

MEETING: REGULAR MEETING OF THE PLAN COMMISSION
DATE & TIME: Monday, August 12, 2024 at 6:30 PM
LOCATION: Germantown Village Hall Board Room
N112 W17001 Mequon Road

Any member of the body and/or citizen also attend the meeting virtually through the WebEx platform, Meeting #: **2553 216 2843** Password: **qRNIkJrY345** which can be accessed by phone at **408-418-9388** or by logging on at <https://villageofgermantown.my.webex.com/villageofgermantown.my/j.php?MTID=m3e60c9657945a5ad89155bdbfd3c356f>

Citizens not wishing to attend the meeting personally or virtually may submit any public comments by sending an email to comments@germantownwi.gov by 4 p.m. on the day of the meeting so that it can be provided to the members of the body for their consideration.

Previously recorded Village Board Meeting Videos can be viewed at https://www.youtube.com/channel/UCOYp0EgELzTCa9X_iCohyhQ.

AGENDA

- I. **CALL TO ORDER:** *This meeting has been given public notice in accordance with Section 19.83 and 19.84, Wis. Stats, in such form that will apprise the general public and news media of subject matter that is intended for consideration and action.*
- II. **ROLL CALL:**
- III. **APPROVAL OF MINUTES:**
 - A. PC Minutes 7/8/24
- IV. **NEW BUSINESS:**
 - A. Michael Anderson, Agent for GH Industries LLC and Klosett Investments and Mark Mason, Property Owners, N114 W18686 Clinton Drive. Conditional Use Permit (CUP) application to Allow Horticultural Services and Snow Removal Services operations from Property in an M-1: Limited Industrial Zoning District. (PUBLIC HEARING) - STAFF REQUEST TO TABLE HEARING UNTIL AUGUST 26TH.
 - B. Michael Anderson, Agent for GH Industries LLC and Klosett Investments and Mark Mason, Property Owners, N114 W18686 Clinton Drive. Proposed Amendment to the list of Prohibited Uses in Section 17.40.10(1)(j) of the Zoning Code (Wellhead Protection) to Allow a "Deicing Material Storage Facility" to Operate from Property in a Groundwater Protection Overlay District. (PUBLIC HEARING) - REQUEST TO TABLE HEARING - (APPLICATION HAS BEEN WITHDRAWN).
 - C. Village of Germantown Community Development Department - Proposed Text Amendments to Chapter 17.40 (Wellhead Protection) of the Village of Germantown Municipal Code (PUBLIC HEARING & ACTION)
 - D. JSD Professional Service, Inc., Agent for Heather Lake LLC/Patsy Ellsworth, Property Owner, and the Ellsworth Corporation N109 W13300 Ellsworth Drive. Site Plan Review for a 52-stall Parking Lot Expansion. (ACTION)
 - E. Lemberg Electric Agent for County Line LLC Property Owner. NEC of County Line Rd and Appleton Avenue - Sign Review for Chase Bank. (ACTION)

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

UPON REASONABLE NOTICE, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information or to request this service, please contact the Village Clerk at (262)250-4745 at least 2 days prior to the meeting. Notice is given that a majority of the Village Board may attend this meeting to gather information about an item over which they have decision-making responsibility. This may constitute a meeting of the Village Board per State ex rel. Badke v Greendale Village Board, even though the Village Board will not take formal action at this meeting.

MEETING:	REGULAR MEETING OF THE PLAN COMMISSION
DATE AND TIME:	Monday, July 8, 2024 6:30 PM
LOCATION:	Germantown Village Hall Board Room N112 W17001 Mequon Road

MINUTES

- I. **CALL TO ORDER:** *This meeting has been given public notice in accordance with Section 19.83 and 19.84, Wis. Stats, in such form that will apprise the general public and news media of subject matter that is intended for consideration and action.*

President Wolter called the meeting to order at 6:36pm.

II. **ROLL CALL:**

President Wolter, Trustee Baum and Commissioners Shadid, Williams and Henk were all present. As well as Community Development Director Retzlaff and Associate Planner Yanke. Committee Member Tarantino was absent excused and Frank Lord was absent.

III. **APPROVAL OF MINUTES:**

A. PC Minutes 6-10-24

Motion: Approve as presented

Motioned By: David Baum

Seconded By: Bridget Henk

Yes: Dean Wolter, David Baum, Robert Williams, William Shadid, Bridget Henk

No: None

Abstain: None

Motion Passed (Yes 5, No 0, Abstained 0)

IV. **NEW BUSINESS:**

- A. Pinno Construction, Agent for Stephen and Daniel Grunewald, Property Owners W124N13423 Wasaukee Road. Conditional Use Permit (CUP) for a Mother-In-Law Suite. (PUBLIC HEARING & ACTION)

Associate Planner Yanke reviewed the site location map and stated that the Gruenwald property is zoned A-2 and is approximately 13 acres. There is an existing dwelling with an outbuilding and Pinno Construction is requesting this CUP and Public Hearing to construct a 1,255 sqft addition to the existing building to be used as a Mother-In-Law Suite for the property owners' parents.

Public Hearing was called to order at 6:41pm.

Staff recommendation is to approve this conditional use permit for Steve and Dan Grunewald to allow a "mother-in-law suite" accessory dwelling as part of the single-family dwelling located at W124 N13423 Wasaukee Road, subject to the following conditions:

1. The MILS shall be constructed consistent with the building plans dated April 17, 2024, as presented to the Village Plan Commission and Village Board.

2. The MILS shall comply with the MILS requirements as defined in Section 17.08(51a) of the Zoning Code on an ongoing basis.

3. The property owner shall notify the Village Zoning Administrator if/when use of the addition of the dwelling changes or ceases to be used as a "mother-in-law" suite.

4. The conditional use permit shall not be transferable to a subsequent owner unless said owner is a member of the Grunewald family.

Public Hearing was closed at 6:46pm.

Motion: Approve as presented

Motioned By: David Baum

Seconded By: Bridget Henk

Yes: Dean Wolter, David Baum, Robert Williams, William Shadid, Bridget Henk

No: None

Abstain: None

Motion Passed (Yes 5, No 0, Abstained 0)

B. Monches Engineering, Agent for Store Master Funding XIII LLC, Property Owner and Systems LLC - W194N11481 McCormick Drive. Site Plan Review for a 24-Stall Parking Lot Expansion. (ACTION)

Associate Planner Yanke stated that Systems LLC is proposing the addition of a 24-stall parking lot and the paving of an outdoor storage area on the northwest side of the existing manufacturing facility. He also stated that the property is zoned M-1 (limited industrial) and summarized the business as a design/manufacturing facility for loading dock equipment. It's a 6-acre site and this proposal includes no changes to the existing buildings. A grading and landscaping plan are both included with this proposal.

Staff recommends approval of the site development plan for the new construction of twenty-four (24) additional parking spaces and new paved/asphalt area to the west of the existing manufacturing facility located at W194 N11481 McCormick Drive in the Germantown Industrial Park, subject to the following 5 conditions:

1. Approval is for the site development plan dated July 1 and July 2, 2024, and the landscaping plan dated July 2, 2024 (unless either is otherwise revised by a subsequent plan set approved by the Village Planner pursuant to revisions required herein or by the Plan Commission):
2. All issues, both minor technical/plan corrections and other storm water management issues identified in the July 3, 2024, review memo from the Village Engineer shall be resolved and reflected in additional information and/or revised plans submitted to staff for further review, comment, and approval prior to commencing construction or issuance of any permits.
3. The landscaping plan, meeting the requirements of Chapter 17.43(5) Site Plan Approval Requirements, shall be subject to final acceptance by the Village Forester and Community Development staff prior to commencement of construction.
4. The new paved/asphalt for outdoor storage of materials shall be enclosed/screened in accordance with Chapter 17.33(2)(a).
5. The property owner shall obtain a revised approval for the parking expansion (24 stalls), new paved/asphalt area, and enclosure/screening to be constructed within the existing easement owned by ANR Pipeline Company prior to commencing construction.

Motion: Approve with discussion as presented

Motioned By: David Baum

Seconded By: Robert Williams

Discussion Followed. Commissioner Henk stated that neither parking area includes ADA parking stalls and would need to comply with ADA regulations. Associate Planner Yanke asked if that could be handled at the staff level and Committee members agreed that it could. Trustee Baum stated that the last stalls on the north & south are located where the vehicle, when backing out, would

have to back onto the grass to get out of the stalls, so there needs to be a pullout added which can also be handled at the staff level. Commissioner Williams asked if this would be within the 80% compliance for lot coverage required by code? Associate Planner Yanke said it is a 6-acre site, so he is sure it is, but he will clarify this with the property owner and staff will make sure the project is in compliance.

Yes: Dean Wolter, David Baum, Robert Williams, William Shadid, Bridget Henk

No: None

Abstain: None

Motion Passed (Yes 5, No 0, Abstained 0)

C. Joey and Angela Carini, Property Owners W143N9638 Amber Drive. Zoning Permit for Fence in a Village Storm Sewer Easement. (ACTION)

Director Retzlaff stated that the Carini's are proposing to install a 4' aluminum fence on the side & rear of their property within 2 Village easements, including a 20' wide storm sewer easement to the north with 10' of that easement lying on the Carini property and to the south there is a 15' sanitary sewer easement which increases in the backyard to 30'. He displayed a drawing of the proposed fence and read the rules for a fence in an easement. The storm sewer easement to the north is located underground and is not designed for overland flow between the new homes. The Village Engineer does not recommend approval of the fence in the storm sewer easement but recognizes that it is at the discretion of the Plan Commission and if you approve it, he recommends the contractor install the fence a minimum of 5' from the center of the storm sewer centerline. As for the 12" sanitary sewer easement on the south side of the property, the Plan Commission does not have the authority to approve a fence in that area, so the fence will have to be moved outside that easement entirely.

Director Retzlaff recommends approval with 6 conditions. Trustee Baum asked the resident if they were okay with the 6 conditions, and they stated they were. If there is congestion with water flow in an emergency, our staff can take down the fence, and you would have to reinstall it at your own expense.

Staff recommends approval of the zoning permit application to install a 4' aluminum fence within the storm sewer easement along the north property line located at W143 N9638 Amber Drive subject to the following conditions:

1. It shall be the responsibility of the homeowner to maintain a free flow of water within the storm sewer easement at all times.
2. A fence permit is required from the Building Inspection Department. Contact SafeBuilt for more information.
3. If the fence in the storm sewer easement needs to be removed due to the operation and/or maintenance of the storm sewer, the property owner shall be responsible for any and all costs associated with any damage, removal, re-installation or replacement of said fence that results from said operation and maintenance activities in the storm sewer easement.
4. The property owner shall enter into an encroachment agreement with the Village for purposes of attaching the requirements of Condition #4 above to ensure that the property owner and any successors in interest are aware of these requirements.
5. The property owner and/or fence installer shall be responsible for locating and visually marking the centerline of the 12" storm sewer located within the easement at least three (3) business days prior to installation and contacting the Village Engineer once marked. The fence shall be installed a minimum of 5 feet offset from the storm sewer centerline.
6. The property owner and/or fence installer shall be liable for any and all damage to the storm sewer and all site restoration within the storm sewer easement.

Motion: Approve as presented

Motioned By: David Baum

Seconded By: Bridget Henk

Discussion followed.

Yes: Dean Wolter, David Baum, Robert Williams, William Shadid, Bridget Henk

No: None

Abstain: None

Motion Passed (Yes 5, No 0, Abstained 0)

D. Neal Pisarski, Property Owner W156N10864 Deacons Court. Zoning Permit for Fence in a Village Storm Sewer Easement. (ACTION)

Associate Planner Yanke stated that Pisarski is proposing construction of a 6' cedar privacy fence in a storm sewer easement along the northern property line. The Village did not locate a storm sewer pipe within the easement on Pisarski's property but did locate a 12" storm sewer pipe 3-4' north of the property's northern lot line. He displayed a map showing where the fence has been proposed. There is a fence on the southern side of the property that was permitted last year and this additional fencing would enclose his backyard. There is no HOA for this area, so there is no approval process that needs to be followed. Trustee Baum asked about the fence to the north and whether it is being removed or if he is installing a fence next to a fence. Neal Pisarski stated that, yes there would be 2 fences next to each other with a 6' gap between. Mr. Pisarski spoke with his neighbor, and stated that they would share the maintenance of the area between the 2 fences. Staff recommends approval of the zoning permit application to install a 6' cedar privacy fence within the storm sewer easement along the northern lot line of the Pisarski property located at W156 N10864 Deacons Court, subject to the following conditions:

1. The fence shall be installed a minimum setback of 2' from the Pilgrim Road right-of-way/property line and the bottom of the boards a minimum of 2 inches above the finished grade.
2. It shall be the responsibility of the homeowner to maintain a free flow of water within the private easement at all times.
3. A fence permit is required from the Building Inspection Department. Owner is required to contact SafeBuilt for more information.
4. If the fence needs to be removed to make improvements and/or conduct maintenance within the easement, the property owner shall be responsible for all costs associated with removing the fence to the extent necessary within seven (7) days of being notified by the Village (or another mutually agreeable deadline). The property owner shall be responsible for any and all costs associated with any damage, removal, or re-installation of said fence.
5. The property owner shall enter into an encroachment agreement with the Village for purposes of attaching the requirements of Condition #4 above to ensure that the property owner and any successors in interest are aware of these requirements.
6. The property owner and/or fence installer shall be liable for any and all damage to the nearby 12" storm sewer and all site restoration within the easement.

Motion: Approve as presented

Motioned By: David Baum

Seconded By: William Shadid

Discussion Followed. Trustee Baum asked the resident if they were okay with the 6 conditions, and they stated they were. If there is congestion with water flow in an emergency, our staff can take down the fence, and you would have to reinstall it at your own expense.

Yes: Dean Wolter, David Baum, Robert Williams, William Shadid, Bridget Henk

No: None

Abstain: None

Motion Passed (Yes 5, No 0, Abstained 0)

E. Kwik Trip (KT Real Estate Holdings), Agent for Ben Venue Properties-Germantown LLC, Property Owner, W188 N11762 Maple Road (former PNC Bank). Site Plan Consultation for the Proposed Kwik Trip Convenience Store Re-location from W188 N10963 Maple Road (DISCUSSION)

Director Retzlaff stated that Kwik Trip is proposing construction of an approximate 9,176 sqft updated facility across the street from their current facility on Maple Road at the vacant PNC Bank 4.4 acre site with more parking and expansion of the # of pumps to 20 along with another couple of canopied bays for diesel fueling for trucks. He went over the rendering and the proposed site plan and stated that they want to demolish the existing office building, redevelop the site with new curb & gutter driveway and parking, onsite stormwater management, new landscape and lighting, a 2800 sqft carwash and an outdoor patio with picnic tables. The operation would continue to be 24/7 with 25–35 employees and 2-8 staff on site at any given time. The products sold will be the standard items in their current facility. The current property would be decommissioned, equipment would be removed, and then the property would be put up for sale. The area it is proposed is zoned B3 and would need to be rezoned to B5 for the # of fueling stations and carwash that is proposed. The critical element is that both sites are located in a wellhead protection zone for Wells 5 & 7, which was adopted in 2010. The current Kwik Trip is grandfathered in as it was there before the zone protection act was passed. Ordinance 17.40 allows pre-existing businesses to expand using technology to prevent wellhead contamination and, while this would not be an expansion of their existing site, it does generally meet the intent of that portion of that code. The Village Attorney recommends the ordinance be modified to include verbiage about expanding existing facilities within the wellhead protection area to provide a better level of protection which will need to be addressed separately from the Kwik Trip relocation. With that said, issues that we want to address include site development such as building location & orientation, site access, circulation & parking. We would require a traffic impact analysis, there is a non-conforming pylon sign currently on the corner and landscaping & lighting would also need to be addressed. He also pointed out that a rezoning, conditional use permit, site plan approval, sign permit, site grading and erosion control, and building permits for the site would all be required.

Discussion Followed. Kwik Trip Representative, Troy Mleziva stated that the current Kwik Trip was originally a Mobile Station. They have gotten comments from patrons regarding the need for a higher ceiling, more restrooms and more fueling stations at that location and this move addresses those. Committee Members were generally in favor of this expansion. If not at this location, then possibly kitty-corner. Commissioner Hadid stated that he thinks it's important to note that if we move the Kwik Trip to this new location, we will not allow a 2nd gas station to go into the old location when it gets sold. Commissioner Henk feels the parking is clustered on the south side of the building and would create the opportunity for conflicts. Storage tanks at the original location will be removed, and she would like to see testing done at that time to determine if there were any fuel leaks and cleaning up the site should be included with the removal. Troy stated that their normal procedure when reconditioning existing/old sites includes testing of the site that would follow DNR guidelines and that requirement would go through Kwik Trip and the prospective buyer, not the Village. Commissioner Williams confirmed that the right of access is not going to change from Maple and Mequon Road. Director Retzlaff had concerns about circulation: Semis in & Out, and the area for truck parking is a large swath which is now green space which will be eliminated. Troy stated that the truck parking is mostly for folks from the industrial park who stop in for lunch and need somewhere to park their truck. As far as flow, the diesel canopy is facing the northeast with diesel entry on the SW facade and with an exit out to the north to the existing driveway. Cars would enter predominantly from Maple Road and would then go to the south and west to the fueling stations and then could exit the same way, or they could also exit at Mequon Rd to the north. This site would have good connectivity in both directions, Maple and Mequon, and the DOT is now working on that intersection, which will make getting in and out of the sight easier. Director Retzlaff stated concern about the semi's exiting to the north because there is less than 200' for maneuverability and would like to see an expanded driveway for dedicated turning lanes. Troy stated that they are showing a 35' width now but would look at widening it. Troy stated that the majority of truck traffic would be box trucks & trailers and they would like to allow overnight parking if they could. Chairman Wolter asked about shower amenities and laundry etc. for overnight parking, and Troy stated that they do not plan to have those at this location. Trustee Baum reinstated that there are issues with semi-traffic moving through the diesel canopy and trying to park it in the potential lot facing northeast. And he discussed the Village's Germanic theme for Mequon Road. This particular graphic is a standard Kwik Trip, which isn't really suitable for our

Germanic vision. Director Retzlaff defined the wellhead protection area and stated that the flow of underground water is flowing west to east. President Wolter likes the idea of the investment in Germantown and the new location will be easier to access, but his concern comes with the wellheads for 5 & 7 and how big producers they are. Clean water is very important, and he wants to know how this will impact the water flow throughout Germantown. And he does not want to see overnight parking at this location. Director Retzlaff discussed additional monitoring of underground water in other facilities/communities. Troy stated that they have an environmental manager on their team and their systems are much more complex now than they used to be, including monitoring systems being much more robust and including water collection and sump pump systems to separate dirty parking lot drainage from clean water. Director Retzlaff stated that this would be a good opportunity to replace an existing antiquated system with a newer, modern facility which will have updated safety systems and underground monitoring. They are closer to the wells but further from the river. They looked at the original site to see if they could address some of the problems they now have. It's a 2.5 acre oblong site which isn't easy to work with and not the most efficient. Commissioner Williams wanted to know if there could be a rider on their insurance policy which would cover environmental clean up if that were to happen. Commissioner Henk asked if the existing site has any stormwater management and no, they do not. Adding stormwater management would be another barrier to collect the water before it enters the aquifer. An aquifer study could also be required to determine the drawdown and impact on the wells. Architecture changes they would like to see: no flat roof, tweak the design to get Germanic influence into it, dormers, possibly cross-beams or gable treatments, double hung four/six light windows with a higher level of detail, more details in the brick and in the canopies, an arch, a tower feature, a 2-story entry or an atriumish feature are all options, with roof shingles which go toward the Germanic theme as well. Director Retzlaff stated that the landscape will change dramatically with the greenspace being taken up by parking and right now you have roughly 15-20' of distance between the curb edge along the property line, which may not be enough room to put in any significant landscaping.

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

Melanie Smythe who lives on Cedar Lane wanted to mention the 5-year tree program, and it would be applicable to what was discussed tonight.

Jan Miller who lives on Windsong Circle stated concerns about the Kwik Trip proposal and stated that there is a reason there is a wellhead protection ordinance.

VI. ANNOUNCEMENTS:

President Wolter stated that the 4th of July festivities were very well received and there was a great turnout. He congratulated the park -n- rec department for putting on such a wonderful celebration. And thanked everyone for their hard work.

VII. ADJOURNMENT:

President Wolter adjourned the meeting at 8:18pm.

BUSINESS OF THE PLAN COMMISSION

MEETING DATE: August 12, 2024

PLACEMENT: Action Item

ITEM TITLE: Michael Anderson, Agent for GH Industries LLC and Klosett Investments and Mark Mason, Property Owners, N114 W18686 Clinton Drive. Proposed Amendment to the list of Prohibited Uses in Section 17.40.10(1)(j) of the Zoning Code (Wellhead Protection) to Allow a "Deicing Material Storage Facility" to Operate from Property in a Groundwater Protection Overlay District. (PUBLIC HEARING) - REQUEST TO TABLE HEARING - (APPLICATION HAS BEEN WITHDRAWN).

SUBMITTED BY:

SUMMARY EXPLANATION:

ATTACHMENT:

STAFF RECOMMENDATION:

ACTION BY Committee:

ZONNG CODE TEXT AMENDMENTS

8/12/24 Plan Commission Meeting

Germantown Community Development Department

Village Staff Report & Recommendation

Germantown, Wisconsin

Summary

The Community Development Department (Planning & Zoning Services) is proposing a series of text amendments to Section 17.40 (Wellhead Protection) in the Zoning Code.

Staff is proposing amendments to various subsections under 17.40 (Wellhead Protection) in the Village Zoning Code as detailed in the attached draft ordinance and summarized below:

Amendment #1 (see Section 1)

The proposed amendment to Section 17.40.04 is intended to clarify the responsibilities of the Groundwater Technical Review Committee. Specifically, language is added to indicate that the Committee's responsibilities include interpreting the provisions of 17.40 with respect to administration and enforcement and advising the Board of Zoning Appeals and Zoning Administrator.

Amendment #2 (see Section 2)

This amendment is intended to address the inequity that exists between how new businesses or land uses that want to locate within a wellhead protection district are treated differently than pre-existing businesses or land uses already operating from property within that protection district. Specifically, how certain "new" businesses are either prohibited or required to obtain a conditional use permit while pre-existing businesses that are the same or similar are allowed to rebuild and expand.

This inequity was brought to light while reviewing the recent Kwik Trip proposal to move the existing Maple Road convenience store and gasoline filling station to a new parcel across just down the road. Current restrictions in Section 17.40 WOULD NOT allow Kwik Trip to relocate the existing gasoline filling station to the new site that is located within the same Groundwater Protection District for Well #5 & #7 (see Figure 1 attached) despite the fact that the new filling station would be developed and operate using state-of-the-art groundwater protection equipment and spill containment methods but WOULD allow the existing 30+ year-old filling station where Kwik Trip is now located to be rebuilt or expanded.

Staff's opinion is that groundwater the Village's groundwater resources would be better protected by allowing the relocation and re-construction of a restricted business or use within a Groundwater Protection District with state-of-the-art equipment and containment facilities vs. prohibiting such business from doing so and, as a result, perpetuating the continued use of older equipment, outdated facilities, and less-effective groundwater protection methods.

While the Kwik Trip situation may seem unique to Germantown, the facts are that the entire Germantown Industrial Park is located within the Well #5 & #7 Groundwater Protection District (see Figure 1), and, that several successful businesses in the Industrial Park have moved from one property to another within the Industrial Park to accommodate their growth. The proposed text amendments may allow other businesses to move and grow within the Industrial Park vs. forcing them to move elsewhere and possibly outside the Village of Germantown.

The proposed text amendment includes language that would allow a pre-existing business or land use that otherwise would be prohibited (or require a CUP), to not only expand but to also relocate to another site provided certain criteria can be met, including, but not necessarily limited to the following provisions that would be required to be included as conditions of approval for any business or use relocating:

1. to the extent feasible, all site, building and other improvements shall be constructed using current best management practices, designs and state-of-the-art technologies that diminish the potential for groundwater contamination; and
2. to the extent feasible, equipment and machinery and the installation thereof shall be state-of-the-art to diminish the potential for groundwater contamination; and
3. The pre-existing use or facility is relocated within the same Groundwater Protection Overlay District; and
4. The new location meets all applicable separation distance requirements set forth under subsection 17.40.09; and
5. The use or facility can obtain all applicable Federal, State and Local approvals and permits; and
6. The owner of the property or current site from which the pre-existing use or facility is relocating from records a deed restriction against the property that prohibits future uses and/or facilities that require a conditional use permit under subsection 17.40.11 or are listed as a prohibited use in subsection 17.40.11; and
7. The owner of the property or operator of the pre-existing use or facility being relocated causes the property and all structures, equipment, and systems located thereon to be altered and/or restored to a physical condition that can be reasonably expect to not cause groundwater contamination, including but not limited to the removal of storage tanks, pipes, and systems that previously contained or utilized hazardous, flammable, or other liquids or materials that had the potential to contaminate the Village's groundwater resources. Where/when applicable, said alteration and restoration shall meet all Federal, State, and Local agency requirements (e.g. Wisconsin's Cleanup Rules and Laws)

In addition to these conditions of approval, the application for a relocating a business or use will need to include the following items required under 17.40.11(3) through (5):

-
- (3) All requests for a conditional use permit shall be submitted in writing to the Germantown Village Planning and Zoning Department, and shall include all the following:
- (a) A site plan map with all building and structure footprints, driveways, sidewalks, parking lots, stormwater management structures, groundwater monitoring wells, and 2-foot ground elevation contours.
 - (b) A business plan and/or other documentation which describes in detail the use, activities, and structures proposed.
 - (c) An environmental assessment report prepared by a licensed environmental engineer which details the risk to, and potential impact of, the proposed use, activities, and structures on groundwater quality. In the event of a substitution or relocation of a pre-existing use under this section, the report shall address the ways that the substituted or relocated use will reduce the risk to groundwater compared to the pre-existing use.
 - (d) An operational safety plan, which details the operational procedures for material processes and containment, best management practices, stormwater runoff management, and groundwater monitoring.
 - (e) A contingency plan which addresses in detail the actions that will be taken should a contamination event caused by the proposed use, activities, or structures occur.
- (4) All applicants submitting a request for a conditional use permit shall reimburse the Village for all consultant fees and expenses and technical review committee expenses associated with this review, plus administrative costs and processing fees.
- (5) All conditional use permits granted shall be subject to conditions that will include environmental, and safety monitoring determined necessary to afford adequate protection of the public water supply. These conditions shall include all the following:
- (a) Provide current copies of all federal, state and local facility operation approval or certificates and on-going environmental monitoring results to the Village.
 - (b) Establish environmental or safety structures/monitoring to include an operational safety plan, material processes and containment, operations monitoring, best management practices, stormwater runoff management, and groundwater monitoring.
 - (c) Replace equipment or expand in a manner that improves the environmental and safety technologies in existence.
 - (d) Prepare, file and maintain a current contingency plan which details the response to any emergency which occurs at the facility, including notifying municipal, county and state officials. Provide a current copy to the Village.

Amendment #3 (see Section 3)

This amendment adds an additional conditional use permit application requirement for a business or land use that is trying to relocate within a Groundwater Protection Overlay District or replace a pre-existing use by way of substituting a use with less potential for groundwater contamination. This amendment requires that the required environmental assessment report include an assessment or documentation of the ways in which the new substituted or relocated business or use would reduce the risk for groundwater contamination vs. the pre-existing business or use.

Amendment #4 (see Section 4)

This section simply adopts the latest Groundwater Protection Overlay District boundary map for Well #12 located on Rockfield Road @ Gateway Crossing in the Germantown Gateway Corporate Park (see Figure 2 attached; Figure #1 is also attached for reference).

A recommendation from the Plan Commission is necessary to move the proposed code amendments to the Village Board for consideration and action. The Staff recommendation is to **APPROVE** the proposed text amendments to Section 17.40 as presented in the draft ordinance (copy attached) and summarized herein.

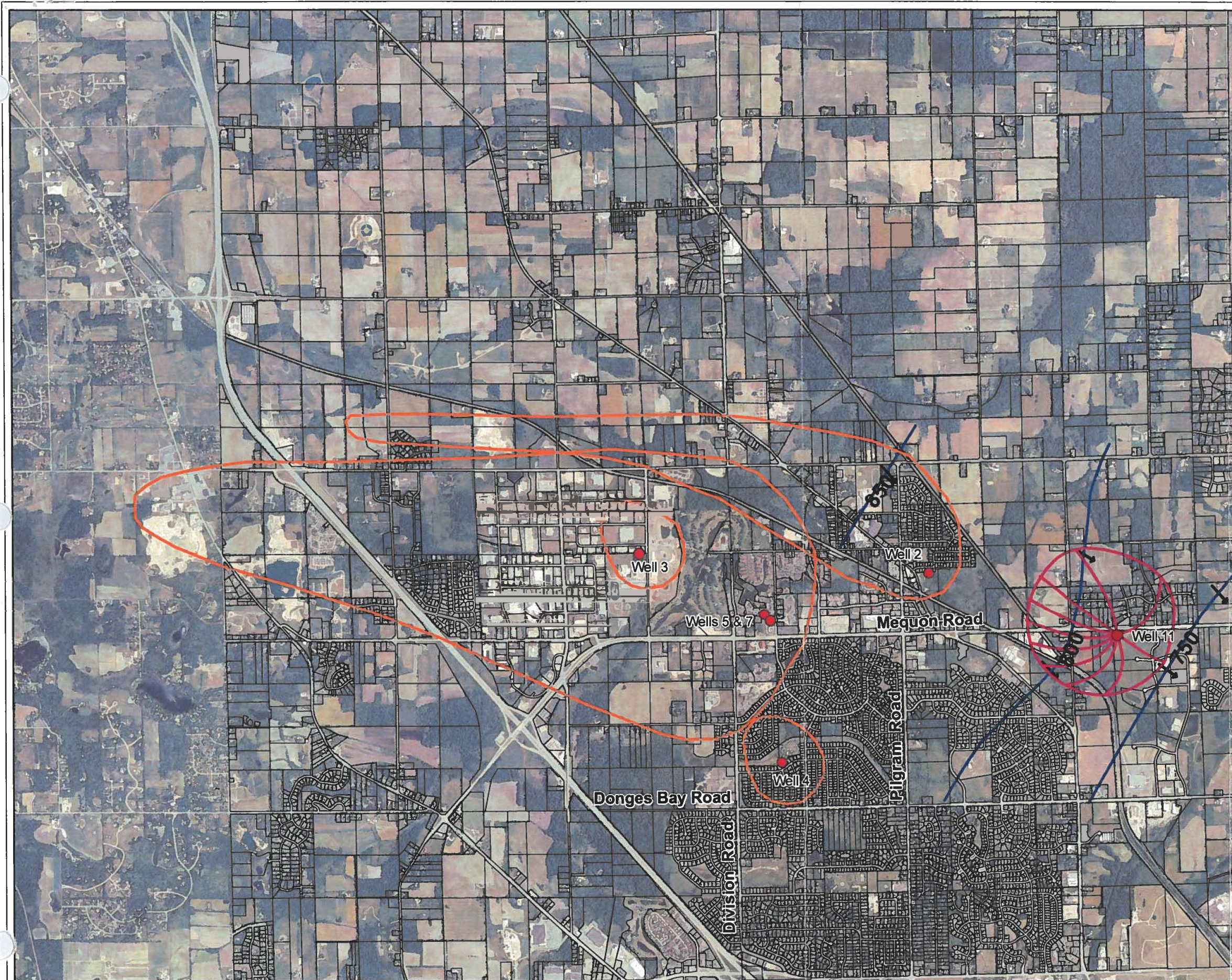


Figure 1

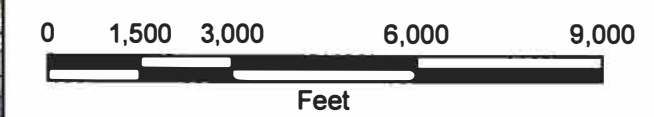
**Wellhead Protection Areas for
Germantown Well No. 11***

**Village of Germantown
Washington County, Wisconsin**

*WHPA for Well 11 delineated by
Ruekert-Mielke, 2010 in Amendment
No. 1 to Wellhead Protection Plan for
Municipal Well Nos. 2, 3, 3, 5, & 7
delineated by Graef, 2008

Legend

- Village Well Sites
- Direction of Groundwater Flow
- 800 Potentiometric Surface Elevation of Sandstone Aquifer (Static Condition)
- Wellhead Protection Area Well 11 (Based on 5-Year TOT)
- Graef Wellhead Protection Areas Wells 2-5 & 7 (Based on 5-Year TOT)



**AN ORDINANCE AMENDING SECTION 17.40 (WELLHEAD PROTECTION) OF
THE ZONING CODE IN THE VILLAGE OF GERMANTOWN MUNICIPAL CODE**

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

SECTION 1. That Section 17.40.04 is revised as follows where words that are ~~stricken~~ are deleted
and words that are underlined are to be added:

17.40.04 GROUNDWATER TECHNICAL REVIEW COMMITTEE.

- (1) The Germantown Groundwater Technical Review Committee shall consist of all the following:
 - (a) The Village Planner/Zoning Administrator
 - (b) The Village Public Works Director
 - (c) The Village Engineer
 - (d) The Fire Chief
 - (e) The Superintendent of the Water Utility
- (2) The purpose for and responsibilities of the Germantown Groundwater Technical Review Committee are is to:
 - (a) provide objective and scientific technical review of requests for conditional use permits and make recommendations to the Plan Commission and ultimately to the Village Board to grant or deny conditional use permits based upon the facts discovered in that review;
 - (b) to make recommendations on any and all conditions placed on a conditional use permit;
 - (c) to interpret the provisions of Section 17.40 (Wellhead Protection) and to provide guidance to the Village Planner/Zoning Administrator regarding potential amendments to and the administration and enforcement of the provisions under Section 17.40; and
 - (d) to give advice on matters concerning the protection of Germantown's groundwater resources.
- (3) Professional Services. The Village may retain the services of professional consultants (including engineer, environmental specialist, hydrologist, and other experts) to assist the Village in the Village's review of a proposal or submittal coming before the Germantown Water Technical Review Committee. The submittal of a proposal by a petitioner shall be construed as an agreement to pay for such professional review services applicable to the proposal. The Village may apply the charges for these services to the petitioner along with an administrative fee. Review fees which are applied to the petitioner, but which are not paid, may be assigned by the Village as a special assessment to the subject property.

