

MEETING: REGULAR MEETING OF THE PLAN COMMISSION
DATE & TIME: Monday, September 9, 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 8/26/24
- IV. **NEW BUSINESS:**
 - A. Public Hearing regarding proposed amendments to Tax Incremental District (TID) No. 9, including amending the district boundaries by adding territory as permitted under Wisconsin Statutes Section 66.1105(4)(h)2., and amending the Project Plan to increase the list of estimated project costs by approximately \$4.2M as permitted under Wis. Stats. Section 66.1105(4)(h)1, followed by consideration and possible action on a Resolution Approving the proposed amendments to the Project Plan and district boundaries of Tax Incremental District No. 9. (PUBLIC HEARING & ACTION)
 - B. Michael Anderson, agent for GH Industries LLC, and Klosett Investments and Mark Mason, Property Owners; Review and Action on the following: a 2-Lot Certified Survey Map (CSM) to combine parcels; a Site Development and Building Plan application; and Conditional Use Permit applications to allow the operation of a "Horticultural Services" business and a "Snow Removal Services" business pursuant to Section 17.33(3) of the Zoning Code, and a "Salt or Deicing Material Storage" business pursuant to Section 17.40 of the Zoning Code, all on the property located at N114 W18686 Clinton Drive in the Germantown Industrial Park. (PUBLIC HEARING & ACTION)
 - C. MSI General, Agent for Moldmakers Investments LLC, Property Owner, and MGS Manufacturing, W188 N11707 Maple Road. Site Plan review of proposed revisions to the landscape plan for the previously approved 118,650 sqft building addition. (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, August 26, 2024 6:30 PM
LOCATION:	Germantown Village Hall Board Room N112 W17001 Mequon Road

MINUTES

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

The meeting was called to order by Community Development Director Retzlaff at 6:30pm.

Motion: Appoint Trustee David Baum as Pro-Tem Chairman

Motioned By: William Shadid

Seconded By: Robert Williams

Yes: David Baum, Josh Tarantino, Robert Williams, William Shadid

No: None

Abstain: None

Motion Passed (Yes 4, No 0, Abstained 0)

- II. **ROLL CALL:**

Pro-Tem Chairman Baum and Commissioners Shadid, Williams and Tarantino were present, as well as Community Development Director Retzlaff and Associate Planner Yanke. Committee Member Henk was absent excused and Village President Dean Wolter arrived late to the meeting via Webex during Item E.

- III. **APPROVAL OF MINUTES:**

A. PC Minutes 8/12/24

Motion: Approve as presented

Motioned By: William Shadid

Seconded By: Josh Tarantino

Yes: David Baum, Josh Tarantino, Robert Williams, William Shadid

No: None

Abstain: None

Motion (Yes 4, No 0, Abstained 0)

- 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, and, to Allow a "Salt or De-Icing Material Storage" in a Groundwater Protection

Overlay District. (PUBLIC HEARING) - STAFF REQUEST TO TABLE
HEARING UNTIL SEPTEMBER 9TH AT 6:30PM.

Director Retzlaff asked the Plan Commission to table this Public Hearing until September 9th. Director Retzlaff indicated that the application submitted was not complete. Staff is waiting for materials related to the code amendment to the Wellhead Protection Ordinance that the Plan Commission recommended and the Village Board passed last week. As a result, there are additional materials needed to address the Conditional Use Permit allowance for this particular business. That material needs to be reviewed, and a recommendation made by the Groundwater Protection Committee before it can go before the Plan Commission and Village Board for action.

Motion: Approve tabling topic until Plan Commission Meeting on September 9th

Motioned By: William Shadid

Seconded By: Robert Williams

Yes: David Baum, Josh Tarantino, Robert Williams, William Shadid

No: None

Abstain: None

Motion (Yes 4, No 0, Abstained 0)

- 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. (PUBLIC HEARING) - (CANCELED; APPLICATION WITHDRAWN).

Director Retzlaff stated that, due to the approval of the Code Amendment to the Wellhead Protection Ordinance by the Village Board on August 19th which created a provision for a business to effectively replace/substitute a pre-existing prohibited business, this item is no longer necessary. Staff is requesting that this Public Hearing be cancelled.

Motion: Approve the cancellation of this Public Hearing

Motioned By: William Shadid

Seconded By: Josh Tarantino

Yes: David Baum, Josh Tarantino, Robert Williams, William Shadid

No: None

Abstain: None

Motion (Yes 4, No 0, Abstained 0)

- C. MSA Professional Services, Inc. Agent for CrossWay Church Property Owner, W156N10041 Pilgrim Road. Site Plan Review for a 107 stall parking lot expansion, new driveway connection to Santa Fe and Council Bluff Drive and reconstruction of the existing driveway at Pilgrim Road. (ACTION)

Chairman Baum stated that this topic is not subject to Public Hearing and he discussed the multiple emails that were received and stated that he won't be having people come forward to speak at this time. Director Retzlaff stated that the Crossway Church parcel is 12.2 acres and this proposal is for a parking lot expansion to a total of approximately 400 stalls with landscape buffering included, as well as a new driveway with a connection to Santa Fe and Council Bluff. As part of that connection there would be curb, gutter and stop signs installed. The current entrances on Pilgrim Road are being widened and reconstructed to improve the ability to get in and out of the parking lot. Finally, a stormwater management basin expansion is proposed to increase the capacity of the onsite basin to accommodate additional run off from the parking lot expansion and also additional onsite storm sewer swales, culverts and rip

wrap to be installed. There is a grading plan and details for the new proposed intersection. The landscape plan includes new trees and shrubs in the islands of the new parking area and perimeter landscaping along the south and west of the new parking area. Staff had concerns with the inadequate amount of traffic data that was provided to predict the amount of traffic using the Santa Fe/Council Bluff driveway and, as a result, if this proposal is approved, staff is recommending a condition that requires monitoring the traffic volume and turning movement counts at that particular intersection at 3-month intervals for a one-year time period with a report to be prepared consistent with the traffic impact analysis guidelines that are recommended by the WISDOT. That would be reflected in a report by a professional traffic engineer submitted to the public works department for review and consideration. The report would also identify any new or modified traffic control devices or measures that are necessary to address the traffic volumes and movements at that particular intersection. The Village Forester had some minor concerns with the tree species selected, recommending a different evergreen tree, and the Village Engineer had some minor technical corrections and plan revisions that he recommended in July. The applicant did respond to those comments with revised plans that are reflected in this packet. He has not had time to verify that his concerns were addressed, so we are including a condition of approval upon his recommendation that requires all of those items to be addressed prior to commencement of construction. Staff recommendation is to approve this site development plans for the proposed parking lot, driveway extension, stormwater basin expansion and the Pilgrim Road driveway reconstruction subject to six conditions:

1. This approval is for the various plan sheets that comprise the site plan set as noted below and is subject to compliance with all the conditions and requirements set forth herein and subsequently adopted and/or revised by the Plan Commission. Approval is granted for the following unless superseded by subsequent plan sheets approved by Village Staff pursuant to revisions required herein and/or by the Plan Commission:

Civil Engineering plans dated August 14, 2024;

Landscaping plans dated August 23, 2024;

Lighting plans dated August 14, 2024;

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

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

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

July 2, 2024 memo from Kevin Driscoll, PE, Village Engineer

4. With respect to the proposed evergreen trees shown in the landscape plan dated 8-23-2024, the Church shall select and install a different tree species than Austrian Pine. Acceptable alternatives are listed below. The Church should coordinate any plan revisions with the Village Forester prior to installation:

Serbian spruce (*Picea omorika*)

Douglas fir (*Pseudotsuga menziesii*)

Korean pine (*Pinus koraiensis*)

5. Right-of-way and erosion control permits are required for any/all storm water basin construction and any/all construction conducted in the public right-of-way for Santa Fe/Council Bluffs Drive and Pilgrim Road. Contact the Public Works Department/Highway Superintendent for permit applications and submittal requirements.

6. CrossWay Church shall monitor use of the new driveway intersection at the Santa Fe/Council Bluffs Drive intersection and submit a summary report to the Village after one year of use of the new driveway connection. Said monitoring shall be conducted consistent with WisDOT recommended practices for Traffic Impact Analyses and include traffic volume & turning movement counts during the peak period of traffic generation from the Church at three-month intervals over the course of the next year (e.g. one weekend of services every three months and on major holiday services including Easter, Thanksgiving, and Christmas). The traffic count data collected and evaluation of said data shall be provided in a report prepared by a professional traffic engineer and submitted to the Village Department of Public Works. Said report shall include an overall assessment of the data and contain recommendations for any new or modified traffic control devices or improvements that may be required or recommended. The cost of any traffic control devices needed as a result of traffic using the new driveway shall be the responsibility of the Church with installation coordinated with the Village Department of Public Works.

Motion 1: Approve as presented with 6 conditions

Motioned By: William Shadid

Seconded By: Robert Williams

Discussion Followed. Executive Director of Operations for CrossWay Church, Ben Cartland stated that this is a multiple phase project, one being the parking lot expansion and second the connection to Santa Fe. They evaluated the needs of the church and the impact on the surrounding neighborhood, and they are proposing the exit to Santa Fe for multiple reasons, one to help relieve traffic congestion in the parking lot and also to relieve the pressure from the Pilgrim Road exit. The proposed changes to the entrance and exit are to make getting into and out of the parking lot from Pilgrim Road as efficient and safe as possible. But even with those changes, they feel the traffic will still back up, creating unsafe situations. Chairman Baum asked the audience to raise their hands if they would like to speak on this topic. There were 13 hands raised and most of them had submitted emails earlier in the day, all of which were opposed to the new driveway connection. Baum informed them that their emails had been read and asked if they had questions or something different to speak about, he would allow a short question session. These residents commented:

Emily Steichen who lives on Santa Fe Drive

Gary Lassanske who lives on Council Bluffs

Jackie Benning who lives on Santa Fe Drive

Tom Cardinal who lives on Santa Fe Drive

Steve Stapelman who lives on Santa Fe Drive

George Liberator who lives on Santa Fe Drive

Sue Kuchenbeiser who lives on Santa Fe Drive

Mike Wilhelm who lives on Santa Fe Drive

Retzlaff stated that staff recommendation is to monitor the traffic once the driveway is complete for the next year and report back with findings that may result in the need for further improvements, traffic control devices, signage, pavement markings etc. It is conceivable that the study will reveal that the driveway should be shut down. He feels that doing the study first without knowing how the traffic will actually impact the neighborhood would just be someone taking a guess. Commissioners asked if other options were considered, including a traffic signal in front of their facility to be used only during busy times, whether they could stagger services further apart, relocating the church,

making the entrance on Pilgrim one large entrance instead of two or having a public safety officer direct traffic. Retzlaff stated that this was the only option proposed and the Village Engineer didn't indicate a need to do further traffic analysis at this point. Commissioner Baum suggested that this go back to the original designer to analyze the main entrance, have a neighborhood meeting, do the traffic study and look into other options before bringing this back to committee. Cartland asked if they could split the project between the parking lot stall addition and the upgrades to the existing entrance & exit from the conversation about the Santa Fe connection? Retzlaff said that it is conceivable that the Plan Commission could approve everything except the driveway connection to Santa Fe.

Motion 2: Amend Motion 1 to proceed with the approval of the parking lot expansion, not including installation of the driveway to the north

Motioned By: David Baum

Seconded By: William Shadid

Retzlaff asked for clarification of the criteria of the items the Plan Commission would like done before bringing this back for further consideration and review. Baum stated that a traffic study needs to be done first, multiple options should be brought forward for review, and they need to have those solutions available for a neighborhood meeting to get their input. Retzlaff asked if the residents could rule out options before coming back to the Plan Commission? Baum stated that if our Engineering Department says that one of the options is not feasible, then it can be dropped.

Results of Motion 2:

Yes: David Baum, Josh Tarantino, Robert Williams, William Shadid

No: None

Abstain: None

Motion Passed

Results of Motion 1 as Amended:

Yes: David Baum, Josh Tarantino, Robert Williams, William Shadid

No: None

Abstain: None

Motion Passed

D. Plunkett Raysich Architects, LLP Agent for CrossWay Church Property Owner, W156 N10041 Pilgrim Road. Site Plan Review - 2,240 sqft Building Addition, Entrance & Interior Remodeling. (ACTION)

Director Retzlaff stated that this 2nd proposal for CrossWay Church is a building addition and entrance remodel. The area in question is the existing breezeway that's located between the original building on the east. It is going to be removed and replaced with a net increase of 2,240sqft that would include a new entrance on the south, new toddler classroom, elevator, some exterior lighting will be relocated and upgraded, sidewalk & landscaping upgrades and eplacement of the exterior finish on the building.

Staff recommends approval of the site development & building plans for the addition and remodeling project for the CrossWay Church subject to the following 3 conditions:

1. This approval is for the various plan sheets that comprise the site plan set as noted below and is subject to compliance with all the conditions and requirements set forth herein and subsequently adopted and/or revised by the Plan Commission. Approval is granted for the following unless superseded by subsequent plan sheets approved by Village Staff pursuant to revisions required herein and/or by the Plan Commission:

Civil Engineering plans dated August 12, 2024;

Architectural plans dated August 12, 2024;

Landscaping plans dated August 12, 2024

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

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

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

Motion: Approve with 3 conditions as presented

Motioned By: William Shadid

Seconded By: Josh Tarantino

Yes: David Baum, Josh Tarantino, Robert Williams, William Shadid

No: None

Abstain: None

Motion Passed (Yes 4, No 0, Abstained 0)

E. Community Development Department - Ordinance Amending Section 1.29(1) of the Germantown Municipal Code to Amend the Membership of the Plan Commission. (ACTION)

Director Retzlaff summarized amendments proposed to Section 1.29 of the Municipal Code concerning the Plan Commission. Retzlaff indicated that the 2050 Plan includes a policy objective to create an advisory position on the Plan Commission for a Germantown School District representative and that the Village Attorney advised that we need to create the opportunity for that in the Code. This amendment includes a provision for that advisory position. Retzlaff indicated that the proposed amendments also include some housekeeping measures to reflect language in state statutes and both best and historical practices of the Village. First, the statute says the Plan Commission should have seven (7) voting members and our current ordinance provides for "at least seven (7) members". Second, the amendment addresses the appointment of a trustee member on the Plan Commission to match historical practice where the Village President nominates and the Village Board confirms the appointment. Finally, the amendment removes a provision in the current code that allows any trustee to temporarily sit as a member of the Plan Commission in order to complete a quorum. Retzlaff indicated that the proposed amendments do not require a public hearing because there is no change to the zoning code. Discussion Followed. Chairman Baum stated that one of the reasons that we are doing this is to improve communication with the school board. Retzlaff indicated that Russ Ewert, a member of the Germantown School Board, will fill this advisory position after Village Board approval of the proposed amendments. Member Williams asked whether the role would be a non-voting advisory role? Retzlaff confirmed the advisory position is a non-voting position.

Motion: Approve as presented

Motioned By: William Shadid

Seconded By: Robert Williams

Yes: Dean Wolter, David Baum, Josh Tarantino, Robert Williams, William Shadid

No: None

Abstain: None

Motion (Yes 5, No 0, Abstained 0)

- F. Community Development Department - Holy Hill Gateway District Master Plan Project; Review Revised Request for Proposals (RFP) and Timeline.
(DISCUSSION & ACTION)

Director Retzlaff stated that he is looking for the Plan Commission to direct Staff to proceed with publishing the RFP in a manner similar to what we did last year. It was put on hold primarily because of the issues surrounding the Village's application for a RR crossing at High Point Pass at the south border of the Holy Hill Gateway and the Freistadt Districts. The intention was for the Village to acquire the right-of-way necessary to construct that frontage road being referred to as High Point Pass from Holy Hill Road south across the RR and into the Freistadt District. We learned that the process of applying for the RR crossing would likely take 6–9 months. At this point, the decision was made to proceed with just the Holy Hill Gateway District Master Plan and wait on the Freistadt District until we have final word on that RR crossing application and whether there will be further complications with the utility extension through the Freistadt District. So the plan now is to move forward with developing a master plan for the Holy Hill Gateway District and plan in more detail the land uses and also identify future road extensions, stormwater management and identify the perimeter buffer area around the outside of the district on the north, east and south sides, which are the areas where the district abuts other neighborhoods. Staff is requesting authorization to move forward with releasing the proposal on September 4th with a deadline for submitting proposals on October 4th. With the idea being that there would be an evaluation team consisting of the Village Administrator, President, Public Works Director and Planner that would make a recommendation to the Plan Commission who would review the proposals on October 14th. We will follow the same process where we would select up to 3 consultants to have interviews with, hold those and then get the Village Board to consider the recommendation in early November, finalize a contract in the first few weeks of November and kick off the project in early December. Discussion Followed. Chairman Baum asked about the provisional areas being included with the RFP and wondered why it was being called out separately? Retzlaff explained that those areas are included, and it's intended to create a detailed land use plan for the entire area that would effectively replace the provisional land use provision in the 2050 plan. Baum stated that this would be an actual plan that would have input from neighboring residents, and after we select someone during the process of making this plan, we will have multiple neighborhood meetings. Retzlaff said that is the intention, as we discussed when the 2050 plan was adopted, that each of the 32 neighborhood districts and corridors would have their own individualized master planning process where we would hold neighborhood meetings to further discuss and refine the land uses for those particular neighborhoods. Commissioner Williams asked if there would be an increase in costs by separating the two district RFPs? Retzlaff stated that there would be an increase of about \$65,000, but he's hoping by separating them we will get a more robust plan from the consultants. President Wolter feels it's important to move forward with this neighborhood because it starts to create the boilerplate for all future master plans for other neighborhoods. There are 32 individual neighborhoods and if we took that timeline across all 32, none of us would be alive to finish that last one. Once we get one done, we can use it, for example, and possibly group some neighborhoods together that are more complete, such as the heavy

residential areas that are pretty much planned out. We could do a larger group of those together because those plans are pretty much done. This gives the Village Board and Plan Commission an idea of how these RFPs will be coming back and starts to get that ball rolling.

Motion: Approve as presented

Motioned By: William Shadid

Seconded By: Robert Williams

Yes: Dean Wolter, David Baum, Josh Tarantino, Robert Williams, William Shadid

No: None

Abstain: None

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

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

Comments were received from:

Meg Cutts who lives on Bonniwell Road

Jacki Benning who lives on Santa Fe Drive

Sarah Larson who lives on Butternut Road

Melanie Smythe who lives on Cedar Lane

Jan Miller who lives on Windsong Circle

Michael Anderson who lives on Clinton Drive

- VI. **ANNOUNCEMENTS:**

None.

- VII. **ADJOURNMENT:**

Chairman Baum adjourned the meeting at 8:25pm.

AMENDMENT TO TAX INCREMENTAL DISTRICT (TID) No. 9

9-9-24 Plan Commission Meeting

Germantown Community Development Department

Village Staff Report & Recommendation

Germantown, Wisconsin

BACKGROUND

Tax Incremental District No. 9 (TID 9) is a 100-acre “Industrial District” located south of Donges Bay Road west of Wasaukee Road (see map below). TID 9 was originally 38.2 acres created in 2022 to provide infrastructure financing related to the Town 9 Industrial Park and to promote additional industrial development south of the Germantown Business Park (located north of Donges Bay Road). TID 9 was amended later in 2022 with the addition of another 62 acres.

The original Project Plan for TID 9 included infrastructure projects, land acquisition and additional expenditures totaling \$8.7 million that would yield land and improvement value added in the new industrial district to approximately \$25.8 million in incremental value that was expected to generate \$8.3 million in incremental tax revenue over the 20-year life of the TID. Amendment #1 to TID 9 included an increase in project costs from \$8.7 million to \$9.1 million with an increase in incremental value from \$25.8 million to \$28.1 million resulting from additional development in the amended district.

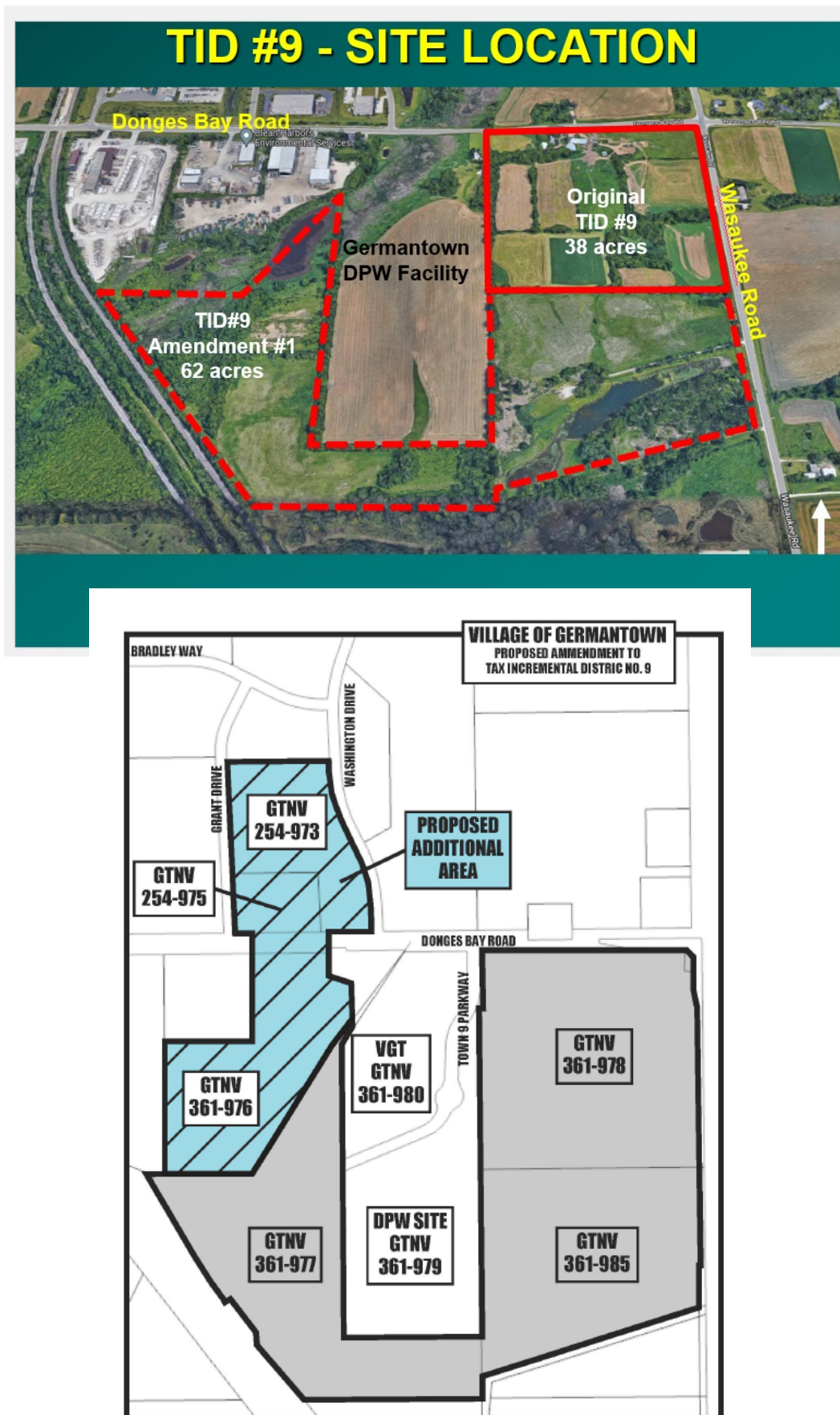
PROPOSAL

As detailed in the Project Plan for Amendment #2 to TID 9 (copy attached), the purpose for this amendment is to add 30.9 acres of additional land area and \$4.2 million in project cost for multiple phases of expansion to the Sterling Pharma campus located north of Donges Bay Road in the southeast corner of the Germantown Business Park (see map below). The additional project cost is expected to yield an additional \$42.5 million in land and improvement value added in the Town 9 Industrial Park (for a total of \$73.4 million incremental value) that is expected to generate \$18 million in incremental tax revenue over the 20-year life of the TID.

PROCESS

As with previous TID proposals, the Plan Commission is responsible for holding a public hearing of the TID 9 Amendment #2 Project Plan prior to making a recommendation to the Village Board and the TID 9 Joint Review Board through action on a proposed resolution (copy attached).

Additional information will be provided as part of the public hearing and prior to discussion of the proposed resolution by Village staff and Ehlers, the Village’s financial consultant.



September 9, 2024

PROJECT PLAN AMENDMENT

Village of Germantown, Wisconsin

Tax Incremental District No. 9



Prepared by:

Ehlers
N19W24400 Riverwood Drive,
Suite 100
Waukesha, WI 53188

BUILDING COMMUNITIES. IT'S WHAT WE DO.

KEY DATES

Organizational Joint Review Board Meeting Held:	Scheduled for 9/9/24
Public Hearing Held:	Scheduled for 9/9/24
Approval by Plan Commission:	Scheduled for 9/9/24
Adoption by Village Board:	Scheduled for 9/16/24
Approval by the Joint Review Board:	Scheduled for TBD

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SECTION 1:

Executive Summary

DESCRIPTION OF DISTRICT

Tax Incremental District (“TID”) No. 9 (“District”) is a 100.07 - acre Industrial District created on April 1, 2022, and amended on November 21, 2022. The District was created to and amended to:

- The District was created to pay for the costs of land acquisition and public infrastructure needed to develop new industrial sits in the Village.
- The first amendment added 61.92 acres of industrial land that allowed for an expansion of a local industry.

