected because of the office addition and LMD office construction. Said verification shall be provided to the Community Development Department prior to issuing building permits for the corporate office building addition and LMD building.

4. No improvement to the existing gravel parking area located south of the corporate office building that encroaches into the US41 right-of-way shall commence until the Property Owner has provided documentation to the Community Development Department from the WisDOT authorizing the use of and improvements to said parking area located in US41 right-of-way (e.g. encroachment agreement, revocable occupancy agreement, etc.).

5. The Property Owner and engineer shall coordinate with the Village Engineer to provide all storm water management plan and/or analysis documentation necessary to verify that the existing storm water facilities on the DJ Frank property meet current Village of Germantown, MMSD and other applicable standards and are sufficient to accommodate the amount of additional storm water run-off associated with the proposed corporate office building addition, landscape maintenance division (LMD) building construction, and associated pavement improvements on the property. Said verification shall be reviewed and approved by the Village Engineer prior to issuing building permits for the corporate office building addition and LMD building.

6. The landscaping plan shall be revised to meet the Village's code requirements as set forth below:
    a. Page L1.0. Per municipal code 17.43(c). Interior parking lot landscaping shall include (one) 2" caliper tree for every ten parking spaces.
    b. Page L1.0. Per municipal code 17.43(c). Parking lot landscaping of perimeter with plantings around the parking lot for screening from adjacent properties.

    Said plan revisions shall be submitted to the Community Development Department and Village Forester for review and approval prior to issuing occupancy for the corporate office building addition.

APPROVE the proposed wall, building entrance and monument signs for the DJ Frank landscape contracting services operation located at N120 21350 Freistadt Road subject to the following conditions:

1. This approval is for the proposed wall and monument signage as shown on the following plans. 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 the Village Planner or Engineer pursuant to revisions required herein and/or by the Plan Commission:
    a. Conceptual Design Sign package by Appleton Sign dated November 28, 2023

2. The monument sign base is required to be constructed of a masonry material that matches or is complimentary to the exterior wall material of the primary building on the property and not aluminum as proposed. A revised sign plan sheet indicating a code compliant material will be used shall be submitted for review and approval to the Community Development Department prior to issuance of any building or electrical permit for the monument sign.

3. The monument sign proposed to be installed in US41 right-of-way at the driveway entrance on Freistadt Road shall not be installed and no building or electrical permits issued until the Property Owner has provided documentation to the Community Development Department from the WisDOT authorizing installation of the monument sign in the US41 right-of-way (e.g. encroachment agreement, revocable occupancy agreement, etc.).

Letter of Explanation

March 25, 2024

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

RE: David J Frank

Greetings Jeff and Planning Commission Team,

Keller, Inc. and David J Frank Landscape Contracting have teamed up to design/build the next phases of David J Frank's master plan. For this submittal, you will find a master plan sheet, civil engineered plans for the proposed Office and LMD (Landscape Maintenance Division) buildings, required architectural sheets of the proposed, landscape plans, and completed photometric plans. We have also submitted sign applications and renderings/specs of the proposed new signage for the new office building. Please note, the old signage on the existing maintenance shop to the northwest (along freeway) will be removed.

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

The design aligns with the zoning requirements recently approved by Germantown. The initial proposed office will be approximately 5,200 square feet in size. The proposed office building will connect to the existing office building in a manner that uses materials to create an architecturally pleasing addition. The proposed office building will include an approx. 2500 square feet green roof on the second story, that will allow DJF to showcase to customers, as well as use for meeting space, and company gatherings. The new office building will include new landscaping along the highway, (3) new flag poles, and major modifications to the current parking lot.

The new LMD building will replace the small trailer they have on the property for the current Landscape Maintenance Division Staff. This building will be approx. 1,552 square feet. Materials used will be LP siding, shingled room, aluminum storefronts and windows. Due to the location and existing conditions, we are not proposing any additional landscaping around this building. We will be patching asphalt as needed and stone between the existing retaining wall and new building. This new office building will provide the much-needed space and new area for the LMD group. The location is important, as the LMD staff is much more involved with the crews that are located to the north of the “corporate” offices.

If you have any questions on the submittal packet or deign intent, please do not hesitate to contact the design team.

Letter of Explanation

OWNER	David J Frank Landscape Contracting N120 W21350 Freistadt Rd. Germantown, WI 53022
ARCHITECT/BUILDER	Keller, Inc. Scott Lausten (Project Manager) Chris Manske (Architect) W204 N11509 Goldendale Road (262) 250-9710 office (262) 825-6361 cell slausten@kellerbuilds.com
CIVIL	Parish Survey & Engineering Kevin Parish 122 Wisconsin Street West Bend, WI 53095 (262) 346-7800 office kparish@parishse.com

LMD BUILDING - APP

Village of Germantown ...Willkommen

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

PAID _____ DATE _____

SITE PLAN REVIEW APPLICATION

Pursuant to Section 17.43 of the Municipal Code

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

1 APPLICANT OR AGENT

Keller, Inc
W204 N11509 Goldendale Rd
Germantown, WI 53002

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

PROPERTY OWNER

Orange Blossom LLC : David J Frank
Landscape Contracting
N120W21350 Freistadt Rd.
Germantown, WI 53022

Phone (262) 255-4888
E-Mail drf@davidjfrank.com

2 PROPERTY ADDRESS

N120 W21350 Freistadt. Rd.
Germantown, WI 53022

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

North	South	East	West
Holy Hill Storage - Commercial	Germantown Mutual Insurance - Commercial -	David J Frank Landscape Nursery - Commercial -	Freeway Boundary - NA -

4 READ AND INITIAL THE FOLLOWING:

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

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

SPL I understand that an incomplete application will be withdrawn from the Plan Commission agenda and that all resubmissions to the Plan Commission are subject to a new application fee.

5 SIGNATURES – ALL APPLICATION MUST BE SIGNED BY OWNER!

Scott Laurent — Applicant — Date

Owner — 3-11-24 — Date

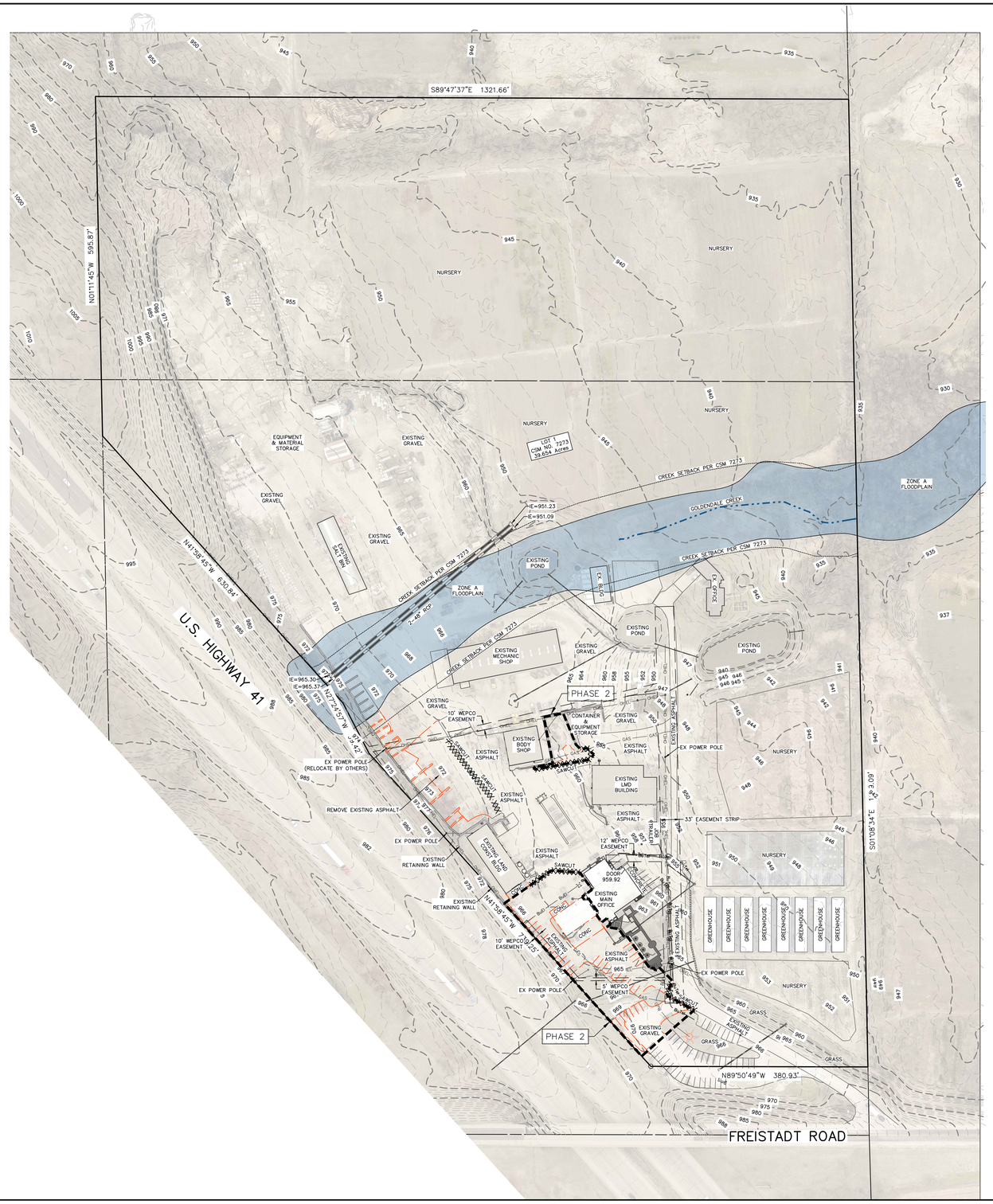
N

0 100 200

LEGEND:

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

DIGGERS HOTLINE
Dial 811 or (800)242-8511
www.DiggersHotline.com



NOTE:
FOR INFORMATION ONLY
SEE SHEET C1.01 FOR DETAILED EXISTING UTILITY INFORMATION

CIVIL SHEET INDEX:

SHEET	SHEET TITLE
C1.00	OVERALL EXISTING CONDITIONS PLAN
C1.01	PROJECT EXISTING CONDITIONS PLAN
C1.02	MASTER SITE PLAN
C1.03	PROJECT SITE PLAN
C1.04	EROSION CONTROL PLAN
C1.05	GRADING PLAN
C1.06	UTILITY PLAN
C1.07	LIGHTING PLAN
C1.08	SITE & EROSION CONTROL DETAILS
C1.09	CONSTRUCTION NOTES

WISCONSIN PROFESSIONAL ENGINEER
KEVIN PARISH
37406
MADISON
WI
Kevin Parish
3/11/2024

REVISIONS:

NO.	DATE	DESCRIPTION

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

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

PLAN TITLE:
OVERALL EXISTING CONDITIONS PLAN

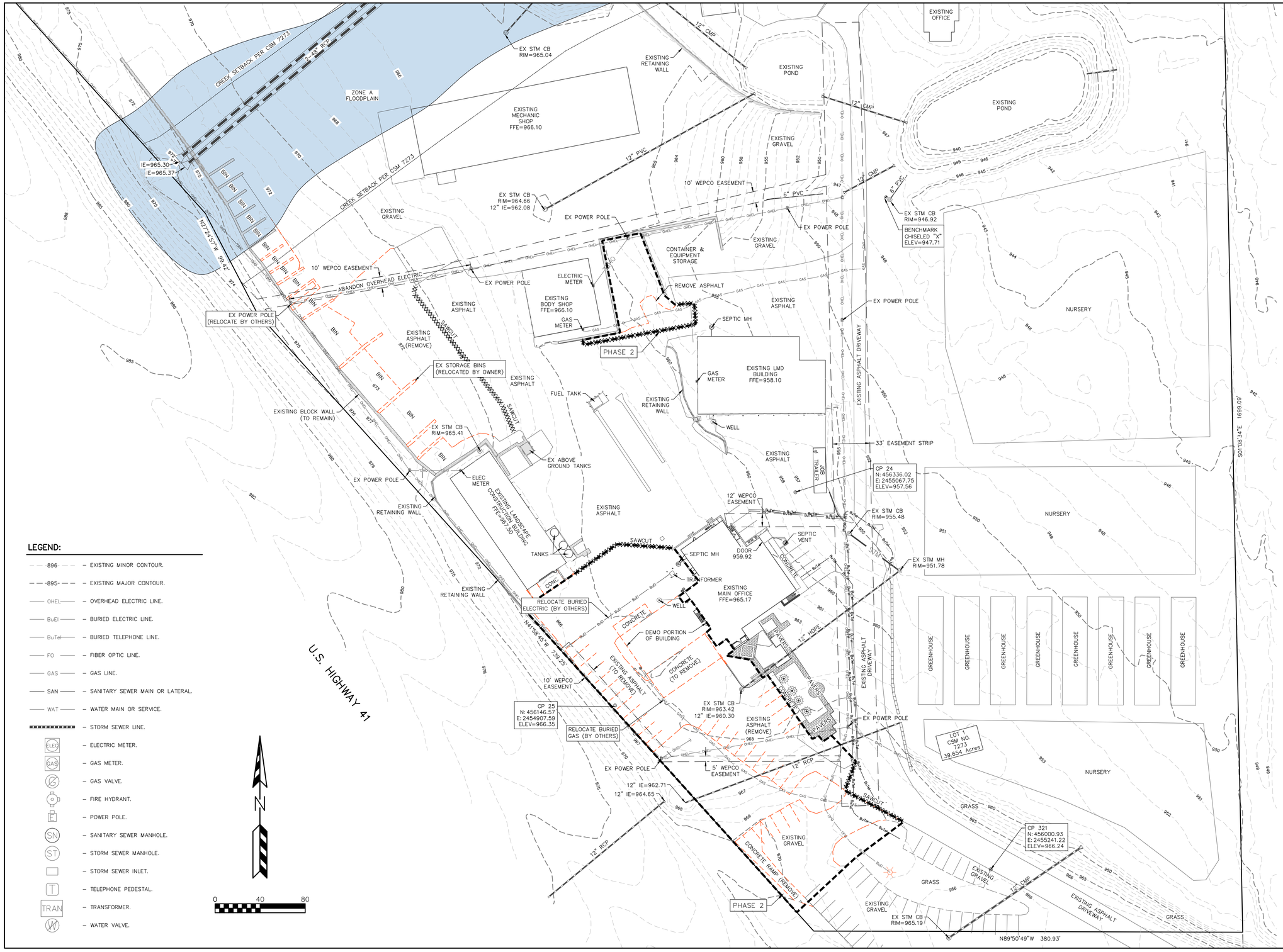
DRAWN BY: **KJP**
DESIGNED BY: **KJP**
CHECKED BY: **KJP**

PLAN DATE: **03/11/2024**

PROJECT NO: \KS-109-23\

FINAL

SHEET NO:
C1.00



LEGEND:

- 896 – EXISTING MINOR CONTOUR.
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- OHEL – OVERHEAD ELECTRIC LINE.
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- GAS – GAS METER.
- GAS VALVE.
- FIRE HYDRANT.
- E – POWER POLE.
- SN – SANITARY SEWER MANHOLE.
- ST – STORM SEWER MANHOLE.
- STORM SEWER INLET.
- T – TELEPHONE PEDESTAL.
- TRAN – TRANSFORMER.
- W – WATER VALVE.

REVISIONS:

NO.	DATE	DESCRIPTION

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

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

PLAN TITLE:
PROJECT EXISTING CONDITIONS PLAN

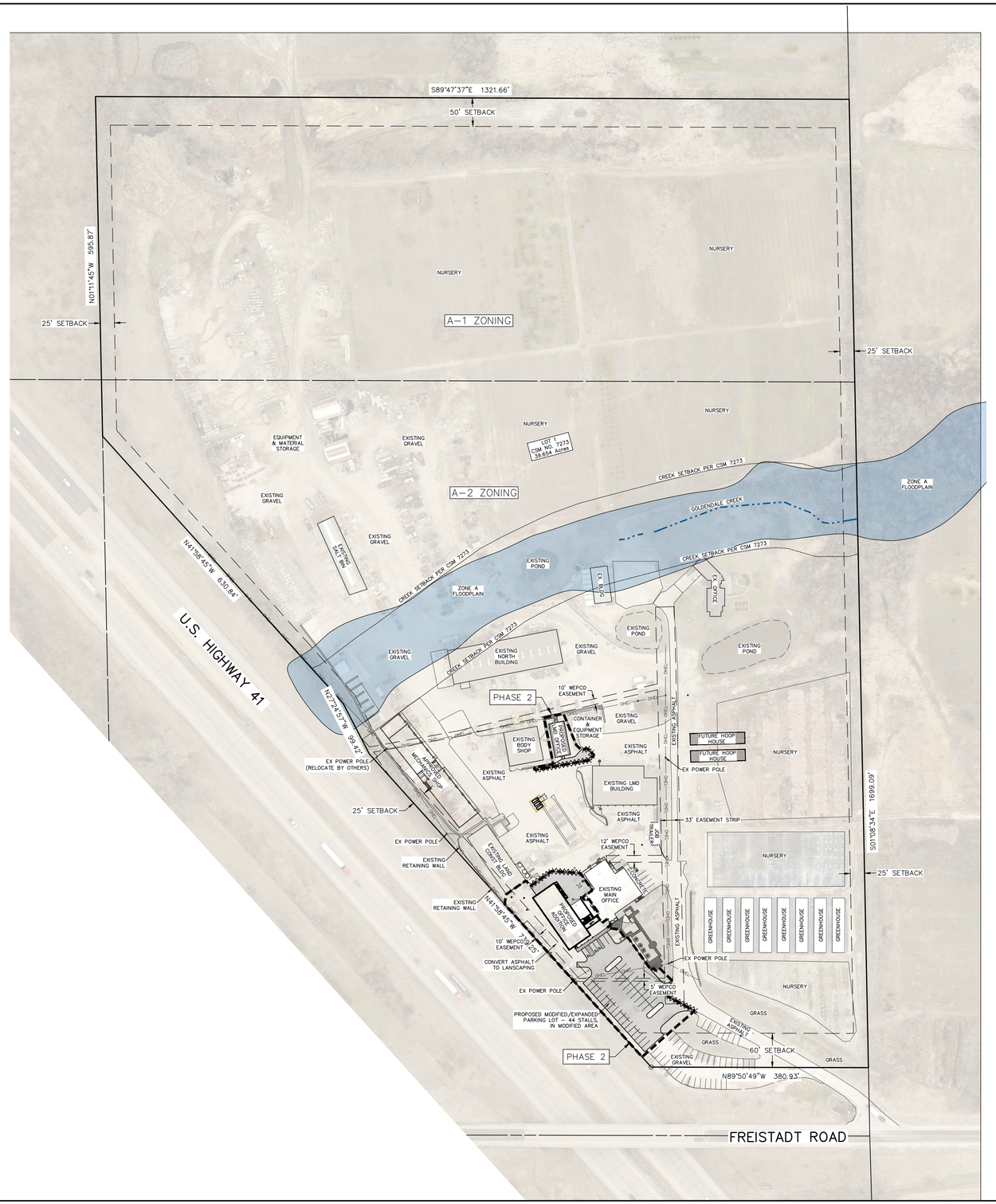
DRAWN BY: **KJP**
DESIGNED BY: **KJP**
CHECKED BY: **KJP**

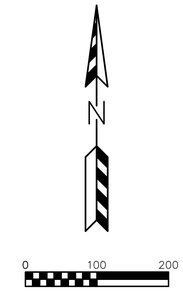
PLAN DATE: **03/11/2024**

PROJECT NO: \KS-109-23\

FINAL

SHEET NO: **C1.01**





SITE INFORMATION BLOCK

Site Address:	N120 W21350 Freistadt Road
Legal Description:	Lot 1 CSM No. 7273
Site Acreage	39.654 Acres
Current Zoning:	A-2

Building & Paving Setback Requirements

	Building	Paving
Front	60 feet	8 feet
Side	25 feet	8 feet
Rear	50 feet	8 feet

Proposed Parking

	No. of Stalls
Total	92

Existing Site Areas

Description	Area (sf)	Percentage
Building	63,492	3.68
Asphalt/Concrete	146,334	8.47
Gravel	379,641	21.98
Total Impervious	589,467	34.13
Lawn	1,137,879	65.87
Total	1,727,346	100.00

Proposed Site Areas

Description	Area (sf)	Percentage
Building	81,155	4.70
Asphalt/Concrete	137,493	7.96
Gravel	373,258	21.61
Total Impervious	591,906	34.27
Lawn	1,135,440	65.73
Total	1,727,346	100.00
New Impervious	2,439	

NOTE:
FOR INFORMATION ONLY
SEE SHEET C1.03 FOR DIMENSIONS OF PAVEMENT AND FROM BUILDINGS TO PROPERTY LINES

REVISIONS:

NO.	DATE	DESCRIPTION

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

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

PLAN TITLE:
MASTER SITE PLAN

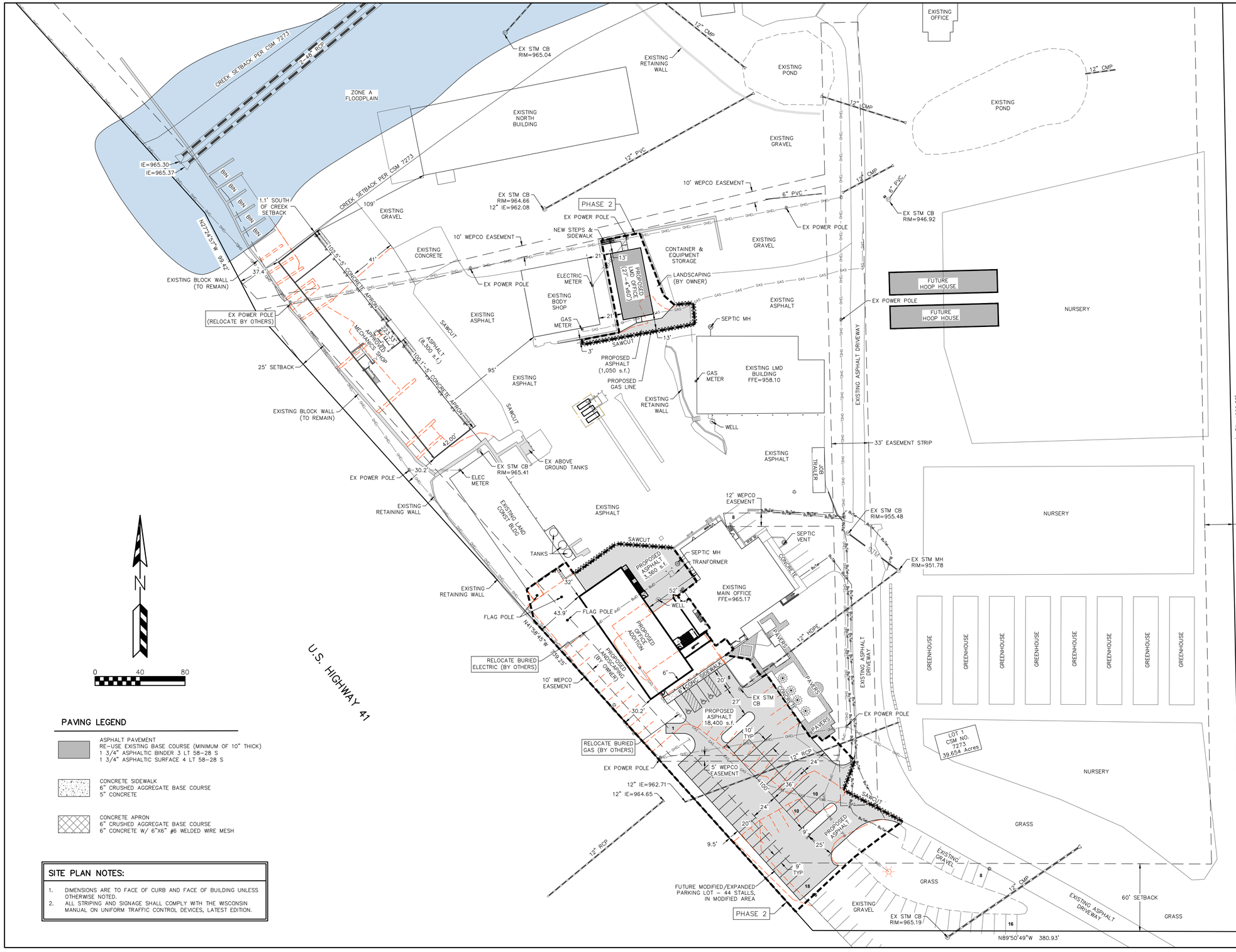
DRAWN BY: **KJP**
DESIGNED BY: **KJP**
CHECKED BY: **KJP**

PLAN DATE: **03/11/2024**

PROJECT NO: \KS-109-23\

SUBMITTAL

SHEET NO:
C1.02



PAVING LEGEND

- ASPHALT PAVEMENT
  RE-USE EXISTING BASE COURSE (MINIMUM OF 10" THICK)
  1 3/4" ASPHALTIC BINDER 3 LT 58-28 S
  1 3/4" ASPHALTIC SURFACE 4 LT 58-28 S
- CONCRETE SIDEWALK
  6" CRUSHED AGGREGATE BASE COURSE
  5" CONCRETE
- CONCRETE APRON
  6" CRUSHED AGGREGATE BASE COURSE
  6" CONCRETE W/ 6"X6" #6 WELDED WIRE MESH

SITE PLAN NOTES:

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

REVISIONS:		
NO.	DATE	DESCRIPTION

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

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

PLAN TITLE:
PROJECT SITE PLAN

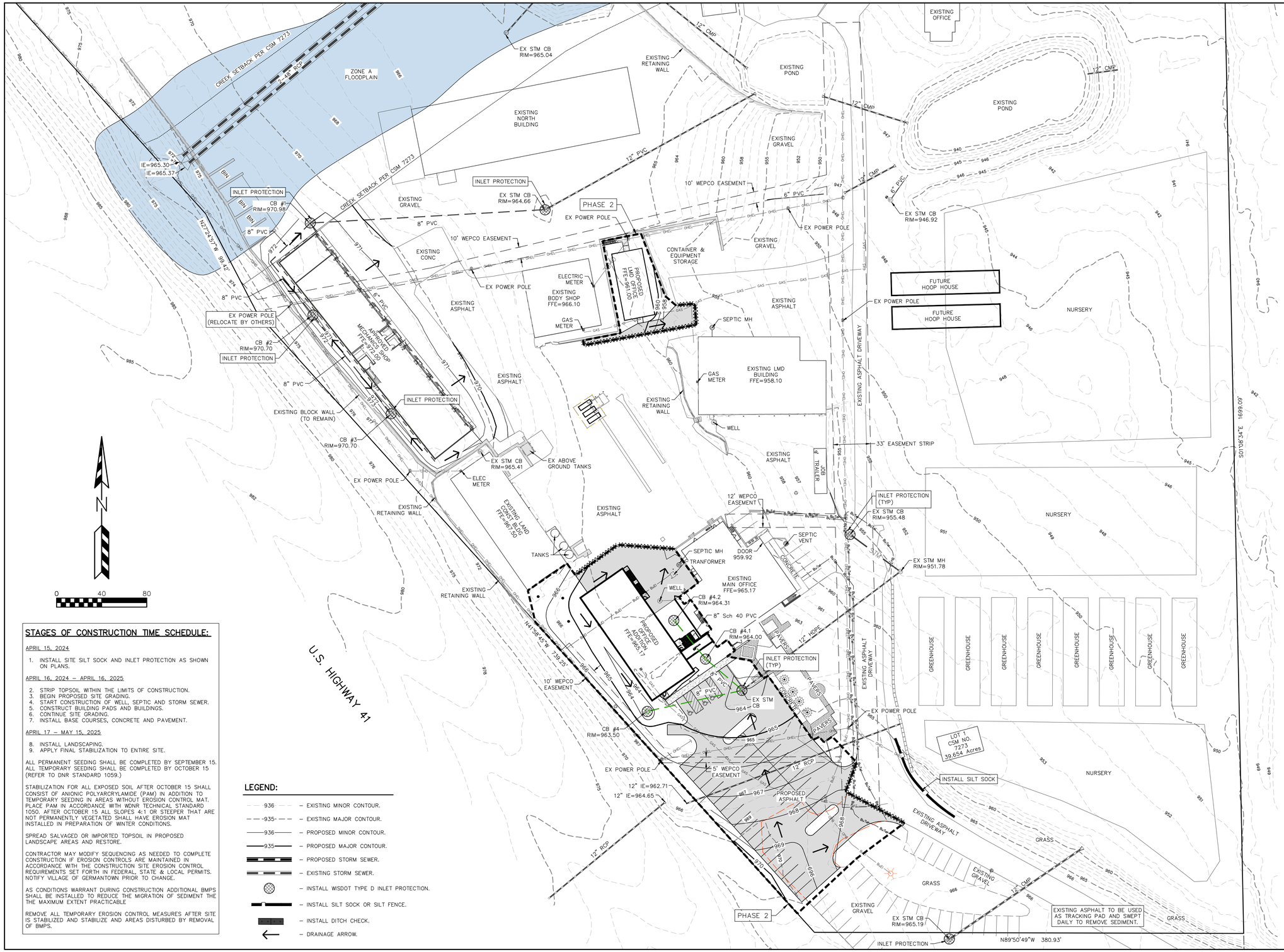
DRAWN BY: **KJP**
DESIGNED BY: **KJP**
CHECKED BY: **KJP**

PLAN DATE: **3/11/2024**

PROJECT NO: \KS-109-23\

SUBMITTAL

SHEET NO: **C1.03**



STAGES OF CONSTRUCTION TIME SCHEDULE:

APRIL 15, 2024

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

APRIL 16, 2024 – APRIL 16, 2025

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

APRIL 17 – MAY 15, 2025

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

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

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

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

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

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

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

LEGEND:

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

REVISIONS:

NO.	DATE	DESCRIPTION

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

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

PLAN TITLE:
EROSION CONTROL PLAN

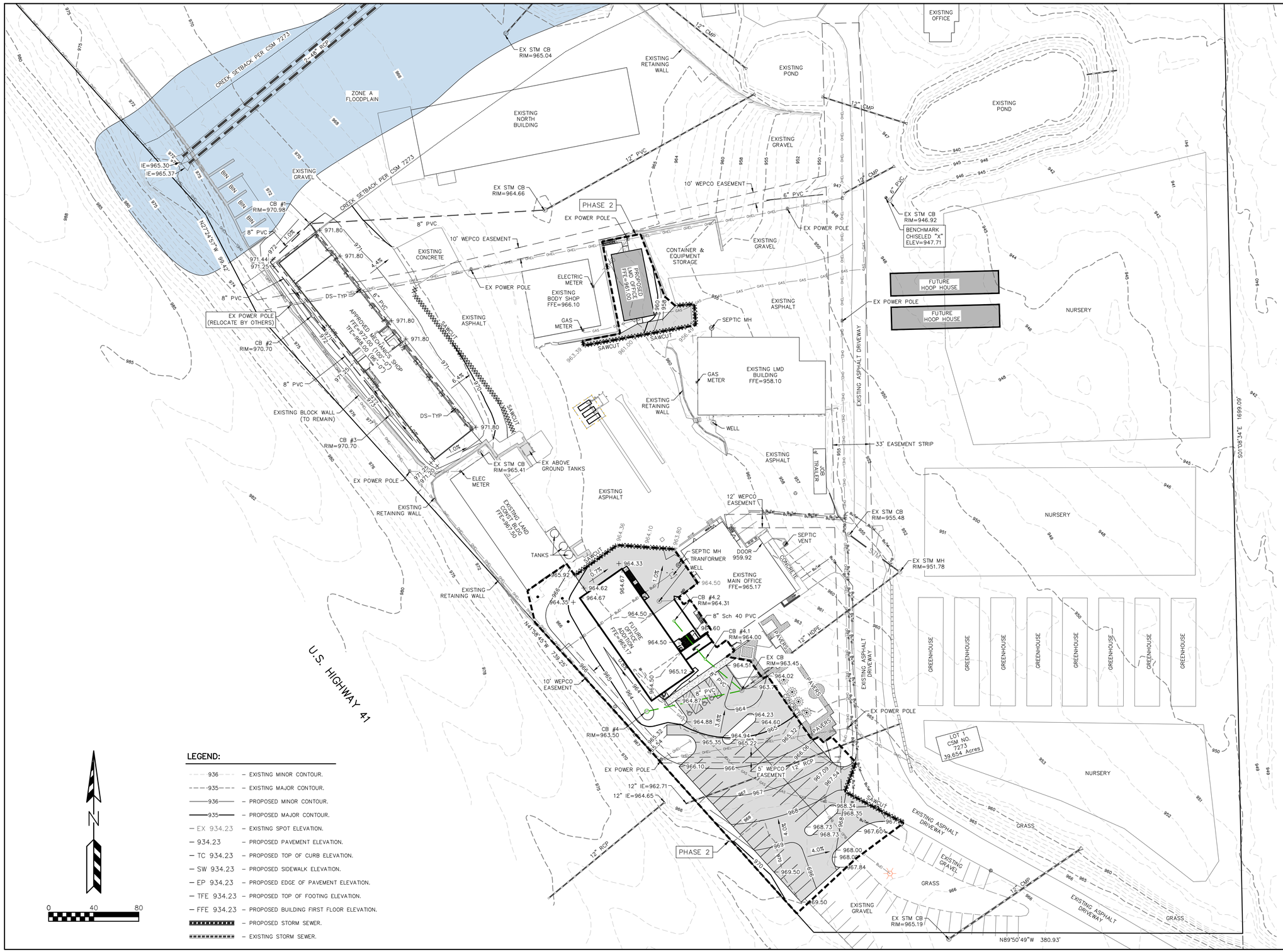
DRAWN BY: **KJP**
DESIGNED BY: **KJP**
CHECKED BY: **KJP**

PLAN DATE: **03/11/2024**

PROJECT NO: \KS-109-23\

SUBMITTAL

SHEET NO:
C1.04



LEGEND:

936	– EXISTING MINOR CONTOUR.
935	– EXISTING MAJOR CONTOUR.
936	– PROPOSED MINOR CONTOUR.
935	– PROPOSED MAJOR CONTOUR.
EX 934.23	– EXISTING SPOT ELEVATION.
934.23	– PROPOSED PAVEMENT ELEVATION.
TC 934.23	– PROPOSED TOP OF CURB ELEVATION.
SW 934.23	– PROPOSED SIDEWALK ELEVATION.
EP 934.23	– PROPOSED EDGE OF PAVEMENT ELEVATION.
TFE 934.23	– PROPOSED TOP OF FOOTING ELEVATION.
FFE 934.23	– PROPOSED BUILDING FIRST FLOOR ELEVATION.
	– PROPOSED STORM SEWER.
	– EXISTING STORM SEWER.

REVISIONS:

NO.	DATE	DESCRIPTION

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

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

PLAN TITLE:
GRADING PLAN

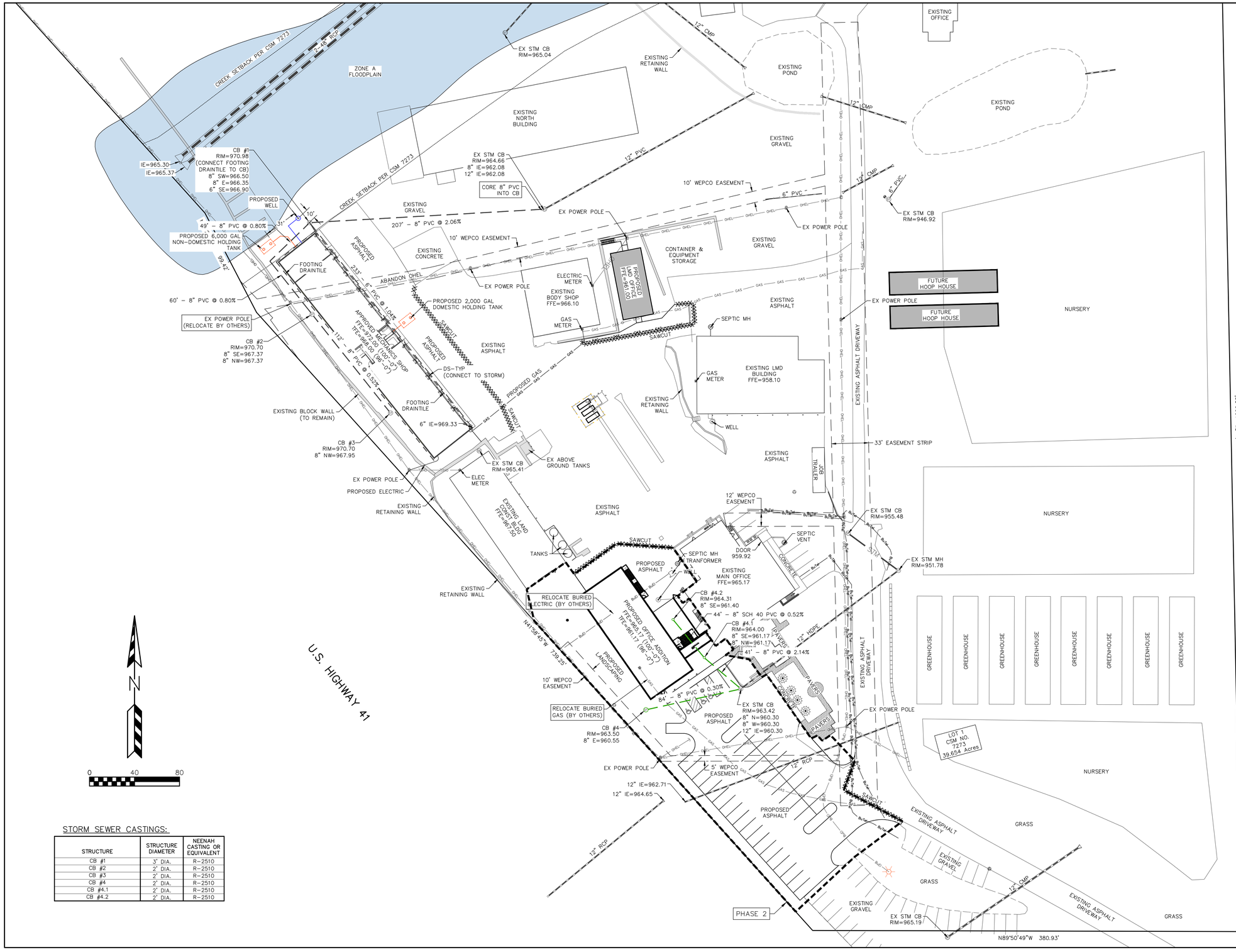
DRAWN BY: **KJP**
DESIGNED BY: **KJP**
CHECKED BY: **KJP**

PLAN DATE: **03/11/2024**

PROJECT NO: \KS-109-23\

SUBMITTAL

SHEET NO:
C1.05



STORM SEWER CASTINGS:

STRUCTURE	STRUCTURE DIAMETER	NEENAH CASTING OR EQUIVALENT
CB #1	3' DIA.	R-2510
CB #2	2' DIA.	R-2510
CB #3	2' DIA.	R-2510
CB #4	2' DIA.	R-2510
CB #4.1	2' DIA.	R-2510
CB #4.2	2' DIA.	R-2510

REVISIONS:

NO.	DATE	DESCRIPTION

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

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

PLAN TITLE:
UTILITY PLAN

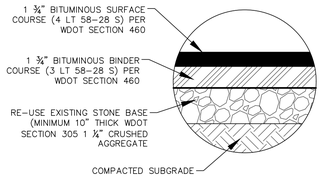
DRAWN BY: **KJP**
DESIGNED BY: **KJP**
CHECKED BY: **KJP**

PLAN DATE: **03/11/2024**

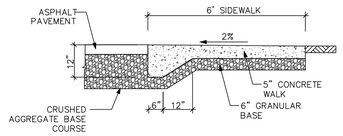
PROJECT NO: \KS-109-23\

SUBMITTAL

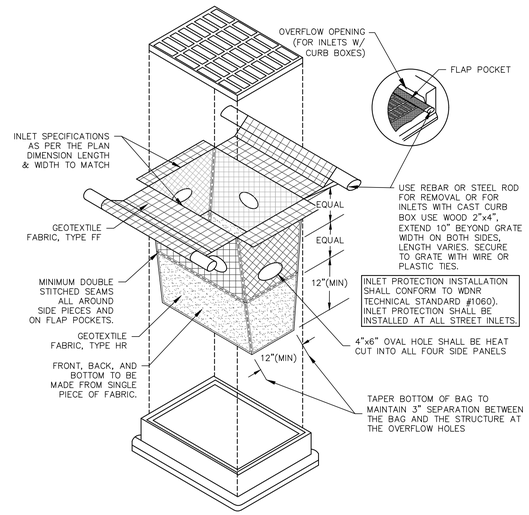
SHEET NO: **C1.06**



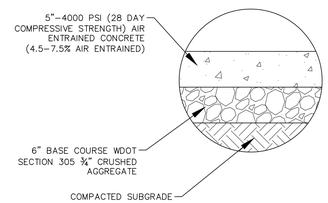
ASPHALT PAVEMENT SECTION



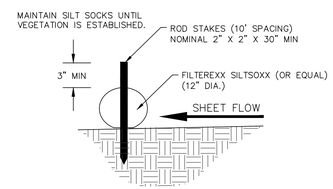
CONCRETE SIDEWALK DETAIL



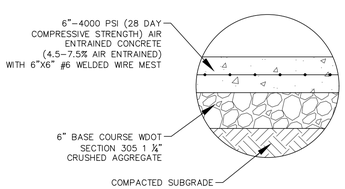
TYPE D-HR INLET PROTECTION DETAIL



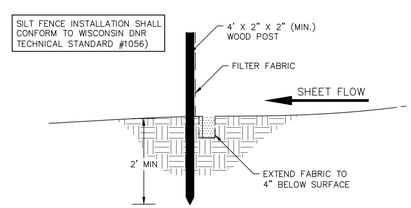
CONCRETE SIDEWALK SECTION



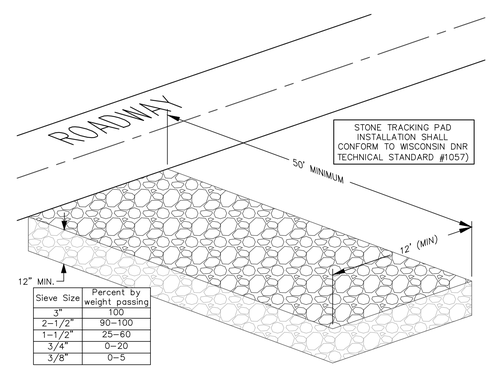
SILT SOCK DETAIL



CONCRETE APRON SECTION



SILT FENCE CONSTRUCTION (SHEET FLOW)



Sieve Size	Percent by weight passing
3"	100
2-1/2"	90-100
1-1/2"	25-60
3/4"	0-20
3/8"	0-5

STONE TRACKING PAD DETAIL

NO.	DATE	DESCRIPTION

REVISIONS:

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

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

PLAN TITLE:
SITE & EROSION CONTROL DETAILS

DRAWN BY: **KJP**

DESIGNED BY: **KJP**

CHECKED BY: **KJP**

PLAN DATE: **03/11/2024**

PROJECT NO: \KS-109-23\

SUBMITTAL

SHEET NO:
C1.08

GENERAL SPECIFICATIONS FOR CONSTRUCTION ACTIVITIES:

1. THE PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED ACCORDING TO THE WISCONSIN D.O.T. STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, LATEST EDITION, THE STANDARD SPECIFICATIONS FOR SEWER & WATER IN WISCONSIN, AND WISCONSIN ADMINISTRATIVE CODE, SPS 360 382–383, AND THE LOCAL ORDINANCES AND SPECIFICATIONS.
2. THE CONTRACTOR SHALL OBTAIN ALL PERMITS REQUIRED FOR EXECUTION OF THE WORK. THE CONTRACTOR SHALL CONDUCT HIS WORK ACCORDING TO THE REQUIREMENTS OF THE PERMITS.
3. THE CONTRACTOR SHALL NOTIFY THE OWNER AND THE MUNICIPALITY FORTY–EIGHT (48) HOURS PRIOR TO THE START OF CONSTRUCTION.
4. THE MUNICIPALITY SHALL HAVE THE RIGHT TO INSPECT, APPROVE, AND REJECT THE CONSTRUCTION OF THE PUBLIC PORTIONS OF THE WORK. THE OWNER SHALL HAVE THE RIGHT TO INSPECT, APPROVE, AND REJECT THE CONSTRUCTION OF ALL PRIVATE PORTIONS OF THE WORK.
5. THE CONTRACTOR SHALL INDEMNIFY THE OWNER, THE ENGINEER, AND THE MUNICIPALITY, THEIR AGENTS, ETC, FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION, AND TESTING OF THE WORK ON THIS PROJECT.
6. SITE SAFETY SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
7. THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL UTILITY INFORMATION SHOWN ON THE PLANS PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL CALL DIGGERS HOTLINE AT 1–800–242–8511 TO NOTIFY THE UTILITIES OF HIS INTENTIONS, AND TO REQUEST FIELD STAKING OF EXISTING UTILITIES.
8. SILT FENCE AND OTHER EROSION CONTROL FACILITIES MUST BE INSTALLED PRIOR TO CONSTRUCTION OR ANY OTHER LAND DISTURBING ACTIVITY. FOLLOW THE SEQUENCE OF CONSTRUCTION ON THE EROSION CONTROL PLAN FOR MORE DETAILS. INSPECTIONS SHALL BE MADE WEEKLY OR AFTER EVERY RAINFALL OF 0.5" OR MORE. REPAIRS SHALL BE MADE IMMEDIATELY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL EROSION CONTROL FACILITIES ONCE THE THREAT OF EROSION HAS PASSED WITH THE APPROVAL OF THE GOVERNING AGENCY.
9. ANY ADJACENT PROPERTIES OR ROAD RIGHT–OF–WAYS WHICH ARE DAMAGED DURING CONSTRUCTION MUST BE RESTORED BY THE CONTRACTOR.
10. TRASH AND DEBRIS SHALL NOT BE ALLOWED TO ACCUMULATE ON THIS SITE AND THE SITE SHALL BE CLEAN UPON COMPLETION OF WORK.
11. THE OWNER SHALL HAVE THE RIGHT TO HAVE ALL MATERIALS USED IN CONSTRUCTION TESTED FOR COMPLIANCE WITH THESE SPECIFICATIONS.