**AN ORDINANCE AMENDING SECTION 17.40 (WELLHEAD PROTECTION) OF
THE ZONING CODE IN THE VILLAGE OF GERMANTOWN MUNICIPAL CODE**

SECTION 2. That Section 17.40.12 is revised as follows where words that are ~~stricken~~ are deleted and words that are underlined are to be added:

17.40.12 PROVISIONS AND REQUIREMENTS FOR PRE-EXISTING USES OR FACILITIES
REQUIRING A CONDITIONAL USE PERMIT OR LISTED AS A PROHIBITED USE.

Pre-existing uses or facilities within a the Groundwater Protection Overlay District at the time of enactment of such district which require a conditional use permit under subsection 17.40.11 or are listed as a prohibited use in subsection 17.40.11 or under subsection 17.40.10 all of which are incorporated herein as if fully set forth shall meet the following as may be applicable.

- (1) Current Federal, State, and Local Approvals and Permits. The owners or operators of uses or facilities as above which existed within a Groundwater Protection Overlay District the district at the time said District was of enacted ment shall, within 45 days of enactment, provide copies of all current, and within 30 days of receipt, revised or new Federal, State and local facility operation approvals, permits or certificates; operational safety plan and on-going environmental monitoring results to the Village.
- (2) Contingency Plans. The owners or operators of such uses or facilities as above which existed within the district at the time of enactment of a district shall have the responsibility of devising, filing and maintaining, with the Village, a current contingency plan which details how they intend to respond to any emergency which may cause or threaten to cause environmental pollution that occurs at their facility, including notifying municipal, county and state officials.
- (3) Repair, Rebuild, Expand, Relocation, and Substitution of Pre-Existing Uses or Facilities. In the event any of the following circumstance arise, of casualty loss causing damage or destruction to building improvements exceeding 50% of the assessed valuation thereof, or the desire to expand or enlarge building improvements, the cost of which will reasonably be anticipated to exceed 50% of the assessed valuation thereof, the owners or operators of such pre-existing uses and facilities shall be granted a conditional use permit, in accordance with this Code and subsection 17.40.11(3) through (6) above, to repair, rebuild, ~~or expand~~ , relocate, or allow the substitution of such pre-existing uses or facilities, provided that the conditions imposed shall include the requirements generally require that listed under subsection 17.40.12(4) below:
 - (a) A casualty loss causing damage or destruction to the site, building or other improvements exceeding 50% of the existing assessed valuation thereof; or
 - (b) the owner or operator desires to repair, rebuild, or expand the site, building or make other improvements where the cost of which will reasonably be anticipated to exceed 50% of the existing assessed valuation thereof; or
 - (c) the owner or operator desires to relocate the pre-existing use or facility within a Groundwater Protection Overlay District; or
 - (d) the owner or operator desires to substitute or replace a pre-existing use or facility that requires a conditional use permit or is listed as a prohibited use with a different use or facility that requires a conditional use permit or is listed as a prohibited use.

**AN ORDINANCE AMENDING SECTION 17.40 (WELLHEAD PROTECTION) OF
THE ZONING CODE IN THE VILLAGE OF GERMANTOWN MUNICIPAL CODE**

- (4) Conditional Use Permit Requirements. At a minimum, conditional use permits granted by the Village pursuant to subsection 17.40.12(3) above shall include conditions that require the following:
- (a) to the extent feasible, based upon scientific, engineering and economic factors, ~~the~~ all site, building and other improvements shall be repaired, restored or rebuilt, expanded, relocated, or substituted using employing best management practices, designs and technologies which are state of the art, such that they diminish the potential for wellhead contamination; and
 - (b) to the extent feasible, based upon scientific, engineering, and economic factors, the replacement, substitution, or augmentation of equipment and machinery and the installation thereof shall utilize state of the art equipment and machinery which diminishes potential for wellhead contamination; and ~~This section does not apply to normal maintenance or minor repairs.~~
 - (c) The relocation of pre-existing uses or facilities is allowed provided all the following are met:
 - (i) The pre-existing use or facility is relocated within the same Groundwater Protection Overlay District;
 - (ii) The new location meets all applicable separation distance requirements set forth under subsection 17.40.09;
 - (iii) The use or facility can obtain all applicable Federal, State and Local approvals and permits;
 - (iv) The owner of the property or current site from which the pre-existing use or facility is relocating from records a deed restriction against the property that prohibits future uses and/or facilities that require a conditional use permit under subsection 17.40.11 or are listed as a prohibited use in subsection 17.40.11; and
 - (v) The owner of the property or operator of the pre-existing use or facility being relocated causes the property and all structures, equipment, and systems located thereon to be altered and/or restored to a physical condition that can be reasonably expect to not cause groundwater contamination, including but not limited to the removal of storage tanks, pipes, and systems that previously contained or utilized hazardous, flammable, or other liquids or materials that had the potential to contaminate the Village's groundwater resources. Such alteration and restoration shall meet all applicable Federal, State, and Local agency requirements (e.g. Wisconsin's Cleanup Rules and Laws)

**AN ORDINANCE AMENDING SECTION 17.40 (WELLHEAD PROTECTION) OF
THE ZONING CODE IN THE VILLAGE OF GERMANTOWN MUNICIPAL CODE**

SECTION 3. That Section 17.40.11(3)(c) is revised as follows where words that are ~~stricken~~ are deleted and words that are underlined are to be added:

- (c) An environmental assessment report prepared by a licensed environmental engineer which details the risk to, and potential impact of, the proposed use, activities, and structures on groundwater quality. In the event of a substitution or relocation of a pre-existing use under this section, the report shall address the ways that the substituted or relocated use will reduce the risk to groundwater compared to the pre-existing use.

SECTION 4. Figure 2 titled “Groundwater Flow and Recharge Area” attached hereto as Exhibit 1 is hereby adopted as the Groundwater Protection Overlay District (i.e. depicted as the “recharge area” shown in Figure 2) and made part of the collection of Village of Germantown Wellhead Protection Maps incorporated by reference into Section 17.40.07.

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

Introduced by Trustee: _____
Adopted: _____, 2024

Vote: Ayes: _____
Nays: _____

Dean Wolter, Village President

ATTEST:

Donna Ott, Village Clerk

APPROVED AS TO FORM:

Brian Sajdak, Attorney

Published:

SITE PLAN REVIEW

08/12/24 Plan Commission Meeting

JSD Services / Ellsworth Corporation

Village Staff Report

Germantown, Wisconsin

Summary

JSD Professional Services, agent for Heather Lake LLC, property owner, and Ellsworth Corporation, is seeking approval of a site development plan for a parking lot expansion including fifty-two (52) additional parking spaces to the east of the existing parking lot and manufacturing/warehouse facility. The site is located at N109 W13300 Ellsworth Drive in the Germantown Business Park.

Location: N109 W13300 Ellsworth Drive

Applicant/

Owner: JSD Professional Services
W238 N1610 Busse Rd, Suite 100
Waukesha, WI 53188

Heather Lake LLC
W129 N10825 Washington Drive
Germantown, WI 53022

Current Zoning: M-1: Limited Industrial

Adjacent Land Uses		Zoning
North	Industrial	M-1
South	Industrial	M-1
East	Industrial	M-1
West	Agricultural	A-2



Background/Proposal

JSD Professional Services, agent for Heather Lake LLC, property owner, and Ellsworth Corporation, is seeking approval of a site development plan for a parking lot expansion including fifty-two (52) additional parking spaces to the east of the existing parking lot and manufacturing/warehouse facility. The site is located at N109 W13300 Ellsworth Drive in the Germantown Business Park.

Ellsworth Corporation specializes in the distribution of specialty chemicals and equipment. Ellsworth distributes a wide range of adhesives, sealants, lubricants, coatings, tapes, soldering products, surface preparations, specialty chemicals, maintenance and repair products, and dispensing equipment. While their corporate headquarters is located on the adjacent property to the east in the Business Park, the subject property contains two existing Ellsworth companies: (1) KitPackers, which specializes in the packaging of adhesives, epoxies, sealants, and other specialty chemicals; and (2) ResinLab, a leading resin manufacturer specializing in standard and custom resin formulating and blending.

The Ellsworth/KitPackers/ResinLab site is 20.85 acres and is a platted lot. The Village granted approval for site development and building plans for the property in 2012, which was proposed in two (2) phases. The approval in 2012 authorized Phase I development only, with future building expansion or site improvements (whether in Phase I or II) requiring Plan Commission review/approval.

Staff Comments

The proposed parking lot expansion meets code requirements. As part of the Phase I site development approved in 2012, a total of 235 parking stalls were proposed (vs. 212 required) with 96 stalls being constructed initially and future parking lot areas planned as the business expands and/or increases its number employees. At this time there is no building expansion, but the number of employees and visitors has increased over the years, so Ellsworth has decided to construct the additional fifty-two (52) parking spaces in accordance with the development plan approved in 2012. Note that two (2) new ADA spaces have been incorporated into the plan to meet ADA standards.

Lot coverage will comply with zoning standards. The property is zoned M-1 Limited Industrial having a maximum lot coverage standard of 80%. The site will have a lot coverage of 22.3% after the parking lot expansion (if approved).

No change to access is proposed. The two (2) access driveways will remain the same, with one driveway accessing Eisenhower Drive and the other Ellsworth Drive.

Additional landscaping and lighting have been proposed. Both are shown to be consistent with the site's current landscaping and lighting and will meet Village code.

Public Works/Village Engineer/Utilities

The Village Engineer has identified minor technical requirements and corrections that will need to be resolved in revised plans and/or supplemental documents prior to commencing construction activities in the June 17, 2024 review memo (attached).

VILLAGE STAFF RECOMMENDATION

APPROVE the site development plan for a parking lot expansion including fifty-two (52) additional parking spaces to the east of the existing parking lot and manufacturing/warehouse facility located at N109 W13300 Ellsworth Drive in the Germantown Business Park, subject to the following conditions:

1. Approval is for the site development plan dated June 10, 2024 (unless either is otherwise revised by a subsequent plan set approved by the Village Planner pursuant to revisions required herein or by the Plan Commission).
2. Prior to commencing construction, all issues, both minor technical/plan corrections and other storm water management requirements (including erosion control permitting) identified in the June 10, 2024 review memo from the Village Engineer shall be resolved and reflected in additional information and/or revised plans submitted to staff for further review, comment, and approval.
3. The landscaping plan, meeting the requirements of Chapter 17.43(5) Site Plan Approval Requirements, shall be subject to final acceptance by the Village Forester and Community Development staff prior to commencement of construction.
4. All future phasing/development improvements on the property, such as building expansion or parking lot expansion, shall be subject to Plan Commission review and approval.



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

PAID _____ DATE _____

SITE PLAN REVIEW APPLICATION

Pursuant to Section 17.43 of the Municipal Code

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

1 APPLICANT OR AGENT <u>KEVIN BYRNE - PROJECT MANAGER</u> <u>JSD PROFESSIONAL SERVICES, INC.</u> <u>W238 N1610 BUSSE RD STE 100</u> <u>WAUKESHA, WI 53188</u> Phone (262) <u>933 4233</u> E-Mail <u>Kevin.byrne@jsdinc.com</u>	PROPERTY OWNER <u>HEATHER LAKE LLC - PATSY ELLSWORTH</u> <u>ATTN: KURT DITTMAN,</u> <u>VP OF FINANCE, TREASURY, AND TAX</u> <u>W129 N10825 WASHINGTON DRIVE</u> <u>GERMANTOWN WI 53022</u> Phone (262) <u>293 7749</u> E-Mail <u>Kdittman@ellsworth.com</u>
---	---

2 PROPERTY ADDRESS

N109 W13300 ELLSWORTH DRIVE
GERMANTOWN, WI 53022

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

North <u>RAF RAD LLC</u> <u>M-1 LIMITED INDUSTRIAL</u>	South <u>BRADLEY CORP.</u> <u>M-1 LIMITED INDUSTRIAL</u>	East <u>PETERSON</u> <u>GLOBAL LLC</u>	West <u>JAMES</u> <u>SCHULTEIS</u> <u>A-2 AGRICULTURE</u>
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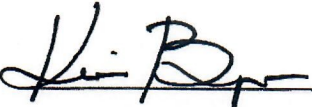
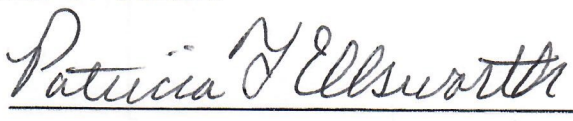
4 READ AND INITIAL THE FOLLOWING:

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

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

KB 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	<u>6/10/2024</u> Date	 Owner	<u>7/30/24</u> Date
--	--------------------------	---	------------------------

ELLSWORTH CORPORATION
PARKING LOT EXPANSION
VILLAGE OF GERMANTOWN, WISCONSIN
SE 1/4 OF NW 1/4, SECTION 25, TOWNSHIP 9 NORTH, RANGE 20 EAST

DRAWING INDEX

C0.0	TITLE SHEET
C1.0	EXISTING CONDITIONS MAP
C2.0	DEMOLITION PLAN
C3.0	SITE PLAN
C4.0	GRADING AND EROSION CONTROL PLAN
C5.0	DETAILS
L1.0	EXISTING LANDSCAPE PLAN OVERLAY
L2.0	PROPOSED LANDSCAPE PLAN
L2.0	PROPOSED LANDSCAPE DETAILS
L4.0	EXISTING LANDSCAPE PLAN
L5.0	EXISTING IRRIGATION PLAN
P1.0	PHOTOMETRIC PLAN



PROJECT AREA
NOT TO SCALE



PROJECT INFORMATION

OWNER ELLSWORTH CORPORATION CONTACT: RENEE REDDEN-NACHTIGALL W129 N10825 WASHINGTON DRIVE GERMANTOWN, WI 53022 P: 262.509.8811 RNACHTIGALL@ELLSWORTH.COM	LANDSCAPE ARCHITECT JSD PROFESSIONAL SERVICES, INC. CONTACT: KEVIN C. BYRNE W238 N1610 BUSSE ROAD, SUITE 100 WAUKESHA, WI 53188 P: 262.513.0666 KEVIN.BYRNE@JSDINC.COM
CIVIL CONSULTANT JSD PROFESSIONAL SERVICES, INC. PROJECT MANAGER: KEVIN C. BYRNE ENGINEER OF RECORD: ANDREW P. MERTZ, P.E. W238 N1610 BUSSE ROAD, SUITE 100 WAUKESHA, WI 53188 P: 262.513.0666 KEVIN.BYRNE@JSDINC.COM	PHOTOMETRIC CONSULTANT KEYSTONE TECHNOLOGIES 2750 MORRIS ROAD LANDSDALE, PA 19446 P: 800.464.2680 LIGHTINGLAYOUTS@KEYSTONETECH.COM

BENCHMARKS	
DESCRIPTION	ELEVATION
BENCHMARK #1: CONTROL POINT '50'. NAIL IN BACK OF CURB ON EAST SIDE OF PROJECT BOUNDARY. SHOWN ON MAP	852.83
BENCHMARK #2: CONTROL POINT '51'. NAIL IN BACK OF CURB ON SOUTH SIDE OF PROJECT BOUNDARY. SHOWN ON MAP.	845.79



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MILWAUKEE REGIONAL OFFICE
W238 N1610 BUSSE ROAD, SUITE 100
WAUKESHA, WISCONSIN 53188
P. 262.513.0666

CLIENT:
ELLSWORTH CORPORATION

CLIENT ADDRESS:
W129 N10825 WASHINGTON DRIVE
GERMANTOWN, WI 53022

PROJECT:
**ELLSWORTH CORPORATION
PARKING LOT EXPANSION**

PROJECT LOCATION:
N109 W13300 ELLSWORTH DRIVE
GERMANTOWN, WI 53022
WASHINGTON COUNTY

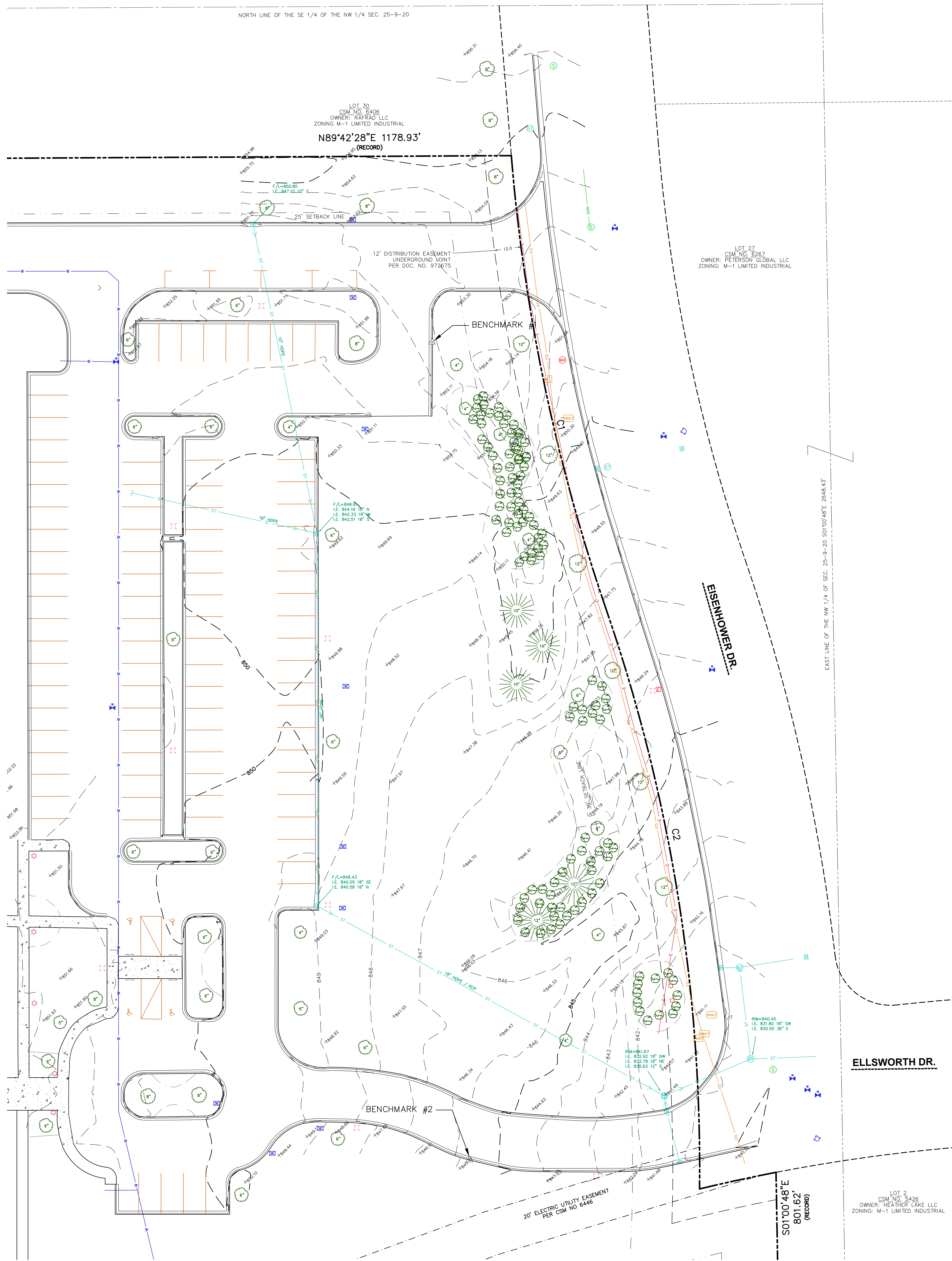
PLAN MODIFICATIONS:		
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Designed By: APM 2024-06-10
Reviewed By: KCB 2024-06-10
Approved By: JJJ 2024-06-10

SHEET TITLE:
TITLE SHEET

SHEET NUMBER:
C0.0

JSD PROJECT NO: 24-14293



<u>BENCHMARKS</u>	
DESCRIPTION	ELEVATION
BENCHMARK #1: CONTROL POINT '50'. NAIL IN BACK OF CURB ON EAST SIDE OF PROJECT BOUNDARY. SHOWN ON MAP	852.83
BENCHMARK #2: CONTROL POINT '51'. NAIL IN BACK OF CURB ON SOUTH SIDE OF PROJECT BOUNDARY. SHOWN ON MAP.	845.79



EXISTING CONDITIONS SURVEY

LOT 38 OF CERTIFIED SURVEY MAP NO. 6446, BEING PART
OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF
SECTION 25, TOWNSHIP 9 NORTH, RANGE 20 EAST, IN THE
CITY OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN.

NOTES

1. FIELD WORK WAS COMPLETED BY JSD PROFESSIONAL SERVICES, INC. ON JUNE 7, 2024.
2. ELEVATIONS ARE BASED ON THE WASHINGTON COUNTY COORDINATE SYSTEM.
3. CONTOUR INTERVAL IS ONE FOOT.
4. SUBSURFACE UTILITIES AND FEATURES SHOWN ON THIS MAP HAVE BEEN APPROXIMATED BY LOCATING SURTICAL FEATURES AND APPURTENANCES, LOCATING DIGGERS HOTLINE FIELD MARKINGS AND BY REFERRING TO UTILITY RECORDS AND MAPS. DIGGER'S HOTLINE TICKET NO'S. 20242304928 & 20242305134, WITH A CLEAR DATE OF JUNE 6, 2024.
5. UTILITY COMPANIES CONTACTED THRU DIGGERS HOTLINE:
FHR PIPELINE
TIME WARNER CABLE
VERIZON
WE ENERGIES-WE GAS & ELECTRIC
6. BEFORE EXCAVATION, APPROPRIATE UTILITY COMPANIES SHOULD BE CONTACTED FOR EXACT LOCATION OF UNDERGROUND UTILITIES, CONTACT DIGGERS HOTLINE, AT 1-800-242-8511
7. A TITLE POLICY WAS NOT PROVIDED.
8. THE ACCURACY OF THE BENCHMARKS SHOWN ON THIS MAP SHALL BE VERIFIED BEFORE ANY UTILIZATION BY JSD PROFESSIONAL SERVICES, INC. DOES NOT WARRANT THE ACCURACY OF THESE BENCHMARKS.
9. BOUNDARY BASED ON RECORDED DOCUMENTS. BOUNDARY WAS NOT FIELD VERIFIED BY JSD PROFESSIONAL SERVICES, INC.

LEGEND

- | | |
|--|-------------------------------|
| | CONTROL POINT |
| | BENCHMARK |
| | SIGN |
| | SANITARY MANHOLE |
| | CLEAN OUT |
| | VENT PIPE |
| | WATERMAIN OR GASMAIN VALVE |
| | HYDRANT |
| | WATER VALVE |
| | CURB STOP/SERVICE VALVE |
| | SPRINKLER VALVE BOX |
| | SPRINKLER HEAD |
| | STORM MANHOLE |
| | ROUND CASSED INLET |
| | SQUARE CASSED INLET |
| | CURB INLET |
| | ENDWALL/END OF PIPE |
| | DOWNSPOUT |
| | GAS REGULATOR/UNVERIFIED TYPE |
| | MANHOLE - MANHOLE |
| | ELECTRIC PEDESTAL |
| | ELECTRIC TRANSFORMER |
| | LIGHT POLE |
| | VAULT |
| | TELEPHONE PEDESTAL |
| | CABLE PEDESTAL |
| | DECIDUOUS TREE |
| | CONIFEROUS TREE |
| | HANDICAP PARKING |
| | PLAT BOUNDARY |
| | CHORD LINE |
| | CENTERLINE |
| | RIGHT-OF-WAY LINE |
| | SETBACK LINE |
| | PARCEL BOUNDARY |
| | PLATTED LOT LINE |
| | EASEMENT LINE |
| | LANDSCAPING LIMITS |
| | EDGE OF PAVEMENT |
| | CONCRETE CURB & GUTTER |
| | SANITARY SEWER |
| | WATER LINE |
| | STORM SEWER |
| | UNDERGROUND ELECTRIC |
| | FIBER OPTIC |
| | INDEX CONTOUR |
| | INTERMEDIATE CONTOUR |
| | SPOT ELEVATION |
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- | | |
|--|---------------------|
| | BITUMINOUS PAVEMENT |
| | RETAINING WALL |
| | CONCRETE PAVEMENT |
| | GRAVEL |
| | EDGE OF BITUMINOUS |
| | PAVEMENT STRIPING |



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MILWAUKEE REGIONAL OFFICE
W238 N1610 BUSSE ROAD, SUITE 100
WAUKESHA, WISCONSIN 53188
P. 262.513.0666

CLIENT:

**ELLSWORTH
CORPORATION**

CLIENT ADDRESS:

W129 N10825 WASHINGTON DRIVE
GERMANTOWN, WI 53022

PROJECT:

**ELLSWORTH
CORPORATION
PARKING LOT EXPANSION**

PROJECT LOCATION

N109 W13300 ELLSWORTH DRIVE
GERMANTOWN, WI 53022
WASHINGTON COUNTY

PLAN MODIFICATIONS:		
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Designed By:	APM 2024-06-10
Reviewed By:	KCB 2024-06-10
Approved By:	JLJ 2024-06-10

SHEET TITLE:
**EXISTING CONDITIONS
MAP**

SHEET NUMBER:

C1.0

JSD PROJECT NO.

24-14292

File: R:\2024\2414252\DWG\Civil\Sheets\2414252 C3.0 Site Plan.dwg Layout: C3.0 Site Plan.dwg Plotted: Jun 10, 2024 - 3:09pm User: andrewmccr...
These plans and designs are copyright protected and may not be used in whole or in part without the written consent of JSD Professional Services, Inc.



SITE INFORMATION TABLE	
SITE ADDRESS	N109 W13300 ELLSWORTH DRIVE
PROPERTY AREA	(808,157 SF) 20.8484 ACRES
PROJECT LIMIT AREA	(31,255 SF) 0.7175 ACRES
PROPERTY ZONING	M-1 LIMITED INDUSTRIAL
NUMBER OF EMPLOYEES	125
NUMBER OF PARKING STALLS	
EXISTING STANDARD	96
EXISTING ACCESSIBLE	4
EXISTING STALL TOTAL	100
PROPOSED STANDARD	50
PROPOSED ACCESSIBLE	2
PROPOSED STALL TOTAL	52
OVERALL STALL TOTAL	152
EXISTING VS. PROPOSED SITE COVERAGE (PROPERTY AREA)	
EXISTING IMPERVIOUS SURFACE AREA	185,687 SF (20.4%)
EXISTING PERVIOUS SURFACE AREA	722,470 SF (79.6%)
PROPOSED IMPERVIOUS SURFACE AREA	202,850 SF (22.3%)
PROPOSED PERVIOUS SURFACE AREA	705,307 SF (77.7%)

LEGEND

---	PROPERTY LINE
- - - - -	RIGHT-OF-WAY
- . - . -	EASEMENT LINE
=====	EDGE OF PAVEMENT
=====	18" CURB AND GUTTER (COLLECT)
=====	18" CURB AND GUTTER (REJECT)
X	FENCE
○ ○ ○ ○	LIGHT POLE (REFER TO PHOTOMETRIC PLAN)
▲	ADA PARKING SIGN
X X	SAWOUT EXISTING PAVEMENT
①	PARKING STALL COUNT