Purpose of Amendment

The purpose of this amendment, referred to hereafter as the Plan, the Amendment, or the Plan Amendment, is to:

- Add territory to the District as permitted under Wis. Stat. § 66.1105(4)(h)2. This is the second of four permitted territory amendments available to the District. This amendment will add an additional 30.96 acres of industrial land to assist with the expansion plans of Sterling Pharma.
- Amend the categories, locations or costs of project costs to be made as permitted under Wis. Stat. § 66.1105(4)(h)1. (“Project”).

Estimated Total Project Cost Expenditures

The Village anticipates making total expenditures for this amendment of approximately \$4.2M (“Project Costs”). Additional Project Costs included in this amendment include an estimated \$4.2M in development incentives for several phases of expansion by Sterling Pharma.

Incremental Valuation

The Village projects that new land and improvements value of approximately \$42.5M over several phases, will result from the Project. Creation of this additional value will be made possible by the Project Costs made within the District. A table detailing assumption as to the development timing and values is included in the Economic Feasibility Study located within this Plan.

Expected Termination of District

Based on the Economic Feasibility Study located within Section 9 of this Plan, the Village anticipates that the District will generate sufficient tax increment to pay all Project Costs within 13 of its allowable 20 years.

Summary of Findings

As required by Wis. Stat. § 66.1105, and as documented in this Plan and the exhibits contained and referenced herein, the following findings are made:

1. That “but for” the creation of this District, the development projected to occur as detailed in this Plan: 1) would not occur; or 2) would not occur in the manner, at the values, or within the timeframe desired by the Village. In reaching this determination, the Village has considered:

The Developer’s representation that the Project would not occur at the Germantown facility without public participation based on costs of the expansion and employee costs.

2. **The economic benefits of the District, as measured by increased employment, business and personal income, and property value, are sufficient to compensate for the cost of the improvements. In making this determination, the Village has considered the following information:**

The expectation that the Project will provide significant employment opportunities once the Project is fully operational.

That the Developer is likely to purchase goods and services from local suppliers in construction of the Project, and induced effects of employee households spending locally for goods and services from retailers, restaurants and service companies.

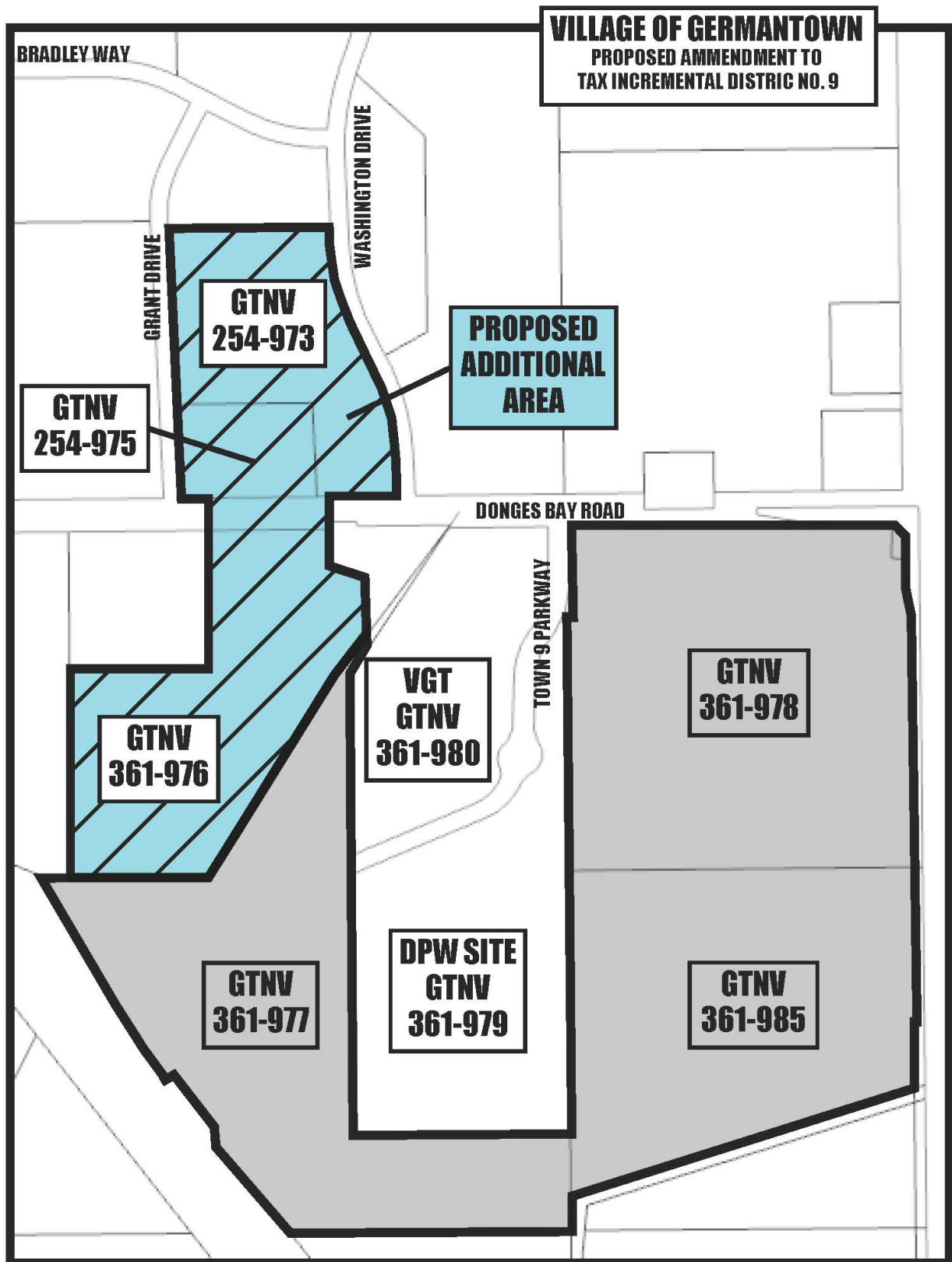
3. **The benefits of the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions.** As required by Wis. Stat. § 66.1105(4)(i)4., a calculation of the share of projected tax increments estimated to be paid by the owners of property in the overlying taxing jurisdictions has been prepared and can be found in this Plan. However, because the Project would not occur without the use of tax incremental financing, these tax increments would not be paid but for creation of the District. Accordingly, the Village finds that the benefits expected to be realized as set forth in this Plan outweigh the value of the tax increments to be invested in the Project.
4. Not less than 50% by area of the real property within the District, as amended, is suitable for industrial sites as defined by Wis. Stat. § 66.1101 and has been zoned for industrial use. Any real property within the District that was found suitable for industrial sites and was zoned for industrial use at the time of creation of the District or at the time of this Plan Amendment will remain zoned for industrial use for the life of the District.

5. Based on the foregoing finding, the District remains designated as an industrial district.
6. That Project Costs relate directly to promoting industrial development in the District, consistent with the purpose for which the District is created.
7. Improvements to be made in the District are likely to significantly enhance the value of substantially all of the other real property in the District.
8. The equalized value of taxable property within the territory to be added to the District, plus the incremental value of all existing tax incremental districts within the Village does not exceed 12% of the total equalized value of taxable property within the Village.
9. The Plan for the District is feasible and is in conformity with the Master Plan of the Village.
10. The Village estimates that less than 35% of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period, pursuant to Wis. Stat. § 66.1105(5)(b).
11. That there are no parcels to be included within the District that were annexed by the Village within the preceding three-year period.

SECTION 2:

Preliminary Map of Original District Boundary and Territory to be Added

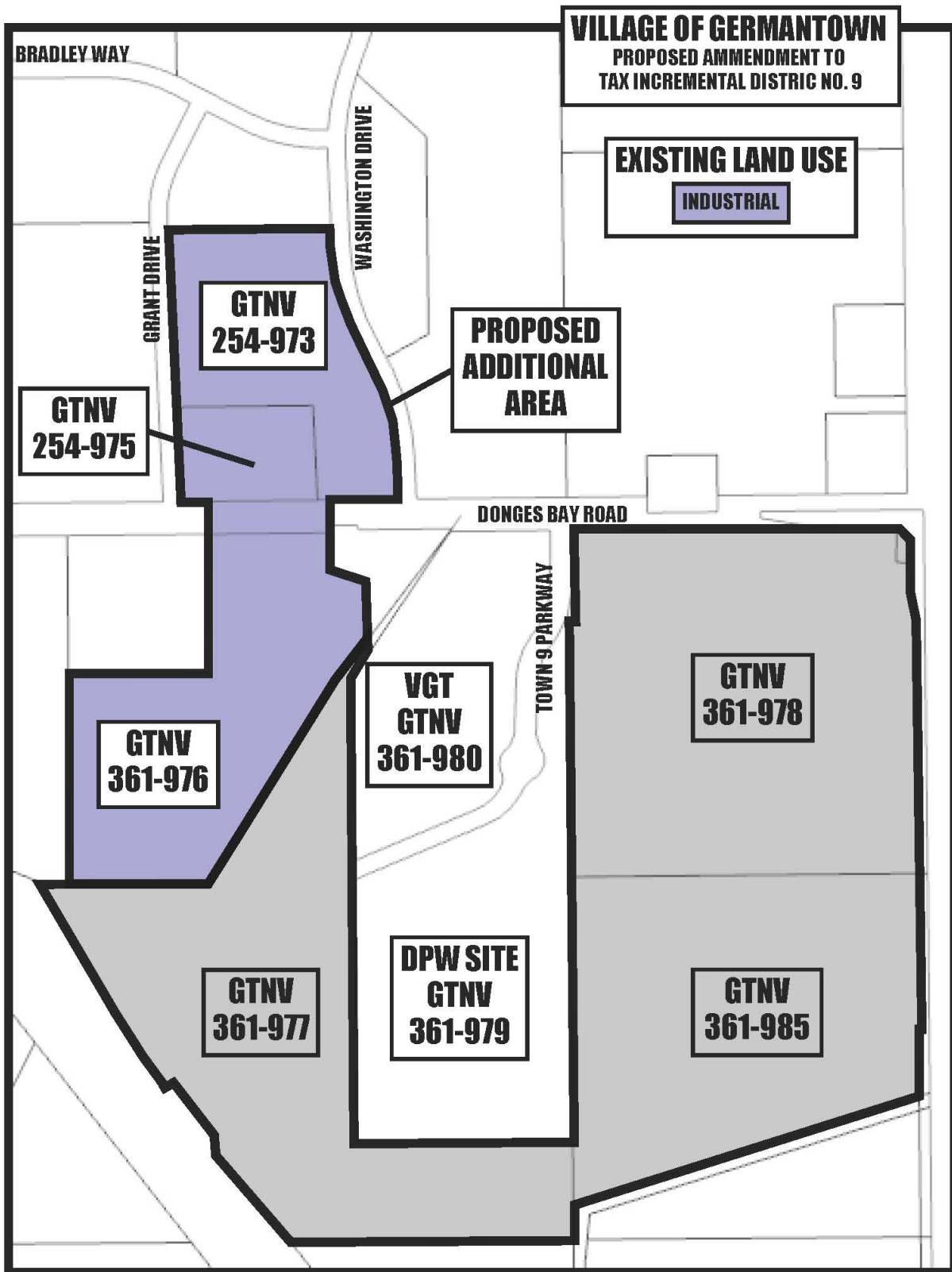
Map Found on Following Page.



SECTION 3:

Map Showing Existing Uses and Conditions Within the Territory to be Added

Map Found on Following Page.



SECTION 4:

Preliminary Identification of Parcels to be Added

Industrial calculations needed here yet

Parcel Number	Address	Owner	Acres	Acres
				Industrial (zoned and suitable for)
Existing TID Area			0.00	0.00
ROW Areas			1.23	
GTNV_254-973	W130N10437 WASHINGTON DR	CAMBRIDGE MAJOR LABORATORIES	12.23	0.00
GTNV_254-975	W132N10424 GRANT DR	WAREHOUSE STORAGE LLC	4.00	0.00
GTNV_361-976	N104W13085 DONGES BAY RD	GFL MUSKEGO LLC	13.50	0.00
			30.96	0.00

0%

100%

100%

0%

0.00

Calculation of Estimated Base Value¹

Parcel	Assessed Value			Equalized Value ²		
	Land	Improvement	Total	Land	Improvement	Total
GTNV_254-973	1,075,400	10,798,400	11,873,800	1,075,400	10,798,400	11,873,800
GTNV_254-975	383,300	1,883,200	2,266,500	383,300	1,883,200	2,266,500
GTNV_361-976	0	0	0	0	0	0
TOTALS	1,458,700	12,681,600	14,140,300	1,458,700	12,681,600	14,140,300

SECTION 5:
Equalized Value Test

The following calculations demonstrate that the Village expects to be in compliance with Wis. Stat. § 66.1105(4)(gm)4.c., which requires that the equalized value of the taxable property proposed to be added to the District, plus the value increment of all existing tax incremental districts, does not exceed 12% of the total equalized value of taxable property within the Village.

The equalized value of the increment of existing tax incremental districts within the Village, plus the value of the territory proposed to be added to the District, totals \$167,860,200. This value is less than the maximum of \$471,502,728 in equalized value that is permitted for the Village.

<u>Calculation of City Equalized Value Limit</u>		
City TID IN Equalized Value (Jan. 1, 2024)	\$	3,929,189,400
TID Valuation Limit @ 12% of Above Value	\$	471,502,728
<u>Calculation of Value Subject to Limit</u>		
Estimated Base Value of Territory to be Included in District	\$	14,140,300
Incremental Value of Existing Districts (Jan. 1, 2024)	\$	156,436,300
Less: Value of Underlying TID Parcels	\$	(2,716,400)
Total Value Subject to 12% Valuation Limit	\$	167,860,200
Total Percentage of TID IN Equalized Value		4.27%
Residual Value Capacity of TID IN Equalized Value	\$	303,642,528

SECTION 6:

Statement Listing the Kind, Number and Location of All Proposed Public Works or Improvements Within the District

Project Costs are any expenditure made, estimated to be made, or monetary obligations incurred or estimated to be incurred as outlined in this Plan. Project Costs will be diminished by any income, special assessments or other revenues, including user fees or charges, other than tax increments, received or reasonably expected to be received in connection with the implementation of the Plan. If Project Costs incurred benefit territory outside the District, a proportionate share of the cost is not a Project Cost. Costs identified in this Plan are preliminary estimates made prior to design considerations and are subject to change after planning, design and construction is completed.

With all Project Costs, the costs of engineering, design, survey, inspection, materials, construction, restoring property to its original condition, apparatus necessary for public works, legal and other consultant fees, testing, environmental studies, permits, updating ordinances and plans, judgments or claims for damages and other expenses are included as Project Costs. The map found in Section 7 of this Plan along with the Detailed List of Project Costs found in Section 8 provide additional information as to the kind, number and location of potential Project Costs.

The “Statement of Kind, Number and Location of Proposed Public Works and Other Projects” set forth in the original District Project Plan approved on April 1, 2022, and its subsequent amendment approved on November 21, 2002 is amended to add the following Project Costs that the Village has made, expects to make, or may need to make, in conjunction with the implementation of the District’s Plan or this Plan Amendment.

Property, Right-of-Way and Easement Acquisition

Property Acquisition for Development

To promote and facilitate development the Village may acquire property within the District. The cost of property acquired, and any costs associated with the transaction, are eligible Project Costs. Following acquisition, other Project Costs within the categories detailed in this Section may be incurred to make the property suitable for development. Any revenue received by the Village from the sale of property acquired pursuant to the execution of this Plan will be used to reduce the total project costs of the District. If total Project Costs incurred by the Village to acquire property and make it suitable for

development exceed the revenues or other consideration received from the sale or lease of that property, the net amount shall be considered “real property assembly costs” as defined in Wis. Stat. § 66.1105(2)(f)1.c., and subject to recovery as an eligible Project Cost.

Property Acquisition for Conservancy

To promote the objectives of this Plan, the Village may acquire property within the District that it will designate for conservancy. These conservancy objectives include: preserving historic resources or sensitive natural features; protection of scenic and historic views; maintaining habitat for wildlife; maintaining adequate open space; reduction of erosion and sedimentation by preserving existing vegetation; and providing adequate areas for management of stormwater. The cost of property acquired for conservancy, and any costs associated with the transaction, are eligible Project Costs.

Acquisition of Rights-of-Way

The Village may need to acquire property to allow for installation of streets, driveways, sidewalks, utilities, stormwater management practices and other public infrastructure. Costs incurred by the Village to identify, negotiate and acquire rights-of-way are eligible Project Costs.

Acquisition of Easements

The Village may need to acquire temporary or permanent easements to allow for installation and maintenance of streets, driveways, sidewalks, utilities, stormwater management practices and other public infrastructure. Costs incurred by the Village to identify, negotiate and acquire easement rights are eligible Project Costs.

Relocation Costs

If relocation expenses are incurred in conjunction with the acquisition of property, those expenses are eligible Project Costs. These costs may include but are not limited to: preparation of a relocation plan; allocations of staff time; legal fees; publication of notices; obtaining appraisals; and payment of relocation benefits as required by Wis. Stat. Chapter 32 and Wis. Admin. Code ADM 92.

Site Preparation Activities

Environmental Audits and Remediation

If it becomes necessary to evaluate any land or improvement within the District, any cost incurred by the Village related to environmental audits, testing, and remediation are eligible Project Costs.

Demolition

To make sites suitable for development, the Village may incur costs related to demolition and removal of structures or other land improvements, to include abandonment of wells or other existing utility services.

Site Grading

Land within the District may require grading to make it suitable for development, to provide access, and to control stormwater runoff. The Village may need to remove and dispose of excess material or bring in fill material to provide for proper site elevations. Expenses incurred by the Village for site grading are eligible Project Costs.

Utilities

Sanitary Sewer System Improvements

To allow development to occur, the Village may need to construct, alter, rebuild or expand sanitary sewer infrastructure within the District. Eligible Project Costs include, but are not limited to, construction, alteration, rebuilding or expansion of: collection mains; manholes and cleanouts; service laterals; force mains; interceptor sewers; pumping stations; lift stations; wastewater treatment facilities; and all related appurtenances. To the extent sanitary sewer projects undertaken within the District provide direct benefit to land outside of the District, the Village will make an allocation of costs based on such benefit. Those costs corresponding to the benefit allocated to land within the District, and necessitated by the implementation of the Project Plan, are eligible Project Costs. Implementation of the Project Plan may also require that the Village construct, alter, rebuild or expand sanitary sewer infrastructure located outside of the District. That portion of the costs of sanitary sewer system projects undertaken outside the District which are necessitated by the implementation of the Project Plan are eligible Project Costs.

Water System Improvements

To allow development to occur, the Village may need to construct, alter, rebuild or expand water system infrastructure within the District. Eligible Project Costs include, but are not limited to, construction, alteration, rebuilding or expansion of: distribution mains; manholes and valves; hydrants; service laterals; pumping stations; wells; water treatment facilities; storage tanks and reservoirs; and all related appurtenances. To the extent water system projects undertaken within the District provide direct benefit to land outside of the District, the Village will make an allocation of costs based on such benefit. Those costs corresponding to the benefit allocated to land within the District, and necessitated by the

implementation of the Project Plan, are eligible Project Costs. Implementation of the Project Plan may also require that the Village construct, alter, rebuild or expand water system infrastructure located outside of the District. That portion of the costs of water system projects undertaken outside the District which are necessitated by the implementation of the Project Plan are eligible Project Costs.

Stormwater Management System Improvements

Development within the District will cause stormwater runoff. To manage this stormwater runoff, the Village may need to construct, alter, rebuild or expand stormwater management infrastructure within the District. Eligible Project Costs include, but are not limited to, construction, alteration, rebuilding or expansion of: stormwater collection mains; inlets, manholes and valves; service laterals; ditches; culvert pipes; box culverts; bridges; stabilization of stream and river banks; and infiltration, filtration and detention Best Management Practices (BMP's). To the extent stormwater management system projects undertaken within the District provide direct benefit to land outside of the District, the Village will make an allocation of costs based on such benefit. Those costs corresponding to the benefit allocated to land within the District, and necessitated by the implementation of the Project Plan, are eligible Project Costs. Implementation of the Project Plan may also require that the Village construct, alter, rebuild or expand stormwater management infrastructure located outside of the District. That portion of the costs of stormwater management system projects undertaken outside the District which are necessitated by the implementation of the Project Plan are eligible Project Costs.

Electric Service

To create sites suitable for development, the Village may incur costs to provide, relocate or upgrade electric services. Relocation may require abandonment and removal of existing poles or towers, installation of new poles or towers, or burying of overhead electric lines. Costs incurred by the Village to undertake this work are eligible Project Costs.

Gas Service

To create sites suitable for development, the Village may incur costs to provide, relocate or upgrade gas mains and services. Costs incurred by the Village to undertake this work are eligible Project Costs.

Communications Infrastructure

To create sites suitable for development, the Village may incur costs to provide, relocate or upgrade infrastructure required for voice and data communications, including, but not limited to: telephone lines, cable lines and fiber optic cable. Costs incurred by the Village to undertake this work are eligible Project Costs.

Streets and Streetscape

Street Improvements

To allow development to occur, the Village may need to construct or reconstruct streets, highways, alleys, access drives and parking areas. Eligible Project Costs include, but are not limited to: excavation; removal or placement of fill; construction of road base; asphalt or concrete paving or repaving; installation of curb and gutter; installation of sidewalks and bicycle lanes; installation of culverts, box culverts and bridges; rail crossings and signals; utility relocation, to include burying overhead utility lines; street lighting; installation of traffic control signage and traffic signals; pavement marking; right-of-way restoration; installation of retaining walls; and installation of fences, berms, and landscaping.

Streetscaping and Landscaping

To attract development consistent with the objectives of this Plan, the Village may install amenities to enhance development sites, rights-of-way and other public spaces. These amenities include but are not limited to: landscaping; lighting of streets, sidewalks, parking areas and public areas; installation of planters, benches, clocks, tree rings, trash receptacles and similar items; and installation of brick or other decorative walks, terraces and street crossings. These and any other similar amenities installed by the Village are eligible Project Costs.

Professional Service and Organizational Costs

The costs of professional services rendered, and other costs incurred, in relation to the creation, administration and termination of the District, and the undertaking of the projects contained within this Plan, are eligible Project Costs. Professional services include but are not limited to: architectural; environmental; planning; engineering; legal; audit; financial; and the costs of informing the public with respect to the creation of the District and the implementation of the Plan.

Administrative Costs

The Village may charge to the District as eligible Project Costs reasonable allocations of administrative costs, including, but not limited to, employee salaries. Costs allocated will bear a direct connection to the time spent by Village employees relating to the implementation of the Plan.

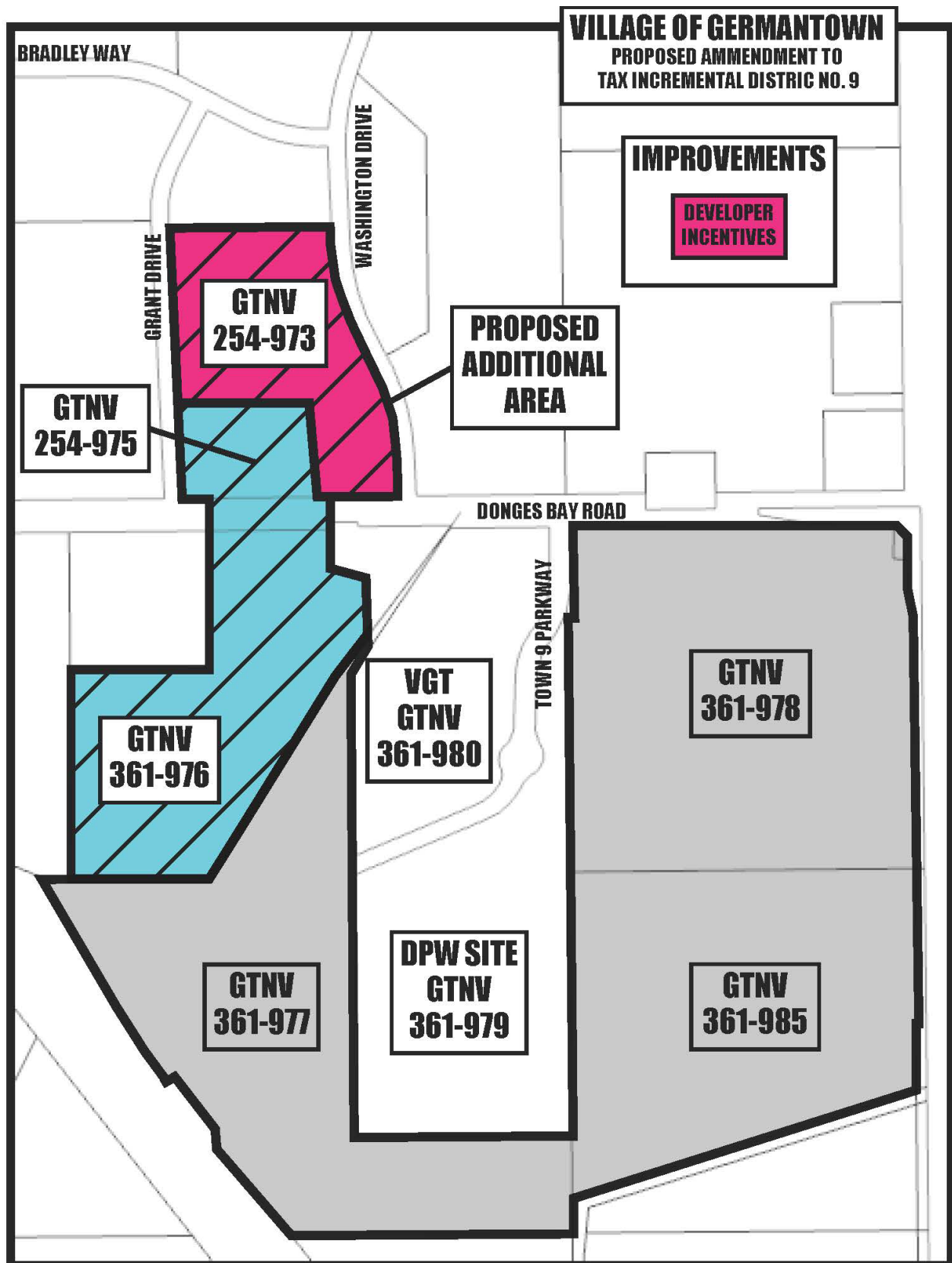
Financing Costs

Interest expense, debt issuance expenses, redemption premiums, and any other fees and costs incurred in conjunction with obtaining financing for projects undertaken under this Plan are eligible Project Costs.