SPECIFICATIONS FOR GRADING & EROSION CONTROL:

1. THE CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR THE COMPUTATIONS OF ALL GRADING AND FOR ACTUAL LAND BALANCE, INCLUDING UTILITY TRENCH SPOIL. THE CONTRACTOR SHALL IMPORT OR EXPORT MATERIAL AS NECESSARY TO COMPLETE THE PROJECT. CONTRACTOR SHALL NOTIFY OWNER OF THE NEED TO IMPORT OR HAUL OFF SOIL. ON–SITE LOCATIONS SUITABLE FOR BORROW OR FILL MAY BE PRESENT. COORDINATE WITH OWNER.
2. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING SOIL CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION. A GEOTECHNICAL REPORT MAY BE AVAILABLE FROM THE OWNER.
3. SITE SHALL BE CLEARED TO THE LIMITS SHOWN ON THE PLANS. REMOVE VEGETATION FROM THE SITE BURNING IS NOT PERMITTED. PROTECT TREES AND OTHER FEATURES FROM DAMAGE WITH FENCING.
4. THE GEOTECHNICAL ENGINEER IS RESPONSIBLE FOR VERIFYING COMPACTION AND FILL PLACEMENT IN THE FIELD. THE GEOTECHNICAL ENGINEER MAY SUPERCEDE THESE SPECIFICATIONS IF THERE IS GOOD CAUSE TO DO SO. AN EXPLANATION MUST BE SUBMITTED TO THE ENGINEER IN WRITING BEFORE ANY DEVIATIONS ARE MADE.
5. IF NO GEOTECHNICAL RECOMMENDATION IS AVAILABLE, THEN THE FOLLOWING SPECIFICATIONS SHALL APPLY. ALL FILL SHALL BE CONSIDERED STRUCTURAL FILL AND SHALL BE PLACED IN ACCORDANCE WITH THE FOLLOWING: THE COMPACTED FILL SUBGRADE SHALL CONSIST OF AND SHALL BE UNDERLAIN BY SUITABLE BEARING MATERIALS, FREE OF ALL ORGANIC, FROZEN OR OTHER DELETERIOUS MATERIAL AND INSPECTED AND APPROVED BY THE RESIDENT GEOTECHNICAL ENGINEER.PREPARATION OF THE SUBGRADE, AFTER STRIPPING, SHALL CONSIST OF PROOF–ROLLING TO DETECT UNSTABLE AREAS THAT MIGHT BE UNDERCUT, AND COMPACTING THE SCARIFIED SURFACE TO THE SAME MINIMUM DENSITY INDICATED BELOW.THE COMPACTED FILL MATERIALS SHALL BE FREE OF ANY DELETERIOUS, ORGANIC OR FROZEN MATTER AND SHALL HAVE A MAXIMUM LIQUID LIMIT (ASTM–D–423) AND PLASTICITY INDEX (ASTM D–424) IF 30 AND 10 RESPECTFULLY, UNLESS SPECIFICALLY TESTED AND FOUND TO HAVE LOW EXPANSIVE PROPERTIES AND APPROVED BY AN EXPERIENCED SOILS ENGINEER. THE TOP TWELVE (12") INCHES OF COMPACTED FILL SHOULD HAVE A MAXIMUM THREE (3") INCH PARTICLE DIAMETER AND ALL UNDERLYING COMPACTED FILL A MAXIMUM SIX (6") INCH PARTICLE DIAMETER UNLESS SPECIFICALLY APPROVED BY AN EXPERIENCED SOILS ENGINEER. ALL FILL MATERIAL MUST BE TESTED AND APPROVED UNDER THE DIRECTION AND SUPERVISION OF AN EXPERIENCED SOILS ENGINEER PRIOR TO PLACEMENT, IF THE FILL IS TO PROVIDE NON–FROST SUSCEPTIBLE CHARACTERISTICS, IT MUST BE CLASSIFIED AS A CLEAN GW, GP, SW, OR SP PER UNITED SOIL CLASSIFICATION SYSTEM(ASTM D–2487). FOR STRUCTURAL FILL THE DENSITY OF THE STRUCTURAL COMPACTED FILL AND SCARIFIED SUBGRADE AND GRADES SHALL NOT BE LESS THAN 95 PERCENT OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE STANDARD PROCTOR (ASTM D–698) WITH THE EXCEPTION TO THE TOP 12 INCHES OF PAVEMENT SUBGRADE WHICH SHALL A MINIMUM IN–SITU DENSITY OF 100 PERCENT OF THE MAXIMUM DRY DENSITY, OR 5 PERCENT HIGHER THAN UNDERLYING FILL MATERIALS.THE MOISTURE CONTENT OF COHESIVE SOIL SHALL NOT VARY BY MORE THAN –1 TO +3 PERCENT AND GRANULAR SOIL ±3 PERCENT OF OPTIMUM WHEN PLACED AND COMPACTED OR RECOMPACTED, UNLESS SPECIFICALLY APPROVED BY THE SOILS ENGINEER TAKING INTO CONSIDERATION THE TYPE OF MATERIALS AND COMPACTION EQUIPMENT BEING USED. THE COMPACTION EQUIPMENT SHOULD CONSIST OF SUITABLE MECHANICAL EQUIPMENT SPECIFICALLY DESIGNED FOR SOIL COMPACTION. BULLDOZERS OR SIMILAR TRACKED VEHICLES ARE TYPICALLY NOT SUITABLE FOR COMPACTION. MATERIAL THAT IS TOO WET TO PERMIT PROPER COMPACTION MAY BE SPREAD ON THE FILL AND PERMITTED TO DRY. DISCING,HARROWING OR PULVERIZING MAY BE NECESSARY TO REDUCE THE MOISTURE CONTENT TO A SATISFACTORY VALUE, AFTER WHICH IT SHALL BE COMPACTED. THE FINISHED SUBGRADE AREAS OF THE SITE SHALL BE COMPACTED TO 100 PERCENT OF THE STANDARD PROCTOR (ASTM D–398) MAXIMUM DENSITY.
6. NO FILL SHALL BE PLACED ON A WET OR SOFT SUBGRADE THE SUBGRADE SHALL BE PROOF–ROLLED AND INSPECTED BY THE GEOTECHNICAL ENGINEER BEFORE ANY MATERIAL IS PLACED.
7. SUBGRADE TOLERANCES ARE +/– 1" FOR LANDSCAPE AREAS AND +/– ½" FOR ALL PAVEMENT AND BUILDING AREAS.
8. TOPSOIL SHALL BE FREE OF DELETERIOUS MATERIALS, ROOTS, OLD VEGETATION, ROCKS OVER 2" DIAMETER AND SHALL NOT BE EXCESSIVELY CLAYEY IN NATURE. NO CLUMPS LARGER THAN 4" ARE ACCEPTABLE. TOPSOIL MAY BE AMENDED AS NEEDED WITH SAND OR COMPOST TO BE LOOSE WHEN SPREAD.
9. THE CONTRACTOR SHALL MAINTAIN SITE DRAINAGE THROUGHOUT CONSTRUCTION. THIS MAY INCLUDE THE EXCAVATION OF TEMPORARY DITCHED OR PUMPING TO ALLEVIATE WATER PONDING. ANY DEWATERING SHALL NOT GO DIRECTLY TO STREAMS, CREEKS, WETLANDS OR OTHER ENVIRONMENTALLY SENSITIVE AREAS WITHOUT BEING TREATED FIRST. A DIRT BAG OR OTHER DEWATERING TREATMENT DEVICE MAY BE USED TO CAPTURE SEDIMENT FROM THE PUMPED WATER.
10. THE STONE TRACKING PAD SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION. THE EXISTING GRAVEL AND GRAVEL UNDER THE EXISTING PAVEMENT IS TO BE USED AS STONE TRACKING PAD. THE TRACKING PAD IS TO BE MAINTAINED BY THE CONTRACTOR IN A CONDITION, WHICH WILL PREVENT THE TRACK OF MUD OR DRY SEDIMENT ONTO THE ADJACENT PUBLIC STREETS. SEDIMENT REACHING THE PUBLIC ROAD SHALL BE REMOVED BY STREET CLEANING (NOT HYDRAULIC FLUSHING) BEFORE THE END OF EACH WORKDAY.
11. SOIL STOCKPILES SHALL BE LOCATED A MINIMUM OF 75 FEET FROM LAKES, STREAMS, WETLANDS, DITCHES, DRAINAGE WAYS, CURBS AND GUTTERS OR OTHER STORMWATER CONVEYANCE SYSTEM, UNLESS OTHERWISE APPROVED BY THE ENGINEER. MEASURES SHALL BE TAKEN TO MINIMIZE EROSION AND RUNOFF FROM ANY SOIL STOCKPILES THAT WILL LIKELY REMAIN FOR MORE THAN FIVE WORKING DAYS. ANY STOCKPILE THAT REMAINS FOR MORE THAN 30 DAYS SHALL BE COVERED OR TREATED WITH STABILIZATION PRACTICES SUCH AS TEMPORARY OR PERMANENT SEEDING AND MULCHING.
12. EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO GRADING OPERATIONS AND SHALL BE PROPERLY MAINTAINED FOR MAXIMUM EFFECTIVENESS UNTIL VEGETATION IS ESTABLISHED. ALL EROSION CONTROL MEASURES AND STRUCTURES SERVING THE SITE MUST BE INSPECTED AT LEAST WEEKLY OR WITHIN 24 HOURS OF A 0.5 INCH RAIN EVENT. ALL MAINTENANCE WILL FOLLOW AN INSPECTION WITHIN 24 HOURS.
13. CUT AND FILL SLOPES SHALL BE NO GREATER THAN 3:1.
14. EROSION CONTROL IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ACCEPTANCE OF THIS PROJECT. EROSION CONTROL MEASURES AS SHOWN SHALL BE THE MINIMUM PRECAUTIONS THAT WILL BE ALLOWED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECOGNIZING AND CORRECTING ALL EROSION CONTROL PROBLEMS THAT ARE A RESULT OF CONSTRUCTION ACTIVITIES. ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED IN WRITING BY THE STATE OR LOCAL INSPECTORS, OR THE DEVELOPER'S ENGINEER, SHALL BE INSTALLED WITHIN 24 HOURS.
15. ALL DISTURBED SLOPES OF 4:1 OR GREATER AND DRAINAGE SWALES SHALL BE STABILIZED WITH CURLEX EROSION CONTROL FABRIC (INSTALL PER MANUFACTURER'S SPECIFICATIONS).

SPECIFICATIONS FOR PRIVATE UTILITIES:

1. EXISTING UTILITIES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE.BEFORE PROCEEDING WITH ANY UTILITY CONSTRUCTION SHALL EXCAVATE EACH EXISTING LATERAL OR POINT OF CONNECTION AND VERIFY THE LOCATION AND ELEVATION OF ALL UTILITIES. IF ANY EXISTING UTILITIES ARE NOT AS SHOWN ON THE DRAWINGS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY FOR POSSIBLE REDESIGN. CONTRACTOR SHALL CALL "DIGGERS HOTLINE" PRIOR TO ANY CONSTRUCTION.
2. ALL CONNECTIONS TO EXISTING PIPES AND MANHOLES SHALL BE CORED CONNECTIONS. CONNECTIONS TO WATER MAIN SHALL BE WET TAPPED WITH A STAINLESS STEEL TAPPING SLEEVE.
3. BUILDING LATERALS SHALL BE CONSTRUCTED IN ACCORDANCE WITH LOCAL AND STATE PLUMBING CODES AND IN ACCORDANCE WITH STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION WISCONSIN, LATEST EDITION. PROPOSED SANITARY SEWER AND INTERNALLY CONNECTED STORM SEWER SHOWN IN THIS PLAN SHALL TERMINATE AT A POINT FIVE (5) FEET FROM THE EXTERIOR BUILDING WALL. THE EXACT LOCATION OF ALL DOWN SPOUT CONNECTIONS SHALL BE PER THE ARCHITECTURAL PLANS.
4. CONTRACTOR SHALL NOT SHUT OFF WATER OR PLUG SANITARY SEWER IN MUNICIPAL LINES WITHOUT PRIOR APPROVAL.
5. MATERIALS FOR STORM SEWER SHALL BE AS FOLLOWS: STORM SEWER PIPE 48" OR LESS SHALL BE HIGH DENSITY POLYETHYLENE (HDPE) CORRUGATED PIPE WITH AN INTEGRALLY FORMED SMOOTH WATERWAY SUCH AS ADS N–12. FOR PIPE 10" OR LESS IN DIAMETER, PVC, ASTM D–3034, SDR–26, MAY ALSO BE USED. WHERE SPECIFICALLY REQUIRED, REINFORCED CONCRETE PIPE (RCP), ASTM C–76, CLASS III OR HIGHER, MAY BE USED. TRENCH SECTION SHALL BE CLASS "B" FOR PVC AND HDPE AND CLASS "C" FOR CONCRETE (PER STANDARD SPECIFICATIONS). MANHOLES, INLETS AND CATCH BASINS SHALL BE PRE CAST REINFORCED CONCRETE, ASTM C–478. CASTINGS SHALL BE HEAVY DUTY CAST IRON. AREA DRAINS SHALL BE ADSNYLOPLAST OR EQUIVALENT AND SHALL BE A MINIMUM OF 24" IN DIAMETER. CONNECTIONS TO EXISTING PIPES SHALL BE MADE WITH INSERT A WYE OR EQUIVALENT. LAST (3) THREE JOINTS SHALL BE RESTRAINED WITH RODS. PIPE SHALL MEET THE REQUIREMENTS OF AASHTO M–294, TYPE S.
6. MATERIALS FOR SANITARY SEWER SHALL BE AS FOLLOWS: SANITARY SEWER SHALL BE PVC, ASTM D–3034, SDR–35 WITH RUBBER GASKETED JOINTS, CONFORMING TO ASTM D–3212. TRENCH SECTIONS SHALL BE CLASS "B" BEDDING (PER STANDARD SPECIFICATIONS). CRUSHED STONE CHIPS SHALL BE USED FOR BEDDING MATERIAL. CONNECTIONS SHALL BE MAD WITH A INSERT A WYE OR EQUIVALENT. A MINIMUM OF 6' OF COVER IS REQUIRED FOR ALL SANITARY SEWER.
7. MATERIALS FOR WATER SERVICES AND PRIVATE HYDRANTS SHALL BE AS FOLLOWS: WATER SERVICES SHALL BE PVC, HDPE, OR DI AS ALLOWED BY MUNICIPAL CODE, PVC SHALL BE AWWA C–900. DI SHALL BE AWWA C151, CLASS 52 (OR AS REQUIRED BY LOCAL CODE). TRENCH SECTIONS SHALL BE CLASS "B" BEDDING (PER STANDARD SPECIFICATIONS). CRUSHED STONE CHIPS SHALL BE USED FOR BEDDING MATERIAL. CONNECTION SHALL BE MADE WITH A WET TAP, CORPORATE STOP AND VALVE BOX PER MUNICIPAL STANDARDS. A MINIMUM OF 6' COVER IS REQUIRED FOR ALL WATER MAIN. VALVES SHALL BE NON RISING STEM, RESILIENT SEATED GATE VALVES COMPLYING WITH AWWA C509 WITH A THREE PIECE CAST IRON VALVE BOX. INSTALL THRUST BLOCKS AT ALL BENDS AND TEES. DISINFECT ALL NEW LINES AND OBTAIN SAFE WATER SAMPLE PRIOR TO USE.
8. EXTREME CAUTION MUST BE FOLLOWED REGARDING THE COMPACTION OF ALL UTILITY TRENCHES. MECHANICALLY COMPACTED GRANULAR BACKFILL IS REQUIRED UNDER & WITHIN 5 FEET OF ALL PAVEMENT INCLUDING SIDEWALKS. FLOODING OF BACKFILL MATERIAL IS NOT ALLOWED.
9. TRACER WIRE (NO.8 SINGLE STRAND COPPER) AND WARNING TAPE SHALL BE INSTALLED ON ALL UTILITIES IN ACCORDANCE WITH THE LOCAL AND STATE CODES. TRACER WIRE SHALL TERMINATE IN A VALVECO TERMINAL BOX AT EACH END IN ACCORDANCE WITH 182.0715(2R) OF STATE STATUTES.
10. MANDREL TESTING ON SANITARY LINES AND PRESSURE TESTING ON WATER MAIN MAY BE REQUIRED BY THE OWNER OR MUNICIPALITY.
11. UPON COMPLETION OF FINAL PAVING OPERATIONS, THE UTILITY CONTRACTOR SHALL ADJUST ALL MANHOLE AND INLET RIMS AND VALVE BOXES TO FINISHED GRADE.
12. ALL UTILITY CONSTRUCTION SHALL BE DONE IN COMPLIANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN (LATEST EDITION AND ADDENDUM) AND ALL STATE AND LOCAL CODES. IT IS THE CONTRACTORS RESPONSIBILITY TO DETERMINE WHICH SPECIFICATIONS APPLY, AND TO COORDINATE ALL CONSTRUCTION ACTIVITIES WITH THE APPROPRIATE LOCAL AND STATE AUTHORITIES.
13. ALL SANITARY SEWER, STORM SEWER AND WATER MAIN CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE VILLAGE OF GERMANTOWN AND WISCONSIN DSPS STANDARDS.
14. THE LENGTHS OF ALL UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND MAY VARY SLIGHTLY FROM THE PLAN. LENGTHS SHALL BE VERIFIED IN THE FIELD DURING CONSTRUCTION.
15. MAINTAIN AN 8 FOOT MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN PUBLIC SANITARY SEWER, WATER MAIN AND STORM SEWER. PROVIDE 18" MINIMUM VERTICAL SEPARATION WHERE SEWER CROSSES OVER WATER MAIN AND PROVIDE 6" MINIMUM VERTICAL SEPARATION WHERE WATER MAIN CROSSES OVER SEWER.
16. ANY UTILITIES WHICH ARE DAMAGED BY THE CONTRACTOR SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.
17. GENERAL CONTRACTOR SHALL COORDINATE WITH LOCAL GAS TELEPHONE, AND ELECTRICAL UTILITIES FOR EXACT LOCATION SIZE AND DEPTH OF NEW SERVICE.
18. ALL WORK WITHIN THE VILLAGE RIGHT–OF–WAY REQUIRES A PERMIT FROM THE VILLAGE OF GERMANTOWN PUBLIC WORKS DEPARTMENT.

SPECIFICATIONS FOR PAVING:

1. AGGREGATES USED IN THE CRUSHED STONE BASE SHALL CONFORM TO THE GRADATION REQUIREMENTS SECTIONS 301.2 AND 305.2.2 OF THE STANDARD SPECIFICATIONS. THICKNESS SHALL BE PER THE DETAIL ON THE PLANS. BASE SHALL BE 1–1/4" INCH DIAMETER LIMESTONE TRAFFIC BOND AGGREGATE BASE COURSE UNLESS NOTED OTHERWISE. SUBSTITUTION AND/OR RECYCLED MATERIALS MAY BE ALLOWED WITH APPROVAL FROM THE OWNER.
2. SUBGRADE SHALL BE PROOFROLLED AND APPROVED BY A GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT OF STONE BASE. EXCAVATE UNSUITABLE AREAS AND REPLACE WITH BREAKER RUN STONE AND RECOMPACT. REFER TO THE GEOTECHNICAL REPORT FOR ADDITIONAL SPECIFICATIONS.
3. EXISTING PAVEMENT SHALL BE SAWCUT IN NEAT STRAIGHT LINES TO FULL DEPTH AT ANY POINT WHERE EXISTING PAVEMENT IS REMOVED. CURB AND WALK SHALL BE REMOVED TO THE NEAREST JOINT. REMOVED PAVEMENT SHALL BE REPLACED WITH THE SAME SECTION AS EXISTING. MUNICIPAL STANDARDS MAY REQUIRE ADDITIONAL WORK.
4. ASPHALT FOR PARKING AREAS AND THE PRIVATE ROAD SHALL BE PER THE DETAILS MATERIALS AND PLACEMENT SHALL CONFORM TO THE DOT STANDARD SPECIFICATIONS, SECTION 450 AND 460 LT 58–28 S IS REQUIRED UNLESS NOTED OTHERWISE A COMMERCIAL GRADE MIX MAY BE SUBSTITUTED ONLY WITH APPROVAL FROM THE OWNER.
5. TACK COAT SHALL BE IN ACCORDANCE WITH THE SUBSECTION 455.2.5 OF THE STANDARD SPECIFICATIONS. THE RATE OF APPLICATION SHALL BE 0.05 GAL/SY.
6. CONCRETE FOR CURB, DRIVEWAYS, WALKS, AND NON–FLOOR SLABS SHALL CONFORM TO SECTION 415 OF THE STANDARD SPECIFICATIONS, GRADE A, ASTM C–94, 6 BAG MIX WITH A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3,500 PSI. JOINTING SHALL BE PER SECTION 415.3.7 OF THE STANDARD SPECIFICATIONS WITH CONSTRUCTION JOINTS HAVING A MAXIMUM SPACING OF 10". EXPANSION JOINTS SHALL BE PROVIDED EVERY 50'. CONCRETE SHALL BE FINISHED PER SECTION 415.3.8 WITH A MEDIUM BROOM TEXTURE. A CURING MEMBRANE IN CONFORMANCE WITH SECTION 415.3.12 IS REQUIRED.
7. PAVEMENT MARKINGS SHALL BE PAINT IN ACCORDANCE WITH WISCONSIN DOT SECTION 646 OF THE STANDARD SPECIFICATIONS AND WITH LOCAL CODES. THE FOLLOWING ITEMS SHALL BE PAINTED WITH COLORS NOTED BELOW:

   PARKING STALLS: WHITE
   PEDESTRIAN CROSSWALKS: WHITE
   LANE STRIPING WHERE SEPARATING TRAFFIC IS MOVING IN OPPOSITE DIRECTIONS: YELLOW
   LANE STRIPING WHERE SEPARATING TRAFFIC IS MOVING IN SAME DIRECTIONS: WHITE
   ADA SYMBOLS; WHITE

RESTORATION NOTES:

1. ALL DISTURBED AREAS, EXCEPT STREET PAVEMENT AND SIDEWALK AREAS, SHALL RECEIVE A MINIMUM OF FOUR (4) INCHES OF TOPSOIL, FERTILIZER, SEED AND MULCH. RESTORATION WILL OCCUR AS SOON AFTER THE DISTURBANCE AS PRACTICAL. LAWN AREAS WITH SLOPES GREATER THAN 4:1 SHALL BE SEEDED WITH OLDS "NOMOW" MIX OR EQUAL. ALL OTHER DISTURBED AREAS SHALL BE SEEDED WITH MADISON PARKS MIX OR EQUAL. MIXTURES SHALL BE IN ACCORDANCE WITH SECTION 630 OF D.O.T. SPECIFICATIONS.
2. AN EQUAL AMOUNT OF ANNUAL RYEGRASS SHALL BE ADDED TO THE MIX. SEED MIXTURES SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET. FERTILIZER SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET. FERTILIZER SHALL MEET THE MINIMUM REQUIREMENTS THAT FOLLOW: NITROGEN, NOT LESS THAN 16%; PHOSPHORIC ACID, NOT LESS THAN 6%; POTASH, NOT LESS THAN 6%.
3. ALL FINISH GRADED AREAS SHALL BE SEEDED AND MULCHED BY SEPTEMBER 15TH. IF THE SITE DOES NOT HAVE FINISH GRADED AREAS COMPLETED BY OCTOBER 15TH, ALL DISTURBED AREAS SHALL BE RESTORED WITH TEMPORARY SEEDING (COVER CROP). AREAS NEEDING PROTECTION DURING PERIODS WHEN PERMANENT SEEDING IS NOT APPLIED SHALL BE SEEDED WITH ANNUAL SPECIES FOR TEMPORARY PROTECTION. SEE TABLE 1 OF THE WISCONSIN DNR CONSERVATION PRACTICE STANDARD 1059, FOR SEEDING RATES OF COMMONLY USED SPECIES. THE RESIDUE FROM THIS CROP MAY EITHER BE INCORPORATED INTO THE SOIL DURING SEEDBED PREPARATION AT THE NEXT PERMANENT SEEDING PERIOD OR LEFT ON THE SOIL SURFACE AND THE PLANTING MADE AS A NO–TILL SEEDING.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR A SATISFACTORY STAND OF GRASS ON ALL SEEDED AREAS FOR ONE YEAR AFTER THE PROJECT'S FINAL ACCEPTANCE.

REVISIONS:

NO.	DATE	DESCRIPTION

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

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

PLAN TITLE:
CONSTRUCTION SPECIFICATIONS AND NOTES

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

PLAN DATE: **03/11/2024**

PROJECT NO: \KS-109-23\

SUBMITTAL

SHEET NO:
C1.09

SHEET INDEX

C1.0 CONTEXTUAL SITE PLAN
C1.1 CONCEPTUAL SITE PLAN
A1.0 FLOOR PLAN
A2.0 ELEVATIONS

BUILDING & FIRE AREA SQUARE FOOTAGES

FLOOR AREAS	EXISTING	NEW	SUB-TOTAL
SECOND FLOOR	------ S.F.	------ S.F.	------ S.F.
FIRST FLOOR	------ S.F.	1,552 S.F.	1,552 S.F.
CANOPIES (COLUMN SUPPORTED)	------ S.F.	------ S.F.	------ S.F.
BASEMENT	------ S.F.	------ S.F.	------ S.F.
BUILDING AREA SUB-TOTALS	------ S.F.	1,552 S.F.	1,552 S.F.
MEZZANINES	------ S.F.	------ S.F.	------ S.F.
FIRE AREA TOTALS	------ S.F.	1,552 S.F.	1,552 S.F.
REMODEL AREA TOTALS	------ S.F.	--% OF BUILDING AREA	

BUILDING CODE ANALYSIS

PROJECT ADDRESS
N120W21350 Freistadt Rd, Germantown, WI, 53022

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

OCCUPANCY
B
Accessory Use

Incidental Use

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

HEIGHT & AREA
Building Height: -'--" Maximum Allowed: -'--"
Number of Stories: -- Maximum Allowed: --
Total Building Area: -,--- S.F. Maximum Allowed: -,--- S.F.
Total Fire Area: -,--- S.F. Maximum Allowed: -,--- S.F.
Mixed/Separated Occupancies
Unlimited Area Building NO

CONSTRUCTION TYPE
Construction Classification 5B
Fire Separation Distance -'--"

FIRE PROTECTION SYSTEMS
Assumed Sprinkler Type --
Fire Alarm System NO

MEANS OF EGRESS
Occupant Load --
Panic Hardware NO

STRUCTURAL DESIGN
Risk Category 2
Design Loads
Roof Live Load 20 psf
Walk-on IMP Ceiling Live Load -- psf
Steel Framing
Collateral Load --psf
Wood Truss
Top Chord Dead Load 10 psf
Bottom Chord Load 10 psf
Mezzanine/Second Floor/Basementoor/Mezz
Live Load -- psf
Point Load (Partition) -- psf
Snow Load Criteria
Ground Snow Load (Pg) 30 psf
Exposure Factor (Ce) 1.0
Thermal Factor (Ct) 1.0
Wind Loads
Wind Load 115 MPH
Surface Roughness C
Exposure Category B
Earthquake Load Criteria
Soil Site Class D
Ss --
S1 --

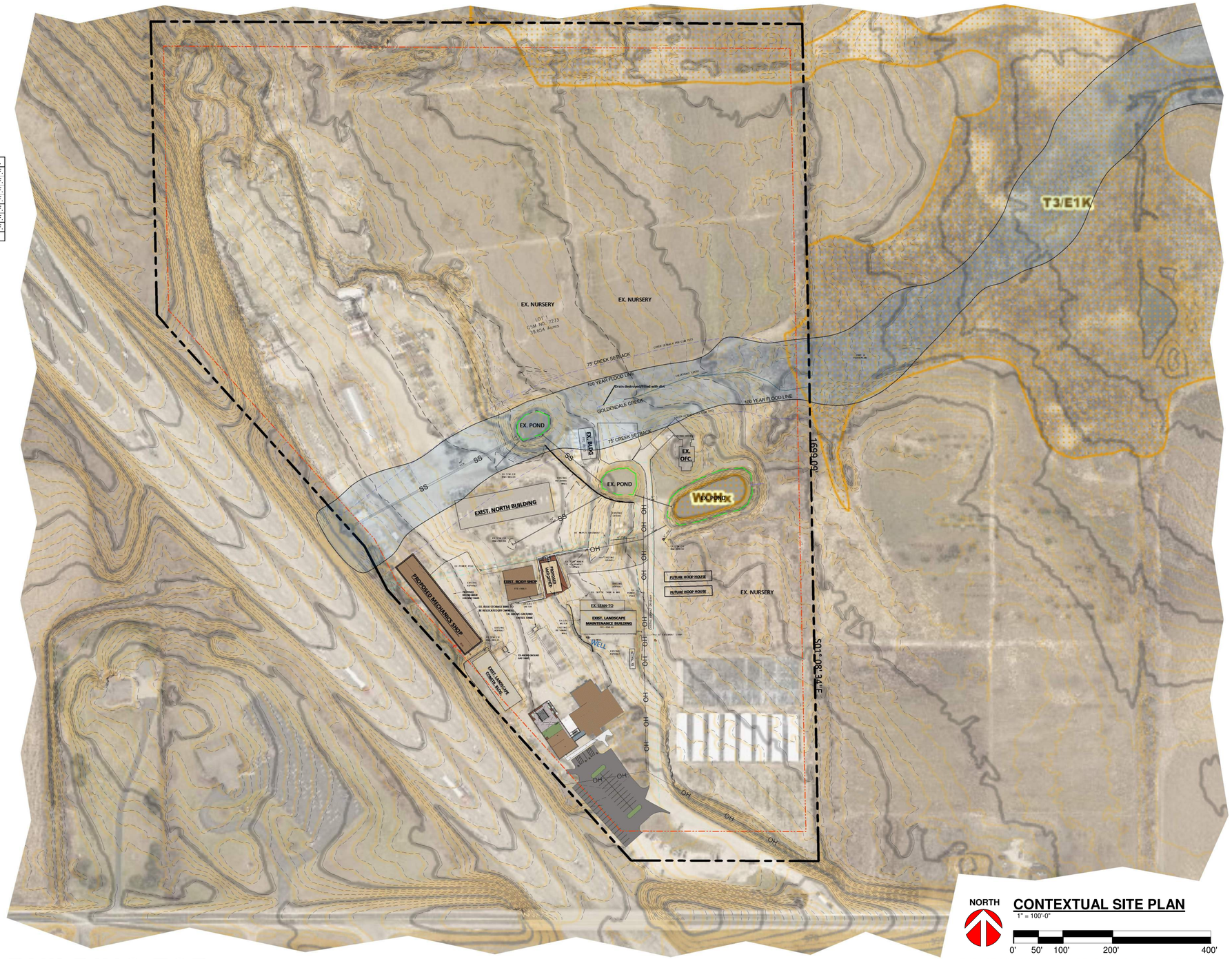
PLUMBING SYSTEMS
Mens WC Required #
Womens WC Required #
Drinking Fountain Required NO
Other Source YES
Ambulatory Stall Required NO

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

SITE INFORMATION

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

ZONING
Property Zoning A2 (W/ COND. USE FOR HORTI--CULTURAL SERVICE BUSINESS)
Setbacks FY 60'-0" SY 25'-0" RY 50'-0"
Hard Surface Setback N/A
Coverage Limit --%
Greenspace Requirement N/A
Parking Required -- Stalls
Refuse Enclosure NO
RTU SCREENING NO



NORTH

CONTEXTUAL SITE PLAN

1" = 100'-0"

0' 50' 100' 200' 400'

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

PROPOSED LMD BUILDING FOR:

DAVID J. FRANK LANDSCAPE CONTRACTING

GERMANTOWN, WISCONSIN

Keller
PLANNERS | ARCHITECTS | BUILDERS

FOX CITIES
N216 State Road 55
P.O. Box 620
Kaukauna, WI 54130
PHONE (920) 766-5795 / 1-800-236-2534
FAX (920) 766-5004

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

MILWAUKEE
W204 N11509
Goldendale Rd
Germantown, WI 53022
PHONE (262) 250-9710 1-800-236-2534
FAX (262) 250-9740

WAUSAU
5605 Lilac Ave
Wausau, WI 54401
PHONE (715) 849-3141
FAX (715) 849-3181

www.kellerbuilds.com

PROPOSED LMD BUILDING FOR:
DAVID J. FRANK LANDSCAPE CONTRACTING
GERMANTOWN, WISCONSIN

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PRELIMINARY - NOT FOR CONSTRUCTION

REVISIONS

1	03.07.2024	I. HAUN
2		
3		
4		
5		
6		

PROJECT MANAGER: S. LAUSTEN
DESIGNER: C. MANSKE
DRAWN BY: I. HAUN
EXPEDITOR: -------
SUPERVISOR: -------
PRELIMINARY NO: P24046
CONTRACT NO: -------
DATE: 02.08.2024
SHEET: C1.0

SHEET INDEX

C1.0 CONTEXTUAL SITE PLAN
C1.1 CONCEPTUAL SITE PLAN
A1.0 FLOOR PLAN
A2.0 ELEVATIONS

BUILDING & FIRE AREA SQUARE FOOTAGES

FLOOR AREAS	EXISTING	NEW	SUB-TOTAL
SECOND FLOOR	------ S.F.	------ S.F.	------ S.F.
FIRST FLOOR	------ S.F.	1,552 S.F.	1,552 S.F.
CANOPIES (COLUMN SUPPORTED)	------ S.F.	------ S.F.	------ S.F.
BASEMENT	------ S.F.	------ S.F.	------ S.F.
BUILDING AREA SUB-TOTALS	------ S.F.	1,552 S.F.	1,552 S.F.
MEZZANINES	------ S.F.	------ S.F.	------ S.F.
FIRE AREA TOTALS	------ S.F.	1,552 S.F.	1,552 S.F.
REMODEL AREA TOTALS	------ S.F.	--% OF BUILDING AREA	

BUILDING CODE ANALYSIS

PROJECT ADDRESS
N120W21350 Freistadt Rd, Germantown, WI, 53022

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

OCCUPANCY
B
Accessory Use

Incidental Use

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

HEIGHT & AREA
Building Height: -'--" Maximum Allowed: -'--"
Number of Stories: -- Maximum Allowed: --
Total Building Area: -,--- S.F. Maximum Allowed: -,--- S.F.
Total Fire Area: -,--- S.F. Maximum Allowed: -,--- S.F.
Mixed/Separated Occupancies
Unlimited Area Building NO

CONSTRUCTION TYPE
Construction Classification 5B
Fire Separation Distance -'--"

FIRE PROTECTION SYSTEMS
Assumed Sprinkler Type --
Fire Alarm System NO

MEANS OF EGRESS
Occupant Load --
Panic Hardware NO

STRUCTURAL DESIGN
Risk Category 2
Design Loads
Roof Live Load 20 psf
Walk-on IMP Ceiling Live Load -- psf
Steel Framing
Collateral Load --psf
Wood Truss
Top Chord Dead Load 10 psf
Bottom Chord Load 10 psf
Mezzanine/Second Floor/Basementoor/Mezz
Live Load -- psf
Point Load (Partition) -- psf
Snow Load Criteria
Ground Snow Load (Pg) 30 psf
Exposure Factor (Ce) 1.0
Thermal Factor (Ct) 1.0
Wind Loads
Wind Load 115 MPH
Surface Roughness C
Exposure Category B
Earthquake Load Criteria
Soil Site Class D
Ss --
S1 --

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

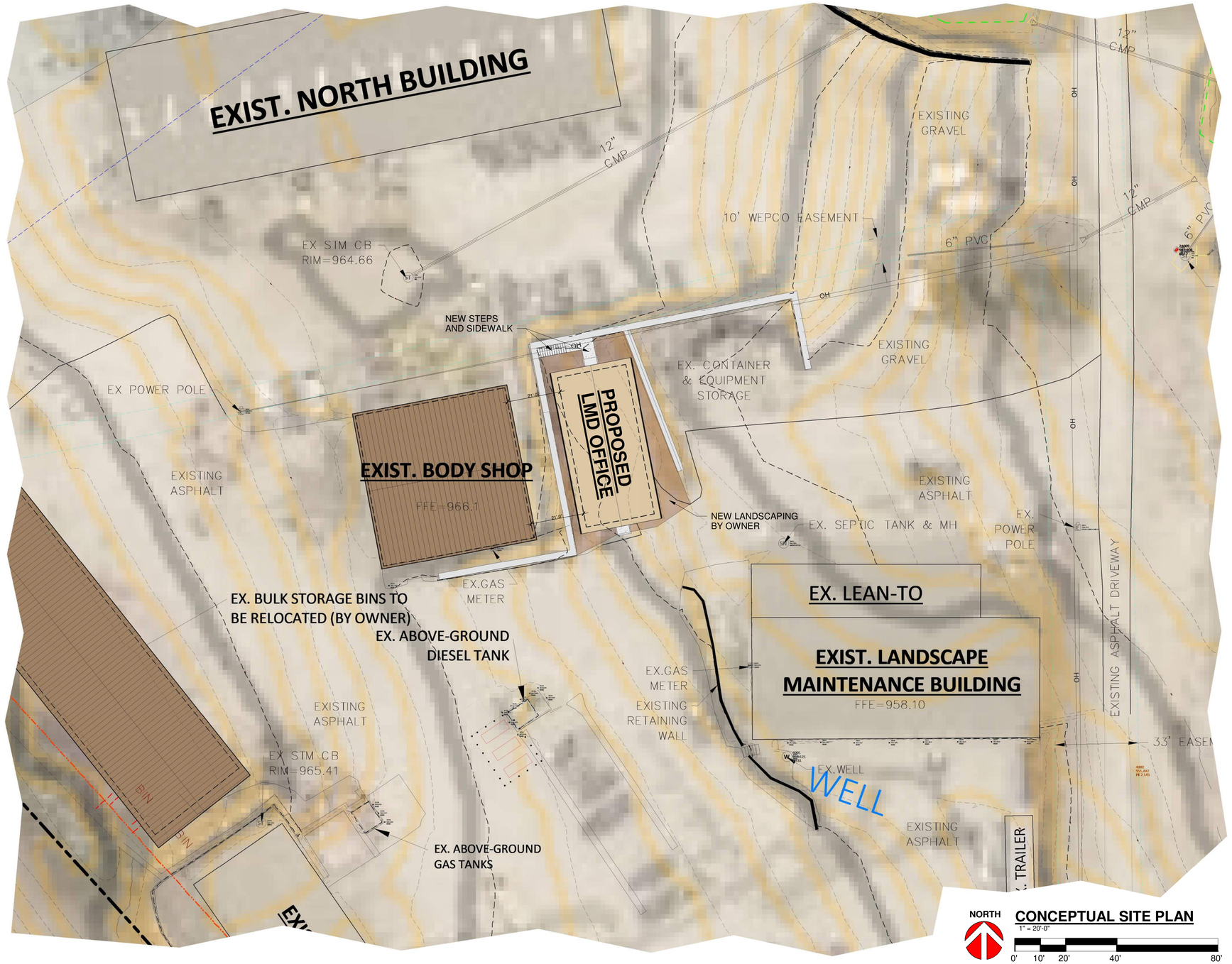
MECHANICAL SYSTEMS
NO SINGLE PIECE OF EQUIPMENT OVER 400,000 BTU
NO BOILERS OVER 15PSI AND 10 HORSEPOWER

SITE INFORMATION

SITE CONTENT

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

ZONING
Property Zoning A2 (W/ COND. USE FOR HORTI-
-CULTURAL SERVICE BUSINESS)
Setbacks FY 60'-0" SY 25'-0" RY 50'-0"
Hard Surface Setback N/A
Coverage Limit --%
Greenspace Requirement N/A
Parking Required -- Stalls
Refuse Enclosure NO
RTU SCREENING NO



NORTH

CONCEPTUAL SITE PLAN
1" = 20'-0"
0' 10' 20' 40' 80'

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

PROPOSED LMD BUILDING FOR:
DAVID J. FRANK LANDSCAPE CONTRACTING
GERMANTOWN, WISCONSIN

Keller
PLANNERS | ARCHITECTS | BUILDERS

FOX CITIES
N216 State Road 55
P.O. Box 620
Kaukauna, WI 54130
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FAX (920) 766-5004

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PRELIMINARY - NOT FOR CONSTRUCTION

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1	03.07.2024	I. HAUN
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PROJECT MANAGER: S. LAUSTEN
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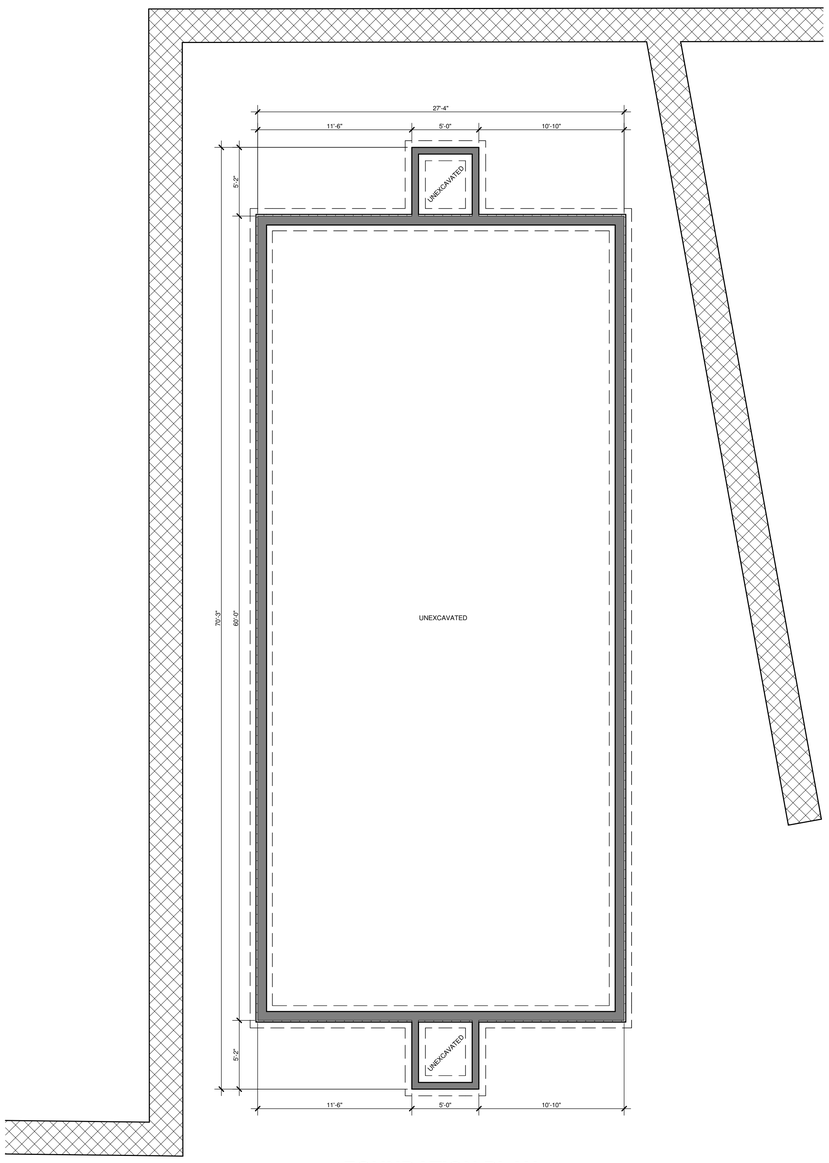
FOOTING SCHEDULE							
FTG.	FOOTING SIZE	FTG. REINFORCING	HAIRPIN SIZE	PIER SIZE	PIER REINFORCING	ANCHOR BOLTS	REMARKS

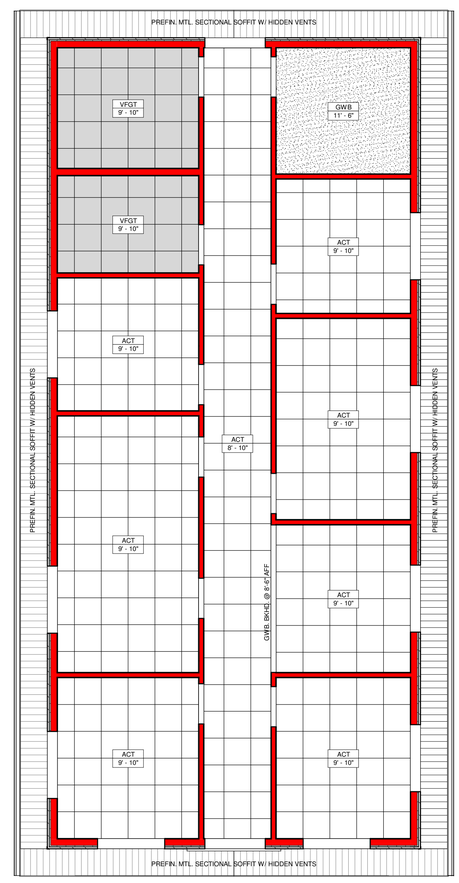
GENERAL NOTES
1. ALL SPECIFIED FOOTING REBAR IS IN ADDITION TO LONGITUDINAL REBAR IN ADJACENT CONTINUOUS WALL FOOTING.
2. #4 x 24" x 24" CORNER DOWELS AT 12" O.C. VERTICAL TO PASS THROUGH PIER CAGE.
3. FINAL WALLS, FOOTINGS, & REINFORCING SIZES PER FINAL ENGINEERING.