PAVING NOTES

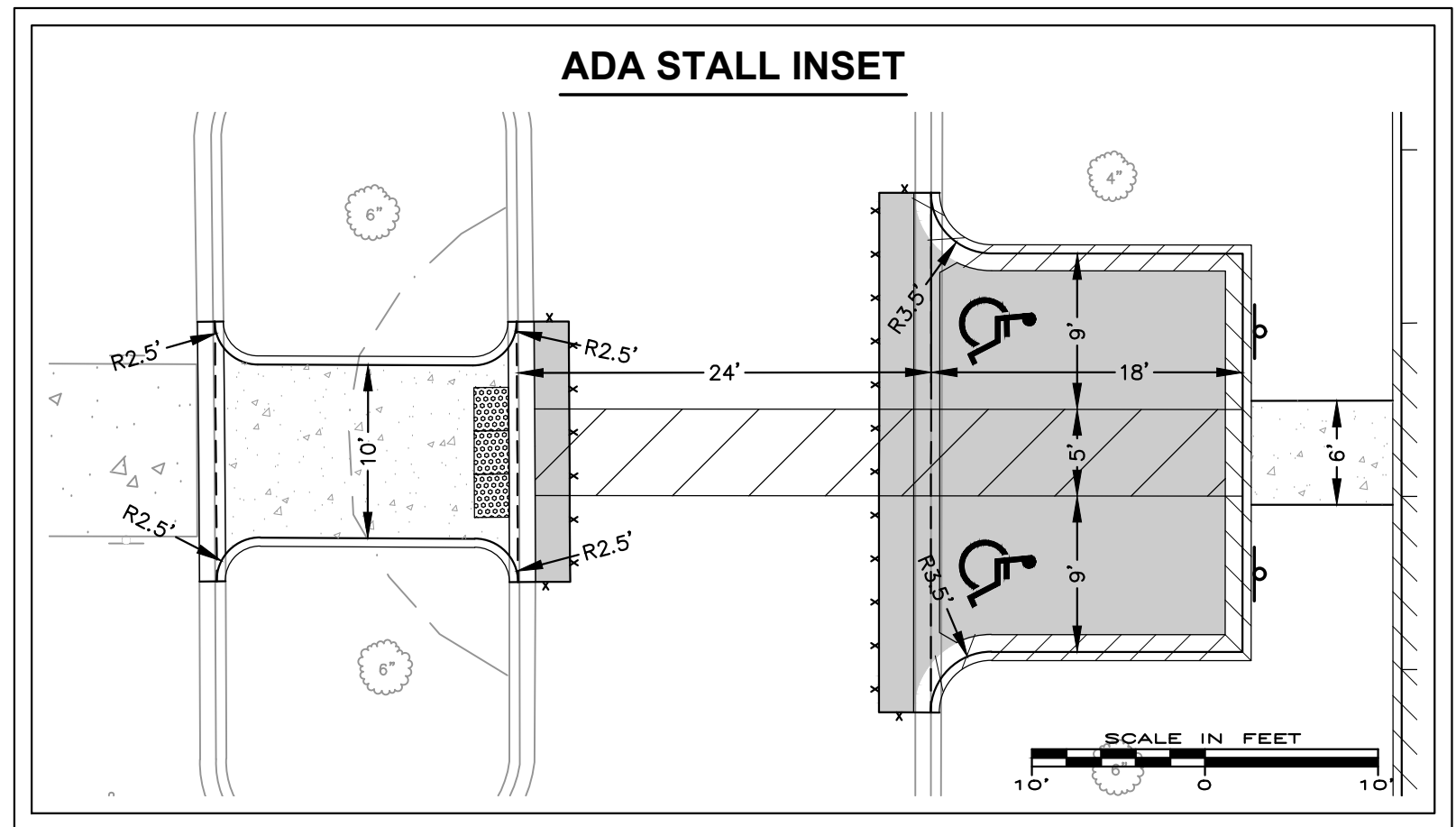
- GENERAL:
 - ALL PAVING DIMENSIONS ARE TO FACE OF CURB UNLESS SPECIFIED OTHERWISE.
 - ALL SPOT GRADES ARE TO EDGE OF PAVEMENT UNLESS SPECIFIED OTHERWISE.
 - SURFACE PREPARATION - NOTIFY ENGINEER/OWNER OF UNSATISFACTORY CONDITIONS. DO NOT BEGIN PAVING WORK UNTIL DEFICIENT SUBBASE AREAS HAVE BEEN CORRECTED AND ARE READY TO RECEIVE PAVING.
 - ANY REQUIRED REPLACEMENT OF PAVEMENT CURB AND GUTTER, PAVEMENT, OR SIDEWALK SHALL MATCH EXISTING AND MEET JURISDICTIONAL REQUIREMENTS.
- CRUSHED AGGREGATE BASE COURSE SPECIFICATIONS:
 - THE TOP LAYER OF BASE COURSE SHALL CONFORM TO SECTIONS 301 AND 305 OF THE STATE HIGHWAY SPECIFICATIONS.
 - RECLAIMED OR RECYCLED ASPHALT MAY NOT BE USED AS CRUSHED AGGREGATE BASE COURSE UNLESS SPECIFICALLY APPROVED BY THE ENGINEER OF RECORD. USE OF ANY OTHER REPROCESSED OR BLENDED MATERIAL MUST FIRST BE APPROVED BY ENGINEER OF RECORD.
 - DO NOT PLACE BASE ON FROZEN FOUNDATIONS UNLESS THE ENGINEER APPROVES OTHERWISE.
 - DO NOT PLACE BASE ON FOUNDATIONS THAT ARE SOFT, SPONGY, OR COVERED BY ICE OR SNOW.
- HOT MIXED ASPHALT (HMA) PAVING SPECIFICATIONS:
 - THE PLACING, CONSTRUCTION, AND COMPOSITION OF THE BASE COURSE AND HMA SURFACE COURSE SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS 450, 455, 460, AND 465 OF THE STATE HIGHWAY SPECIFICATIONS.
 - WEATHER LIMITATIONS:
 - DO NOT PLACE HMA WHEN BASE IS WET OR CONTAINS EXCESS MOISTURE.
 - DO NOT PLACE ASPHALTIC MIXTURE WHEN THE AIR TEMPERATURE IS APPROXIMATELY 3° ABOVE GRADE, IN SHADE, AND AWAY FROM ARTIFICIAL HEAT SOURCES IS LESS THAN 40° UNLESS A VALID ENGINEER-ACCEPTED COLD WEATHER PAVING PLAN IS IN EFFECT.
 - PLACE ASPHALTIC MIXTURE ONLY ON A PREPARED, FIRM, AND COMPACTED BASE, FOUNDATION LAYER, OR EXISTING PAVEMENT SUBSTANTIALLY SURFACE AND FROZEN MATERIAL DO NOT PLACE OVER FROZEN SUBGRADE OR BASE, OR WHERE THE ROADBED IS UNSTABLE.
 - APPLY TACK COAT ONLY WHEN THE AIR TEMPERATURE IS 32°F OR MORE UNLESS THE ENGINEER APPROVES OTHERWISE.
 - ALL ASPHALT (BOTH UPPER AND LOWER LAYERS) SHALL BE DELIVERED TO THE PROJECT SITE AT A TEMPERATURE NOT LOWER THAN 250°F.
 - CONTRACTOR SHALL ESTABLISH AND MAINTAIN REQUIRED LINES AND ELEVATIONS FOR EACH COURSE DURING CONSTRUCTION.
 - BINDER COURSE AGGREGATE:
 - THE AGGREGATE FOR THE BINDER COURSE SHALL CONFORM TO SECTION 460 OF THE STATE HIGHWAY SPECIFICATIONS.
 - SURFACE COURSE AGGREGATE:
 - THE AGGREGATE FOR THE SURFACE COURSE SHALL CONFORM TO SECTIONS 460 AND 465 OF THE STATE HIGHWAY SPECIFICATIONS.
 - ASPHALTIC MATERIALS:
 - THE ASPHALTIC MATERIALS SHALL CONFORM TO SECTIONS 455, 460, AND 465 OF THE STATE HIGHWAY SPECIFICATIONS.
- CONCRETE PAVING SPECIFICATIONS:
 - CONCRETE PAVING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS 405, 415, AND 416 OF THE STATE HIGHWAY SPECIFICATIONS.
 - CURING COMPOUNDS SHALL CONFORM TO SECTION 415 OF THE STATE HIGHWAY SPECIFICATIONS.
 - CONTRACTOR SHALL PROVIDE A JOINTING PLAN TO ENGINEER IF NOT INCLUDED IN THE PLANS. CONTRACTOR SHALL PROVIDE CONTROL JOINTS AND CONSTRUCTION JOINTS OF ONE-QUARTER CONCRETE THICKNESS AT AN EQUAL RATIO OF LENGTH TO WIDTH WHEREVER POSSIBLE WITH A MAXIMUM LENGTH BETWEEN JOINTS OF 15' ON CENTER.
 - CONTRACTOR SHALL PROVIDE EXPANSION JOINTS IN SIDEWALKS AT A MAXIMUM 100' APART.
 - PLACE EXPANSION JOINTS IN CURB, GUTTER, OR CURB AND GUTTER CONSTRUCTED NEXT TO ASPHALTIC PAVEMENT OR SURFACING. LOCATE JOINTS EVERYWHERE THAT TANGENT AND RADIAL CURB OR CURB AND GUTTER MEET, ON EACH SIDE OF EVERY INLET 3' FROM THE INLET, BUT NO CLOSER THAN 6' FROM ANOTHER JOINT; AND ON TANGENT SECTIONS PLACE BETWEEN 6' AND 300'.
 - IF CONSTRUCTING CURB, GUTTER, OR CURB AND GUTTER NEXT TO, OR ON, CONCRETE PAVEMENT CONSTRUCTED WITH EXPANSION JOINTS, THEN PLACE EXPANSION JOINTS TO MATCH THE EXPANSION JOINT LOCATIONS IN THE PAVEMENTS.
 - FOR CURB AND GUTTER, FORM CONSTRUCTION JOINTS BY SAWING OR FORMING AN INDUCED PLANE OF WEAKNESS. LOCATE JOINTS IN THE CURB, GUTTER, OR CURB AND GUTTER DIRECTLY OPPOSITE CONSTRUCTION OR CONTRACTION JOINTS IN ADJOINING CONCRETE PAVEMENT. AT THE REQUIRED SPACING IN CURB, GUTTER, OR CURB AND GUTTER ADJOINING ASPHALTIC PAVEMENT, SPACE JOINTS BETWEEN 6' AND APPROXIMATELY 20' APART, AS THE ENGINEER DIRECTS.
 - EXTERIOR CONCRETE SURFACES SHALL BE BROOM FINISHED.
 - CONTRACTOR SHALL INSTALL TRUNCATED DOME WARNING DETECTION FIELD SHALL BE PLACED AT ALL ADA RAMPS AS SPECIFIED ON PLANS AND IN ACCORDANCE WITH STATE AND FEDERAL REQUIREMENTS.
- PAVEMENT MARKING SPECIFICATIONS:
 - PARKING STALL PAVEMENT MARKINGS SHALL BE (4) INCH WIDE SOLID WHITE STRIPES.
 - LAYOUT MARKINGS USING GUIDE LINES, TEMPLATES AND FORMS, STENCILS AND TEMPLATES SHALL BE PROFESSIONALLY MADE TO INDUSTRY STANDARDS. "FREE HAND" PAINTING OF ARROWS, SYMBOLS, OR WORDING SHALL NOT BE ALLOWED. APPLY STRIPES STRAIGHT AND EVEN.
 - ALL HANDICAPPED ACCESSIBLE PARKING STALLS SHALL BE MARKED AND SIGNED PER LOCAL, STATE, AND FEDERAL REGULATIONS.
 - PROVIDE CONTRACTOR GRADE ACRYLIC STRIPING PAINT FOR NEW ASPHALT OR COATED ASPHALT. ALL STRIPING SHALL BE APPLIED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
 - THOROUGHLY CLEAN SURFACES FREE OF DIRT, SAND, GRAVEL, OIL AND OTHER FOREIGN MATERIAL. CONTRACTOR RESPONSIBLE TO INSPECT PAVEMENT SURFACES FOR CONDITIONS AND DEFECTS THAT WILL ADVERSELY AFFECT QUALITY OF WORK, AND WHICH CANNOT BE PUT INTO AN ACCEPTABLE CONDITION THROUGH NORMAL PREPARATORY WORK AS SPECIFIED.
 - DO NOT PLACE MARKING OVER UNSOUND PAVEMENTS. IF THESE CONDITIONS EXIST, NOTIFY OWNER. STARTING INSTALLATION CONSTITUTES CONTRACTOR'S ACCEPTANCE OF SURFACE AS SUITABLE FOR INSTALLATION.
 - PROTECT ADJACENT CURBS, WALKS, FENCES, AND OTHER ITEMS FROM RECEIVING PAINT.
 - APPLY MARKING PAINT AT A RATE OF ONE (1) GALLON PER THREE TO FOUR HUNDRED (300-400) LINEAL FEET OF FOUR (4) INCH WIDE STRIPES. (OR TO MFG. SPECIFICATIONS)
 - BARRICADE MARKED AREAS DURING INSTALLATION AND UNTIL THE MARKING PAINT IS DRIED AND READY FOR TRAFFIC.

PAVEMENT THICKNESS NOTES

ALL PAVING SHALL CONFORM TO STATE HIGHWAY SPECIFICATIONS, APPLICABLE JURISDICTIONAL SPECIFICATIONS, AND THE GEOTECHNICAL REPORT PREPARED BY PS, INC. (ISSUE DATE DECEMBER 16, 2011). ALL REFERENCES TO THE "GEOTECHNICAL REPORT" SHALL BE UNDERSTOOD AS THE AFOREMENTIONED REPORT.

MINIMUM PAVEMENT STRUCTURE

LIGHT DUTY ASPHALT PAVEMENT	3" ASPHALTIC CONCRETE (2 LIFTS, 2-1/4" BINDER, 1-1/4" SURFACE)
	UPPER LAYER (1-1/4" SURFACE, 3LT 58.28 S)
	LOWER LAYER (2-1/4" BINDER, 3LT 58.28 S)
8" CRUSHED AGGREGATE BASE COURSE	(1-1/4" DENSE GRADED LIMESTONE)
	CONCRETE SIDEWALK
4" CONCRETE	6" CRUSHED AGGREGATE BASE COURSE
	(1-1/4" DENSE GRADED LIMESTONE)



BENCHMARKS	
DESCRIPTION	ELEVATION
BENCHMARK #1: CONTROL POINT '50'. NAIL IN BACK OF CURB ON EAST SIDE OF PROJECT BOUNDARY. SHOWN ON MAP	852.83
BENCHMARK #2: CONTROL POINT '51'. NAIL IN BACK OF CURB ON SOUTH SIDE OF PROJECT BOUNDARY. SHOWN ON MAP	845.79





CREATE THE VISION TELL THE STORY

jsdinc.com

MILWAUKEE REGIONAL OFFICE
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WAUWATOSA, WISCONSIN 53198
P. 262.513.0666

CLIENT:
ELLSWORTH CORPORATION

CLIENT ADDRESS:
**W129 N10825 WASHINGTON DRIVE
GERMANTOWN, WI 53022**

PROJECT:
**ELLSWORTH CORPORATION
PARKING LOT EXPANSION**

PROJECT LOCATION:
**N109 W13300 ELLSWORTH DRIVE
GERMANTOWN, WI 53022
WASHINGTON COUNTY**

PLAN MODIFICATIONS:		
#	Date:	Description:
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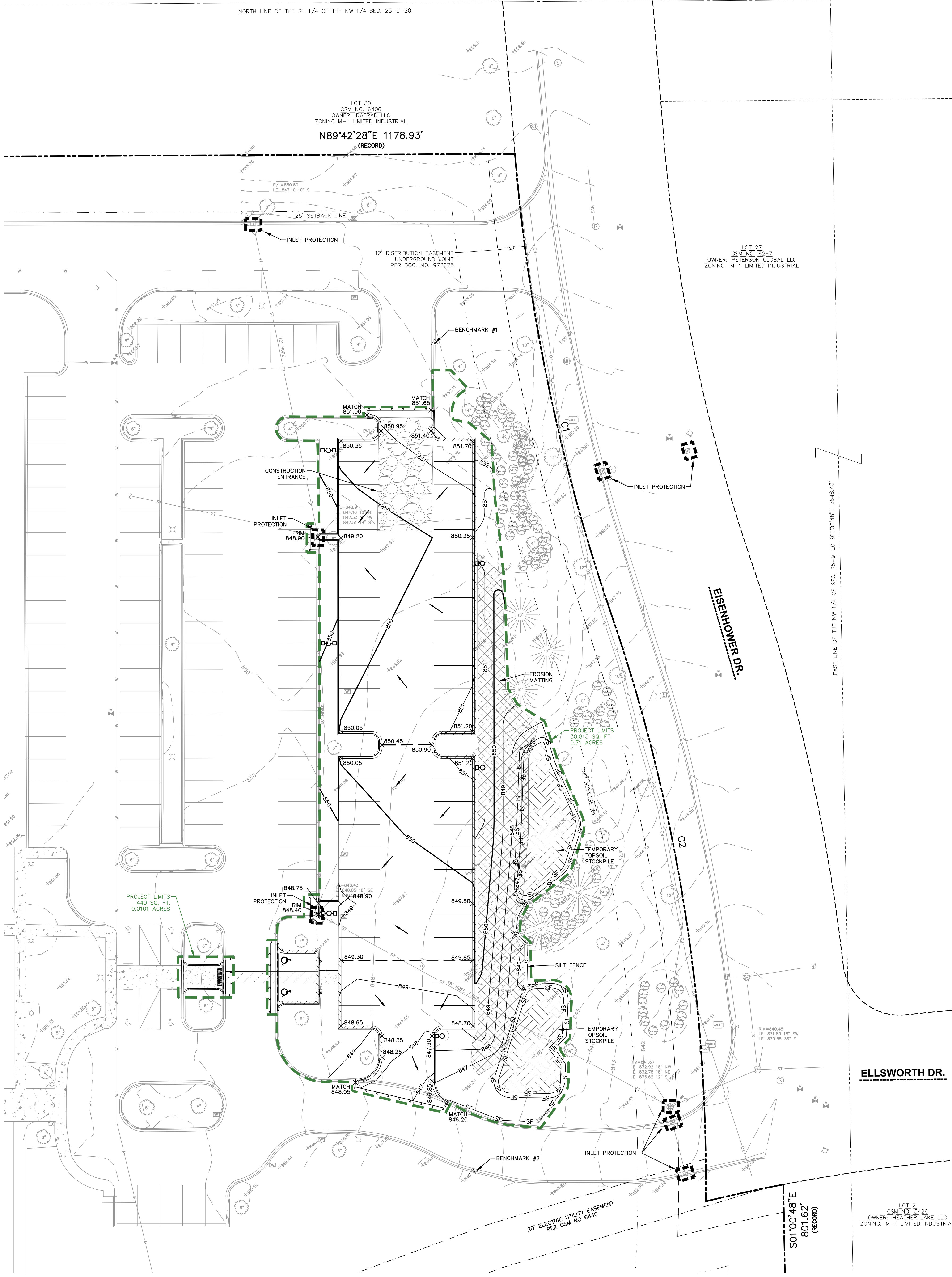
Designed By: APM 2024-06-10
Reviewed By: KCB 2024-06-10
Approved By: JJJ 2024-06-10

SHEET TITLE:
SITE PLAN

SHEET NUMBER:
C3.0

JSD PROJECT NO: 24-14292

File: R:\2024\241425\DWG\Civil\Sheets\241425 C4.0 Grading Plan.dwg Layout: C4.0 User: andrew.mccrumb Plotted: Jun 10, 2024 - 3:17pm Xrefs:



GRADING AND EARTHWORK NOTES

- ALL SITE PREP AND EARTHWORK SHALL CONFORM TO STATE HIGHWAY SPECIFICATIONS, APPLICABLE JURISDICTIONAL SPECIFICATIONS, AND THE GEOTECHNICAL REPORT PREPARED BY TITLED. ALL REFERENCES TO THE "GEOTECHNICAL REPORT" SHALL BE UNDERSTOOD AS THE AFOREMENTIONED REPORT.
- ALL PROPOSED GRADES SHOWN ARE FINISHED GRADES. CONTRACTOR SHALL VERIFY ALL GRADES, MAKE SURE ALL AREAS DRAIN PROPERLY, AND REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR COMPUTATIONS OF ALL GRADING QUANTITIES. WHILE JSD PROFESSIONAL SERVICES, INC. ATTEMPTS TO PROVIDE A COST-EFFECTIVE APPROACH TO BALANCE EARTHWORK, GRADING DESIGN IS BASED ON MANY FACTORS, INCLUDING SAFETY, AESTHETICS, AND COMMON ENGINEERING STANDARDS OF CARE. THEREFORE, NO GUARANTEE CAN BE MADE FOR A BALANCED SITE.
- ALL EXCAVATIONS AND FILLS SHALL BE TO THE ELEVATIONS SHOWN ON THE DRAWINGS AND SHALL INCLUDE SUFFICIENT DEPTHS FOR PLACEMENT OF FILL MATERIALS, BASE COURSES, PAVEMENTS, TOPSOIL, AND OTHER MATERIALS TO THE SPECIFIED DEPTHS.
- CONTRACTOR SHALL NOT EXCAVATE BELOW ELEVATIONS OR DESIGN GRADES SHOWN ON THE DRAWINGS WITHOUT PRIOR AUTHORIZATION FROM ENGINEER AND OWNER.
- PRIOR TO ALL EXCAVATION OR FILLING OPERATIONS, CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL TOPSOIL FROM PROPOSED LOCATIONS OF BUILDINGS, STRUCTURES, ROADS, WALKS, OTHER PAVED AREAS, STORM WATER FACILITIES OR WITHIN THE GRADING EXTENTS WHERE EXISTING GRADES ARE ALTERED BY MORE THAN 3". REMOVED OR STRIPPED TOPSOIL SHALL BE SEGREGATED AND STOCKPILED ON-SITE IN AN APPROPRIATE LOCATION TO BE RESPREAD AS SPECIFIED ON THE DRAWINGS.
- CONTRACTOR SHALL PLACE THE FILLS IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT INCLUDING LIFT DEPTHS AND COMPACTION EFFORTS.
- PRIOR TO PLACEMENT OF BASE COURSE MATERIALS IN PAVEMENT OR HARD SURFACE AREAS OR CONDUCTING EXCAVATION BELOW SUBGRADE (EBS) ELEVATIONS, CONTRACTOR SHALL NOTIFY OWNER AND ENGINEER TO CONDUCT AN INSPECTION OF THE PREPARED SUBGRADE AND PROOF-ROLLING. PROOF-ROLLING SHALL BE CONDUCTED BY THE CONTRACTOR IN WITNESS OF THE OWNER AND ENGINEER. OWNER AND ENGINEER SHALL DETERMINE IF AREAS OF EBS ARE REQUIRED. EBS SHALL BE COMPLETED BY THE CONTRACTOR PER THE DIRECTION OF THE OWNER AND ENGINEER.
- SOIL MATERIAL SPECIFICATIONS:
10.1. FILL AND BACKFILL MATERIALS
10.1.1. MATERIAL SHALL BE SATISFACTORY MATERIALS EXCAVATED FROM THE SITE. PER THE GEOTECHNICAL REPORT, IF SATISFACTORY MATERIALS ARE NOT AVAILABLE, ON-SITE OR ADDITIONAL MATERIALS ARE REQUIRED, REFER TO IMPORTED FILL MATERIAL SPECIFICATIONS.
10.2. IMPORTED FILL MATERIAL
10.2.1. MATERIAL SHALL BE PROVIDED BY THE CONTRACTOR FROM OFFSITE BORROW AREAS WHEN SUFFICIENT, SATISFACTORY MATERIALS ARE NOT AVAILABLE ON-SITE. IMPORTED FILL MATERIAL SHALL BE IN ACCORDANCE WITH THE GEOTECHNICAL REPORT AND CONSIST OF CLEAN MATERIAL OF INORGANIC SOILS OR A MIXTURE OF INORGANIC SOIL AND ROCK, STONE, OR GRAVEL. THE MATERIAL SHALL BE FREE OF TOPSOIL, VEGETATION, PAYMENT RUBBLE, DEBRIS, OR OTHER DELETERIOUS MATERIALS. THE MAXIMUM NOMINAL DIMENSION OF MATERIALS CONSISTING OF ROCK, STONE, OR GRAVEL SHALL BE 6".
10.3. GRANULAR FILL
10.3.1. MATERIAL SHALL CONSIST OF CLEAN MATERIAL MEETING THE REQUIREMENTS OF GRADE 1" OR GRADE 2" GRANULAR BACKFILL AS DEFINED IN SECTION 209.2.1 OF THE STATE HIGHWAY SPECIFICATIONS.

LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY
- EASEMENT LINE
- STANDARD CURB AND GUTTER
- REJECT CURB AND GUTTER
- SAWTOOTH EXISTING PAVEMENT
- PROPOSED 1 FOOT CONTOUR
- PROPOSED 5 FOOT CONTOUR
- EXISTING 1 FOOT CONTOUR
- EXISTING 5 FOOT CONTOUR
- DRAINAGE DIRECTION
- GRADE BREAK
- SILT FENCE
- CONSTRUCTION ENTRANCE
- TOPSOIL STOCKPILE
- EROSION MATTING
- SPOT ELEVATION
RM - RIM ELEVATION
MATCH - MATCH EXISTING GRADE
SW - SIDEWALK
- INLET PROTECTION

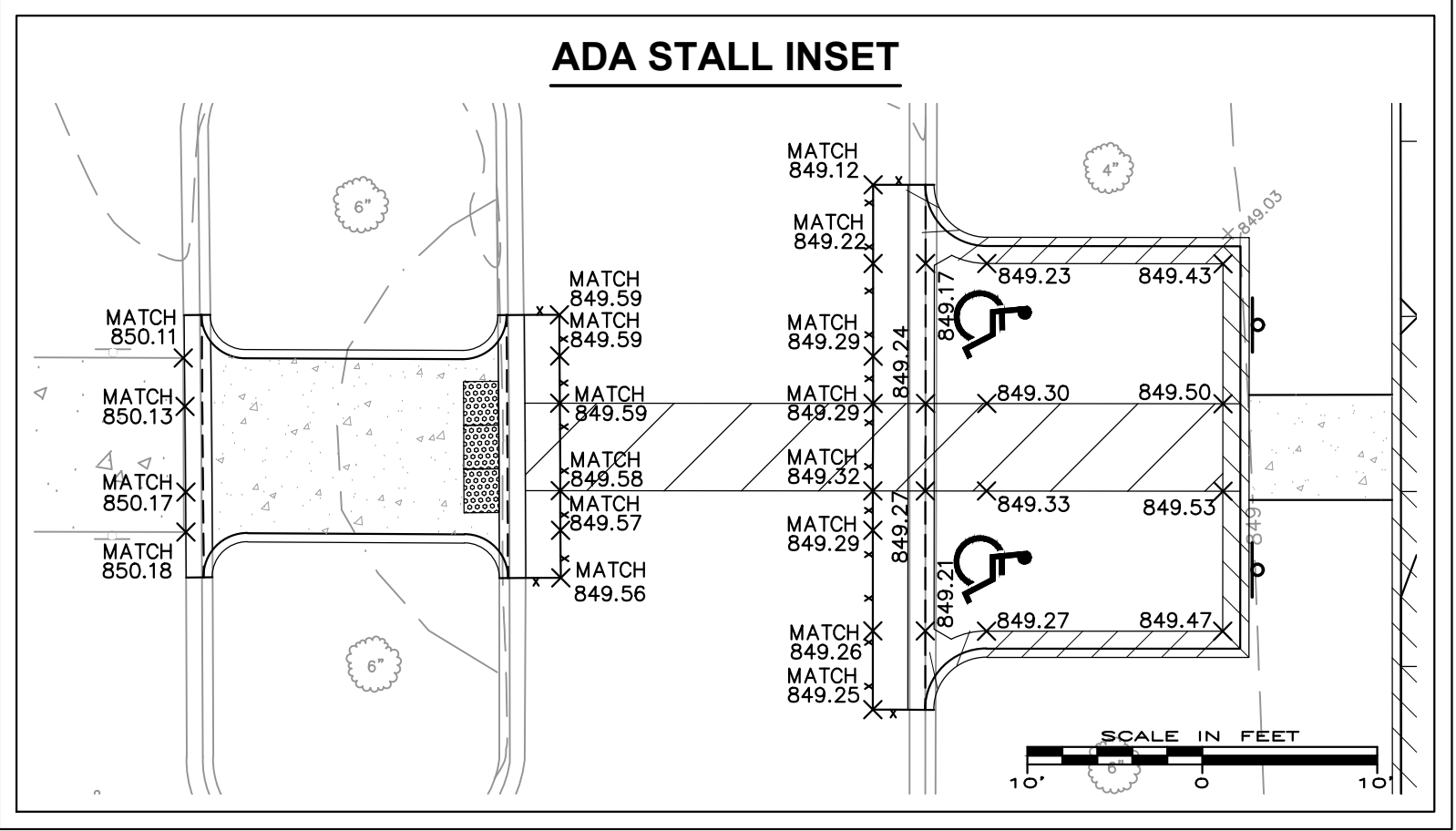
EROSION CONTROL NOTES

- CONTRACTOR IS RESPONSIBLE TO NOTIFY ENGINEER OF RECORD AND OFFICIALS OF ANY CHANGES TO THE EROSION CONTROL PLAN.
- ALL EROSION CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED BY THE CONTRACTOR IN ACCORDANCE WITH WORK TECHNICAL STANDARDS AND JURISDICTIONAL REQUIREMENTS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN A COPY OF THESE STANDARDS. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ADDITIONAL MODIFICATIONS CONFORM TO WORK TECHNICAL STANDARDS AND JURISDICTIONAL REQUIREMENTS. ALL DESIGN MODIFICATIONS MUST BE APPROVED BY THE JURISDICTIONAL AUTHORITIES PRIOR TO DEVIATION OF THE APPROVED PLAN.
- ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED BY JURISDICTIONS HAVING AUTHORITY AT ALL TIMES, EROSION CONTROL MEASURES ARE TO BE IN WORKING ORDER AT THE END OF EACH WORK DAY.
- INSPECTIONS AND MAINTENANCE OF ALL EROSION CONTROL MEASURES SHALL BE ROUTINE (ONCE PER WEEK MINIMUM) TO ENSURE PROPER FUNCTION OF EROSION CONTROLS AT ALL TIMES. EROSION CONTROL MEASURES ARE TO BE IN WORKING ORDER AT THE END OF EACH WORK DAY.
- ALL EROSION AND SEDIMENT CONTROL ITEMS SHALL BE INSPECTED WITHIN 24 HOURS OF ALL RAIN EVENTS EXCEEDING 0.5". ANY DAMAGED EROSION CONTROL MEASURES SHALL BE REPAIRED OR REPLACED IMMEDIATELY UPON INSPECTION.
- CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT ALL LOCATIONS OF VEHICLE INGRESS/EGRESS POINTS. ADDITIONAL LOCATIONS OTHER THAN AS SHOWN ON THE PLANS MUST BE PRE-APPROVED BY THE JURISDICTION. CONSTRUCTION ENTRANCES SHALL BE 50' LONG AND NO LESS THAN 12" THICK BY USE OF 3" SELECTED CRUSHED CONSTRUCTION ENTRANCES SHALL BE MAINTAINED BY THE CONTRACTOR IN A CONDITION WHICH WILL PREVENT THE TRACKING OF MUD OR DRY SEDIMENT OFF-SITE AFTER EACH WORKING DAY OR MORE FREQUENTLY AS REQUIRED.
- PAVED SURFACES ADJACENT TO CONSTRUCTION SITE VEHICLE ACCESS SHALL BE SWEEP AND/OR SCRAPPED TO REMOVE ACCUMULATED SOIL, DIRT, AND/OR DUST AFTER THE END OF EACH WORK DAY AND AS REQUESTED BY THE JURISDICTIONAL AUTHORITIES.
- INLET PROTECTION SHALL BE IMMEDIATELY FITTED AT THE INLETS OF ALL INSTALLED STOCKPILES. DITCH CHECKS FENCE SHALL BE IMMEDIATELY FITTED AT ALL INSTALLED CULVERT INLETS TO PREVENT SEDIMENT DEPOSITION WITHIN STORM SEWER SYSTEMS.
- INSTALL EROSION CONTROLS ON THE DOWNSTREAM SIDE OF STOCKPILES. IF STOCKPILE REMAINS UNDISTURBED FOR MORE THAN SEVEN (7) DAYS, TEMPORARY SEEDING AND STABILIZATION IN ACCORDANCE WITH BEST MANAGEMENT PRACTICES IS REQUIRED. IF DISTURBANCE OCCURS BETWEEN NOVEMBER 15TH AND MAY 15TH, THE MULCHING SHALL BE PERFORMED BY HYDRO-MULCHING WITH A JACKPOT.
- DITCH CHECKS AND APPLICABLE EROSION NETTING/MATTING SHALL BE INSTALLED IMMEDIATELY AFTER COMPLETION OF GRADING EFFORTS WITHIN DITCHES/SWALES TO PREVENT SOIL TRANSPORTATION.
- EROSION CONTROL FOR UTILITY CONSTRUCTION (STORM SEWER, SANITARY SEWER, WATER MAIN, ETC.).
12.1. PLACE EXCAVATED TRENCH MATERIAL ON THE HIGH SIDE OF THE TRENCH.
12.2. BACKFILL, COMPACT, AND STABILIZE THE TRENCH IMMEDIATELY AFTER PIPE INSTALLATION.
- DISCHARGE TRENCH WATER INTO A SEDIMENTATION BASIN OR FILTERING TANK IN ACCORDANCE WITH THE WORK DRAINAGE TECHNICAL STANDARD NO. 1061 PRIOR TO RELEASE INTO THE STORM SEWER, RECEIVING STREAM, OR DRAINAGE DITCH.
- ALL SLOPES 4:1 OR GREATER SHALL BE STABILIZED WITH CLASS I, TYPE B EROSION MATTING PER HIGHWAY SPECIFICATIONS OR APPLICATION OF A MSDOT APPROVED POLYMER SOIL STABILIZATION TREATMENT OR A COMBINATION THEREOF, AS REQUIRED WITHIN SEVEN (7) DAYS OF REACHING FINAL GRADE. DRAINAGE SWALES SHALL BE STABILIZED WITH CLASS II, TYPE B EROSION MATTING PER STATE HIGHWAY SPECIFICATIONS. EROSION MATTING AND/OR NETTING USED ON-SITE SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S GUIDELINES AND WORK TECHNICAL STANDARDS 1052 AND 1053.
- CONTRACTOR SHALL TAKE ALL NECESSARY STEPS TO CONTROL DUST ARISING FROM CONSTRUCTION OPERATIONS. REFER TO WORK TECHNICAL STANDARD 1068.
- A CONCRETE WASHOUT AREA SHALL BE DESIGNATED ON-SITE. CONTRACTOR SHALL USE PRE-MANUFACTURED ABOVE GROUND WASHOUT TOTE OR EQUIVALENT CONTAINMENT AREA FOR ALL CONCRETE WASTE. CONCRETE WASTE SHALL BE CONTAINED IN ABOVE GROUND PRE-FABRICATED CONTAINERS OR CONSTRUCTED CONTAINMENT AREA AND IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO FREQUENTLY DISPOSE OF OFF-SITE IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REQUIREMENTS TO MAINTAIN THE SYSTEMS EFFECTIVENESS.
- STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS BEEN TEMPORARILY OR PERMANENTLY CEASED. NO MORE THAN SEVEN (7) DAYS SHALL PASS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS CEASED UNLESS:
16.1. THE INITIATION STABILIZATION MEASURES BY THE SEVENTH (7) DAY AFTER CONSTRUCTION ACTIVITY HAS CEASED OR IS PRECLUDED BY SNOW COVER. IN THAT EVENT, STABILIZATION SHALL BE INITIATED AS SOON AS PRACTICABLE.
16.2. CONSTRUCTION ACTIVITY WILL RESUME ON A PORTION OF THE SITE WITHIN FOURTEEN (14) DAYS FROM WHEN ACTIVITY CEASED (I.E., THE TOTAL TIME PERIOD THAT THE CONSTRUCTION ACTIVITY IS TEMPORARILY CEASED IS LESS THAN FOURTEEN (14) DAYS). IN THAT EVENT, STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF THE SITE BY THE SEVENTH (7) DAY AFTER CONSTRUCTION ACTIVITY HAS TEMPORARILY CEASED.
16.3. STABILIZATION MEASURES SHALL BE DETERMINED BASED ON-SITE CONDITIONS WHEN CONSTRUCTION ACTIVITY HAS CEASED INCLUDING, BUT NOT LIMITED TO, WEATHER CONDITIONS AND LENGTH OF TIME THE MEASURE MUST BE EFFECTIVE. THE FOLLOWING ARE ACCEPTABLE STABILIZATION MEASURES:
16.3.1. PERMANENT SEEDING; IN ACCORDANCE WITH APPROVED CONSTRUCTION SPECIFICATION
16.3.2. TEMPORARY SEEDING; MAY CONSIST OF SPRING OATS(100LBS./ACRE) IN SPRING/SUMMER OR WHEAT OR CEREAL RYE (150LBS./ACRE) IN FALL
16.3.3. HYDRO-MULCHING WITH A JACKPOT
16.3.4. WOVEN AND NON-WOVEN GEOTEXTILES
16.3.5. EROSION MATTING
16.3.6. SODDING
16.3.7. OTHER MEASURES AS APPROVED BY THE ENGINEER
- EROSION CONTROL MEASURES SHALL NOT BE REMOVED UNTIL ALL LAND DISTURBING CONSTRUCTION ACTIVITY AT THE SITE HAS BEEN COMPLETED AND THAT A UNIFORM PERENNIAL VEGETATIVE COVER HAS BEEN ESTABLISHED WITH A CONTIGUOUS DENSITY OF AT LEAST 70% FOR UNPAVED AREAS AND AREAS NOT COVERED BY PERMANENT STRUCTURES OR THAT EMPLOY EQUIVALENT PERMANENT STABILIZATION MEASURES.
- CONTRACTOR/OWNER SHALL FILE A NOTICE OF TERMINATION UPON COMPLETION OF THE PROJECT IN ACCORDANCE WITH WORK REQUIREMENTS AND/OR REQUEST FOR PERMIT CLOSURE IN ACCORDANCE WITH JURISDICTIONAL PERMIT AND SPECIFICATION REQUIREMENTS.