SECTION 7:

Map Showing Proposed Improvements and Uses Within the Territory to be Added

Map Found on Following Page.



SECTION 8:

Detailed List of Estimated Project Costs

The following list identifies the Project Costs that the Village has made, expects to make, or may need to make in conjunction with the implementation of the District's Plan or this Plan Amendment. All projects identified and related costs reflect the best estimates available as of the date of preparation of this Plan Amendment. All costs are preliminary estimates and may increase or decrease. Certain Project Costs listed may become unnecessary, and other Project Costs not currently identified may need to be made. (Section 6 details the general categories of eligible Project Costs). Changes in Project Cost totals or the types of Project Costs to be incurred will not require that this Plan be amended. This Plan is not meant to be a budget nor an appropriation of funds for specific Project Costs, but a framework within which to manage Project Costs.

Project ID	Project Name/Type	Remaining From Prior Plan(s)	Est. Cost					Totals	Est. Timing
			Phase I	Phase 2	Phase 3	Phase 4	Phase 5		
1	Developer Incentive (MRO)		2,276,906	197,157	369,670	690,051	640,762	4,174,546	2024
2	Professional Services Fees (TID Setup)		25,000					25,000	2024
3	Interest on Long Term Debt							2,211,450	Ongoing
4	Financing Costs							75,000	Ongoing
5	Ongoing Planning & Administrative Costs							363,500	Ongoing
6	Land Acquisition	3,000,000							TBD
7	Development Incentives	1,631,692							TBD
Total Projects		4,631,692	2,301,906	197,157	369,670	690,051	640,762	2,649,950	6,849,496
Notes:									
¹ The MRO is an estimate and will only be paid out of available increment.									

SECTION 9:

Economic Feasibility Study, Description of the Methods of Financing Estimated Project Costs and the Time When Related Costs or Monetary Obligations are to be Incurred

This Section includes an updated forecast of the valuation increases expected within the District, the associated tax increment collections, a summary of how remaining Project Costs would be financed, and a projected cash flow demonstrating that the District remains economically feasible.

Key Assumptions

The Project Costs the Village plans to make are expected to create \$73.4M in incremental value by 2030. Estimated valuations and timing for construction of the Project are included in **Table 1**. Assuming the Village's current equalized TID Interim tax rate of \$14.94 per thousand of equalized value, and no economic appreciation or depreciation, the Project would generate \$18M in incremental tax revenue over the 20-year term of the District as shown in **Table 2**.

Table 1 – Development Assumptions

Construction Year	Actual	Original Project Plan Assumptions	Initial Expansion		Campus Expansion		Lab Expansion in current WDS Building		Bay 6 Expansion		Bay 6 Carryover		Annual Total	Construction Year
			Sq. Ft.	TBD	Sq. Ft.	TBD	Sq. Ft.	TBD	Sq. Ft.	TBD	Sq. Ft.	TBD		
Estimated Value			\$	21,264,000	\$5,000,000		\$10,000,000		\$20,000,000		\$20,000,000			
1 2022	0												0	2022 1
2 2023	23,552,000	3,750,000											23,552,000	2023 2
3 2024		17,000,000		3,721,200									3,721,200	2024 3
4 2025		7,500,000		11,163,600									18,663,600	2025 4
5 2026						2,500,000							2,500,000	2026 5
6 2027							5,000,000						5,000,000	2027 6
7 2028								10,000,000					10,000,000	2028 7
8 2029									10,000,000				10,000,000	2029 8
9 2030													0	2030 9
Totals	23,552,000	28,250,000	0	14,884,800	0	2,500,000	0	5,000,000	0	10,000,000	0	10,000,000	73,436,800	

Notes: Estimated construcion cost for the initial expansion is 70% of estimated value and 50% for each additional proposed expansion.

Table 2 – Tax Increment Projection Worksheet

Type of District	Industrial		Base Value	#DIV/0!
District Creation Date	June 6, 2022		Economic Change Factor	0.00%
Valuation Date	Jan 1,	2022	Apply to Base Value	
Max Life (Years)	20		Base Tax Rate	\$14.94
Expenditure Period/Termination	15	6/6/2037	Rate Adjustment Factor	0.00%
Revenue Periods/Final Year	20	2043		
Extension Eligibility/Years	Yes	3		
Eligible Recipient District	No			

Construction		Valuation	Economic	Total	Revenue			Developer		
Year	Value Added	Year	Change	Increment	Year	Tax Rate ¹	Tax Increment	Incentive of	33%	Village
							0			
1	2022	0	2023	0	0	2024	\$14.94	0	0	0
2	2023	23,552,000	2024	0	23,552,000	2025	\$14.94	351,867	0	0
3	2024	3,721,200	2025	0	27,273,200	2026	\$14.94	407,357	134,428	272,929
4	2025	18,663,600	2026	0	45,936,800	2027	\$14.94	574,099	189,453	384,646
5	2026	2,500,000	2027	0	48,436,800	2028	\$14.94	723,460	238,742	484,718
6	2027	5,000,000	2028	0	53,436,800	2029	\$14.94	798,141	263,387	534,755
7	2028	10,000,000	2029	0	63,436,800	2030	\$14.94	947,503	312,676	634,827
8	2029	10,000,000	2030	0	73,436,800	2031	\$14.94	1,096,865	361,965	734,899
9	2030	0	2031	0	73,436,800	2032	\$14.94	1,096,865	361,965	734,899
10	2031	0	2032	0	73,436,800	2033	\$14.94	1,096,865	361,965	734,899
11	2032	0	2033	0	73,436,800	2034	\$14.94	1,096,865	361,965	734,899
12	2033	0	2034	0	73,436,800	2035	\$14.94	1,096,865	361,965	734,899
13	2034	0	2035	0	73,436,800	2036	\$14.94	1,096,865	361,965	734,899
14	2035	0	2036	0	73,436,800	2037	\$14.94	1,096,865	361,965	734,899
15	2036	0	2037	0	73,436,800	2038	\$14.94	1,096,865	361,965	734,899
16	2037	0	2038	0	73,436,800	2039	\$14.94	1,096,865	361,965	734,899
17	2038	0	2039	0	73,436,800	2040	\$14.94	1,096,865	361,965	734,899
18	2039	0	2040	0	73,436,800	2041	\$14.94	1,096,865	361,965	734,899
19	2040	0	2041	0	73,436,800	2042	\$14.94	1,096,865	361,965	734,899
20	2041	0	2042	0	73,436,800	2043	\$14.94	1,096,865	361,965	734,899
Totals		73,436,800		0	Future Value of Increment		18,061,666	5,844,234	11,865,565	

Notes:

1) Tax rate shown is actual 2023/2024 rate per DOR Form PC-202 (Tax Increment Collection Worksheet).

Financing and Implementation

Table 3 provides a summary of the District's financing plan.

Based on the Project Cost expenditures as included within the cash flow exhibit (Table 4), the District is projected to accumulate sufficient funds by the year 2036 to pay off all Project cost liabilities and obligations. The projected closure is based on the various assumptions noted in this Plan and will vary dependent on actual Project Costs incurred and the actual amount of tax increments collected.

Table 3 – Financing Plan

	DEBT ISSUES	MUNICIPAL REVENUE OBLIGATIONS					Totals
	Bank Note 2025	Revenue 2025	Revenue 2026	Revenue 2027	Revenue 2028	Revenue 2029	
Projects							
Phase I	1,000,000	1,276,906					2,276,906
Phase II			197,157				197,157
Phase III				369,670			369,670
Phase IV					690,051		690,051
Phase V						640,762	640,762
Total Project Funds	1,000,000	1,276,906	197,157	369,670	690,051	640,762	4,174,546
Other Funds							
Capitalized Interest	0						
Total Financing Required	1,000,000						
Net Issue Size	1,000,000	1,276,906	197,157	369,670	690,051	640,762	4,174,546
Notes:							

Table 4 – Cash Flow

Year	Projected Revenues					Projected Expenditures													Balances			Year				
	Tax Increments	Interest Earnings	Land Sale Rev. TID Portion	Debt Proceeds	Total Revenues	2022 GO Bonds \$3,625,000		2025 Bank Note \$1,000,000		Total Debt Service	MRO Payment	MRO Blance - \$1.5M @5%	Potential MRO	Potential MRO	Potential MRO	Potential MRO	Potential MRO	Land Purchase	TID Infrastructure	Ongoing Planning & Administration	Total Expenditures		Liabilities			
						Dated Date:	12/01/22	Dated Date:	03/01/25				Initial Phase	Campus	Lab	Bay 6	Bay 6 +						Annual	Cumulative	Outstanding	
						Principal	Interest	Principal	Interest				2025	2026	2027	2028	2029									
2023	0		2,075,000	3,500,000	5,575,000		57,150			57,150								2,575,000	1,729,749	\$ 20,000	4,381,899	1,193,101	1,193,101	\$3,625,000	2023	
2024	0	47,724			47,724	0	160,700			160,700										5,000	165,700	(117,976)	1,075,125	3,625,000	2024	
2025	351,867	43,005			394,872	0	160,700			160,700	1,500,000									5,000	165,700	229,172	1,304,297	5,901,906	2025	
2026	407,357	52,172			459,529	140,000	157,200	50,000	50,000	397,200	274,674	1,286,592	18,342	74,033						15,000	705,216	(245,687)	1,058,610	5,890,722	2026	
2027	574,099	42,344			616,443	150,000	149,950	55,000	47,500	402,450	402,012	928,809								17,500	895,995	(279,552)	779,058	5,981,359	2027	
2028	723,460	31,162			754,623	160,000	142,200	60,000	44,750	406,950	404,868	550,138	74,033	12,322						20,000	918,174	(163,551)	615,507	6,365,054	2028	
2029	798,141	24,620			822,761	170,000	133,950	65,000	41,750	410,700	550,138		74,033	12,322	24,645					22,500	1,094,338	(271,577)	343,930	6,659,816	2029	
2030	947,503	13,757			961,260	170,000	125,450	75,000	38,500	408,950			74,033	12,322	24,645	49,289				25,000	594,240	367,020	710,951	6,254,526	2030	
2031	1,096,865	28,438			1,125,303	180,000	116,700	85,000	34,750	416,450			74,033	12,322	24,645	49,289	49,289			27,500	653,529	471,774	1,182,725	5,779,947	2031	
2032	1,096,865	47,309			1,144,174	190,000	107,450	90,000	30,500	417,950			74,033	12,322	24,645	49,289	49,289			30,000	657,529	486,645	1,669,369	5,290,368	2032	
2033	1,096,865	66,775			1,163,639	200,000	97,700	95,000	26,000	418,700			74,033	12,322	24,645	49,289	49,289			32,500	660,779	502,860	2,172,230	4,785,789	2033	
2034	1,096,865	86,889			1,183,754	210,000	87,450	100,000	21,250	418,700			74,033	12,322	24,645	49,289	49,289			35,000	663,279	520,475	2,692,704	4,266,210	2034	
2035	1,096,865	107,708			1,204,573	220,000	77,800	105,000	16,250	419,050			74,033	12,322	24,645	49,289	49,289			37,500	666,129	538,444	3,231,148	3,731,631	2035	
2036	1,096,865	129,246			1,226,110	230,000	68,800	110,000	11,000	419,800			74,033	12,322	24,645	49,289	49,289			40,000	669,379	556,732	3,787,880	3,182,053	2036	
2037	1,096,865	151,515			1,248,380	240,000	59,400	110,000	5,500	414,900			74,033	12,322	24,645	49,289	49,289			50,000	674,479	573,901	4,361,780	2,622,474	2037	
2038	1,096,865	174,471			1,271,336	250,000	49,600			299,600			74,033	12,322	24,645	49,289	49,289				509,179	762,157	5,123,937	2,162,895	2038	
2039	1,096,865	204,957			1,301,822	260,000	39,400			299,400			74,033	12,322	24,645	49,289	49,289				508,979	792,843	5,916,780	1,693,316	2039	
2040	1,096,865	236,671			1,333,536	275,000	28,700			303,700			74,033	12,322	24,645	49,289	49,289				513,279	820,257	6,737,037	1,208,737	2040	
2041	1,096,865	269,481			1,366,346	285,000	17,500			302,500			74,033	12,322	24,645	49,289	49,289				512,079	854,267	7,591,304	714,158	2041	
2042	1,096,865	303,652			1,400,517	295,000	5,900			300,900			74,033	12,322	24,645	49,289	49,289				510,479	890,038	8,481,342	209,579	2042	
2043	1,096,865	339,254			1,436,118					0			74,033	12,322	24,645	49,289	49,289				0	1,436,118	9,917,460	0	0	2043
Totals																					0					Totals
	18,061,666	2,401,153	2,075,000	3,500,000	20,462,818	3,625,000	1,843,700	1,000,000	367,750	6,618,600	1,631,692	1,276,906	197,157	369,670	690,051	640,762	2,575,000	1,729,749	363,500	11,739,459						
Notes:																						PROJECTED CLOSURE YEAR - For Amendment TID 9 Closure is 2042 - Would Change to 2036			LEGEND: ----- END OF EXP. PERIOD	

SECTION 10:

Annexed Property

A tax incremental district cannot include annexed territory unless at least three years have elapsed since the annexation, or certain other requirements are met. None of the territory proposed to be added to the District was annexed during the past three years.

SECTION 11:

Estimate of Property to be Devoted to Retail Business

Pursuant to Wis. Stat. § 66.1105(5)(b), the Village estimates that less than 35% of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period.

SECTION 12:

Proposed Changes of Zoning Ordinances, Master Plan, Map, Building Codes and Village Ordinances

Zoning Ordinances

The proposed Plan Amendment is in general conformance with the Village's current zoning ordinances. Individual properties may require rezoning at the time of development. Land within the District zoned industrial at the time of District creation will remain in a zoning classification suitable for industrial sites for the life of the District.

Master (Comprehensive) Plan and Map

The proposed Plan Amendment is in general conformance with the Village's Comprehensive Plan identifying the area as appropriate for industrial development.

Building Codes and Ordinances

Development within the District will be required to conform to State Building Codes and will be subject to the Village's permitting and inspection procedures. The proposed Plan Amendment conforms to all relevant State and local ordinances, plans, and codes. No changes to the existing regulations are proposed or needed.

SECTION 13:

Statement of the Proposed Method for the Relocation of any Persons to be Displaced

Should the continued implementation of this Plan require relocation of individuals or business operations, relocations will be handled in compliance with Wis. Stat. Chapter 32 and Wis. Admin. Code ADM 92.

SECTION 14:

How Amendment of the Tax Incremental District Promotes the Orderly Development of the Village

This Plan Amendment promotes the orderly development of the Village by creating new industrial sites, providing necessary public infrastructure improvements and appropriate financial incentives for private development projects. Through use of tax increment financing, the Village can attract new investment that results in increased tax base. Development will occur in an orderly fashion in accordance with approved plans so that the Projects will be compatible with adjacent land uses. Development of new uses in the District will add to the tax base and will generate positive secondary impacts in the community such as increased employment opportunities.

SECTION 15:

List of Estimated Non-Project Costs

Non-project costs are public works projects which only partly benefit the District. Costs incurred that do not benefit the District may not be paid with tax increments. Examples of non-project costs are:

- A public improvement made within the District that also benefits property outside the District. That portion of the total Project Costs allocable to properties outside of the District would be a non-project cost.
- A public improvement made outside the District that only partially benefits property within the District. That portion of the total Project Costs allocable to properties outside of the District would be a non-project cost.
- Projects undertaken within the District as part of the implementation of this Project Plan, the costs of which are paid fully or in part by impact fees, grants, special assessments, or revenues other than tax increments.

No improvements to be made within the District will benefit property outside the District. Furthermore, there will be no improvements made outside the District that will only partially benefit the District.

SECTION 16:

Legal Opinion Advising Whether the Plan is Complete and Complies with Wis. Stat. § 66.1105(4)(f)

NEED WET SIGNATURE & DATED LEGAL OPINION ON ATTORNEY LETTERHEAD

SAMPLE

Village President
Village of Germantown
N112 W17001 Mequon Rd
Germantown, Wisconsin 53022

RE: Project Plan Amendment for Tax Incremental District No. 9

Dear Village President:

Wisconsin Statute 66.1105(4)(f) requires that a project plan for a tax incremental financing district include an opinion provided by the Village Attorney advising as to whether the plan is complete and complies with Wisconsin Statute 66.1105. As Village Attorney for the Village of Germantown, I have been asked to review the above-referenced project plan amendment for compliance with the applicable statutory requirements. Based upon my review, in my opinion, the amended Project Plan for the Village of Germantown Tax Incremental District No. 9 is complete and complies with the provisions of Wisconsin Statute 66.1105.

Sincerely,

Village Attorney

SECTION 17:

Calculation of the Share of Projected Tax Increments Estimated to be Paid by the Owners of Property in the Overlying Taxing Jurisdictions

The following projection is provided to meet the requirements of Wis. Stat. § 66.1105(4)(i)4.

Revenue Year	Manitowoc County	City of Manitowoc	School District of Manitowoc	Lakeshore Technical College	Total	Revenue Year
2025	82,338	152,446	104,834	12,249	351,867	2025
2026	95,323	176,487	121,367	14,181	407,357	2026
2027	134,340	248,727	171,046	19,986	574,099	2027
2028	169,291	313,438	215,546	25,185	723,460	2028
2029	186,767	345,793	237,796	27,785	798,141	2029
2030	221,718	410,504	282,297	32,985	947,503	2030
2031	256,669	475,214	326,797	38,184	1,096,865	2031
2032	256,669	475,214	326,797	38,184	1,096,865	2032
2033	256,669	475,214	326,797	38,184	1,096,865	2033
2034	256,669	475,214	326,797	38,184	1,096,865	2034
2035	256,669	475,214	326,797	38,184	1,096,865	2035
2036	256,669	475,214	326,797	38,184	1,096,865	2036
2037	256,669	475,214	326,797	38,184	1,096,865	2037
2038	256,669	475,214	326,797	38,184	1,096,865	2038
2039	256,669	475,214	326,797	38,184	1,096,865	2039
2040	256,669	475,214	326,797	38,184	1,096,865	2040
2041	256,669	475,214	326,797	38,184	1,096,865	2041
2042	256,669	475,214	326,797	38,184	1,096,865	2042
2043	256,669	475,214	326,797	38,184	1,096,865	2043
Totals	4,226,471	7,825,180	5,381,251	628,764	18,061,666	

RESOLUTION NO. 03-2024

RESOLUTION APPROVING AN AMENDMENT TO THE PROJECT PLAN AND BOUNDARIES OF TAX INCREMENTAL DISTRICT NO. 9

WHEREAS, the Village of Germantown (the "Village") has determined that use of Tax Incremental Financing is required to promote development and redevelopment within the Village; and

WHEREAS, Tax Incremental District No. 9 (the "District") was created by the Village on June 6, 2022; and

WHEREAS, the Village now desires to amend the Project Plan of the District (the "Amendment") in accordance with the provisions of Wisconsin Statutes Section 66.1105 (the "Tax Increment Law"); and

WHEREAS, such Amendment will:

- a. Add territory from the District as permitted under Wisconsin Statutes Section 66.1105(4)(h)2.
- b. Amend the categories, locations, or costs of project costs to be made as permitted under Wisconsin Statutes Section 66.1105(4)(h)1.

WHEREAS, an amended Project Plan for the District (the "Amendment") has been prepared that includes:

- a. A statement listing of the kind, number and location of all proposed public works or improvements within the District, or to the extent provided in Wisconsin Statutes Sections 66.1105(2)(f)1.k. and 66.1105(2)(f)1.n., outside of the District;
- b. An economic feasibility study;
- c. A detailed list of estimated project costs;
- d. A description of the methods of financing all estimated project costs and the time when the related costs or monetary obligations are to be incurred;
- e. A map showing existing uses and conditions of real property in the District;
- f. A map showing proposed improvements and uses in the District;
- g. Proposed changes of zoning ordinances, master plan, map, building codes and Village ordinances;
- h. A list of estimated non-project costs;
- i. A statement of the proposed plan for relocation of any persons to be displaced;
- j. A statement indicating how the District promotes the orderly development of the Village;
- k. An opinion of the Village Attorney or of an attorney retained by the Village advising that the plan is complete and complies with Wisconsin Statutes Section 66.1105(4)(f); and

WHEREAS, prior to its publication, a copy of the notice of public hearing was sent to the chief executive officers of Washington County, the Germantown School District, and the Milwaukee Area Technical College District, and any other entities having the power to levy taxes on property located within the District, in accordance with the procedures specified in the Tax Increment Law; and

WHEREAS, in accordance with the procedures specified in the Tax Increment Law, the Plan Commission, on September 9, 2024 held a public hearing concerning the proposed amended boundaries of the District and the proposed amendment to its Project Plan, providing interested parties a reasonable opportunity to express their views thereon.

NOW, THEREFORE, BE IT RESOLVED by the Plan Commission of the Village of Germantown that:

1. It recommends to the Village Board that the boundaries of Tax Incremental District No. 9 be amended with boundaries as designated in Exhibit A of this Resolution.
2. It approves and adopts the amended Project Plan for the District, attached as Exhibit B, and recommends its approval to the Village Board.
3. Amendment of the District's Project Plan and boundaries promotes orderly development in the Village.

Adopted this _____ day of _____, 2024.

Dean Wolter, Plan Commission Chair

Debra Remich, Secretary of the Plan Commission

**TAX INCREMENTAL DISTRICT NO. 9
BOUNDARY MAP**

[INCLUDED IN PROJECT PLAN]

PROJECT PLAN

[DISTRIBUTED SEPARATELY]

**NOTICE OF PUBLIC HEARING
AND JOINT REVIEW BOARD MEETING
VILLAGE OF GERMANTOWN, WISCONSIN**

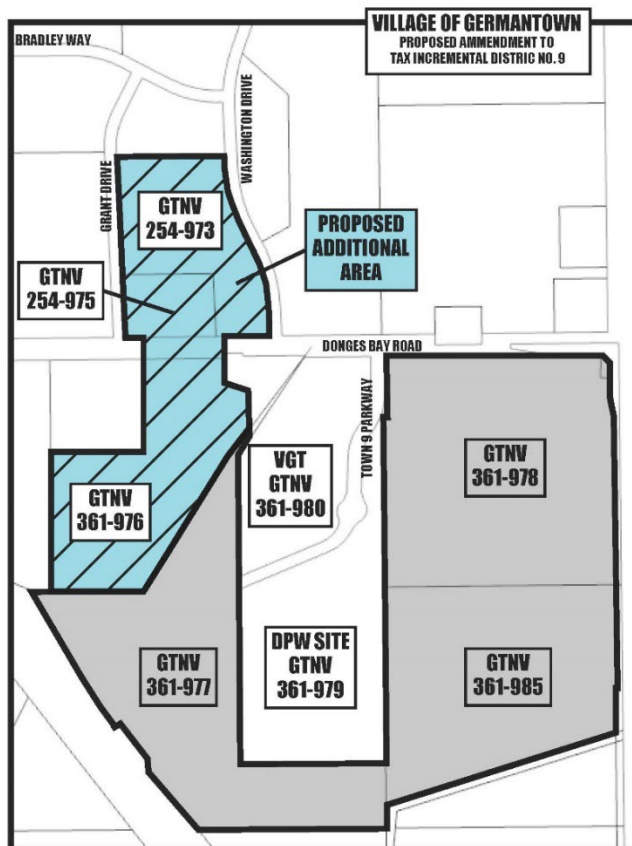
NOTICE IS HEREBY GIVEN that the Village of Germantown will hold a Joint Review Board meeting on September 9, 2024 at 6:00 PM.