WALL KEY

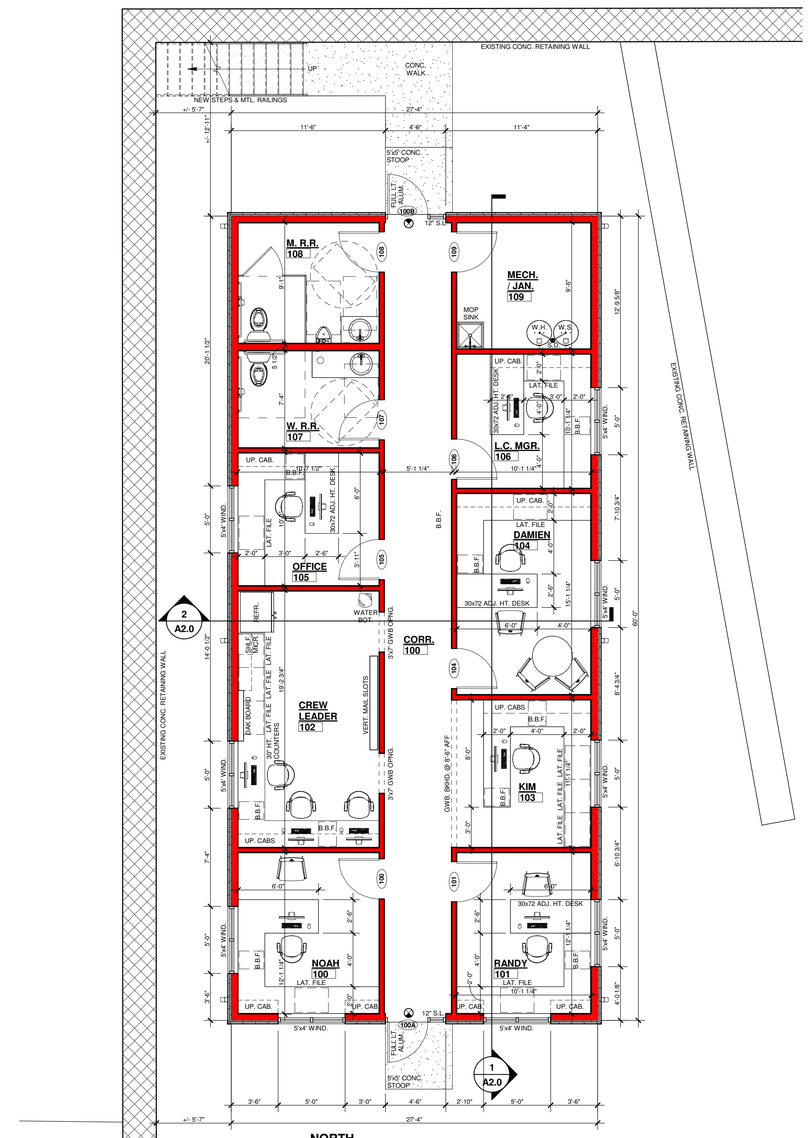
- NEW WALL/FURRING
- NEW MASONRY/ VENEER WALL
- NEW COOLER/ FREEZER WALLS
- NEW FOUNDATION WALL
- NEW IMP WALL
- NEW PRECAST WALL
- TYPICAL EXISTING WALL
- DEMO WALLS
- FIRE WALL OR FIRE BARRIER



FOUNDATION PLAN
3/16" = 1'-0"



REFLECTED CEILING PLAN
3/16" = 1'-0"



NORTH

FLOOR PLAN
3/16" = 1'-0"

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DESIGNER: C. MANSKE

DRAWN BY: I. HAUN

EXPEDITOR: -------

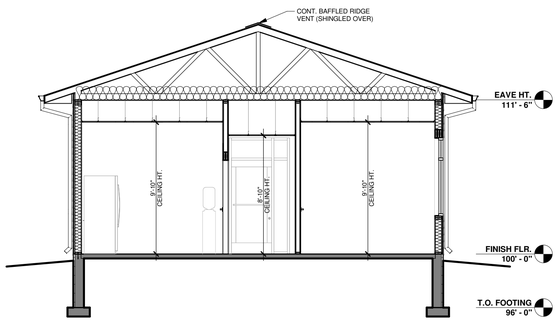
SUPERVISOR: -------

PRELIMINARY NO: P24046

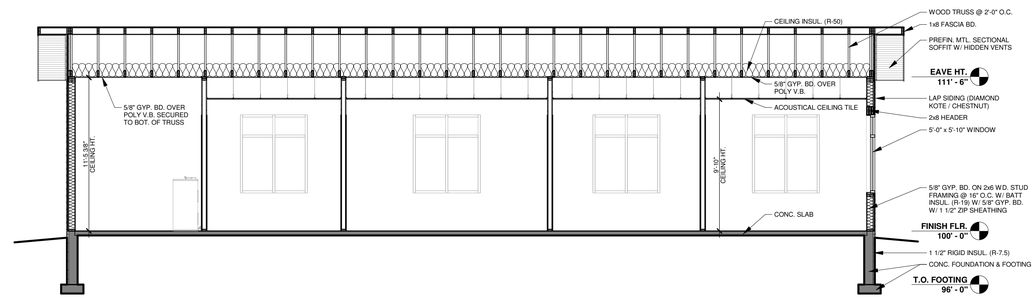
CONTRACT NO: -------

DATE: 02.08.2024

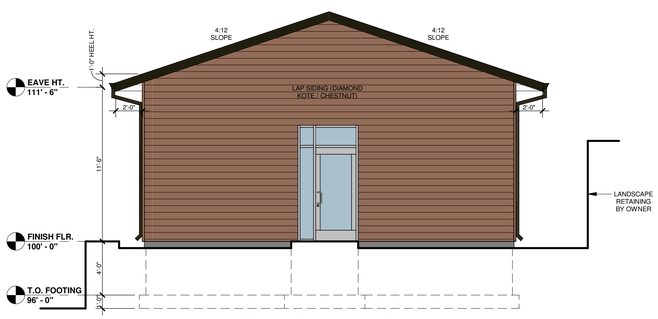
SHEET: A1.0



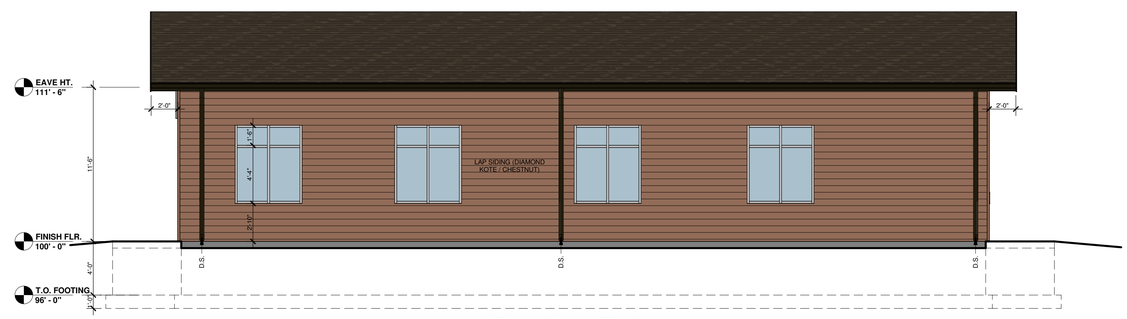
2 A2.0 **Section - East / West**
3/16" = 1'-0"



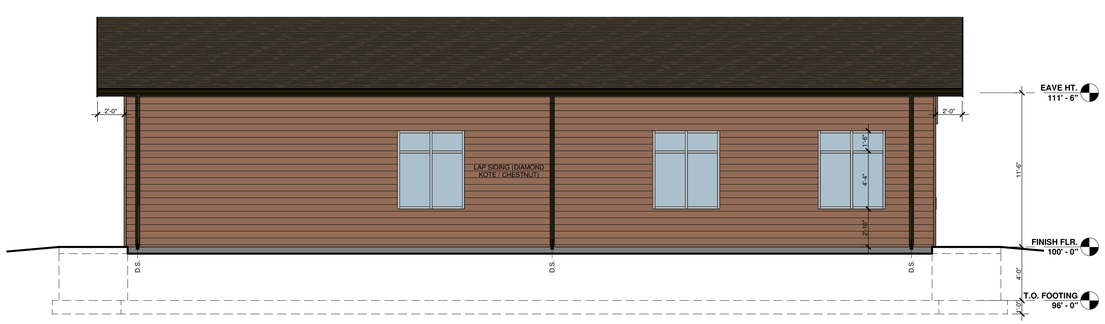
1 A2.0 **Section - North / South**
3/16" = 1'-0"



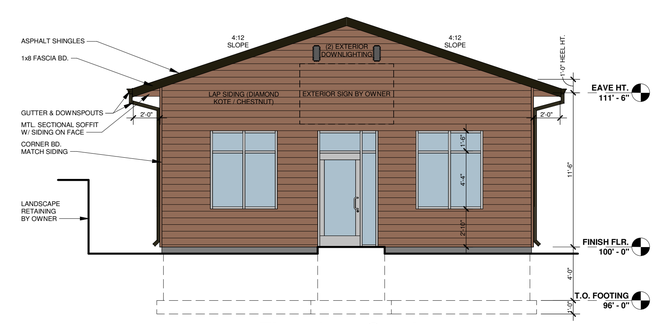
Elevation - North
3/16" = 1'-0"



Elevation - East
3/16" = 1'-0"



Elevation - West
3/16" = 1'-0"



Elevation - South
3/16" = 1'-0"

DOOR & WINDOW VALUES		
WINDOWS:	U VALUE	0.--
	SHGC	0.--
	VT	0.--
DOORS: (SWINGING)	U VALUE	0.38
O.H. DOORS: (NON-SWINGING)	U VALUE	0.15
DOORS: (>50% GLAZING)	U VALUE	0.--
	SHGC	0.--
	VT	0.--

Keller
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FOX CITIES
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PROPOSED LMD BUILDING FOR:
DAVID J. FRANK LANDSCAPE CONTRACTING
GERMANTOWN, WISCONSIN

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PRELIMINARY - NOT FOR CONSTRUCTION

REVISIONS

1	03.07.2024	I. HAUN
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PROJECT MANAGER: S. LAUSTEN
DESIGNER: C. MANSKE
DRAWN BY: I. HAUN
EXPEDITOR: -------
SUPERVISOR: -------
PRELIMINARY NO: P24046
CONTRACT NO: -------
DATE: 02.08.2024
SHEET: A2.0

DAVID J. FRANK LANDSCAPE CONTRACTING

GERMANTOWN, WISCONSIN

Keller
Planners | Architects | Builders
Offices in the Twin Cities, Madison, Milwaukee and Wausau

CONCEPT ONLY

DAVID J. FRANK LANDSCAPE CONTRACTING

GERMANTOWN, WISCONSIN

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CONCEPT ONLY

OFFICE BUILDING - APP

Village of Germantown ...Willkommen

Fee must accompany application

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

PAID_____ DATE_____

SITE PLAN REVIEW APPLICATION

Pursuant to Section 17.43 of the Municipal Code

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

1 APPLICANT OR AGENT

Keller, Inc
W204 N11509 Goldendale Rd
Germantown, WI 53002

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

PROPERTY OWNER

Orange Blossom LLC ; David J Frank
Landscape Contracting
N120W21350 Freistadt Rd.
Germantown, WI 53022

Phone (262) 255-4888
E-Mail drf@davidjfrank.com

2 PROPERTY ADDRESS

N120 W21350 Freistadt. Rd.
Germantown, WI 53022

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

North	South	East	West
Holy Hill Storage - commercial	Germantown Mutual Insurance - commercial -	David J Frank Landscape Nursery - commercial -	Freeway Boundary - NA -

4 READ AND INITIAL THE FOLLOWING:

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

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

SPL I understand that an incomplete application will be withdrawn from the Plan Commission agenda and that all resubmissions to the Plan Commission are subject to a new application fee.

5 SIGNATURES – ALL APPLICATION MUST BE SIGNED BY OWNER!

Scott Lausten _____ Applicant Date

_____ 3.11.24 Owner Date

SHEET INDEX

C1.0 CONTEXTUAL SITE PLAN
C1.1 CONCEPTUAL SITE PLAN
A1.1 FLOOR PLAN
A1.2 ROOF PLAN
A2.0 ELEVATIONS
A2.1 ELEVATIONS

BUILDING & FIRE AREA SQUARE FOOTAGES

FLOOR AREAS	EXISTING	NEW	SUB-TOTAL
SECOND FLOOR	------ S.F.	------ S.F.	------ S.F.
FIRST FLOOR	6,222.66 S.F.	5,253.37 S.F.	11,476.03 S.F.
CANOPIES (COLUMN SUPPORTED)	192.38 S.F.	------ S.F.	192.38 S.F.
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BUILDING AREA SUB-TOTALS	------ S.F.	------ S.F.	------ S.F.
MEZZANINES	1,435.00 S.F.	2,568.83 S.F.	4,003.83 S.F.
FIRE AREA TOTALS	10,148.04 S.F.	7,822.20 S.F.	17,970.24 S.F.
REMODEL AREA TOTALS	------ S.F.	--% OF BUILDING AREA	

BUILDING CODE ANALYSIS

PROJECT ADDRESS
N120W21350 Freistadt Rd, Germantown, WI, 53022

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

OCCUPANCY
B
Accessory Use

Incidental Use

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

HEIGHT & AREA
Building Height: -'--" Maximum Allowed: -'--"
Number of Stories: -- Maximum Allowed: --
Total Building Area: -,--- S.F. Maximum Allowed: -,--- S.F.
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Mixed/Separated Occupancies
Unlimited Area Building NO

CONSTRUCTION TYPE
Construction Classification 5B
Fire Separation Distance -'-"

FIRE PROTECTION SYSTEMS
Assumed Sprinkler Type --
Fire Alarm System NO

MEANS OF EGRESS
Occupant Load --
Panic Hardware YES/NO

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

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

MECHANICAL SYSTEMS
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SITE INFORMATION

SITE CONTENT
Building Size -,--- S.F. -.--%
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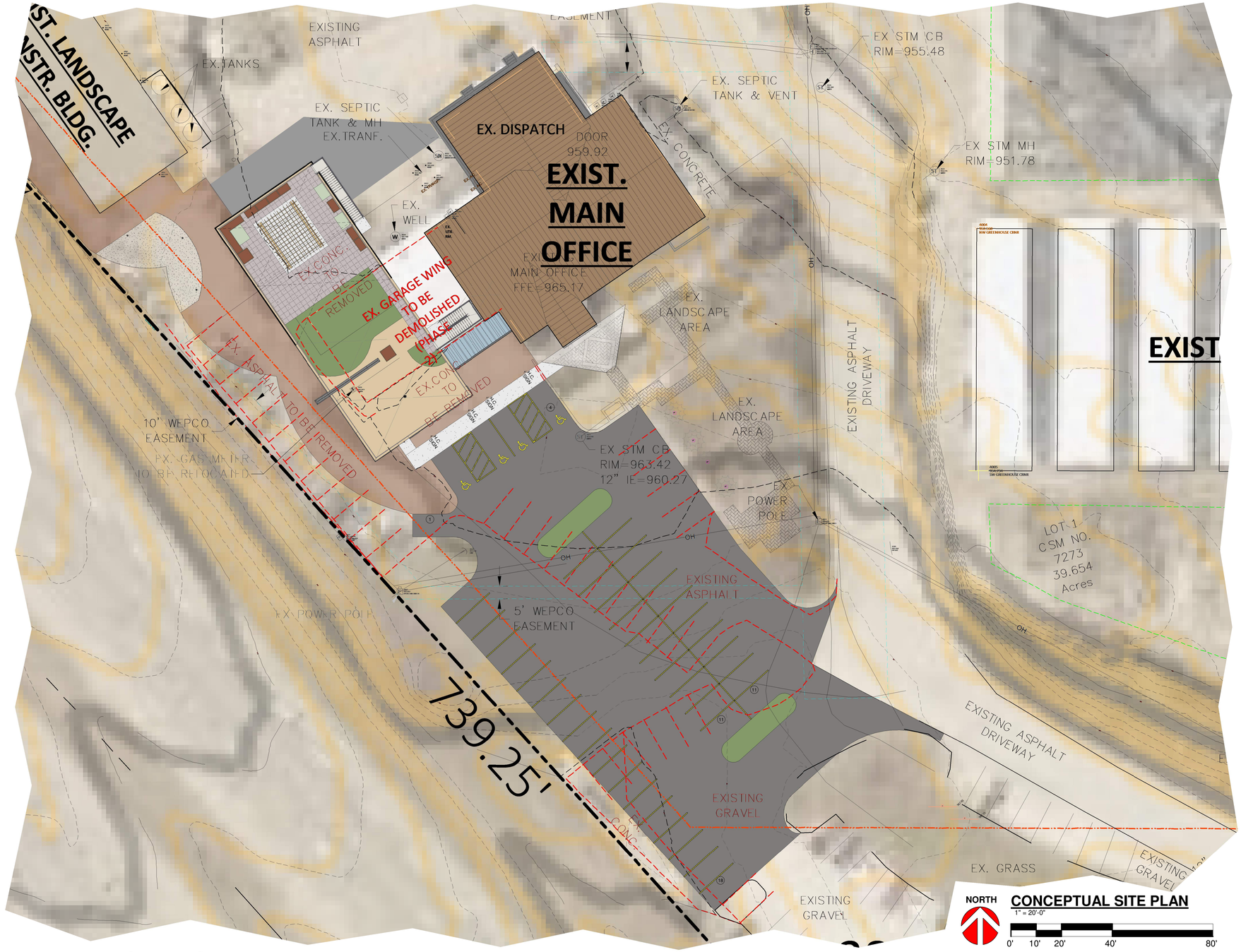
Parking Provided -- Stalls
Area of Disturbance -,--- S.F.

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



NORTH

CONCEPTUAL SITE PLAN

1" = 20'-0"

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PROPOSED OFFICE ADDITION FOR:

DAVID J. FRANK LANDSCAPE CONTRACTING

GERMANTOWN, WISCONSIN

PRELIMINARY - NOT FOR CONSTRUCTION

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REVISIONS

1	11.28.2023	I. HAUN
2	12.07.2023	I. HAUN
3	12.18.2023	I. HAUN
4	02.14.2024	I. HAUN
5	02.28.2024	I. HAUN
6	03.11.2024	I. HAUN

PROJECT MANAGER: S. LAUSTEN
DESIGNER: C. MANSKE
DRAWN BY: I. HAUN
EXPEDITOR: -------
SUPERVISOR: -------
PRELIMINARY NO: P23255
CONTRACT NO: -------
DATE: 11.21.2023
SHEET: C1.1

SHEET INDEX

C1.0 CONTEXTUAL SITE PLAN
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Ground Snow Load (Pg) -- psf
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Soil Site Class --
Ss --
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Womens WC Required #
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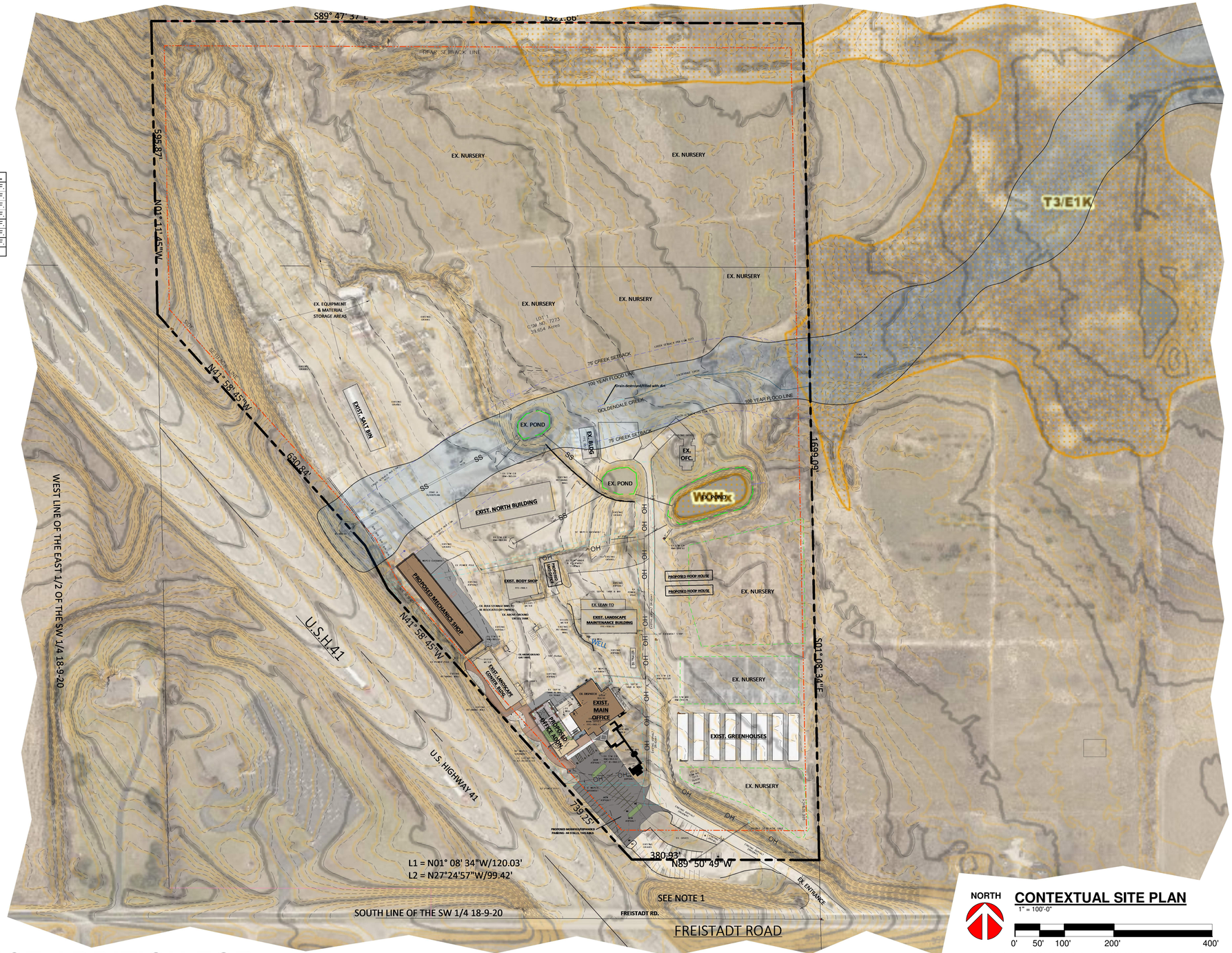
Other Source YES/NO
Ambulatory Stall Required YES/NO

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

SITE INFORMATION

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

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



NORTH

CONTEXTUAL SITE PLAN

1" = 100'-0"

0' 50' 100' 200' 400'

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

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GERMANTOWN, WISCONSIN

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1	11.28.2023	I. HAUN
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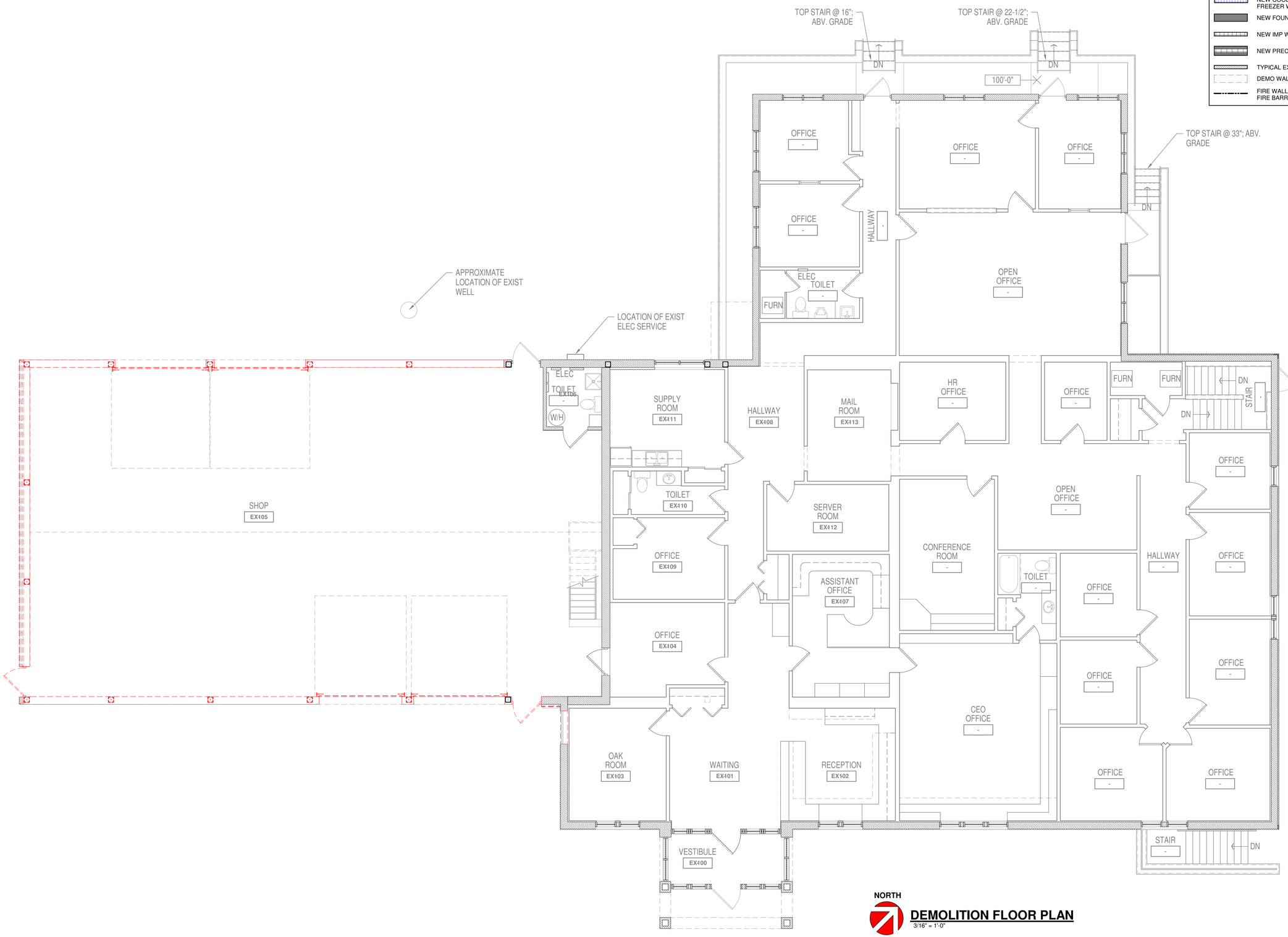
5	02.28.2024	I. HAUN
6	03.11.2024	I. HAUN

PROJECT MANAGER: S. LAUSTEN
DESIGNER: C. MANSKE
DRAWN BY: I. HAUN
EXPEDITOR: -------
SUPERVISOR: -------
PRELIMINARY NO: P23255
CONTRACT NO: -------
DATE: 11.21.2023
SHEET: C1.0



NORTH

DEMOLITION FLOOR PLAN

3/16" = 1'-0"

WALL KEY

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

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DESIGNER: C. MANSKE

DRAWN BY: I. HAUN

EXPEDITOR: -------

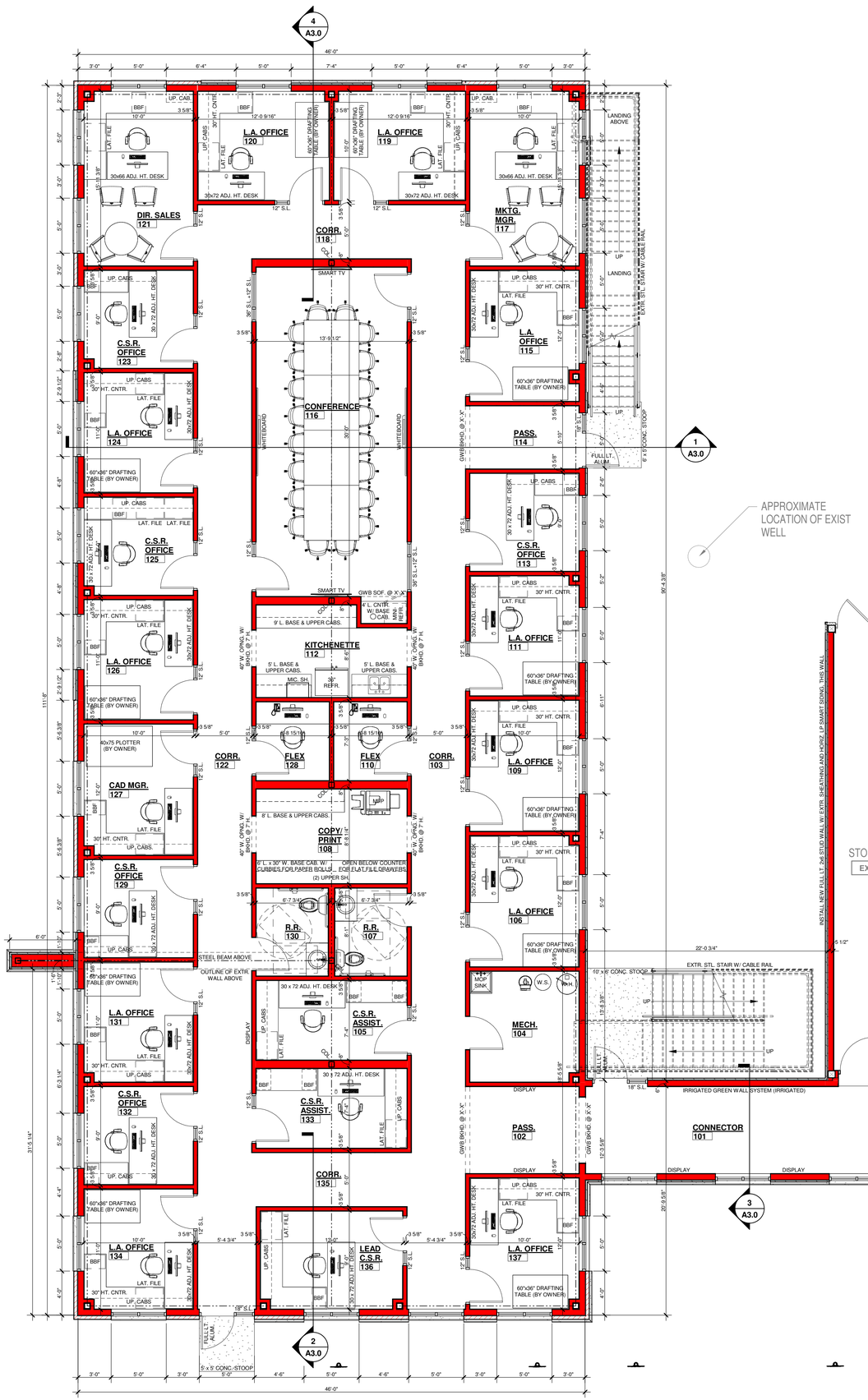
SUPERVISOR: -------

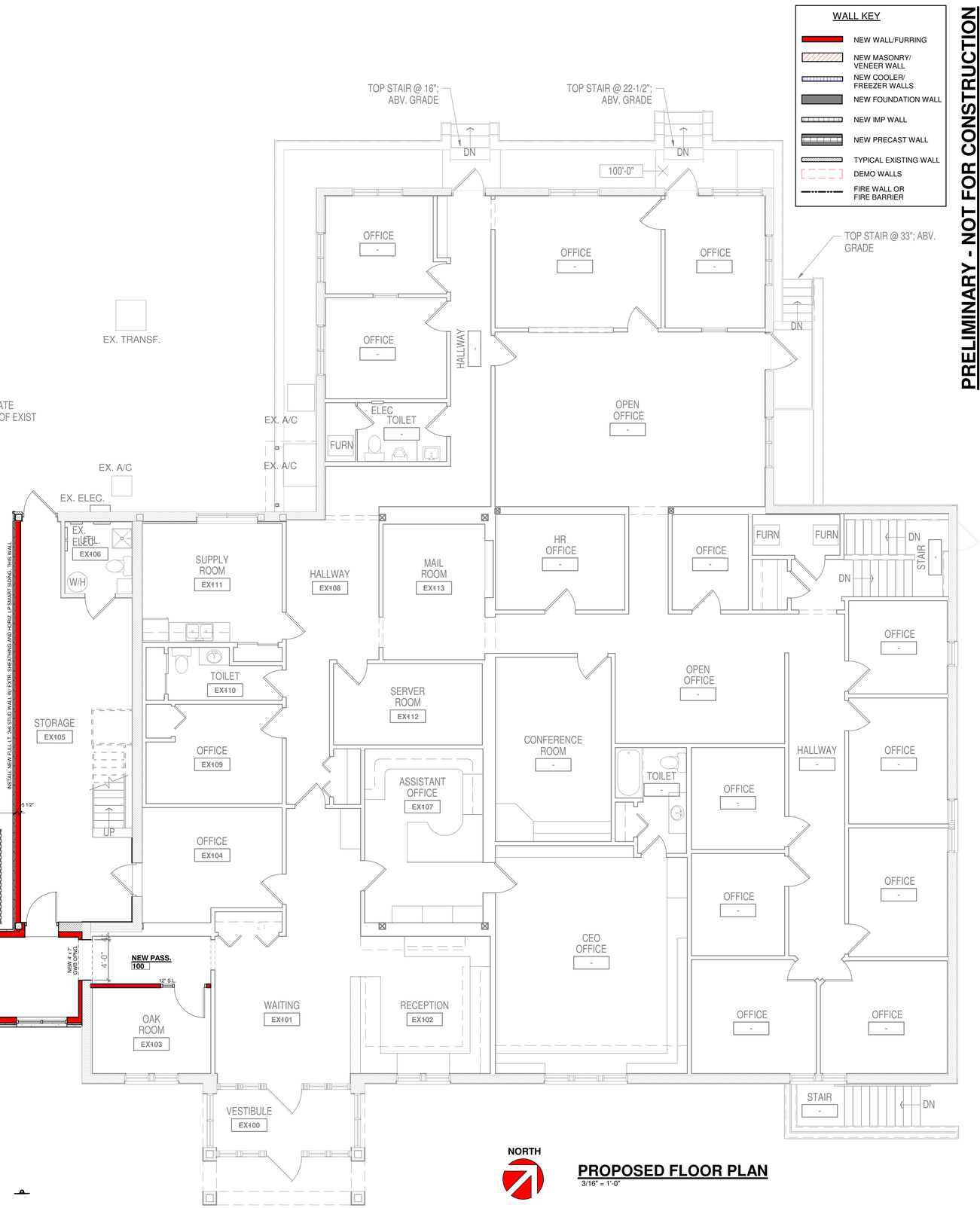
PRELIMINARY NO: P23255

CONTRACT NO: -------

DATE: 11.21.2023

SHEET: D1.0





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NORTH

PROPOSED FLOOR PLAN

3/16" = 1'-0"

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PROJECT MANAGER: S. LAUSTEN

DESIGNER: C. MANSKE

DRAWN BY: I. HAUN

EXPEDITOR: -------

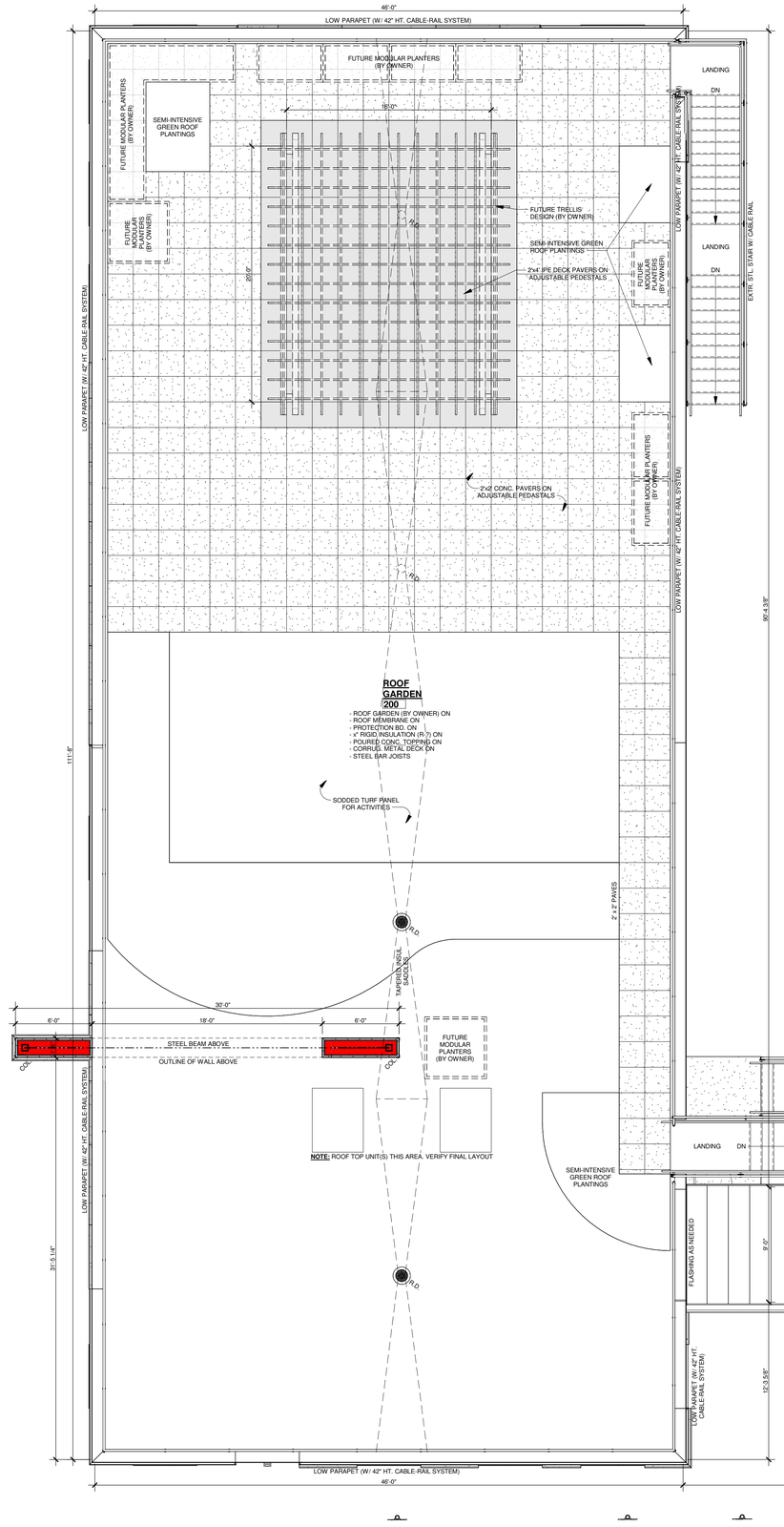
SUPERVISOR: -------

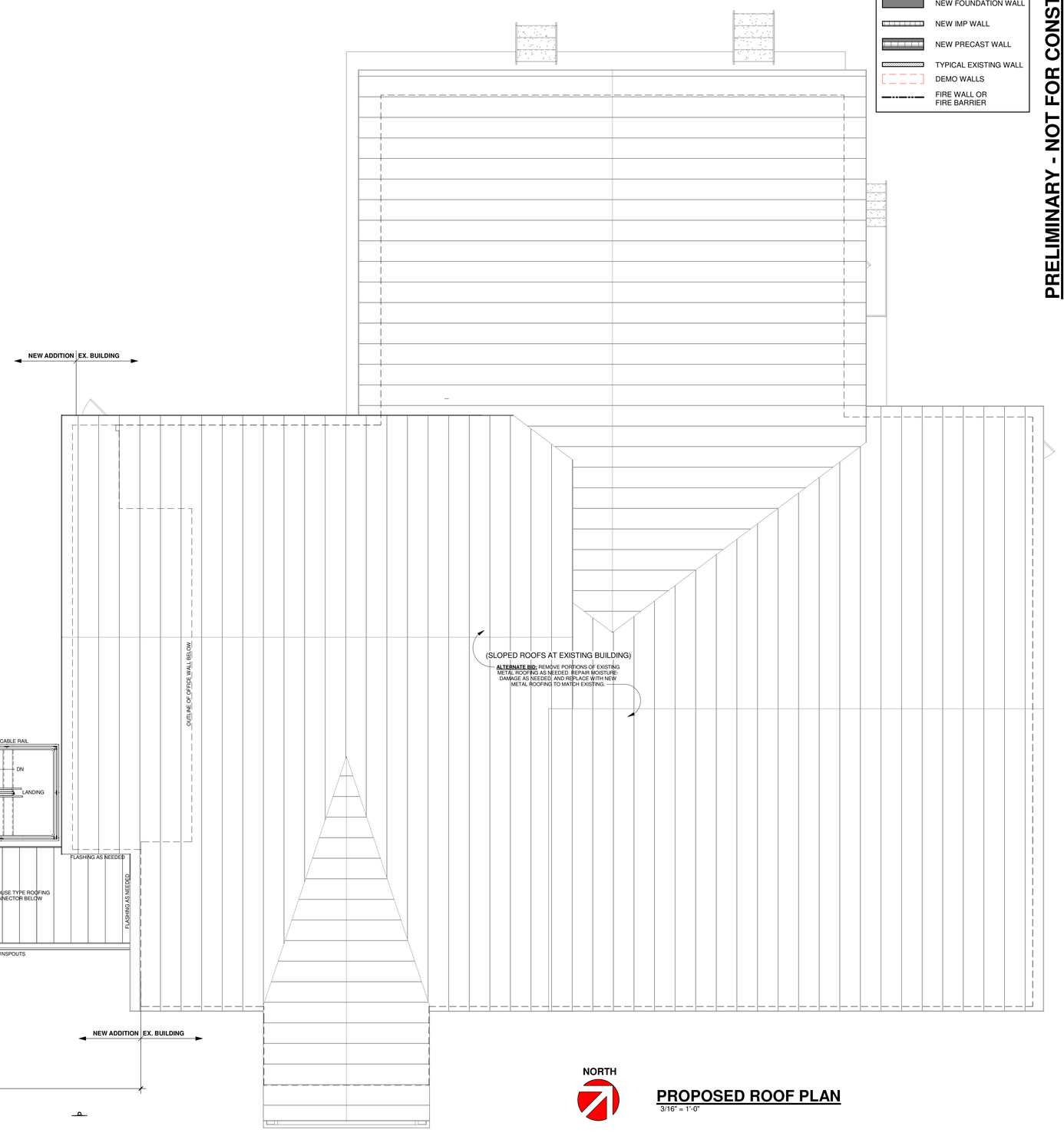
PRELIMINARY NO: P23255

CONTRACT NO: -------

DATE: 11.21.2023

SHEET: A1.1





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NORTH

PROPOSED ROOF PLAN

3/16" = 1'-0"

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PROJECT MANAGER: S. LAUSTEN

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DRAWN BY: I. HAUN

EXPEDITOR: -------

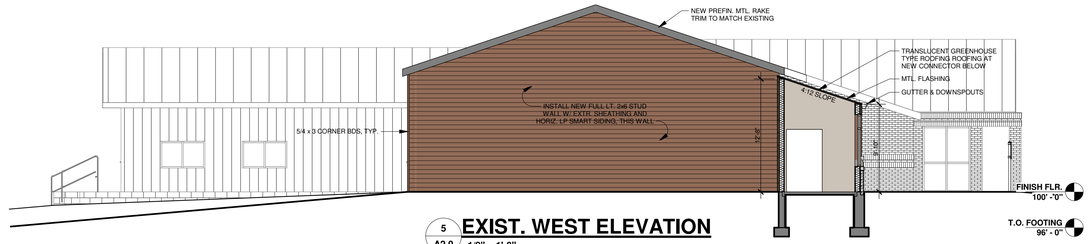
SUPERVISOR: -------

PRELIMINARY NO: P23255

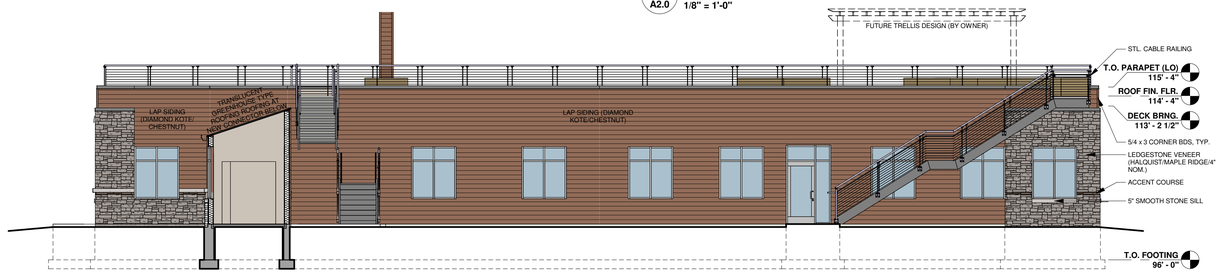
CONTRACT NO: -------

DATE: 11.21.2023

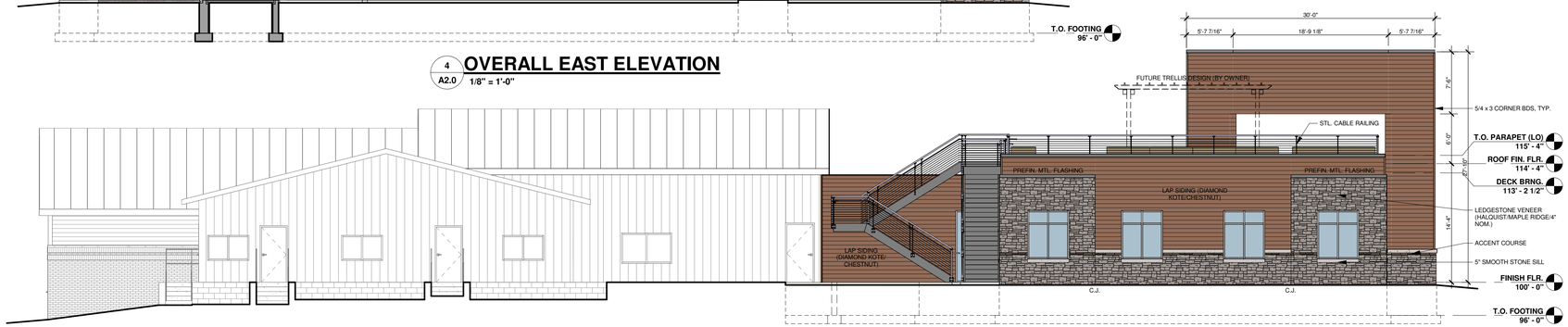
SHEET: A1.2



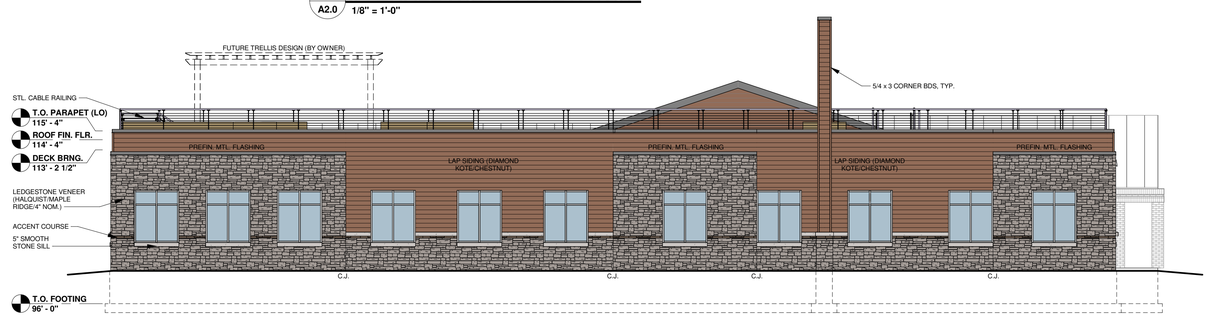
5 A2.0 **EXIST. WEST ELEVATION**
1/8" = 1'-0"



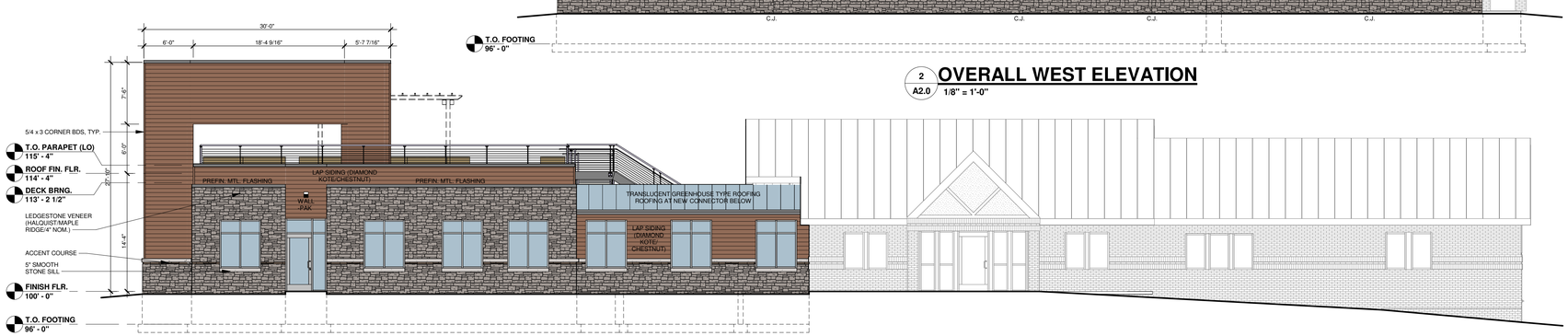
4 A2.0 **OVERALL EAST ELEVATION**
1/8" = 1'-0"



3 A2.0 **OVERALL NORTH ELEVATION**
1/8" = 1'-0"



2 A2.0 **OVERALL WEST ELEVATION**
1/8" = 1'-0"



1 A2.0 **OVERALL SOUTH ELEVATION**
1/8" = 1'-0"

DOOR & WINDOW VALUES		
WINDOWS:	U VALUE	0.--
	SHGC	0.--
	VT	0.--
DOORS: (SWINGING)	U VALUE	0.38
O.H. DOORS: (NON-SWINGING)	U VALUE	0.15
DOORS: (>50% GLAZING)	U VALUE	0.--
	SHGC	0.--
	VT	0.--