CONSTRUCTION SEQUENCING

- INSTALL PERIMETER SILT FENCE, INLET PROTECTION, AND CONSTRUCTION ENTRANCE.
- PERFORM DEMOLITION ACTIVITIES, STRIP AND STOCKPILE TOPSOIL AND INSTALL SILT FENCE AROUND PERIMETER OF STOCKPILE.
- CONDUCT ROUGH GRADING EFFORTS.
- COMPLETE FINAL GRADING, INSTALLATION OF GRAVEL BASE COURSES, PLACEMENT OF CURBS, PAVEMENTS, WALKS, ETC.
- PLACE TOPSOIL AND IMMEDIATELY STABILIZE DISTURBED AREAS WITH EROSION CONTROL MEASURES AS INDICATED ON PLANS.
- EROSION CONTROLS SHALL NOT BE REMOVED UNTIL SITE IS FULLY STABILIZED OR 70% CONTIGUOUS VEGETATIVE COVER IS ESTABLISHED.

CONTRACTOR MAY MODIFY SEQUENCING AFTER ITEM NO. 1 AS NEEDED TO COMPLETE CONSTRUCTION IF EROSION CONTROLS ARE MAINTAINED IN ACCORDANCE WITH THE CONSTRUCTION SITE EROSION CONTROL REQUIREMENTS.



BENCHMARKS	
DESCRIPTION	ELEVATION
BENCHMARK #1: CONTROL POINT '50'. NAIL IN BACK OF CURB ON EAST SIDE OF PROJECT BOUNDARY. SHOWN ON MAP	852.83
BENCHMARK #2: CONTROL POINT '51'. NAIL IN BACK OF CURB ON SOUTH SIDE OF PROJECT BOUNDARY. SHOWN ON MAP	845.79



JSD
CREATE THE VISION TELL THE STORY
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P. 262.513.0666

CLIENT:
ELLSWORTH CORPORATION

CLIENT ADDRESS:
**W129 N10825 WASHINGTON DRIVE
GERMANTOWN, WI 53022**

PROJECT:
**ELLSWORTH CORPORATION
PARKING LOT EXPANSION**

PROJECT LOCATION:
**N109 W13300 ELLSWORTH DRIVE
GERMANTOWN, WI 53022
WASHINGTON COUNTY**

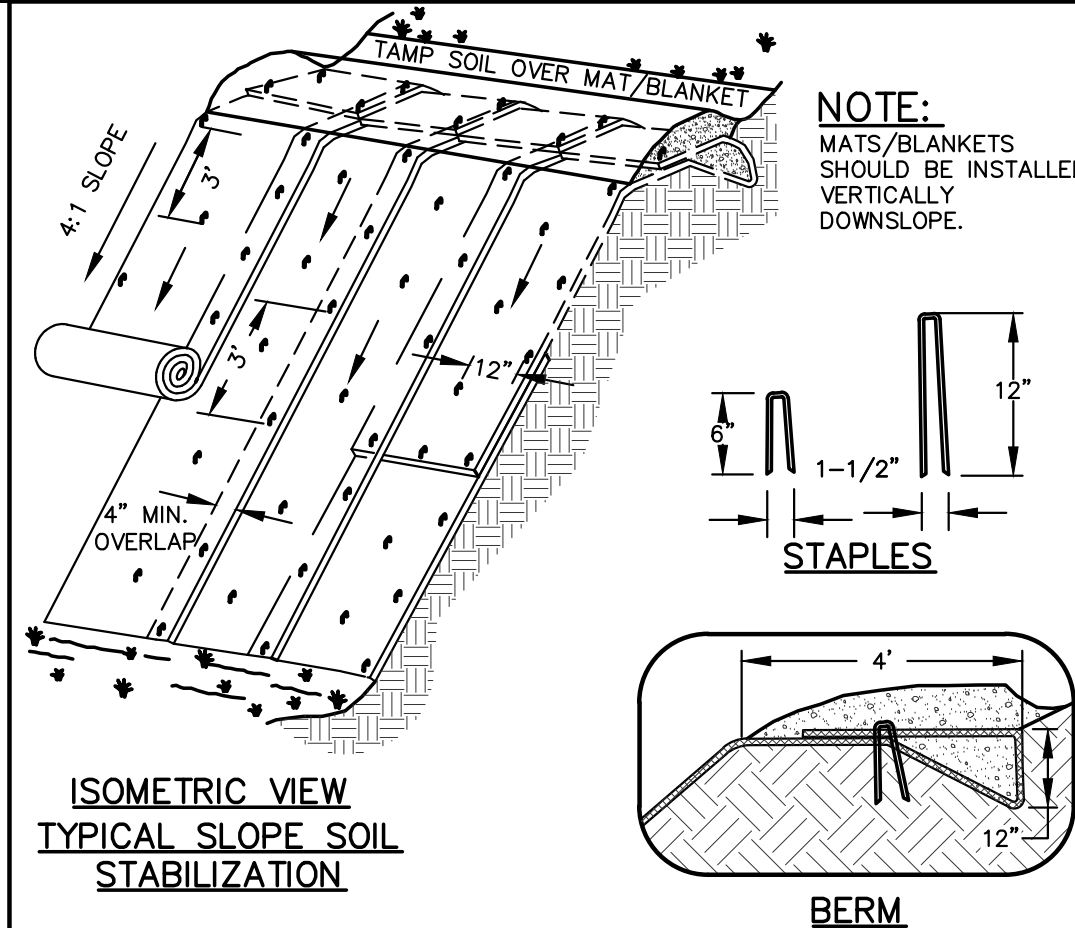
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Designed By: APW 2024-06-10
Reviewed By: KCB 2024-06-10
Approved By: JLL 2024-06-10

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

SHEET NUMBER:
C4.0
JSD PROJECT NO: 24-14293

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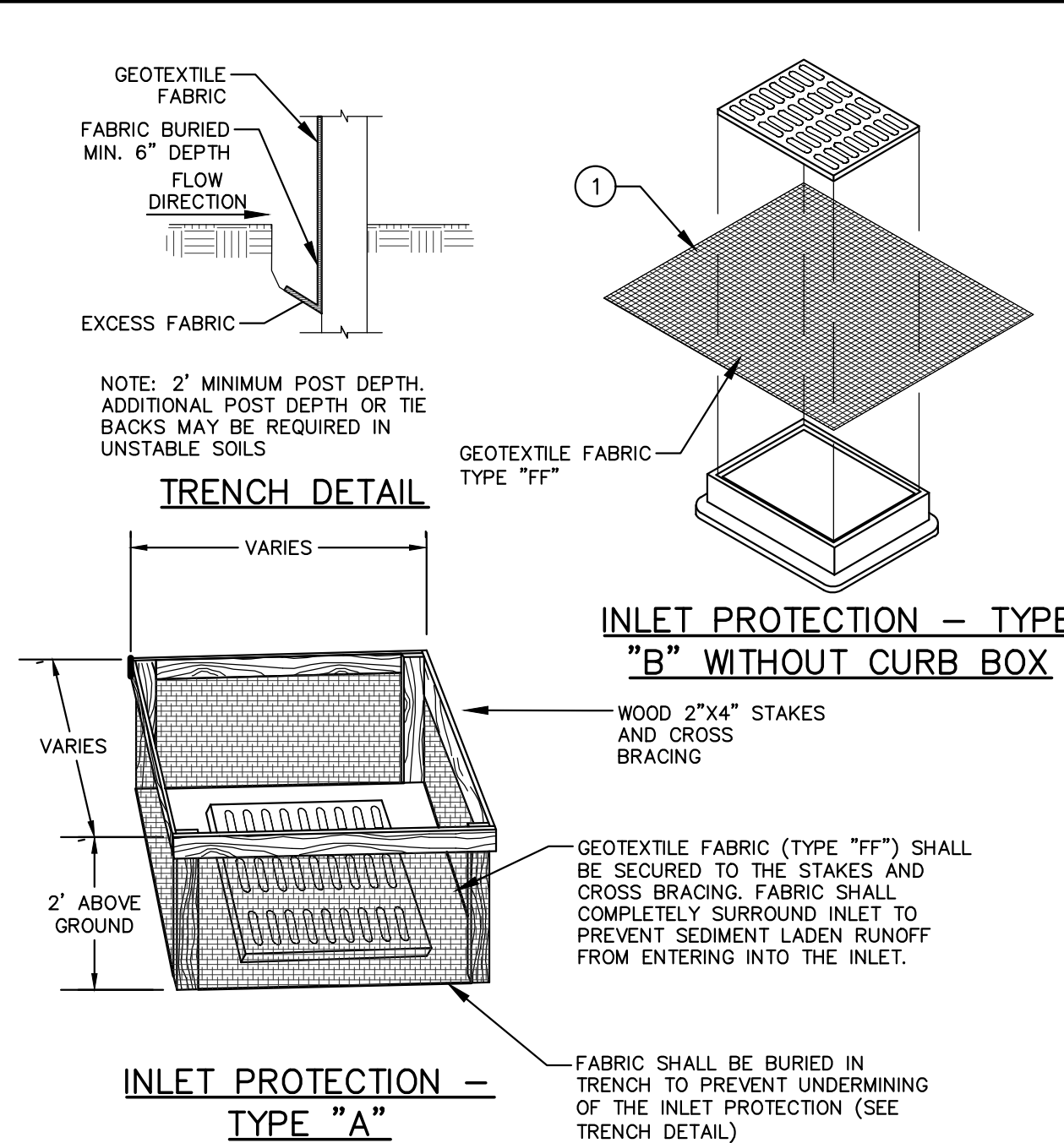


ISOMETRIC VIEW
TYPICAL SLOPE SOIL
STABILIZATION

GENERAL NOTES:

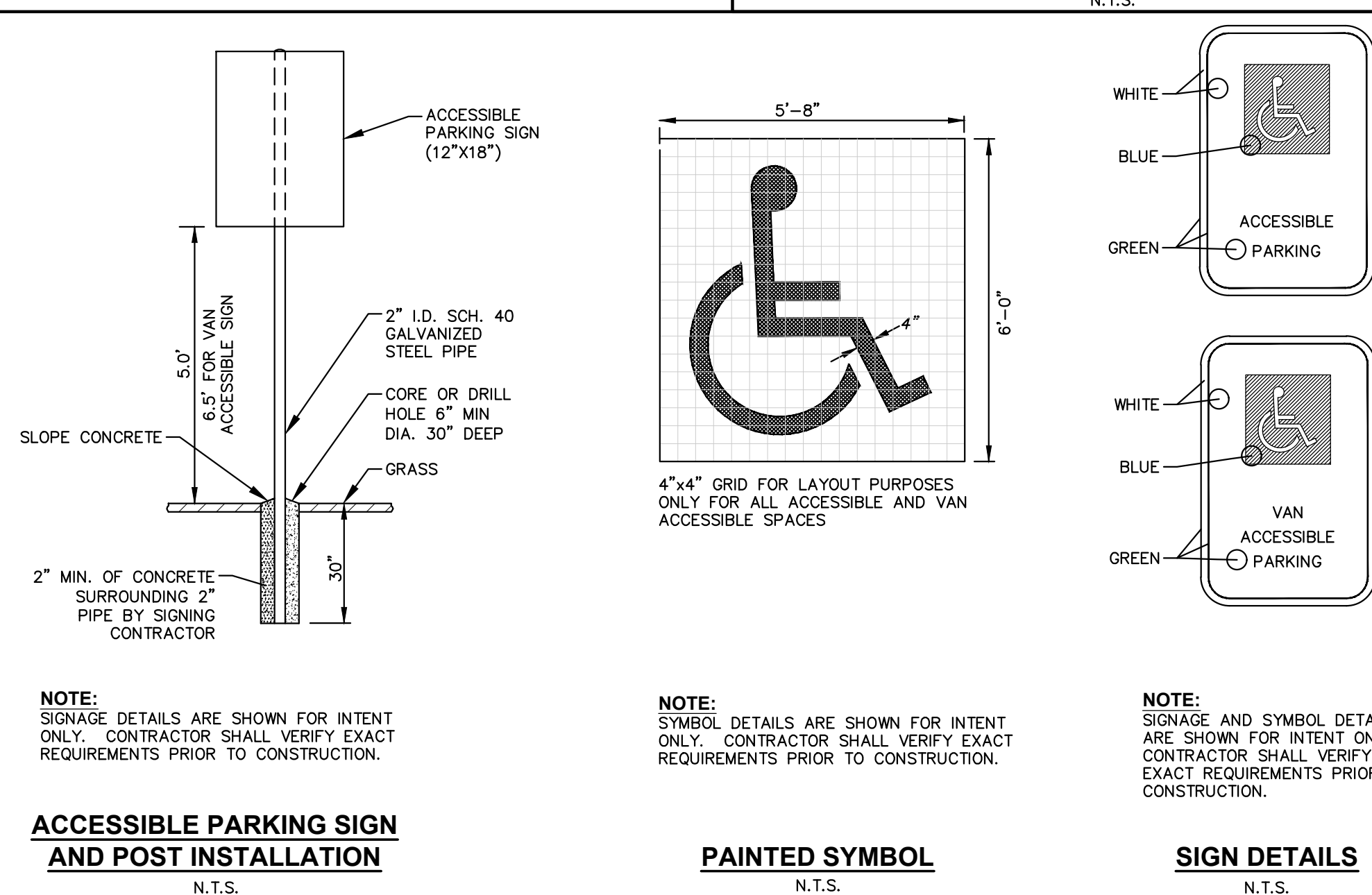
1. EROSION MAT CONSTRUCTION SHALL BE IN ACCORDANCE WITH WISCONSIN DNR TECHNICAL STANDARD 1052 "NON-CHANNEL EROSION MAT".
2. ONLY WISDOT EROSION CONTROL PRODUCT ACCEPTABILITY LIST (PAL) APPROVED MATS SHALL BE ALLOWED. REFER TO EROSION CONTROL PLAN FOR EXACT MAT CLASSIFICATION.
3. APPLY PERMANENT SEEDING BEFORE PLACING BLANKETS.
4. LAY BLANKETS LOOSELY AND STAKE OR STAPLE TO MAINTAIN DIRECT CONTACT WITH THE SOIL. DO NOT STRETCH.

EROSION MATTING



INLET PROTECTION – TYPE
"B" WITHOUT CURB BOX

INLET PROTECTION — TYPE "A"



ACCESSIBLE PARKING SIGN
AND POST INSTALLATION
N.T.S.

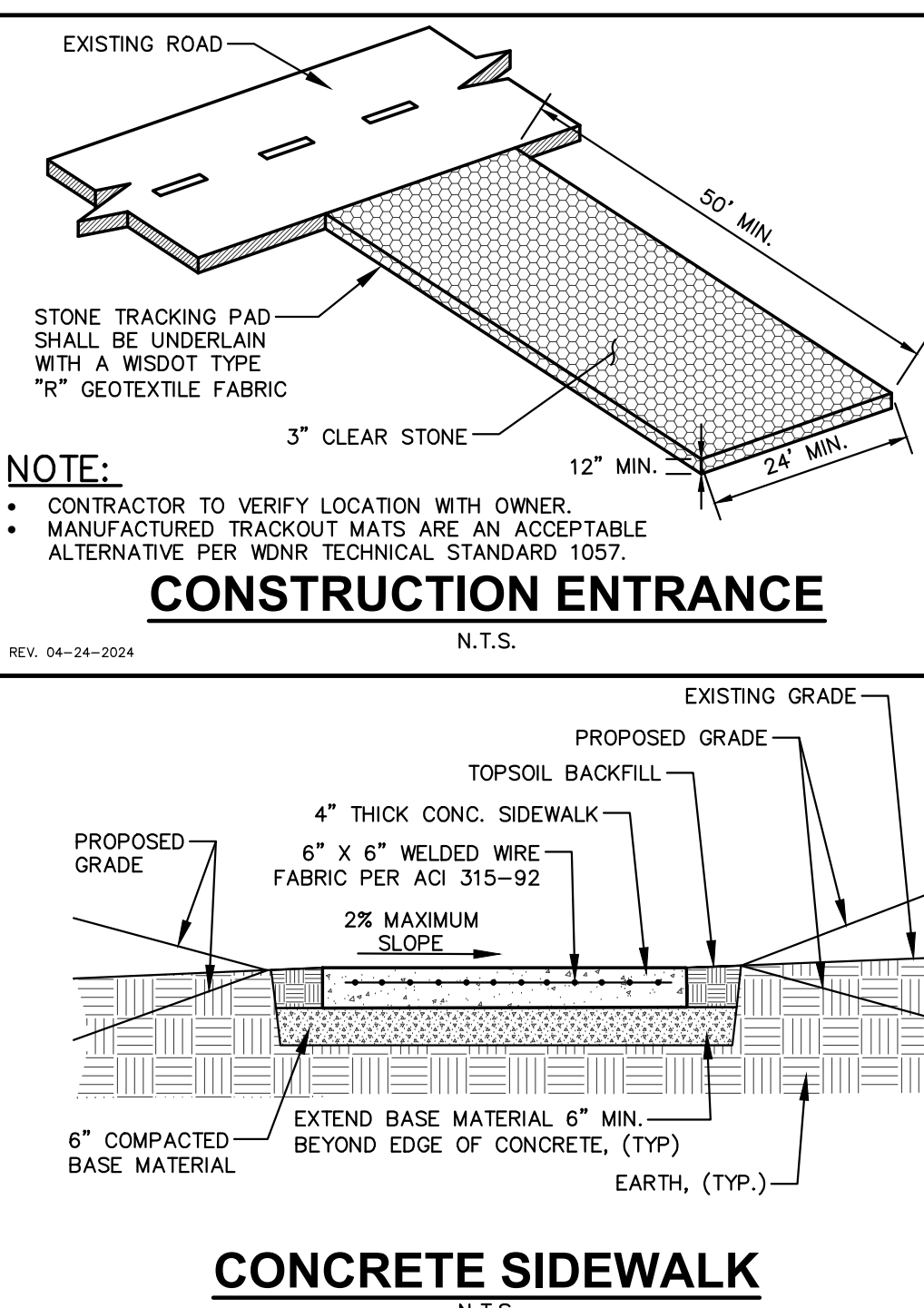
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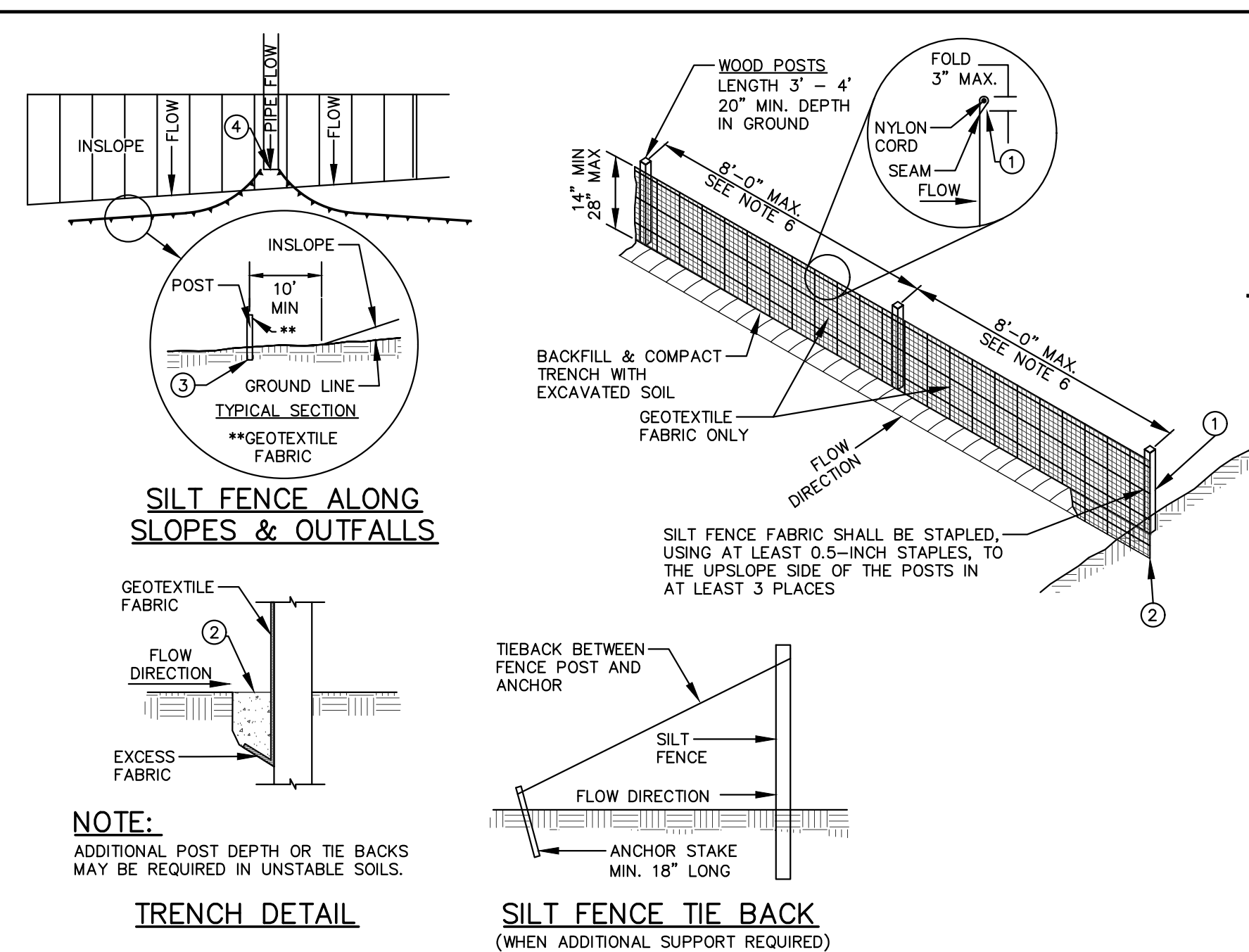
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SIGN DETAILS
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N.T.S

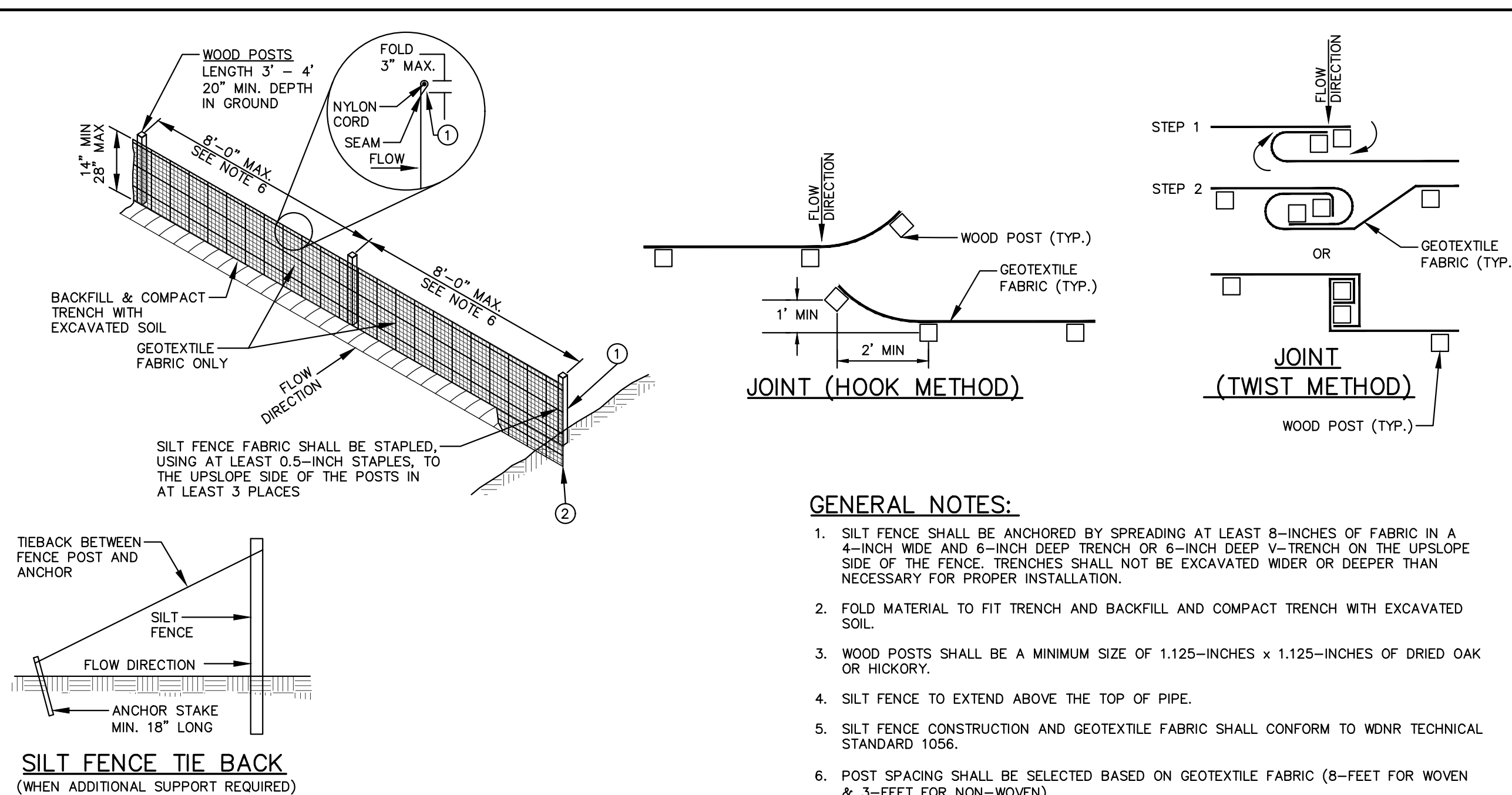


CONCRETE SIDEWALK



SILT FENCE ALONG SLOPES & OUTFALLS

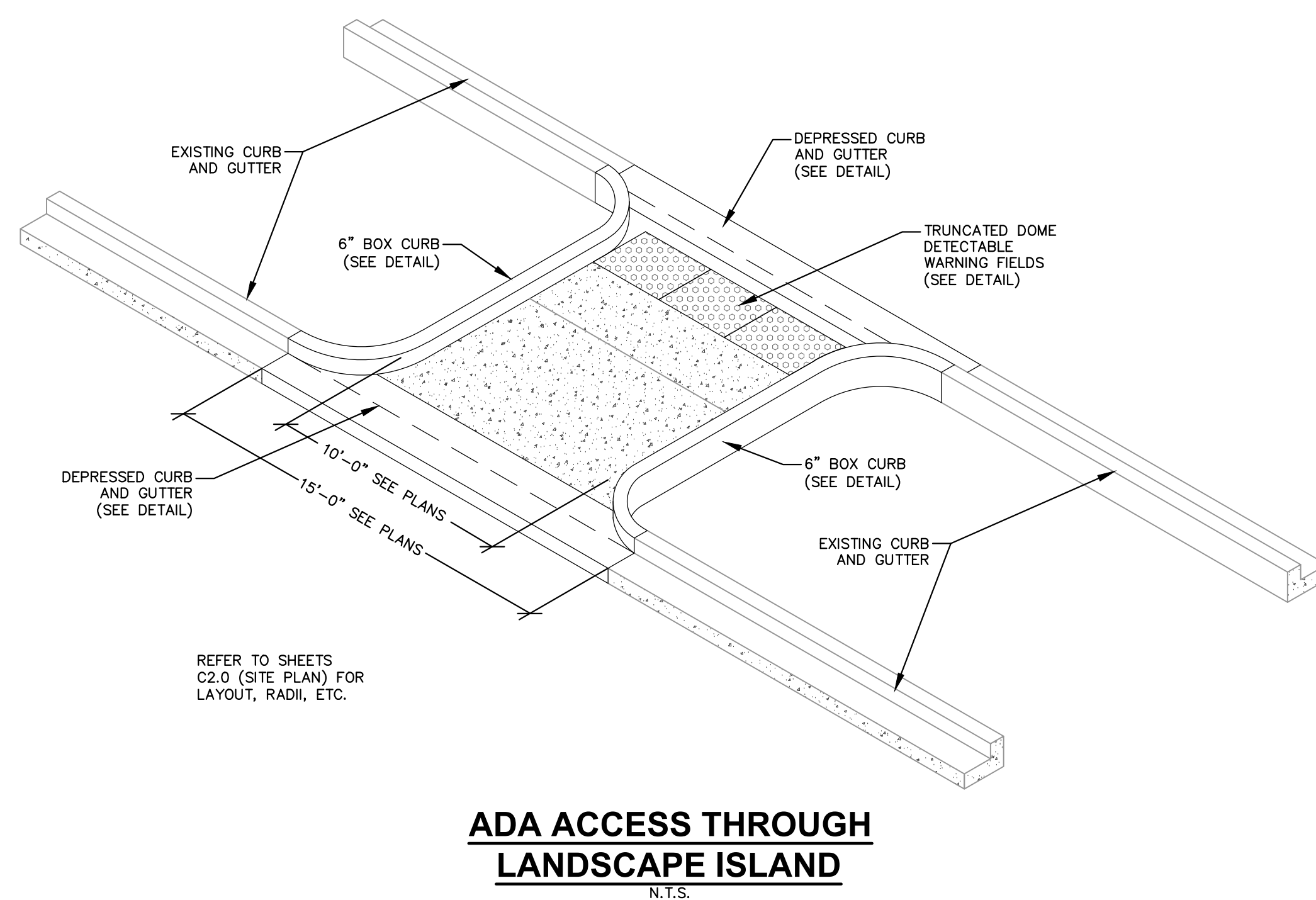
TRENCH DETAIL



GENERAL NOTES:

1. SILT FENCE SHALL BE ANCHORED BY SPREADING AT LEAST 8-INCHES OF FABRIC IN A DIRECTION 90 DEGREES FROM THE TRENCH FOR 6-INCH DEEP TRENCHES IN THE UPLANDS. SIDE OF THE FENCE TRENCH SHALL NOT BE EXCAVATED WIDER OR DEEPER THAN NECESSARY FOR PROPER INSTALLATION.
2. FOLD MATERIAL TO FIT TRENCH AND BACKFILL AND COMPACT TRENCH WITH EXCAVATED SOIL.
3. WOOD POSTS SHALL BE A MINIMUM SIZE OF 1.125-INCHES X 1.125-INCHES OF DRIED OAK OR HICKORY.
4. SILT FENCE TO EXTEND ABOVE THE TOP OF PIPE.
5. SILT FENCE CONSTRUCTION AND GEOTEXTILE FABRIC SHALL CONFORM TO WQWR TECHNICAL STANDARD 1056.
6. POST SPACING SHALL BE SELECTED BASED ON GEOTEXTILE FABRIC (8- FEET FOR WOVEN & 3- FEET FOR NON-WOVEN)

SILT FENCE



ADA ACCESS THROUGH LANDSCAPE ISLAND

N.T.S

PLAN MODIFICATIONS:		
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Designed By:	APM 2024-06-1
Reviewed By:	KCB 2024-06-1
Approved By:	JLJ 2024-06-1

DETAILS

SHEET NUMBER

C5.0

JSD PROJECT N°

24-14292

PLAN MODIFICATIONS:

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Designed By: APW 2024-06-10
Reviewed By: KCB 2024-06-10
Approved By: JLD 2024-06-10

SHEET TITLE:

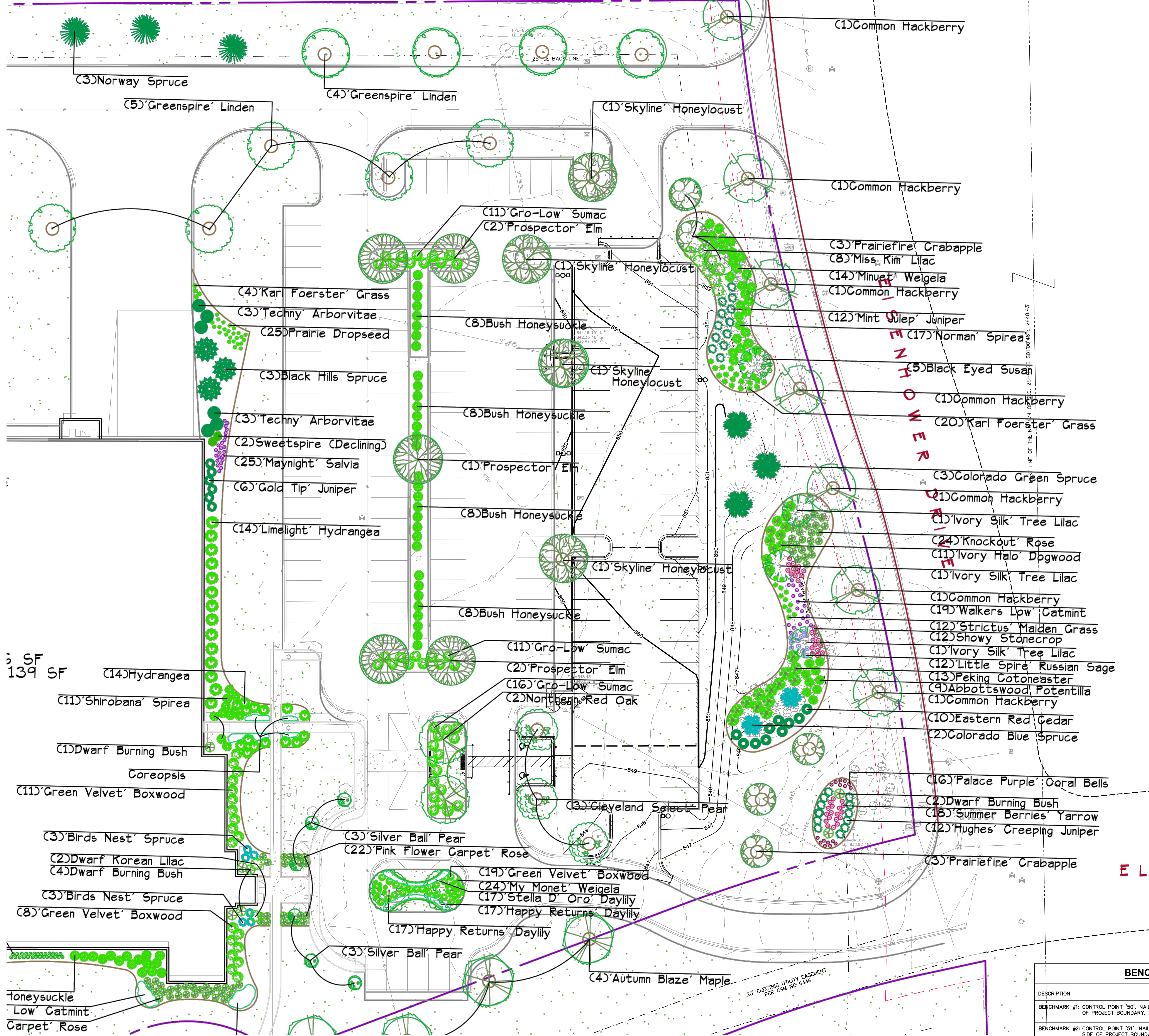
EXISTING LANDSCAPE
PLAN OVERLAY
(EXISTING LANDSCAPE
PLAN BY OTHERS)