The meeting will be held at the Germantown Village Hall Board Room, located at N112 W17001 Mequon Rd.

Any member of the body and/or citizen may attend the meeting virtually through the WebEx platform, Meeting #: **2550 292 5074** Password: **NvSnCZrm226** 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=m64c017a2ee30596eb0515238706b2ba5>

The purpose of the meeting is to organize the Joint Review Board for consideration of the Village's proposal to amend Tax Incremental District No. 9.



NOTICE IS HEREBY GIVEN that the Plan Commission of the Village of Germantown will hold a public hearing on September 9, 2024 at 6:30 PM.

The meeting will be held at the Germantown Village Hall Board Room, located at N112 W17001 Mequon Rd.

Any member of the body and/or citizen may 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>

The hearing will be held to provide the public a reasonable opportunity to comment on the proposed amended boundaries of Tax Incremental District No. 9, and the proposed amendments to its Project Plan.

The proposed amendment would add territory to the District as permitted under Wisconsin Statutes Section 66.1105(4)(h)2. The District's proposed amended boundary is identified on the map included in this Notice.

Based on the condition of properties within its boundaries at time of creation, territory within the District was previously identified as suitable for industrial development.

Projects to be undertaken within the District and costs to be incurred (Project Costs) will continue to be for the purpose of promoting industrial development and may include acquisition of property, rights of way or easements, site preparation, installation or rehabilitation of utilities and streets, payment of cash grants as development incentives to owners, lessees, or developers of land located within the District*, professional services and organizational costs, administrative costs, financing costs and other costs as may be necessary to implement the District's Project Plan. Projects may be undertaken within the District's proposed boundary and in areas located in the Village within ½ mile of that boundary.

As permitted under Wisconsin Statutes Section 66.1105(4)(h)1., the list of estimated Project Costs in the current Project Plan would be amended and increased by approximately \$4.2M.

All interested parties will be given a reasonable opportunity to comment on the proposed amended boundaries of the District and the proposed amendments to its Project Plan. A copy of the proposed amendment to the District's Project Plan, including a description of the proposed amended boundary, is available for public inspection and will be provided on request during normal business hours at the office of the Village Clerk at the Germantown Village Hall, located at N112 W17001 Mequon Rd. This information can also be viewed on the Village's website at www.germantownwi.gov.

By Order of the Village of Germantown, Wisconsin

Published August 28, 2024

AFFIDAVIT OF PUBLICATION

Erin Hirn
Village Of Germantown
N112 W17001 Mequon Rd Po Box 337
Germantown WI 53022

STATE OF WISCONSIN, COUNTY OF BROWN

I hereby state that I am authorized by Journal Media Group to certify on behalf of Journal Sentinel Inc, publisher of Community Newspapers, public newspapers of general circulation, printed and published in the city and county of Milwaukee; and that an advertisement of which the annexed is a true copy, was printed and published in the MJS-North NOW in the issues dated:

08/28/2024

That said newspaper was regularly issued and circulated on those dates and that the fees charged are legal.

Sworn to and subscribed before on 08/28/2024

Legal Clerk



Notary, State of WI, County of Brown

21428

My commission expires

Publication Cost: \$457.70

Tax Amount: \$0.00

Payment Cost: \$457.70

Order No: 10496897

of Copies:

Customer No: 963028

1

PO #:

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

KEEGAN MORAN
Notary Public
State of Wisconsin

**NOTICE OF PUBLIC HEARING
AND JOINT REVIEW BOARD MEETING
VILLAGE OF GERMANTOWN, WISCONSIN**

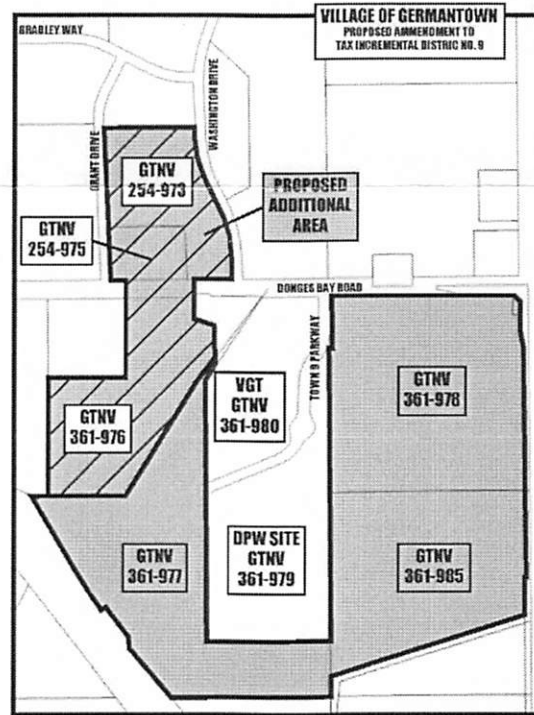
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By Order of the Village of Germantown, Wisconsin

Published August 28, 2024

MJ-40106041

August 19, 2024



Joshua Schoemann, County Executive
Jeff Schleif, County Board Chair
Aaron Daul, Budget Policy & Analytics
Director
Washington County

Dean Wolter, JRB Village Member
Jim Sedgwick, JRB Public Member

Anthony Cruz, President
Sherry Terrell-Webb, J.D., VP and General
Counsel
Milwaukee Area Technical College District

Christopher Reuter, Superintendent of
Schools
Brittany Altendorf, Director of
Business Services
c/o School Board President
Germantown School District

RE: Village of Germantown

A meeting to organize a Joint Review Board (“JRB”) for the Village’s proposed amendment of Tax Incremental District No. 9 (“District”) will be held at 6:00 PM on September 9, 2024.

The meeting will be held at the Germantown Village Hall Board Room, located at N112 W17001 Mequon Rd.

Any member of the body and/or citizen may attend the meeting virtually through the WebEx platform, Meeting #: **2550 292 5074** Password: **NvSnCZrm226** 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=m64c017a2ee30596eb0515238706b2ba5>

At this meeting, the JRB will be asked to appoint a chair and public member, and to set an additional meeting date or dates. Village staff will also review the draft Project Plan.

As a quorum must be achieved for the Village to proceed, we would ask that you ensure the availability of your appointee to attend.

We’ve attached the following documents that will be mailed & e-mailed to you:

- The draft meeting agenda.
- A copy of the legal notice published for the JRB meeting and public hearing.
- A draft Project Plan (via e-mail only).

At a subsequent meeting the JRB will be asked to approve the resolution to be adopted by the Village amending the District. In considering approval, the JRB will review the public record, planning documents and the resolutions adopted by the Village's Plan Commission and Village Board. Its decision, by majority vote, must be made within 45 days of receipt of the adopted Village Board resolution and is to be based on the following criteria specified in Wis. Stat. § 66.1105(4m)(c)1.:

1. Whether the development expected in the tax incremental district would occur without the use of tax incremental financing.
2. Whether the economic benefits of the tax incremental district, as measured by increased employment, business and personal income and property value, are insufficient to compensate for the cost of the improvements.
3. Whether the benefits of the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions.

If the JRB does not approve the amendment of the District it must issue a written explanation describing, why it fails to meet one or more of these criteria.

If you have questions regarding the meeting or attached materials, please contact us at 800-552-1171.

Sincerely,

EHLERS



Philip L. Cosson
Senior Municipal Advisor/Director

cc: Jeffrey Retzlaff, Community Development Director, Village of Germantown
Steve Kreklow, Administrator, Village of Germantown
Donna Ott, Clerk, Village of Germantown
Kasie Miller, Chief Deputy Clerk, Village of Germantown
Deb Remich, Planning Assistant, Village of Germantown
Brian Sajdak, Village Attorney, Village of Germantown
Tondalia Watnem, Executive Assistant, Milwaukee Area Technical College
Tarra Gundrum, County Executive Assistant
Kayla Thorpe, Senior Financial Specialist, Ehlers
Paula Czaplewski, Senior Public Finance Analyst - TIF, Ehlers
Annie Mallon, Senior Public Finance Analyst, Ehlers

Donna Ott
Clerk
Village of Germantown
N112 W17001 Mequon Rd
PO Box 337
Germantown, WI 53022

Steve Kreklow, Administrator
Village of Germantown
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PO Box 337
Germantown, WI 53022

Jeffrey Retzlaff
Village Community Development director
Village of Germantown
N112 W17001 Mequon Rd
PO Box 337
Germantown, WI 53022

Deb Remich, Planning Assistant, Village
of Germantown
N112 W17001 Mequon Rd
PO Box 337
Germantown, WI 53022

Kasie Miller
Chief Deputy Clerk
Village of Germantown
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PO Box 337
Germantown, WI 53022

Brian Sajdak, Village Attorney
11402 W. Church Street
Franklin, WI 53132

Jim Sedgwick
JRB Public Member
c/o Village of Germantown
N112 W17001 Mequon Rd
PO Box 337
Germantown, WI 53022

Dean Wolter
JRB Village Representative
c/o Village of Germantown
N112 W17001 Mequon Rd
PO Box 337
Germantown, WI 53022

Anthony Cruz, President
Milwaukee Area Technical College District
700 W State Street
Milwaukee, WI 53233

Christopher Reuter
Superintendent of Schools
Germantown School District
c/o School Board President
N104W13840 Donges Bay Rd
Germantown, WI 53022

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Washington County
P.O. Box 1986
West Bend, WI 53095

Sherry Terrell-Webb
J.D., VP and General Counsel
Milwaukee Area Technical College District
700 W State Street
Milwaukee, WI 53233

Brittany Altendorf
Director of Business Services
Germantown School District
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County Board Chair
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County Executive Assistant
Washington County
P.O. Box 1986
West Bend, WI 53095

Aaron Daul
Budget Policy & Analytics Director
Washington County
P.O. Box 1986
West Bend, WI 53095

CERTIFIED SURVEY MAP (CSM), CONDITIONAL USE PERMITS (CUPs), SITE PLAN & SIGN PERMIT REVIEW

09/09/24 Plan Commission Meeting

Michael Anderson / Green Hills Industries LLC

Village Staff Report & Recommendation

Germantown, Wisconsin

SUMMARY

Michael Anderson, agent for Green Hills Industries LLC, and Klosett Investments and Mark Mason, property owners, is seeking approval of a Certified Survey Map (CSM), Conditional Use Permits (CUPs), and site development/building/sign plans to allow for a use including “horticultural services” and “snow removal services”, in addition to “salt or deicing material storage”. The site is located at N114 W18686 Clinton Drive in the Germantown Industrial Park and is located within a Groundwater Protection Overlay District.

Location: N114 W18686 Clinton Drive

Applicant/

Owner: Michael Anderson
523 S 18TH Avenue
West Bend, WI 53095

Klosett Investments/
Mark Mason
Germantown, WI 53022

Zoning: M-1: Limited Industrial

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



Background/Proposal

Michael Anderson, agent for Green Hills Industries LLC, and Klosett Investments and Mark Mason, property owners, is seeking approval of a Certified Survey Map (CSM), Conditional Use Permits (CUPs), and site development/building/sign plans to allow for a use including “horticultural services” and “snow removal services”, in addition to “salt or deicing material storage”. The site is located at N114 W18686 Clinton Drive in the Germantown Industrial Park and is located within a Groundwater Protection Overlay District.

As presented in the application, Michael Anderson of Green Hills is looking to relocate his company from Menomonee Falls to Germantown. The proposed relocation of the business to the subject property is subject to multiple zoning approvals referenced above and detailed further below. The company has two primary components, contracting services and supply, which includes landscaping and snow removal services and supply of bulk materials such as mulch, stone, and deicing products, among other items. The proposed business hours are 7:00am-5:30pm (Monday-Friday) with some Saturday hours typically 8:00am-12:00pm. These hours reflect operations during summer months, as the applicant informed the Village that hours and number of employees on site is reduced during the winter months. As of now the business has 11 employees which includes full-time and part-time.

Certified Survey Map (CSM)

The development site is currently comprised of two (2) parcels totaling three (3) acres. The applicant submitted a Certified Survey Map (CSM) to combine the parcels to create one (1) lot for development purposes (i.e. applicable setbacks and development standards). Below are the parcels that would be combined into an individual lot:

- GTNV_213984 (1.0 Acre Parcel) – Existing Building Location
- GTNV_213989 (2.0 Acre Parcel) – Vacant Parcel

Conditional Use Permits (CUPs)

This project includes three (3) Conditional Use Permit (CUP) requests. While each request will be described in greater detail on the following pages, please refer to the below that lists each CUP for this case individually:

- Conditional Use in M-1 District
 - Horticultural Services
 - Snow Removal Services
- Conditional Use in Groundwater Protection District (Substitution Clause)
 - Salt or Deicing Material Storage

Site Plan

As indicated in the applications and site/engineering plans, the proposed development includes a building addition, parking lot improvements, new storage and circulation yard, additional driveway cut, landscaping installation, and one monument sign. More specifically the new Green Hills site will include the following features:

- Building Plans
 - 12,616 sq ft warehouse/office building (6,472 existing; 6,144 addition)
 - 30.4' approximate building height per elevations

-
- Prefinished metal wall panels, prefinished metal gutters, decorative masonry, stone veneer panels, overhead doors with glazing panels, entry doors, and vinyl windows
 - Wall pack security lighting
 - Includes interior liquid deicer containment area with four (4) 6,250-gallon liquid storage tanks
 - Parking Lot Expansion/Improvements
 - 27 parking spaces
 - One (1) ADA space
 - One (1) office trailer location shown
 - Contractor, Supply, and Storage Yard
 - 26 stone bins
 - 10 aggregate bins
 - Seven (7) mulch bins
 - One (1) salt storage structure (3-side hoop structure) with concrete pad with grinder pump
 - One (1) new driveway entrance off Edison Drive into supply/storage yard to feature automatic gate and be used for commercial truck traffic during business hours
 - One (1) dumpster area
 - Storage yard surface made of compacted of 6" coarse aggregate stone and 8" asphalt grindings
 - Landscape Plan
 - New perimeter landscaping, street trees, and tree preservation
 - Mixture of evergreen and deciduous trees, shrubs, and plants
 - Signage Plan
 - One (1) ground/monument sign along Clinton Drive
 - Storm Water Management
 - 12,000 square foot detention basin proposed through drainage easement on adjacent property to east to serve development site
 - Discharge pipe from detention basin to drain east to Whitney Drive storm sewer

Parking, Access, and Traffic Circulation

Access to the site will be provided from a driveway entrance to Clinton Drive (existing) and a driveway entrance to Edison Drive (new). The existing entrance to Clinton Drive will be the main entrance into the site for employees and visitors, as it provides direct access to the parking spaces that are near the building. The purpose of the new driveway off Edison Drive is for commercial truck traffic that will be entering and exiting the site during business hours. This entrance will feature an automatic gate, as the Green Hills drivers will be equipped with a gate opener. As for vehicle and equipment storage, summer and winter equipment including lawn mowers, skid loaders, plows, and trucks, will be kept inside the climate-controlled building addition or off-site at customer accounts per applicant.

Regarding circulation of traffic in the supply/storage yard, the applicant states that drivers use electronic dispatch software outlining their deliveries with instructions. All

trucks, wheel loaders, and the supply office will be equipped with CB radios allowing constant communication. Further, the supply/storage yard will have full CCTV coverage monitored by the office.

Storm Water Management

The three (3) acre project site is a partial redevelopment that also includes new development of greenspace. According to the submitted plans a total of 104,471 square feet of the 130,679 square foot site will be impervious surface, equaling 80% of impervious surface/lot coverage. The ordinance stipulates a maximum allowance of 80% in the M-1 District.

A stormwater report was submitted with the project and is attached to this memo. The applicant's design engineer depicts where existing drainage flows will remain without changes and explains proposed drainage flows and stormwater facilities to support the development. More specifically, the applicant and engineer have designed a 12,000 square foot detention basin where stormwater will be directed through "green infrastructure" bio-swales. While the proposed detention basin is not on the subject development site, a drainage easement has been drafted with the adjacent landowner (N114 W18628 Clinton Drive/GTNV_213976) and will be executed/recorded prior to final acceptance and approval of the engineering plans. An additional easement agreement has been drafted with the landowner (W185 N11513 Whitney Drive/GTNV_213976) east of the proposed detention basin, to allow for a discharge pipe from the detention basin to drain further east to Whitney Drive's storm sewer.

Utilities

Sanitary and water utilities serve the existing site, and no major upgrades or changes are anticipated by staff as part of this project.

Landscaping and Buffering

Landscaping and buffering are proposed with the development. A landscape plan has been submitted with the development plan, which shows new perimeter landscaping, street trees, and tree preservation. Specific plantings show a mixture of evergreen and deciduous trees, shrubs, and plants. According to the plan most of the landscaping is shown around the supply/storage yard, with arborvitae (5 feet) along the western edge of the yard, street trees and shrubs/plants along the northern street frontage (Edison Drive), and 2" caliper river birch trees on the eastern edge. There are additional river birch trees shown to buffer the parking spaces from the property to the east and preservation of trees with new plantings around the building and street frontage along Clinton Drive. No landscaping is shown along the western property line where the building is situated.

Lighting

While the plans submitted do not show proposed lighting throughout the site, it does incorporate three (3) wall pack security lights on the building. These lights, given their location, will light the driveway off Clinton Drive and the drive aisle that serves the parking spaces near the building.

Signage

The applicant is proposing one illuminated (1) ground sign fronting Clinton Drive. The submitted sign plan shows the sign face at 30 square feet per side (2 sides) and a total height from grade at seven (7) feet. The sign appears to comply with location standards and includes the address for the property.

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

The project site is in the “Germantown Industrial Park District” under the Village’s 2050 Comprehensive Plan and is zoned M-1 Limited Industrial District. The Comprehensive Plan designation lists industrial uses as “desirable” and the M-1 District is intended to provide for warehousing, manufacturing, or fabrication operations that are not detrimental to the immediate surrounding area or the Village as a whole by reason of smoke, odor, noise, dust, flash, traffic, physical appearance, or other similar factors.

Within the property’s M-1 Limited Industrial District, “Horticultural Services” and “Snow Removal Services” require a Conditional Use Permit (CUP). These uses were added as conditional uses in the M-1 District per a series of zoning text amendments passed by the Village Board on May 20, 2024. The primary reasons “horticultural services” and “snow removal services” operations require a CUP in the M-1 District is due to the fact these operations vary in the type and number of activities that are performed and services offered, and there is potential for these businesses to generate negative impacts on other nearby or abutting land uses in the same or different zoning districts.

Until the Zoning Code was amended earlier this year, these types of businesses were only allowed in the agricultural zoning districts in the Village. For example, other “horticultural services” businesses in the Village, e.g. TLC Acres, DJ Frank Landscape Contracting, Wendland Landscape Services, Inc., conduct activities, either regularly or intermittently, that create noise, dust, odors, etc. that may impact abutting properties. In some cases, front-end loaders and other heavy equipment is used to shred trees and brush, create mulch, move and/or screen piles of topsoil, and move and load stone, rock, mulch, etc.

The Green Hills operation is no different. The business operation includes the storage and movement of stone, topsoil, mulch, and both granular and liquid deicing materials to/from and around the property. With that in mind and given the proposed location within the Germantown Industrial Park, both the operator and the Village need to be sensitive to the other business operations in the Park and be prepared, either proactively or in response to, concerns and possibly complaints expressed by the surrounding property owners and businesses regarding any negative impacts associated with or created by the Green Hills business operation. For example, if the business creates dust or other airborne debris that causes problems for an adjoining property or business, Green Hills needs to be prepared to mitigate those problems with additional measures not necessarily included in the application materials.

On August 19, 2024, the Village Board passed another series of zoning code amendments to the Wellhead Protection ordinance under Section 17.40 of the zoning code. Included with the amendments is a provision allowing the substitution of pre-existing uses or facilities that are prohibited by the Wellhead Protection regulations. The substitution of such uses can be allowed through a Conditional Use Permit (CUP). The prohibited “salt or deicing material storage” is proposed in accordance with the substitution clause, thus requiring a CUP.

Based on the application and materials, Green Hills is a business use that is supported by the Comprehensive Plan designation and allowed at the site with approved Conditional Use Permits (CUPs) and site plan. Staff has comments that will be reflected in the recommendation section as conditions. Staff also has points to consider by the Plan Commission during the meeting. These comments and points are enumerated below:

- 1) The landscape plan has been reviewed and there is a minor technical correction needed that will be detailed in following sections. Staff finds a lack of landscape buffer in certain sections of the development site. No landscape screening is shown to the west of the building and minimal landscaping is proposed to buffer the storage yard on the east side. Although more robust landscape screening is proposed to buffer the storage yard on its west side and north side, additional and/or taller vegetation is recommended as the storage bins are proposed with eight (8) foot walls.
- 2) The zoning code (Section 17.45(1)(c)) requires all open off-street parking areas to be surfaced with bituminous or concrete pavement. Staff notes the storage yard does not comply with this standard and a condition to pave the storage yard with concrete or asphalt is proposed by staff in the recommendation section.
- 3) Given that 27 parking spaces are proposed (25 required by code), one (1) additional ADA space is required to meet accessibility standards.
- 4) Staff notes the potential difficulty in maneuvering for any vehicle parking adjacent to the salt storage bin. It is recommended that the parking space shown abutting the bin be removed since minimum parking standards would still be met.
- 5) While the project narrative submitted provides an explanation regarding site circulation and the supply/storage yard function, staff finds insufficient information in the application addressing the potential dust or other materials (i.e. mulch) that may impact the immediate surrounding area. This point should be considered by the Plan Commission and efforts to contain these should be explained in greater detail by the applicant.
- 6) The sign detail submitted does not show landscaping around the base. A condition is recommended by staff to incorporate the required landscaping into the sign plans prior to issuance of an electrical permit to install the sign.
- 7) Staff notes an incorrect setback denoted on the site plan along the property line running east/west in the middle of the site. The setback is shown at 25 feet while it should reflect 10 feet. The structure shown in this area will need to be shown in compliance with this setback.

Community Development: Inspection Services

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

Public Works/Village Engineer/Village Surveyor

The Village Engineer and Village Surveyor have identified several technical issues and plan revisions that need to be resolved or otherwise addressed by the applicant prior to commencing construction activities. Nonetheless, staff is recommending conditional approval of the submitted entitlements subject to all outstanding items and issues identified in the following review memos being resolved and reflected in additional information and/or revised plan submitted to staff for further review, comment, and approval prior to commencing any site construction:

- August 27, 2024 – Review Memo from Village Surveyor
- August 28, 2024 – Review Memo from Village Engineer

Village Forester

The following issue will need to be addressed as part of a revised landscape plan prior to commencing construction activities:

- Landscape Plan Page 8 and Page 9. Specify maple and elm tree species and/or varieties that have been added to the landscape plan. The following species are included in the “unapproved” Street Tree Guidelines within the Village, and cannot be utilized as newly planted street trees for this project:
 - American Elm
 - Siberian Elm
 - Red Maple
 - Silver/Sugar Maple

Fire and Police Departments

No Comments.

Groundwater Technical Review Committee

As previously mentioned, on August 19, 2024, the Village Board passed a series of code amendments to the Wellhead Protection provisions under Section 17.40 of the zoning code. Included with the amendments is a provision allowing the substitution of pre-existing uses or facilities that are prohibited by the Wellhead Protection regulations. The substitution of such uses can be allowed through a Conditional Use Permit (CUP).

In this instance, Michael Anderson of GH Industries LLC has requested a Conditional Use Permit (CUP) to locate Green Hills, a business that includes “Salt or Deicing Material Storage” within a Groundwater Protection Overlay District. While the other business components, namely “Horticultural Services” and “Snow Removal Services”, are subject to a conditional use under the site’s underlying zoning district (M-1 Limited Industrial), the Groundwater Technical Review Committee was tasked with recommending on the proposed conditional use pertaining to “salt or deicing material storage”.

Specific to this case, the salt/deicing material storage is proposed as a substitution of a prior use at the location prohibited by Wellhead Protection regulations. It is understood the site previously had a landscape business operating (Naturescape) that stored salt or deicing agents on the property. The Village is also aware of a portable toilet company (Stop n Go) that has operated from the property which utilizes harmful chemicals and contaminants on site. Per Code Section 17.40.11(3), the applicant submitted the required documents for review by the Groundwater Technical Review Committee at its meeting on September 4, 2024. For reference, the submittals that were presented and considered by the Committee are listed as follows and attached to this memo along with the applicable Wellhead provisions and application:

- 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) Business plan and/or other documentation which describes in detail the use, activities, and structures proposed.
- c) 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) Operation safety plan, which details the operational procedures for material processes and containment, best management practices, stormwater runoff management, and groundwater monitoring.
- e) 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.

VILLAGE STAFF RECOMMENDATIONS

APPROVE the proposed 1-lot Certified Survey Map (CSM) for the Green Hills Industries facility located at N114 W18686 Clinton Drive, subject to the following condition:

1. All technical issues and corrections identified by the Village Surveyor (see August 27, 2024, memo from Bob Beilfuss, PLS) shall be addressed and reflected in a revised CSM reviewed and approved by Village staff prior to recording.