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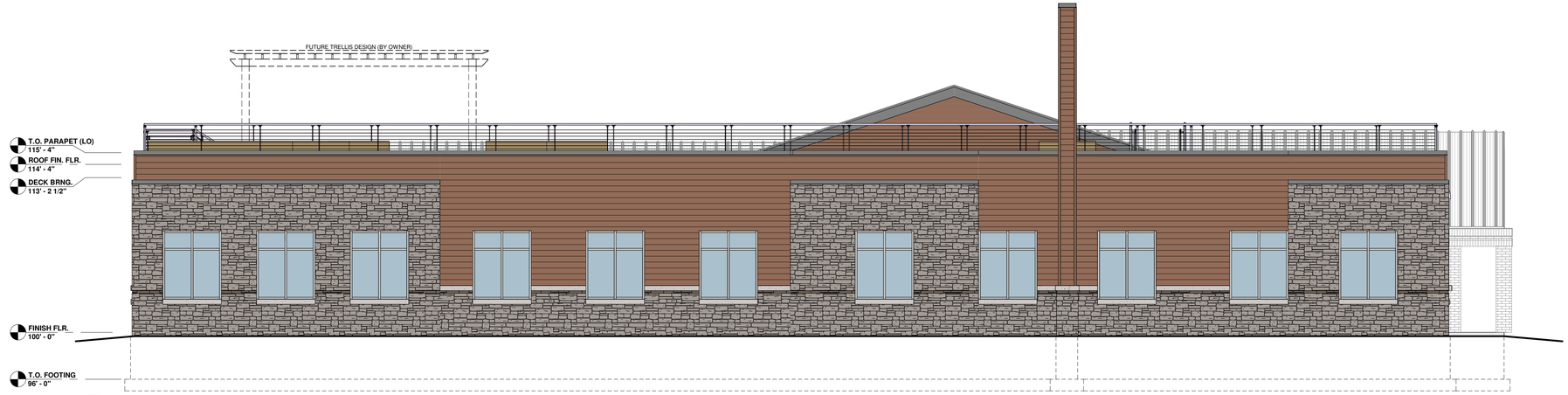
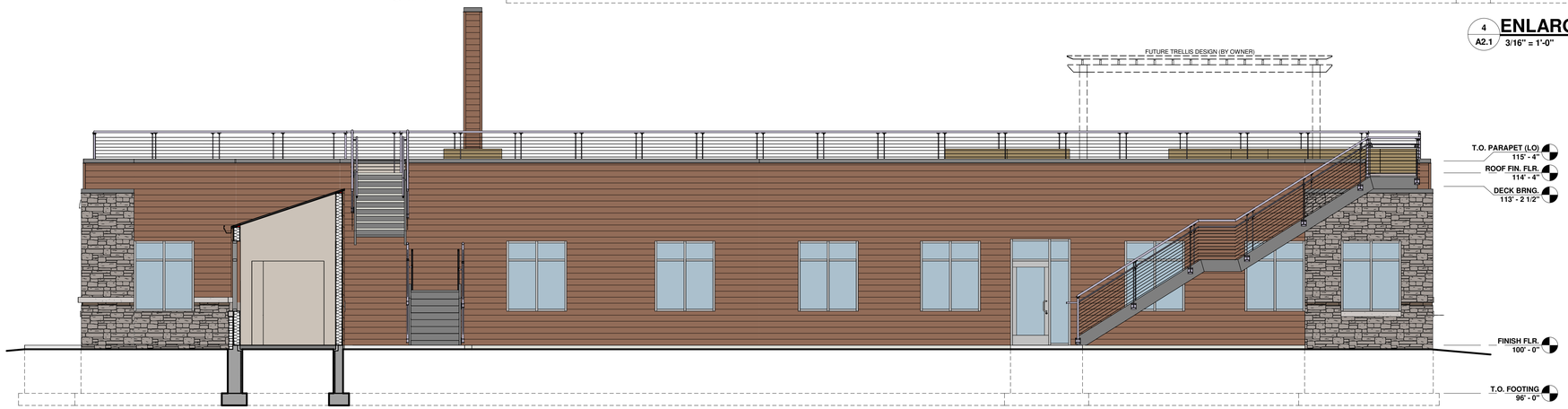
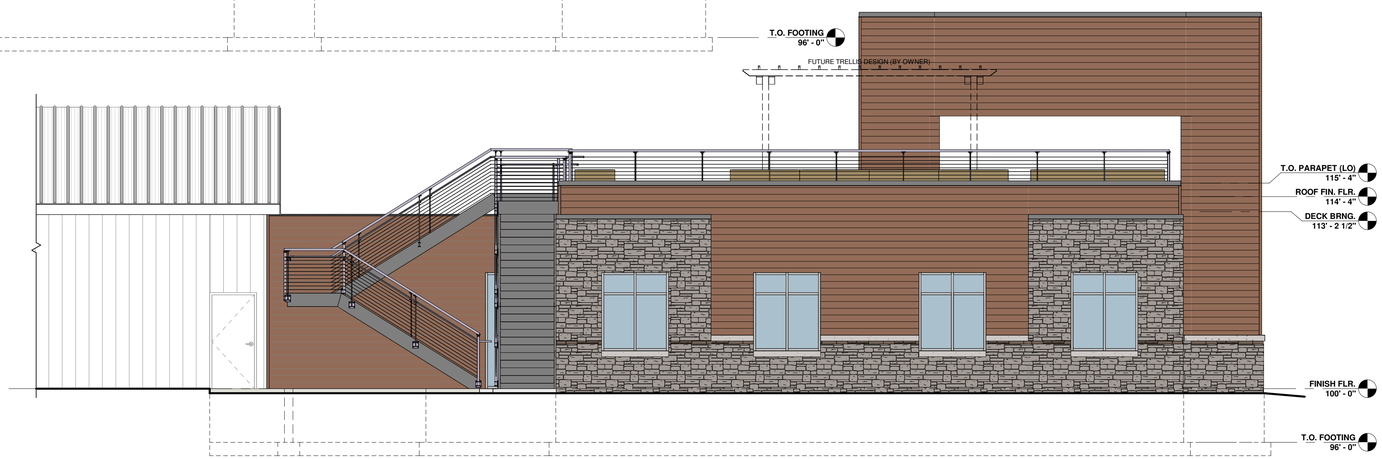
PROJECT MANAGER: S. LAUSTEN
DESIGNER: C. MANSKE
DRAWN BY: I. HAUN
EXPEDITOR: -------
SUPERVISOR: -------
PRELIMINARY NO: P23255
CONTRACT NO: -------
DATE: 11.21.2023
SHEET: A2.0



4 A2.1 **ENLARGED WEST ELEVATION**
3/16" = 1'-0"



3 A2.1 **ENLARGED EAST ELEVATION**
3/16" = 1'-0"



2 A2.1 **ENLARGED NORTH ELEVATION**
3/16" = 1'-0"

1 A2.1 **ENLARGED SOUTH ELEVATION**
3/16" = 1'-0"

DOOR & WINDOW VALUES		
WINDOWS:	U VALUE	0.--
	SHGC	0.--
	VT	0.--
DOORS: (SWINGING)	U VALUE	0.38
O.H. DOORS: (NON-SWINGING)	U VALUE	0.15
DOORS: (>50% GLAZING)	U VALUE	0.--
	SHGC	0.--
	VT	0.--

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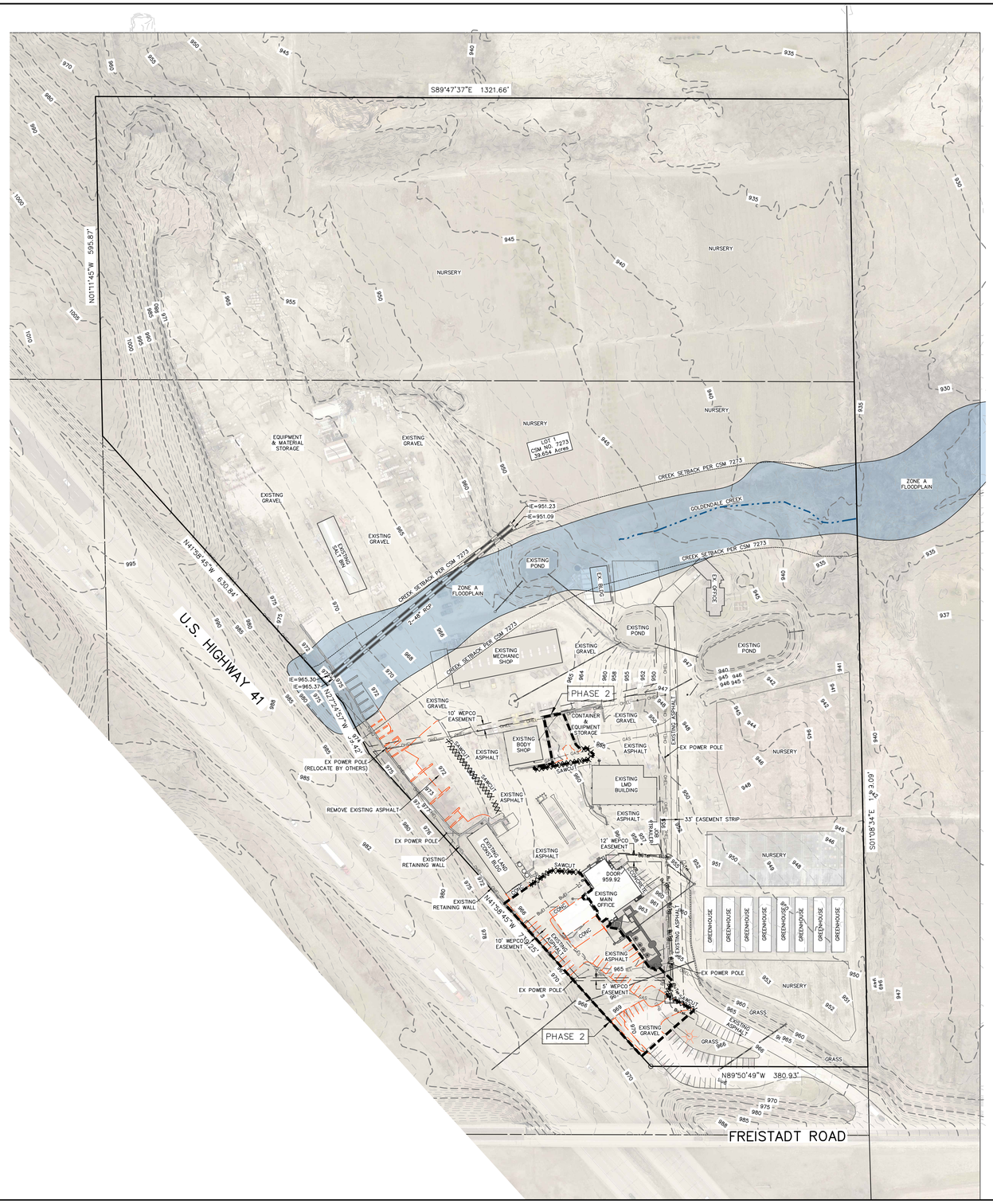

NOTE:
FOR INFORMATION ONLY
SEE SHEET C1.01 FOR DETAILED EXISTING UTILITY INFORMATION

CIVIL SHEET INDEX:

SHEET	SHEET TITLE
C1.00	OVERALL EXISTING CONDITIONS PLAN
C1.01	PROJECT EXISTING CONDITIONS PLAN
C1.02	MASTER SITE PLAN
C1.03	PROJECT SITE PLAN
C1.04	EROSION CONTROL PLAN
C1.05	GRADING PLAN
C1.06	UTILITY PLAN
C1.07	LIGHTING PLAN
C1.08	SITE & EROSION CONTROL DETAILS
C1.09	CONSTRUCTION NOTES

N

0 100 200

LEGEND:

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

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www.DiggersHotline.com

WISCONSIN PROFESSIONAL ENGINEER
KEVIN PARISH
37406
MADISON
WI
Kevin Parish
3/11/2024

REVISIONS:

NO.	DATE	DESCRIPTION

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

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

PLAN TITLE:
OVERALL EXISTING CONDITIONS PLAN

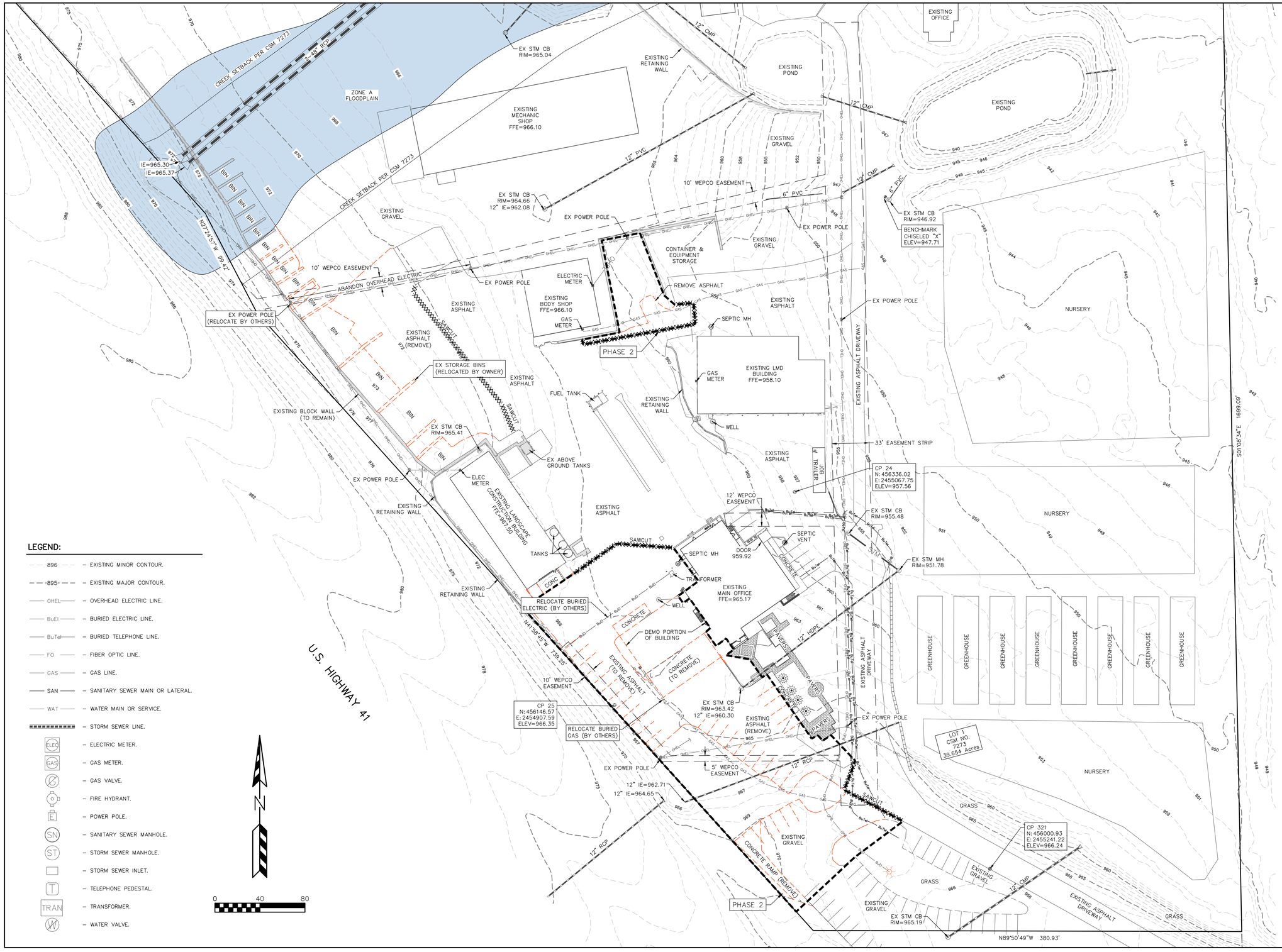
DRAWN BY: **KJP**
DESIGNED BY: **KJP**
CHECKED BY: **KJP**

PLAN DATE: **03/11/2024**

PROJECT NO: \KS-109-23\

FINAL

SHEET NO:
C1.00



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- FIRE HYDRANT.
- E – POWER POLE.
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- WV – WATER VALVE.

REVISIONS:

NO.	DATE	DESCRIPTION

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

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N120 W21350 FREISTADT ROAD
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PLAN TITLE:
PROJECT EXISTING CONDITIONS PLAN

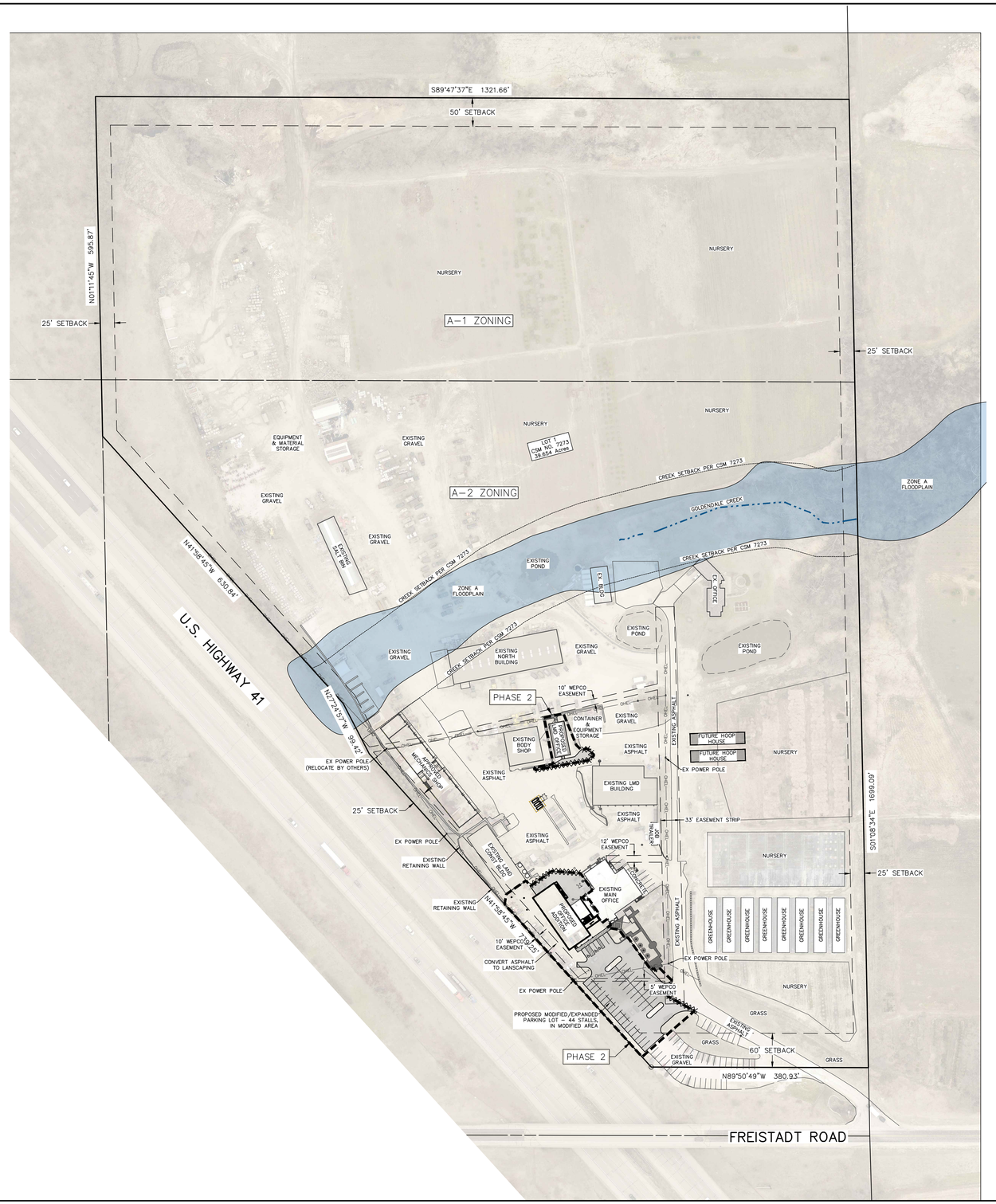
DRAWN BY: **KJP**
DESIGNED BY: **KJP**
CHECKED BY: **KJP**

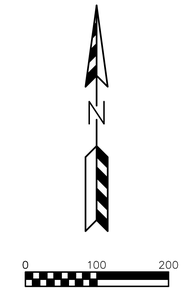
PLAN DATE: **03/11/2024**

PROJECT NO: \KS-109-23\

FINAL

SHEET NO: **C1.01**





SITE INFORMATION BLOCK

Site Address:	N120 W21350 Freistadt Road
Legal Description:	Lot 1 CSM No. 7273
Site Acreage	39.654 Acres
Current Zoning:	A-2

Building & Paving Setback Requirements

	Building	Paving
Front	60 feet	8 feet
Side	25 feet	8 feet
Rear	50 feet	8 feet

Proposed Parking

	No. of Stalls
Total	92

Existing Site Areas

Description	Area (sf)	Percentage
Building	63,492	3.68
Asphalt/Concrete	146,334	8.47
Gravel	379,641	21.98
Total Impervious	589,467	34.13
Lawn	1,137,879	65.87
Total	1,727,346	100.00

Proposed Site Areas

Description	Area (sf)	Percentage
Building	81,155	4.70
Asphalt/Concrete	137,493	7.96
Gravel	373,258	21.61
Total Impervious	591,906	34.27
Lawn	1,135,440	65.73
Total	1,727,346	100.00
New Impervious	2,439	

NOTE:
FOR INFORMATION ONLY
SEE SHEET C1.03 FOR DIMENSIONS OF PAVEMENT AND FROM BUILDINGS TO PROPERTY LINES

REVISIONS:

NO.	DATE	DESCRIPTION

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

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

PLAN TITLE:
MASTER SITE PLAN

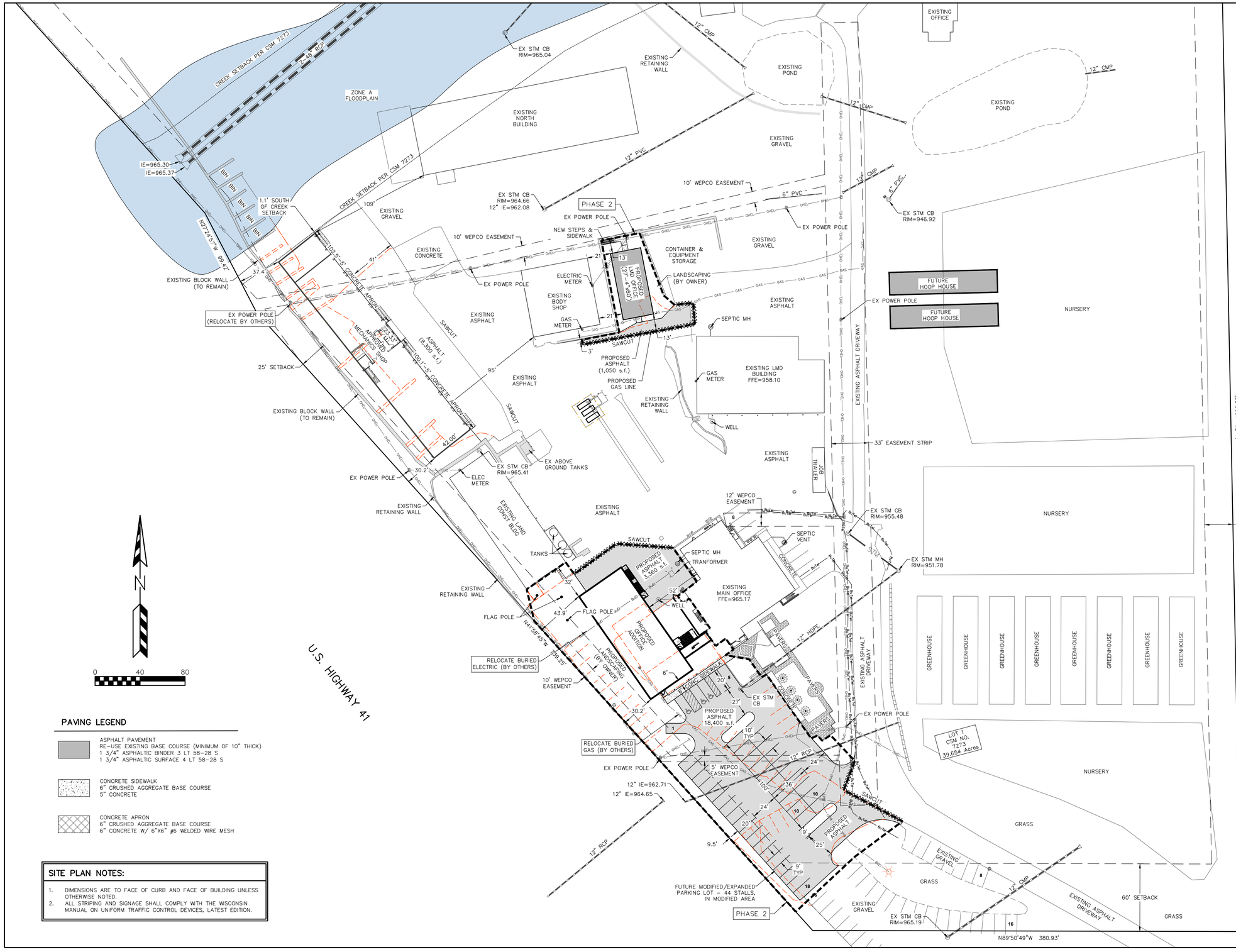
DRAWN BY: **KJP**
DESIGNED BY: **KJP**
CHECKED BY: **KJP**

PLAN DATE: **03/11/2024**

PROJECT NO: \KS-109-23\

SUBMITTAL

SHEET NO:
C1.02



PAVING LEGEND

- ASPHALT PAVEMENT
  RE-USE EXISTING BASE COURSE (MINIMUM OF 10" THICK)
  1 3/4" ASPHALTIC BINDER 3 LT 58-28 S
  1 3/4" ASPHALTIC SURFACE 4 LT 58-28 S
- CONCRETE SIDEWALK
  6" CRUSHED AGGREGATE BASE COURSE
  5" CONCRETE
- CONCRETE APRON
  6" CRUSHED AGGREGATE BASE COURSE
  6" CONCRETE W/ 6"X6" #6 WELDED WIRE MESH

SITE PLAN NOTES:

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

REVISIONS:		
NO.	DATE	DESCRIPTION

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

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

PLAN TITLE:
PROJECT SITE PLAN

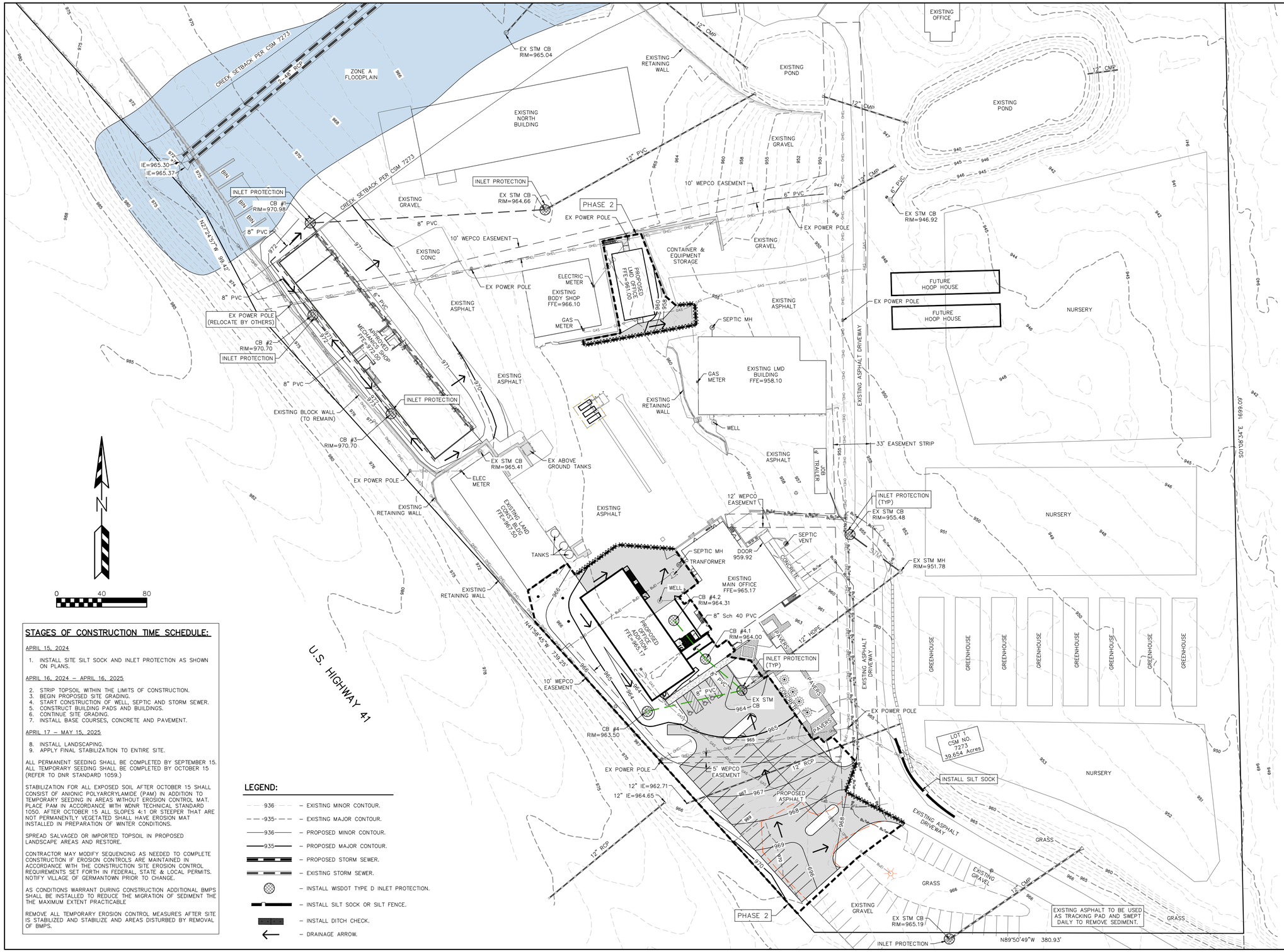
DRAWN BY: **KJP**
DESIGNED BY: **KJP**
CHECKED BY: **KJP**

PLAN DATE: **3/11/2024**

PROJECT NO: \KS-109-23\

SUBMITTAL

SHEET NO: **C1.03**



STAGES OF CONSTRUCTION TIME SCHEDULE:

APRIL 15, 2024

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

APRIL 16, 2024 – APRIL 16, 2025

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

APRIL 17 – MAY 15, 2025

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

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

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

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

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

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

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

LEGEND:

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

REVISIONS:		
NO.	DATE	DESCRIPTION

PARISH SURVEY & ENGINEERING
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262.346.7800
www.parishse.com

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

PLAN TITLE:
EROSION CONTROL PLAN

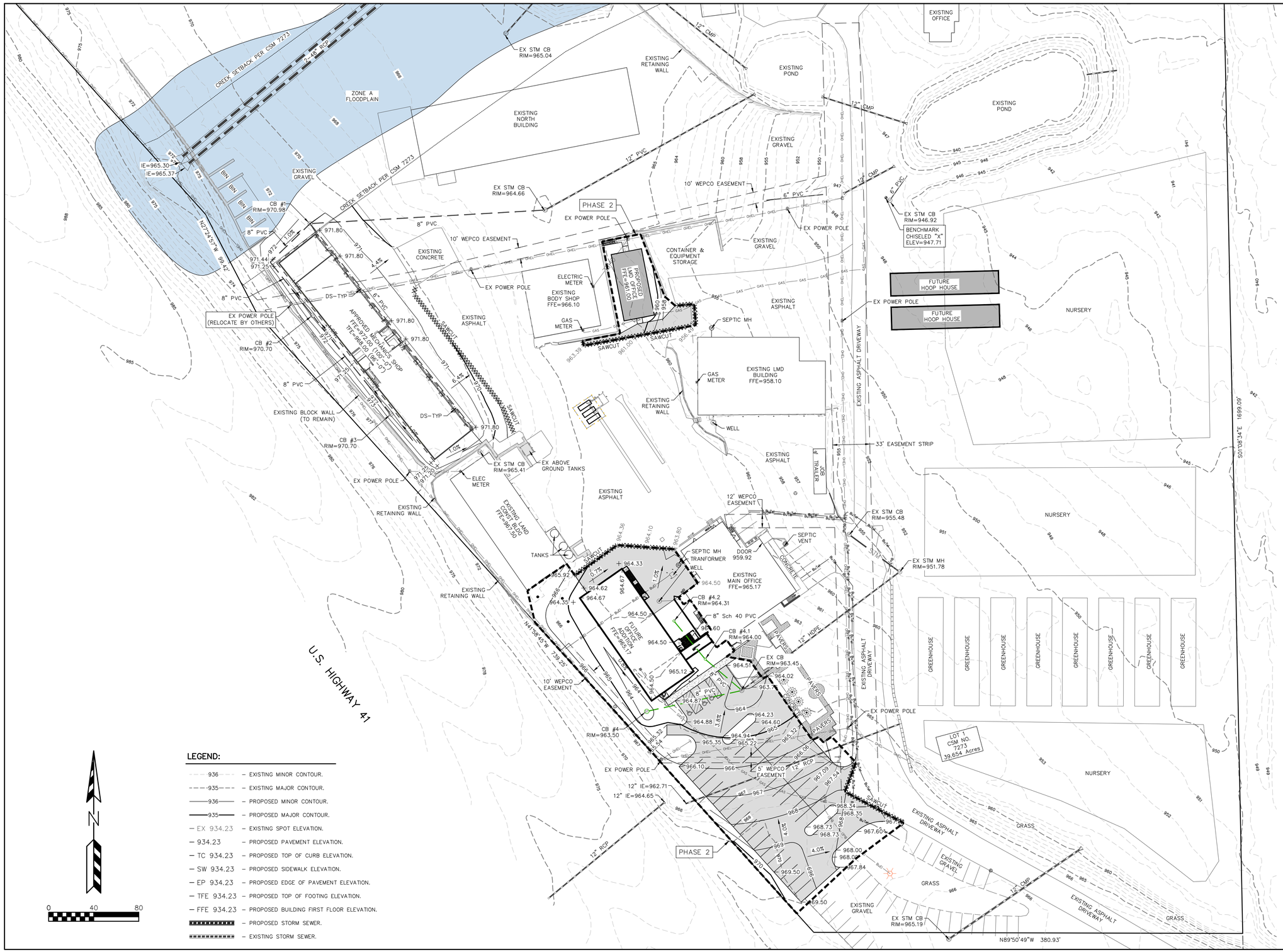
DRAWN BY: **KJP**
DESIGNED BY: **KJP**
CHECKED BY: **KJP**

PLAN DATE: **03/11/2024**

PROJECT NO: \KS-109-23\

SUBMITTAL

SHEET NO:
C1.04



LEGEND:

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

0 40 80

REVISIONS:

NO.	DATE	DESCRIPTION

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

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

PLAN TITLE:
GRADING PLAN

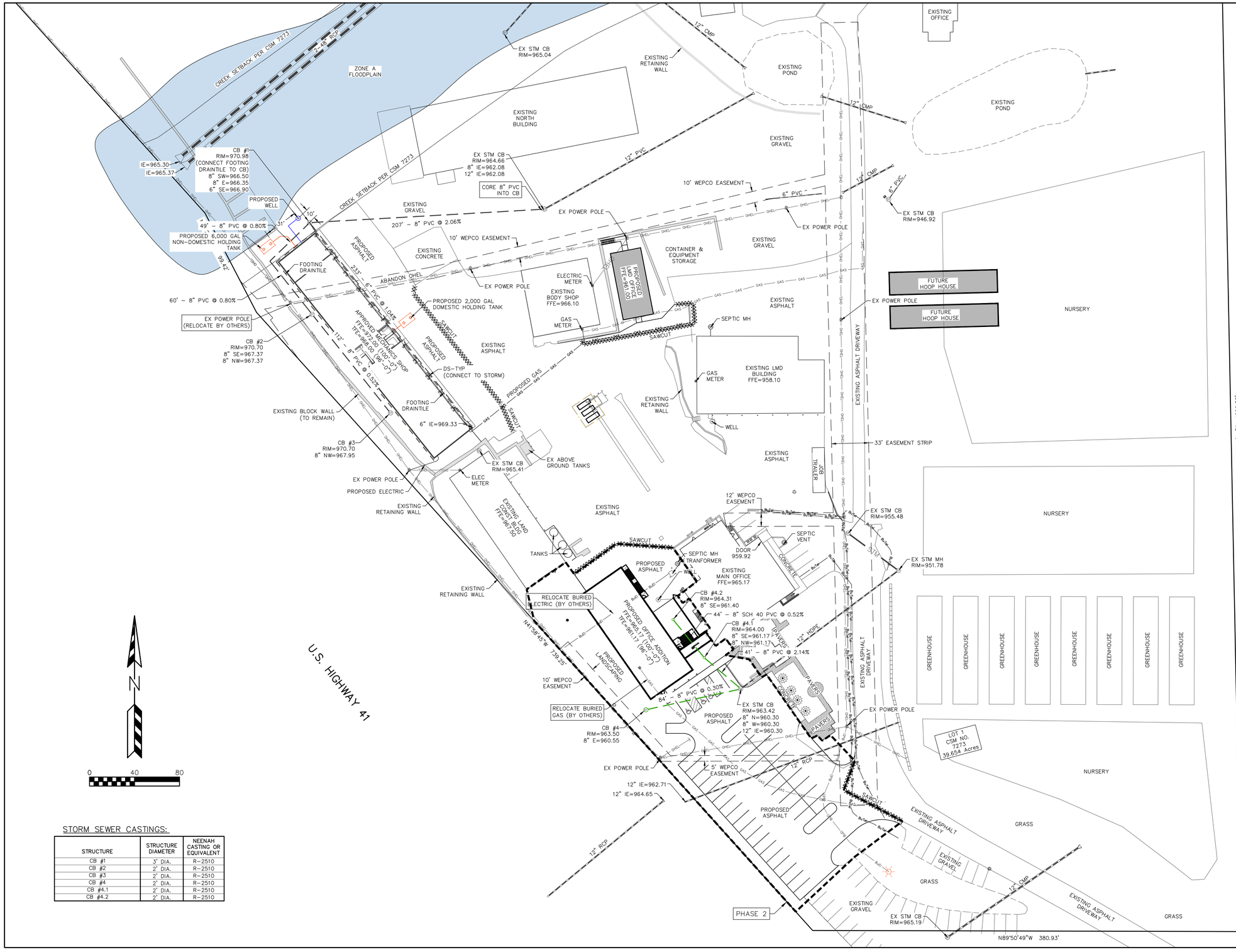
DRAWN BY: **KJP**
DESIGNED BY: **KJP**
CHECKED BY: **KJP**

PLAN DATE: **03/11/2024**

PROJECT NO: \KS-109-23\

SUBMITTAL

SHEET NO:
C1.05



STORM SEWER CASTINGS:

STRUCTURE	STRUCTURE DIAMETER	NEENAH CASTING OR EQUIVALENT
CB #1	3' DIA.	R-2510
CB #2	2' DIA.	R-2510
CB #3	2' DIA.	R-2510
CB #4	2' DIA.	R-2510
CB #4.1	2' DIA.	R-2510
CB #4.2	2' DIA.	R-2510

REVISIONS:

NO.	DATE	DESCRIPTION

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

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

PLAN TITLE:
UTILITY PLAN

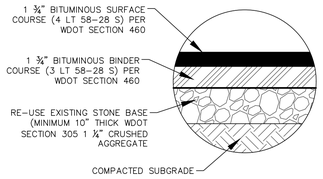
DRAWN BY: **KJP**
DESIGNED BY: **KJP**
CHECKED BY: **KJP**

PLAN DATE: **03/11/2024**

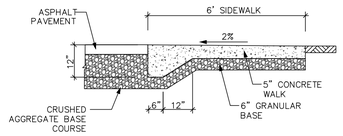
PROJECT NO: \KS-109-23\

SUBMITTAL

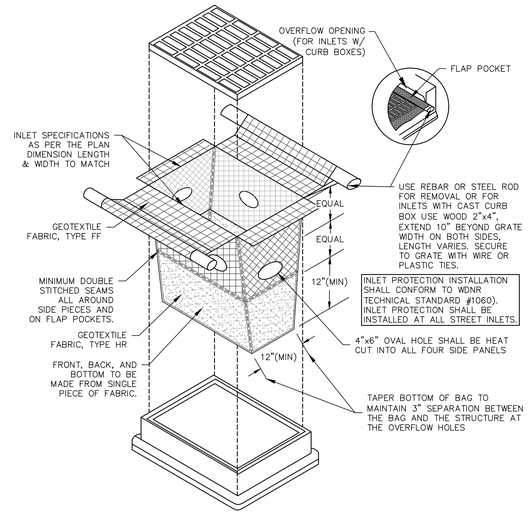
SHEET NO: **C1.06**



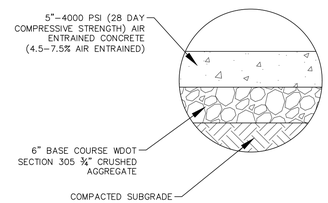
ASPHALT PAVEMENT SECTION



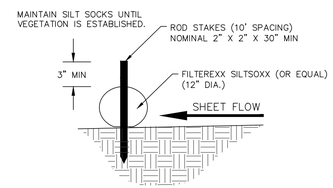
CONCRETE SIDEWALK DETAIL



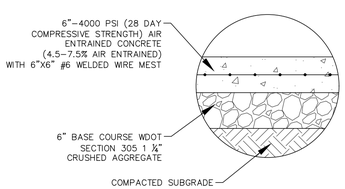
TYPE D-HR INLET PROTECTION DETAIL



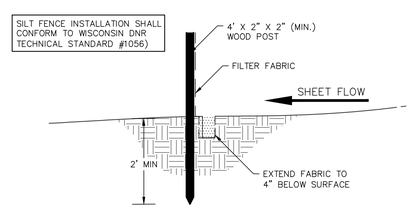
CONCRETE SIDEWALK SECTION



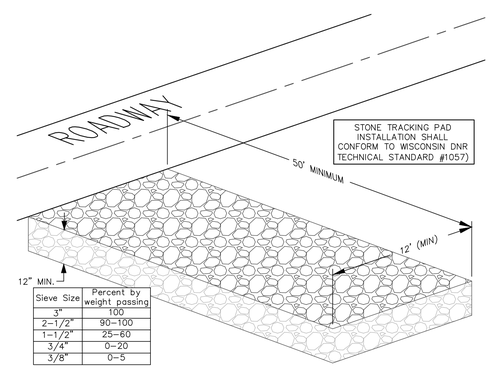
SILT SOCK DETAIL



CONCRETE APRON SECTION



SILT FENCE CONSTRUCTION (SHEET FLOW)



Sieve Size	Percent by weight passing
3"	100
2-1/2"	90-100
1-1/2"	25-60
3/4"	0-20
3/8"	0-5

STONE TRACKING PAD DETAIL

NO.	DATE	DESCRIPTION

REVISIONS:

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

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

PLAN TITLE:
SITE & EROSION CONTROL DETAILS

DRAWN BY: **KJP**

DESIGNED BY: **KJP**

CHECKED BY: **KJP**

PLAN DATE: **03/11/2024**

PROJECT NO: \KS-109-23\

SUBMITTAL

SHEET NO:
C1.08

GENERAL SPECIFICATIONS FOR CONSTRUCTION ACTIVITIES:

1. THE PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED ACCORDING TO THE WISCONSIN D.O.T. STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, LATEST EDITION, THE STANDARD SPECIFICATIONS FOR SEWER & WATER IN WISCONSIN, AND WISCONSIN ADMINISTRATIVE CODE, SPS 360 382–383, AND THE LOCAL ORDINANCES AND SPECIFICATIONS.
2. THE CONTRACTOR SHALL OBTAIN ALL PERMITS REQUIRED FOR EXECUTION OF THE WORK. THE CONTRACTOR SHALL CONDUCT HIS WORK ACCORDING TO THE REQUIREMENTS OF THE PERMITS.
3. THE CONTRACTOR SHALL NOTIFY THE OWNER AND THE MUNICIPALITY FORTY–EIGHT (48) HOURS PRIOR TO THE START OF CONSTRUCTION.
4. THE MUNICIPALITY SHALL HAVE THE RIGHT TO INSPECT, APPROVE, AND REJECT THE CONSTRUCTION OF THE PUBLIC PORTIONS OF THE WORK. THE OWNER SHALL HAVE THE RIGHT TO INSPECT, APPROVE, AND REJECT THE CONSTRUCTION OF ALL PRIVATE PORTIONS OF THE WORK.
5. THE CONTRACTOR SHALL INDEMNIFY THE OWNER, THE ENGINEER, AND THE MUNICIPALITY, THEIR AGENTS, ETC, FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION, AND TESTING OF THE WORK ON THIS PROJECT.
6. SITE SAFETY SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
7. THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL UTILITY INFORMATION SHOWN ON THE PLANS PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL CALL DIGGERS HOTLINE AT 1–800–242–8511 TO NOTIFY THE UTILITIES OF HIS INTENTIONS, AND TO REQUEST FIELD STAKING OF EXISTING UTILITIES.
8. SILT FENCE AND OTHER EROSION CONTROL FACILITIES MUST BE INSTALLED PRIOR TO CONSTRUCTION OR ANY OTHER LAND DISTURBING ACTIVITY. FOLLOW THE SEQUENCE OF CONSTRUCTION ON THE EROSION CONTROL PLAN FOR MORE DETAILS. INSPECTIONS SHALL BE MADE WEEKLY OR AFTER EVERY RAINFALL OF 0.5" OR MORE. REPAIRS SHALL BE MADE IMMEDIATELY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL EROSION CONTROL FACILITIES ONCE THE THREAT OF EROSION HAS PASSED WITH THE APPROVAL OF THE GOVERNING AGENCY.
9. ANY ADJACENT PROPERTIES OR ROAD RIGHT–OF–WAYS WHICH ARE DAMAGED DURING CONSTRUCTION MUST BE RESTORED BY THE CONTRACTOR.
10. TRASH AND DEBRIS SHALL NOT BE ALLOWED TO ACCUMULATE ON THIS SITE AND THE SITE SHALL BE CLEAN UPON COMPLETION OF WORK.
11. THE OWNER SHALL HAVE THE RIGHT TO HAVE ALL MATERIALS USED IN CONSTRUCTION TESTED FOR COMPLIANCE WITH THESE SPECIFICATIONS.