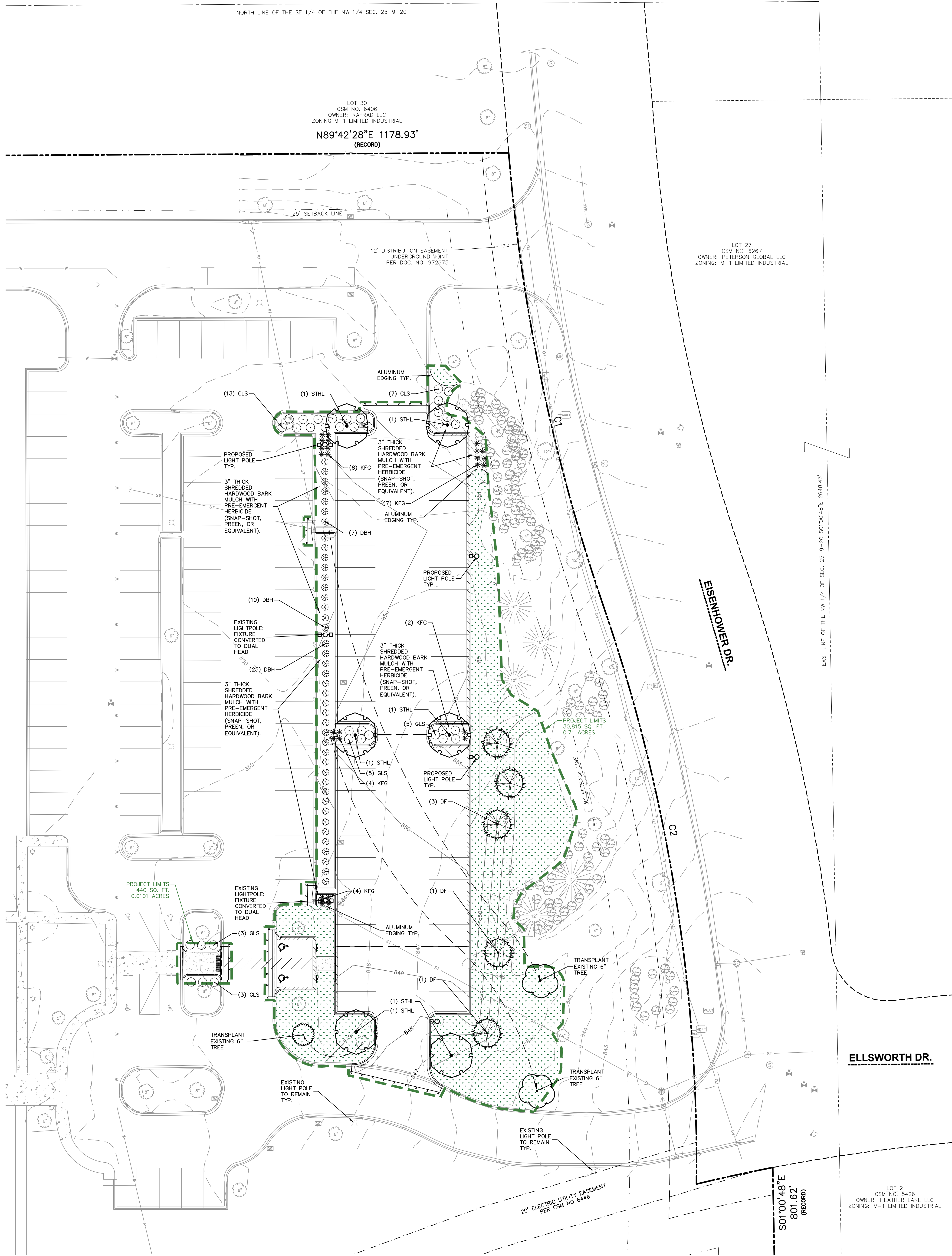
SHEET NUMBER:

L1.0

HEREIN AND IS THE PROPERTY OF DAVID J. FRANK LANDSCAPE CONTRACTING, INC. ANY UNAUTHORIZED USE OR DUPLICATION IS IN VIOLATION OF THE COPYRIGHT LAWS AND SUBJECT TO PROSECUTION.

NORTH LINE OF THE SE 1/4 OF THE NW 1/4 SEC. 25-9-20





SITE INFORMATION TABLE	
SITE ADDRESS	N109 W13300 ELLSWORTH DRIVE
PROPERTY AREA	(908,157 SF) 20.8484 ACRES
PROJECT LIMIT AREA	(31,255 SF) 0.7175 ACRES
PROPERTY ZONING	M-1 LIMITED INDUSTRIAL
NUMBER OF EMPLOYEES	125
NUMBER OF PARKING STALLS	
EXISTING STANDARD	96
EXISTING ACCESSIBLE	4
EXISTING STALL TOTAL	100
PROPOSED STANDARD	50
PROPOSED ACCESSIBLE	2
PROPOSED STALL TOTAL	52
OVERALL STALL TOTAL	152
EXISTING VS. PROPOSED SITE COVERAGE (PROPERTY AREA)	
EXISTING IMPERVIOUS SURFACE AREA	185,687 SF (20.4%)
EXISTING PERVIOUS SURFACE AREA	722,470 SF (79.6%)
PROPOSED IMPERVIOUS SURFACE AREA	202,850 SF (22.3%)
PROPOSED PERVIOUS SURFACE AREA	705,307 SF (77.7%)
PROPOSED PARKING LOT SURFACE AREA	17,163 SF
REQUIRED 5.0% INTERIOR LANDSCAPE AREA	859 SF
PROVIDED NEW INTERIOR LANDSCAPE AREA	2,141 SF

PLANT SCHEDULE					
SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
01-DECIDUOUS TREES					
	SHL	Gleditsia triacanthos inermis 'Skycole' / Skyline® Honey Locust	B & B		2
	STHL	Gleditsia triacanthos inermis 'Skyline' / Skyline Honey Locust	B & B		6
02-EVERGREEN TREES					
	DF	Pseudotsuga menziesii / Douglas Fir	B & B	8' Tall	5
03-ORNAMENTAL TREES					
	CSP	Pyrus calleryana 'Cleveland Select' / Cleveland Select Callery Pear	B & B	6" Cal	1
DECIDUOUS SHRUBS					
	DBH	Diervilla lonicera / Dwarf Bush Honeysuckle	Cont.	#3	42
	GLS	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	Cont.	#3	36
PERENNIALS & GRASSES					
	KFG	Calamagrostis x acutiflora 'Karl Foerster' / Karl Foerster Feather Reed Grass	Cont.	#1	25

LEGEND	
	PROPERTY LINE
	EDGE OF PAVEMENT
	STANDARD CURB AND GUTTER
	REJECT CURB AND GUTTER
	CONCRETE PAVEMENT
	HEAVY DUTY CONCRETE PAVEMENT
	LIGHT POLE (REFER TO PHOTOMETRIC PLAN)
	BOLLARD WITH ADA PARKING SIGN
	EXISTING 1 FOOT CONTOUR
	EXISTING 5 FOOT CONTOUR
	EXISTING STORM SEWER
	KENTUCKY BLUE GRASS SEED, FERTILIZER, AND MULCH

north
SCALE IN FEET
20' 0 20'

DIGGERS HOTLINE
Toll Free (800) 242-8511

CREATE THE VISION TELL THE STORY
jsdinc.com

MILWAUKEE REGIONAL OFFICE
W238 N1610 BOUSSE ROAD, SUITE 100
WAUKESHA, WISCONSIN 53188
P. 262.513.0666

CLIENT:
ELLSWORTH CORPORATION

CLIENT ADDRESS:
**W129 N10825 WASHINGTON DRIVE
GERMANTOWN, WI 53022**

PROJECT:
**ELLSWORTH CORPORATION
PARKING LOT EXPANSION**

PROJECT LOCATION:
**N109 W13300 ELLSWORTH DRIVE
GERMANTOWN, WI 53022
WASHINGTON COUNTY**

PLAN MODIFICATIONS:

#	Date:	Description:
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Designed By: APM 2024-06-10
Reviewed By: KCB 2024-06-10
Approved By: JLLJ 2024-06-10

SHEET TITLE:
PROPOSED LANDSCAPE PLAN

SHEET NUMBER:
L2.0

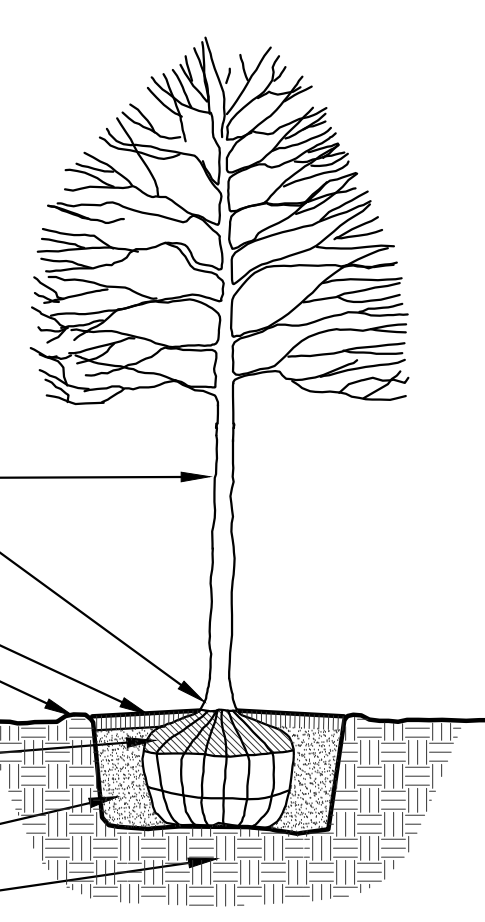
JSD PROJECT NO: 24-14292

THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF JSD PROFESSIONAL SERVICES, INC.

NOTE:

1. DIG HOLE NO DEEPER THAN BASE OF ROOT BALL TO FLARE. ROOT BALL TO BE SET ON UNDISTURBED SOIL UNLESS COMPACTED AGGREGATE STONE REMAINS FROM SITE EXCAVATOR. REMOVE REMAINING AGGREGATE STONE UNTIL SOIL LAYER IS REACHED.

2. TREE PIT DIAMETER SHALL BE AT LEAST TWO-TIMES ROOT BALL DIAMETER IN ALL DIRECTIONS. SLOPE SIDES OF TREE PIT FROM PROPOSED GRADE TO BOTTOM OF ROOT BALL IN ALL DIRECTIONS.



SET TREE PLUMB

ROOT FLARE SHALL BE EXPOSED

SEE NOTES FOR MULCH SPECIFICATIONS

INSTALL 3" WATERING SAUCER

REMOVE BURLAP, TWINE, AND WIRE FROM UPPER HALF OF BALL

PLANTING MIXTURE (WATER TAMP TO REMOVE AIR POCKETS)

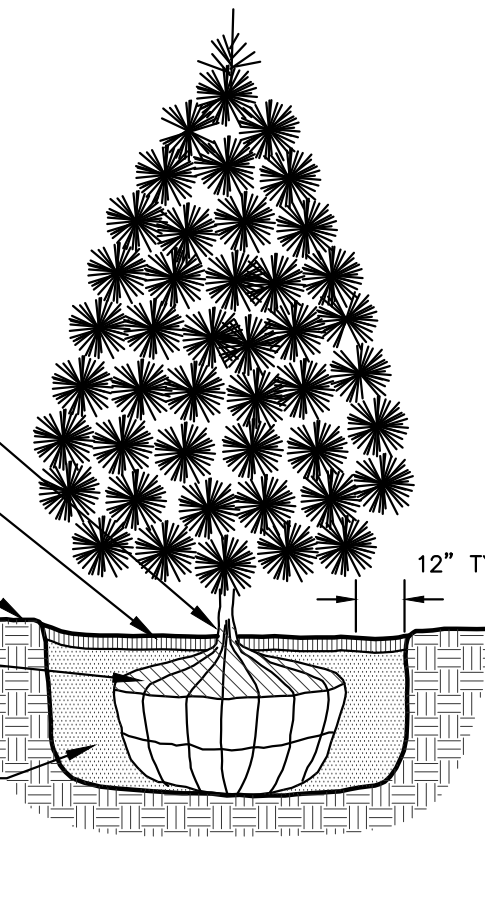
UNDISTURBED GROUND

DECIDUOUS TREE PLANTING DETAIL

N.T.S.

NOTE:

1. DIG HOLE NO DEEPER THAN BASE OF ROOT BALL TO FLARE. ROOT BALL TO BE SET ON UNDISTURBED SOIL UNLESS COMPACTED AGGREGATE STONE REMAINS FROM SITE EXCAVATOR. REMOVE REMAINING AGGREGATE STONE UNTIL SOIL LAYER IS REACHED



ROOT FLARE SHALL BE EXPOSED

SEE NOTES FOR MULCH SPECIFICATIONS

SAUCER MOUND AROUND TREE

PROPOSED GRADE

REMOVE BURLAP, TWINE AND WIRE FROM UPPER HALF OF BALL

PLANTING MIXTURE (WATER TAMP TO REMOVE AIR POCKETS)

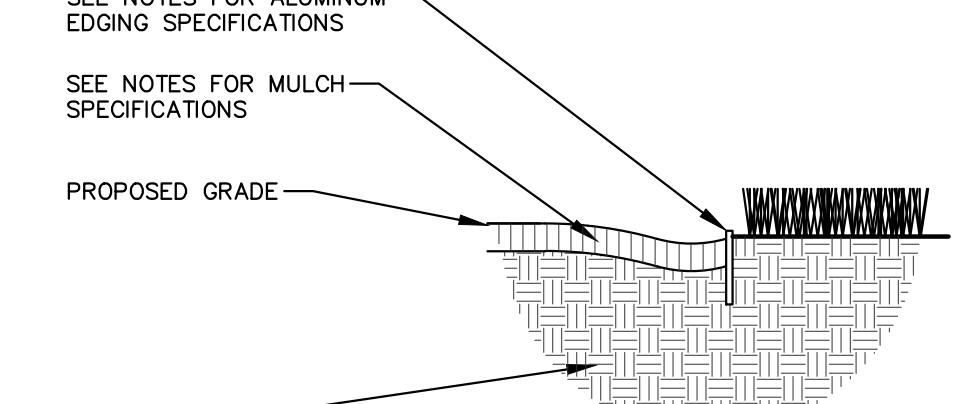
EVERGREEN TREE PLANTING DETAIL

N.T.S.

REV: 01-03-2019

SEE NOTES FOR ALUMINUM EDGING SPECIFICATIONS

SEE NOTES FOR MULCH SPECIFICATIONS



ALUMINUM LANDSCAPE EDGING DETAIL

N.T.S.

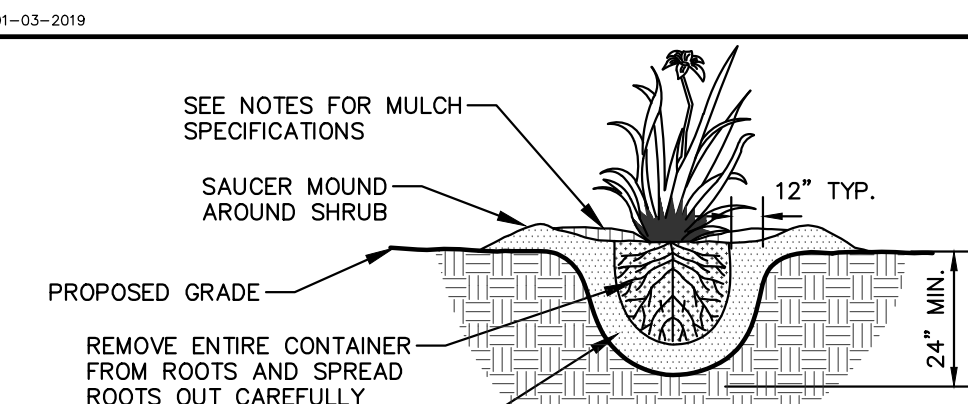
SEE NOTES FOR MULCH SPECIFICATIONS

SAUCER MOUND AROUND SHRUB

PROPOSED GRADE

REMOVE ENTIRE CONTAINER FROM ROOTS AND SPREAD ROOTS OUT CAREFULLY

PLANTING MIXTURE (WATER TAMP TO REMOVE AIR POCKETS)



PERENNIAL/ORNAMENTAL GRASS PLANTING DETAIL

N.T.S.

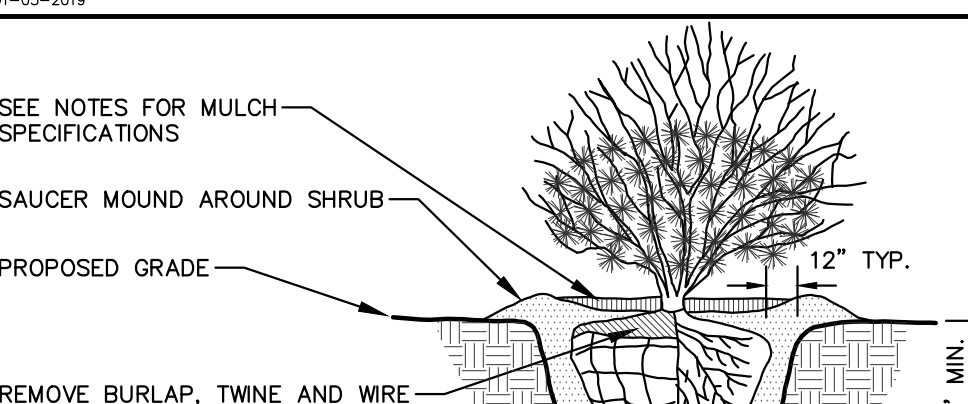
SEE NOTES FOR MULCH SPECIFICATIONS

SAUCER MOUND AROUND SHRUB

PROPOSED GRADE

REMOVE BURLAP, TWINE AND WIRE FROM UPPER HALF OF BALL

PLANTING MIXTURE (WATER TAMP TO REMOVE AIR POCKETS)



SHRUB PLANTING DETAIL

N.T.S.

REV: 01-03-2019

- ### LANDSCAPE MATERIAL NOTES
- MATERIALS – PLANTING MIXTURE: ALL HOLES EXCAVATED FOR TREES, SHRUBS, PERENNIALS AND ORNAMENTAL GRASSES SHALL BE BACKFILLED WITH TWO (2) PARTS TOPSOIL, ONE (1) PART SAND AND ONE (1) PART COMPOST. SOIL MIXTURE SHALL BE WELL BLENDED PRIOR TO INSTALLATION.
 - MATERIALS – TOPSOIL: TOPSOIL TO BE CLEAN, FRIABLE LOAM FROM A LOCAL SOURCE, FREE FROM STONES OR DEBRIS OVER 3/4" IN DIAMETER, AND FREE FROM TOXINS OR OTHER DELETERIOUS MATERIALS. TOPSOIL SHALL HAVE A pH VALUE BETWEEN 6 AND 7. TOPSOIL AND PLANTING SOIL SHALL BE TESTED TO ENSURE CONFORMANCE WITH THESE SPECIFICATIONS AND SHALL BE AMENDED TO MEET THESE SPECIFICATIONS. PROVIDE TEST RESULTS TO OWNER'S REPRESENTATIVE PRIOR TO PLACEMENT. DO NOT PLACE FROZEN OR MUDDY TOPSOIL. APPLY SOIL AMENDMENTS TO ALL LANDSCAPE AREAS PER SOIL TEST.
 - MATERIALS – SHREDDED HARDWOOD BARK MULCH: ALL PLANTING AREAS LABELED ON PLAN SHALL RECEIVE CERTIFIED WEED FREE SHREDDED HARDWOOD BARK MULCH INSTALLED TO A MINIMUM AND CONSISTENT DEPTH OF 3-INCHES WITH PRE-EMERGENT HERBICIDE. NO PRE-EMERGENT HERBICIDE IN AREAS OF PERENNIALS AND GROUND COVERS. SHREDDED HARDWOOD BARK MULCH SIZE & COLOR TO BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. FERTILIZER SHALL BE IN ACCORDANCE WITH APPLICABLE LOCAL, COUNTY AND STATE REQUIREMENTS. SHREDDED HARDWOOD BARK MULCH AREAS SHALL NOT RECEIVE WOVEN WEED BARRIER FABRIC.
 - MATERIALS – TREE & SHRUB RINGS: ALL TREES AND/OR SHRUBS PLANTED IN SEEDING LAWN AREAS TO BE INSTALLED WITH A MINIMUM 4' DIAMETER SHREDDED HARDWOOD BARK MULCH TREE RING SPREAD TO A CONSISTENT DEPTH OF 3-INCHES. ALL TREE RINGS SHOULD BE INSTALLED WITH A 5" DEPTH SHOVEL CUT EDGE, ANGLED 45 DEGREES INTO SOIL AT A 5' DIAMETER ABOUT THE CENTER OF THE TREE PLANTING. A PRE-EMERGENT GRANULAR HERBICIDE WEED-PREVENTER SHOULD BE MIXED WITH MULCH USED TO INSTALL TREE RING AS WELL AS TOPCALLY APPLIED TO COMPLETED INSTALLATION OF TREE RING.
 - MATERIALS – ALUMINUM EDGING: EDGING SHALL BE 1/8" X 4", ALUMINUM EDGING, MILL FINISH. OWNER'S REPRESENTATIVE SHALL APPROVE PRODUCT SPECIFICATION PROVIDED BY LANDSCAPE CONTRACTOR.
 - MATERIALS – TREE WATERING BAGS: ALL TREES TO BE INSTALLED WITH ONE (1) WATER BAG. PRODUCT TO BE "TREE GATOR ORIGINAL SLOW RELEASE WATERING BAG," PRODUCT NO. 89183-R OR APPROVED EQUAL. INSTALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.

- ### SEEDING NOTES
- MATERIALS – TURFGRASS SEED: DISTURBED LAWN AREAS LABELED ON PLAN AS SUCH, SHALL RECEIVE 6" OF TOPSOIL AND EARTH CARPET'S "MADISON PARKS" GRASS SEED, OR EQUIVALENT AS APPROVED BY THE OWNER'S REPRESENTATIVE, INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. IN ADDITION TO TURFGRASS SEED, ANNUAL RYE SHALL BE APPLIED TO ALL DISTURBED AREAS AT A RATE OF 1 1/2 LBS PER 1000 SQUARE FEET. FERTILIZE AND MULCH PER MANUFACTURER'S RECOMMENDATIONS. MULCH SHALL BE CERTIFIED NOXIOUS WEED SEED-FREE

- ### CONTRACTOR AND OWNER RESPONSIBILITY NOTES
- GUARANTEE: THE CONTRACTOR SHALL GUARANTEE ALL PLANTS THROUGH ONE (1) YEAR AFTER ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. PLANTS SHALL BE ALIVE AND IN HEALTHY AND FLOURISHING CONDITION AT THE END OF THE GUARANTEE PERIOD. THE CONTRACTOR SHALL REPLACE (AT NO COST TO OWNER) ANY PLANTS THAT ARE DEAD OR NOT IN A VIGOROUS THRIVING CONDITION. REPLACEMENT PLANTS SHALL BE OF THE SAME KIND AND SIZE AS ORIGINALLY SPECIFIED UNLESS OTHERWISE DIRECTED BY OWNER'S REPRESENTATIVE. RESTORE BEDS AS NECESSARY FOLLOWING PLANT REPLACEMENT, INCLUDING BUT NOT LIMITED TO BEDDING, EDGING, MULCH, ETC. REPLACE PLANTS DAMAGED AT TIME OF PLANTING. REPAIR AREAS DISTURBED IN ANY WAY DURING PLANT REPLACEMENT AT NO COST TO OWNER. CONTRACTOR SHALL PROVIDE A ONE (1)-YEAR STRAIGHTENING GUARANTEE FOR ALL TREES.
 - CONTRACTOR IS RESPONSIBLE FOR STAKING THE PLANT MATERIALS FOR REVIEW BY OWNER'S REPRESENTATIVE PRIOR TO DIGGING AND PLACEMENT AND SHALL COORDINATE ALL FINE GRADING AND RESTORATION WITH THE GRADING CONTRACTOR.
 - MAINTENANCE: (CONTRACTOR) FOR ALL PLANTINGS, SEEDING AND/OR SODDED LAWN AREAS, THE CONTRACTOR SHALL MAINTAIN ALL PLANTINGS AND LAWN AREAS FOR A MINIMUM TIME PERIOD OF 60 DAYS, UNTIL FINAL ACCEPTANCE BY OWNER'S REPRESENTATIVE. THE CONTRACTOR IS RESPONSIBLE FOR ADEQUATELY WATERING PLANTS AND LAWN/TURFGRASS DURING THIS 60 DAY ESTABLISHMENT PERIOD. CONTRACTOR IS RESPONSIBLE FOR THE ESTABLISHMENT OF HEALTHY VIGOROUS PLANT MATERIALS AND LAWN/TURFGRASS GROWTH. CONTRACTOR IS ALSO RESPONSIBLE FOR ANY PRUNING OF PLANT MATERIALS, AND SHARPING AND/OR REPLACEMENT OR SUPPLEMENT OF DEFICIENT SHREDDED HARDWOOD BARK MULCH DURING THIS PERIOD. LONG TERM PLANT MATERIALS AND LAWN/TURFGRASS MAINTENANCE AND ANY PROGRAM FOR SUCH IS THE RESPONSIBILITY OF THE OWNER. ALL PLANTINGS AND LAWN/TURFGRASS AREAS SHALL BE MAINTAINED IN A MANICURED CONDITION UNTIL THE TIME WHEN THE OWNER'S ACCEPTANCE IS GIVEN.
 - MAINTENANCE: (OWNER) THE OWNER IS RESPONSIBLE FOR THE CONTINUED MAINTENANCE, REPAIR AND REPLACEMENT OF ALL LANDSCAPING MATERIALS AND WEED BARRIER FABRIC AS NECESSARY FOLLOWING THE ONE (1) YEAR CONTRACTOR GUARANTEE PERIOD.

- ### GENERAL NOTES
- GENERAL: ALL WORK IN THE R-O-W AND PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH LOCAL MUNICIPAL REQUIREMENTS. JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES. LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE DONE TO UTILITIES. CONTRACTOR MUST CALL 1-800-242-8511 FOR UTILITY LOCATIONS AT LEAST THREE DAYS PRIOR TO DIGGING. HAND DIG AND INSTALL ALL PLANTS THAT ARE NEAR EXISTING UTILITIES. PROTECT PREVIOUSLY INSTALLED WORK OF OTHER TRADES. CONTRACTOR IS RESPONSIBLE FOR STAKING THE PLANT MATERIALS FOR REVIEW BY OWNER PRIOR TO DIGGING AND PLACEMENT AND SHALL COORDINATE ALL FINE GRADING AND RESTORATION WITH THE GRADING CONTRACTOR.
 - DELIVERY AND HANDLING: DO NOT DELIVER MORE PLANT MATERIALS THAN CAN BE PLANTED IN ONE DAY, UNLESS ADEQUATE, APPROPRIATE AND SECURE STORAGE IS PROVIDED AND APPROVED BY OWNER'S REPRESENTATIVE. AT ALL TIMES, PROTECT ALL PLANT MATERIALS FROM WIND AND DIRECT SUN. DELIVER PLANTS WITH LEGIBLE IDENTIFICATION LABELS. PROTECT PLANTS DURING DELIVERY AND DO NOT PRUNE PRIOR TO DELIVERY. ALL TREES AND SHRUBS SHALL BE PLANTED ON THE DAY OF DELIVERY; IF THIS IS NOT POSSIBLE, PROTECT THE PLANT MATERIALS NOT PLANTED BY STORING THEM IN A SHADED, SECURE AREA, PROTECTING THE ROOT MASS WITH WET SOIL, MULCH, HAY OR OTHER SUITABLE MEDIUM. CONTRACTOR TO KEEP ALL PLANT MATERIALS ADEQUATELY WATERED TO PREVENT ROOT DESICCATION. DO NOT REMOVE CONTAINER GROWN STOCK FROM CONTAINERS BEFORE TIME OF PLANTING. DO NOT PICK UP CONTAINER OR BALLED PLANTS BY STEM OR ROOTS. ALL PLANTS SHALL BE LIFTED AND HANDLED FROM THE BOTTOM OF THE CONTAINER OR BALL. PERFORM ACTUAL PLANTING ONLY WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE IN ACCORDANCE WITH LOCALLY ACCEPTED BEST HORTICULTURAL PRACTICES.
 - MATERIALS – PLANTS: ALL PLANTS SHALL CONFORM TO THE LATEST VERSION OF THE AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1. PLANTS SHALL BE TRUE TO SPECIES AND VARIETY SPECIFIED AND NURSERY GROWN IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICES UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT FOR AT LEAST 2 YEARS. PLANTS SHALL BE FRESHLY DUG (DURING THE MOST RECENT FAVORABLE HARVEST SEASON). PLANTS SHALL BE SO TRAINED IN DEVELOPMENT AND APPEARANCE AS TO BE UNQUESTIONABLY SUPERIOR IN FORM, COMPACTNESS, AND SYMMETRY. PLANTS SHALL BE SOUND, HEALTHY, VIGOROUS, WELL BRANCHED AND DENSELY FOLIATED WHEN IN LEAF, AND FREE OF DISEASE AND INSECTS (ADULT EGGS, PUPAE OR LARVAE). THEY SHALL HAVE HEALTHY, WELL-DEVELOPED ROOT SYSTEMS AND SHALL BE FREE FROM PHYSICAL DAMAGE OR OTHER CONDITIONS THAT WOULD PREVENT THRIVING GROWTH OR PREMATURE MORTALITY. PLANTS SHALL BE OF THE HIGHEST QUALITY, POSSESS TYPICAL GROWTH HABITS AND FORM FOR THEIR SPECIES AND BE FREE OF INJURY. PARKWAY TREES AND PARKING LOT TREES SHALL HAVE A MINIMUM BRANCHING HEIGHT OF SIX (6) FEET ABOVE THE GROUND TO ALLOW ADEQUATE VISUAL AND PHYSICAL CLEARANCE.
 - PRUNING: THE CONTRACTOR SHALL PRUNE ALL TREES AND REPAIR ANY INJURIES THAT OCCURRED DURING THE PLANTING PROCESS. DOUBLE LEADERS, DEAD BRANCHES, AND LIMBS DAMAGED OR BROKEN DURING THE PLANTING PROCESS, SHALL BE PRUNED. THIS SHALL BE THE ONLY PRUNING ALLOWED AT PLANTING. PRUNING SHALL CONFORM TO THE LATEST VERSION OF THE AMERICAN STANDARD FOR TREE CARE OPERATIONS, ANSI A300. PRUNE TREES IN ACCORDANCE WITH NAA GUIDELINES. DO NOT TOP TREES. PRUNE SHRUBS ACCORDING TO STANDARD HORTICULTURAL PRACTICES. ON CUTS OVER 3/4" IN DIAMETER AND BRUISES OR SCARS ON BARK, TRACE THE INJURED CAMBIUM LAYER BACK TO LIVING TISSUE AND REMOVE. SMOOTH AND SHAPE WOUNDS SO AS NOT TO RETAIN WATER. TREAT THE AREA WITH AN APPROVED INCONSPICUOUS LATEX BASED ANTISEPTIC TREE PAINT. IF PRUNING OCCURS "IN SEASON", DO NOT PRUNE ANY OAK TREES DURING THE MONTHS FROM APRIL TO OCTOBER.
 - CLEANUP: THE WORK AREA SHALL BE KEPT SAFE AND NEAT AT ALL TIMES. DISPOSED OF EXCESS SOIL, REMOVE ALL CUTTINGS AND WASTE MATERIALS. SOIL AND BRANCHES, BIND AND WRAP THESE MATERIALS, ANY REJECTED PLANTS, AND ANY OTHER DEBRIS RESULTING FROM ALL PLANTING TASKS AND PROMPTLY CLEAN UP AND REMOVE FROM THE PROJECT SITE. UNDER NO CIRCUMSTANCES SHALL THE ACCUMULATION OF SOIL, BRANCHES OR OTHER DEBRIS BE ALLOWED UPON A PUBLIC PROPERTY IN SUCH A MANNER AS TO RESULT IN A PUBLIC SAFETY HAZARD OR DAMAGE. LIKEWISE, UNDER NO CIRCUMSTANCES SHALL ANY DEBRIS OR INCIDENTAL MATERIALS BE ALLOWED UPON ADJACENT PRIVATE PROPERTY.
 - ANY SUBSTITUTIONS IN PLANT TYPE, LOCATION, OR SIZE SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
 - CONTRACTOR TO VERIFY PLANT MATERIAL QUANTITIES AND SQUARE FOOTAGES. QUANTITIES SHOWN ON PLAN TAKE PRECEDENCE OVER THOSE ON SCHEDULE.