APPROVE the Conditional Use Permits (CUPs) for “Horticultural Services” and “Snow Removal Services” for Michael Anderson, agent for Green Hills Industries, for property located at N114 W18686 Clinton Drive, subject to the following conditions:

1. The uses and activities allowed on the property shall be limited to those uses and activities specified in the Conditional Use Permit (CUP) applications,

-
- project narrative dated August 7, 2024, and supporting site plan documents revised dated September 5, 2024. Days and hours of operation shall be limited to those specified in the CUP supporting documents submitted to the Village.
2. The Owner/Operator is responsible for reporting any significant changes in the type, intensity, amount, or location of the land uses and activities, days and hours of operation, size or location or other operational characteristics of said uses and activities authorized under these CUPs to the Village Zoning Administrator.
 3. If the use, activities and/or operation subject of this permit falls out of conformity with the conditions herein, or, where there is a change in the nature, character, intensity or extent of the activities or uses which causes problems or harmful effects (i.e. groundwater monitoring results finds harmful levels of pollutants) that were not anticipated at the time of approval of these CUPs, the Conditional Use Permits (CUPs) may be modified or terminated by the Village Board by the amendment to or addition of conditions after public hearing thereon.
 4. All temporary and permanent exterior signs require a permit and shall comply with all current sign regulations. Off-premises advertising and directional signage is regulated by the Village and requires a permit if/when allowed.
 5. All future site improvements, including all building, parking area, landscaping, storm water management facilities, signage, exterior lighting, and any other improvements made to or on the property that are necessary for the land uses and activities authorized under these CUPs shall be submitted for review and approval by the Village through the Zoning Permit or Site Plan application process as determined by the Village Zoning Administrator. If required, Site Plan review and approval will include Plan Commission review and approval.
 6. Building permits and commercial building code plan approval are required for the planned building remodel and addition. Contact SAFEbuilt staff in Inspection Services at Village Hall prior to any work for more information.
 7. Pursuant to Section 17.47 of the Zoning Code, if the Village observes and/or receives complaints regarding negative impacts associated with and/or created by business-related activities conducted on the property, including but not limited to noise, dust or other airborne materials, the Property Owner/Operator shall work with the Village to identify the source of such impact(s), evaluate alternative mitigation measures, and implement a mutually-agreeable solution to mitigating the impact(s).

APPROVE the site development and building plans submitted by Green Hills Industries for a 6,144 square foot warehouse/office building addition (12,616 square feet total), parking lot improvements, new storage and circulation yard, additional driveway cut, and landscaping installation for property is located at N114 W18686 Clinton Drive, subject to the following conditions:

1. This approval is for the various plan sheets that comprise the site plan set as noted below and is subject to compliance with all the conditions and requirements set forth herein and subsequently adopted and/or revised by the Plan Commission. Approval is granted for the following unless superseded by subsequent plan sheets approved by Village Staff pursuant to revisions required herein and/or by the Plan Commission:

-
- a. *Architectural plans dated July 12, 2024 (revised August 15, 2024).*
 - b. *Civil Engineering plans dated July 24, 2024 (revised Sept. 5, 2024).*
 - c. *Landscaping plans dated July 24, 2024 (revised Sept. 5, 2024).*

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

2. Additional and/or altered landscaping shall be shown in a revised landscape plan review and approved by the Village Forester, including:
 - a. Along the western property line/boundary where the building is situated.
 - b. Along the western and northern property line/boundary to further buffer the supply/storage yard. Applicant shall install additional and/or altered landscaping in these areas to buffer the yard that includes storage bins that have eight (8) foot walls.
 - c. Along the eastern property line/boundary to further buffer the supply/storage yard. Applicant shall install additional and/or altered landscaping in this area to buffer the yard that includes storage bins that have eight (8) foot walls and where the salt storage bin (i.e. hoop structure) is proposed.
 - d. Landscape Plan Page 8 and Page 9. Specify maple and elm tree species and/or varieties that have been added to the landscape plan. The following species are included in the “unapproved” Street Tree Guidelines within the Village, and cannot be utilized as newly planted street trees for this project:
 - a. American Elm
 - b. Siberian Elm
 - c. Red Maple
 - d. Silver Maple
 - e. Sugar Maple
3. Per Code Section 17.45(1)(c), the storage and supply yard shall be paved with bituminous or concrete pavement in accordance with Village standards and specifications. The site plan shall be revised to reflect this surfacing.
4. The technical issues and plan revisions identified in the August 28, 2024, memo from the Village Engineer shall be addressed in revised plan sheets and/or supplemental documents as necessary prior to commencing construction activities (excluding site demolition, early start site preparation, and footing & foundation installation).
5. Applicant shall submit final easement agreements with the property owners of parcels located at N114 W18628 Clinton Drive (GTNV_213985) and W185 N11513 Whitney Drive (GTNV_213976) for the stormwater facilities proposed to serve the subject development prior to commencing construction activities. Stormwater facilities include a detention basin and discharge pipe directed toward Whitney Drive to the east of subject property.
6. State agency (DSPS) approved plans and a \$20,000 occupancy bond are required by Inspection Services. The Village of Germantown is an authorized delegated agent of DSPS and may be used as an alternative to provide all commercial plan review and inspection services through SAFEBuilt of WI and the Village of Germantown.

7. Site plan shall be revised to denote correct setback distance from property line running east/west in the middle of the site. Setback distance shall be revised from 25 feet to reflect a 10-foot setback. The structure shown in this area shall comply with specified setback.
8. One (1) additional ADA parking space shall be installed to meet accessibility standards. The site plan shall be revised to show the additional ADA space.

APPROVE the proposed ground sign Green Hills Industries located at N114 W18686 Clinton Drive, subject to the following conditions:

1. Applicant/owner shall obtain an electrical permit from building inspection services for the sign installation.
2. Prior to permit issuance and sign installation, applicant/owner shall submit a revised sign plan showing specific setback distance the sign is from the right-of-way/property line. Revised sign plan shall also denote specific landscape details around the base of the sign so Village staff can verify compliance with code.

GROUNDWATER TECHNICAL REVIEW COMMITTEE RECOMMENDATION

Based discussion and testimony at its September 4, 2024 meeting, the Groundwater Technical Review Committee recommended to **APPROVE** the Conditional Use Permit (CUP) to allow "Salt or Deicing Material Storage" within a Groundwater Protection Overlay District, subject to the following conditions:

1. Applicant/owner shall provide current copies of all federal, state, and local facility operation approval or certificates and on-going environmental monitoring results to the Village.
2. Applicant/owner shall establish environmental or safety structures/monitoring to include an operation safety plan, material processes and containment, operations monitoring, best management practices, stormwater runoff management, and groundwater monitoring.
3. Replace equipment or expand in a manner that improves the environmental and safety technologies in existence.
4. 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.
5. Obtain all necessary building permits, including plumbing and electrical for the underground run-off containment and pumping/evacuation system to be installed under the granular storage concrete pad.
6. The proposed underground run-off containment tank shall include a sealed concrete vault and monitored by three (3) water quality sampling wells installed on the property. Annual reporting with test results for the monitoring of the wells shall be submitted to the Village.
7. Prior to the landscaping season, all remaining granular deicing material not stored in the designated concrete storage enclosure shall be bagged and/or stored indoors to protect against run-off and possible contamination.



Village of



Fee must accompany application

☐ \$2,900 with public improvements

☒ \$1,960 no public improvements

Paid 08/01/24 Date 8/1/24

CREDIT CARD

CERTIFIED SURVEY MAP APPLICATION

Pursuant to Section 18.06 of the Municipal Code

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

1 APPLICANT OR AGENT

Michael Anderson

523 S 18th Avenue

West Bend, WI 53095

Phone (262) 271-3472

Fax ()

E-Mail Mike@greenhillswi.com

PROPERTY OWNER

Kolsett Investments/ Mark E Mason

Green Hills Contracting at time of

Closing

Phone ()

PROPERTY ADDRESS OR GENERAL LOCATION

N114W18686 Clinton Drive

TAX KEY NUMBER

GTNV-213984

GTNV-213989

3 PURPOSE OF LAND SPLIT

CSM TO COMBINE
TWO (2) PARCELS

Will the land split require rezoning?

N/A

From

To

4 READ AND INITIAL THE FOLLOWING:

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

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

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

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

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

Applicant

Date

Owner

Date



Village of
Germantown
Willkommen

Fee must accompany application

* \$1460 Paid DR Date 6/10/24
W/CC.

CONDITIONAL USE PERMIT APPLICATION

Pursuant to Section 17.42 of the Municipal Code

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

1 APPLICANT OR AGENT

Michael Anderson
523 S 18th Avenue
West Bend WI 53095

PROPERTY OWNER

Kloseff Investments \$
Mark E Mason

Phone (262) 271-3472

Phone ()

Fax ()

E-Mail Mike@greenhillswi.com

2 TO WHOM SHOULD THE PERMIT BE ISSUED?

GH Industries LLC

3 PROPERTY ADDRESS

1114 W 8686 Clinton Drive

GTNY TAX KEY NUMBER

213984 \$213989

4 DESCRIPTION OF EXISTING OPERATION

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

See Attached

5 DESCRIPTION OF PROPOSED OPERATION

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

"Horticultural" Services

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

See Attached



6

METES AND BOUNDS LEGAL DESCRIPTION OF PROPERTY – REQUIRED

Attach pages as necessary

7

SUPPORTING DOCUMENTATION:

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

8

READ AND INITIAL THE FOLLOWING:

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

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

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

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

9

SIGNATURES – ALL APPLICATIONS MUST BE SIGNED BY OWNER!

 [Signature] 6/10/2024
Applicant Date

Owner Date
*Email Permission
Obtained by Lori*



Village of
Germantown
Willkommen

Fee must accompany application

☒ \$1460 Paid Date 08/29/24
FEE WAIVED

CONDITIONAL USE PERMIT APPLICATION

Pursuant to Section 17.42 of the Municipal Code

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

1 APPLICANT OR AGENT
MICHAEL ANDERSON
523 S 18TH AVE
WEST BEND, WI 53095

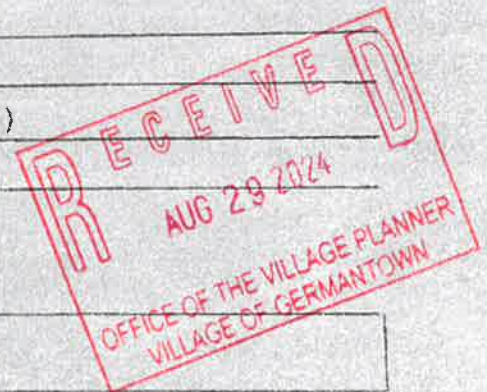
Phone (262) 271-3472

Fax ()

E-MAIL MIKE@GREENHILLSWI.COM

PROPERTY OWNER
KLOSETT INVESTMENTS
MARK E MASON

Phone ()



2 TO WHOM SHOULD THE PERMIT BE ISSUED?
GH INDUSTRIES LLC

3 PROPERTY ADDRESS
N1146313686 CLINTON DR

TAX KEY NUMBER
GTW-213984
GTW-213989

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

SEE ATTACHED

5 DESCRIPTION OF PROPOSED OPERATION
Write the name of the proposed conditional use exactly as it appears in the Municipal Code. 17.40.12(3) "SUBSTITUTION"
SALT/DEICING MATERIAL STORAGE FOR DISTRIBUTION

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

SEE ATTACHED

6 METES AND BOUNDS LEGAL DESCRIPTION OF PROPERTY – REQUIRED

Attach pages as necessary

CSM 2211 (DOC. 423157)
CSM 2213 (DOC. 423159)

7 SUPPORTING DOCUMENTATION:

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

8 READ AND INITIAL THE FOLLOWING:

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

9 SIGNATURES – ALL APPLICATIONS MUST BE SIGNED BY OWNER!

 8/19/24
Applicant Date

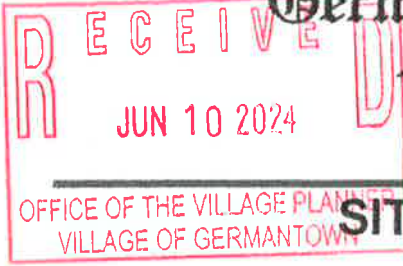
TO Email in
as before
Owner Date

Village of



Germantown

Willkommen



Fee must accompany application

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

PAID

DATE

Pl 6/10/24
w/cc

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

Michael Andersen
523 S 18th Avenue
West Bend, WI 53095

PROPERTY OWNER

Klosett investments
Mark E Mason

Phone ()

E-Mail

mike@greenhillswi.com

Phone ()

E-Mail

2

PROPERTY ADDRESS

Tax Keys

GTNV-213484 \$ 213489

3

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

North Empty	South Keller	East Tool & Die	West Pce
-------------	--------------	-----------------	----------

4

READ AND INITIAL THE FOLLOWING:

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

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

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

5

SIGNATURES - ALL APPLICATION MUST BE SIGNED BY OWNER!

Applicant

Date

Owner

Date

Email Permission
Obtained by Lori



Green Hills Contracting
N91W16480 Pershing Ave. #5 Menomonee Falls, WI 53051
262 – 345 - 4001
Service@greenhillswi.com
Greenhillswi.com

08/07/2024

To whom it may concern:

My name is Michael Anderson, and I am the proud owner of Green Hills Inc., a landscape contracting, bulk material supply, company eagerly looking forward to being able to call Germantown home. Over the past eleven years, I have cultivated a company known for creating timeless and innovative landscape solutions for outdoor living spaces. Through our commitment to quality service, fairness, and integrity, Green Hills Inc. had rapidly expanded, particularly in our supply division.

My journey in business began long before the inception of Green Hills Inc. At twelve years old, my entrepreneurial spirit was ignited when my dad helped me build a trailer for my mountain bike, and together we fixed up a lawn mower we found on the side of the road. I began offering lawn care services in my neighborhood, and through dedication to detail, charismatic customer service, and accountability, my customer base quickly grew. As the years progressed, I expanded my services to include more complex landscaping tasks and even hired friends to help with the increasing workload. By sixteen, I had traded my mountain bike for a pickup truck and trailer, allowing me to transport my equipment independently. My business had grown from basic lawn care to include contracting projects such as retaining walls, landscape design and installation, and commercial bed maintenance. I even ventured into the municipal market, securing clients like the City of Wauwatosa and the City of Cudahy.



In 2013, at the age of nineteen, I took a significant step by purchasing Green Hills Inc., which was then operating out of Sussex. My drive and passion for the business propelled me to strive for excellence continually. The contracting aspect of my business began to excel, broadening my customer base across southeastern Wisconsin. We handled a wide range of projects, from municipal sidewalk projects to full-yard installations for new constructions. We found our niche in concrete work, completing numerous projects from industrial-scale pads to 13,000-square-foot barndominium foundations. Today, our contracting team is regarded as a reliable partner, essentially serving as a “Swiss army knife” for our core set of customers. For instance, recently when one of our developers faced potential fines due to a subcontractor failing to meet DNR erosion control regulations, Green Hills Inc. stepped in and addressed all DNR concerns within a week, keeping the project on schedule without any fines. We do not seek contracting work through any forms of marketing; our reputation and word-of-mouth referrals keep us consistently busy.

Currently, our contracting team consists of one crew, and our proposed expansion plan includes a 6,144-square-foot addition to our building, with 4,800 square feet of that is climate controlled storage for our summer and winter contracting equipment such as lawn mowers, skid loaders, plows, and trucks. Green Hills Inc. also provides winter snow removal operations, exclusively serving commercial accounts. Our select group of commercial snow accounts ensures the quality and effectiveness of our deicing products. Our winter operation equipment, including wheel loaders and skid loaders, is kept off-site at customer accounts, with employees reporting directly to the machines rather than our facility. We aim to maintain this focus on our long-standing customers rather than expanding this area of the business.

The global pandemic in 2020 presented significant challenges, but it also spurred creativity and diversification within Green Hills Inc. As contracting work slowed due to widespread uncertainties, I noticed a growing interest in home beautification projects as people spent more time at home. This observation led me to expand into the bulk materials market, starting with deicing products and quickly moving to mulch, decorative stone, and more. This new venture gained traction rapidly in the commercial and municipal markets, and soon, consumers were inquiring about placing orders. We became the first company in the area where customers could order bulk landscape materials online and easily schedule delivery to their doors.

GreenHillsSupply.com has been steadily gaining traction since 2020, necessitating a shift from our original model, where most products were direct-shipped to customers, to maintaining a larger inventory on hand. This transition will be supported by the Clinton Drive facility, where having products readily available reduces order response times and shipping costs. The added facility space will also allow us to offer additional high-quality landscape supply products at competitive prices, rivaling big-box stores.



One of the primary focuses of Green Hills Supply is on environmentally friendly deicing products. While many can sell environmentally friendly products, proper usage is crucial to maximizing your environmental stewardship. We emphasize the education and proper use of our products, aiming to change the industry through training and education. Additionally, we offer product and sales consulting, adding value that is typically unavailable in this industry. Green Hills Inc. is an active member of the Snow & Ice Management Association and collaborates with organizations such as Wisconsin Salt Wise to stay at the forefront of our industry.

In terms of site circulation for our bulk material yard, each driver uses electronic dispatch software that outlines their deliveries, including material types and quantities. All trucks, wheel loaders, and our supply office are equipped with CB radios, allowing constant communication. Our yard will have full CCTV coverage, monitored from the supply office during operating hours, ensuring safety and efficiency. Our design ensures ample space for trucks to maneuver safely.

Recognizing the need for Green Hills Inc. to expand into the bulk materials market, I also began offering logistics services, allowing us to keep most of our work in-house. The current building on the Clinton Drive property provides warehouse space for our pallet products, including aluminum lawn edging, erosion control blankets, weed fabric, and fire pit kits. The additional warehouse space we will gain will enable us to keep more products in stock, reducing delivery times for our customers. Handling our deliveries in-house not only increases turnaround time but also reduces costs by managing logistics internally.

Our main entrance is off Clinton Drive, and we have proposed a new driveway cut off Edison Drive. The purpose of this driveway is for commercial truck traffic during business hours. This entrance will feature an automatic gate, with each truck equipped with a gate opener, ensuring the separation of civilian and commercial traffic. During non-business hours, our drivers will use the Clinton Drive entrance exclusively. Our goal is to provide the safest environment for our drivers, yard workers, customers, and the general public.



Looking ahead, we aim to continue growing Green Hills Inc. by adhering to our core values of integrity, quality, and customer satisfaction. Our expansion plans, both in physical infrastructure and service offerings, are designed to meet the evolving needs of our clients while maintaining the highest standards of environmental stewardship and operational efficiency. As we move forward, we remain dedicated to innovating within the landscaping and snow management industries, providing exceptional service, and making a positive impact on our community and environment. At Green Hills Inc., we are committed to excellence in every aspect of our business, from innovative landscaping solutions to environmentally friendly products and efficient logistics. As we continue to grow, our focus remains on delivering outstanding service and maintaining the highest standards of quality and integrity.

Green Hills Inc.

Michael Anderson

Owner



Green Hills Contracting
N91W16480 Pershing Ave. #5 Menomonee Falls, WI 53051
262 – 345 - 4001
Service@greenhillswi.com
Greenhillswi.com

To whom it may concern:

Green Hills is deeply committed to environmental protection, and we have undertaken a comprehensive approach to designing our new liquid and granular salt storage area for our deicing products. To ensure that our facilities adheres to the highest standards, we consulted with the Wisconsin Department of Transportation (DOT) on best practices for construction and safety. We provided detailed information on the types and volumes of liquids we will store as well as the granular products that will be kept on hand, ensuring that our plans address both current regulations and potential all reasonable environmental concerns. Our current design will surpass Wisconsin Administrative Transportation Code Chapter 277 Highway Salt Storage Requirements which regulates requirements on safe storage practices of products similar to this.

Based on our thorough research and expert consultations, we have developed a storage plan and even a spill contingency plan that not only meets but exceeds regulatory requirements for bulk deicing liquid storage. To reduce exposure to the elements the liquid storage tanks will be situated within a newly constructed addition. This addition will feature a fully enclosed lean-to section, which will be insulated and equipped with a robust concrete floor to provide a secure and stable environment for the tanks and plumbing system. Additionally, the floor will be depressed 9 ½" to create a concrete sump large enough to fully contain the contents of one full tank. Each tank will be fitted with an individual shut-off valve to allow for immediate isolation from the plumbing system if necessary. All plumbing will be constructed from Schedule 80 PVC, known for its strength chemical resistance and resistance to physical damage, ensuring long-term durability. Additionally, all tanks and plumbing will be clearly labeled for easy identification and shut-off valves will be prominently marked with large lettered safety yellow signs, and readily accessible in clear open areas in case of an emergency.



When it comes to our granular deicing storage, we have created a design that ensures that we have exceeded what is requirements for granular salt storage while adding secondary safeguards to further protect the village, our neighbors, and the environment. Our structure will consist of a three-sided hoop building with impervious walls and a roof, leaving one end open for loading. These style structures are adaptable in size and are praised for their durability and ease of access. They are particularly useful for covered unloading, mixing, and loading tasks. In Wisconsin due to our weather, it's important to avoid positioning the open end to the west due to prevailing winds; thus, our design features an open end facing north to mitigate this issue. Additionally, it should be noted that there are no side or rear openings which greatly reduces penetration of wind and precipitation into the building during the occasional exposure. All this has been integrated into our design to enhance maximize environmental protection, afforded by this brand-new redevelopment site. The new structure will have 6-foot-tall concrete walls, which is higher than the standard minimum of 3 foot walls. The concrete pad will be 7 inches thick with a high compressive strength of 4500 psi, reinforced with structural fiber, and will include a 6mm poly vapor barrier to prevent seepage. It will be sloped to direct water runoff to a drain, to a floor drain with a buried 2500-gallon concrete holding tank below which will collect all runoff water, ensuring effective drainage management. The walls will also contain most of the concrete floor area with only one entrance-exit area in the Northwest corner.

To ensure ongoing compliance with evolving regulations, we will obtain a annual permit that requires an inspection by a state DOT inspector prior to renewal. This inspection will include a comprehensive inspection of the tanks, pumps, and plumbing systems to check for any potential leaks or malfunctions. Additionally, the inspector will look at our granular salt storage bins to ensure that there are no cracks in the concrete walls or floor, there are no signs of runoff from the pad, and that the overall bin is in good physical condition. The inspector will also have the authority to test any runoff water if there are any concerns about uncontrolled discharges of salt or other liquid materials to waterways on or near the property. Only after the successful completion of this passing inspection will result the be the renewal of our annual permit, confirming that our bulk liquid and granular salt storage operations meet or exceed all necessary standards.

Through our meticulous design and the implementation of rigorous compliance measures, including annual inspections by the Wisconsin DOT, we are confident that our bulk liquid and granular storage system will not only meet but surpass the regulatory requirements. Our proactive approach is intended to protect the Village, our neighbors, and environment and most importantly, the residents of Germantown, ensuring a safe and responsible operation.



We look forward to being a happy, productive, and helpful business member of the Village Germantown. Please do not hesitate to reach out if you have any questions or concerns.

Please do not hesitate to reach out for any further questions or concerns.

Green Hills Inc.

Michael Anderson

Owner

Re: Green Hills Proposed Business Hours

Michael Anderson <mike@greenhillswi.com>

Thu 9/5/2024 4:23 PM

To: Jordan Yanke <jyanke@germantownwi.gov>

CAUTION: This email originated from outside the organization.

Do not click links or open attachments unless you recognize the sender and know the content is safe.