SPECIFICATIONS FOR GRADING & EROSION CONTROL:

1. THE CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR THE COMPUTATIONS OF ALL GRADING AND FOR ACTUAL LAND BALANCE, INCLUDING UTILITY TRENCH SPOIL. THE CONTRACTOR SHALL IMPORT OR EXPORT MATERIAL AS NECESSARY TO COMPLETE THE PROJECT. CONTRACTOR SHALL NOTIFY OWNER OF THE NEED TO IMPORT OR HAUL OFF SOIL. ON–SITE LOCATIONS SUITABLE FOR BORROW OR FILL MAY BE PRESENT. COORDINATE WITH OWNER.
2. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING SOIL CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION. A GEOTECHNICAL REPORT MAY BE AVAILABLE FROM THE OWNER.
3. SITE SHALL BE CLEARED TO THE LIMITS SHOWN ON THE PLANS. REMOVE VEGETATION FROM THE SITE BURNING IS NOT PERMITTED. PROTECT TREES AND OTHER FEATURES FROM DAMAGE WITH FENCING.
4. THE GEOTECHNICAL ENGINEER IS RESPONSIBLE FOR VERIFYING COMPACTION AND FILL PLACEMENT IN THE FIELD. THE GEOTECHNICAL ENGINEER MAY SUPERCEDE THESE SPECIFICATIONS IF THERE IS GOOD CAUSE TO DO SO. AN EXPLANATION MUST BE SUBMITTED TO THE ENGINEER IN WRITING BEFORE ANY DEVIATIONS ARE MADE.
5. IF NO GEOTECHNICAL RECOMMENDATION IS AVAILABLE, THEN THE FOLLOWING SPECIFICATIONS SHALL APPLY. ALL FILL SHALL BE CONSIDERED STRUCTURAL FILL AND SHALL BE PLACED IN ACCORDANCE WITH THE FOLLOWING: THE COMPACTED FILL SUBGRADE SHALL CONSIST OF AND SHALL BE UNDERLAIN BY SUITABLE BEARING MATERIALS, FREE OF ALL ORGANIC, FROZEN OR OTHER DELETERIOUS MATERIAL AND INSPECTED AND APPROVED BY THE RESIDENT GEOTECHNICAL ENGINEER.PREPARATION OF THE SUBGRADE, AFTER STRIPPING, SHALL CONSIST OF PROOF–ROLLING TO DETECT UNSTABLE AREAS THAT MIGHT BE UNDERCUT, AND COMPACTING THE SCARIFIED SURFACE TO THE SAME MINIMUM DENSITY INDICATED BELOW.THE COMPACTED FILL MATERIALS SHALL BE FREE OF ANY DELETERIOUS, ORGANIC OR FROZEN MATTER AND SHALL HAVE A MAXIMUM LIQUID LIMIT (ASTM–D–423) AND PLASTICITY INDEX (ASTM D–424) IF 30 AND 10 RESPECTFULLY, UNLESS SPECIFICALLY TESTED AND FOUND TO HAVE LOW EXPANSIVE PROPERTIES AND APPROVED BY AN EXPERIENCED SOILS ENGINEER. THE TOP TWELVE (12") INCHES OF COMPACTED FILL SHOULD HAVE A MAXIMUM THREE (3") INCH PARTICLE DIAMETER AND ALL UNDERLYING COMPACTED FILL A MAXIMUM SIX (6") INCH PARTICLE DIAMETER UNLESS SPECIFICALLY APPROVED BY AN EXPERIENCED SOILS ENGINEER. ALL FILL MATERIAL MUST BE TESTED AND APPROVED UNDER THE DIRECTION AND SUPERVISION OF AN EXPERIENCED SOILS ENGINEER PRIOR TO PLACEMENT, IF THE FILL IS TO PROVIDE NON–FROST SUSCEPTIBLE CHARACTERISTICS, IT MUST BE CLASSIFIED AS A CLEAN GW, GP, SW, OR SP PER UNITED SOIL CLASSIFICATION SYSTEM(ASTM D–2487). FOR STRUCTURAL FILL THE DENSITY OF THE STRUCTURAL COMPACTED FILL AND SCARIFIED SUBGRADE AND GRADES SHALL NOT BE LESS THAN 95 PERCENT OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE STANDARD PROCTOR (ASTM D–698) WITH THE EXCEPTION TO THE TOP 12 INCHES OF PAVEMENT SUBGRADE WHICH SHALL A MINIMUM IN–SITU DENSITY OF 100 PERCENT OF THE MAXIMUM DRY DENSITY, OR 5 PERCENT HIGHER THAN UNDERLYING FILL MATERIALS.THE MOISTURE CONTENT OF COHESIVE SOIL SHALL NOT VARY BY MORE THAN –1 TO +3 PERCENT AND GRANULAR SOIL ±3 PERCENT OF OPTIMUM WHEN PLACED AND COMPACTED OR RECOMPACTED, UNLESS SPECIFICALLY APPROVED BY THE SOILS ENGINEER TAKING INTO CONSIDERATION THE TYPE OF MATERIALS AND COMPACTION EQUIPMENT BEING USED. THE COMPACTION EQUIPMENT SHOULD CONSIST OF SUITABLE MECHANICAL EQUIPMENT SPECIFICALLY DESIGNED FOR SOIL COMPACTION. BULLDOZERS OR SIMILAR TRACKED VEHICLES ARE TYPICALLY NOT SUITABLE FOR COMPACTION. MATERIAL THAT IS TOO WET TO PERMIT PROPER COMPACTION MAY BE SPREAD ON THE FILL AND PERMITTED TO DRY. DISCING,HARROWING OR PULVERIZING MAY BE NECESSARY TO REDUCE THE MOISTURE CONTENT TO A SATISFACTORY VALUE, AFTER WHICH IT SHALL BE COMPACTED. THE FINISHED SUBGRADE AREAS OF THE SITE SHALL BE COMPACTED TO 100 PERCENT OF THE STANDARD PROCTOR (ASTM D–398) MAXIMUM DENSITY.
6. NO FILL SHALL BE PLACED ON A WET OR SOFT SUBGRADE THE SUBGRADE SHALL BE PROOF–ROLLED AND INSPECTED BY THE GEOTECHNICAL ENGINEER BEFORE ANY MATERIAL IS PLACED.
7. SUBGRADE TOLERANCES ARE +/– 1" FOR LANDSCAPE AREAS AND +/– ½" FOR ALL PAVEMENT AND BUILDING AREAS.
8. TOPSOIL SHALL BE FREE OF DELETERIOUS MATERIALS, ROOTS, OLD VEGETATION, ROCKS OVER 2" DIAMETER AND SHALL NOT BE EXCESSIVELY CLAYEY IN NATURE. NO CLUMPS LARGER THAN 4" ARE ACCEPTABLE. TOPSOIL MAY BE AMENDED AS NEEDED WITH SAND OR COMPOST TO BE LOOSE WHEN SPREAD.
9. THE CONTRACTOR SHALL MAINTAIN SITE DRAINAGE THROUGHOUT CONSTRUCTION. THIS MAY INCLUDE THE EXCAVATION OF TEMPORARY DITCHED OR PUMPING TO ALLEVIATE WATER PONDING. ANY DEWATERING SHALL NOT GO DIRECTLY TO STREAMS, CREEKS, WETLANDS OR OTHER ENVIRONMENTALLY SENSITIVE AREAS WITHOUT BEING TREATED FIRST. A DIRT BAG OR OTHER DEWATERING TREATMENT DEVICE MAY BE USED TO CAPTURE SEDIMENT FROM THE PUMPED WATER.
10. THE STONE TRACKING PAD SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION. THE EXISTING GRAVEL AND GRAVEL UNDER THE EXISTING PAVEMENT IS TO BE USED AS STONE TRACKING PAD. THE TRACKING PAD IS TO BE MAINTAINED BY THE CONTRACTOR IN A CONDITION, WHICH WILL PREVENT THE TRACK OF MUD OR DRY SEDIMENT ONTO THE ADJACENT PUBLIC STREETS. SEDIMENT REACHING THE PUBLIC ROAD SHALL BE REMOVED BY STREET CLEANING (NOT HYDRAULIC FLUSHING) BEFORE THE END OF EACH WORKDAY.
11. SOIL STOCKPILES SHALL BE LOCATED A MINIMUM OF 75 FEET FROM LAKES, STREAMS, WETLANDS, DITCHES, DRAINAGE WAYS, CURBS AND GUTTERS OR OTHER STORMWATER CONVEYANCE SYSTEM, UNLESS OTHERWISE APPROVED BY THE ENGINEER. MEASURES SHALL BE TAKEN TO MINIMIZE EROSION AND RUNOFF FROM ANY SOIL STOCKPILES THAT WILL LIKELY REMAIN FOR MORE THAN FIVE WORKING DAYS. ANY STOCKPILE THAT REMAINS FOR MORE THAN 30 DAYS SHALL BE COVERED OR TREATED WITH STABILIZATION PRACTICES SUCH AS TEMPORARY OR PERMANENT SEEDING AND MULCHING.
12. EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO GRADING OPERATIONS AND SHALL BE PROPERLY MAINTAINED FOR MAXIMUM EFFECTIVENESS UNTIL VEGETATION IS ESTABLISHED. ALL EROSION CONTROL MEASURES AND STRUCTURES SERVING THE SITE MUST BE INSPECTED AT LEAST WEEKLY OR WITHIN 24 HOURS OF A 0.5 INCH RAIN EVENT. ALL MAINTENANCE WILL FOLLOW AN INSPECTION WITHIN 24 HOURS.
13. CUT AND FILL SLOPES SHALL BE NO GREATER THAN 3:1.
14. EROSION CONTROL IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ACCEPTANCE OF THIS PROJECT. EROSION CONTROL MEASURES AS SHOWN SHALL BE THE MINIMUM PRECAUTIONS THAT WILL BE ALLOWED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECOGNIZING AND CORRECTING ALL EROSION CONTROL PROBLEMS THAT ARE A RESULT OF CONSTRUCTION ACTIVITIES. ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED IN WRITING BY THE STATE OR LOCAL INSPECTORS, OR THE DEVELOPER'S ENGINEER, SHALL BE INSTALLED WITHIN 24 HOURS.
15. ALL DISTURBED SLOPES OF 4:1 OR GREATER AND DRAINAGE SWALES SHALL BE STABILIZED WITH CURLEX EROSION CONTROL FABRIC (INSTALL PER MANUFACTURER'S SPECIFICATIONS).

SPECIFICATIONS FOR PRIVATE UTILITIES:

1. EXISTING UTILITIES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE.BEFORE PROCEEDING WITH ANY UTILITY CONSTRUCTION SHALL EXCAVATE EACH EXISTING LATERAL OR POINT OF CONNECTION AND VERIFY THE LOCATION AND ELEVATION OF ALL UTILITIES. IF ANY EXISTING UTILITIES ARE NOT AS SHOWN ON THE DRAWINGS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY FOR POSSIBLE REDESIGN. CONTRACTOR SHALL CALL "DIGGERS HOTLINE" PRIOR TO ANY CONSTRUCTION.
2. ALL CONNECTIONS TO EXISTING PIPES AND MANHOLES SHALL BE CORED CONNECTIONS. CONNECTIONS TO WATER MAIN SHALL BE WET TAPPED WITH A STAINLESS STEEL TAPPING SLEEVE.
3. BUILDING LATERALS SHALL BE CONSTRUCTED IN ACCORDANCE WITH LOCAL AND STATE PLUMBING CODES AND IN ACCORDANCE WITH STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION WISCONSIN, LATEST EDITION. PROPOSED SANITARY SEWER AND INTERNALLY CONNECTED STORM SEWER SHOWN IN THIS PLAN SHALL TERMINATE AT A POINT FIVE (5) FEET FROM THE EXTERIOR BUILDING WALL. THE EXACT LOCATION OF ALL DOWN SPOUT CONNECTIONS SHALL BE PER THE ARCHITECTURAL PLANS.
4. CONTRACTOR SHALL NOT SHUT OFF WATER OR PLUG SANITARY SEWER IN MUNICIPAL LINES WITHOUT PRIOR APPROVAL.
5. MATERIALS FOR STORM SEWER SHALL BE AS FOLLOWS: STORM SEWER PIPE 48" OR LESS SHALL BE HIGH DENSITY POLYETHYLENE (HDPE) CORRUGATED PIPE WITH AN INTEGRALLY FORMED SMOOTH WATERWAY SUCH AS ADS N–12. FOR PIPE 10" OR LESS IN DIAMETER, PVC, ASTM D–3034, SDR–26, MAY ALSO BE USED. WHERE SPECIFICALLY REQUIRED, REINFORCED CONCRETE PIPE (RCP), ASTM C–76, CLASS III OR HIGHER, MAY BE USED. TRENCH SECTION SHALL BE CLASS "B" FOR PVC AND HDPE AND CLASS "C" FOR CONCRETE (PER STANDARD SPECIFICATIONS). MANHOLES, INLETS AND CATCH BASINS SHALL BE PRE CAST REINFORCED CONCRETE, ASTM C–478. CASTINGS SHALL BE HEAVY DUTY CAST IRON. AREA DRAINS SHALL BE ADSNYLOPLAST OR EQUIVALENT AND SHALL BE A MINIMUM OF 24" IN DIAMETER. CONNECTIONS TO EXISTING PIPES SHALL BE MADE WITH INSERT A WYE OR EQUIVALENT. LAST (3) THREE JOINTS SHALL BE RESTRAINED WITH RODS. PIPE SHALL MEET THE REQUIREMENTS OF AASHTO M–294, TYPE S.
6. MATERIALS FOR SANITARY SEWER SHALL BE AS FOLLOWS: SANITARY SEWER SHALL BE PVC, ASTM D–3034, SDR–35 WITH RUBBER GASKETED JOINTS, CONFORMING TO ASTM D–3212. TRENCH SECTIONS SHALL BE CLASS "B" BEDDING (PER STANDARD SPECIFICATIONS). CRUSHED STONE CHIPS SHALL BE USED FOR BEDDING MATERIAL. CONNECTIONS SHALL BE MAD WITH A INSERT A WYE OR EQUIVALENT. A MINIMUM OF 6' OF COVER IS REQUIRED FOR ALL SANITARY SEWER.
7. MATERIALS FOR WATER SERVICES AND PRIVATE HYDRANTS SHALL BE AS FOLLOWS: WATER SERVICES SHALL BE PVC, HDPE, OR DI AS ALLOWED BY MUNICIPAL CODE, PVC SHALL BE AWWA C–900. DI SHALL BE AWWA C151, CLASS 52 (OR AS REQUIRED BY LOCAL CODE). TRENCH SECTIONS SHALL BE CLASS "B" BEDDING (PER STANDARD SPECIFICATIONS). CRUSHED STONE CHIPS SHALL BE USED FOR BEDDING MATERIAL. CONNECTION SHALL BE MADE WITH A WET TAP, CORPORATE STOP AND VALVE BOX PER MUNICIPAL STANDARDS. A MINIMUM OF 6' COVER IS REQUIRED FOR ALL WATER MAIN. VALVES SHALL BE NON RISING STEM, RESILIENT SEATED GATE VALVES COMPLYING WITH AWWA C509 WITH A THREE PIECE CAST IRON VALVE BOX. INSTALL THRUST BLOCKS AT ALL BENDS AND TEES. DISINFECT ALL NEW LINES AND OBTAIN SAFE WATER SAMPLE PRIOR TO USE.
8. EXTREME CAUTION MUST BE FOLLOWED REGARDING THE COMPACTION OF ALL UTILITY TRENCHES. MECHANICALLY COMPACTED GRANULAR BACKFILL IS REQUIRED UNDER & WITHIN 5 FEET OF ALL PAVEMENT INCLUDING SIDEWALKS. FLOODING OF BACKFILL MATERIAL IS NOT ALLOWED.
9. TRACER WIRE (NO.8 SINGLE STRAND COPPER) AND WARNING TAPE SHALL BE INSTALLED ON ALL UTILITIES IN ACCORDANCE WITH THE LOCAL AND STATE CODES. TRACER WIRE SHALL TERMINATE IN A VALVECO TERMINAL BOX AT EACH END IN ACCORDANCE WITH 182.0715(2R) OF STATE STATUTES.
10. MANDREL TESTING ON SANITARY LINES AND PRESSURE TESTING ON WATER MAIN MAY BE REQUIRED BY THE OWNER OR MUNICIPALITY.
11. UPON COMPLETION OF FINAL PAVING OPERATIONS, THE UTILITY CONTRACTOR SHALL ADJUST ALL MANHOLE AND INLET RIMS AND VALVE BOXES TO FINISHED GRADE.
12. ALL UTILITY CONSTRUCTION SHALL BE DONE IN COMPLIANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN (LATEST EDITION AND ADDENDUM) AND ALL STATE AND LOCAL CODES. IT IS THE CONTRACTORS RESPONSIBILITY TO DETERMINE WHICH SPECIFICATIONS APPLY, AND TO COORDINATE ALL CONSTRUCTION ACTIVITIES WITH THE APPROPRIATE LOCAL AND STATE AUTHORITIES.
13. ALL SANITARY SEWER, STORM SEWER AND WATER MAIN CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE VILLAGE OF GERMANTOWN AND WISCONSIN DSPS STANDARDS.
14. THE LENGTHS OF ALL UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND MAY VARY SLIGHTLY FROM THE PLAN. LENGTHS SHALL BE VERIFIED IN THE FIELD DURING CONSTRUCTION.
15. MAINTAIN AN 8 FOOT MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN PUBLIC SANITARY SEWER, WATER MAIN AND STORM SEWER. PROVIDE 18" MINIMUM VERTICAL SEPARATION WHERE SEWER CROSSES OVER WATER MAIN AND PROVIDE 6" MINIMUM VERTICAL SEPARATION WHERE WATER MAIN CROSSES OVER SEWER.
16. ANY UTILITIES WHICH ARE DAMAGED BY THE CONTRACTOR SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.
17. GENERAL CONTRACTOR SHALL COORDINATE WITH LOCAL GAS TELEPHONE, AND ELECTRICAL UTILITIES FOR EXACT LOCATION SIZE AND DEPTH OF NEW SERVICE.
18. ALL WORK WITHIN THE VILLAGE RIGHT–OF–WAY REQUIRES A PERMIT FROM THE VILLAGE OF GERMANTOWN PUBLIC WORKS DEPARTMENT.

SPECIFICATIONS FOR PAVING:

1. AGGREGATES USED IN THE CRUSHED STONE BASE SHALL CONFORM TO THE GRADATION REQUIREMENTS SECTIONS 301.2 AND 305.2.2 OF THE STANDARD SPECIFICATIONS. THICKNESS SHALL BE PER THE DETAIL ON THE PLANS. BASE SHALL BE 1–1/4" INCH DIAMETER LIMESTONE TRAFFIC BOND AGGREGATE BASE COURSE UNLESS NOTED OTHERWISE. SUBSTITUTION AND/OR RECYCLED MATERIALS MAY BE ALLOWED WITH APPROVAL FROM THE OWNER.
2. SUBGRADE SHALL BE PROOFROLLED AND APPROVED BY A GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT OF STONE BASE. EXCAVATE UNSUITABLE AREAS AND REPLACE WITH BREAKER RUN STONE AND RECOMPACT. REFER TO THE GEOTECHNICAL REPORT FOR ADDITIONAL SPECIFICATIONS.
3. EXISTING PAVEMENT SHALL BE SAWCUT IN NEAT STRAIGHT LINES TO FULL DEPTH AT ANY POINT WHERE EXISTING PAVEMENT IS REMOVED. CURB AND WALK SHALL BE REMOVED TO THE NEAREST JOINT. REMOVED PAVEMENT SHALL BE REPLACED WITH THE SAME SECTION AS EXISTING. MUNICIPAL STANDARDS MAY REQUIRE ADDITIONAL WORK.
4. ASPHALT FOR PARKING AREAS AND THE PRIVATE ROAD SHALL BE PER THE DETAILS MATERIALS AND PLACEMENT SHALL CONFORM TO THE DOT STANDARD SPECIFICATIONS, SECTION 450 AND 460 LT 58–28 S IS REQUIRED UNLESS NOTED OTHERWISE A COMMERCIAL GRADE MIX MAY BE SUBSTITUTED ONLY WITH APPROVAL FROM THE OWNER.
5. TACK COAT SHALL BE IN ACCORDANCE WITH THE SUBSECTION 455.2.5 OF THE STANDARD SPECIFICATIONS. THE RATE OF APPLICATION SHALL BE 0.05 GAL/SY.
6. CONCRETE FOR CURB, DRIVEWAYS, WALKS, AND NON–FLOOR SLABS SHALL CONFORM TO SECTION 415 OF THE STANDARD SPECIFICATIONS, GRADE A, ASTM C–94, 6 BAG MIX WITH A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3,500 PSI. JOINTING SHALL BE PER SECTION 415.3.7 OF THE STANDARD SPECIFICATIONS WITH CONSTRUCTION JOINTS HAVING A MAXIMUM SPACING OF 10". EXPANSION JOINTS SHALL BE PROVIDED EVERY 50'. CONCRETE SHALL BE FINISHED PER SECTION 415.3.8 WITH A MEDIUM BROOM TEXTURE. A CURING MEMBRANE IN CONFORMANCE WITH SECTION 415.3.12 IS REQUIRED.
7. PAVEMENT MARKINGS SHALL BE PAINT IN ACCORDANCE WITH WISCONSIN DOT SECTION 646 OF THE STANDARD SPECIFICATIONS AND WITH LOCAL CODES. THE FOLLOWING ITEMS SHALL BE PAINTED WITH COLORS NOTED BELOW:

   PARKING STALLS: WHITE
   PEDESTRIAN CROSSWALKS: WHITE
   LANE STRIPING WHERE SEPARATING TRAFFIC IS MOVING IN OPPOSITE DIRECTIONS: YELLOW
   LANE STRIPING WHERE SEPARATING TRAFFIC IS MOVING IN SAME DIRECTIONS: WHITE
   ADA SYMBOLS; WHITE

RESTORATION NOTES:

1. ALL DISTURBED AREAS, EXCEPT STREET PAVEMENT AND SIDEWALK AREAS, SHALL RECEIVE A MINIMUM OF FOUR (4) INCHES OF TOPSOIL, FERTILIZER, SEED AND MULCH. RESTORATION WILL OCCUR AS SOON AFTER THE DISTURBANCE AS PRACTICAL. LAWN AREAS WITH SLOPES GREATER THAN 4:1 SHALL BE SEEDED WITH OLDS "NOMOW" MIX OR EQUAL. ALL OTHER DISTURBED AREAS SHALL BE SEEDED WITH MADISON PARKS MIX OR EQUAL. MIXTURES SHALL BE IN ACCORDANCE WITH SECTION 630 OF D.O.T. SPECIFICATIONS.
2. AN EQUAL AMOUNT OF ANNUAL RYEGRASS SHALL BE ADDED TO THE MIX. SEED MIXTURES SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET. FERTILIZER SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET. FERTILIZER SHALL MEET THE MINIMUM REQUIREMENTS THAT FOLLOW: NITROGEN, NOT LESS THAN 16%; PHOSPHORIC ACID, NOT LESS THAN 6%; POTASH, NOT LESS THAN 6%.
3. ALL FINISH GRADED AREAS SHALL BE SEEDED AND MULCHED BY SEPTEMBER 15TH. IF THE SITE DOES NOT HAVE FINISH GRADED AREAS COMPLETED BY OCTOBER 15TH, ALL DISTURBED AREAS SHALL BE RESTORED WITH TEMPORARY SEEDING (COVER CROP). AREAS NEEDING PROTECTION DURING PERIODS WHEN PERMANENT SEEDING IS NOT APPLIED SHALL BE SEEDED WITH ANNUAL SPECIES FOR TEMPORARY PROTECTION. SEE TABLE 1 OF THE WISCONSIN DNR CONSERVATION PRACTICE STANDARD 1059, FOR SEEDING RATES OF COMMONLY USED SPECIES. THE RESIDUE FROM THIS CROP MAY EITHER BE INCORPORATED INTO THE SOIL DURING SEEDBED PREPARATION AT THE NEXT PERMANENT SEEDING PERIOD OR LEFT ON THE SOIL SURFACE AND THE PLANTING MADE AS A NO–TILL SEEDING.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR A SATISFACTORY STAND OF GRASS ON ALL SEEDED AREAS FOR ONE YEAR AFTER THE PROJECT'S FINAL ACCEPTANCE.

REVISIONS:

NO.	DATE	DESCRIPTION

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

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

PLAN TITLE:
CONSTRUCTION SPECIFICATIONS AND NOTES

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

PLAN DATE: **03/11/2024**

PROJECT NO: \KS-109-23\

SUBMITTAL

SHEET NO: **C1.09**

Village of Germantown ...Willkommen

Fee must accompany application

$275 Sign Review Fee

$ 75 Sign Face Replacement

Paid ✓ Date 3/18/24

SIGN REVIEW APPLICATION

Pursuant to Section 17.46 of the Municipal Code

Sign A

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

1 APPLICANT OR AGENT

Appleton Sign
2400 Holly Rd.
Neenah WI 54956

Phone (920) 560.6820

Fax ( )

E-Mail magiew@appletonsign.com

PROPERTY OWNER

Orange Blossom LLC
N120W21350 Freistadt Rd.
Germantown WI 53022

Phone ( )

2 PROPERTY ADDRESS OR GENERAL LOCATION

N120 W21350 Freistadt Rd. Germantown WI 53022

3 SIGN INFORMATION

Sign Dimensions 5'x8" height x 27' width Single/Multi Tenant (circle one)

Number of Sides 1 Building Frontage SF _____

Total Square Footage of Sign (include all sides) 132

Total height of the Sign 5' x 8"

Is the Sign to be illuminated X yes _____ no

Type of Sign Construction Materials Acrylic, Vinyl

Distance to Closest Property Line _____

Are there any existing signs on the property Will be removed

If yes, what is the total Square Footage of existing signs _____

What are the intentions for the existing signs: Take down X Remain _____

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

Magie Wildenberg 3.1.24
Applicant Date

Owner 3-11-24
Date

Village of Germantown ...Willkommen

Fee must accompany application

$275 Sign Review Fee

$ 75 Sign Face Replacement

Paid ✓ Date_____

SIGN REVIEW APPLICATION

Pursuant to Section 17.46 of the Municipal Code

Sign B

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

1 APPLICANT OR AGENT

Appleton Sign
2406 Holly Rd.
Neenah WI 54956

Phone (920) 560-1080
Fax ( )
E-Mail magiew@appletonsign.com

PROPERTY OWNER

Orange Blossom LLC
N120W21350 Freistadt Rd.
Germantown WI 53022

Phone ( )

2 PROPERTY ADDRESS OR GENERAL LOCATION

N120 W21350 Freistadt Rd. Germantown WI 53022

3 SIGN INFORMATION

Sign Dimensions 120" height x 96" width
Single/Multi Tenant (circle one)
Building Frontage SF _____
Number of Sides 2
Total Square Footage of Sign (include all sides) 360
Total height of the Sign 120"
Is the Sign to be illuminated X yes ____ no
Type of Sign Construction Materials Aluminum, Lexan
Distance to Closest Property Line _____

Are there any existing signs on the property Will be removed
If yes, what is the total Square Footage of existing signs _____

What are the intentions for the existing signs: Take down X Remain ____

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

Magie Wildenberg 3.11.24
Applicant Date

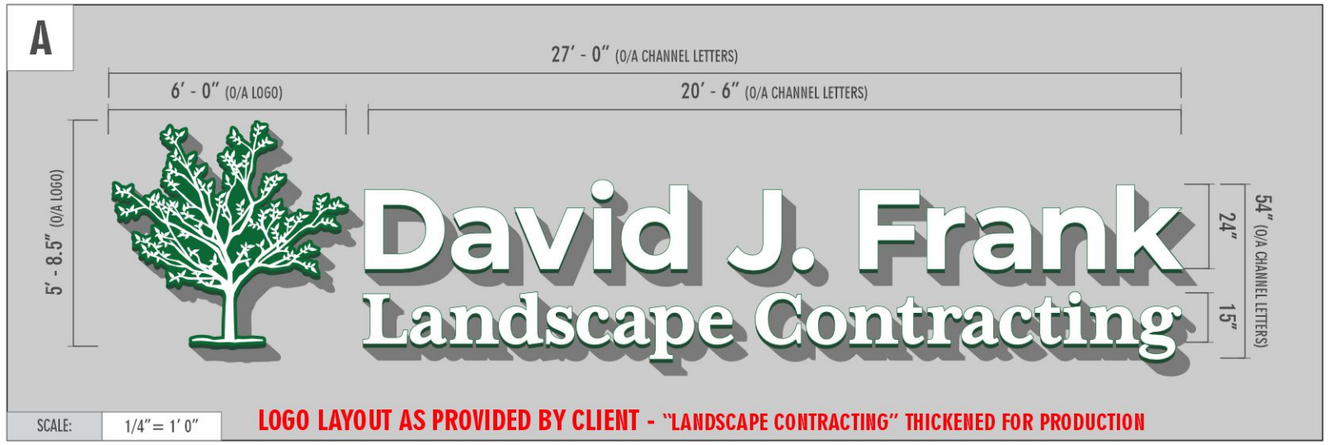
Owner 3.11.24
Date

David J. Frank
Landscape Contracting

conceptual design package

AppletonSIGN COMPANY
2400 Holly Road • Neenah, WI 54956 - Tel: 920.734.1601 • Fax: 920.734.1622

A

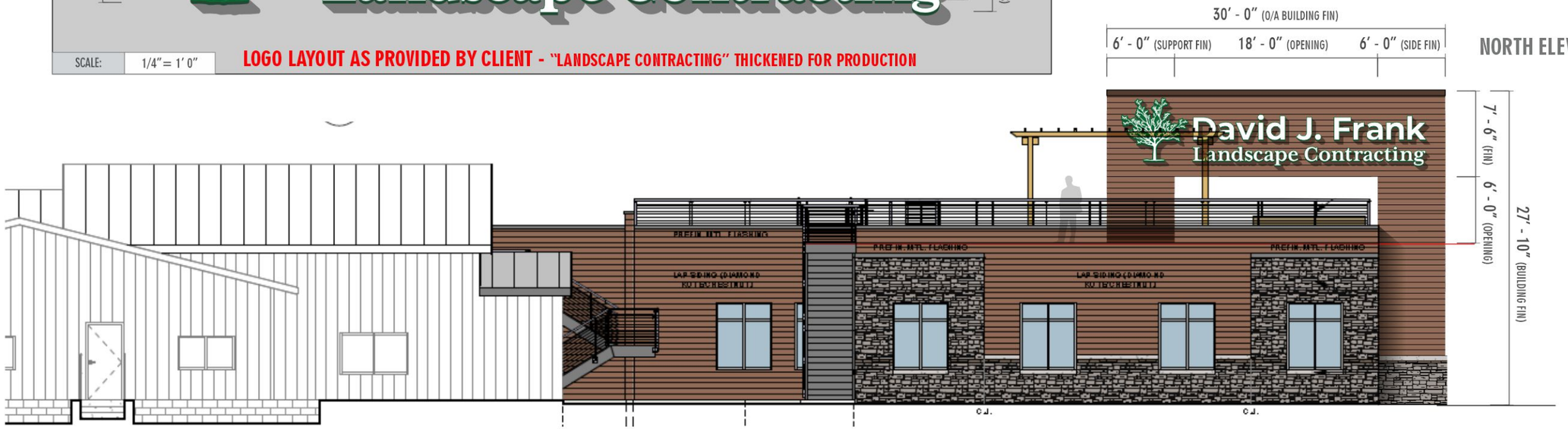


SCALE: 1/4″= 1′ 0″

LOGO LAYOUT AS PROVIDED BY CLIENT - "LANDSCAPE CONTRACTING" THICKENED FOR PRODUCTION

FACE-LIT CHANNEL LETTERS
5″ DEEP PRE-FINISHED RETURNS -SEE COLOR SCHEDULE
INTERNALLY LIT W/ WHITE LEDs
1″ PRE-FINISHED TRIM-CAP - SEE COLOR SCHEDULE
3/16″ ACRYLIC FACES - SEE COLOR SCHEDULE
OPAQUE VINYL GRAPHICS - DIE CUT - SEE COLOR SCHEDULE
MOUNTED FLUSH TO BUILDING
(LETTER STROKE=5″ - TOTAL PERIMETER CALCULATION = 250′)

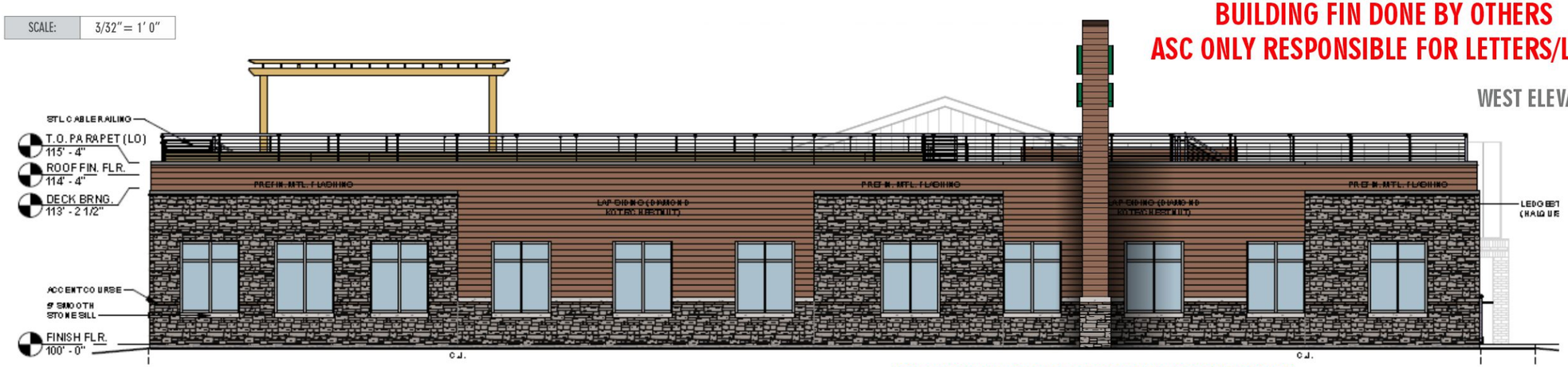
NORTH ELEVATION



SCALE: 3/32″= 1′ 0″

BUILDING FIN DONE BY OTHERS
ASC ONLY RESPONSIBLE FOR LETTERS/LOGO

WEST ELEVATION



SCALE: 3/32″= 1′ 0″

SIGN MOVED DOWN BUILDING FURTHER TO AVOID SODDED TURF AREA

AppletonSIGN COMPANY
2400 HOLLY ROAD • NEENAH, WI 54956
920.734.1601 www.AppletonSIGN.com

DESIGN • BUILD • INSTALL • SERVICE

CLIENT:	DAVID J. FRANK LANDSCAPE CONTRACTING
ADDRESS:	N120 W21350 FREISTADT RD
CITY / STATE:	GERMANTOWN, WI
DATE:	11/28/23
SALES:	JOSH TURKOW
DESIGNER:	MIKE FRASSETTO

PRODUCTION FILES REQUIRED?

X ADDITIONAL DESIGN FEES MAY BE APPLIED TO FINAL INVOICE IF PRODUCTION FILES CAN NOT BE PROVIDED BY CLIENT PRIOR TO PRODUCTION

- VECTOR LOGO
- HI-RES PHOTO(S)
- PANTONE COLOR(S)
- FONT(S)

COLOR SCHEDULE

X COLORS LISTED BELOW HAVE BEEN SELECTED BY DESIGNER FOR CLIENT REVIEW. APPROVAL OF COLORS REQUIRED BY CLIENT PRIOR TO PRODUCTION

- PRE-FINISHED MATERIALS
- PAINTED MATERIALS
- STANDARD VINYL
- PRINTED VINYL

1	PRE-FINISHED: GREEN TRIM CAP
2	PRE-FINISHED: IVY GREEN RETURNS
3	VINYL: ORACAL 751078 FOLIAGEGREEN BACK W/ BLACK
4	PRE-FINISHED: WHITE ACRYLIC
5	COLOR CALL OUT
6	COLOR CALL OUT
7	COLOR CALL OUT
8	COLOR CALL OUT

FIELD SURVEY REQUIRED?

X ANY PRICE ASSOCIATED WITH THIS DESIGN CAN NOT BE GUARANTEED. FINDINGS DURING A FIELD SURVEY MAY IMPACT ESTIMATED TIME/MATERIALS

- ALL SIGN DETAILS
- ON SITE COLOR MATCH
- AVAILABLE AREA
- ELECTRICAL EXISTING
- FACE DETAILS
- BEHIND WALL ACCESS
- POLE DETAILS
- TRUCK ACCESS
- OTHER: ADDITIONAL SURVEY DETAILS HERE:

ELECTRICAL REQUIREMENTS

X PROPOSED SIGN IS INTERNALLY ILLUMINATED - POWER TO SIGN IS REQUIRED

- 120v - 277v POWER SUPPLIES USED

20 TOTAL AMP DRAW OF SIGN (10 CABINET(S) + 10 FMC)

CLIENT APPROVAL

BY SIGNING THIS DOCUMENT, YOU ARE AGREEING TO ALL SPECIFICATIONS/SCOPE OF WORK DESCRIBED ON THIS DRAWING AND PROPOSAL MATCHING THE SAME DESIGN ID #

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X ..... DATE: .....

A | OPT. 1 | 1. MANUFACTURE AND INSTALL THE FOLLOWING: A. BUILDING SIGNAGE - CONCEPTUAL DESIGN

CALCULATED SQUARE FOOTAGE: 132

231100-06

DISCLAIMERS:

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CONCEPTUAL ONLY!
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920.734.1601 www.AppletonSIGN.com

DESIGN • BUILD • INSTALL • SERVICE

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ADDRESS:	N120 W21350 FREISTADT RD
CITY / STATE:	GERMANTOWN, WI
DATE:	11/28/23
SALES:	JOSH TURKOW
DESIGNER:	MIKE FRASSETTO

PRODUCTION FILES REQUIRED?

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- VECTOR LOGO
- HI-RES PHOTO(S)
- PANTONE COLOR(S)
- FONT(S)

COLOR SCHEDULE

X COLORS LISTED BELOW HAVE BEEN SELECTED BY DESIGNER FOR CLIENT REVIEW. APPROVAL OF COLORS REQUIRED BY CLIENT PRIOR TO PRODUCTION

- PRE-FINISHED MATERIALS
- PAINTED MATERIALS
- STANDARD VINYL
- PRINTED VINYL

1		PRE-FINISHED: HUNTER GREEN TRIM CAP
2		PRE-FINISHED: IVY GREEN RETURNS
3		VINYL: ORACAL 751078 FOLIA66GREEN BACK W/ BLACK
4		PRE-FINISHED: WHITE LEXAN
5		COLOR CALL OUT
6		COLOR CALL OUT
7		COLOR CALL OUT
8		COLOR CALL OUT

FIELD SURVEY REQUIRED?

X ANY PRICE ASSOCIATED WITH THIS DESIGN CAN NOT BE GUARANTEED FINDINGS DURING A FIELD SURVEY MAY IMPACT ESTIMATED TIME/MATERIALS

- ALL SIGN DETAILS
- ON SITE COLOR MATCH
- AVAILABLE AREA
- ELECTRICAL EXISTING
- FACE DETAILS
- BEHIND WALL ACCESS
- POLE DETAILS
- TRUCK ACCESS
- OTHER: ADDITIONAL SURVEY DETAILS HERE

ELECTRICAL REQUIREMENTS

X PROPOSED SIGN IS INTERNALLY ILLUMINATED - POWER TO SIGN IS REQUIRED

- 120v - 277v POWER SUPPLIES USED

20 TOTAL AMP DRAW OF SIGN (10 CABINET(S) + 10 FMC)

CLIENT APPROVAL

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X ..... DATE: .....

A	OPT. 1	1. MANUFACTURE AND INSTALL THE FOLLOWING: A. BUILDING SIGNAGE - CONCEPTUAL DESIGN

CALCULATED SQUARE FOOTAGE: NA

231100-06

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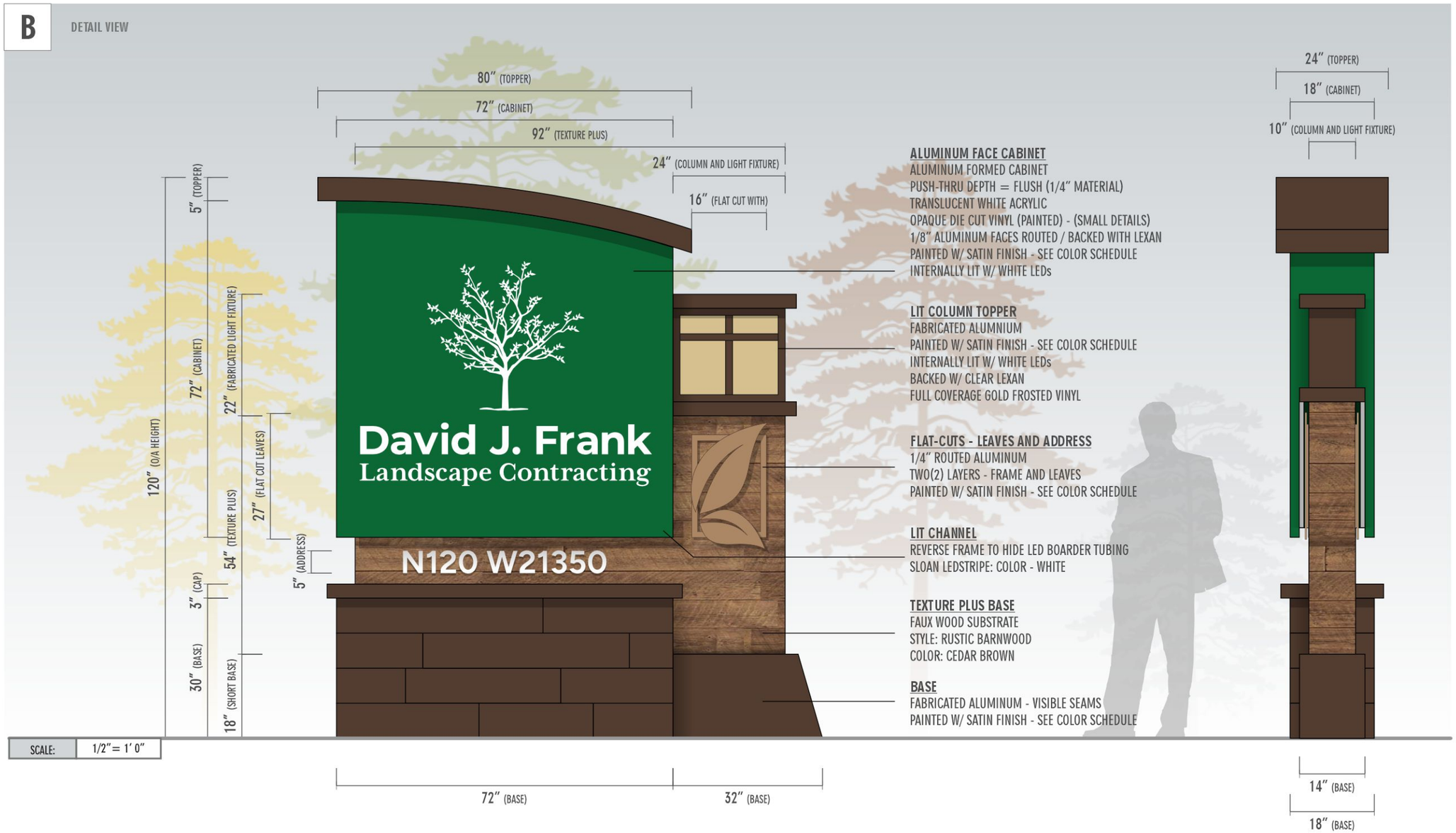
B DETAIL VIEW



ALUMINUM FACE CABINET
ALUMINUM FORMED CABINET
PUSH-THRU DEPTH = FLUSH (1/4″ MATERIAL)
TRANSLUCENT WHITE ACRYLIC
OPAQUE DIE CUT VINYL (PAINTED) - (SMALL DETAILS)
1/8″ ALUMINUM FACES ROUTED / BACKED WITH LEXAN
PAINTED W/ SATIN FINISH - SEE COLOR SCHEDULE
INTERNALLY LIT W/ WHITE LEDs

LIT COLUMN TOPPER
FABRICATED ALUMNIUM
PAINTED W/ SATIN FINISH - SEE COLOR SCHEDULE
INTERNALLY LIT W/ WHITE LEDs
BACKED W/ CLEAR LEXAN
FULL COVERAGE GOLD FROSTED VINYL

FLAT-CUTS - LEAVES AND ADDRESS
1/4″ ROUTED ALUMINUM
TWO(2) LAYERS - FRAME AND LEAVES
PAINTED W/ SATIN FINISH - SEE COLOR SCHEDULE

LIT CHANNEL
REVERSE FRAME TO HIDE LED BOARDER TUBING
SLOAN LEDSTRIPE: COLOR - WHITE

TEXTURE PLUS BASE
FAUX WOOD SUBSTRATE
STYLE: RUSTIC BARNWOOD
COLOR: CEDAR BROWN

BASE
FABRICATED ALUMINUM - VISIBLE SEAMS
PAINTED W/ SATIN FINISH - SEE COLOR SCHEDULE

SCALE:	1/2″= 1′ 0″

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CITY / STATE:	GERMANTOWN, WI
DATE:	11/28/23
SALES:	JOSH TURKOW
DESIGNER:	MIKE FRASSETTO

PRODUCTION FILES REQUIRED?

X ADDITIONAL DESIGN FEES MAY BE APPLIED TO FINAL INVOICE IF PRODUCTION FILES CAN NOT BE PROVIDED BY CLIENT PRIOR TO PRODUCTION

- VECTOR LOGO
- HI-RES PHOTO(S)
- PANTONE COLOR(S)
- FONT(S)

COLOR SCHEDULE

X COLORS LISTED BELOW HAVE BEEN SELECTED BY DESIGNER FOR CLIENT REVIEW. APPROVAL OF COLORS REQUIRED BY CLIENT PRIOR TO PRODUCTION

- PRE-FINISHED MATERIALS
- PAINTED MATERIALS
- STANDARD VINYL
- PRINTED VINYL

1		PAINT: PMS 349C
2		PAINT: SW 6083 SABLE
3		PAINT: TO MATCH TEXTURE PLUS
4		VINYL: FROSTED GOLD
5		PAINT: SATIN WHITE
6		COLOR CALL OUT
7		COLOR CALL OUT
8		COLOR CALL OUT

FIELD SURVEY REQUIRED?

X ANY PRICE ASSOCIATED WITH THIS DESIGN CAN NOT BE GUARANTEED. FINDINGS DURING A FIELD SURVEY MAY IMPACT ESTIMATED TIME/MATERIALS

- ALL SIGN DETAILS
- ON SITE COLOR MATCH
- AVAILABLE AREA
- ELECTRICAL EXISTING
- FACE DETAILS
- BEHIND WALL ACCESS
- POLE DETAILS
- TRUCK ACCESS
- OTHER: ADDITIONAL SURVEY DETAILS HERE

ELECTRICAL REQUIREMENTS

X PROPOSED SIGN IS INTERNALLY ILLUMINATED - POWER TO SIGN IS REQUIRED

- 120v - 277v POWER SUPPLIES USED

20 TOTAL AMP DRAW OF SIGN (10 CABINET(S) + 10 ENG.)

CLIENT APPROVAL

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X ..... DATE: .....