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jsdinc.com
MILWAUKEE REGIONAL OFFICE
W238 N1610 BOUSSE ROAD, SUITE 100
WAUKESHA, WISCONSIN 53188
P. 262.513.0666

CLIENT:
ELLSWORTH CORPORATION

CLIENT ADDRESS:
**W129 N10325 WASHINGTON DRIVE
GERMANTOWN, WI 53022**

PROJECT:
**ELLSWORTH CORPORATION
PARKING LOT EXPANSION**

PROJECT LOCATION:
**N109 W13300 ELLSWORTH DRIVE
GERMANTOWN, WI 53022
WASHINGTON COUNTY**

PLAN MODIFICATIONS:		
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Designed By: APW 2024-06-10
Reviewed By: KCB 2024-06-10
Approved By: JJJ 2024-06-10

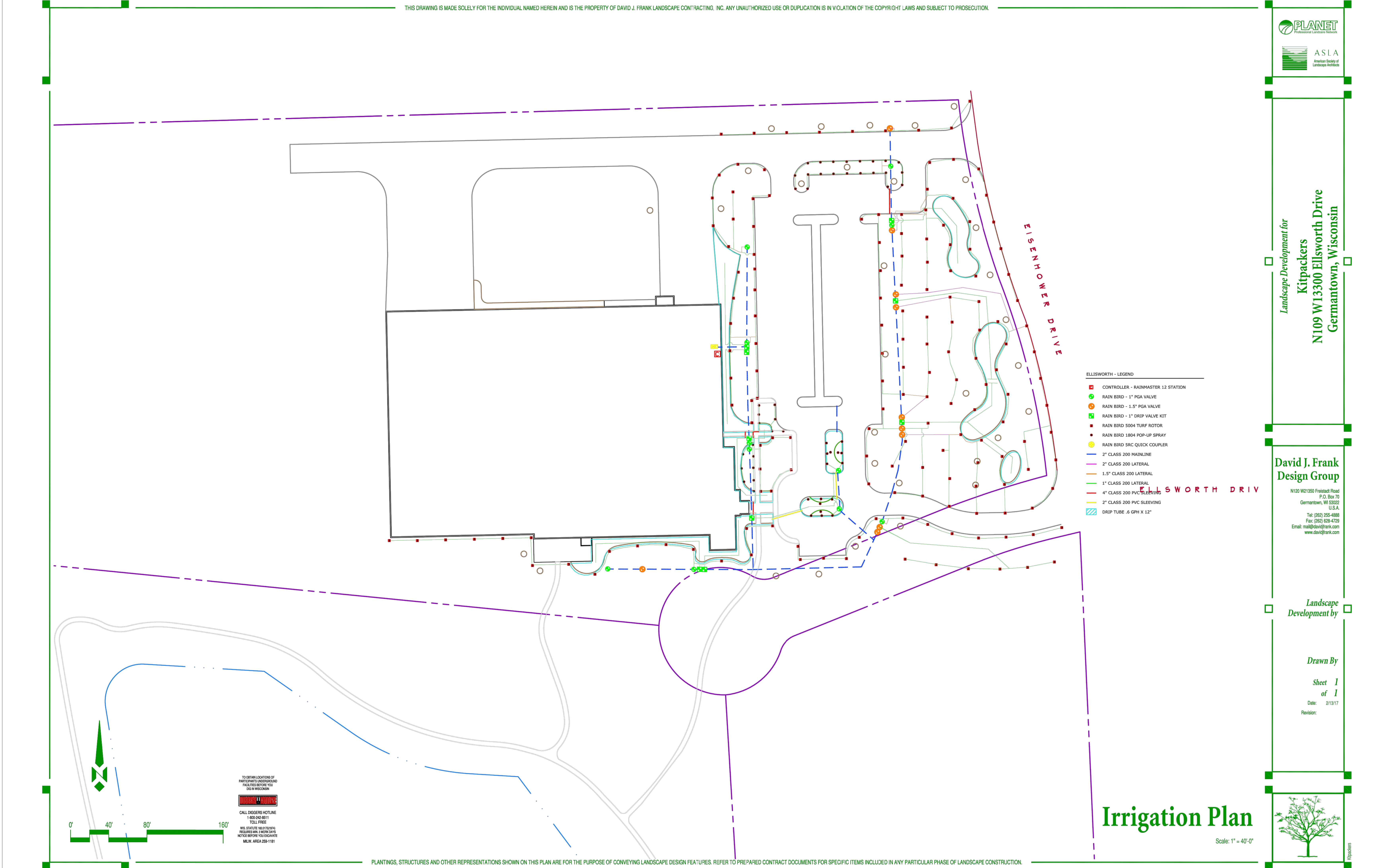
SHEET TITLE:
**PROPOSED LANDSCAPE
DETAILS**

SHEET NUMBER:
L3.0
JSD PROJECT NO: 24-14292



Toll Free (800) 242-8511

File: USDINC\\new_projects\\24\\2414292\\DWG\\Landscape\\Sheet\\L5.0 Ex Landscape Irrigation Plan.dwg Layout: L5.0 User: kowibyrne Plotted: Jun 10, 2024 - 3:16pm Xref's:



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jsdinc.com

MILWAUKEE REGIONAL OFFICE
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WAUKESHA, WISCONSIN 53188
P. 262.513.0666

CLIENT:

ELLSWORTH
CORPORATION

CLIENT ADDRESS:

W129 N10825 WASHINGTON DRIVE
GERMANTOWN, WI 53022

PROJECT:

ELLSWORTH
CORPORATION
PARKING LOT EXPANSION

PROJECT LOCATION:

N109 W13300 ELLSWORTH DRIVE
GERMANTOWN, WI 53022
WASHINGTON COUNTY



Landscape Development for
Kitpackers
N109 W13300 Ellsworth Drive
Germantown, Wisconsin

David J. Frank
Design Group

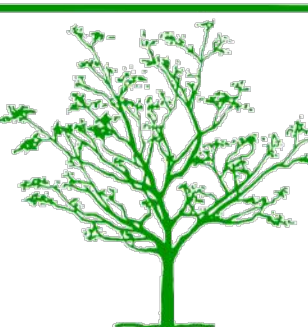
N120 W21350 Freistadt Road
P.O. Box 70
Germantown, WI 53022
U.S.A.
Tel: (262) 255-4888
Fax: (262) 628-4729
Email: mail@davidfrank.com
www.davidfrank.com

Landscape
Development by

Drawn By

Sheet 1
of 1

Date: 2/13/17
Revision:



Kitpackers

Irrigation Plan

Scale: 1" = 40'-0"

PLAN MODIFICATIONS:

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Designed By: APM 2024-06-10
Reviewed By: KCB 2024-06-10
Approved By: JLL 2024-06-10

SHEET TITLE:

EXISTING LANDSCAPE
IRRIGATION PLAN
(EXISTING LANDSCAPE
IRRIGATION PLAN BY
OTHERS)

SHEET NUMBER:

L5.0



Toll Free (800) 242-8511

JSD PROJECT NO:

24-14292

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Luminaire Schedule						
Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description
CD-5	5	KT-ALED140PS-M2-OSB-XXX-8CSB-1	Back-Back	10293	0.900	Set at 140W Type 4 Area Lights - Back to back
CD-10	10	KT-ALED140PS-M2-OSB-XXX-8CSB-	Single	10293	0.900	Set at 140W Type 4 Area Lights - Single

10 Poles with 1 fixture each = 10 fixtures
5 Poles with 2 fixtures each = 10 fixtures

Total fixtures = 20

Calculation Summary							
Label	CaleType	Units	Avg	Max	Min	Avg/Min	Max/Min
Parking Area	Illuminance	Fc	1.16	6	0	N.A.	N.A.

Luminaire Location Summary						
LumNo	Label	Insertion Point		Mounting	Orient	Tilt
		X	Y	Height		
1	KT-ALED140PS-M2-OSB-XXX-8CSB-	42.75	228.25	25	0	0
2	KT-ALED140PS-M2-OSB-XXX-8CSB-	60	26.75	25	359.99	0
3	KT-ALED140PS-M2-OSB-XXX-8CSB-	83.75	149	25	359.99	0
4	KT-ALED140PS-M2-OSB-XXX-8CSB-	105.5	115	25	90	0
5	KT-ALED140PS-M2-OSB-XXX-8CSB-	153.5	250.25	25	270	0
6	KT-ALED140PS-M2-OSB-XXX-8CSB-	181.75	166.5	25	270	0
7	KT-ALED140PS-M2-OSB-XXX-8CSB-	246.5	101	25	90	0
8	KT-ALED140PS-M2-OSB-XXX-8CSB-	1.501	228	25	270	0
9	KT-ALED140PS-M2-OSB-XXX-8CSB-	1.200	160	25	270	0
10	KT-ALED140PS-M2-OSB-XXX-8CSB-	200	226.55	25	270	0
11	KT-ALED140PS-M2-OSB-XXX-8CSB-	334.5	101	25	90	0
12	KT-ALED140PS-M2-OSB-XXX-8CSB-	1.320.25	227.25	25	270	0
13	KT-ALED140PS-M2-OSB-XXX-8CSB-	1.082.25	160.75	25	270	0
14	KT-ALED140PS-M2-OSB-XXX-8CSB-	447	180	25	180	0
15	KT-ALED140PS-M2-OSB-XXX-8CSB-	429.75	229.5	25	0	0



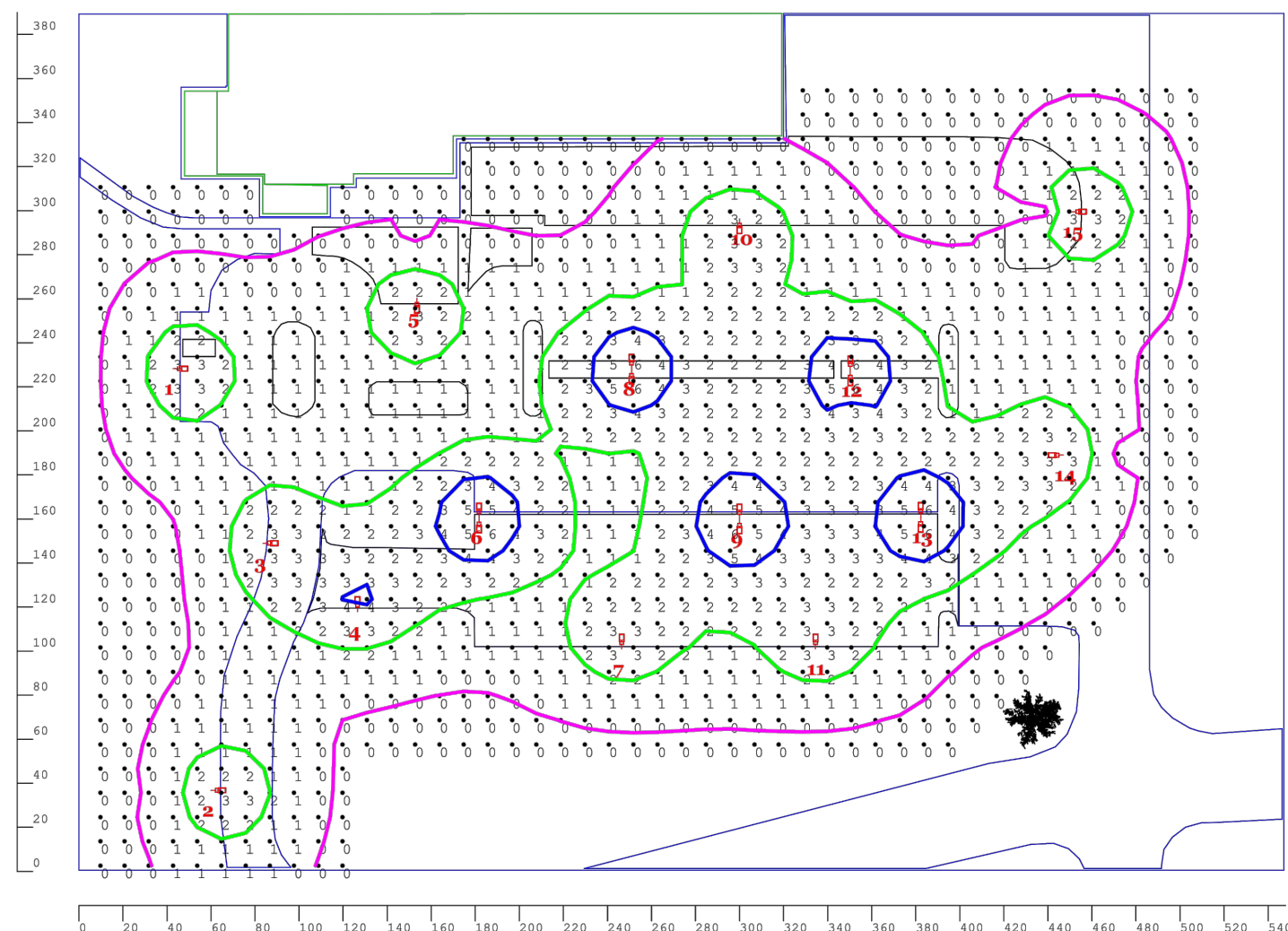
Project : Kit Packers
KT-ALED140
MH is 25'

Keystone Technologies Lighting Layout
2750 Morris Road
Lansdale, PA 19446
Phone 1-800-464-2680
Email: LightingLayouts@keystonetech.com



Date:5/2/2024

Page 1 of 6



View of point by point

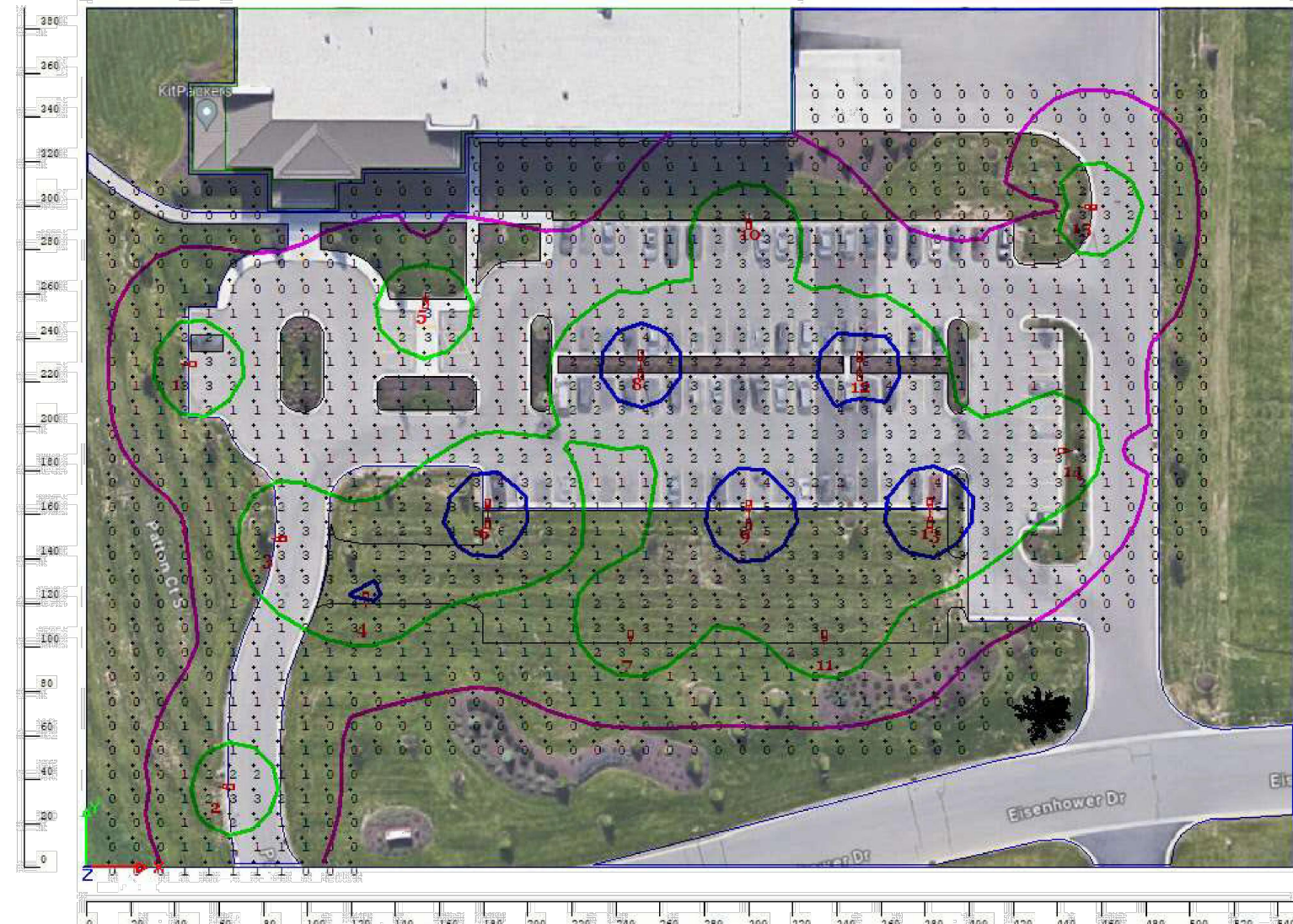
Project : Kit Packers
KT-ALED140
MH is 25'
BLUE = 4 FC, GREEN = 2 FC,
VIOLET = 1 FC

Keystone Technologies Lighting Layout
2750 Morris Road
Lansdale, PA 19446
Phone 1-800-464-2680
Email: LightingLayouts@keystonetech.com



Date:5/2/2024

Page 2 of 6



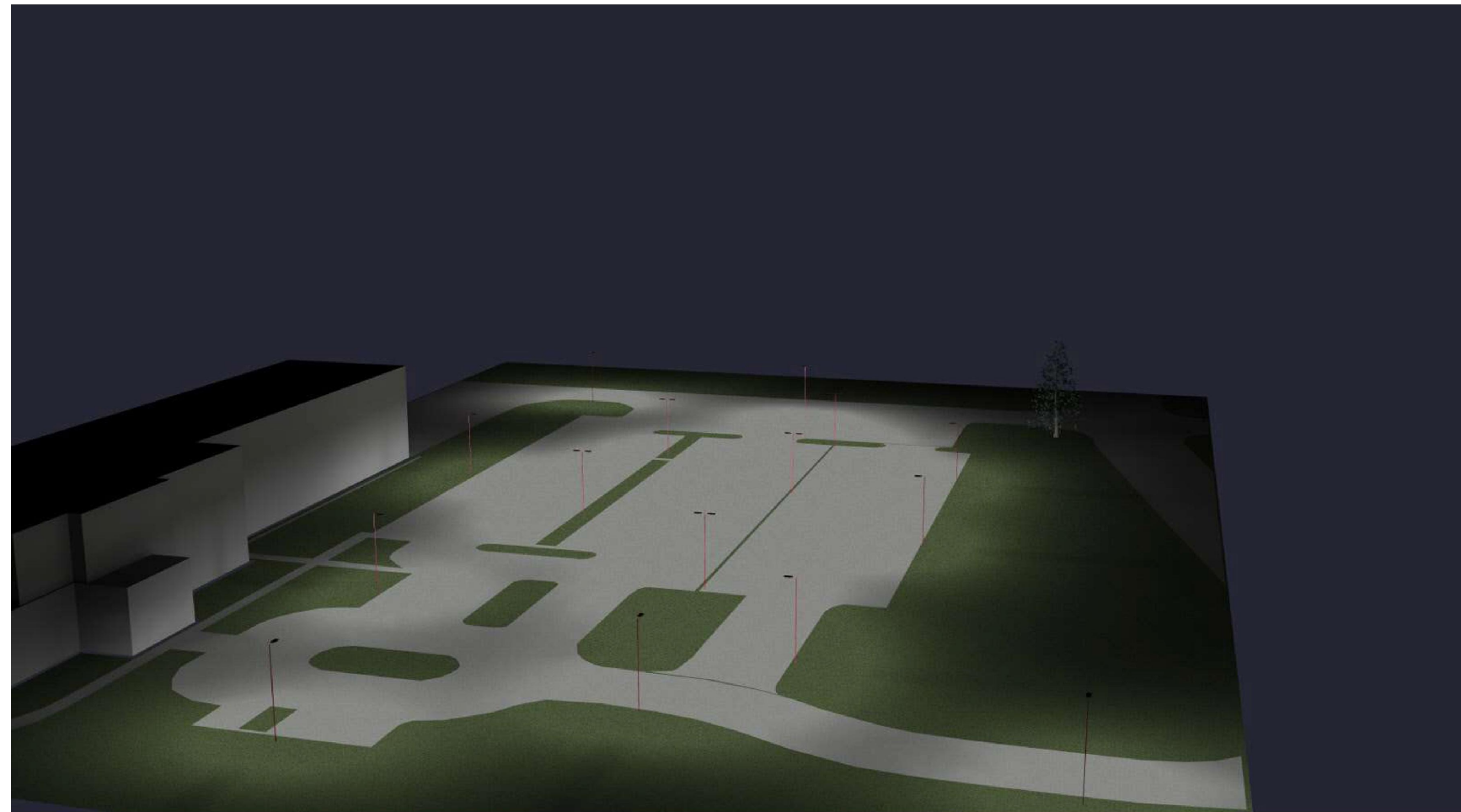
Project : Kit Packers
KT-ALED140
MH is 25'
BLUE = 4 FC, GREEN = 2 FC,
VIOLET = 1 FC

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Date:5/2/2024

Page 3 of 6



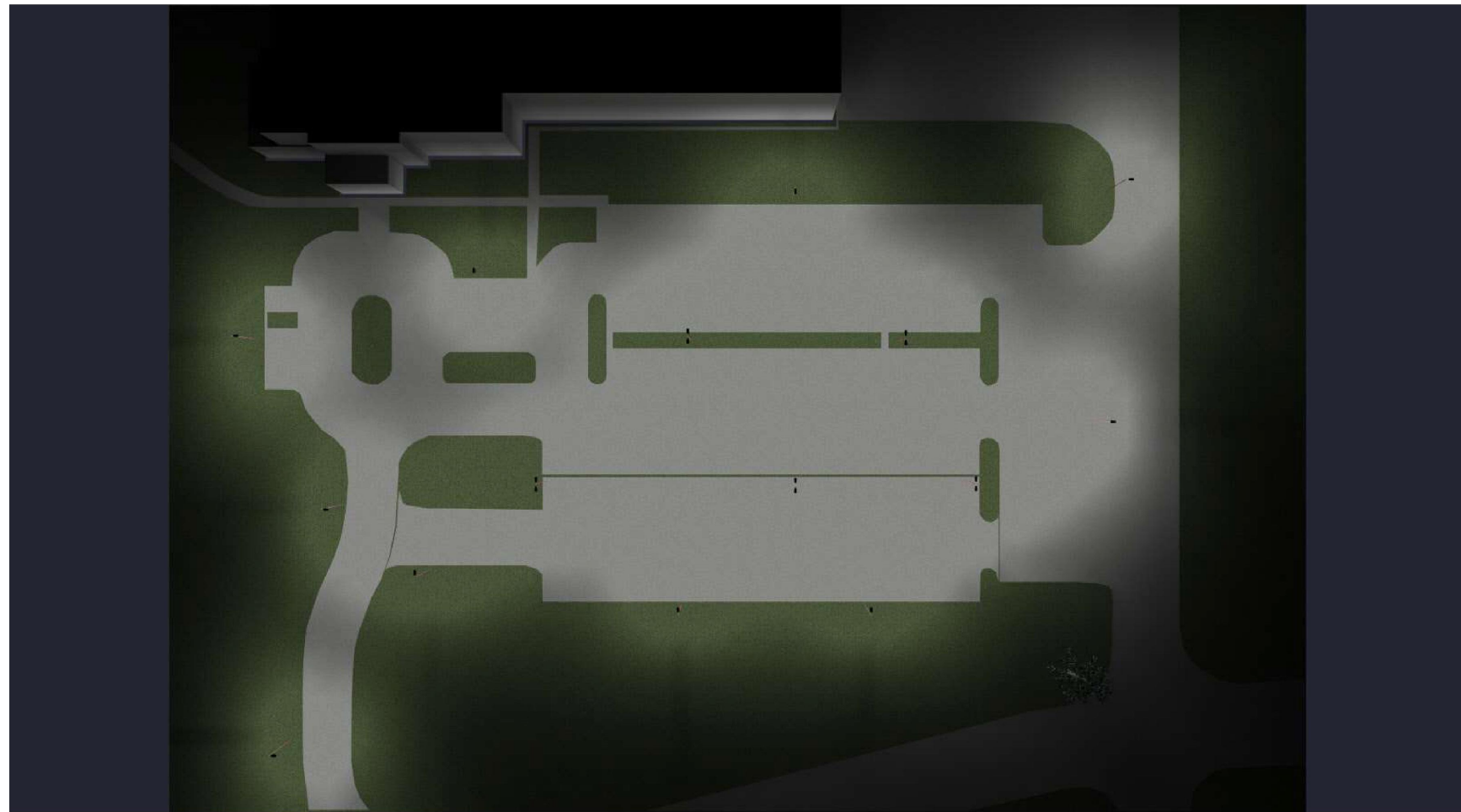
Project : Kit Packers
KT-ALED140
MH is 25'

Keystone Technologies Lighting Layout
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Date:5/2/2024

Page 4 of 6



Project : Kit Packers
KT-ALED140
MH is 25'

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Date:5/2/2024

Page 5 of 6

Thank you for allowing Keystone Technologies the opportunity to create and provide this Lighting Layout report.

Illumination results shown on this lighting design are based on project parametrics provided to Keystone used in conjunction with luminaire photometric testing conducted under laboratory conditions. Actual project conditions differing from these design parameters may affect field results, such as (but not limited to) windows, furnishings, floor/ceiling/wall surface texture reflectivity, site cleanliness, and lighting component tolerances. Illumination results shown have not been field verified by Keystone and therefore the actual measured results may vary from actual field conditions.

The customer is responsible for verifying dimensional accuracy along with compliance with any applicable electrical, lighting, or energy code. In no event will Keystone Technologies be held responsible for any loss resulting from any use of this lighting design.

Project : Kit Packers
KT-ALED140
MH is 25'

Keystone Technologies Lighting Layout
2750 Morris Road
Lansdale, PA 19446
Phone 1-800-464-2680
Email: LightingLayouts@keystonetech.com



Date:5/2/2024

Page 6 of 6

PLAN MODIFICATIONS:		
#	Date:	Description:
1		
2		
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15		

Designed By: APM 2024-06-10
Reviewed By: KCB 2024-06-10
Approved By: JJJ 2024-06-10

SHEET TITLE:
PHOTOMETRIC PLAN

SHEET NUMBER:

P1.0

JSD PROJECT NO:

24-14293



June 10, 2024

Stormwater Management Memo
Ellsworth Corporation Parking Lot Expansion
Village of Germantown, WI

Introduction

Ellsworth Corporation is proposing to construct a parking lot expansion on the east side of the existing facility located at N109 W13300 Ellsworth Drive in the Southeast Quarter of the Northwest Quarter of Section 25, Township 9 North, Range 20 East in the Village of Germantown. The proposed development will involve construction of a 17,163 square foot parking lot. Stormwater runoff from the site will drain to a regional detention pond which was designed by Kapur and Associates as part of the Stormwater Management Report titled "TID #4 Industrial Park Phase II", dated April 2002, and revised by the Village of Germantown as the Stormwater Management Amendment titled "Revision to Stormwater Management Plan prepared by Kapur and Associates dated April 2002", dated April 6, 2015.

Analysis

The existing topography of the parking lot expansion region slopes to the southeast to an existing inlet that is conveyed through public storm sewer and ultimately discharges to the regional detention pond #2. The proposed parking lot expansion will drain to two existing inlets located on the east side of the existing parking lot. The said inlets are conveyed through the public storm sewer and discharges to regional detention pond #2, same as the existing conditions.

Based on the stormwater management report and the stormwater management amendment, the proposed parking lot expansion will be within the watershed 2S for pond #2. The HydroCAD calculations show that the site was to be designed to a maximum of 75 percent impervious surface. Table 1 below outlines the existing and post-construction surface area.

	Existing	Post-Construction
Property Area (Acres)	20.8484	20.8484
Pervious (Acres)	16.5856	16.1916
Impervious (Acres)	4.2628	4.6568
Impervious Percentage	20.4%	22.3%

Conclusion

The Ellsworth Corporation Parking Lot Expansion will not exceed 75% impervious area and will drain to the existing regional detention pond #2 to the southeast of the development. The regional detention pond was designed to provide water quantity and water quality control. As a result, JSD has concluded that the proposed parking lot expansion will be in conformance with the regional stormwater management plan and all applicable Wisconsin Department of Natural Resources and Village of Germantown stormwater requirements. Please refer to the following appendix for further information regarding the proposed development.

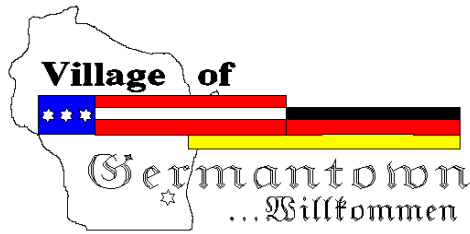


Please contact me at (262) 513-0666 or andrew.mertz@jsdinc.com if you have questions or require any additional information.

Thank You,

A handwritten signature in blue ink that reads 'Andrew P. Mertz'. The signature is fluid and cursive, with a long horizontal stroke extending from the end.

Andrew P. Mertz, P.E.
Project Engineer
JSD Professional Services, Inc.



Engineering Department Memorandum

To: Jeff W. Retzlaff, AICP, Community Development Director

From: Kevin R. Driscoll, PE, Village Engineer

Date: June 17, 2024

Re: Site Plan Review – Ellsworth Parking Lot Addition (N109 W13300 Ellsworth Drive)

Items Reviewed:

1. Site Plan Review Application Dated: 6/10/2024 – Parking Lot Addition

General Comments:

1. The submitted plans have been reviewed for general conformance with State and Village design guidelines. Additional comments could arise as a result of the plan completion and modifications. The items listed below will need to be fully resolved before the Engineering Dept. can recommend a formal approval of the plans and permit for construction.
2. This project will require a Village Erosion Control Permit. Please transmit a completed application prior to final approval.
3. A professional engineer's original seal is to be affixed, signed and dated on the final set of construction plans.
4. Utility permits and permits for work within the ROW are required. Contact the Village engineering department to obtain permits.
5. As a guide to the review response: Items in *italics* are resolved or acknowledged, items in regular font are to be addressed yet, items in **Bold** are additional feedback to remaining original comment.

Plumbing

1. Complete a plumbing permit for the proposed irrigation work.

Storm Water Management

1. The proposed development will involve construction of a 17,163 square foot parking lot. The Ellsworth Corporation Parking Lot Expansion will not exceed 75% impervious area and will drain to the existing regional detention pond #2 in conformance with the regional stormwater management plan.
2. Transmit a completed Application for an Erosion Control Permit.

June 27, 2024

SIGN REVIEW APPLICATION

08/12/24 Plan Commission Meeting

Lemberg Electric / County Line LLC / Chase Bank

Village Staff Report

Germantown, Wisconsin

Summary

Lemberg Electric, agent for County Line LLC, property owner, and Chase Bank is requesting approval for wall signs and directional signs for a new 3,245 square foot retail banking center located at N96 W18250 County Line Road. The signs are for Chase Bank.

Location: N96 W18250 County Line Road

Agent/

Property Owners: Lemberg Electric County Line LLC
4085 N 128TH Street 2401 S Memorial Drive
Brookfield, WI 53005 Appleton, WI 54914

Zoning: B-3: General Business

Adjacent Land Uses		Zoning
North	Commercial	B-3
South	Commercial (Men. Falls)	N/A
East	Commercial	B-3
West	Commercial	B-3; PDD

Location Map



Background/Proposal

Lemberg Electric, agent for County Line LLC, property owner, and Chase Bank is requesting approval for wall signs and directional signs for a new 3,245 square foot retail banking center located at N96 W18250 County Line Road. The signs are for Chase Bank.

The new Chase Bank facility was approved by the Village Board and Plan Commission in late 2023. The approvals granted were for a Certified Survey Map (CSM), site development plan, and building plans. At this time the applicant is seeking approval for wall signs and directional signs for the site. Details regarding the proposed signage are listed below and shown in the attached sign package.

Wall Signs (4 Total)

- 14'-0 $\frac{1}{4}$ " x 2'-7 $\frac{1}{2}$ " (36.9 square feet), single-sided aluminum channel letters and logo. The proposed signs will be illuminated, and one (1) sign is proposed on each building façade.

Directional Signs (2 Total)

- 1'-4 $\frac{5}{8}$ " x 1'-8" (2.31 square feet), double-sided stone veneer and aluminum. The signs are non-illuminated and are shown at 3' height from grade.