Roughly 11 of us includes the few part timers

Monday- Friday summer hours

Group 1 is normally 7am-5pm

Office is normally 9a-530pm

Saturdays sometimes we run 8- noon

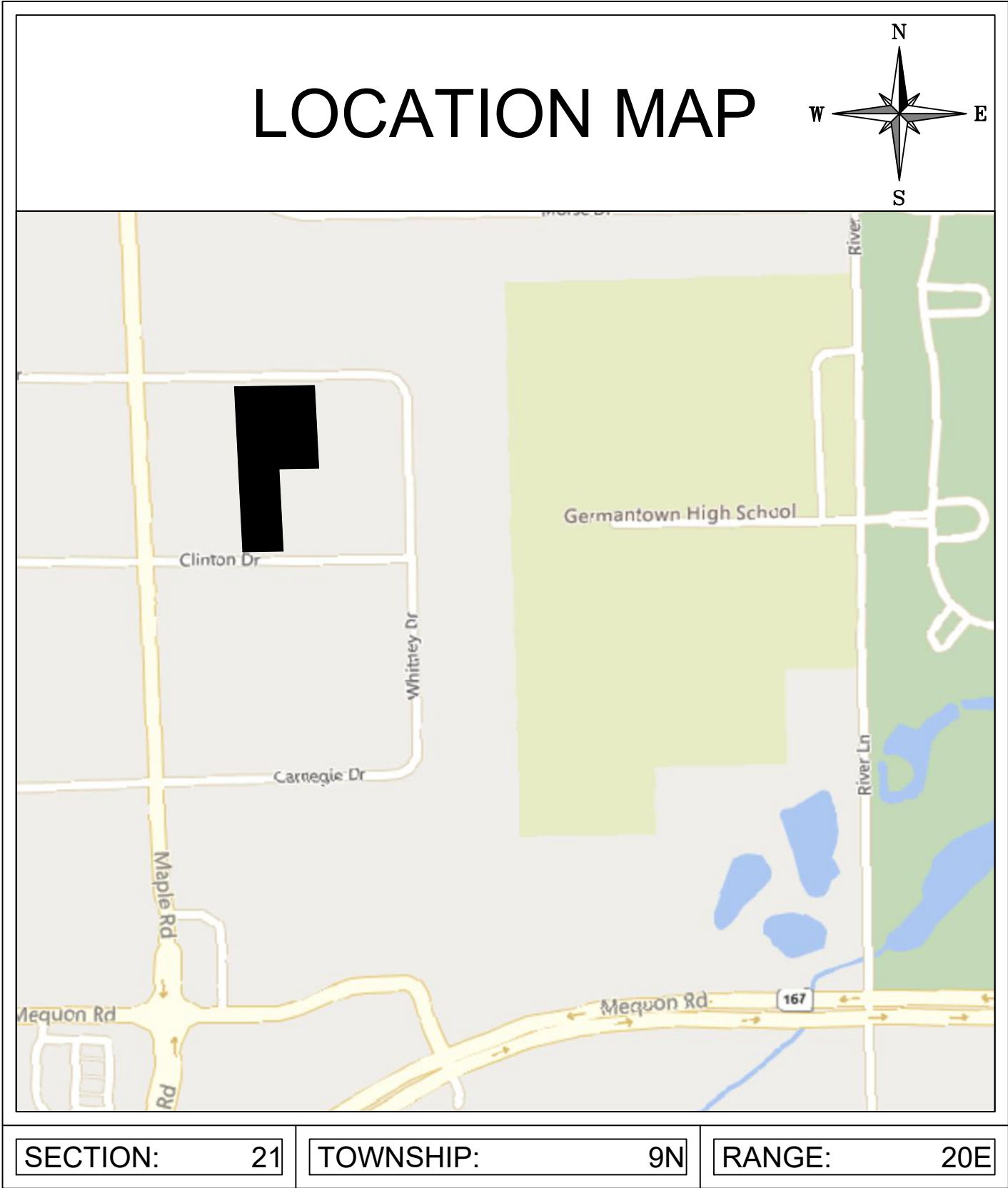
Winter we have limited hours more based on snow events but typically we hav 4-6 weeks of time between November and April where we have very limited staff normally myself and 1-2 others regular business hours.

ENGINEERING PLANS
FOR
GREEN HILLS CONTRACTING, INC.

AT
N114W18686 CLINTON DRIVE
GERMANTOWN, WI 53022
WASHINGTON COUNTY, WISCONSIN

INDEX								
CIVIL ENGINEERING PLANS		REVISIONS						
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3 OF 11	PLAT OF TOPOGRAPHY	X	X	X				
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	DRAINAGE REPORT							

NOTE: THE DESIGNS CONTAINED IN THE ABOVE PLANS AND SUPPORTING DOCUMENTS WERE PREPARED WITH THE UNDERSTANDING THAT THEY WOULD BE USED AS A WHOLE PLAN SET. EACH CONSTRUCTION DISCIPLINE IS TO USE ALL THE PLANS AND SUPPORTING DOCUMENTS TOGETHER AS A WHOLE AND NOT AS SEPARATE DOCUMENTS. EACH CONTRACTOR IS TO BECOME COMPLETELY FAMILIAR WITH THE WHOLE PLAN SET AND THE EXISTING SITE CONDITIONS. SHOULD ANYTHING WITH ALL THESE PLANS AND SUPPORTING DOCUMENTS BE INCONSISTENT WITH THE SITE CONDITIONS THEN THE CONTRACTOR IS TO CONTACT THE ENGINEER IMMEDIATELY BEFORE ANY CONSTRUCTION IS STARTED.



BENCHMARKS:	
SITE BENCHMARKS: SITE BENCHMARK # 20 ELEV = 910.66 PK NAIL SET IN THE CONCRETE CURB ACROSS THE STREET FROM THE DRIVEWAY OPENING OF N114W18686 CLINTON DR GERMANTOWN WI 53022.	
DATUM: NAVD 88 ELEVATION = 910.66	

LEGEND	
SYMBOL	DESCRIPTION
	SECTION CORNER MONUMENT
	EX. CHISELED CROSS FOUND
	EX. IRON PIPE FOUND
	EX. STORM MANHOLE
	EX. CATCH BASIN ROUND
	EX. CATCH BASIN SQUARE
	EX. SIAMESE HYDRANT
	EX. GAS VALVE
	EX. AIR CONDITIONER
	EX. ELECTRIC METER
	EX. GAS METER
	EX. ELECTRIC PEDESTAL
	EX. TELEPHONE PEDESTAL
	EX. CLEANOUT
	EX. POWER POLE
	EX. MAILBOX
	EX. SANITARY MANHOLE
	PROP. MONITORING WELL
	EX. COMBINED SEWER MANHOLE
	EX. ELECTRIC MANHOLE
	EX. ELECTRIC TRANSFORMER
	EX. TELEPHONE MANHOLE
	EX. GUY WIRE
	EX. LIGHT POLE
	EX. SIGN
	EX. BOLLARD (BOL)
	EX. WATER VALVE
	EX. OVERHEAD WIRES
	EX. BUREAU OF ELECTRICAL SERVICES
	EX. FENCE LINE
	EX. COMMUNICATIONS
	EX. TELEPHONE LINE
	EX. GAS LINE
	EX. FIBER OPTICS
	EX. SANITARY SEWER (SAN)
	EX. STORM SEWER (STO)
	EX. WATER MAIN
	EX. TREE LINE
	UNDERGROUND COMBUSTIBLE GAS LINE

ABBREVIATIONS	
12.23'	= MEASURED DISTANCE
(12.23')	= RECORD/DEED DISTANCE
A	= ARC OF CURVE
AC.	= ACRES
ASPH	= ASPHALT
BM	= BENCHMARK
CALC.	= CALCULATED DISTANCE
CHD.	= CHORD LENGTH
COR	= CORNER
CSM	= CERTIFIED SURVEY MAP
C.T.H.	= COUNTY TRUNK HIGHWAY
DELTA	= DELTA
DEG	= DEGREE OF CURVE
E	= EAST
E'LY	= EASTERLY
ELEV.	= ELEVATION
EX	= EXISTING
EXC.	= EXCEPTION
FFE	= FINISH FLOOR ELEVATION
FND	= FOUND
GFE	= GARAGE FLOOR ELEVATION
GND	= GROUND
INV.	= INVERT
IP	= IRON PIPE
IRD	= IRON ROD
M	= MEASURED/SURVEYED DISTANCE
NAD	= NORTH AMERICAN DATUM
N	= NORTH
N'LY	= NORTHERLY
NE	= NORTHEAST
NE'LY	= NORTHEASTERLY
NO	= NUMBER
NW	= NORTHWEST
NW'LY	= NORTHWESTERLY
PG.	= PAGE
QTR	= QUARTER
REC	= RECORDED
RIM	= RIM OR TOP POINT
R/W	= RIGHT OF WAY
S	= SOUTH
S'LY	= SOUTHERLY
SE	= SOUTHEAST
SE'LY	= SOUTHEASTERLY
S.T.H.	= STATE TRUNK HIGHWAY
SW	= SWATHWEST
SW'LY	= SOUTHWESTERLY
SUR	= SURVEYED
U.S.H.	= UNITED STATES HIGHWAY
U.S.G.S.	= UNITED STATES GEOLOGICAL SURVEY
VAR	= VARIES
VPI	= VERTICAL POINT OF INTERSECTION
W	= WEST
W'LY	= WESTERLY

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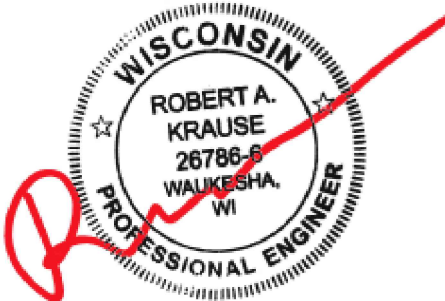
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CALL DIGGERS HOTLINE
811 OR 1-800-242-6511 TOLL FREE
WIS STATUTE 182.0175(1974) REQUIRES MIN. 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE
MILW. AREA 1-414-259-1181

NOTE: The location and size of the underground structures and utilities shown hereon have been located to a reasonable degree of accuracy, but the Engineer and/or Surveyor does not guarantee their exact location or the location of others not shown. Contact Diggers Hotline, Inc., Etc.

REVISIONS		CHECKED BY: BK		PROJECT		JAHNKE & JAHNKE ASSOCIATES, LLC	
DATE	DESCRIPTION	DATE	DATE	N114W18686 CLINTON DRIVE GERMANTOWN, WI 53022		ENGINEERS PLANNERS & SURVEYORS CONNECT ► EMPOWER ► DESIGN	
08/07/2024	CHANGES FROM OWNER	07/24/2024	07/24/2024			534 BLUEN RD GERMANTOWN, WI 53022	
08/26/2024	REVISIONS PER VILLAGE REVIEW					WWW.JAHNKEANDJAHNKE.COM	
08/05/2024	REVISIONS PER VILLAGE REVIEW					PHONE: (262) 542-5797 EMAIL: SURVEY@JAHNKEANDJAHNKE.COM	
						FILE NAME: S:\projects\24-8971 Green Hills Contr\dwg\24-8971 R3 2024-8-20.dwg	



NOT VALID WITHOUT ORIGINAL SIGNATURE

COVER PAGE

1 OF 11

2291.80'

1. Date of the Survey field work: 06/24/2024
2. Building lines, easements and other restrictions not shown herein, are subject to deeper investigation and more detailed ordnance.
3. All dimensions shown are in decimal feet. US survey units.
4. This plat is not intended to be a final plat. It may not be current, accurate or complete. Review legal description and record measurements on this plat and at once report any apparent difference to the surveyor.
5. Utilities have not been certified, therefore the location and size of the underground structures and utilities shown herein have been located by visual inspection only. Dig Safe Hotline, Inc. or Dig Safe LLC does not guarantee their exact location or the location of others not shown.
6. The bearing is S 02° 55' 40" E. Bearing is the southwest quarter of Section 21-6-20, bearing is S 02° 55' 40" E. Easement lines are based on the survey of the 1/4 section of Section 21-6-20, bearing is S 02° 55' 40" E. Coordinate System North Central Zone. Elevations (if any) shown are in relation to the North American Vertical Datum of 1988 (NAVD 88).
7. All dimensions are in decimal feet.
8. Any comments, modifications, alterations and revisions to this Survey must be brought to our attention within 30 days from date of completion on sheet.
9. To insure legitimacy of this Plat of Survey, it must carry the Embossed Seal of the Surveyor.
10. Per State of Missouri, this plat is not for improvements and is not to be recorded.

THAT PORTION DESCRIBED BY CERTIFIED SURVEY MAP NO. 2211, RECORDED IN THE WASHINGTON COUNTY REGISTRY ON NOVEMBER 8, 1979 IN VOLUME 11 OF CERTIFIED SURVEY MAPS ON PAGES 296-298, AS DOCUMENT NO. 423157 AND BEING PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 9 NORTH, RANGE 20 EAST, VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN.

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OTHER THAN THE SPECIFIC PROJECT AND SITE
NAMED HEREIN AND CANNOT BE REPRODUCED
IN ANY MANNER WITHOUT THE EXPRESSED
WRITTEN PERMISSION FROM JAHNKE AND
JAHNKE ASSOCIATES, LLC.

A red circle with a diagonal slash over a black and white icon of a shovel and a pile of dirt, indicating that digging or excavation is prohibited.

NOTE: The location and size of the underground structures and utilities shown hereon have been located to a reasonable degree of accuracy, but the Engineer and/or Surveyor does not guarantee their exact location or the location of others not shown. Contact Diggers Hotline, Inc., Etc.

	SECTION CORNER MONUMENT
	EX. CHISELED CROSS FOUND
	1" IRON PIPE FOUND
	1" IRON PIPE SET
	EX. STORM MANHOLE
	EX. CATCH BASIN ROUND
	EX. CATCH BASIN SQUARE
	EX. SIAMESE HYDRANT
	EX. GAS VALVE
	EX. AIR CONDITIONER
	EX. ELECTRIC METER
	EX. GAS METER
	EX. ELECTRIC PEDESTAL
	EX. TELEPHONE PEDESTAL
	EX. CLEANOUT
	EX. POWER POLE
	EX. MAILBOX
	EX. SANITARY MANHOLE
	EX. UNKNOWN MANHOLE
	EX. COMBINED SEWER MANHOLE
	EX. ELECTRIC MANHOLE
	EX. ELECTRIC TRANSFORMER
	EX. TELEPHONE MANHOLE

	EX. OVERHEAD WIRES
	EX. BUREAU OF ELECTRICAL SERVICES
	EX. FENCE LINE
	EX. COMMUNICATIONS
	EX. TELEPHONE LINE
	EX. GAS LINE
	EX. FIBER OPTICS
	EX. SEWER
	EX. STORM SEWER (STO)
	EX. WATER MAIN
	EX. TREE LINE
	EX. MAJOR CONTOUR
	EX. MINOR CONTOUR
	PROP. SEWER

I CERTIFY, THAT THIS SURVEY WAS PREPARED UNDER MY SUPERVISION AND TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF, PLAT HEREON DRAWN IS A REPRESENTATION OF SAME.

BY: MOHAMMAD I. RANJHA - WISCONSIN PROFESSIONAL LAND SURVEYOR NO. S-2126

SCALE IN FEET

REVISIONS		BY
DATE	DESCRIPTION	JIB/BK
08/07/2024	CHANGES FROM OWNER	JIB/BK
08/26/2024	REVISIONS PER VILLAGE REVIEW	JIB/BK
09/05/2024	REVISIONS PER VILLAGE REVIEW	JIB/BK

DRAWN BY: JB	CHECKED BY: MR
JOB NO.: 24-9971	DATE: 07/24/2024

CLIENT

GREEN HILLS CONTRACTING, INC
 N91W16480 PERSHING AVENUE #400
 MENOMONEE FALLS WI 53051

PROJECT
N114W18686 CLINTON DRIVE GERMANTOWN, WI 53022

JAHNKE & JAHNKE
ASSOCIATES, LLC.
ENGINEERS • PLANNERS • SURVEYORS
CONNECT ► EMPOWER ► DESIGN
WWW.JAHNKEANDJAHNKE.COM

2 OF 11

FILE NAME: S:\projects\24-9971 Green Hills Contr\dwg\24-9971 R3 2024-8-20.dwg
PHONE: (262) 542-5759, EMAIL: SURVEY@JAHNKEANDJAHNKE.COM

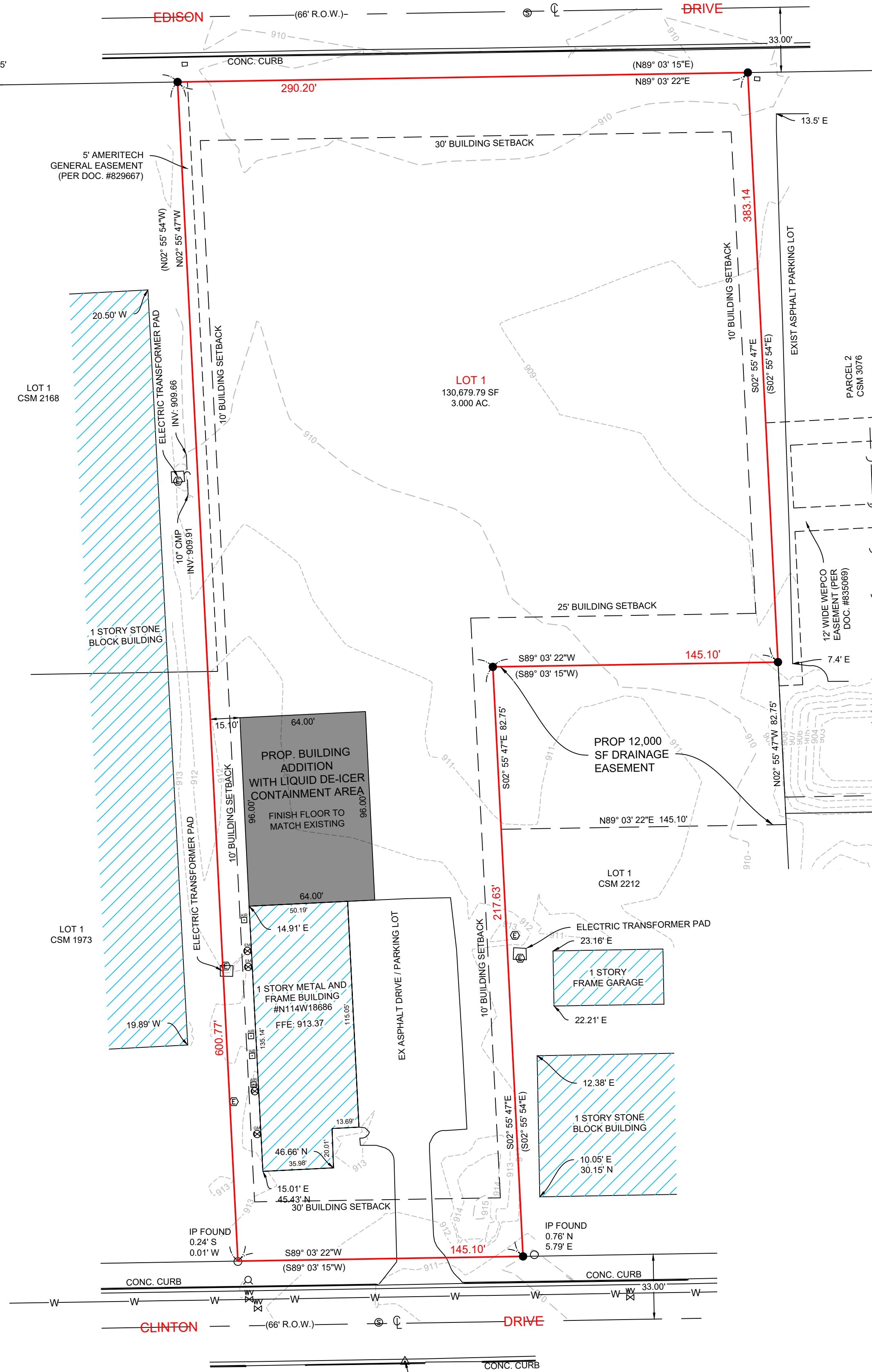
CONCRETE MONUMENT WITH A
WASHINGTON CO. CAP FOUND
NW CORNER OF THE
SW QUARTER OF
SECTION 21-9-20

WEST LINE OF THE SW 1/4 OF SECTION 21-9-20
(S02° 55' 47"E 2653.23')

ALUMINUM D.O.T. MONUMENT
SW CORNER OF THE
SW QUARTER OF
SECTION 21-9-20

SURVEY NOTES:

1. Date of the Survey field work: 06/24/2024
2. Building lines, easements and other restrictions not shown herein, should refer to deed, title policy and local zoning ordinances.
3. All dimensions shown are in decimal feet, US survey units.
4. Legal description was obtained from the client which may not be current, accurate or complete. Review legal description and record measurements on this plat and at once report any apparent difference to the surveyor.
5. Utilities have not been certified, therefore the location and size of the underground structures and utilities shown hereon have been located to a reasonable degree of accuracy, but Jahnke & Jahnke Associates LLC does not guarantee their exact location or the location of others not shown. Contact Diggers Hotline, Inc., Etc.
6. Reference bearing is the West line of the Southwest quarter of Section 21-9-20, bearing S02° 55' 49"E. Bearing shown here are based on the North American Datum of 1983 (NAD 83), Wisconsin State Plane Coordinate System South Zone. Elevations (if any) shown are in relation to the North American Vertical Datum of 1988 (NAVD 88).
7. No measurements are to be assumed by scaling.
8. Any comments, modifications, alterations and revisions to this Survey must be brought to our attention within 30 days from date of completion on this sheet.
9. To insure legitimacy of this Plat of Survey, it must carry the Embossed Corporate Seal of Jahnke & Jahnke Associates LLC.
10. Per scope of this survey, not all improvements are shown.



SITE BENCHMARK # 20
ELEV = 910.66 (DATUM: NAVD 88)
PK NAIL SET IN THE CONCRETE CURB ACROSS THE
STREET FROM THE DRIVEWAY OPENING OF
N114W18686 CLINTON DR GERMANTOWN WI 53022.

STATE OF WISCONSIN } ss.
COUNTY OF WAUKESHA }

I CERTIFY, THAT THIS SURVEY WAS PREPARED UNDER MY SUPERVISION AND TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF, PLAT HEREON DRAWN IS A REPRESENTATION OF SAME.

DATED AT WAUKESHA, WISCONSIN THIS 24th DAY OF JULY, 2024.

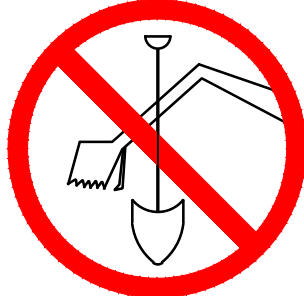
BY: MOHAMMAD I. RANJHA - WISCONSIN PROFESSIONAL LAND SURVEYOR NO. S-2126

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811 OR 1-800-242-6511 TOLL FREE
WIS STATUTE 182.0175(1974) REQUIRES MIN. 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE MILW. AREA 1-414-259-1181

NOTE: The location and size of the underground structures and utilities shown hereon have been located to a reasonable degree of accuracy, but the Engineer and/or Surveyor does not guarantee their exact location or the location of others not shown. Contact Diggers Hotline, Inc., Etc.

LEGEND:

- SECTION CORNER MONUMENT
- EX. CHISELED CROSS FOUND
- 1" IRON PIPE FOUND
- 1" IRON PIPE SET
- EX. STORM MANHOLE
- EX. CATCH BASIN ROUND
- EX. CATCH BASIN SQUARE
- EX. SIAMESE HYDRANT
- EX. GAS VALVE
- EX. AIR CONDITIONER
- EX. ELECTRIC METER
- EX. GAS METER
- EX. ELECTRIC PEDESTAL
- EX. TELEPHONE PEDESTAL
- EX. CLEANOUT
- EX. POWER POLE
- EX. MAILBOX
- EX. UNKNOWN MANHOLE
- EX. COMBINED SEWER MANHOLE
- EX. ELECTRIC MANHOLE
- EX. ELECTRIC TRANSFORMER
- EX. TELEPHONE MANHOLE
- EX. GUY WIRE
- EX. LIGHT POLE
- EX. SIGN
- EX. WATER VALVE
- EX. OVERHEAD WIRES
- EX. BUREAU OF ELECTRICAL SERVICES
- EX. FENCE LINE
- EX. COMMUNICATIONS
- EX. TELEPHONE LINE
- EX. GAS LINE
- EX. FIBER OPTICS
- EX. SEWER
- EX. STORM SEWER (STO)
- EX. WATER MAIN
- EX. TREE LINE
- EX. MAJOR CONTOUR
- EX. MINOR CONTOUR
- PROP. SEWER

BY

J.B.B.K.

DATE

08/07/2024

DESCRIPTION

CHANGES FROM OWNER

BY

J.B.B.K.

DATE

08/26/2024

DESCRIPTION

REVISIONS PER VILLAGE REVIEW

BY

J.B.B.K.

DATE

08/05/2024

DESCRIPTION

REVISIONS PER VILLAGE REVIEW

CHECKED BY: MR.

DATE: 07/24/2024

DRAWN BY: JB

DATE: 07/24/2024

CLIENT

GREEN HILLS CONTRACTING, INC.