B	OPT. 3	1. MANUFACTURE AND INSTALL THE FOLLOWING: B. GROUND SIGNAGE - ONE(1) D/F MONUMENT SIGN

CALCULATED SQUARE FOOTAGE: 36

231100-06

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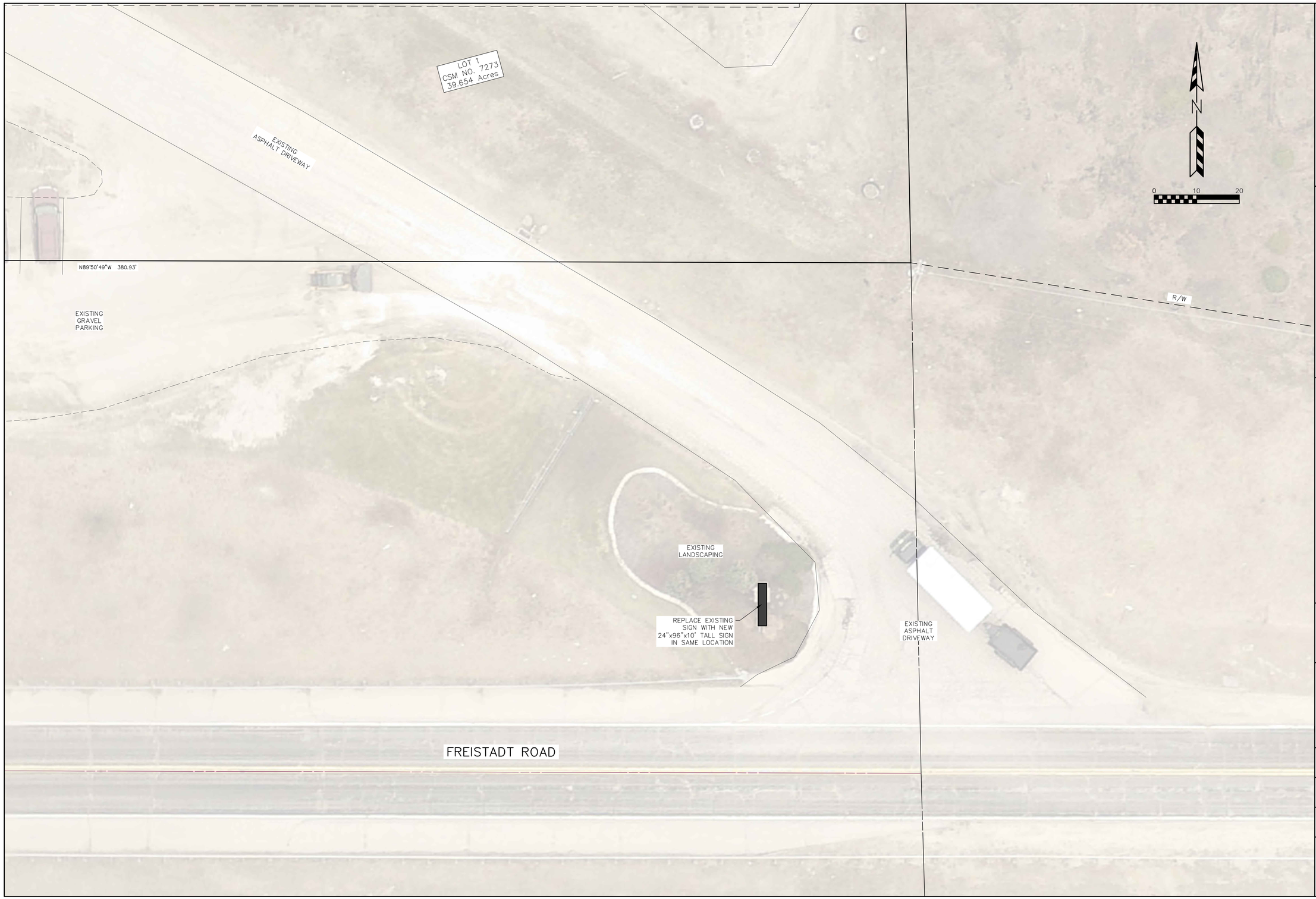


REVISIONS:

NO.	DATE	DESCRIPTION
2	4/25/24	Holding Tank, Well & ADA Changes

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

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

PLAN TITLE:
MONUMENT SIGN SITE PLAN

DRAWN BY: **KJP**

DESIGNED BY: **KJP**

CHECKED BY: **KJP**

PLAN DATE: **06/07/2024**

PROJECT NO: KS-109-23

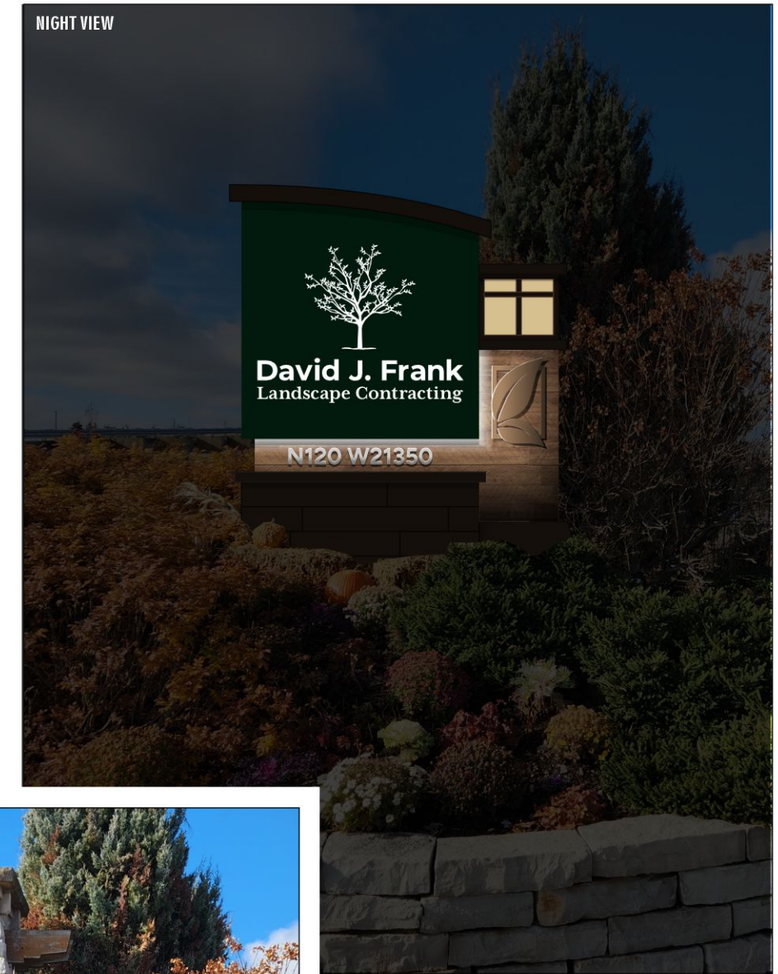
PRELIMINARY

SHEET NO:
C1.10

LOCATION VIEW

SCALE: 1/4" = 1' 0"

NIGHT VIEW



EXISTING VIEW

AppletonSIGN COMPANY

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920.734.1601 www.AppletonSIGN.com

DESIGN • BUILD • INSTALL • SERVICE

CLIENT:	DAVID J. FRANK LANDSCAPE CONTRACTING
ADDRESS:	N120 W21350 FREISTADT RD
CITY / STATE:	GERMANTOWN, WI
DATE:	11/28/23
SALES:	JOSH TURKOW
DESIGNER:	MIKE FRASSETTO

PRODUCTION FILES REQUIRED?

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- PANTONE COLOR(S)
- FONT(S)

COLOR SCHEDULE

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- PRE-FINISHED MATERIALS
- PAINTED MATERIALS
- STANDARD VINYL
- PRINTED VINYL

1		COLOR CALL OUT
2		COLOR CALL OUT
3		COLOR CALL OUT
4		COLOR CALL OUT
5		COLOR CALL OUT
6		COLOR CALL OUT
7		COLOR CALL OUT
8		COLOR CALL OUT

FIELD SURVEY REQUIRED?

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X ..... DATE: .....

B	OPT. 3	SEE PAGE ONE FOR DESCRIPTION

CALCULATED SQUARE FOOTAGE: NA

231100-06

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C OPT. 1

VINYL GRAPHIC
DIE CUT VINYL - SEE COLOR SCHEDULE
APPLIED 1ST SURFACE TO BUILDING AS SHOWN

C OPT. 2

VINYL GRAPHIC
DIE CUT VINYL - SEE COLOR SCHEDULE
APPLIED 1ST SURFACE TO BUILDING AS SHOWN

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DESIGN • BUILD • INSTALL • SERVICE

CLIENT:	DAVID J. FRANK LANDSCAPE CONTRACTING
ADDRESS:	N120 W21350 FREISTADT RD
CITY / STATE:	GERMANTOWN, WI
DATE:	11/28/23
SALES:	JOSH TURKOW
DESIGNER:	MIKE FRASSETTO

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- STANDARD VINYL
- PRINTED VINYL

1	[redacted]	VINYL: ORACAL 750 XXX - TBD
2		COLOR CALL OUT
3		COLOR CALL OUT
4		COLOR CALL OUT
5		COLOR CALL OUT
6		COLOR CALL OUT
7		COLOR CALL OUT
8		COLOR CALL OUT

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X ..... DATE: .....

C

1. MANUFACTURE AND INSTALL THE FOLLOWING: C. ENTRANCE SIGN

CALCULATED SQUARE FOOTAGE: NA

231100-06

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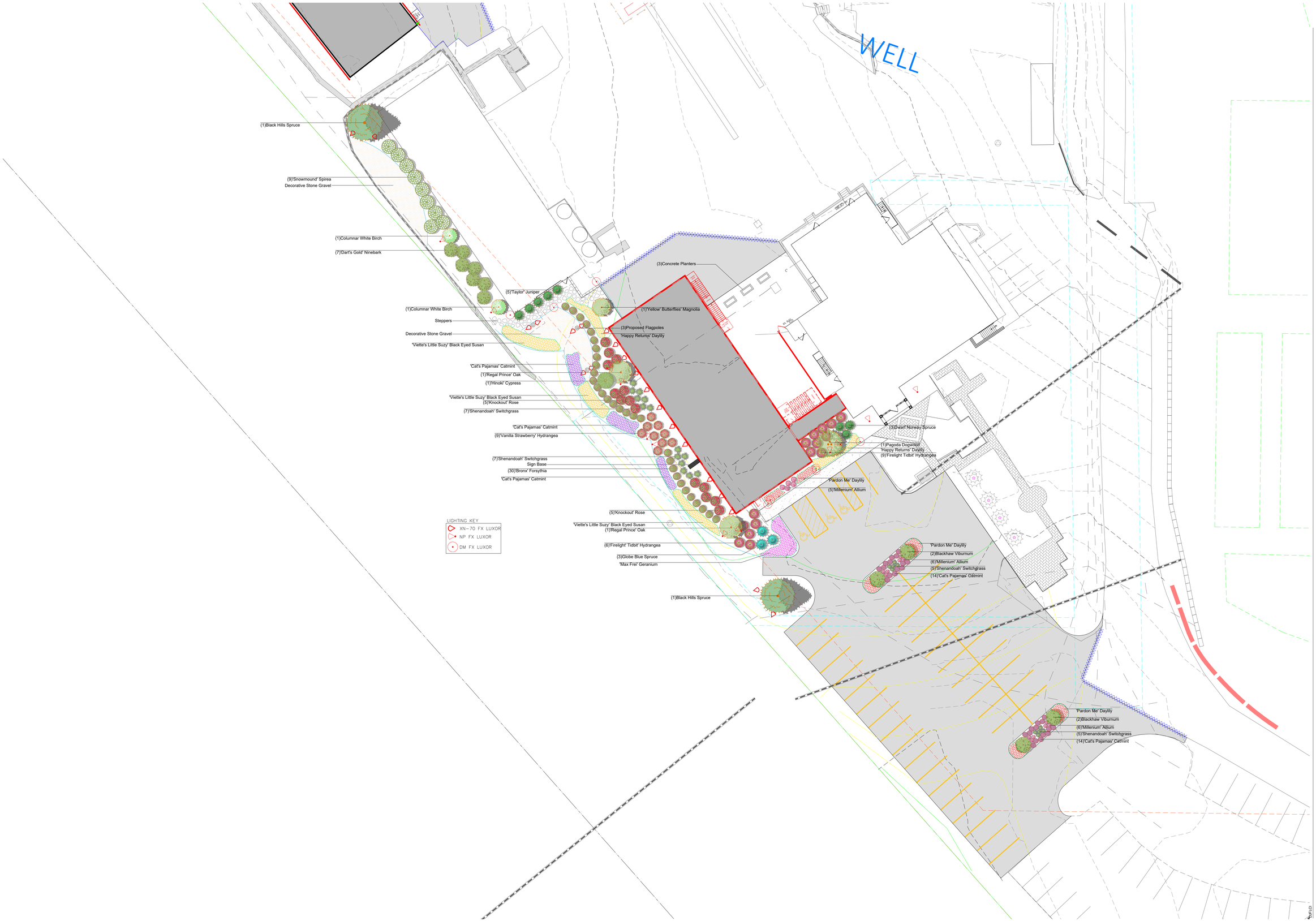

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David J. Frank
Landscape Contracting, Inc.

N120 W21350 Freistadt Road
P.O. Box 70
Germantown, Wisconsin 53022
(262) 255-4888 *office*
mail@davidjfrank.com
davidjfrank.com

LANDSCAPE DEVELOPMENT BY

LANDSCAPE DEVELOPMENT FOR

DJF LANDSCAPE
N120W21350 Freistadt Road
Germantown, Wisconsin 53022

REVISIONS

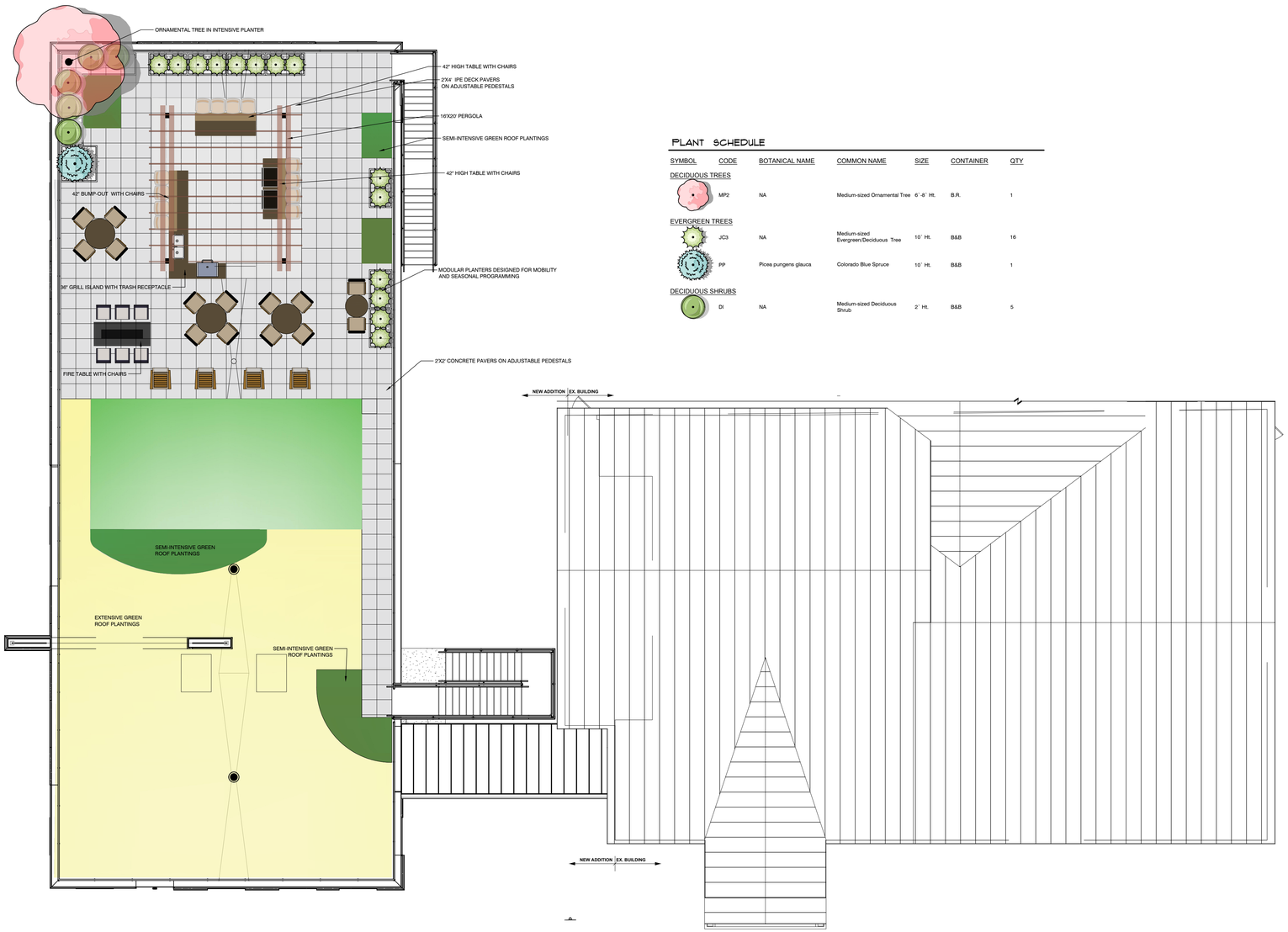
Δ	DATE	DESCRIPTION

PROJECT NUMBER

0' 5' 10' 20'

SCALE	1" = 10'-0"
DATE	3/11/24
SHEET	of

L1.0



PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY
DECIDUOUS TREES						
	MP2	NA	Medium-sized Ornamental Tree	6`-8` Ht.	B.R.	1
EVERGREEN TREES						
	JC3	NA	Medium-sized Evergreen/Deciduous Tree	10` Ht.	B&B	16
	PP	Picea pungens glauca	Colorado Blue Spruce	10` Ht.	B&B	1
DECIDUOUS SHRUBS						
	DI	NA	Medium-sized Deciduous Shrub	2` Ht.	B&B	5

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P.O. Box 70
Germantown, Wisconsin 53022
(262) 255-4888 *office*
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davidjfrank.com

LANDSCAPE DEVELOPMENT BY

Jeffrey S. Miller
ASLA, GRP
(262)894-1162 cell
jeffm@davidjfrank.com
Justin Flynn
Assoc. Landscape Architect

LANDSCAPE DEVELOPMENT FOR

DJF
Green Roof
N120W21350 Freistadt Road
Germantown, Wisconsin 53022

REVISIONS

Δ	DATE	DESCRIPTION

PROJECT NUMBER

0' 4' 8' 16'

SCALE 1" = 8'-0"
DATE 03.11.2024
SHEET

GREEN ROOF PLAN

L2.0

DJFI.Co

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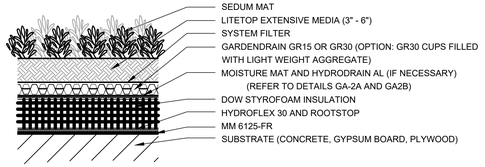
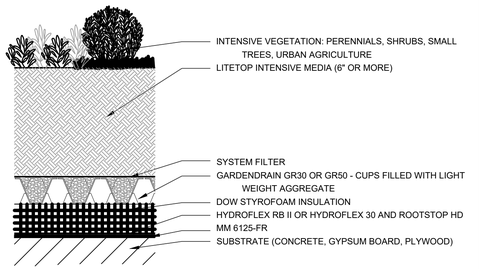


EXTENSIVE



INTENSIVE

NOTES:
1. ADDITIONAL COMBINATIONS OF GARDEN ROOF ASSEMBLY COMPONENTS ARE POSSIBLE TO FIT SPECIFIC PROJECT REQUIREMENTS.
2. CONSULT HYDROTECH FOR VARIATIONS ON ABOVE ASSEMBLIES.

HYDROTECH GARDEN ROOF ASSEMBLY

AMERICAN HYDROTECH, INC.

TYPICAL STANDARD GARDEN ROOF ASSEMBLIES EXTENSIVE AND INTENSIVE	
SCALE: NONE DATE: 11/01/17	GA-1A

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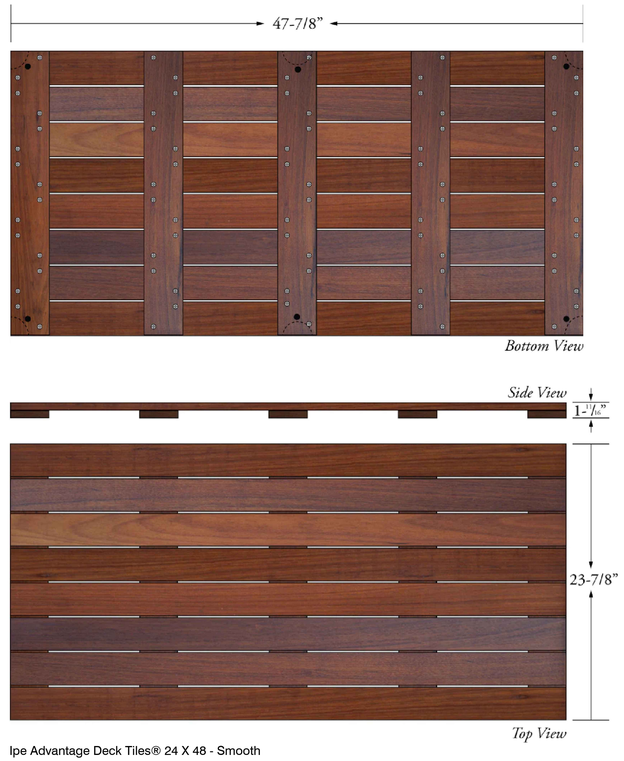
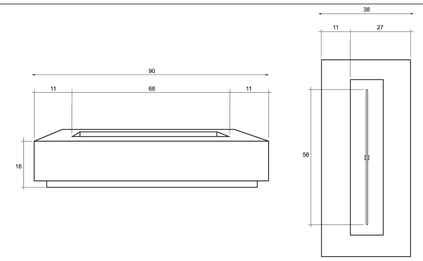


Ipe Advantage Deck Tiles® 24 X 48 - Smooth



SPECIFICATIONS	
Width	38"
Length	90"
Height	16"
Surface	11"
Burner Size	60" / 65,000 BTU
Weight	650 lbs.
Fuel Source	LP or NG
Ignition	Key Valve
Materials	Glass fiber reinforced cement

SECTION 4: PARTS LIST

PARTS LIST

PART NO.	PART NAME	QTY.
01	60" - "T" Burner	1
02	68" x 16" Burner Plate	1
03	90,000 BTU Orifice	1
04	5/8" Male flared fitting	1
05	5/8" Flex line hose	1
06	Key	1
07	Gas Key Valve	1
08	90"L x 38"W x 16"H Fire Table	1
09	Lava Rock	50 LBS

TOOLS REQUIRED
- Gloves
- Screw Gun with #2 phillips head tip to remove packaging.
- Box cutter to cut bands & miscellaneous plastic.
- Cresesnt wrench to attach gas line.

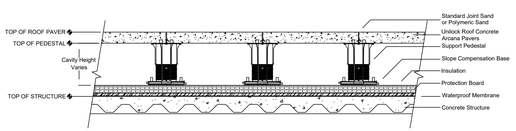
Prism Hardscapes Tavola VI Gas Fire Pit Table Details

PAVING STONE

REF:CS_COM_Paver_Roof_Deck_Section_Pedestals

CROSS SECTION

Roof Deck Section - Pedestals



Note:

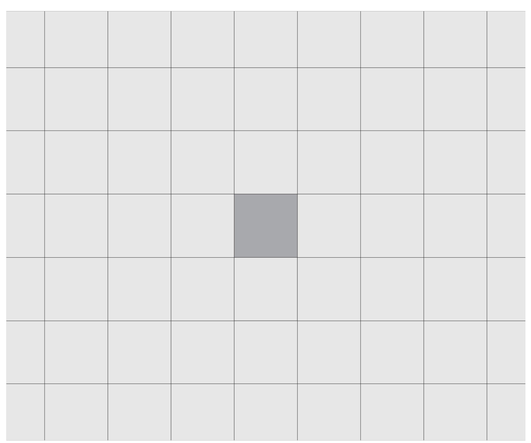
This cross section is intended for preliminary design purposes only. Confirm site conditions and consult with a qualified design professional or installer prior to installation.

UNILOCK® PAVERS & WALLS

ARCANA™

PATTERN E

24 x 24" Stacked Bond



Shaded area represents repeatable pattern.

NOTE: Some patterns may not necessarily reflect the percentages of stone sizes within a particular bundle configuration. In some cases you may have extras in one or more of the sizes. This must be accounted for in your planning and design.

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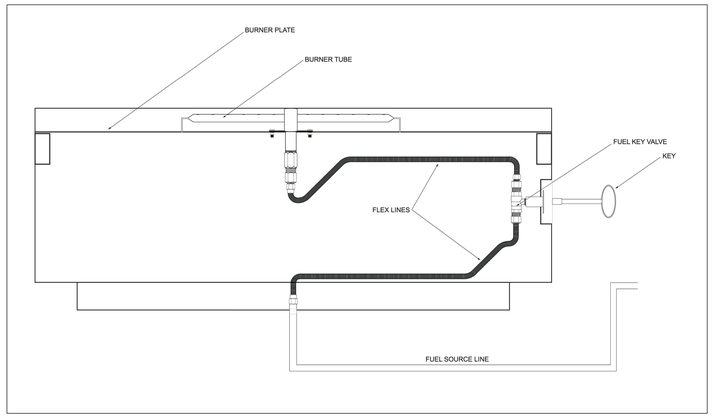

Prism Hardscapes Tavola VI Gas Fire Pit Table Section Details

GREEN ROOF NOTES
1. Ipe paver- 2'x4' Ipe Pavers from Advantage Lumber
2. Concrete pavers- Arcana Unilock pavers
3. Pedestals-Unilock pedestals
4. Fire pit-Prism Hardscapes Tavola VI Gas Fire Pit Table
5. All fasteners to meet load standards, and be approved by Landscape Architect
6. Project Completion: Landscape Contractor is accountable to conduct a final review of the project, upon completion, with the Landscape Architect, Client or Owner / Client Representative.

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Justin Flynn
Assoc. Landscape Architect

LANDSCAPE DEVELOPMENT FOR

DJF
Green Roof
N120W21350 Freistadt Road
Germantown, Wisconsin 53022

REVISIONS

Δ	DATE	DESCRIPTION

PROJECT NUMBER

0'

SCALE	NTS
DATE	03.11.2024
SHEET	

GREEN ROOF DETAILS

L2.5

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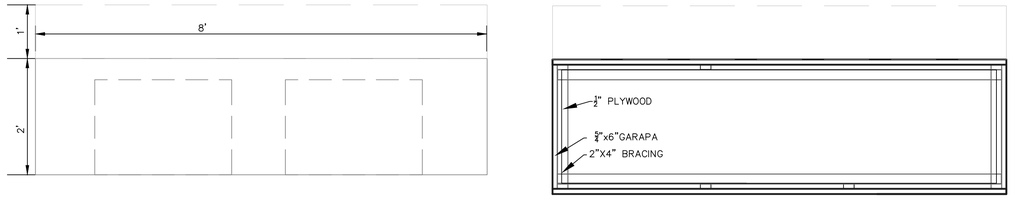
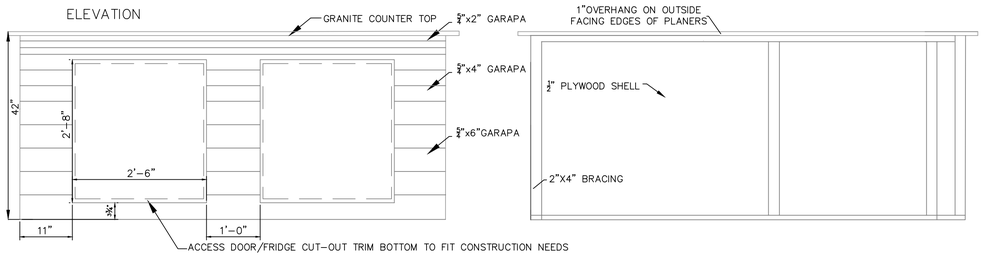


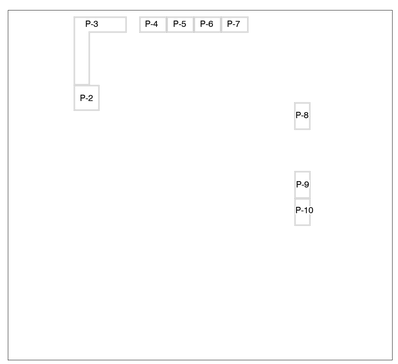
PLAN



ISLAND DETAIL

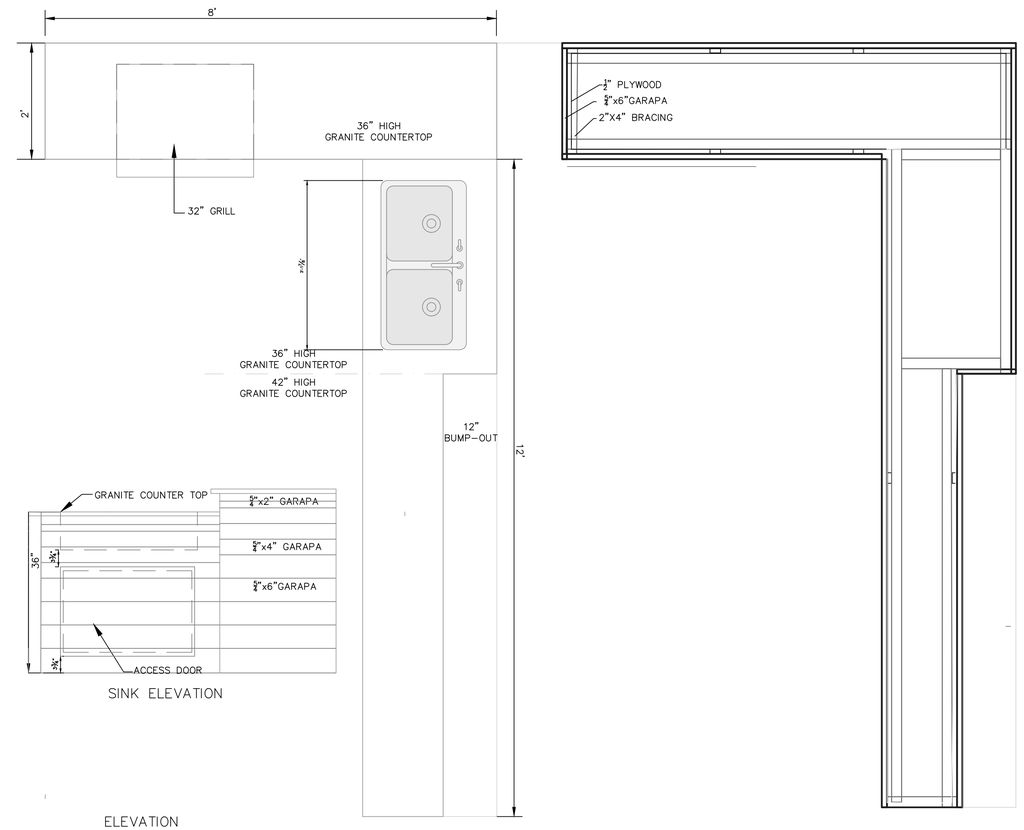
Scale: Not To Scale

PLANTER CODE	HIEGHT	LENGTH	WIDTH
P-2	30"	4'-10"	4'-10"
P-3	30"	13'	10'
P-4	30"	5'	3'
P-5	30"	5'	3'
P-6	30"	5'	3'
P-7	30"	5'	3'
P-8	30"	5'	3'
P-9	30"	5'	3'
P-10	30"	5'	3'



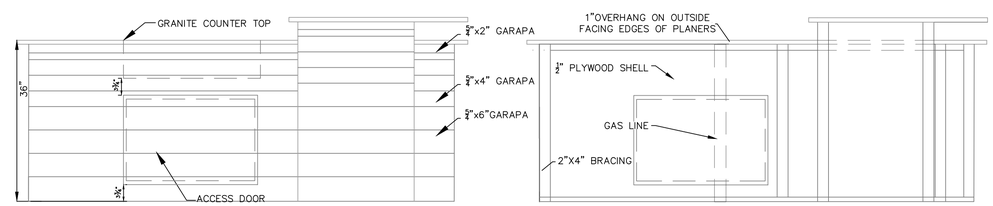
Scale: Not To Scale

PLAN

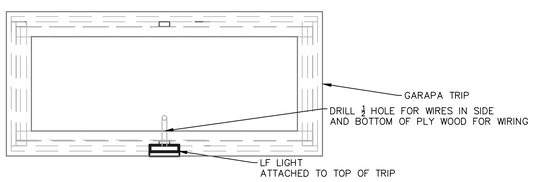


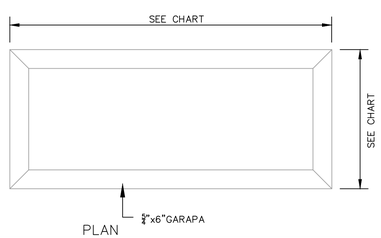
SINK ELEVATION

ELEVATION

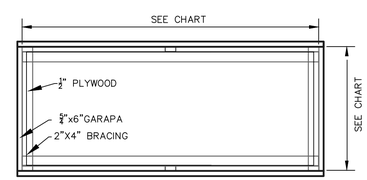


GRILL STATION DETAIL

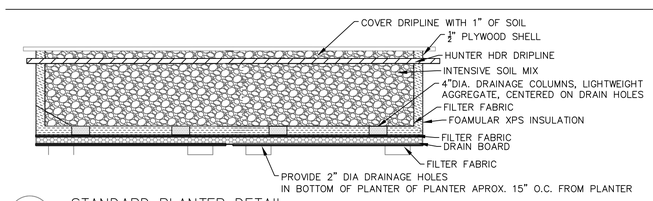




PLAN

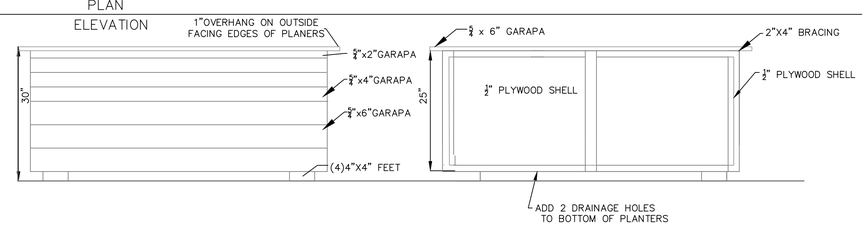


ELEVATION



STANDARD PLANTER DETAIL

Scale: Not To Scale



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Plantings, structures, and other representations shown on this plan are for the purpose of conveying landscape design features. Refer to prepared contract documents for specific items included in any particular phase of landscape construction.

David J. Frank
Landscape Contracting, Inc.

N120 W21350 Freistadt Road
P.O. Box 70
Germantown, Wisconsin 53022
(262) 255-4888 *office*
mail@davidjfrank.com
davidjfrank.com

LANDSCAPE DEVELOPMENT BY

Jeffrey S. Miller
ASLA, GRP
(262)894-1162 cell
jeffm@davidjfrank.com
Justin Flynn
Assoc. Landscape Architect

LANDSCAPE DEVELOPMENT FOR

DJF
Green Roof
N120W21350 Freistadt Road
Germantown, Wisconsin 53022

REVISIONS

Δ	DATE	DESCRIPTION

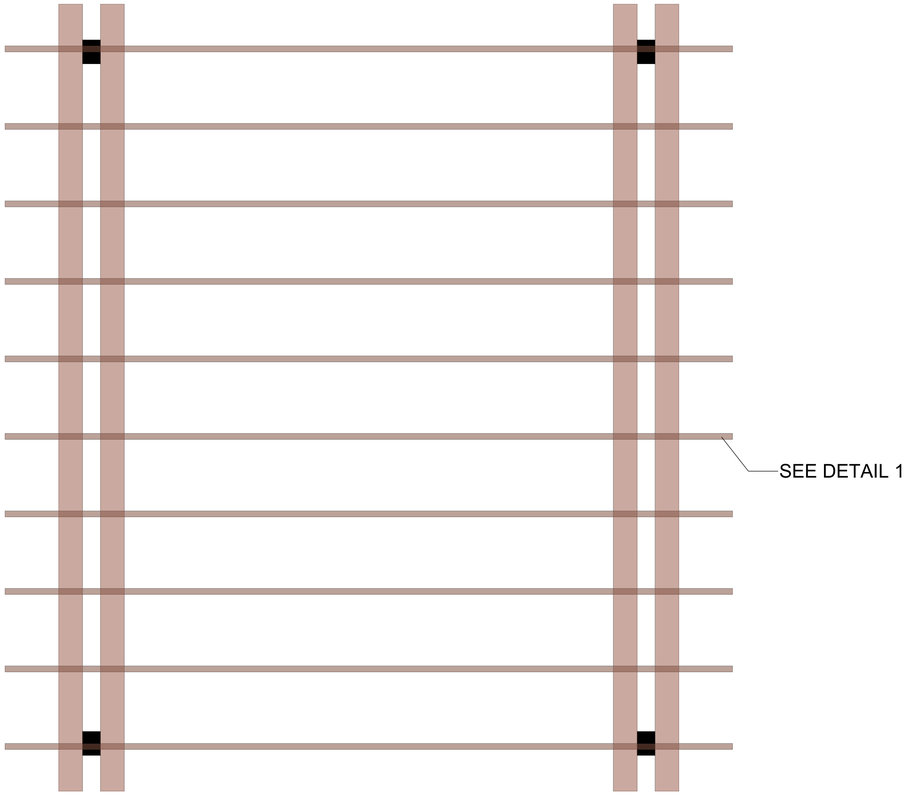
PROJECT NUMBER

0'

SCALE	NTS
DATE	03.11.2024
SHEET	

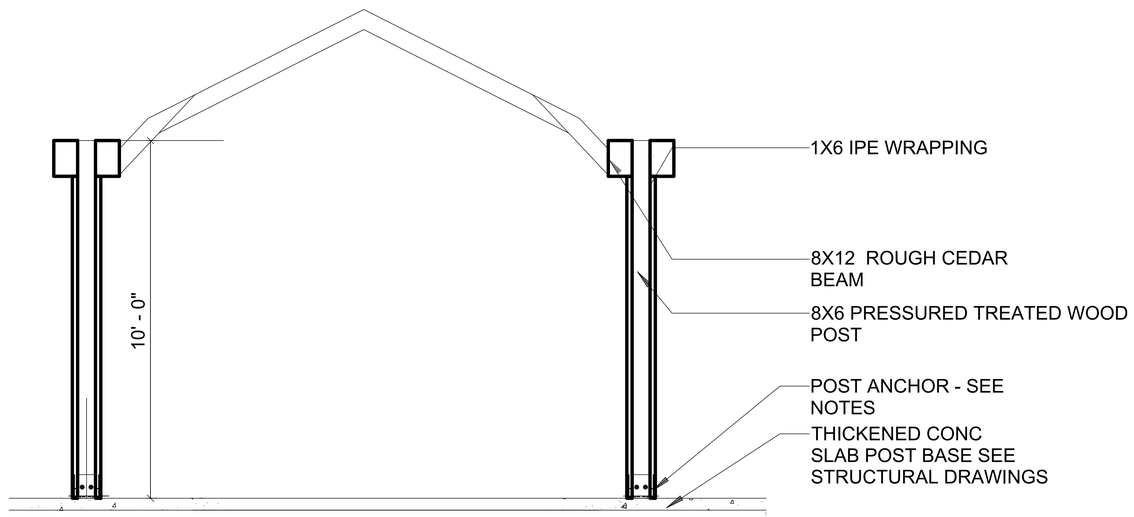
CARPENTRY PLAN

L2.6



PERGOLA NOTES

1. The contractor is required to notify Diggers Hotline (811 or 800-242-8511) to have site marked at least 2 business days prior to digging.
2. Post anchors- use Ozco 8"x8"-PB-IW post item number 51709
3. posts- use 8"x6" #2 grade press teaded wood wrapped in IPE wood
4. Cedar beams- to be 8"x12" #2 grade rough sawn cedar
5. Cedar joists - use 2"x6" #2 grade rough sawn cedar
6. Stain all Cedar with Rymar Xtreme weather sealer
7. All fasteners to meet load standards, and be approved by Landscape Architect
8. Project Completion: Landscape Contractor is accountable to conduct a final review of the project, upon completion, with the Landscape Architect, Client or Owner / Client Representative.



DETAIL 1

1 PERGOLA PLAN
1/2"=1'-0"
ADDITION: 5,353 SF + 128 SF (Connector) = 5,481 SF

NORTH

David J. Frank
Landscape Contracting, Inc.

N120 W21350 Freistadt Road
P.O. Box 70
Germantown, Wisconsin 53022
(262) 255-4888 *office*
mail@davidjfrank.com
davidjfrank.com

LANDSCAPE DEVELOPMENT BY

Jeffrey S. Miller
ASLA, GRP
(262)894-1162 cell
jeffm@davidjfrank.com
Justin Flynn
Assoc. Landscape Architect

LANDSCAPE DEVELOPMENT FOR

DJF
Green Roof
N120W21350 Freistadt Road
Germantown, Wisconsin 53022

REVISIONS

Δ	DATE	DESCRIPTION

PROJECT NUMBER

0' 1' 2' 4'

SCALE 1" = 2'-0"
DATE 03.11.2024
SHEET

PERGOLA PLAN

L2.7

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PROJECT

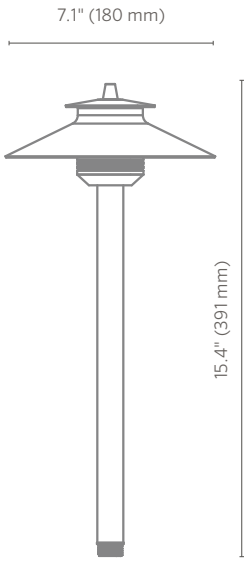
CATALOG #

TYPE

NOTES

DM Path Light **STANDARD** PREMIUM

Combining simplicity, elegance, and modesty, the timeless design influences of the DM are smartly captured in both shape and function. Available in aluminum or copper/brass construction.



Quick Facts

- Copper/brass or aluminum construction
- G4 bi-pin lamp base
- Natural, powder coated, or antiqued finishes
- Compatible with Luxor® technology
- Phase dimmable
- Input voltage: 10-15V

DM Path Light SPECIFICATIONS

Output	LED20W
Total Lumens†	41
Input Voltage	11 to 15V
Input Power (W)	1.2
VA	1.7
Efficacy (Lumens/Watt)	36
Color Rendering Index (CRI)	84
Max Candela	12
Dimming	Phase*
Luxor Compatibility	
ZD Option	Use Luxor Cube (LCM-LV)
Minimum Rated Life (L70)	33,000 Hrs

** For optimal performance, use a trailing-edge, phase-cut dimmer.*

FX Luminaire
FX Luminaire is an industry-leading manufacturer of landscape and architectural lighting products with a focus on the advancement of LED technology and digital lighting control with zoning, dimming, and color adjustment capabilities. We offer a full spectrum of specification-driven lighting fixtures that can be used to create elegant landscape lighting systems for commercial or residential applications. Our products are available exclusively via our extensive professional distributor network.

Materials
Machined C360 brass cap and reducer with stainless hardware. Spun C110 copper top/shade and extruded C110 copper riser. 6061 aluminum is used on "A" version.

Lamp
G4 lamp base. Preinstalled T3 LED lamp option with G4 base offers a warm 2,700K color temperature with a minimum rated life (L70) 33,000 hours.

Lens
Frosted glass lens with sandblasted softening feature.

Socket
Socket contains MoistureBlock™ technology, preventing moisture from wicking up into sealed areas of the fixture.

Power
Input 110–15 VAC/VDC, 50/60 Hz. Remote transformer required (specify separately).

Finish
Options of natural copper/brass finish or TGIC powder coat. Brass reducer on stem remains natural (not powder coated) for powder coated finishes on the version with copper/brass base metals..

Weight
2.0 lbs. (0.9 kg)

Hardware
½"-14 (13 mm) NPS threads

Ambient Operating Temperature
0°F to 140°F (-18°C to 60°C)

Wiring
18 AWG (1 mm); SPT-1W; 220°F (105°C); 300V; 10' (3 m) length.

International Compliance
Compliant per IEC 60598-1 and IEC 60598-2-7 when used with ground mount ("GM-XX") accessory, or alternate mount greater than or equal to IP65.

Control
Luxor zoning and dimming technology with use of Luxor Cube (LCM-LV). Luxor technology allows up to 250 groups, dimmable in 1% increments between 0 and 100%.

Sustainability
Innovation meets conservation in the design and manufacturing of our products. Where we can, we use recycled materials while maintaining superior functionality. Our LED products provide high-quality light at optimal energy efficiency, lifespan, and durability.

Installation Requirements
Designed for installation in the downward lighting direction only.

ISO
9001:2015 certified facility

Warranty
10-year limited warranty on fixture; 5-year limited warranty on preinstalled FX Luminaire LED lamp; no warranty on incandescent or halogen lamp.

Listings
c UL us LISTED
3YJ8
RoHS COMPLIANT
CE
IP 65

DM Path Light ORDERING INFORMATION

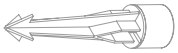
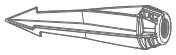
Fixture	Material	Lamp	Riser	Finish			
DM*	■ **[default]** *Copper/Brass*	■ **NL** *No lamp*	■ **8R** *8" (203 mm) Riser*	■ **CU** *Natural Copper*		■ **FW** *Flat White*	
	■ **A** *Aluminum†*	■ **LED20W** *20W Equivalent LED Lamp, 2,700K*	■ **12R** *12" (305 mm) Riser*	■ **BZ** *Bronze Metallic*		■ **AL** *Almond*	
			■ **18R** *18" (457 mm) Riser*	■ **DG** *Desert Granite*		■ **SV** *Silver*	
			■ **24R** *24" (610 mm) Riser*	■ **WI** *Weathered Iron*		■ **AB** *Antique Bronze*	
			■ **36R** *36" (914 mm) Riser*	■ **SB** *Sedona Brown*		■ **AT** *Antique Tumbled*	
				■ **FB** *Black*		■ **NP** *Nickel Plate*	
				■ **WG** *White Gloss*			

EXAMPLE FIXTURE CONFIGURATION: DM-LED20W-18R-CU

DM - ____ - ____ - ____ - ____

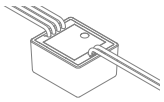
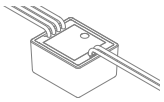
** Long Slot Spike (250015840000)*
*** Offered only as no lamp, 12" (305 mm) and 18" (457 mm) option only*
† Aluminum option not available in CU, AB, AT, or NP finishes.

MOUNTING OPTIONS: Specify Separately

Mounts	Code	
■ **POST MOUNT** *2.5" (64 mm) x 13" (330 mm)*	PM-XX*	
■ **GROUND MOUNT** *2.7" (67 mm) Diameter*	GM-XX*	
■ **VERSABOX®** *2.2" (57 mm) x 1.5" (39 mm)*	VB-050-XX*	
■ **SUPER J-BOX** *2.5" (64 mm) x 12" (305 mm)*	SJ-XX*	
■ **SUPER SLOT SPIKE** *2.5" (63 mm) x 10" (254 mm)*	753900	
■ **PARS** *2.5" (64 mm) x 9.9" (251 mm)*	PARS	

**YY = riser height in inches (6" increments between 6" and 36"; 105 mm increments between 150 mm and 900 mm), XX = finish code*

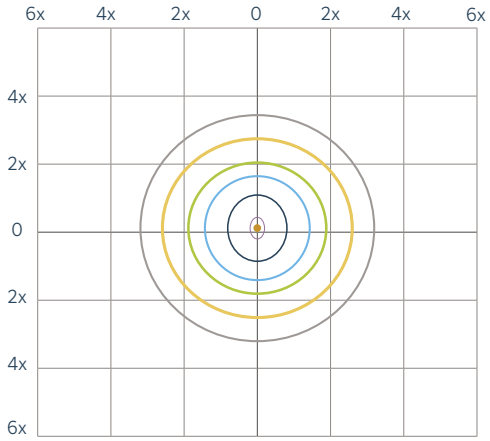
LUXOR® TECHNOLOGY OPTIONS: Specify Separately

Cubes	Code	
■ **LOW-VOLTAGE CUBE** *Supports AC dimmable LEDs and incandescent; MAX LOAD: 60W/5A*	LCM-LV	
■ **RELAY/0-10V CUBE** *Supports relay switch; MAX LOAD: 250VAC/5A*	LCM-RLY-010V	

RISER OPTIONS: Specify Separately

Riser	Code	
■ **RISER** *1.0" (25 mm) Diameter*	YY-R-GT-XX*	

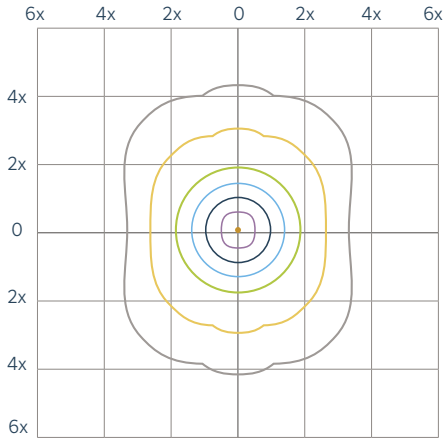
DM LED 10W Isofootcandle Plot



20 fc (215 lx)	2.5 fc (27 lx)	0.2 fc (2 lx)
10 fc (108 lx)	1 fc (11 lx)	0.1 fc (1 lx)
5 fc (54 lx)	0.5 fc (5 lx)	50% Max Cd

Mounting Height: 1' (305 mm) Total LLF: 1

DM LED 20W Isofootcandle Plot

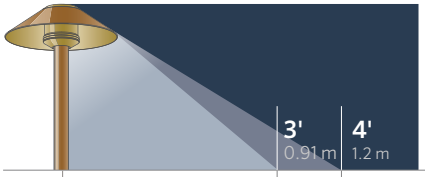


20 fc (215 lx)	2.5 fc (27 lx)	0.2 fc (2 lx)
10 fc (108 lx)	1 fc (11 lx)	0.1 fc (1 lx)
5 fc (54 lx)	0.5 fc (5 lx)	50% Max Cd

Mounting Height: 1' (305 mm) Total LLF: 1

FIXTURE SPACING

DM-LED20W



fc	10	0.2	0.1
lux	100	2.0	1.0

Recommended spacing for area lights

10' (3.0 m) Residential applications at 0.1 fc (1 lx)
7' (2.1 m) Commercial applications at 0.2 fc (2.2 lx)

Cree is a registered trademark of Cree Inc. MoistureBlock is a trademark of DSM&T Co. Inc.