Staff Comments

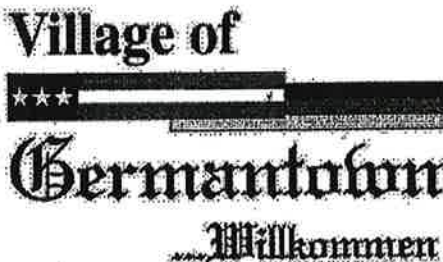
The proposed wall signs and directional signs comply with Village Sign Code requirements. Other signs listed in the submitted sign package are not part of this review being considered by the Plan Commission.

Although this review is limited to the wall signs and directional signs, staff has included a condition that the existing nonconforming pylon sign fronting the property be removed. The pylon sign is at the corner of County Line Road and Appleton Avenue and currently advertises Fleet Farm and its gas prices. The sign had been located on Fleet Farm property until the Certified Survey Map (CSM) referenced above was recorded, which created the Chase Bank parcel where the sign is now positioned on. Note that removal of the pylon sign was committed to by the applicant/owner during site plan review last year.

VILLAGE STAFF RECOMMENDATION

APPROVE the proposed wall signs and directional signs for Chase Bank located at N96 W18250 County Line Road, subject to the following conditions:

1. Applicant/owner shall obtain an electrical permit(s) from building inspection services for the sign installations.
2. Prior to issuance of an electrical permit and installation of the Chase Bank signs, the existing nonconforming pylon sign advertising Fleet Farm and its gas prices, which fronts the property at the corner of County Line Road and Appleton Avenue, shall be removed.



Fee must accompany application

1 Fee \$275 Sign Review Fee - OK PRT.R.

\$ 75 Sign Face Replacement

Paid RR Date 6/12/24

CHK # 016522

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

Lemberg Electric
4085 N. 128th St
Brookfield, WI 53005

Phone 262-202-9329

Fax ()

E-Mail jwestphal@lembergelectric.com

PROPERTY OWNER

County Line LLC
N96 W18200, County Line Rd
Germantown, WI 53022

Phone 503-417-0517

2 PROPERTY ADDRESS OR GENERAL LOCATION

NEC of County Line Rd and Appleton Ave
Germantown, WI 53017

3 SIGN INFORMATION

D01
Directional

Sign Dimensions 3' height x 1'-4" width Single Multi Tenant (circle one)
Number of Sides 2 Building Frontage SF 22.66
Total Square Footage of Sign (include all sides) 4'
Total height of the Sign 3'
Is the Sign to be illuminated X yes no
Type of Sign Construction Materials Stone Veneer and aluminum
Distance to Closest Property Line 15'

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

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

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

Jenna Westphal

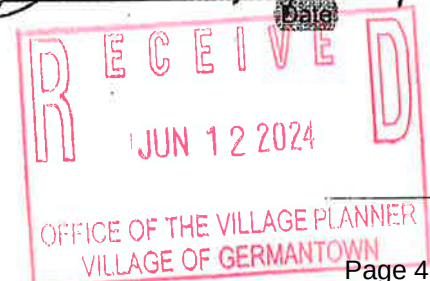
4/17/2024

Applicant

Date

Owner

[Signature] 6/10/2024





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

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1 APPLICANT OR AGENT

Lemberg Electric
4085 N. 128th St
Brookfield, WI 53005

PROPERTY OWNER

County Line LLC
N96 W18200, County Line Rd
Germantown, WI 53022

Phone 262-202-9329

Phone 503-417-0517

Fax () _____

E-Mail jwestphal@lembergelectric.com

2 PROPERTY ADDRESS OR GENERAL LOCATION

NEC of County Line Rd and Appleton Ave
Germantown, WI 53017

3 SIGN INFORMATION

D02
Directional

Sign Dimensions 3' height x 1'-4 3/8" width Single Multi Tenant (circle one)
Number of Sides 2
Total Square Footage of Sign (include all sides) 4' Building Frontage SF 22.66
Total height of the Sign 3'
Is the Sign to be illuminated X yes _____ no _____
Type of Sign Construction Materials _____ Stone Veneer and aluminum
Distance to Closest Property Line 15' _____

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

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

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

Jenna Westphal

4/17/2024

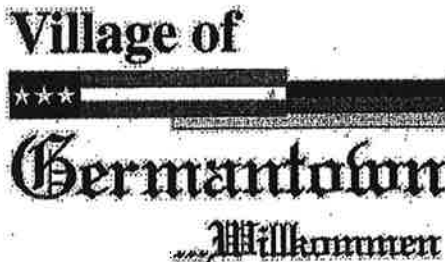
Applicant

Date

Owner

[Signature]
6/10/2024

Date



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

Lemberg Electric
4085 N. 128th St
Brookfield, WI 53005

PROPERTY OWNER

County Line LLC
N96 W18200, County Line Rd
Germantown, WI 53022

Phone 262-202-9329

Phone 503-417-0517

Fax () _____

E-Mail jwestphal@lembergelectric.com

2 PROPERTY ADDRESS OR GENERAL LOCATION

NEC of County Line Rd and Appleton Ave
Germantown, WI 53017

3 SIGN INFORMATION

B01
Wall Sign

Sign Dimensions 2'-7 1/2" height x 14'-0 1/4" width Single Multi Tenant (circle one)
Number of Sides 1 Building Frontage SF 22.66
Total Square Footage of Sign (include all sides) 41.55
Total height of the Sign 2'-7 1/2"
Is the Sign to be illuminated X yes _____ no _____
Type of Sign Construction Materials Aluminum
Distance to Closest Property Line 20' _____

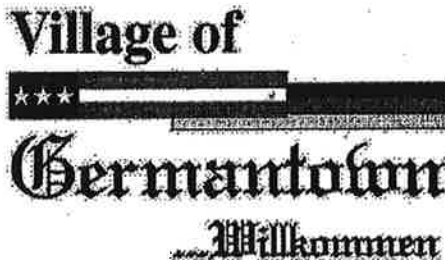
Are there any existing signs on the property No
If yes, what is the total Square Footage of existing signs _____

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

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

Jane Westphal 4/17/2024
Applicant Date

[Signature] 6/10/2024
Owner Date



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

Lemberg Electric
4085 N. 128th St
Brookfield, WI 53005

PROPERTY OWNER

County Line LLC
N96 W18200, County Line Rd
Germantown, WI 53022

Phone 262-202-9329

Phone 503-417-0517

Fax () _____

E-Mail jwestphal@lembergelectric.com

2 PROPERTY ADDRESS OR GENERAL LOCATION

NEC of County Line Rd and Appleton Ave
Germantown, WI 53017

3 SIGN INFORMATION

B02
Wall Sign

Sign Dimensions 2'-7 1/2" height x 14'-0 1/4" width Single Multi Tenant (circle one)
Number of Sides 1 Building Frontage SF 22.66
Total Square Footage of Sign (include all sides) 41.55
Total height of the Sign 2'-7 1/2"
Is the Sign to be illuminated ☒ yes ☐ no
Type of Sign Construction Materials Aluminum
Distance to Closest Property Line 20'

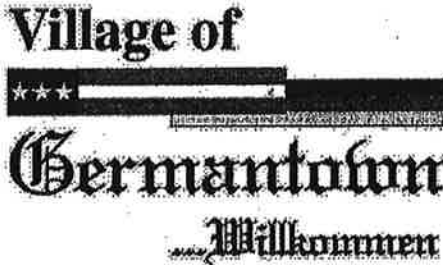
Are there any existing signs on the property No
If yes, what is the total Square Footage of existing signs _____

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

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

James Westphal 4/17/2024
Applicant Date

[Signature] 6/10/2024
Owner Date



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

Lemberg Electric
4085 N. 128th St
Brookfield, WI 53005

PROPERTY OWNER

County Line LLC
N96 W18200, County Line Rd
Germantown, WI 53022

Phone 262-202-9329

Phone 503-417-0517

Fax () _____

E-Mail jwestphal@lembergelectric.com

2 PROPERTY ADDRESS OR GENERAL LOCATION

NEC of County Line Rd and Appleton Ave
Germantown, WI 53017

3 SIGN INFORMATION

B03
Wall Sign

Sign Dimensions 2'-7 1/2" height x 14'-0 1/4" width Single Multi Tenant (circle one)
Number of Sides 1
Total Square Footage of Sign (include all sides) 41.55 Building Frontage SF 22.66
Total height of the Sign 2'-7 1/2"
Is the Sign to be illuminated ☒ yes ☐ no
Type of Sign Construction Materials Aluminum
Distance to Closest Property Line 20'

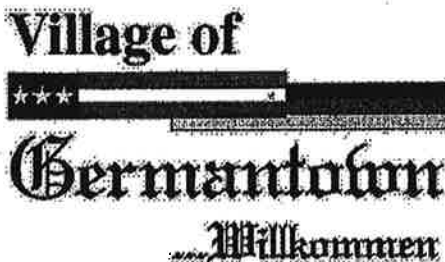
Are there any existing signs on the property No
If yes, what is the total Square Footage of existing signs _____

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

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

Jana Westphal 4/17/2024
Applicant Date

[Signature] 6/10/2024
Owner Date



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

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4085 N. 128th St
Brookfield, WI 53005

Phone 262-202-9329

Fax () _____

E-Mail jwestphal@lembergelectric.com

PROPERTY OWNER

County Line LLC
N96 W18200, County Line Rd
Germantown, WI 53022
503-417-0517

PHONE 503-417-0517

2 PROPERTY ADDRESS OR GENERAL LOCATION

NEC of County Line Rd and Appleton Ave
Germantown, WI 53017

3 SIGN INFORMATION

B04
Wall Sign

Sign Dimensions 2'-7 1/2" height x 14'-0 1/4" width Single Multi Tenant (circle one)
Number of Sides 1 Building Frontage SF 22.66
Total Square Footage of Sign (include all sides) 41.55
Total height of the Sign 2'-7 1/2"
Is the Sign to be illuminated X yes _____ no
Type of Sign Construction Materials Aluminum
Distance to Closest Property Line 20'

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

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

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

Jenna Westphal 4/17/2024
Applicant Date

Owner

[Signature]

6/10/2024
Date



Signtech[™]

4444 Federal Blvd. San Diego CA 92102
Phone: (619) 527-6100 / Fax: (619) 527-6111
signtech.com



JP Morgan Chase Bank
#48100R007001

County Line and Appleton
NEC of County Line Rd and Appleton Ave
Germantown, WI 53017

Initial Date: 02/29/24
Salesperson: Arthur Navarro
Coordinator: Tracey L Pichierri
Designer: ASena
Scale: As noted

CUSTOMER APPROVAL

Customer Signature _____ Date _____
COPY, COLORS & SIZES

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electrical to sign location -
RESPONSIBILITY OF OTHERS!

Customer Signature _____ Date _____

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Drawing Number: 23-01866

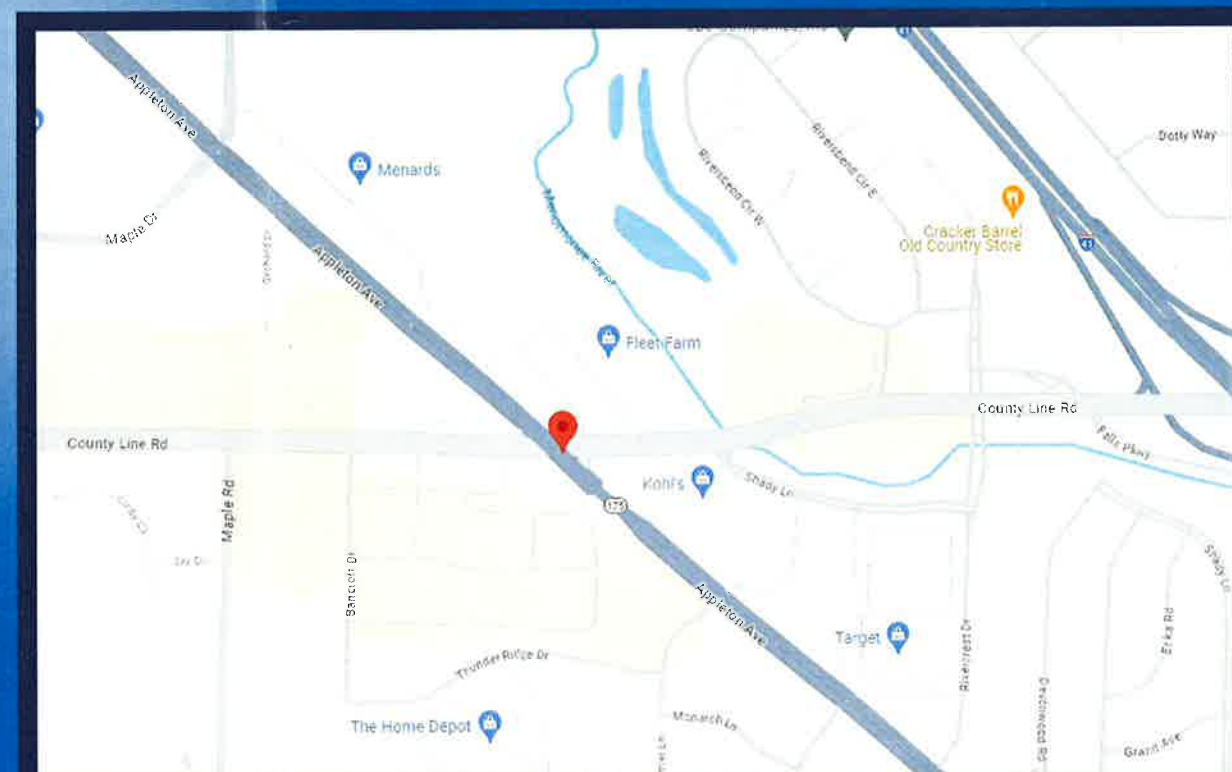
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Revision: R11 - 03.08.24

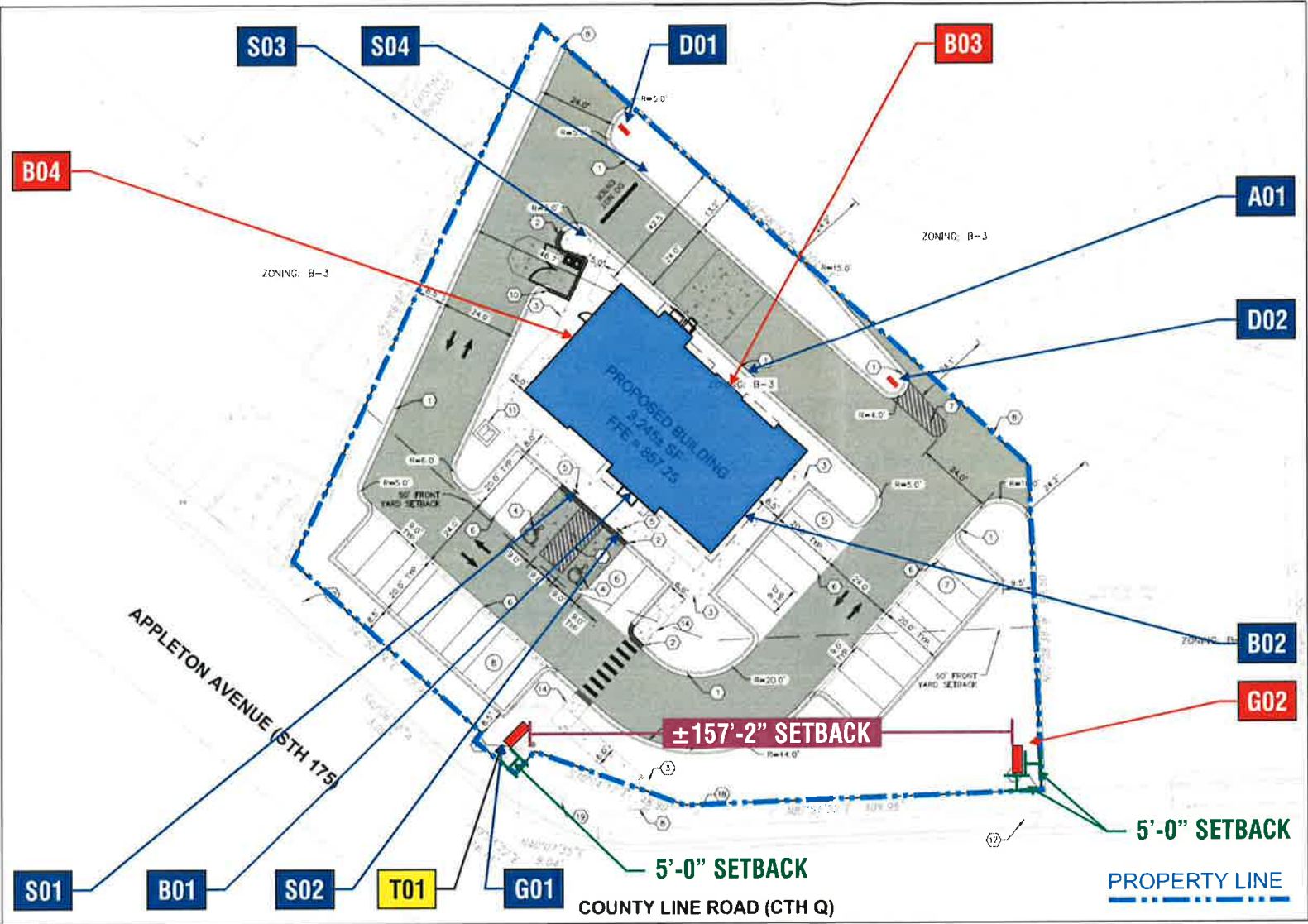
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REVISION NOTES:

R11: Detail Drawing - G01 and G02 Fleet Farm tenant panel copy updated to show FF branded logo, - AS - 03/08/24



SITE PLAN
SCALE: 1"=50'-0"



EXTERIOR SCOPE OF WORK				
SIGN ID	ELEVATION	SIGN TYPE	DESCRIPTION	SQFT
G01	--	CHA-MON-96X104-CAB-24X84-AL-RO-PT-MESSAGE BOARD	Double-Faced Illuminated Mon. - Tenant Panels/Message Board	50
G02	--	CHA-MON-96X104-CAB-30X96-AL-RO-PT	Double-Faced Illuminated Mon. - Tenant Panels	50
B01	SOUTH	LIF-WBO-24	24" White Channel Letters and Logo	36.9
B02	EAST	LIF-WBO-24	24" White Channel Letters and Logo	36.9
B03	NORTH	LIF-WBO-24	24" White Channel Letters and Logo	36.9
B04	WEST	LIF-WBO-24	24" White Channel Letters and Logo	36.9
A01	--	HB-U-R	Headache Bar - Right	--
D01	--	CUSTOM D-2-RE	Non-Illuminated Directional Sign - No Branding	--
D02	--	CUSTOM D-2-RE	Non-Illuminated Directional Sign - No Branding	--
S01	--	TC-P-ADA-WI-V-RE	Post Mount Handicap Stall Sign - Van Accessible	--
S02	--	TC-P-ADA-WI-RE	Post Mount Handicap Stall Sign	--
S03	--	TC-P-DNE-DOT-RE	Post Mount - Do Not Enter Sign - DOT Standard	--
S04	--	TC-P-DNE-DOT-RE	Post Mount - Do Not Enter Sign - DOT Standard	--
T01	--	CHA-TEMP-CS-60X144-BAN	Temporary Construction Site Banner - LOCATION TBV ON SITE	--

SQUARE FOOTAGE	
PROPOSED SQFT:	247.6



Signtech™

4444 Federal Blvd. San Diego CA 92102
Phone: (619) 527-6100 / Fax: (619) 527-6111
signtech.com



JP Morgan Chase Bank
#48100R007001

County Line and Appleton
NEC of County Line Rd and
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Initial Date: 02/29/24
Salesperson: Arthur Navarro
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Designer: ASena
Scale: As noted

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COPY, COLORS & SIZES

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RESPONSIBILITY OF OTHERS!

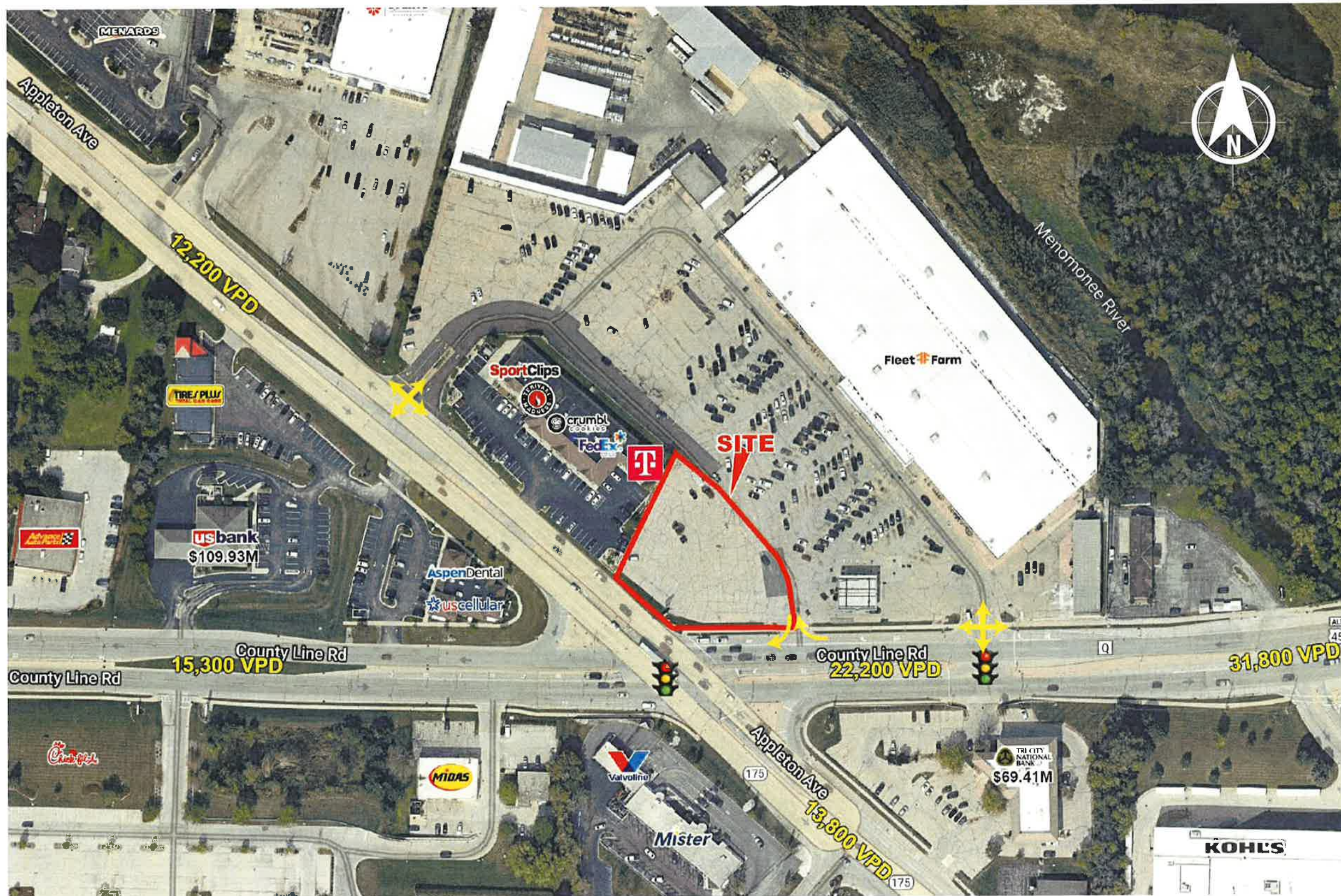
Customer Signature _____ Date _____
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Drawing Number: 23-01866

Project ID: CHASE_48100R007001_1

Revision: R11 - 03.08.24

Sign Legend / Site Plan



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**JP Morgan Chase Bank
#48100R007001**

County Line and Appleton
NEC of County Line Rd and
Appleton Ave
Germantown, WI 53017

Initial Date: 02/29/24
Salesperson: Arthur Navarro
Coordinator: Tracey L Pichierri
Designer: ASena
Scale: As noted

CUSTOMER APPROVAL

Customer Signature _____ Date _____
COPY, COLORS & SIZES

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electrical to sign location -
RESPONSIBILITY OF OTHERS!

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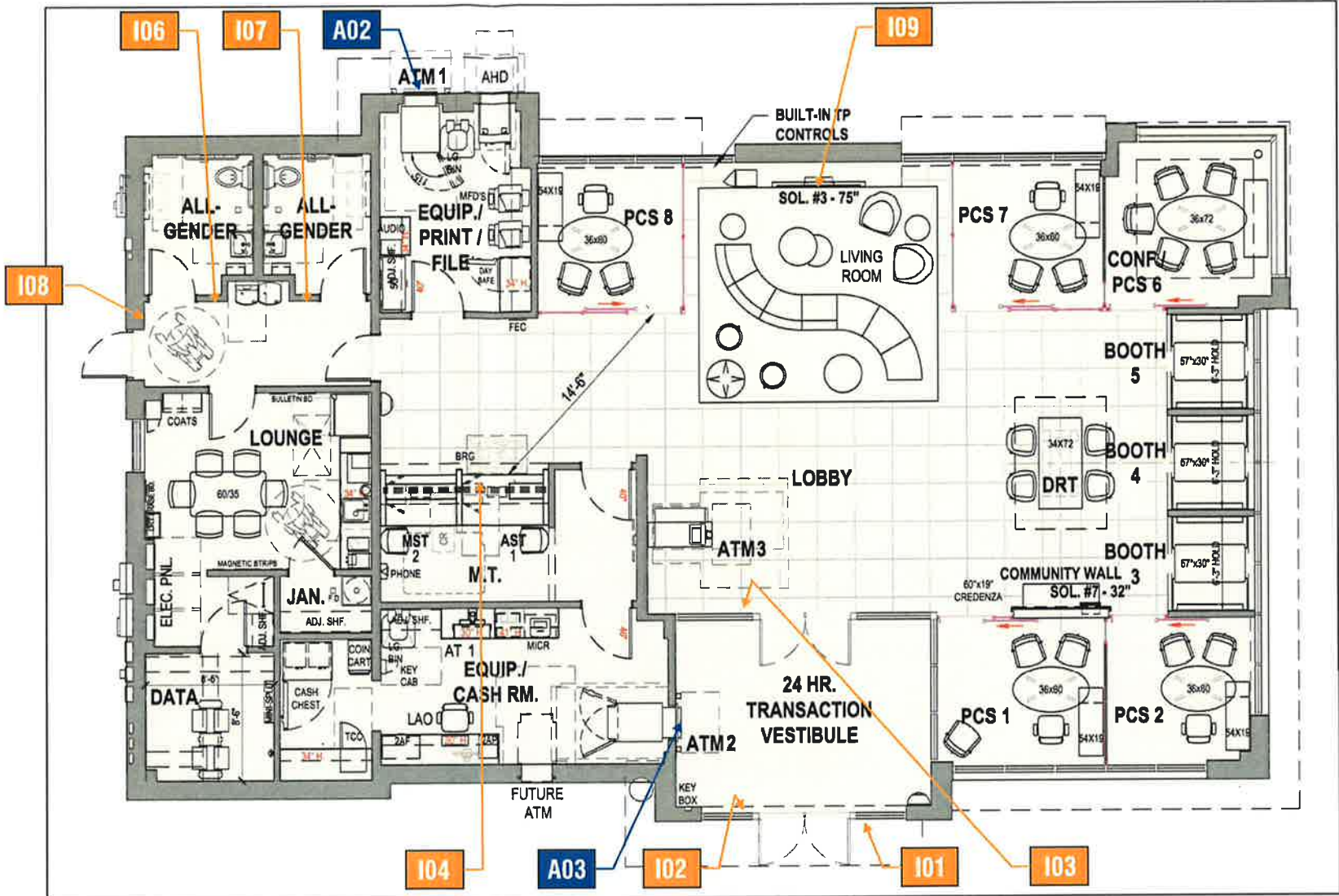
Project ID: CHASE_48100R007001_1

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Enlarged Aerial Site

Page: 3

FLOOR PLAN
SCALE: 1"=10'-0"



INTERIOR SCOPE OF WORK			
SIGN ID	SIGN TYPE	DESCRIPTION	QTY
A02-3	SUR-TTW-U-4-TP	Universal Thin-Profile ATM Surround	2
I01	ADA-EP	ADA Accessible Entrance Plaque W/ Vinyl Back	--
I02-3	ADA-EX	ADA Exit Plaque W/ Vinyl Back	2
I04	ADA-TW	ADA Accessible Teller Window Plaque	--
I05	NONE	REMOVED FROM SCOPE OF WORK	--
I06-7	ADA-RRAG-A-G	ADA Accessible All-Gender Restroom Plaque	--
I08	ADA-EEX	ADA Emergency Exit Plaque	--
I09	OCT-24-INT	Illuminated Blue Bitro Interior Octagon	--



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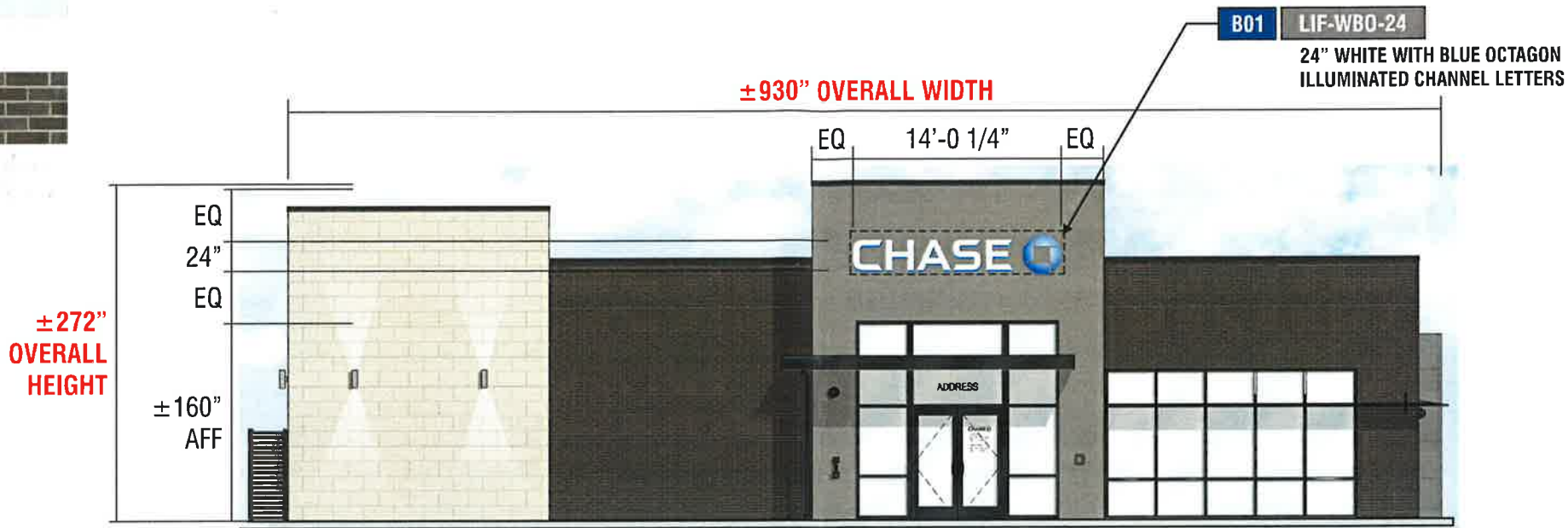
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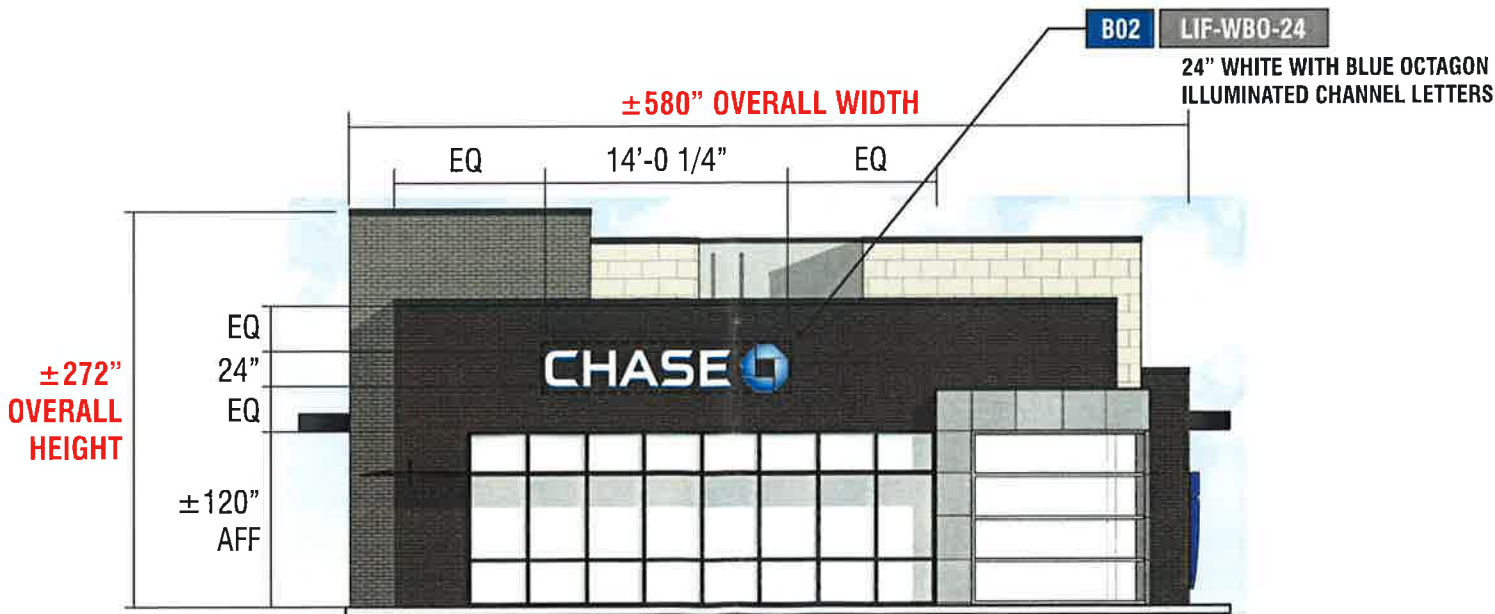
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Sign Legend / Floor Plan