N91W16480 PERSHING AVENUE #5

MENOMONEE FALLS, WI 53051

PROJECT

N114W18686 CLINTON DRIVE

GERMANTOWN, WI 53022

JAHNKE & JAHNKE ASSOCIATES, LLC

ENGINEERS, PLANNERS & SURVEYORS

CONNECT ► EMPOWER ► DESIGN

WWW.JAHNKEANDJAHNKE.COM

534 BULL HORN RD.

WAUKESHA, WI 53189

PHONE: (262) 542-5797 EMAIL: SURVEY@JAHNKEANDJAHNKE.COM

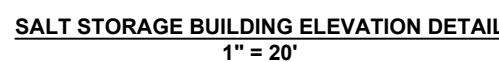
FILE NAME: S:\project\324-5971\Green Hills Contracting\24-5971_R3_2024-8-20.dwg

PLAT OF TOPOGRAPHY

3 OF 11

Note: OPEN END (STRUCTURES WITH IMPERVIOUS SIDEWALLS BUT COMPLETELY OPEN ON ONE END) IS A THREE-SIDED STRUCTURE WITH IMPERVIOUS WALLS AND A ROOF. IT IS BECOMING MORE COMMON IN WISCONSIN THOUGH MORE EXPENSIVE. TYPE CAN BE EASILY ADAPTED TO SIZE CONSTRAINTS AND CAN BE VERY ACCESSIBLE AND DURABLE. CHOICES OF SUPPORT AND ROOFING TYPE CAN GREATLY INFLUENCE COST AND SERVICE LIFE. THESE ISSUES ARE DISCUSSED IN MORE DETAIL IN THE DESIGN PROFESSIONAL. ONE ADVANTAGE IS THAT IT IS MUCH EASIER TO INCLUDE COVERED UNLOADING, MIXING AND LOADING AREAS WITH AN OPEN-END STRUCTURE. HOWEVER, SALT MAY BE BLOWN OFF BY WIND, AND PRECIPITATION MAY ENTER UNLESS THE FACILITY IS ALIGNED TO FACE AWAY FROM PREVAILING WINDS. (IN WISCONSIN, PRECIPITATION FROM THE WEST IS RARELY A PROBLEM, SO IDEALLY THE STRUCTURE SHOULD AVOID BEING OPEN TO THE WEST ORS IS OPEN TO THE NORTH)

THE PAD IS POURD OF 7" 4500PSI CONCRETE WITH STRUCTURAL FIBER ALONG WITH A 6MM VAPOR BARRIER UNDER THE CONCRETE. THIS METHOD PREVENTS ANY SEEPAGE THROUGH THE CONCRETE THROUGH ANY POSSIBLE DEVELOPING CRACKS IN CONCRETE. PAD WILL PITCH TO DRAIN IN FRONT OF SHELTERS TO PREVENT ANY RUN OFF. THIS DRAIN WILL HAVE A 1500 GALLON TANK UNDER IT, WHICH CAN BE USED TO MAKE BRINE.



SURVEY METHODS:

1. Date of the Survey field work: 06/24/2020

2. All ground line measurements and other restrictions not shown herein, should refer to deed, title policy and local zoning ordinances.

3. Measurements are given as bearings and distances.

4. Legal description was obtained from the client which may not be current, accurate or complete. Review legal description and record information on this plat against the actual survey conducted by the surveyor.

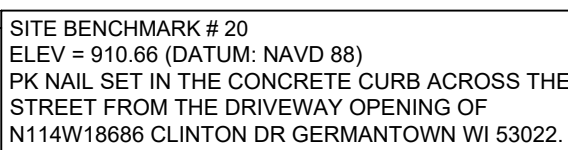
5. The survey was performed certified, therefore the location and size of the underground structures and utilities shown herein have been located to a reasonable degree of accuracy, but Jahnhke & Janhnik Associates cannot warrant the absence of such structures or utilities not shown. Contact Digprofs Hotline, Inc., Elmhurst, IL, at 800-972-2190, bearing S02° 55' 49"E. Bearing shown here are based on the North American Datum of 1983 (NAD 83), Wisconsin State Plane coordinate system, Zone 16S. The datum used for all measurements in relation to the North American Vertical Datum of 1988 (NAVD 88) shall be the same as the datum used for the horizontal measurements.

6. Any comments, modifications, alterations and revisions to this Survey must be brought to our attention within 30 days from date of completion on sheet.

7. To insure legitimacy of this Plat of Survey, it must carry the Embossed Corporate Seal of Jahnhke & Janhnik Associates, Inc.

8. Per applicable law, no portion of this Survey can be shown.

ZONED M-1
VACANT



- 1 EX. SEWER MANHOLE - CLID
RIM: 915.16
INV E: 902.98
- 2 EX. 280 LF SEWER PIPE
12" RCP @ 1.54%
- 3 EX. SEWER MANHOLE - CLID
RIM: 911.24
INV W: 898.69
INV NW: 902.31
INV E: 898.64
PROP. INV NE: 899.64
- 4 EX. 275 LF SEWER PIPE
12" RCP @ 1.27%
- 5 EX. SEWER MANHOLE - CLID
RIM: 907.30
INV W: 895.16
INV E: 895.20
- 6 EX. 89 LF SEWER PIPE
12" RCP

- ① EX. CATCH BASIN SQUARE - OLID
RIM: 905.10
INV S: 900.99
- ② EX. 86 LF STORM SEWER PIPE
12" ADS @ 0.37%
- ③ EX. CATCH BASIN SQUARE - OLID
RIM: 904.47
INV N: 900.67
INV SW: 900.53
- ④ EX. 51 LF STORM SEWER PIPE
18" PVC @ 1.33%
- ⑤ EX. STORM PIPE OUTLET
INV: 899.86
- ⑥ EX. STORM PIPE INLET
INV: 902.02
- ⑦ EX. 209 LF STORM SEWER PIPE
12" PVC @ 2.37%
- ⑧ EX. STORM PIPE INLET
INV: 902.23
- ⑨ EX. 28 LF STORM SEWER PIPE
6" PVC @ 7.40%
- ⑩ EX. CATCH BASIN ROUND - OLID
RIM: 902.60
PROP INV = 899.45
INV NW: 899.17
INV W: 898.10
INV S: 897.55
- ⑪ EX. 202 LF STORM SEWER PIPE
12" PVC @ -0.24%
- ⑫ EX. CATCH BASIN SQUARE
RIM: 901.47
INV NW = 896.60
INV N = 896.53
INV S = 896.13
- ⑬ PROP 24 LF 8" PVC STORM SEWER
@ -1.0 %
- ⑭ PRO STORM MANHOLE C LID
WITH REMOVABLE RETRACTOR
RIM = 909.20 +/- MATCH EXIST GRADE
INV W = 902.50
INV E = 902.50
- ⑮ PROP 305 LF 8" STORM SEWER
@
CONNECTION TO EXISTING STORM
CATCH BASIN
- ⑯ PROP 279 LF 8" PVC STORM SEWER
@ 0.50% BURIED 12"
PERFORATED UNDER DRAINED

THIS DRAWING IS THE PROPERTY OF JAHNKE
AND JAHNKE ASSOCIATES, LLC
AND IS NOT TO BE USED FOR ANY PURPOSE
OTHER THAN THE SPECIFIC PROJECT AND SITE
NAMED HEREIN AND CANNOT BE REPRODUCED
IN ANY MANNER WITHOUT THE EXPRESSED
WRITTEN PERMISSION FROM JAHNKE AND
JAHNKE ASSOCIATES, LLC.

NOTE: The location and size of the underground structures and utilities shown hereon have been located to a reasonable degree of accuracy, but the Engineer and/or Surveyor does not guarantee their exact location or the location of others not shown. Contact Diggers Hotline, Inc., Etc.

	SECTION CORNER MONUMENT
	EX. CHISELED CROSS FOUND
	1" IRON PIPE FOUND
	1" IRON PIPE SET
	EX. STORM MANHOLE
	EX. CATCH BASIN ROUND
	EX. CATCH BASIN SQUARE
	EX. SIAMESE HYDRANT
	EX. GAS VALVE
	EX. AIR CONDITIONER
	EX. ELECTRIC METER
	EX. GAS METER
	EX. ELECTRIC PEDESTAL
	EX. TELEPHONE PEDESTAL
	EX. CLEANOUT
	EX. POWER POLE
	EX. MAILBOX
	EX. SANITARY MANHOLE
	PROP. MONITORING WELL
	EX. COMBINED SEWER MANHOLE
	EX. ELECTRIC MANHOLE
	EX. ELECTRIC TRANSFORMER
	EX. TELEPHONE MANHOLE

[illegible]

Note: PER WASHINGTON County GIS WEBSITE
THIS SITE CONTAINS NO AREAS OF WETLAND
OR FLOODPLAIN AREAS.

ALSO PER VILLAGE OF GERMANTOWN
WEBSITE THIS PROPERTY AND ALL
SURROUNDING PROPERTIES ARE ZONED M-1.

THIS PROPERTY CONTAINS 130,679.79 SF
EXITING HARDENED SURFACE = 14,253.11 SF
PROPOSED HARDEN SURFACE = 90,218.36

GRASS AND LANDSCAPE AREAS = 20.06%

TOTAL PROPOSED IMPERVIOUS AREA IS $\leq 80\%$
THIS MEETS THE VILLAGE OF GERMANTOWN
ZONING ORDINANCE

NOT VALID WITHOUT ORIGINAL SIGNATURE

SITE PLAN

4 OF 11

FILE NAME: S:\projects\24-9971 Green Hills Contr\dwg\24-9971 R3 2024-8-20.dwg

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JAHNKE ASSOCIATES, LLC.



NOTE: The location and size of the underground structures and utilities shown hereon have been located to a reasonable degree of accuracy, but the Engineer and/or Surveyor does not guarantee their exact location or the location of others not shown. Contact Diggers Hotline, Inc., Etc.

	SECTION CORNER MONUMENT
	EX. CHISELED CROSS FOUND
	1" IRON PIPE FOUND
	1" IRON PIPE SET
	EX. STORM MANHOLE
	EX. CATCH BASIN ROUND
	EX. CATCH BASIN SQUARE
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	EX. GAS VALVE
	EX. AIR CONDITIONER
	EX. ELECTRIC METER
	EX. GAS METER
	EX. ELECTRIC PEDESTAL
	EX. TELEPHONE PEDESTAL
	EX. CLEANOUT
	EX. POWER POLE
	EX. MAILBOX
	EX. SANITARY MANHOLE
	PROP. MONITORING WELL
	EX. COMBINED SEWER MANHOLE
	EX. ELECTRIC MANHOLE
	EX. ELECTRIC TRANSFORMER
	EX. TELEPHONE MANHOLE

- EX. OVERHEAD WIRES
- EX. BUREAU OF ELECTRICAL SERVICES
- EX. FENCE LINE
- EX. COMMUNICATIONS
- EX. TELEPHONE LINE
- EX. GAS LINE
- EX. FIBER OPTICS
- EX. SEWER
- EX. STORM SEWER (STO)
- EX. WATER MAIN
- EX. TREE LINE
- EX. MAJOR CONTOUR
- EX. MINOR CONTOUR
- PROP. SEWER
- PROP. MAJOR CONTOUR
- PROP. MINOR CONTOUR

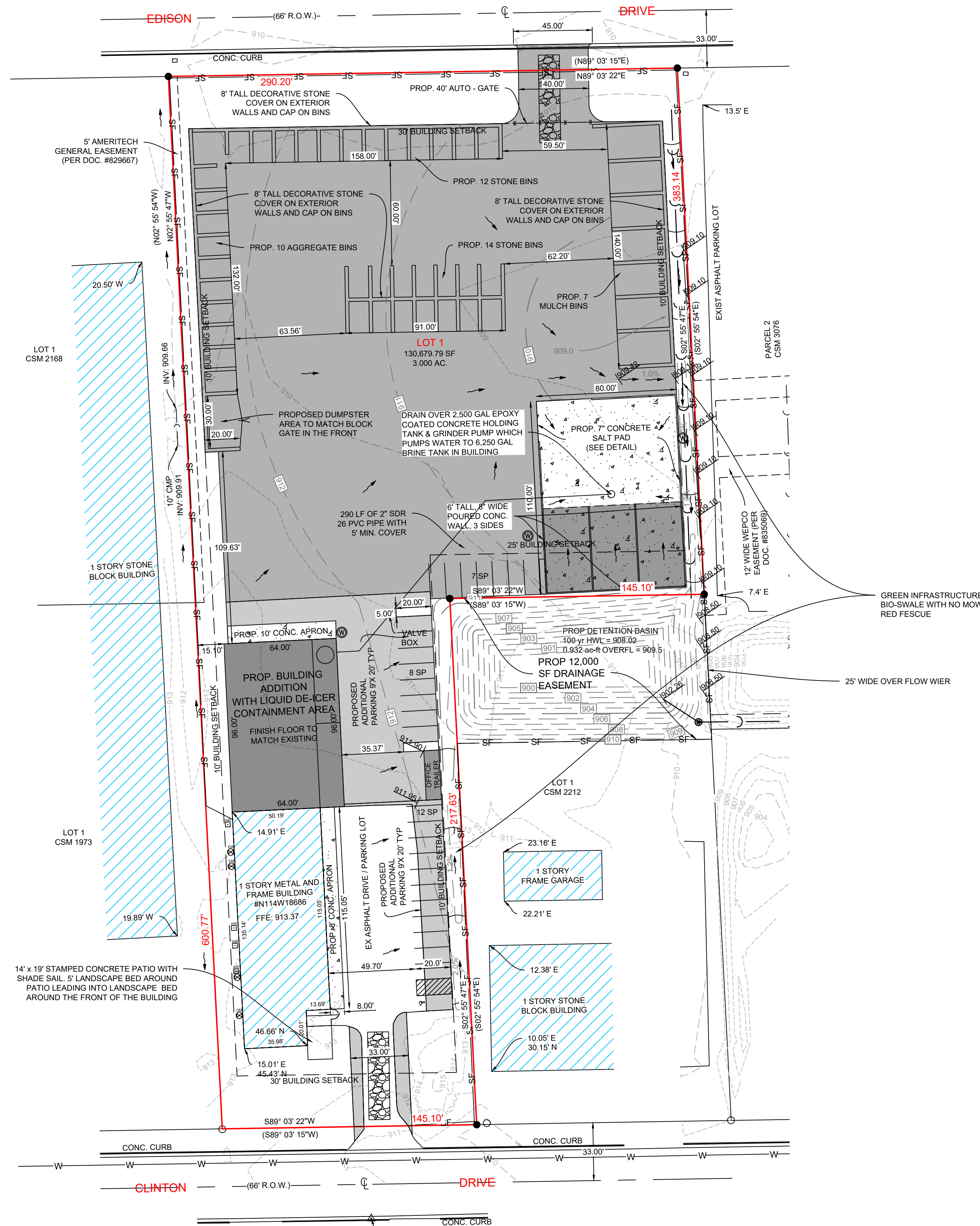
REVISIONS		
DATE	DESCRIPTION	BY
08/07/2024	CHANGES FROM OWNER	JBBK
08/20/2024	REVISIONS PER VILLAGE REVIEW	JBBK
08/05/2024	REVISIONS PER VILLAGE REVIEW	JBBK

BY: JB	CHECKED BY: BK
24-9971	DATE: 07/24/2024

PROJECT
N114W18686 CLINTON DRIVE GERMANTOWN, WI 53022

JAHNKE & JAHNKE
ASSOCIATES, LLC.
ENGINEERS • PLANNERS • SURVEYORS
CONNECT ► EMPOWER ► DESIGN
WWW.JAHNKEANDJAHNKE.COM
524 B1 ULMOUND ROAD, WAUKESHA, WI 53188

524 BLUEMOUND ROAD, WAUKESHA, WI 53188
PHONE: (262) 542-5797, EMAIL: SURVEY@JAHNKEANDJAHNKE.COM



2 Date of the Survey field work: 06/24/2024

3 4 5 6 7 8 9 10 11 12

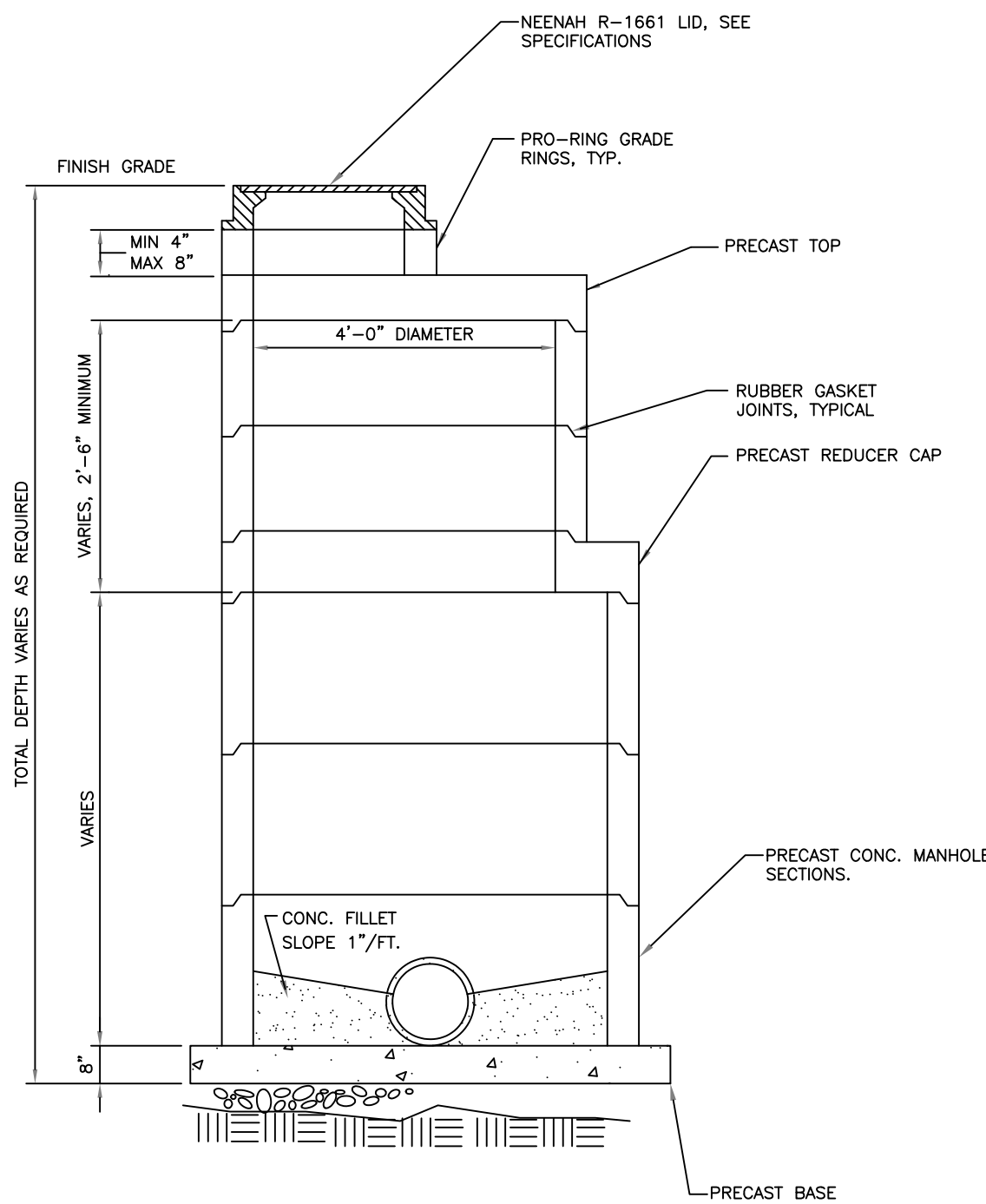
13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100 101 102 103 104 105 106 107 108 109 110 111 112 113 114 115 116 117 118 119 120 121 122 123 124 125 126 127 128 129 130 131 132 133 134 135 136 137 138 139 140 141 142 143 144 145 146 147 148 149 150 151 152 153 154 155 156 157 158 159 160 161 162 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178 179 180 181 182 183 184 185 186 187 188 189 190 191 192 193 194 195 196 197 198 199 200 201 202 203 204 205 206 207 208 209 210 211 212 213 214 215 216 217 218 219 220 221 222 223 224 225 226 227 228 229 230 231 232 233 234 235 236 237 238 239 240 241 242 243 244 245 246 247 248 249 250 251 252 253 254 255 256 257 258 259 260 261 262 263 264 265 266 267 268 269 270 271 272 273 274 275 276 277 278 279 280 281 282 283 284 285 286 287 288 289 290 291 292 293 294 295 296 297 298 299 300 301 302 303 304 305 306 307 308 309 310 311 312 313 314 315 316 317 318 319 320 321 322 323 324 325 326 327 328 329 330 331 332 333 334 335 336 337 338 339 340 341 342 343 344 345 346 347 348 349 350 351 352 353 354 355 356 357 358 359 360 361 362 363 364 365 366 367 368 369 370 371 372 373 374 375 376 377 378 379 380 381 382 383 384 385 386 387 388 389 390 391 392 393 394 395 396 397 398 399 400 401 402 403 404 405 406 407 408 409 410 411 412 413 414 415 416 417 418 419 420 421 422 423 424 425 426 427 428 429 430 431 432 433 434 435 436 437 438 439 440 441 442 443 444 445 446 447 448 449 450 451 452 453 454 455 456 457 458 459 460 461 462 463 464 465 466 467 468 469 470 471 472 473 474 475 476 477 478 479 480 481 482 483 484 485 486 487 488 489 490 491 492 493 494 495 496 497 498 499 500 501 502 503 504 505 506 507 508 509 510 511 512 513 514 515 516 517 518 519 520 521 522 523 524 525 526 527 528 529 530 531 532 533 534 535 536 537 538 539 540 541 542 543 544 545 546 547 548 549 550 551 552 553 554 555 556 557 558 559 560 561 562 563 564 565 566 567 568 569 570 571 572 573 574 575 576 577 578 579 580 581 582 583 584 585 586 587 588 589 590 591 592 593 594 595 596 597 598 599 600 601 602 603 604 605 606 607 608 609 610 611 612 613 614 615 616 617 618 619 620 621 622 623 624 625 626 627 628 629 630 631 632 633 634 635 636 637 638 639 640 641 642 643 644 645 646 647 648 649 650 651 652 653 654 655 656 657 658 659 660 661 662 663 664 665 666 667 668 669 670 671 672 673 674 675 676 677 678 679 680 681 682 683 684 685 686 687 688 689 690 691 692 693 694 695 696 697 69

SITE BENCHMARK # 20
ELEV = 910.66 (DATUM: NAVD 88)
PK NAIL SET IN THE CONCRETE CURB ACROSS THE
STREET FROM THE DRIVEWAY OPENING OF
N114W18686 CLINTON DR GERMANTOWN WI 53022.