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FXLuminaire

NP LED Up Light DESIGNER PLUS

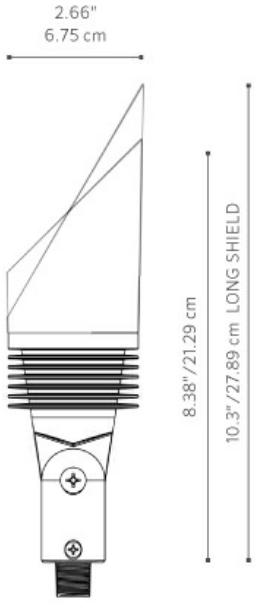
PROJECT

CATALOG #

TYPE

NOTES

The NP is our most versatile LED Up Light, and is engineered to accommodate all aspects of your up-lighting needs.



Quick Facts

- Die-cast aluminum
- Two-layer marine-grade anodization and powder coat finish
- Lumileds® Integrated LEDs
- ProAim™ adjustability
- Beam angle lenses
- Compatible with Luxor® technology
- Phase dimmable
- Input voltage: 10-15V

Output	3LED	6LED	9LED	ZDC
Total Lumens†	289	512	751	225-500
Input Voltage	10 to 15V	10 to 15V	10 to 15V	11 to 15V
Input Power (W)	4.0	7.7	11.1	9.1
Power Consumption (VA)	4.4	9.3	12.2	11.0
Efficacy (lm/W)	74	66	68	21
Color Rendering Index (CRI)	83	83	83	80+
Center Beam Candlepower*				
Flood (35)	571	1,094	1446	172
Dimming				
Primary Dimming (Transformer)	Consult transformer specifications			
Secondary Dimming (Fixture)	Phase-cut**	Phase-cut**	Phase-cut**	Luxor
RGBW Available	No	No	No	Yes
Luxor Compatibility				
Default	Zoning	Zoning	Zoning	--
ZD Option	Zoning/Dimming	Zoning/Dimming	Zoning/Dimming	--
ZDC Option	--	--	--	Zoning/Dimming/Color
Minimum Rated Life L70 (Hrs)	72,000	72,000	72,000	55,000

* Information for Spot or Wide Flood available in IES files
** For optimal performance, use a trailing-edge, phase-cut dimmer
† Measured using the 2,700K CCT option

FX Luminaire

FX Luminaire is an industry-leading manufacturer of landscape and architectural lighting products with a focus on the advancement of LED technology and digital lighting control with zoning, dimming, and color adjustment capabilities. We offer a full spectrum of specification-driven lighting fixtures that can be utilized to create elegant, cutting-edge landscape lighting systems for commercial or residential applications. Our products are available exclusively via our extensive professional distributor network.

Materials

Die-cast aluminum A380 housing and shroud with stainless steel hardware. Die-cast zinc/aluminum alloy knuckle.

Knuckle

Die-cast zinc/aluminum alloy knuckle with ½"-14 (13 mm) NPSM threads. Compress and lock features prevent slip after installation. 9° increments adjustability over 220° of vertical adjustment.

LED

Integrated LED module with Lumileds LEDs. Gold-plated connectors and conformal coated for maximum reliability and corrosion resistance. Proprietary on-board intelligent driver uses firmware-controlled temperature regulation, maximizing LED life. Field upgradeable and replaceable, the LEDs are rated to 72,000 hrs. Maximum drive current: 1 A.

Optics

Color temperature defined by part number. Beam angle lenses included with fixture: 35° (pre-installed) and 60°. For additional color filters, spread lenses, hex baffles, etc., use MR-16 sized accessories (MR16: 1.95" (49.5 mm) dia. x 1.1 mm thickness). Beam angle is calculated using LM-79 method for SSL luminaires.

Finish

Two-layer protection of sulfuric acid anodization and polyester TGIC powder coat, providing superior outdoor weathering in all conditions. Tested to ASTM standards.

Hardware

Stainless steel angle lock screw. Includes 10" (254 mm) ABS slotted installation spike.

Wiring

18 AWG (1 mm); SPT-1W; 220°F (105°C); 300V; 10' (3 m) length, pre-stripped.

Sockets

Socket contains MoistureBlock™ technology, preventing moisture from wicking up into sealed areas of the fixture.

Power

Input 10-15VAC/VDC 50/60Hz. Remote transformer required (specify separately)

Housing

Die-cast aluminum housing with capacity for 1LED, 3LED, 6LED, 9LED, or ZDC integrated LEDs.

Glare Control

Die-cast aluminum shroud with 45° cutoff (standard) or 60° long shroud option.

Weight

1.9 lbs. (0.9 kg)

Lens

Tempered glass lens with shock resistance and high tolerance for thermal expansion and stress.

International Compliance

Compliant per IEC 60598-1 and IEC 60598-2-4 when used with International Spike Kit ("EKITSPIKE") or alternate mount greater than or equal to IP65, or by selecting the "e" version.

Ambient Operating Temperature

0°F to 140°F (-18°C to 60°C)

Sustainability

Innovation meets conservation in the design and manufacturing of our products. Where we can, we use recycled materials while maintaining superior functionality. Our LED products provide high-quality light at optimal energy efficiency, lifespan, and durability.

Installation Requirements

Designed for installation in the upward direction only.

Control

ZD or ZDC options utilize Luxor technology to zone light fixtures in up to 250 groups, dim each group in 1% increments between 0 and 100%, or change to one of 30,000 colors with RGBW LEDs. Select the ZD option for zoning/dimming or ZDC for zoning/dimming/color. Standard fixture is zoneable with Luxor.

Manufacturing

ISO 9001:2015 certified facility

Warranty

10-year limited warranty.

Listings

Fixture	Luxor Option	Lamp	Compliance	Shroud	Finish
NP	**[default]** Zone	**3 LED** 4.0W/4.4VA	**[default]** North America (UL-listed)	**[default]** 45° Angled Shroud	**BZ** Bronze Metallic
	ZD Zone/Dim	**6 LED** 7.7W/9.3VA	**e** Int'l (CE Certified)	**LS** 60° Angled Long Shroud	**FB** Black
	ZDC Zone/Dim/Color	**9 LED** 11.1W/12.2VA			**DG** Desert Granite
		[default ZDC option] 9.1W/11.0VA			**WI** Weathered Iron
					SB Sedona Brown
					FW Flat White
					SV Silver

[ ] – [ ] – [ ] – [ ] – [ ] – [ ]

EXAMPLE FIXTURE CONFIGURATION: *NP-ZD-6LED-BZ*

* Ships with Super Slot Spike (753900)

NP-3LED - Illuminance at a Distance

Distance	Center Beam fc	Beam Width	
Feet (Meters)	**Foot-Candles (Lux)**	**Vertical : 35.5 °**	**Horizontal : 35.8 °**
5.0' (1.5 m)	23 fc (245 lx)	3.2 ft (1.0 m)	3.2 ft (1.0 m)
10.0' (3.0 m)	5.7 fc (61 lx)	6.4 ft (2.0 m)	6.5 ft (2.0 m)
15.0' (4.6 m)	2.5 fc (27 lx)	9.6 ft (2.9 m)	9.7 ft (3.0 m)
20.0' (6.1 m)	1.4 fc (15 lx)	12.8 ft (3.9 m)	12.9 ft (3.9 m)
25.0' (7.6 m)	0.9 fc (10 lx)	16 ft (4.9 m)	16.1 ft (4.9 m)
30.0' (9.1 m)	0.6 fc (6 lx)	19.2 ft (5.9 m)	19.4 ft (5.9 m)

NP-6LED - Illuminance at a Distance

Distance	Center Beam fc	Beam Width	
Feet (Meters)	**Foot-Candles (Lux)**	**Vertical : 32.3 °**	**Horizontal : 34.0 °**
5.0' (1.5 m)	44 fc (469 lx)	2.9 ft (0.8 m)	3.1 ft (0.9 m)
10.0' (3.0 m)	11 fc (117 lx)	5.8 ft (1.8 m)	6.1 ft (1.9 m)
15.0' (4.6 m)	4.8 fc (52 lx)	8.7 ft (2.7 m)	9.2 ft (2.8 m)
20.0' (6.1 m)	2.7 fc (29 lx)	11.6 ft (3.5 m)	12.2 ft (3.7 m)
25.0' (7.6 m)	1.7 fc (19 lx)	14.5 ft (4.4 m)	15.3 ft (4.7 m)
30.0' (9.1 m)	1.2 fc (13 lx)	17.4 ft (5.3 m)	18.3 ft (5.6 m)

NP-9LED - Illuminance at a Distance

Distance	Center Beam fc	Beam Width	
Feet (Meters)	**Foot-Candles (Lux)**	**Vertical : 32.9 °**	**Horizontal : 34.2 °**
5.0' (1.5 m)	58 fc (622 lx)	3.0 ft (0.9 m)	3.1 ft (0.9 m)
10.0' (3.0 m)	15 fc (156 lx)	5.9 ft (1.8 m)	6.2 ft (1.9 m)
15.0' (4.6 m)	6.4 fc (69 lx)	8.9 ft (2.7 m)	9.2 ft (2.8 m)
20.0' (6.1 m)	3.6 fc (39 lx)	11.8 ft (3.6 m)	12.3 ft (3.7 m)
25.0' (7.6 m)	2.3 fc (25 lx)	14.8 ft (4.5 m)	15.4 ft (4.7 m)
30.0' (9.1 m)	1.6 fc (17 lx)	17.7 ft (5.4 m)	18.5 ft (5.6 m)

MOUNTING OPTIONS: Specify Separately

Mounts	Catalog No.	
Long Slot Spike	250015840000	
Lock Ring	250030410000SP	
Straight Coupling	COUP-XX*	
90° Coupling	ELBW-050-XX*	
Ground Mount with ½" Thread	GM-XX*	
Mini Mount	MM-050-XX*	
Post Mount	PM-XX*	
TreeBox® Mount with ½" Thread	TB-XX*	
Tree Ring	TR-YY*-6P-XX*	
Variable Height Riser for Up Lights	VHR-UL	
Single-Gang Wall Plate with ½" Thread	WP-1G-050-XX*	
Sign Light Riser, Aluminum	YY*-R-SL-XX*	

Mounts	Catalog No.	
Three-Prong Spike	250020020000	
Super Slot Spike	753900	
CE Certified Spike	eKitSpike	
Gutter Mount	GM-SS	
Mini J-Box for ½" Thread	MJB-050-XX*	
ProAim® Ratcheting Spike	PARS	
Super J-Box Spike	SJ-XX*	
T-Mount Coupling with ½" Thread	TMNT-050-XX*	
VersaBox® Mount with ½" Thread	VB-050-XX*	
Wall Mount Knuckle	WM-XX*	
Round Wall Plate with ½" Thread	WP-RD-050-XX*	
Aluminum Riser, ¾" Diameter	YY*-R-XX*	

GLARE CONTROL: Specify Separately

Glare Control	Catalog No.		Glare Control	Catalog No.
Hex Baffle for MR-16 LED Lamps	250015260000			

LENS OPTIONS: Specify Separately

Lenses	Catalog No.	
Integrated LED Flood Lens, 35°	X*-LEDFLLENS	

Lenses	Catalog No.	
Integrated LED Wide Flood Lens, 60°	X*-LEDWFLLENS	

POWER OPTIONS: Specify Separately

Power	Catalog No.	
Plug-In Transformer, 6 W	MT-6W	
Lighting Fixture Surge Module	SURGE-MOD	

Power	Catalog No.	
Step-Down Transformer, UV (120/277 V to 12 V)	ST-UV	

FXLuminaire

XN-70 Grande In-Grade

DESIGNER PREMIUM

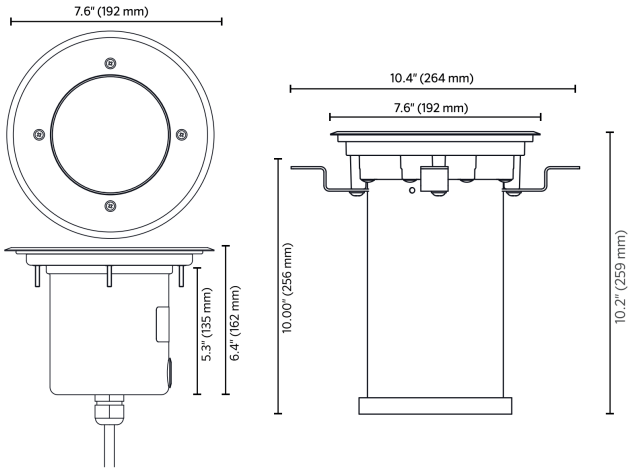
PROJECT

CATALOG #

TYPE

NOTES

The new Exa Collection offers high-output performance with low-voltage simplicity. With stainless steel construction plus IP68 and drive-over ratings, the modern Exa In-Grade provides light output up to 1,000 lumens. It also offers beam angle and color temperature options that are compatible with Luxor® Technology. The internal rotation and tilt adjustability with a fully recessed design results in a clean, easy installation.



Quick Facts

- Marine-grade stainless steel construction with two-layer anodization and a TGIC powder-coat finish
- Cree® integrated LED up to 1,000 lumens
- Two correlated color temperature (CCT) options: 2,700K and 3,000K
- IP68 and drive-over rated
- 20° tilt range with 360° rotation
- Compatible with Luxor® Technology
- Input Voltage: 10 to 15 V

Output	H1*	ZDC**
Total Lumens (lm)	1,030	450-1,000
Input Voltage	10 to 15 V	11 to 15 V
Input Power (W)	18.0	21.0
Power Consumption (VA)	23.0	25.0
Efficacy (Lumens/Watt)	58	47
Color Rendering Index (CRI)	84	-
Maximum Candela (cd)		
Spot (20)	3,042	-
Flood (40)	1,788	1,949
Wide Flood (60)	861	-
Luxor Compatibility		
Default	Zoning	Zoning
ZD Option	Zoning/Dimming	Zoning/Dimming
ZDC Option	-	Zoning/Dimming/Color
Minimum Rated Life (L70)	72,000 hrs	55,000 hrs

*Measured using the 3,000K CCT option with a Flood (40°) beam angle. See .ies files for additional photometry data.

**Measured with all four colors turned on at 100%

FX Luminaire

FX Luminaire is an industry-leading manufacturer of landscape and architectural lighting products with a focus on the advancement of LED technology and digital lighting control with zoning, dimming, and color adjustment capabilities. We offer a full spectrum of specification-driven lighting fixtures that can be utilized to create elegant, cutting-edge landscape lighting systems for commercial or residential applications. Our products are available exclusively via our extensive professional distributor network.

Materials

316 marine-grade stainless steel, die-cast aluminum, and stainless steel hardware.

LED

Integrated module with Cree LEDs. Gold-plated connectors and potted driver for maximum reliability and corrosion resistance. Proprietary onboard intelligent driver uses firmware-controlled temperature regulation, maximizing LED life.

Optics

Color temperature and beam angle defined by part number. Both components are serviceable with parts ordered separately.

Dimming

Primary: Consult transformer specifications Secondary: Luxor® control or a trailing-edge (reverse phase-cut) dimmer.

Configuration

Integral driver.

Finish

Polished stainless steel finish and polyester TGIC powder-coat layer. Tested to ASTM standards.

Hardware

Teflon-coated faceplate screws.

Wiring

Bottom entry 16 AWG (1.3 mm); SOW Cable, 105 C, 600 V, 3' (1 m) length.

Sockets

Nonreplaceable Molex connector with Moisture Block™ Technology to prevent moisture from wicking up into sealed areas of the luminaire.

Power

Input 10–15 Vac/dc, 50/60 Hz. for white, and 11–15 Vac, 50/60 Hz. for RGBW (ZDC). Remote transformer required (specify separately).

Housing

Die-cast aluminum.

Weight

5.5 lb / 2.5 kg

Lens

High optical purity glass with load strength suitable for walk-over and drive-over applications. Static load rating: 4,400 lb (2,000 kg).

Ambient Operating Temperature

0°F to 140°F (-18°C to 60°C)

Sustainability

Innovation meets conservation in the design and manufacturing of our products. Where we can, we use recycled materials while maintaining superior functionality. Our LED products provide high quality light at optimal energy efficiency, lifespan, and durability.

Installation Requirements

Designed for recessed installation in the upward direction only.

Control

ZD or ZDC utilizes Luxor Technology to zone fixtures in up to 250 groups, dim each group in 1% increments between 0 and 100%, or change to one of 30,000 colors with RGBW LEDs. Select the ZD option for zoning/dimming or ZDC for zoning/dimming/color. Standard fixture zoneable with Luxor Controller.

Manufacturing

ISO 9001:2015 certified facility

Warranty

10-year limited warranty

Listings

Fixture	Luxor Option	Lamp	Color Temp	Beam Angle	Style	Finish
XN-70	**[default]** Zone	**H1** 18.0 W / 23.0 VA	**W** Warm (2700K)	**SP** Spot (20°)	**RG** Ring	**BZ** Bronze Metallic
	ZD Zone/Dim	**[default ZDC option]** 21.0 W / 25.0 VA	**S** Soft (3000K)	**FL** Flood (40°)		**FB** Black
	ZDC Zone/Dim/Color		**[default ZDC option]** RGBW	**WF** Wide Flood (60°)		**DG** Desert Granite
				[default ZDC option] Wide Flood (50°)		**WI** Weathered Iron
						SB Sedona Brown
						FW Flat White
						SV Silver
						SS Stainless Steel

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EXAMPLE FIXTURE CONFIGURATION: *XN-70*-XX-XXXX-XX

XN-70, H1, Spot - Illuminance at a Distance

Distance	Center Beam fc	Beam Width	
Feet (Meters)	**Foot-Candles (Lux)**	**Vertical : 24 °**	**Horizontal : 24 °**
10.0' (3.0 m)	30.4 fc (327 lx)	4.3' (1.3 m)	4.2' (1.3 m)
20.0' (6.1 m)	7.6 fc (82 lx)	8.5' (2.6 m)	8.5' (2.6 m)
30.0' (9.1 m)	3.4 fc (36 lx)	12.8' (3.9 m)	12.7' (3.9 m)
40' (12.2 m)	1.9 fc (20 lx)	17' (5.2 m)	17' (5.2 m)
50' (15.2 m)	1.2 fc (13 lx)	21.3' (6.5 m)	21.2' (6.5 m)

XN-70, H1, Flood - Illuminance at a Distance

Distance	Center Beam fc	Beam Width	
Feet (Meters)	**Foot-Candles (Lux)**	**Vertical : 38 °**	**Horizontal : 38 °**
10.0' (3.0 m)	15.5 fc (167 lx)	6.7' (2 m)	6.9' (2.1 m)
20.0' (6.1 m)	3.9 fc (42 lx)	13.5' (4.1 m)	13.7' (4.2 m)
30.0' (9.1 m)	1.7 fc (19 lx)	20.2' (6.2 m)	20.6' (6.3 m)
40' (12.2 m)	1 fc (10 lx)	27' (8.2 m)	27.4' (8.4 m)
50' (15.2 m)	0.6 fc (7 lx)	33.7' (10.3 m)	34.3' (10.5 m)

XN-70, H1, Wide Flood - Illuminance at a Distance

Distance	Center Beam fc	Beam Width	
Feet (Meters)	**Foot-Candles (Lux)**	**Vertical : 60 °**	**Horizontal : 60 °**
10.0' (3.0 m)	8.6 fc (93 lx)	11.6' (3.5 m)	11.7' (3.6 m)
20.0' (6.1 m)	2.2 fc (23 lx)	23.3' (7.1 m)	23.5' (7.2 m)
30.0' (9.1 m)	1 fc (10 lx)	34.9' (10.6 m)	35.2' (10.7 m)
40' (12.2 m)	0.5 fc (6 lx)	46.5' (14.2 m)	46.9' (14.3 m)
50' (15.2 m)	0.3 fc (4 lx)	58.2' (17.7 m)	58.7' (17.9 m)

MOUNTING OPTIONS: Specify Separately

Mounts	Catalog No.	Mounts	Catalog No.
Mounting Kit for KT or Exa In-Grade Lights	MKKT		

GLARE CONTROL: Specify Separately

Glare Control	Catalog No.		Glare Control	Catalog No.
Hex Baffle for MR-16 LED Lamps	250015260000			

LENS OPTIONS: Specify Separately

Lenses	Catalog No.
Linear Spread Lens for MR-16 LED Lamps	250013550000
Dichroic Lens for MR-16 LED Lamps, Light Green	250015180000
Dichroic Lens for MR-16 LED Lamps, Red	250015220000
Optics Kit, Exa Collection, ZDC-6	KITOPEXAZDC
Optics Kit, H1, Spot for Exa Directional and In-Grade Lights	KITOPXB35H1SP

Lenses	Catalog No.
Frosted Lens for MR-16 LED Lamps	250015170000
Dichroic Lens for MR-16 LED Lamps, Blue	250015190000
Solite Spread Lens for MR-16 LED Lamps	250015240000
Optics Kit, H1, Flood for Exa Directional and In-Grade Lights	KITOPXB35H1FL
Optics Kit, H1, Wide Flood for Exa Directional and In-Grade Lights	KITOPXB35H1WF

POWER OPTIONS: Specify Separately

Power	Catalog No.	
Low-Voltage Dimmer	DIM-LV	
Mini Plug-In Transformer, 30 W	MT-30W	
Step Down Transformer (120V to 12V)	ST-HV	
Lighting Fixture Surge Module	SURGE-MOD	

Power	Catalog No.	
Luxor Cube - Low voltage	LCM-LV	
Step-Down Transformer, Dimmable (120 V to 12 V)	ST-120-DIM	
Step-Down Transformer, UV (120/277 V to 12 V)	ST-UV	

SPLICING OPTIONS: Specify Separately

Splicing	Catalog No.
Brass Lug Wire Connectors, 2-pack	WCHSBS2
Heat Shrink Wire Connectors, 20-pack, Medium	WCHSMD20

Splicing	Catalog No.
Brass Lug Wire Connectors, 50-item bulk pack	WCHSBS50
Heat Shrink Wire Connectors, 20-pack, Small	WCHSSM20

David J.
Landscape

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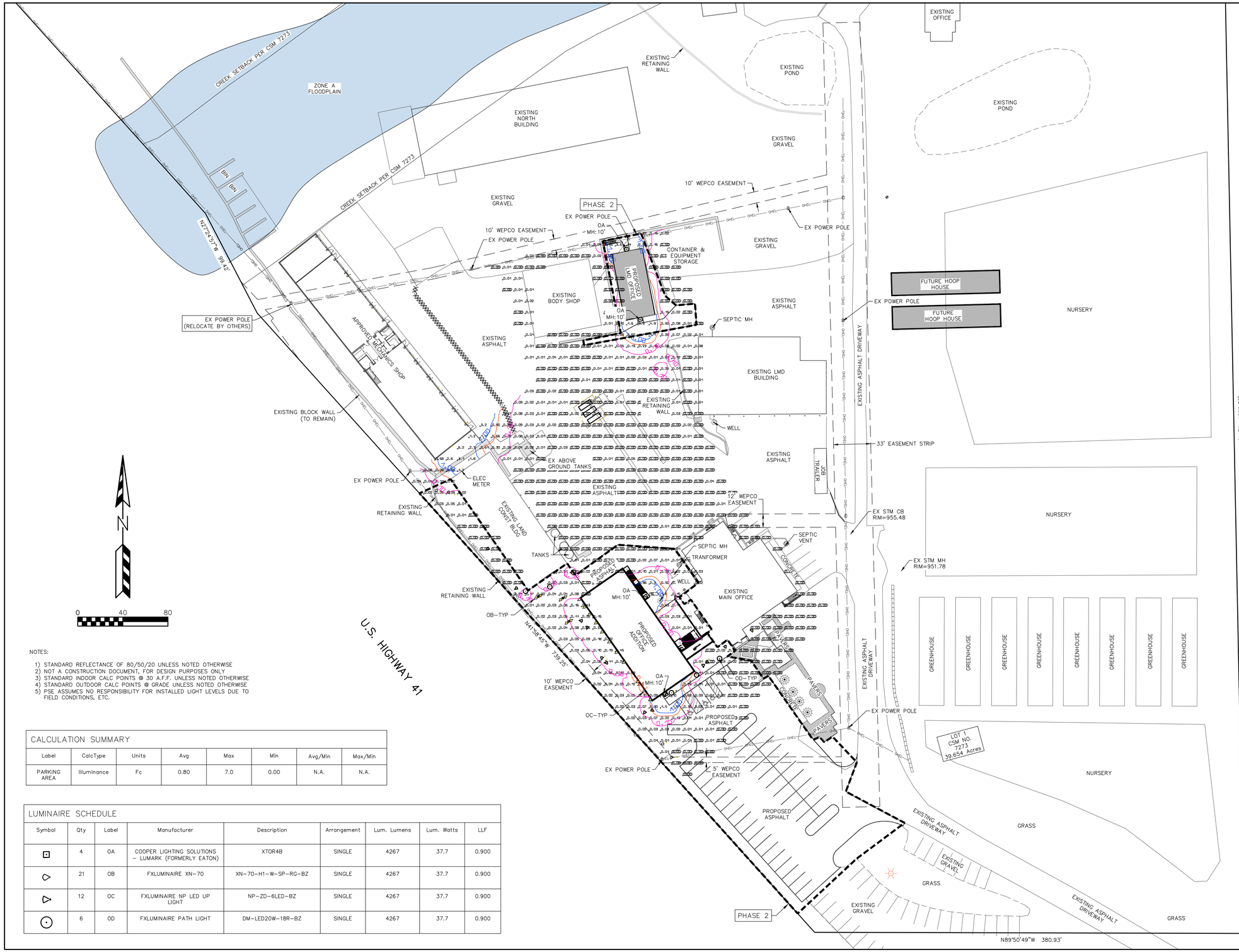
Landscape Contracting



NOTES:

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

CALCULATION SUMMARY

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PARKING AREA	Illuminance	Fc	0.80	7.0	0.00	N.A.	N.A.

LUMINAIRE SCHEDULE

Symbol	Qty	Label	Manufacturer	Description	Arrangement	Lum. Lumens	Lum. Watts	LLF
	4	OA	COOPER LIGHTING SOLUTIONS – LUMARK (FORMERLY EATON)	XTOR4B	SINGLE	4267	37.7	0.900
	21	OB	FXLUMINAIRE XN-70	XN-70-H1-W-SP-RG-BZ	SINGLE	4267	37.7	0.900
	12	OC	FXLUMINAIRE NP LED UP LIGHT	NP-ZD-6LED-BZ	SINGLE	4267	37.7	0.900
	6	OD	FXLUMINAIRE PATH LIGHT	DM-LED20W-18R-BZ	SINGLE	4267	37.7	0.900

REVISIONS:

NO.	DATE	DESCRIPTION

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

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

PLAN TITLE:
LIGHTING PLAN

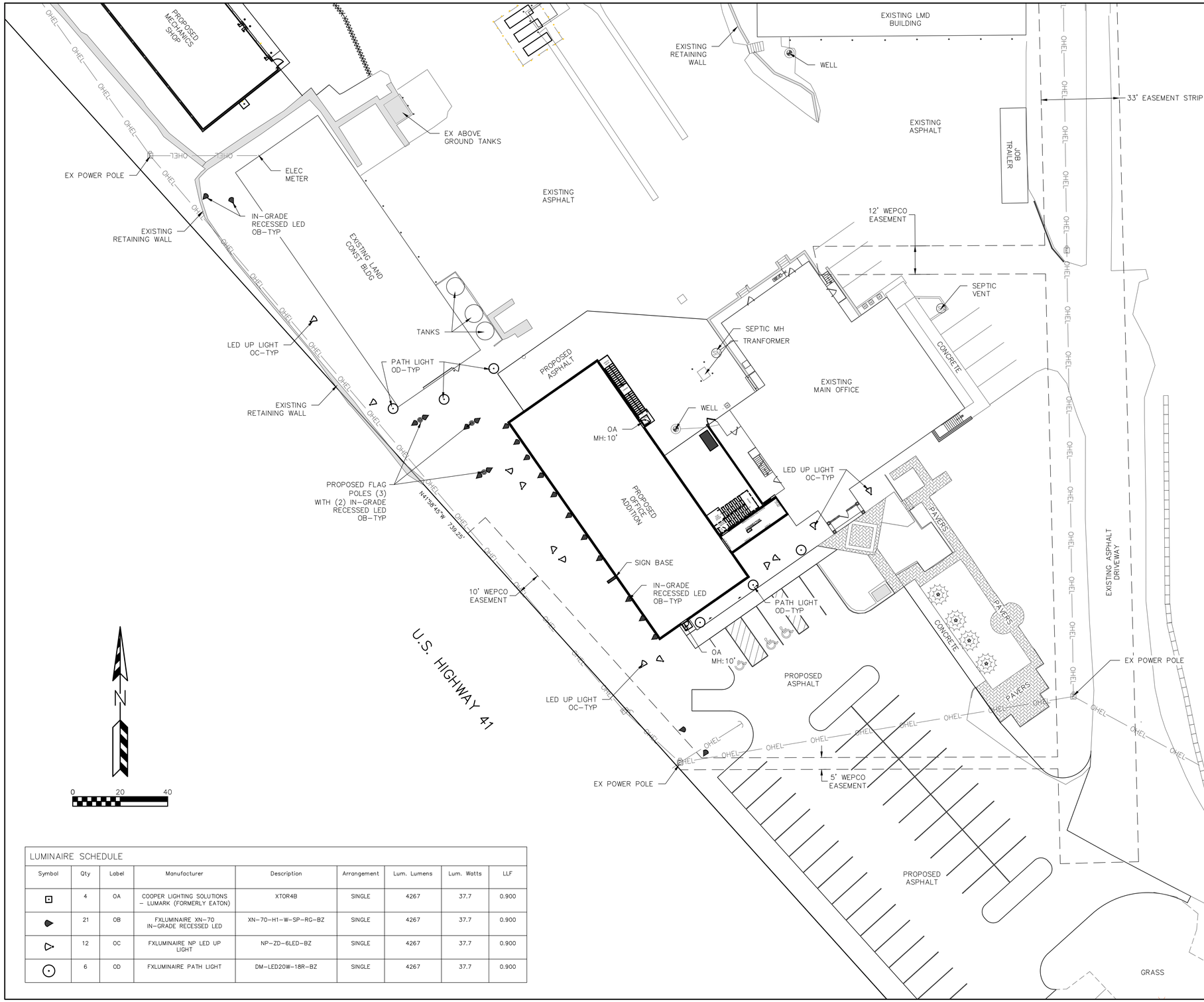
DRAWN BY: **KJP**
DESIGNED BY: **KJP**
CHECKED BY: **KJP**

PLAN DATE: **03/11/2024**

PROJECT NO: \KS-109-23\

SUBMITTAL

SHEET NO:
C1.07



COOPER XTOR4B – OA

IN-GRADE RECESSED LED – OB

LED UP LIGHT – OC

LED PATH LIGHT – OD

LUMINAIRE SCHEDULE

Symbol	Qty	Label	Manufacturer	Description	Arrangement	Lum. Lumens	Lum. Watts	LLF
	4	OA	COOPER LIGHTING SOLUTIONS – LUMARK (FORMERLY EATON)	XTOR4B	SINGLE	4267	37.7	0.900
	21	OB	FXLUMINAIRE XN-70 IN-GRADE RECESSED LED	XN-70-H1-W-SP-RG-BZ	SINGLE	4267	37.7	0.900
	12	OC	FXLUMINAIRE NP LED UP LIGHT	NP-ZD-6LED-BZ	SINGLE	4267	37.7	0.900
	6	OD	FXLUMINAIRE PATH LIGHT	DM-LED20W-18R-BZ	SINGLE	4267	37.7	0.900

REVISIONS:

NO.	DATE	DESCRIPTION

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

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

PLAN TITLE:
OFFICE LIGHTING PLAN

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

PLAN DATE: **06/07/2024**

PROJECT NO: KS-109-23

PRELIMINARY

SHEET NO:
C1.11

SITE PLAN CONSULTATION

6/10/24 Plan Commission Meeting

SunStarr Real Estate Ventures LLC / Christian Life Center Inc.

Village Staff Report & Recommendation **Germantown, Wisconsin**

Summary

SunStarr Real Estate Ventures LLC, agent for Christian Life Center Inc., property owner, is seeking feedback on a potential 68-unit multi-family residential development proposal for a 7-acre parcel located on Fond du Lac Ave in the "Victory Center Corridor".

Location: Fond du Lac Ave @ Crimson Road (future extension)

Applicant/ Owner:

Scott Stevlingson SunStarr Fond du Lac, WI 54935	Christian Life Center Inc. 2909 Mequon Road Mequon, WI 53092

Current Zoning: I: Institutional

Adjacent Land Uses		Zoning
North	Residential	Rm-1 PDD
South	Residential	Rs-1
East	Residential/Agricultural	Rs-1/A-2
West	Residential (Autumn Ridge Subdivision)	Rd-2

Location Map

Background

The Christian Life Center property received final site development and building plan approval for a new church & school facility in 2003. The proposed development of this 7-acre parcel was supposed to include a 39,700 sqft church, Sunday school, daycare and gymnasium with associated on-site parking and storm water facilities. Development was planned to occur in two (2) phases with Phase 1 consisting of a 17,380 sqft church, parking, on-site storm water management facilities, and the extension of Crimson Road from the west in the Autumn Ridge Subdivision easterly to Fond du Lac Avenue. In December 2008, Christian Life Center requested that the Village terminate their development agreement and withdrew their development plans.

This parcel was created in 2000 and rezoned into the I: Institutional Zoning District in anticipation of the Christian Life Center church development. At that time, the right-of-way for the Crimson Road extension was dedicated to and a development agreement with the Village that assigned responsibility for constructing the Crimson Road extension to Christian Life Center Inc. as owner of the parcel through which the road is planned to be constructed.

In 2010, the Horizon Development Group, acting as agent for Christian Lie Center Inc., proposed a similar multi-family residential with sixty (60) total dwelling units in five (5) 12-unit, two-story buildings with a mixture of (20) 1-bed/I-bath units & (40) 2-bed/2-bath units.

Proposal

At this time, SunStarr Real Estate Ventures LLC, agent for Christian Life Center Inc., property owner, is seeking feedback on a potential 68-unit multi-family residential development proposal for a 7-acre parcel located on Fond du Lac Ave to be called “ “Victory Place”.

As presented in the attached summary and concept plan, the residential development would and have the following characteristics:

- Sixty-eight (68) total dwelling units in four 12-unit, two-story buildings & two 10-unit, two-story buildings
- 2-bed/2 bath units
- 2-story buildings w/ private entry w/ 1-car attached garage
- Parking: 2.5 spaces per unit (68 1-car garages + 35 surface parking stalls)
- Wood-frame const w/ vinyl shake & horizontal siding, brick veneer wainscoting & architectural shingles
- Landscaping berming & plantings around site perimeter
- On-site storm water management pond
- Center “amenity area” (non-specific amenities)

The proposal is contingent on eliminating the Crimson Road extension and vacating the existing 60’ wide right-of-way along the southern portion of the property.

Staff Analysis

The property is currently I: Institutional. This property is in the "Victory Center Corridor" under the Village's 2050 Comprehensive Plan (see attached). Although the "desirable" land use in the corridor is commercial, "acceptable" uses include all forms of residential uses including single-family at densities up to 2.9 Dwelling units/acre, two & four-family at densities up to 6 units/aces, and multi-family up to 10 units/acre.

For this development to proceed as proposed, the following steps/actions would have to be approved by the Village:

- Rezone the property from I: Institutional to the Rm-3: Multiple-family Zoning District;
- Vacate the Crimson Road right-of-way;
- Approve site development & building plans

Regarding this property and the specific proposal, the Village will need to consider the appropriateness and suitability of this property to support this type of high-density development given existing single-family residential development to the west (Rd-2) and multi-family residential to the north (Rm-1).

Another key issue that will need to be considered and discussed concerns the Crimson Road extension. Currently, the Department of Public Works, Fire Department, and Police Department do NOT support eliminating the Crimson Road extension. Police and Fire Department staff agree that, for purposes of providing improved traffic circulation and emergency vehicle access, Crimson Road should be completed as originally planned. With that said, when the last multi-family development was proposed in 2010, residents from the Autumn ridge subdivision to the west expressed opposition to extending Crimson Road.

While no formal action is required at this time, the Plan Commission members should be prepared to comment on the suitability and appropriateness of the proposed multi-family development for this property, the Crimson Road extension, and any other issues that you feel will need to be addressed as part of the development review process if/as this project moves forward.

If the proposal is deemed appropriate, the applicant could proceed with the necessary steps/actions mentioned above, i.e. rezoning, right-of-way vacation, site development & building plans. Formal action by the Plan Commission and/or Village Board would occur at that time and in response to specific development permit/approval applications.

Village of Germantown ...Willkommen

Fee must accompany application

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

PAID Chk # 1052 DATE 6/3/24

SITE PLAN REVIEW APPLICATION

Pursuant to Section 17.43 of the Municipal Code

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

1 APPLICANT OR AGENT

SUNSTARR REAL ESTATE VENTURES, LLC

JACK POLLIER

Phone (262) 893-1456

E-Mail Landvest1@gmail.com

PROPERTY OWNER

CHRISTIAN LIFE CENTER, INC

Phone ( )

E-Mail

2 PROPERTY ADDRESS

PT OF NE SE CSM 5268 LOT 3 DOC 863461+864169 and PT OF NE SE CSM 5268 OL 1 DOC 863461 +864169 EXC PT SOLD
KNOWN CURRENTLY AS TAX PARCELS 354978 AND 354963 Outlot 1

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

North	South	East	West
Condominiums - Seven Pines PDD-20	David Kohlmann Residential RS -1	Krueger family Trust Vacant - AG-2	Single family Autumn Ridge Subd. RD-2

4 READ AND INITIAL THE FOLLOWING:

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

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

JC I understand that an incomplete application will be withdrawn from the Plan Commission agenda and that all resubmissions to the Plan Commission are subject to a new application fee.

5 SIGNATURES – ALL APPLICATION MUST BE SIGNED BY OWNER!

Applicant Date Owner 5/28/24 Date

RECEIVED JUN – 3 2024 OFFICE OF THE VILLAGE PLANNER VILLAGE OF GERMANTOWN

May 22, 2024

Mr. Jeffry Retzlaff
Community Development Director
Village of Germantown
N112 W17001 Mequon Road
Germantown, WI 53022

Re: Project Narrative – Crimson
Proposed Multi-Family Project

Dear Mr.Retzlaff

Sunstarr Real Estate Ventures, LLC is proposing to develop the property currently known as tax parcels 354978 AND 354963 Outlet 1 by constructing a 68-unit multi-family development on the site and to be known as Victory Place. The property consists of 6.99 acres (6.27 acres plus .72 acres of to-be -vacated Crimson Rd. right of way). Furthermore, the property is located within the Victory Center Corridor and is presently zoned Institutional. As part of this application, we are requesting the property be rezoned from Institutional to RM-3 Multifamily Residential District. Our request for a total of 68 units on 7.08 acres, or 9.6 DU/acre is consistent with the RM-3 Multifamily Residential District which allows a maximum of 10 DU/acre. Furthermore, as part of Germantown's 2050 Comprehensive Plan, the Preferred Future Land Use within the Victory Center Corridor lists RM-3 as an "Allowable Use".

Presently Crimson Road is a dead-end stub located in the Autumn Ridge Subdivision and abutting our west property line. It is our understanding, that both the Village of Germantown as well as the Autumn Ridge neighbors to the west prefer that Crimson Road not continue as a throughfare to the east and with a connection to Fond Du Lac Avenue.

Victory Place will consist of a total of six (6) 2-story buildings. Four (4) of the buildings will have 12 units per building and two (2) building with 10 units each. All units will have individual entrances with direct access from an attached one car garage. Since there are no common corridors, it will give a feeling of entering a single private residence. All units will be 2-bedroom units with 2 full bathrooms each and have private patios or balconies. There will be a total of 2-parking spaces per unit including the attached garages and 35 surface guest spaces for a total of 171 spaces or 2.5 spaces per unit. Additional amenities will consist of high-end finishes indicative of luxury units being developed today.

In summary, we feel this rezoning is a fitting and appropriate use given the property's location in

SunStarr Real Estate Group LLC & SunStarr Real Estate Ventures, LLC
845 S. Main Street, Fond du Lac, WI 54935 • Phone 920-929-8600

the Victory Center Corridor as well as the substantial need for more residential housing evidenced by the recent Residential Market Analysis prepared for the Village of Germantown by Tracy Cross & Associates.

Thank you for your consideration.

Scott Stevlingson
Sunstarr Real Estate Ventures, LLC

Village of

Germantown

Village of Germantown
Clerk Treasurer
N112W17001 MEQUON ROAD
Germantown, WI 53022
(262)250-4700
Welcome

06/03/2024 09:31AM Mary S.
000604-0002
Payment Effective Date 06/03/2024

MISCELLANEOUS
ZONING FEES (GENZON)
2024 Item: GENZON
1 @ $200.0000
ZONING FEES (GENZON) $200.00

$200.00

Subtotal **$200.00**
Total **$200.00**

CHECK $200.00
Check Number1052

Change due **$0.00**

Thank you for your payment

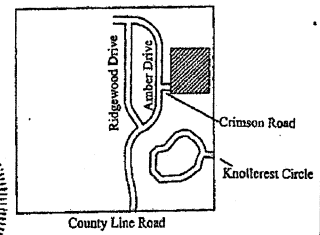
CUSTOMER COPY

ALTA/ACSM Land Title Survey

All of Lot 3, Crimson Road, and Outlot 1, of Certified Survey Map# 5268, being part of the Southeast ¼ of Section 35, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin; more particularly described as follows; Commencing at the Northeast corner of said Southeast ¼; thence S01°25'51"E along the East line of said Southeast ¼, 1122.00 feet; thence S88°20'03"W, 60.00 feet to the point of beginning of this description; thence S88°20'03"W, 522.50 feet; thence N01°25'51"W, 1122.00 feet; thence N88°20'03"E, 522.50 feet; thence S01°25'51"E, 1122.00 feet to the point of beginning of this description

To: JP Morgan, Chase Bank NA, Matrix Title Company, and Christian Life Life Center, INC.
This is to certify that this map or plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2005, and includes items 1, 2, 4, and 11a of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification , undersigned further certifies that in my professional opinion, as a Land Surveyor registered in the State of Wisconsin, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.