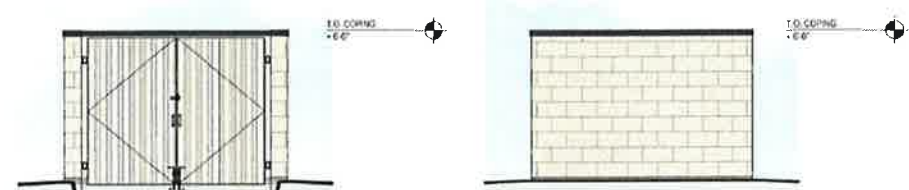
ELEVATION/MATERIALS - ALLOWABLE
SCALE: 3/32" = 1'-0"



SOUTH ELEVATION



EAST ELEVATION



TRASH ENCLOSURE



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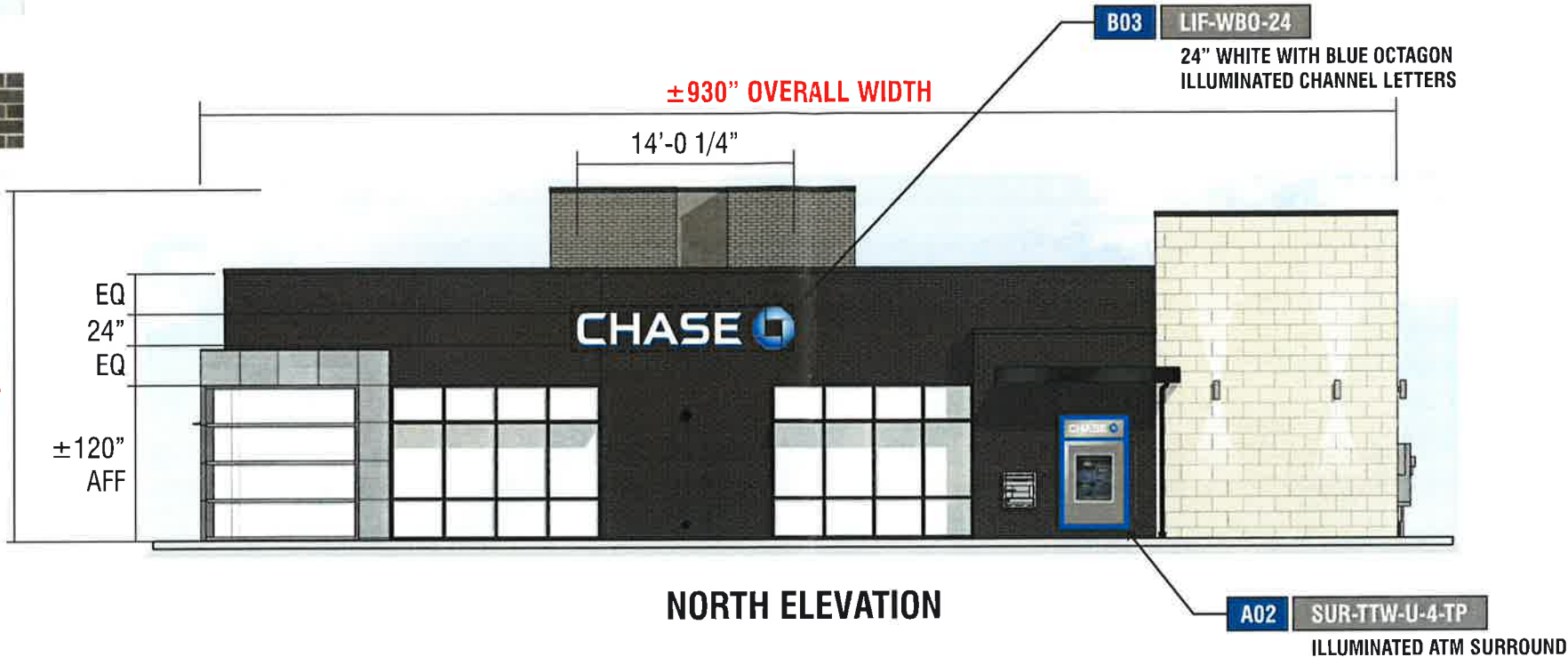
Revision: R11 - 03.08.24

Exterior Elevations

ELEVATION/MATERIALS - ALLOWABLE
SCALE: 3/32" = 1'-0"

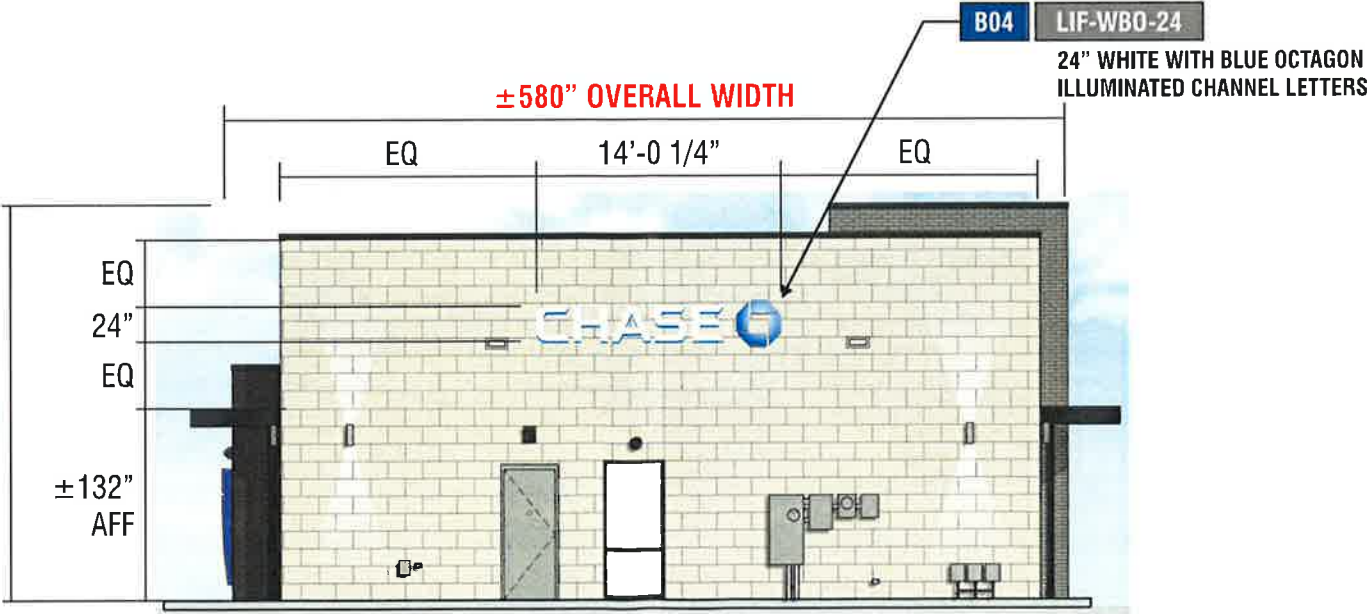


±272"
OVERALL
HEIGHT

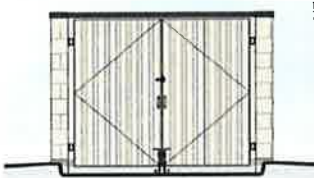


NORTH ELEVATION

±272"
OVERALL
HEIGHT



WEST ELEVATION



TRASH ENCLOSURE



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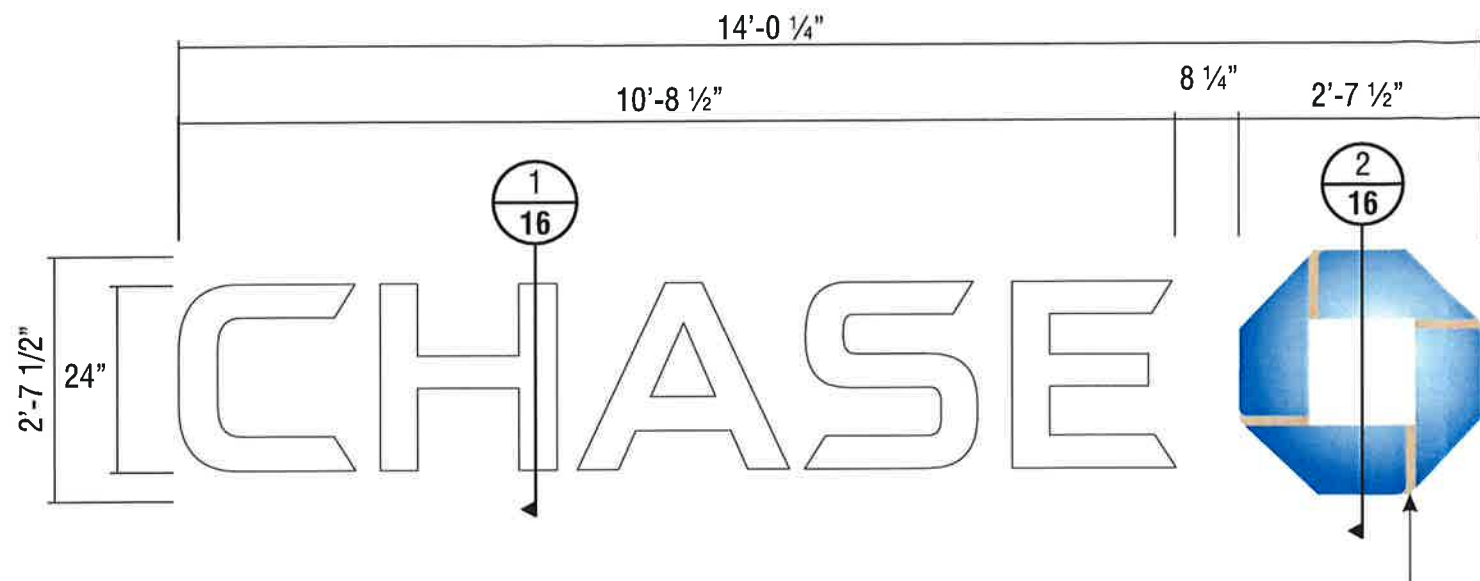
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Exterior Elevations



FRONT VIEW SCALE : 1/2"=1'-0"

PAINT OCTAGON BRIDGE
TO MATCH WALL COLOR
B01- SW 7045 INTELLECTUAL GRAY
B02 & B03- SW 7505 MANOR HOUSE
B04- SW 6119 ANTIQUE WHITE

B01 B02 B03 B04

SIGN TYPE LIF-WBO-24

MANUFACTURE AND INSTALL FOUR (4) SETS OF ILLUMINATED LETTERS & LOGO w/PLEX FACES & RETURNS

LETTERS:

FACE: .177" ARISTECH #7328 P-95 WHITE PLEX (MATTE SIDE TO BE 1ST SURFACE) CHEM WELDED TO RETURNS

RETURNS: 0.118" x 4" DEEP ARISTECH #6046 BLUE WITH 3635-70 DIFFUSER VINYL ON 2ND (INTERIOR) SURFACE.

BACKS: .080" ALUM BACK WITH 3/4" x .080" OUTSIDE ALUM RETURN AND 1/2" x 1/8" ALUM ANGLE CLIPS
ON INTERIOR OF LETTER FOR FACE ATTACHMENT

PAINT: EXTERIOR PAINTED MATTHEWS MP-00366 CHASE BLUE SEMI-GLOSS FINISH (60-70 UNITS) AND INTERIOR
PAINTED SPRAY-LAT STAR BRITE WHITE LIGHT ENHANCEMENT PAINT.

ILLUMINATION: SLOAN PRISM 7100K #701269-7WSJ1-MB WHITE LEDs AND SLOAN POWER SUPPLY
REQUIRED FOR PROPER EVEN ILLUMINATION.

LOGO:

BACKS: .080" ALUM BACK WITH STACK WELDED 4" x .080" ALUM RETURNS.

LOGO CAN FACE: .080" ALUM BRIDGE ELEMENTS WELDED TO INSIDE & OUTSIDE RETURNS

Plex FACE: .118" THERMO FORMED ARISTECH #6046 BLUE LOGO ELEMENTS CHEM WELDED TO
3/4" CLEAR PLEX 2ND SURFACE FACES.

PAINT: EXTERIOR PAINT MATTHEWS "CHASE NICKEL" #MP-19891 GLOSS FINISH AND INTERIOR PAINTED
SPRAY-LAT STAR BRITE WHITE LIGHT ENHANCEMENT PAINT.

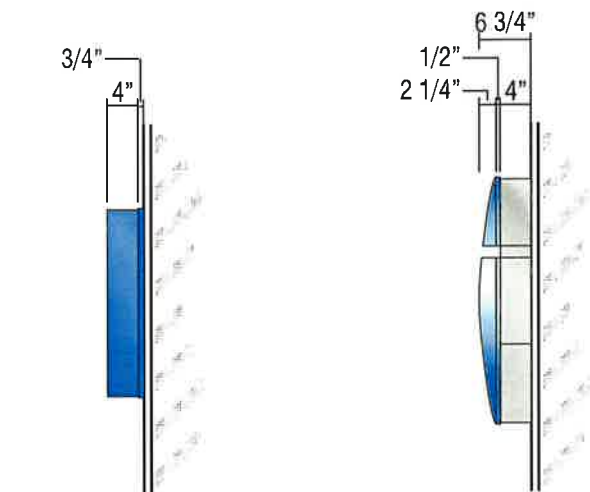
ILLUMINATION: SLOAN PRISM #701269-BLSJ1-MB BLUE LEDs AND SLOAN POWER SUPPLY AS
REQUIRED FOR PROPER EVEN ILLUMINATION

ELECTRICAL REQUIREMENTS FOR LED ILLUMINATION

As required by standard #2161, Signtech Electrical Advertising, Inc., exclusively uses secondary Ground fault-Interrupted (GFI) transformers.

Each Sign MUST have: - A dedicated branch circuit
- Three wires : Line, Ground, and Neutral.
- Wire Size : Min 12 GA THHN Copper Wire.

NOTE: The gauge of the wire is dictated by the length of the run & amperage as per NEC Article 600.
- The ground wire must be continuous & go from the sign to the panelboard ground bus.



END VIEW
OF LETTER
SCALE : 1/2"=1'-0"

END VIEW
OF LOGO
SCALE : 1/2"=1'-0"



3D VIEW OF OCTAGON

**ALL EXPOSED FASTENER HEADS
SHALL BE PAINTED TO MATCH
THE EXTERIOR SURFACE FINISH**



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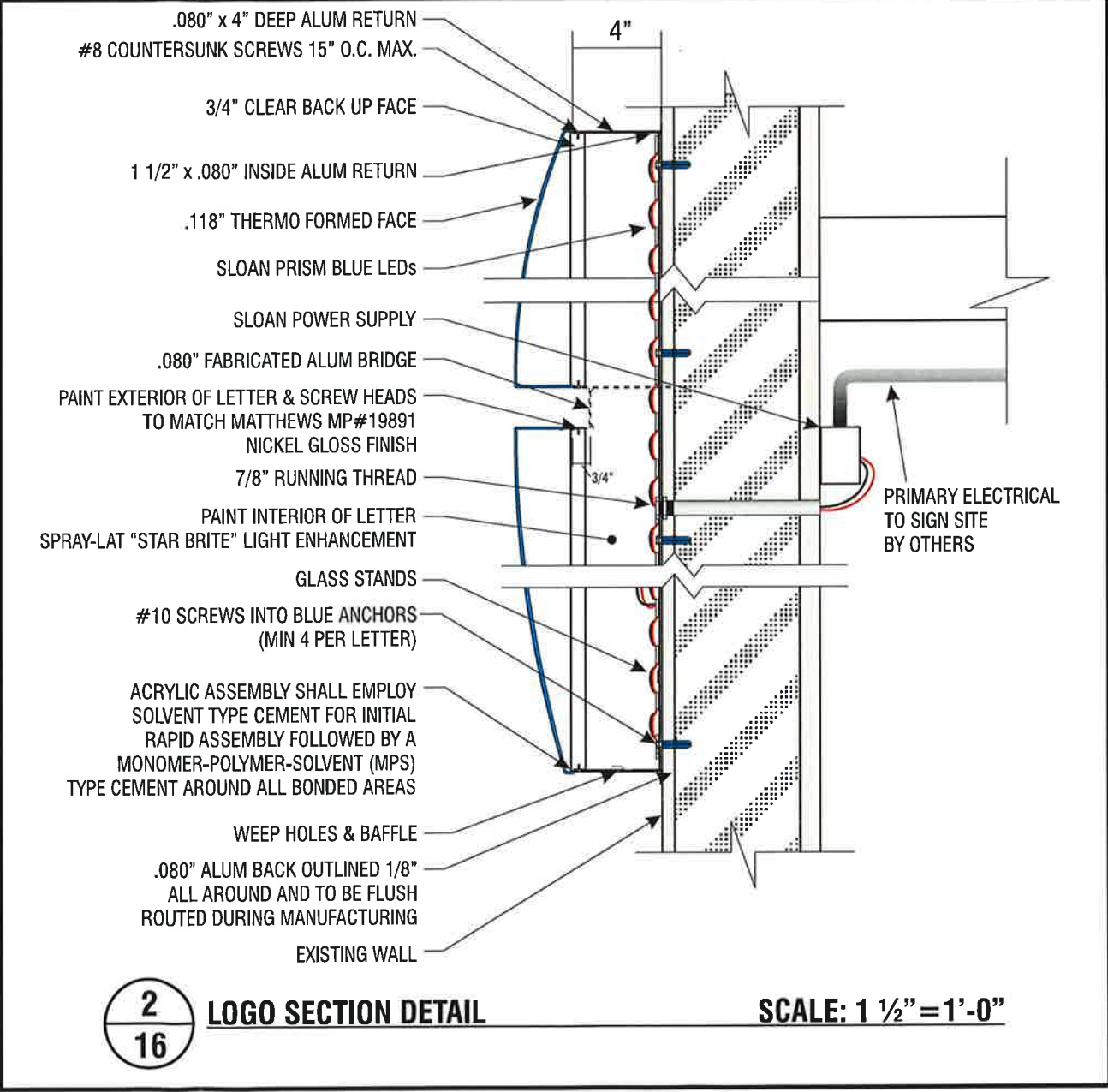
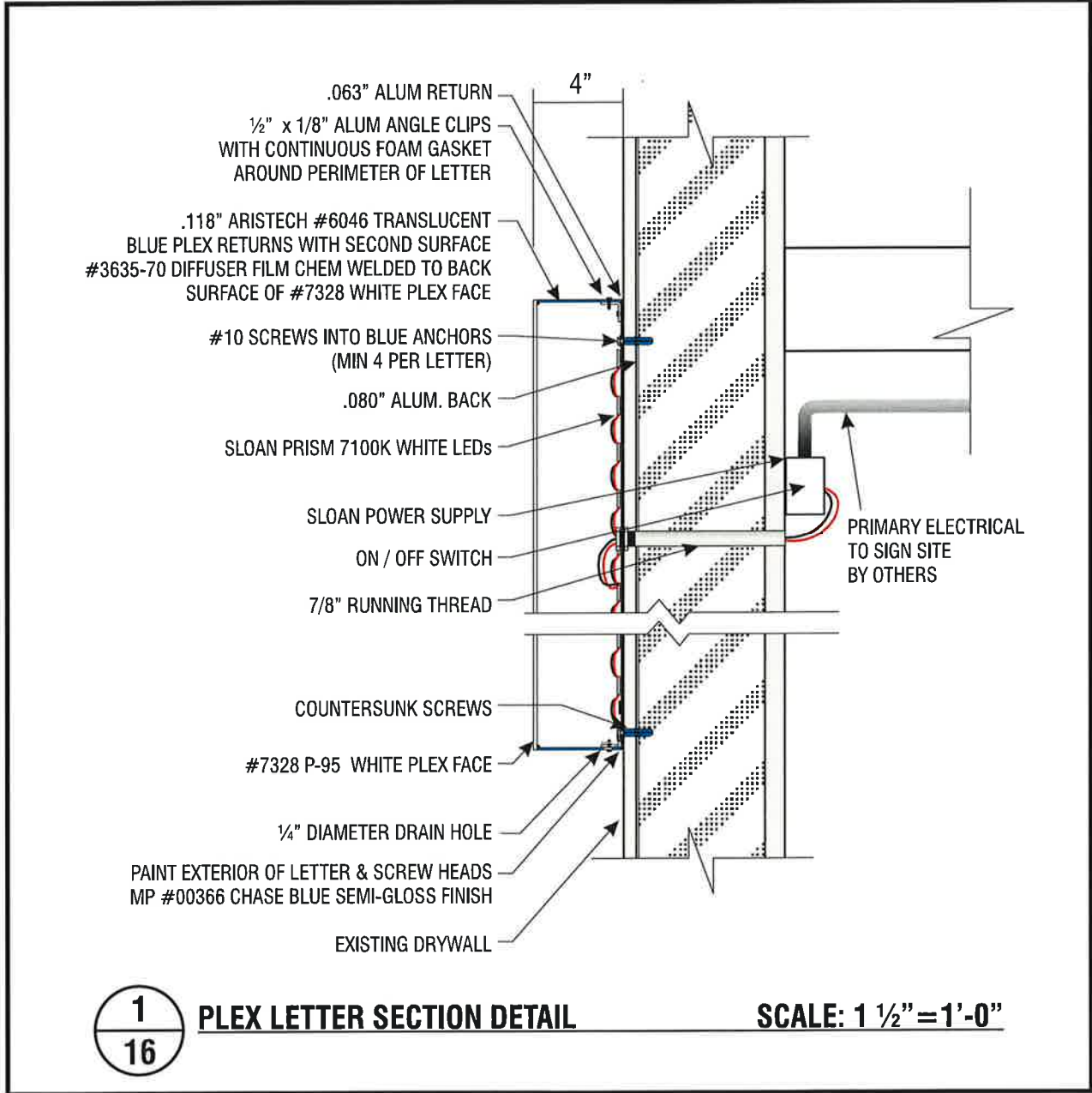
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ATTACHMENT METHOD TO BE VERIFIED BY INSTALLER
AT THE FIELD DEPENDING ON WALL TYPE AND ACCESS.



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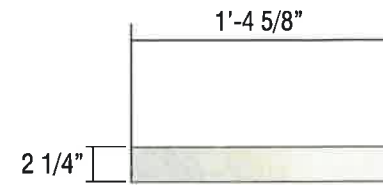
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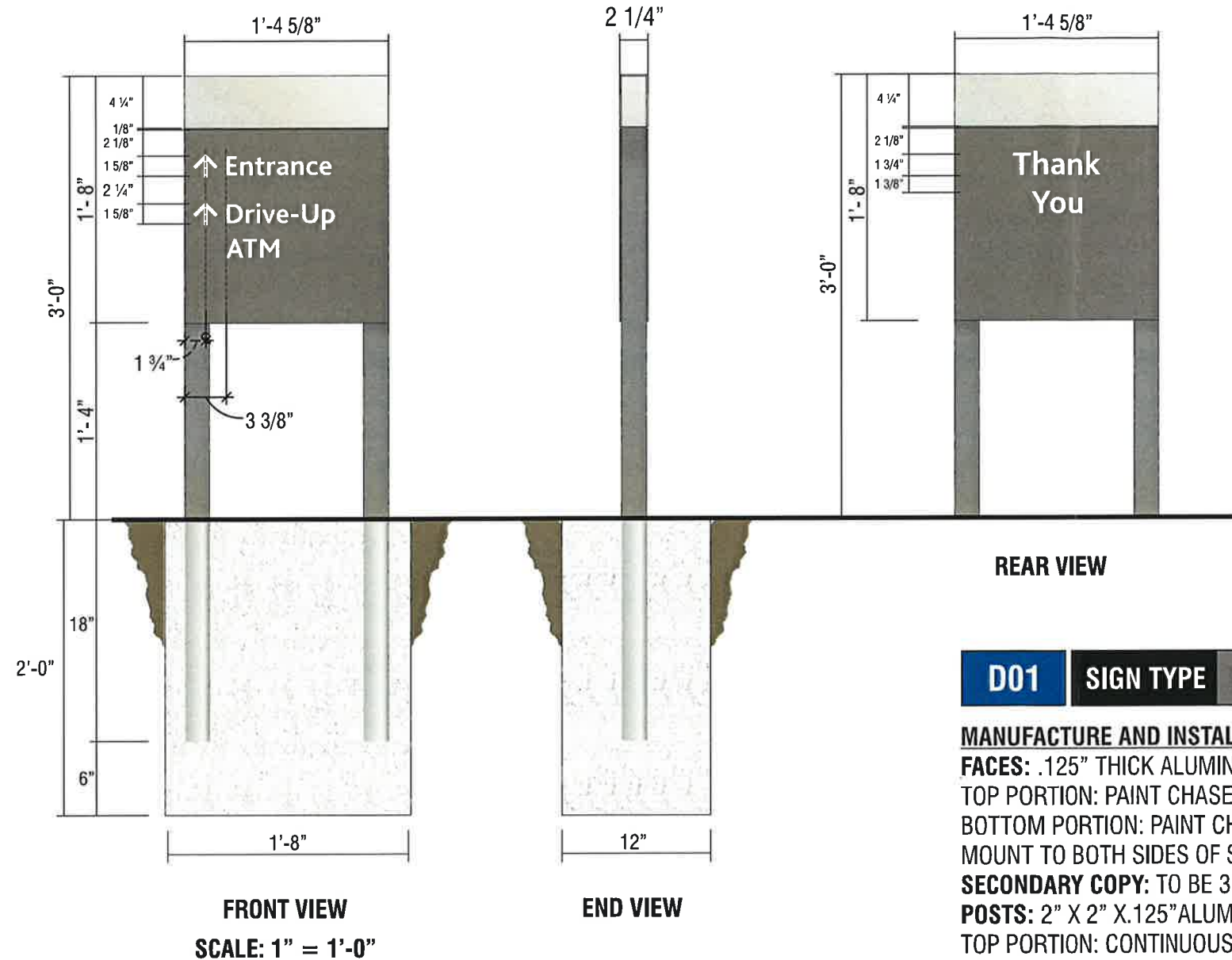
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TOP VIEW SCALE: 1"=1'-0"



D01 SIGN TYPE CUSTOM D-2-RE NO BRANDING

MANUFACTURE AND INSTALL ONE (1) NON-ILLUMINATED DIRECTIONAL SIGN

FACES: .125" THICK ALUMINUM FACES, QUARTER ROUND EDGES.

TOP PORTION: PAINT CHASE NICKEL #19891, GLOSS FINISH.

BOTTOM PORTION: PAINT CHASE DARK NICKEL #18248, GLOSS FINISH.

MOUNT TO BOTH SIDES OF SQUARE TUBE POSTS.

SECONDARY COPY: TO BE 3M SCOTCHLITE #680-10 REFLECTIVE WHITE VINYL.

POSTS: 2" X 2" X .125" ALUMINUM RECTANGLE TUBE POSTS.

TOP PORTION: CONTINUOUS BAND TO BE PAINTED NICKEL #19891, GLOSS FINISH.

BOTTOM PORTION: PAINT CHASE DARK NICKEL #18248, GLOSS FINISH.

TOP CAP: .125" ALUMINUM PAINTED CHASE NICKEL #19891, GLOSS FINISH.

BASE: .125" SHEARED 1/4 ROUNDED ALL EDGES WELDED TO POST, PAINTED CHASE DARK NICKLE #18248 GLOSS FINISH.



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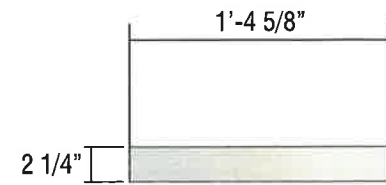
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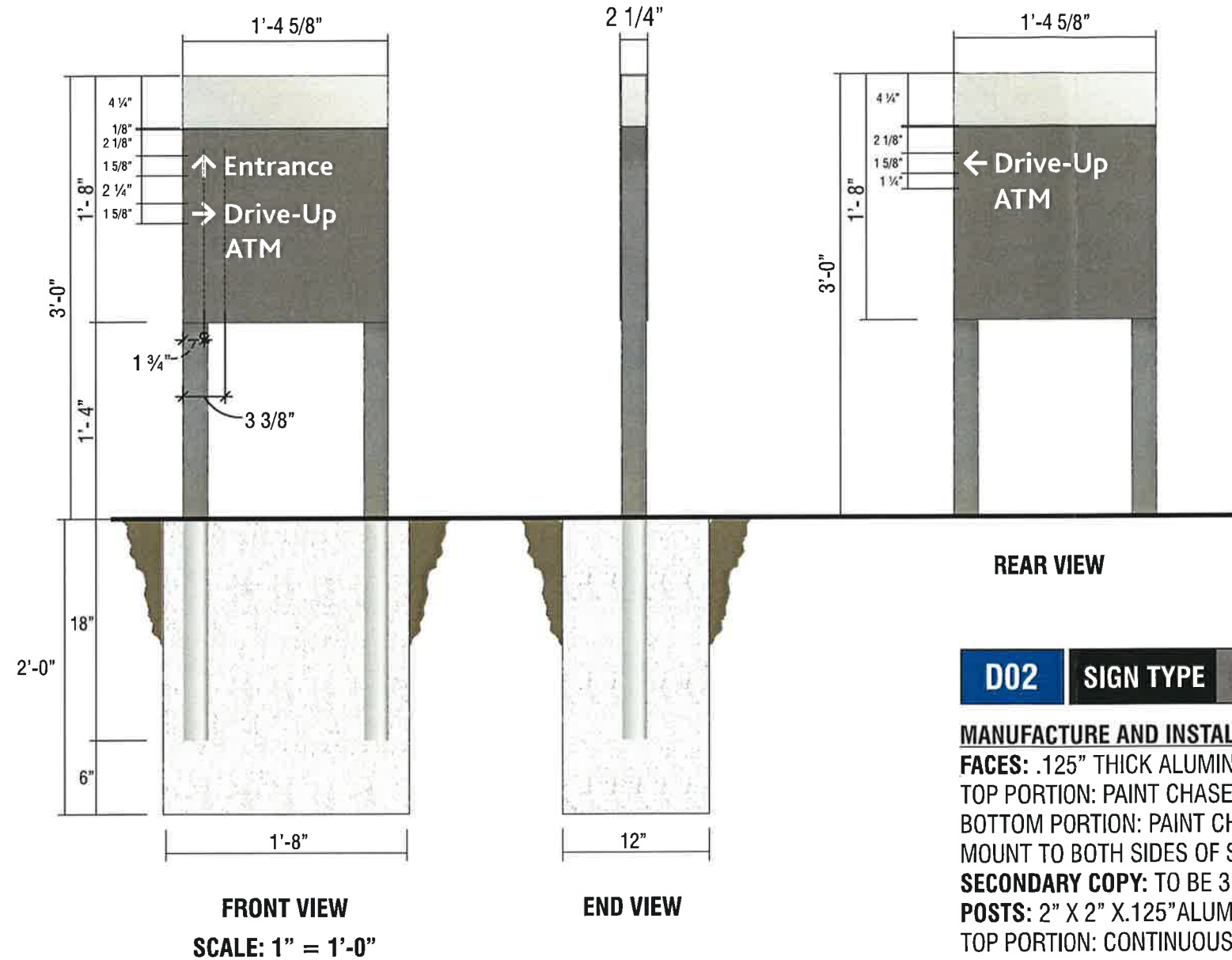
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TOP VIEW SCALE: 1"=1'-0"



D02 SIGN TYPE CUSTOM D-2-RE NO BRANDING

MANUFACTURE AND INSTALL ONE (1) NON-ILLUMINATED DIRECTIONAL SIGN

FACES: .125" THICK ALUMINUM FACES, QUARTER ROUND EDGES.

TOP PORTION: PAINT CHASE NICKEL #19891, GLOSS FINISH.

BOTTOM PORTION: PAINT CHASE DARK NICKEL #18248, GLOSS FINISH.

MOUNT TO BOTH SIDES OF SQUARE TUBE POSTS.

SECONDARY COPY: TO BE 3M SCOTCHLITE #680-10 REFLECTIVE WHITE VINYL.

POSTS: 2" X 2" X .125" ALUMINUM RECTANGLE TUBE POSTS.

TOP PORTION: CONTINUOUS BAND TO BE PAINTED NICKEL #19891, GLOSS FINISH.

BOTTOM PORTION: PAINT CHASE DARK NICKEL #18248, GLOSS FINISH.

TOP CAP: .125" ALUMINUM PAINTED CHASE NICKEL #19891, GLOSS FINISH.

BASE: .125" SHEARED 1/4 ROUNDED ALL EDGES WELDED TO POST, PAINTED CHASE DARK NICKLE #18248 GLOSS FINISH.



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