Location Map
Southeast ¼ of Section 35-9-20



Scale 1" = 2000'

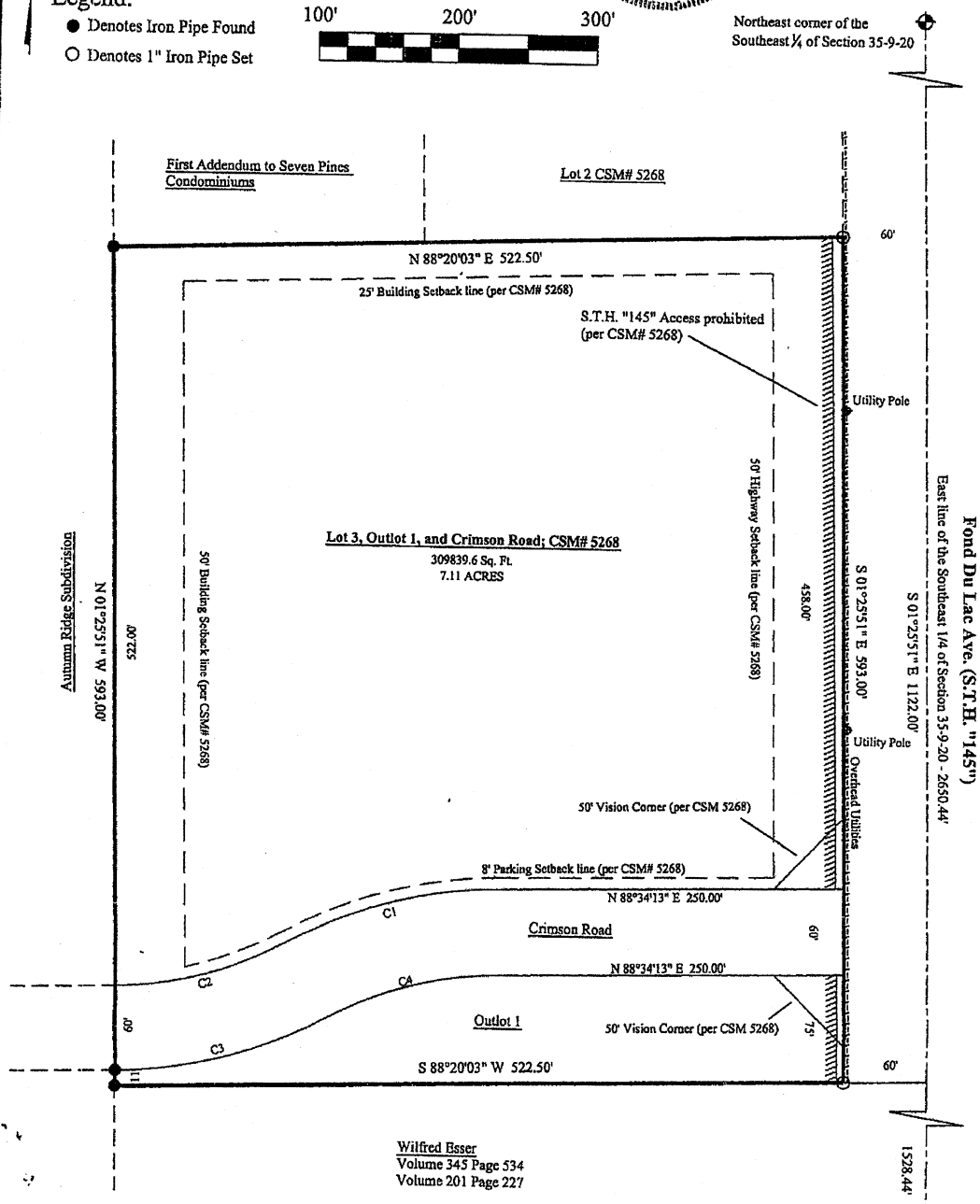
Surveyor:
Richard Simon
W160 N9842 Colonial Drive
Germantown WI 53022
(262) 424-5630

To:
JP Morgan, Chase Bank NA, Matrix Title Company, and Christian Life Life Center, INC.
Dated this 21st day of July, 2007

WISCONSIN RICHARD L. SIMON S-2098 HUBERTUS WI LAND SURVEYOR

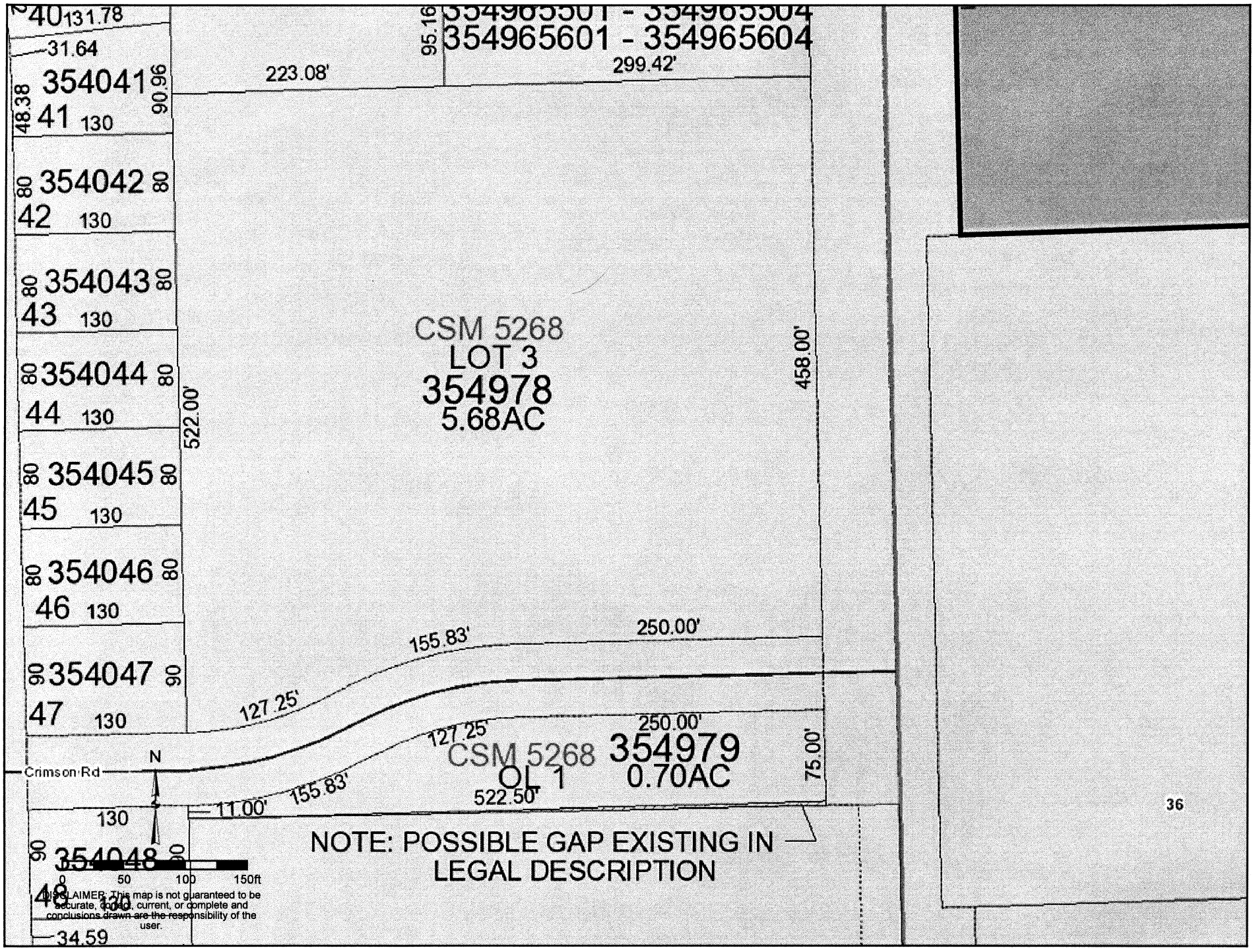
Legend:
● Denotes Iron Pipe Found
○ Denotes 1" Iron Pipe Set

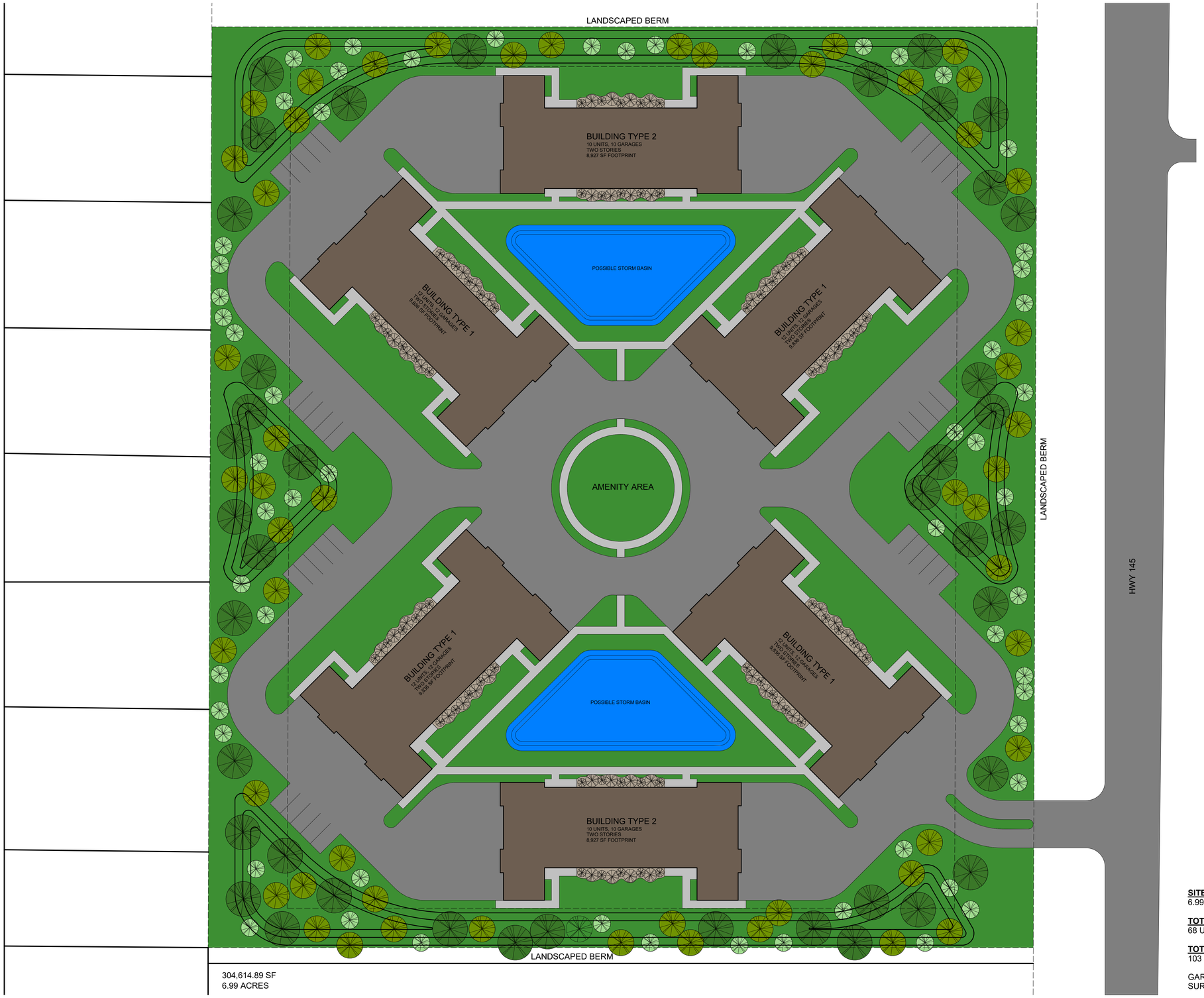
Scale 1"= 100'
100' 200' 300'



Curve Table

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	327.16'	155.83'	154.36'	N 74°55'31" E	27°17'24"
C2	267.16'	127.25'	126.06'	N 74°55'30" E	27°17'24"
C3	327.16'	155.83'	154.36'	N 74°55'30" E	27°17'24"
C4	267.16'	127.25'	126.05'	N 74°55'31" E	27°17'24"


40 131.78
31.64
354041
41 130
48.38
90.96
354042
42 130
80
354043
43 130
354044
44 130
354045
45 130
354046
46 130
354047
47 130
90
354048
48 130
34.59
Crimson Rd
N
0 50 100 150ft
DISCLAIMER: This map is not guaranteed to be accurate, correct, current, or complete and conclusions drawn are the responsibility of the user.
95.16
354965501 - 354965504
354965601 - 354965604
223.08'
299.42'
CSM 5268
LOT 3
354978
5.68AC
522.00'
458.00'
155.83'
250.00'
127.25'
127.25'
250.00'
CSM 5268
OL 1
354979
0.70AC
522.50'
75.00'
11.00'
155.83'
NOTE: POSSIBLE GAP EXISTING IN LEGAL DESCRIPTION
36



SITE:
6.99 ACRES

TOTAL UNITS:
68 UNITS

TOTAL PARKING:
103 STALLS

GARAGE PARKING: 68 GARAGES
SURFACE PARKING: 35 STALLS

COLORED SITE PLAN

EXCEL
Always a Better Plan
100 Camelot Drive
Fond du Lac, WI 54935
920-926-9800
excelengineer.com

PROJECT INFORMATION

PROPOSED MULTI-FAMILY FOR:
SUNSTARR REAL ESTATE
FOND DU LAC AVENUE • GERMANTOWN, WI

PROFESSIONAL SEAL

PRELIMINARY DATES
MAY 24, 2024

NOT FOR CONSTRUCTION

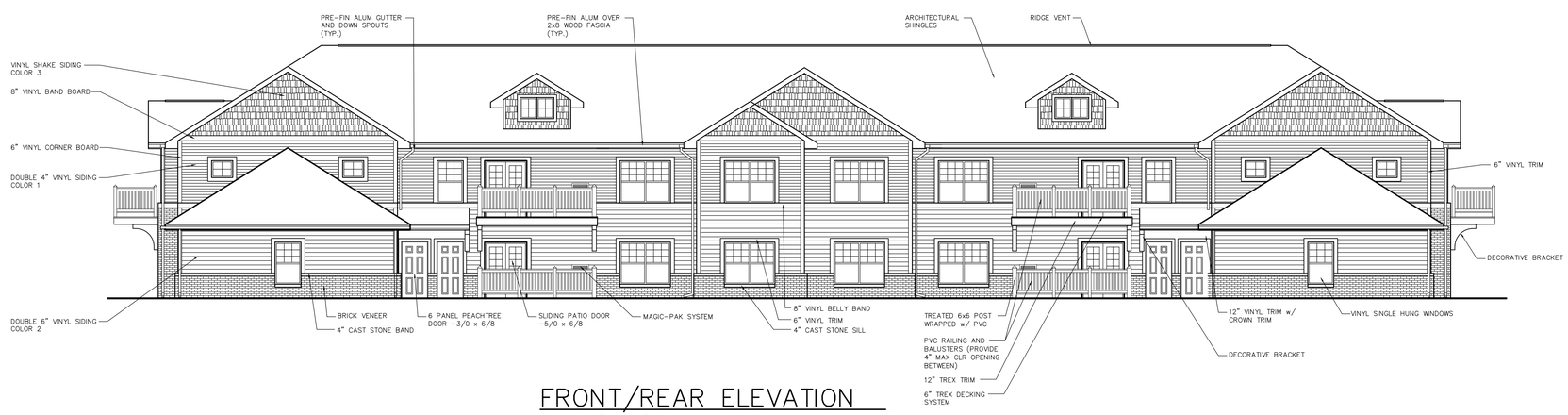
JOB NUMBER
240152400

SHEET NUMBER
C1.1

C:\Revit Local\240152400 Colored Site_cathy.mcclain.rvt
5/28/2024 10:33:11 AM

SIDE ELEVATION

SCALE: 1/8" = 1'-0"



FRONT/REAR ELEVATION

SCALE: 1/8" = 1'-0"

ARCHITECTURAL EXTERIOR ELEVATIONS

EXCEL

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

PROJECT INFORMATION

PROPOSED MULTI-FAMILY FOR:
SUNSTARR REAL ESTATE
FOND DU LAC AVENUE • GERMANTOWN, WISCONSIN

PROFESSIONAL SEAL

PRELIMINARY DATES

MAY 24, 2024

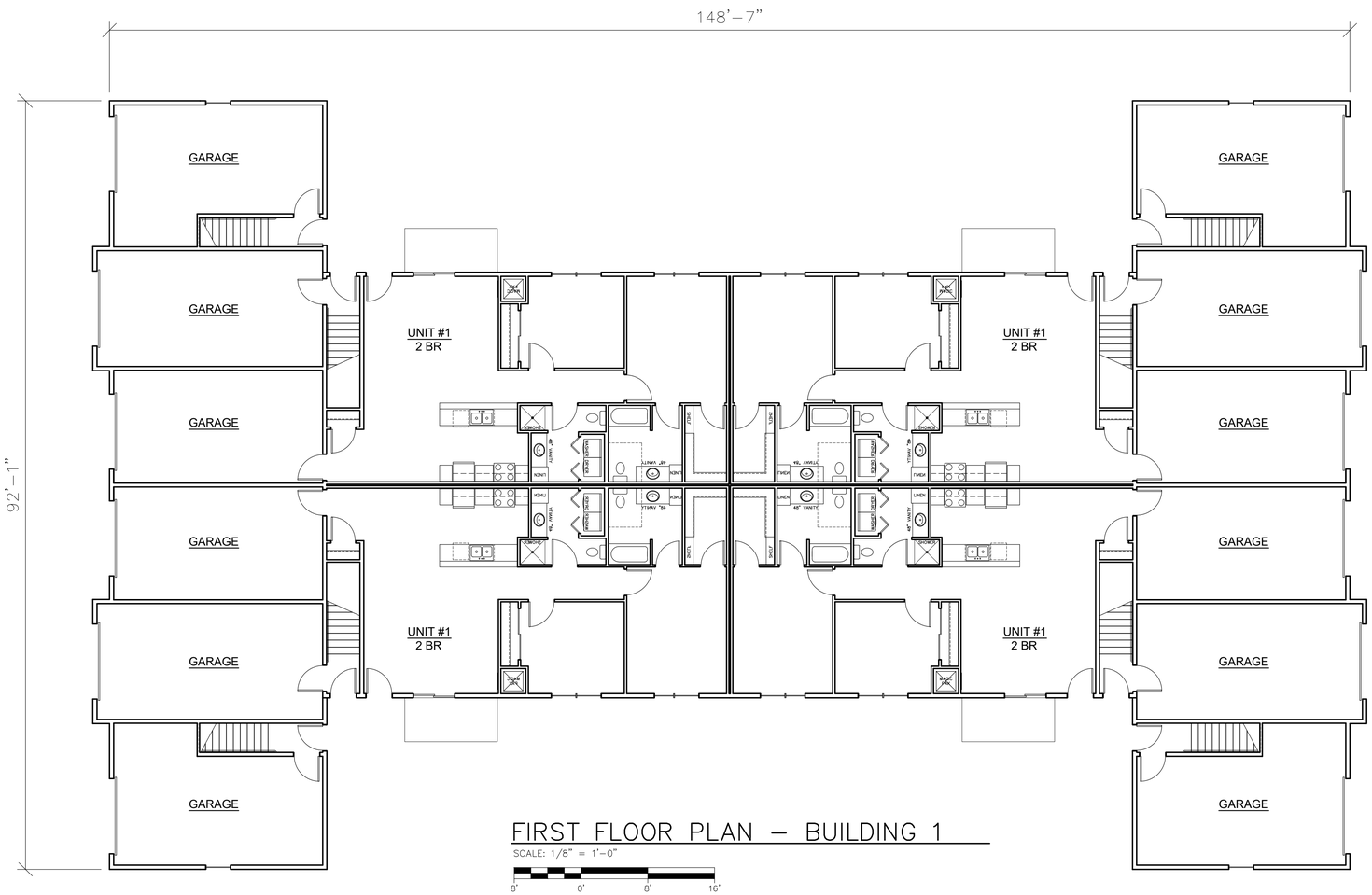
NOT FOR CONSTRUCTION

JOB NUMBER

240152400

SHEET NUMBER

A2.0



FIRST FLOOR PLAN – BUILDING 1

SCALE: 1/8" = 1'–0"

8' 0' 8' 16'

ARCHITECTURAL FIRST FLOOR PLAN

EXCEL

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

PROJECT INFORMATION

PROPOSED MULTI-FAMILY FOR:
SUNSTARR REAL ESTATE
FOND DU LAC AVENUE • GERMANTOWN, WISCONSIN

PROFESSIONAL SEAL

PRELIMINARY DATES

MAY 24, 2024

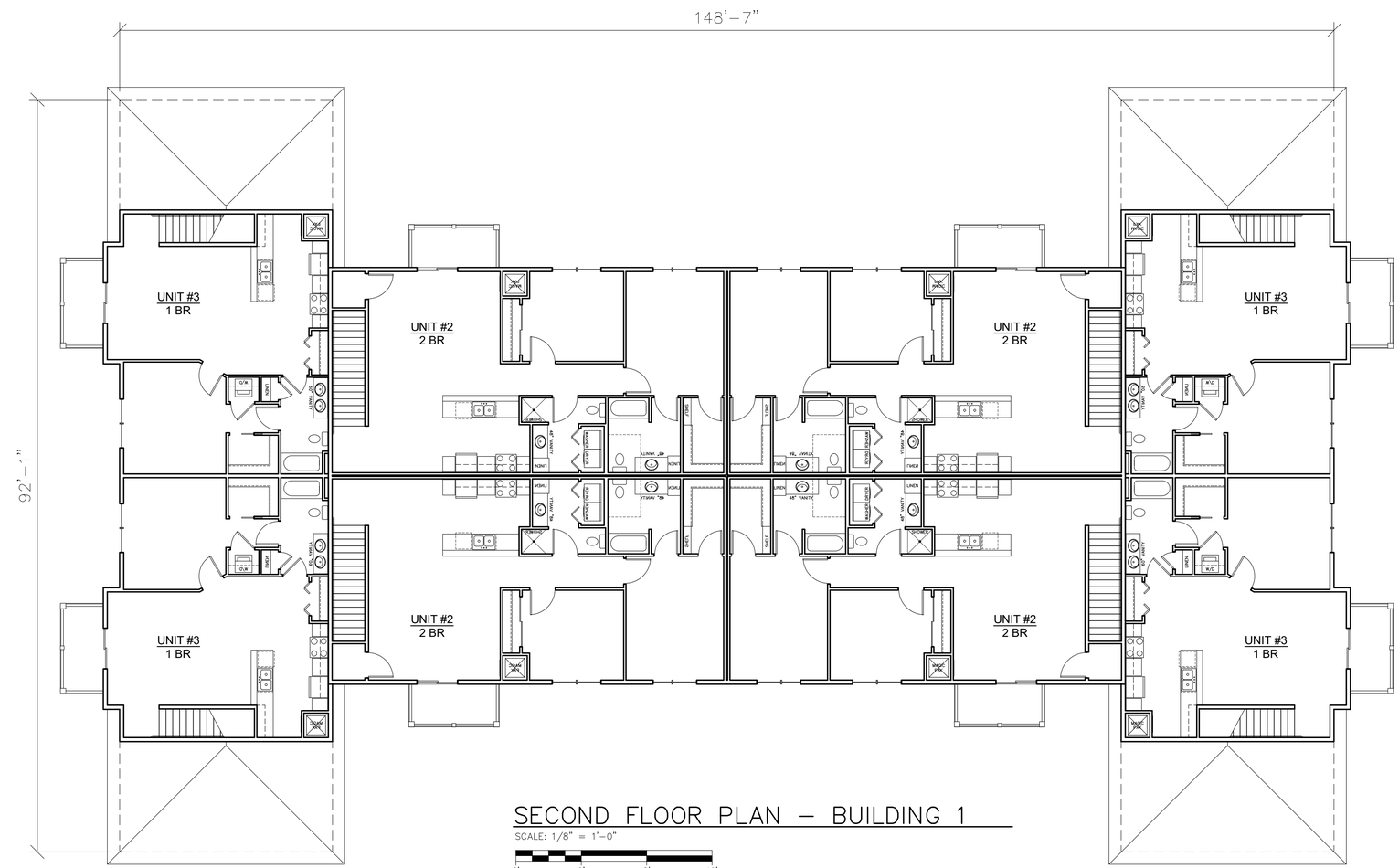
NOT FOR CONSTRUCTION

JOB NUMBER

240152400

SHEET NUMBER

A1.1



SECOND FLOOR PLAN – BUILDING 1

SCALE: 1/8" = 1'–0"

8' 0' 8' 16'

ARCHITECTURAL SECOND FLOOR PLAN

EXCEL

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Fond du Lac, WI 54935
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PROJECT INFORMATION

PROPOSED MULTI-FAMILY FOR:
SUNSTARR REAL ESTATE
FOND DU LAC AVENUE • GERMANTOWN, WISCONSIN

PROFESSIONAL SEAL

PRELIMINARY DATES

MAY 24, 2024

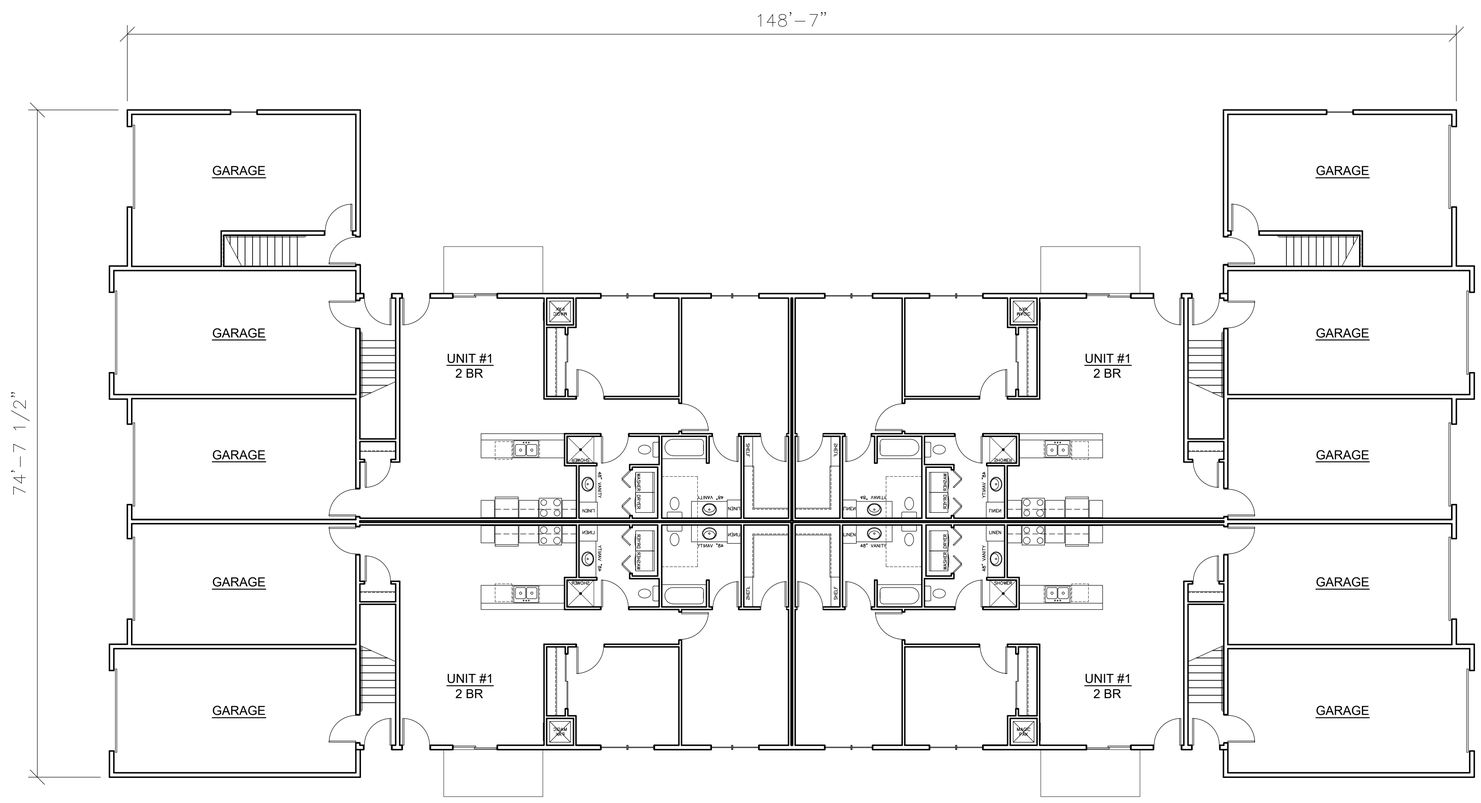
NOT FOR CONSTRUCTION

JOB NUMBER

240152400

SHEET NUMBER

A1.2



FIRST FLOOR PLAN – BUILDING 2

SCALE: 1/8" = 1'–0"

8' 0' 8' 16'

ARCHITECTURAL SECOND FLOOR PLAN

EXCEL

Always a Better Plan

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

PROJECT INFORMATION

PROPOSED MULTI-FAMILY FOR:

SUNSTARR REAL ESTATE

FOND DU LAC AVENUE • GERMANTOWN, WISCONSIN

PROFESSIONAL SEAL

PRELIMINARY DATES

MAY 24, 2024

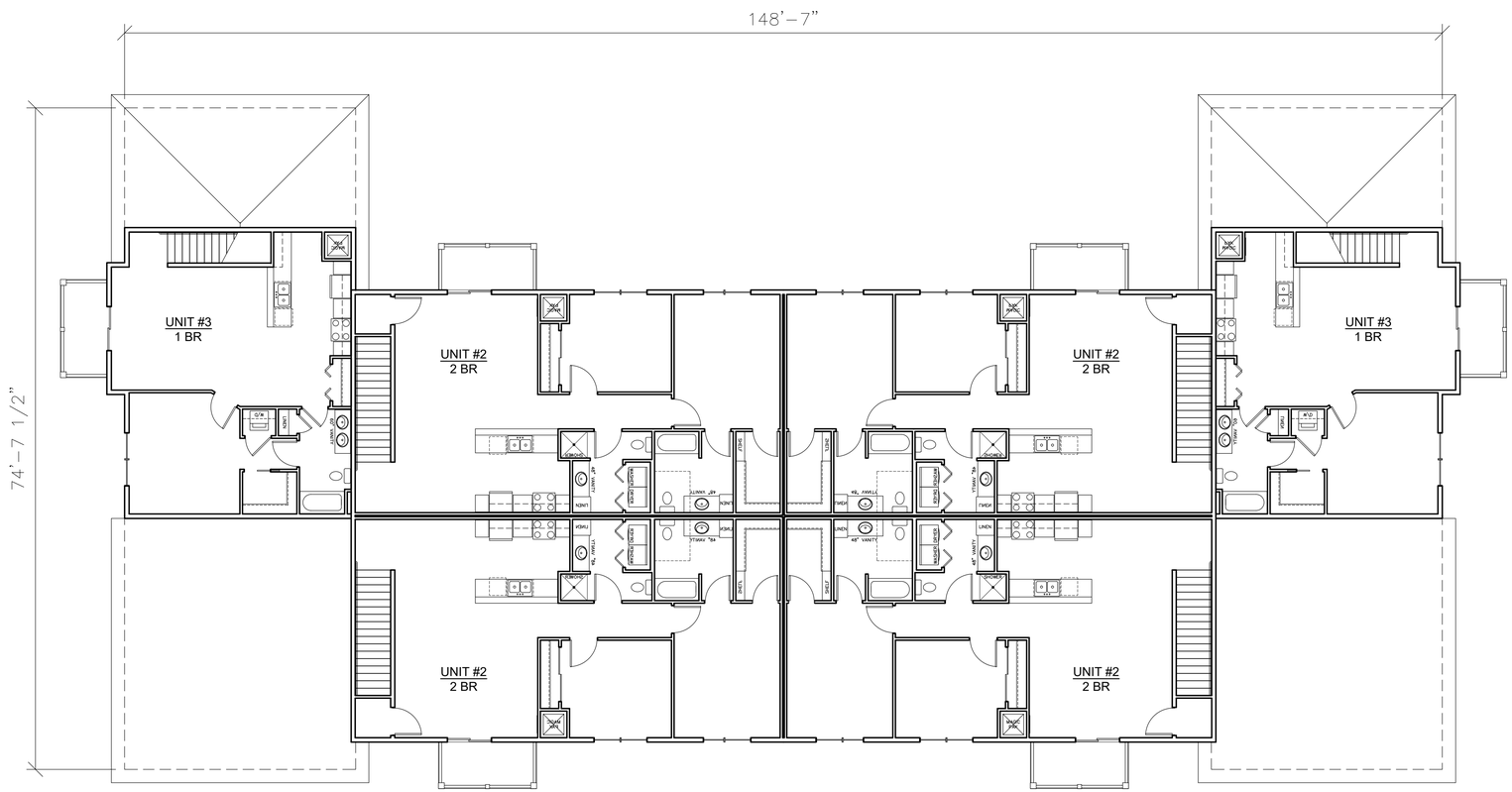
NOT FOR CONSTRUCTION

JOB NUMBER

240152400

SHEET NUMBER

A1.2



SECOND FLOOR PLAN – BUILDING 2

SCALE: 1/8" = 1'-0"

8' 0' 8' 16'

ARCHITECTURAL SECOND FLOOR PLAN

EXCEL

Always a Better Plan

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

PROJECT INFORMATION

PROPOSED MULTI-FAMILY FOR:
SUNSTARR REAL ESTATE
FOND DU LAC AVENUE • GERMANTOWN, WISCONSIN

PROFESSIONAL SEAL

PRELIMINARY DATES

MAY 24, 2024

NOT FOR CONSTRUCTION

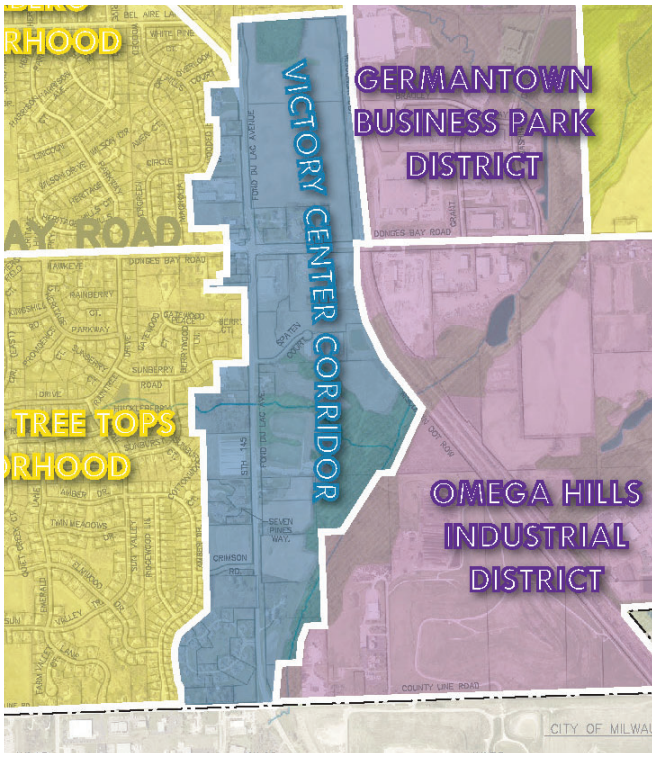
JOB NUMBER

240152400

SHEET NUMBER

A1.2

Victory Center CORRIDOR



GENERAL CHARACTER

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

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

SPECIAL FEATURES

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

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

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

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

PREFERRED FUTURE LAND USE

Victory Center Corridor

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

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

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

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

See all notes on page 42.

35-9-20
NE-SE

V. Germantown 16-4

FEE
#77.25 (2C)
EXEMPT

SHEET 1 OF 4 SHEETS

CERTIFIED SURVEY MAP

BEING A PART OF THE NE 1/4 OF THE SE 1/4 OF SECTION 35, TOWNSHIP 9 NORTH, RANGE 20 EAST, VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN.

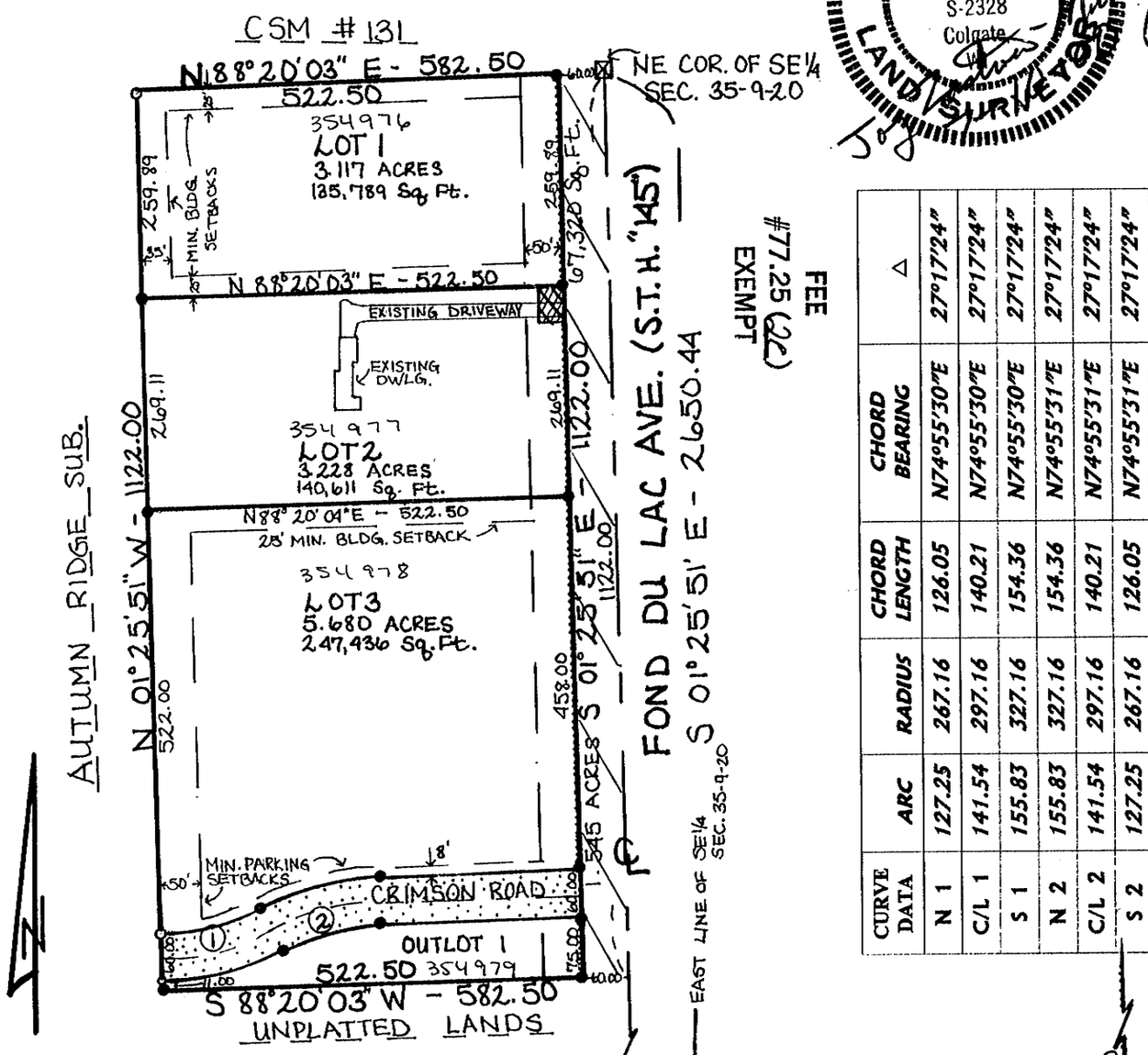
All bearings are referenced to Grid North of the Wisconsin State Plane Co-ordinate System, South Zone.
All dimensions are measured to the nearest hundredth of a foot.

= 50' X 50' vision corner triangle ▬ = hwy. access prohibited (see SHEET 3) o = found 2" dia. iron pipe
= dedicated to Village of Germantown for public street purposes ● = 1" dia. iron pipe, 24" long, 1.13 lbs./lineal ft
= dedicated to Wisconsin Dept. of Transportation for highway purposes = 50' hwy. setback line (see SHEET 4)

surveyor:
Joy J. Zastrow-Mulcahy, RLS #2328
Cornerstone Survey, Inc.
W202 N10418 Appleton Av
Germantown, WI 53022
tel. (262) 251-2507

owner:
George Wojciechowski
W140 N9959 Fond du Lac Ave
Germantown, WI 53022
tel. (262) 255-7878

WISCONSIN Joy J. Zastrow-Mulcahy S-2328 Colgate LAND SURVEYOR



CURVE DATA	ARC	RADIUS	CHORD LENGTH	CHORD BEARING	Δ
N 1	127.25	267.16	126.05	N74°55'30"E	27°17'24"
C/L 1	141.54	297.16	140.21	N74°55'30"E	27°17'24"
S 1	155.83	327.16	154.36	N74°55'30"E	27°17'24"
N 2	155.83	327.16	154.36	N74°55'31"E	27°17'24"
C/L 2	141.54	297.16	140.21	N74°55'31"E	27°17'24"
S 2	127.25	267.16	126.05	N74°55'31"E	27°17'24"

This instrument drafted by Amy Poniewaz:

Return: GTNV 354 987

MAP NO. 5268 VOL. 37 PAGE 94

DOC#: 863460

CERTIFIED SURVEY MAP

BEING A PART OF THE NE 1/4 OF THE SE 1/4 OF SECTION 35, TOWNSHIP 9 NORTH, RANGE 20 EAST, VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

I, JOY J. ZASTROW-MULCAHY, a registered land surveyor, do hereby certify:

THAT I have surveyed, divided, and mapped that part of the NE 1/4 of the SE 1/4 of Section 35, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin, bounded and described as follows:
Commencing at the NE corner of the SE 1/4 of Section 35;
running thence S 01°25'51" E, along the East line of said SE 1/4, 1122.00 feet;
thence S 88°20'03" W, 582.50 feet to a point on the East line of AUTUMN RIDGE subdivision;
thence N 01°25'51" W, along said East line of AUTUMN RIDGE subdivision, 1122.00 feet to a point on the North line of said SE 1/4;
thence N 88°20'03" E, along said North line of said SE 1/4, 582.50 feet to the point of beginning,

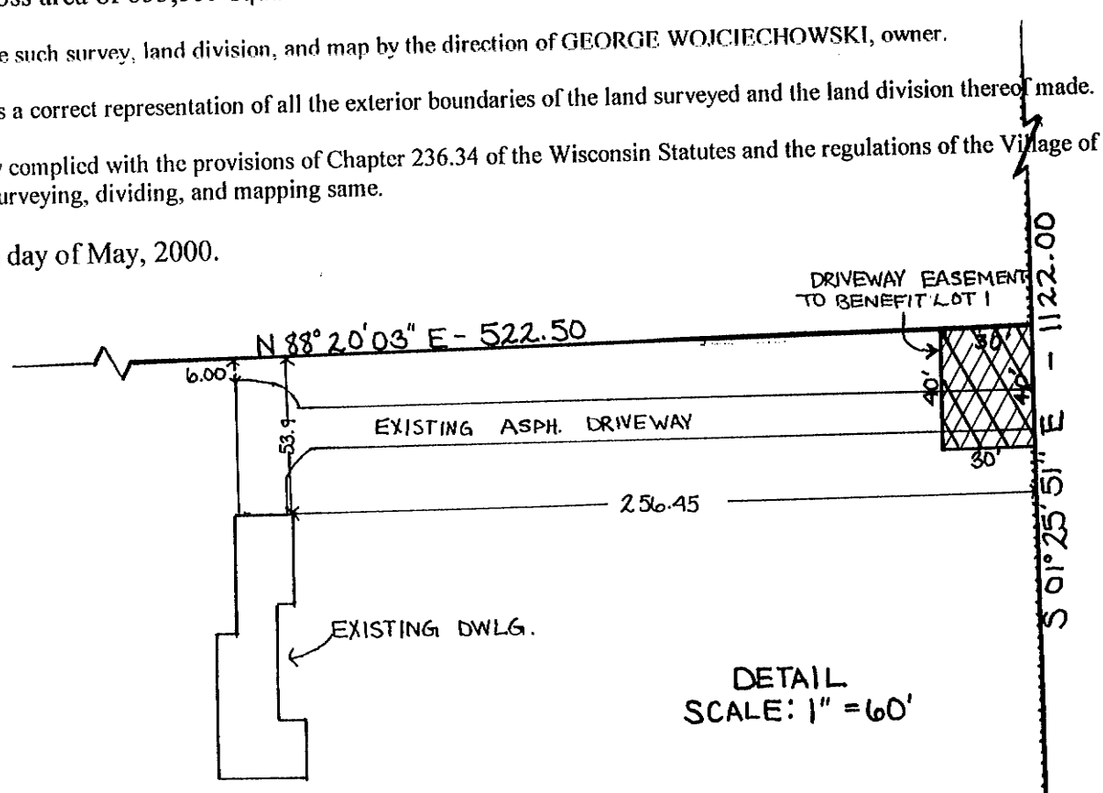
Containing a gross area of 653,559 square feet or 15.004 acres of land.

THAT I have made such survey, land division, and map by the direction of GEORGE WOJCIECHOWSKI, owner.

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

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

Dated this 25th day of May, 2000.



Revised this 30th day of June, 2000. (Sheet 1)
Revised this 1st day of June, 2000. (Sheets 1&2)
Revised this 7th day of July, 2000. (Sheets 1, 2 & 4)

Joy Zastrow-Mulcahy

Joy J. Zastrow-Mulcahy, R.L.S. #2328
CORNERSTONE SURVEY, Inc.
W202 N10418 Appleton Ave., A
Germantown, WI 53022
(262) 251-2507

PLANNING COMMISSION APPROVAL

APPROVED BY THE PLANNING COMMISSION OF THE VILLAGE OF GERMANTOWN ON THIS 24th DAY OF July, 2000.

Charles J. Hargan

CHARLES J. HARGAN, CHAIRMAN

Sandra A. Sella

SANDRA SELLA, SECRETARY

This instrument drafted by Joy J. Zastrow-Mulcahy.

MAP NO. 5268 VOL. 37 PAGE 95
DOC#: 863460

CERTIFIED SURVEY MAP

BEING A PART OF THE NE 1/4 OF THE SE 1/4 OF SECTION 35, TOWNSHIP 9 NORTH, RANGE 20 EAST, VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN.

OWNER'S CERTIFICATE OF DEDICATION

I, GEORGE WOJCIECHOWSKI, as owner, do hereby certify that I caused the land described in the foregoing affidavit of Joy J. Zastrow-Mulcahy, land surveyor, to be surveyed, divided, mapped and dedicated, as represented on this map.

ACCESS RESTRICTION -
AS OWNER, I hereby restrict all Lots so that no owner, possessor, user, licensee or other person may have any right of direct vehicular ingress from or egress to any highway lying within the right-of-way of S.T.H. "145", except two approved access points, as shown on this land division map; it is expressly intended that this restriction constitute a restriction for the benefit of the public as provided in s. 236.293, Stats., and shall be enforceable by the department or its assigns.

I ALSO CERTIFY that this map is required by Section 236.10 of the Wisconsin Statutes and the land division ordinance of the Village of Germantown and the land division rules of Washington County.

WITNESS the hand and seal of said owner(s) on this 9th day of August, 2000.

In the prescence of:

Heidi Neuhersel

Heidi Neuhersel

George Wojciechowski

GEORGE WOJCIECHOWSKI
W140 N9959 Fond du Lac Ave. (S.T.H. 145)
Germantown, WI 53022
(414) 255-7878

STATE OF WISCONSIN)
: SS
COUNTY (Milwaukee

PERSONALLY came before me this 9th day of August, 2000 the above named GEORGE WOJCIECHOWSKI, to me known to be the person(s) who executed the foregoing instrument and acknowledge the same.

NOTARY PUBLIC (Seal) HEIDI NEUHEISEL STATE OF WISCONSIN

Heidi Neuhersel
Heidi Neuhersel

Notary Public, State of Wisconsin
My commission expires 9/1/04.

VILLAGE BOARD APPROVAL

APPROVED BY THE VILLAGE OF GERMANTOWN BOARD ON THIS 7th DAY OF August, 2000.

Charles J. Hargan

Jane A. Wilms

CHARLES J. HARGAN, PRESIDENT

JANE A. WILMS, VILLAGE CLERK

WISCONSIN Joy J. Zastrow-Mulcahy 8-25-00 S-2328 Colgate, WI LAND SURVEYOR

MAP NO. 5268 VOL. 37 PAGE 96

DOC#:

CERTIFIED SURVEY MAP

BEING A PART OF THE NE 1/4 OF THE SE 1/4 OF SECTION 35, TOWNSHIP 9 NORTH, RANGE 20 EAST, VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN.

CONSENT OF LENDING INSTITUTION MORTGAGEE

GUARANTY BANK, SSB State Savings Bank, a ~~Corporation~~ duly organized and existing under and by virtue of the laws of the State of Wisconsin, and being a mortgagee of the above described land, does hereby consent to the surveying, dividing, and mapping of the land described on this Certified Survey Map and does hereby consent to the above certification of GEORGE WOJCIECHOWSKI, owner(s) of said land.

IN WITNESS WHEREOF the said GUARANTY BANK has caused these presents to be signed by BRIAN S LEVY, it's SENIOR VICE-PRESIDENT (title), at Brown Deer, Wisconsin, and it's seal to be hereunto affixed this 9th day of AUGUST, 2000.

In the presence of :

GUARANTY BANK, SSB

SR. VICE-PRESIDENT Brian S. Levy

STATE OF WISCONSIN)
: SS
COUNTY (

PERSONALLY came before me this 9th day of August, 2000 the above named Brian S. Levy, Sr. Vice President of the above named lending institution, to me known to be the person who executed the foregoing instrument and to me known to be such officer of GUARANTY BANK, and acknowledged that she executed the foregoing instrument as such officer as the deed of said institution by its authority.

(Seal)

Dorine Nemoir

Notary Public, State of Wisconsin
My Commission expires 12/16/01

MAP NO. 5268 VOL. 37 PAGE 97

Highway Setback Restriction: No improvements or structures are allowed between the right-of-way line and the highway setback line. Improvements and structures include, but are not limited to, signs, parking areas, driveways, wells, septic systems, drainage facilities, buildings and retaining walls. It is expressly intended that this restriction is for the benefit of the public as provided in section 236.293, Wisconsin Statutes, and shall be enforceable by the Wisconsin Department of Transportation or its assigns. Contact the Wisconsin Department of Transportation for more information. The phone number may be obtained by contacting the County Highway Department.

This instrument drafted by Joy J. Zastrow-Mulcahy.

WISCONSIN Joy J. Zastrow-Mulcahy S-2328 Colgate, WI LAND SURVEYOR

7-10-00

DOC#: 863460

DOC#: 863460
Recorded
AUG. 18,2000 AT 11:30AM
DOROTHY C. GONNERING
REGISTER OF DEEDS
WASHINGTON COUNTY, WI
Fee Amount: $16.00