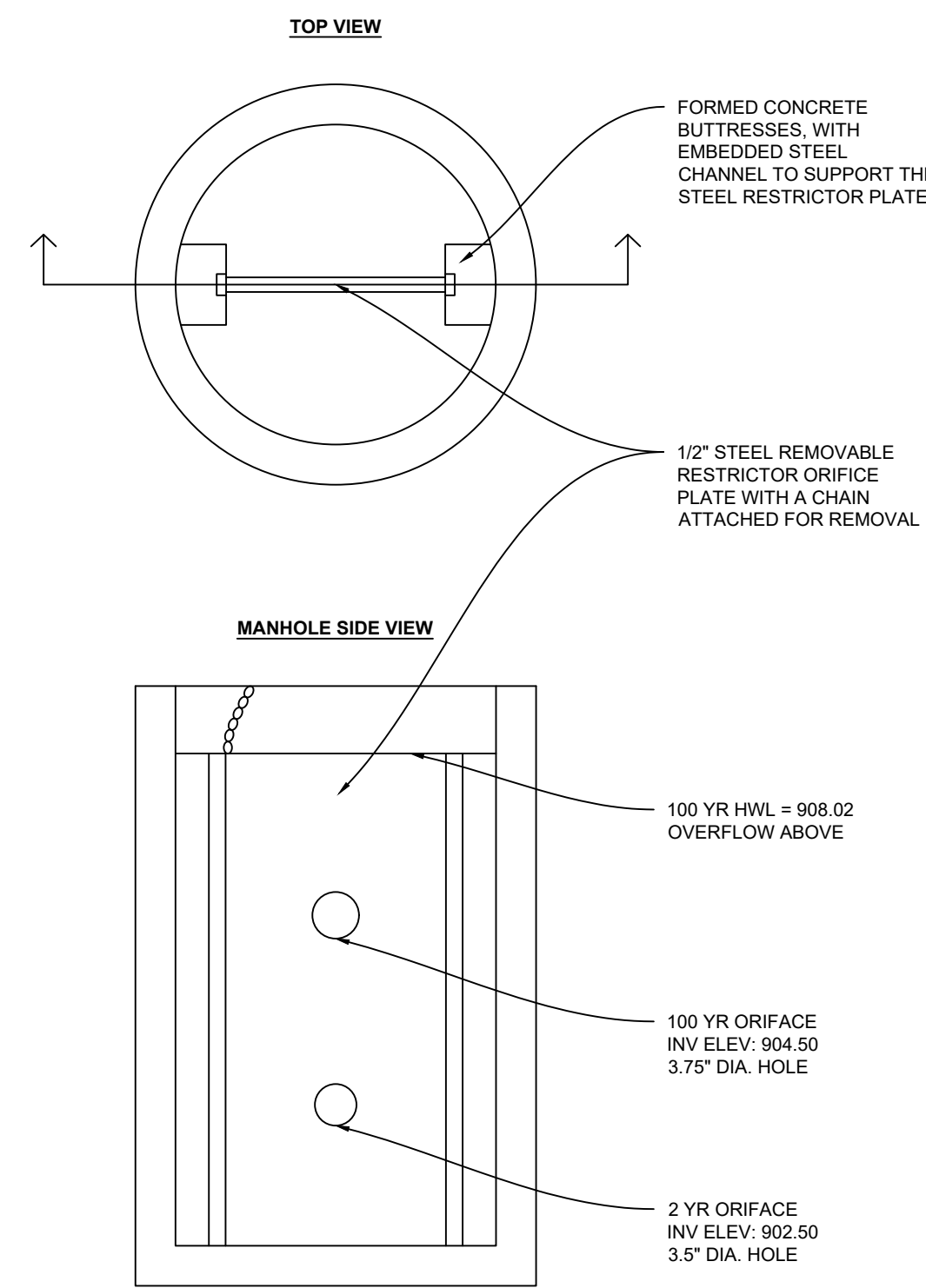
NOT VALID WITHOUT ORIGINAL SIGNATURE

GRADING PLAN

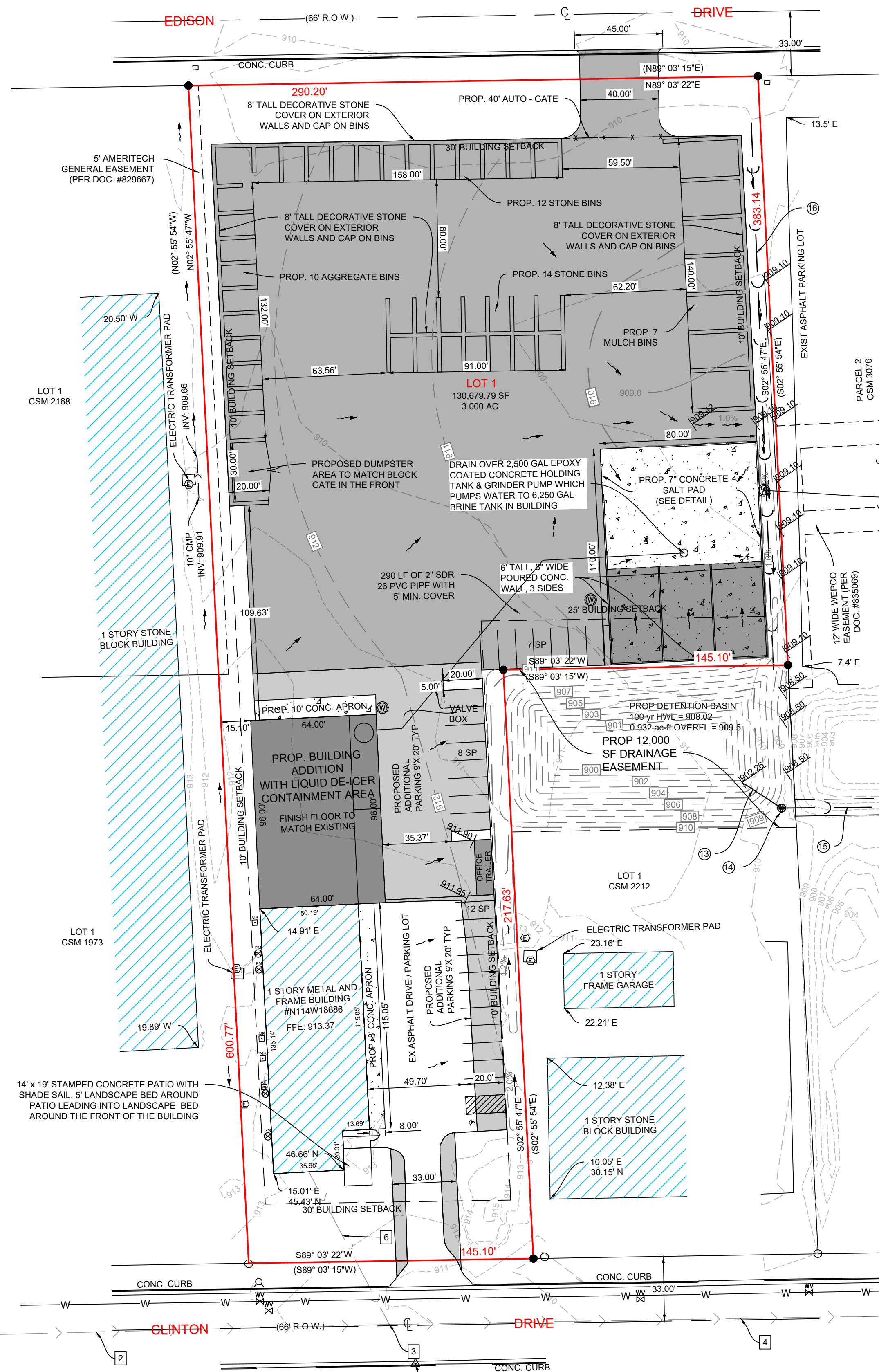
5 OF 11



STORM MANHOLE DETAIL
NOT TO SCALE



RESTRICTOR MANHOLE DETAIL
NOT TO SCALE



SANITARY SEWER TAGS

- 1 EX. SEWER MANHOLE - CLID
RIM: 915.16
INV E: 902.98
- 2 EX. 280 LF SEWER PIPE
12" RCP @ 1.54%
- 3 EX. SEWER MANHOLE - CLID
RIM: 911.24
INV W: 898.69
INV NW: 902.31
INV E: 898.64
PROP. INV NE: 899.64
- 4 EX. 275 LF SEWER PIPE
12" RCP @ 1.27%
- 5 EX. SEWER MANHOLE - CLID
RIM: 907.30
INV W: 895.16
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- 6 EX. 89 LF SEWER PIPE
12" RCP

STORM SEWER TAGS

- 1 EX. CATCH BASIN SQUARE - OLID
RIM: 905.10
INV S: 900.99
- 2 EX. 86 LF STORM SEWER PIPE
12" ADS @ 0.37%
- 3 EX. CATCH BASIN SQUARE - OLID
RIM: 904.47
INV N: 900.67
INV SW: 900.53
- 4 EX. 51 LF STORM SEWER PIPE
18" PVC @ 1.33%
- 5 EX. STORM PIPE OUTLET
INV: 899.86
- 6 EX. STORM PIPE INLET
INV: 902.02
- 7 EX. 209 LF STORM SEWER PIPE
12" PVC @ 2.37%
- 8 EX. STORM PIPE INLET
INV: 900.23
- 9 EX. 28 LF STORM SEWER PIPE
6" PVC @ 7.40%
- 10 EX. CATCH BASIN ROUND - OLID
RIM: 902.60
PROP INV = 899.45
INV NW: 899.17
INV W: 898.10
INV S: 897.55
- 11 EX. 202 LF STORM SEWER PIPE
12" PVC @ -0.24%
- 12 EX. CATCH BASIN SQUARE
RIM: 901.47
INV NW = 896.60
INV N = 896.53
INV S = 896.13
- 13 PROP 24 LF 8" PVC STORM SEWER
@ -1.0 %
- 14 PROP STORM MANHOLE C LID
WITH REMOVABLE RETRACTOR
RIM = 909.20 +/- MATCH EXIST GRADE
INV W = 902.50
INV E = 902.50
- 15 PROP 305 LF 8" STORM SEWER
@ 1.0%
CONNECTION TO EXISTING STORM
CATCH BASIN
- 16 PROP 278 LF 8" PVC STORM SEWER
@ 0.50% BURIED 12"
PERFORATED UNDER DRAINED

ABBREVIATIONS:

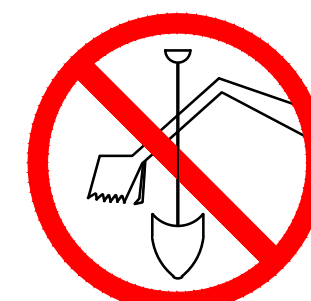
- 12.22 = MEASURED DISTANCE
(12.22) = RECORD/DEED DISTANCE
A = ARC OF CURVE
AC. = ACRES
ASPH = ASPHALT
BM = BENCHMARK
CALC. = CALCULATED DISTANCE
CH. = CHORD LENGTH
COR = CORNER
CSM = CERTIFIED SURVEY MAP
C.T.H. = COUNTY TRUNK-HIGHWAY
D = DELTA
DEG. = DEGREE OF CURVE
E = EAST
ELEV. = ELEVATION
EX. = EXISTING
EXC. = EXCEPTION
FFE = FINISH FLOOR ELEVATION
FND = FOUND
GFE = GARAGE FLOOR ELEVATION
GND = GROUND
INV. = INVERT
IP = IRON PIPE
IRD = IRON ROD
M = MEASURED/SURVEYED DISTANCE
N = NORTH
NAD = NORTH AMERICAN DATUM
NE = NORTHEAST
NELY = NORTHEASTERLY
NO. = NUMBER
NW = NORTHWEST
NWLY = NORTHWESTERLY
PAGE = PAGE
QTR. = QUARTER
REC = RECORDED
RM = RIM OR TOP POINT
RW = RIGHT OF WAY
S = SOUTH
SLY = SOUTHERLY
SE = SOUTHEAST
SELY = SOUTHEASTERLY
S.T.H. = STATE TRUNK-HIGHWAY
SW = SOUTHWEST
SWLY = SOUTHWESTERLY
SUR = SURVEYED
U.S.G.S. = UNITED STATES GEOLOGICAL SURVEY
VAR. = VARIES
VPI = VERTICAL POINT OF INTERSECTION
W = WEST
WLY = WESTERLY

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TO OBTAIN LOCATIONS OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN



CALL DIGGERS HOTLINE
811 OR 1-800-242-6511 TOLL FREE
WIS STATUTE 182.0175(1974) REQUIRES MIN. 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE
MILW. AREA 1-414-259-1181

NOTE: The location and size of the underground structures and utilities shown hereon have been located to a reasonable degree of accuracy, but the Engineer and/or Surveyor does not guarantee their exact location or the location of others not shown. Contact Diggers Hotline, Inc., Etc.

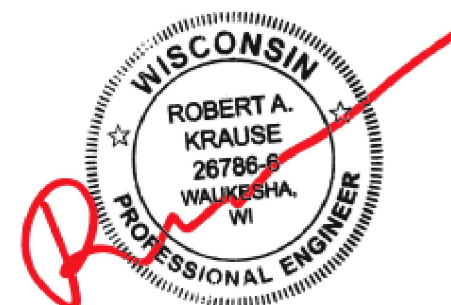
LEGEND:

- SECTION CORNER MONUMENT
- EX. CHISELED CROSS FOUND
- 1" IRON PIPE FOUND
- 1" IRON PIPE SET
- EX. STORM MANHOLE
- EX. CATCH BASIN ROUND
- EX. CATCH BASIN SQUARE
- EX. SIAMESE HYDRANT
- EX. GAS VALVE
- EX. AIR CONDITIONER
- EX. ELECTRIC METER
- EX. GAS METER
- EX. ELECTRIC PEDESTAL
- EX. TELEPHONE PEDESTAL
- EX. CLEANOUT
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- EX. TELEPHONE LINE
- EX. GAS LINE
- EX. FIBER OPTICS
- EX. SEWER
- EX. STORM SEWER (STO)
- EX. WATER MAIN
- EX. TREE LINE
- EX. MAJOR CONTOUR
- EX. MINOR CONTOUR
- PROP. SEWER
- PROP. MAJOR CONTOUR
- PROP. MINOR CONTOUR

SURVEY NOTES:

1. Date of the Survey field work: 06/24/2024
2. Building lines, easements and other restrictions not shown herein, should refer to deed, title policy and local zoning ordinances.
3. All dimensions shown are in decimal feet, US survey units.
4. Legal description was obtained from the client which may not be current, accurate or complete. Review legal description and record measurements on this plat and at once report any apparent difference to the surveyor.
5. Utilities have not been certified, therefore the location and size of the underground structures and utilities shown hereon have been located to a reasonable degree of accuracy, but Jahnke & Jahnke Associates LLC does not guarantee their exact location or the location of others not shown. Contact Diggers Hotline, Inc., Etc.
6. Reference bearing is the West line of the Southwest quarter of Section 21-9-20, bearing S02° 55' 49"E. Bearing shown here are based on the North American Datum of 1983 (NAD 83), Wisconsin State Plane Coordinate System South Zone. Elevations (if any) shown are in relation to the North American Vertical Datum of 1988 (NAVD 88).
7. No measurements are to be assumed by scaling.
8. Any comments, modifications, alterations and revisions to this Survey must be brought to our attention within 30 days from date of completion on this sheet.
9. To insure legitimacy of this Plat of Survey, it must carry the Embossed Corporate Seal of Jahnke & Jahnke Associates LLC.
10. Per scope of this survey, not all improvements are shown.

SITE BENCHMARK # 20
ELEV = 910.66 (DATUM: NAVD 88)
PK NAIL SET IN THE CONCRETE CURB ACROSS THE STREET FROM THE DRIVEWAY OPENING OF N114W18686 CLINTON DR GERMANTOWN WI 53022.



NOT VALID WITHOUT ORIGINAL SIGNATURE

UTILITY PLAN

BY: JJBK

DATE: 08/07/2024

DESCRIPTION: CHANGES FROM OWNER

REVISIONS PER VILLAGE REVIEW

BY: JJBK

DATE: 08/26/2024

DESCRIPTION: REVISIONS PER VILLAGE REVIEW

REVISIONS PER VILLAGE REVIEW

BY: JJBK

DATE: 09/05/2024

DESCRIPTION: REVISIONS PER VILLAGE REVIEW

REVISIONS PER VILLAGE REVIEW

CHECKED BY: BK

DATE: 07/24/2024

DRAWN BY: JB

DATE: 07/24/2024

CLIENT

GREEN HILLS CONTRACTING, INC.

N91W16480 PERSHING AVENUE #5

MENOMONEE FALLS, WI 53051

PROJECT

N114W18686 CLINTON DRIVE

GERMANTOWN, WI 53022

JAHNKE & JAHNKE ASSOCIATES, LLC

ENGINEERS, PLANNERS & SURVEYORS

CONNECT • EMPOWER • DESIGN

WWW.JAHNKEANDJAHNKE.COM

524 BLVD, SUITE 200

WISCONSIN, WI 53033

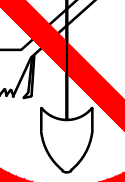
PHONE: (262) 542-5797 EMAIL: SURVEY@JAHNKEANDJAHNKE.COM

PROJECT: S:\projects\324-5971\Green Hills Contracting\24-5971_R3_2024-8-20.dwg

6 OF 11

Page 88 of 270

TO OBTAIN LOCATIONS OF PARTICIPANTS
UNDERGROUND FACILITIES BEFORE YOU
DIG IN WISCONSIN



CALL DIGGERS HOTLINE
811 OR 1-800-242-8511 TOLL FREE
IS STATUTE 182.0175(1974) REQUIRES MIN.
WORK DAYS NOTICE BEFORE YOU EXCAVATE
MILW. AREA 1-414-259-1181

END:

SECTION CORNER MONUMENT

EX. CHISELED CROSS FOUND

1" IRON PIPE FOUND

1" IRON PIPE SET

EX. STORM MANHOLE

EX. CATCH BASIN ROUND

EX. CATCH BASIN SQUARE

EX. SIAMESE HYDRANT

EX. GAS VALVE

EX. AIR CONDITIONER

EX. ELECTRIC METER

EX. GAS METER

EX. ELECTRIC PEDESTAL

EX. TELEPHONE PEDESTAL

EX. CLEANOUT

EX. POWER POLE

EX. MAILBOX

EX. SANITARY MANHOLE

PROP. MONITORING WELL

EX. COMBINED SEWER MANHOLE

EX. ELECTRIC MANHOLE

EX. ELECTRIC TRANSFORMER

EX. TELEPHONE MANHOLE

EX. GUY WIRE
EX. LIGHT POLE
EX. SIGN
EX. WATER VALVE
EX. OVERHEAD WIRES
EX. BUREAU OF ELECTRICAL SERVICE

EX. FENCE LINE
EX. COMMUNICATIONS
EX. TELEPHONE LINE
EX. GAS LINE
EX. FIBER OPTICS
EX. SEWER
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EX. WATER MAIN
EX. TREE LINE
EX. MAJOR CONTOUR
EX. MINOR CONTOUR
PROP. SEWER
PROP. MAJOR CONTOUR
PROP. MINOR CONTOUR
PROP. SEDIMENT LOG
PROP. SILT FENCE

ON CONTROL PR



JAHANKE & JAHANKE
ASSOCIATES, LLC.

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WWW.JAHANKEANDJAHANKE.COM

524 BLUEBOND ROAD, WAUKESHA, WI 53188
PHONE: (262) 542-5797, EMAIL: SURVEY@JAHANKEANDJAHANKE.COM

PROJECT

N114W18686 CLINTON DRIVE
GERMANTOWN, WI 53022

DRAWN BY: JB

JOB NO. 24-9971

CHECKED BY: BK

DATE: 07/24/2024

CLIENT

GREEN HILLS CONTRACTING, INC.
N91W16480 PERSHING AVENUE #5
MEMONEE FALLS, WI 53051

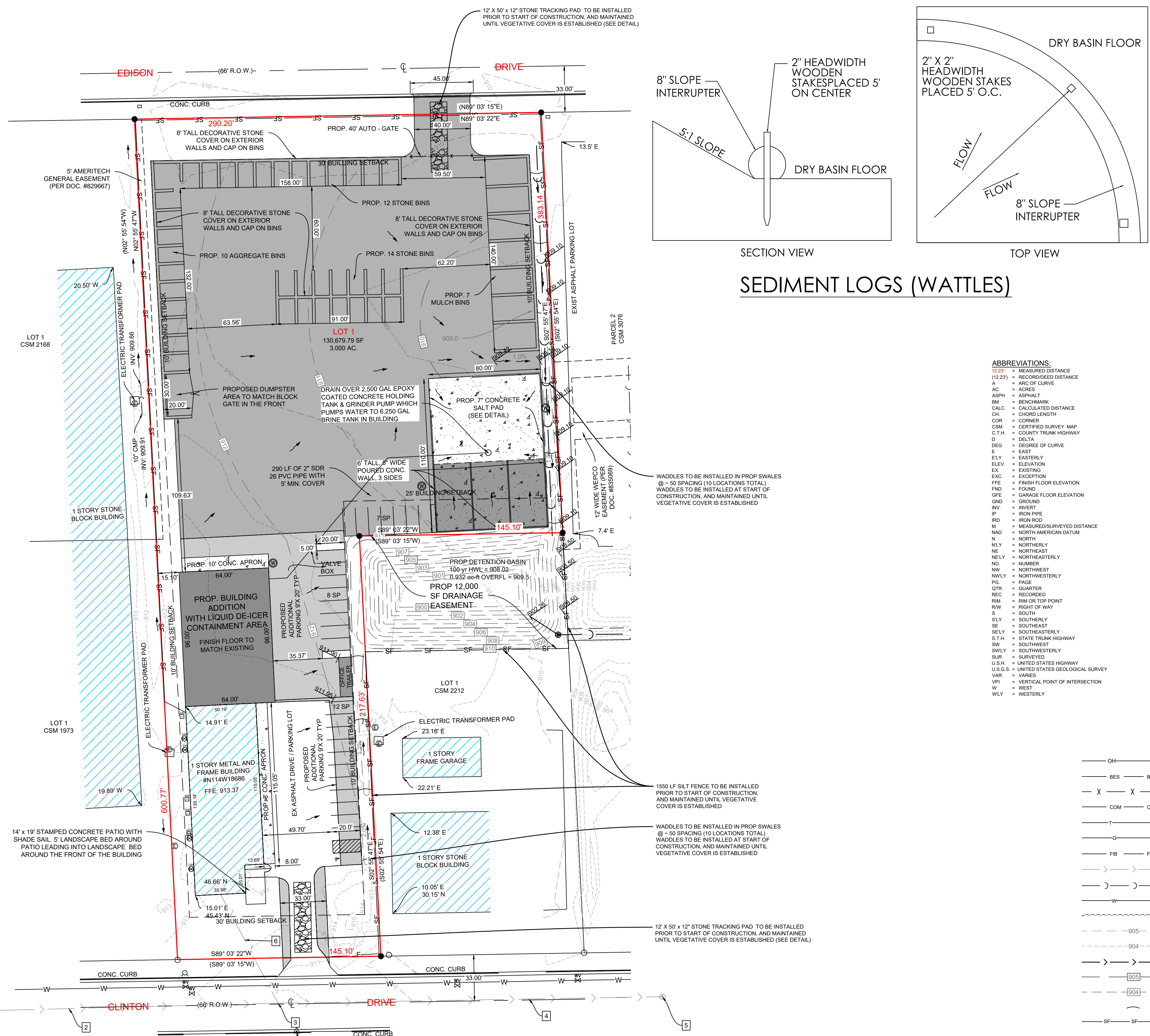
REVISIONS	
DATE	DESCRIPTION
08/07/2024	CHANGES FROM OWNER
08/26/2024	REVISIONS PER VILLAGE REVIEW
09/05/2024	REVISIONS PER VILLAGE REVIEW



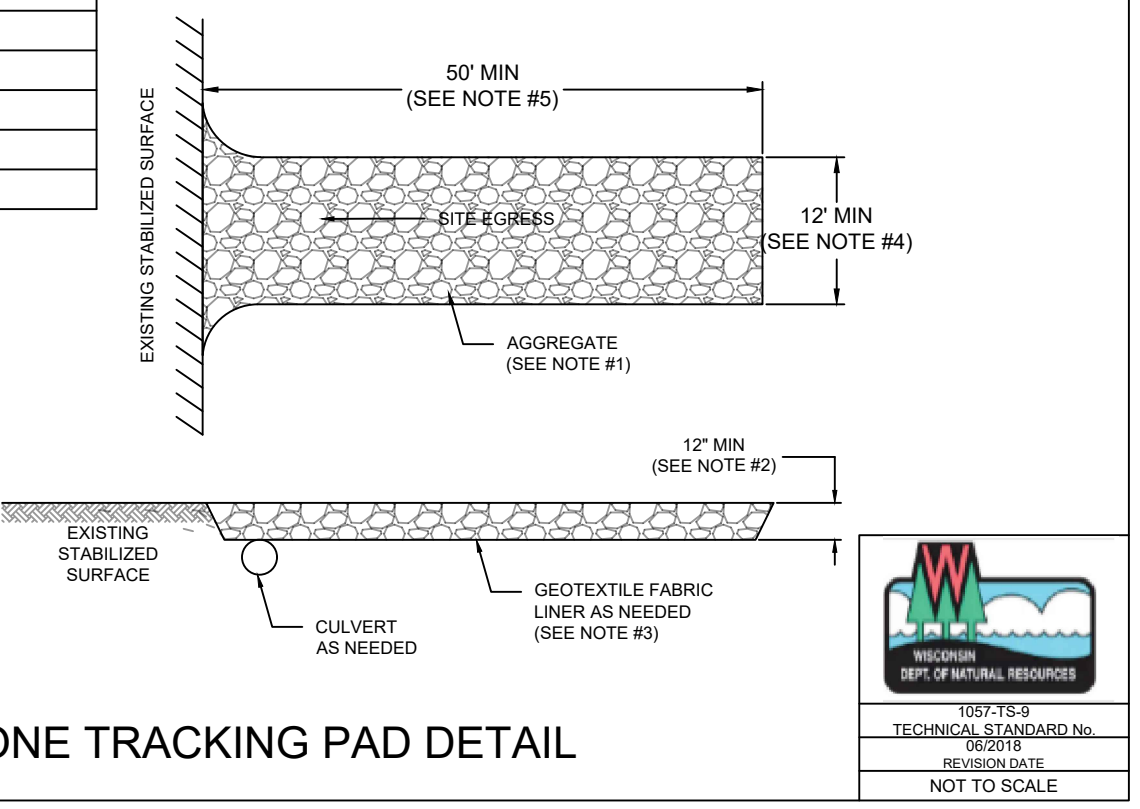
SCALE IN FEET

0 40'

BY	
JB/BK	
JB/BK	
JB/BK	



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



STONE TRACKING PAD DETAIL

SURVEY NOTES:

1. Date of the survey, field work: 06/24/2024
2. Building lines, easements and other restrictions not shown here, should refer to deed, title policy and local zoning ordinances.
3. All easements and other restrictions shown here are for information only.
4. Legal description was obtained from the client which may not be current, accurate or complete. Review legal description and record information for accuracy.
5. All easements were not been certified, therefore the location and size of the underground structures and utilities shown hereon have been located to a reasonable degree of accuracy, but Janhine & Janhine Associates cannot warrant the accuracy of the location or the location of the easements not shown. Contact Dig Safe Hotline, Inc., for more information.
6. The survey was conducted on the 1/4 section of the 3rd quarter of Section 21-92-0, bearing S02° 04' 05" E, 61.9c. Each acre here are based on the North American Datum of 1983 (NAD 83), Wisconsin State Plane Spheroid, Wisconsin State Plane North Zone, Wisconsin State Plane North Zone, Wisconsin State Plane North Zone, Wisconsin State Plane North Zone.
7. The survey was conducted on the 1/4 section of the 3rd quarter of Section 21-92-0, bearing S02° 04' 05" E, 61.9c. Each acre here are based on the North American Datum of 1983 (NAD 83), Wisconsin State Plane Spheroid, Wisconsin State Plane North Zone, Wisconsin State Plane North Zone, Wisconsin State Plane North Zone, Wisconsin State Plane North Zone.
8. Any cements, modifications, alterations within 30 days from date to be brought to our attention within 30 days from date of completion on third.
9. To insure legitimacy of this Plat of Survey, it must carry the Embossed Seal of the Surveyor.
10. Per scope of this survey, not all improvements are shown.

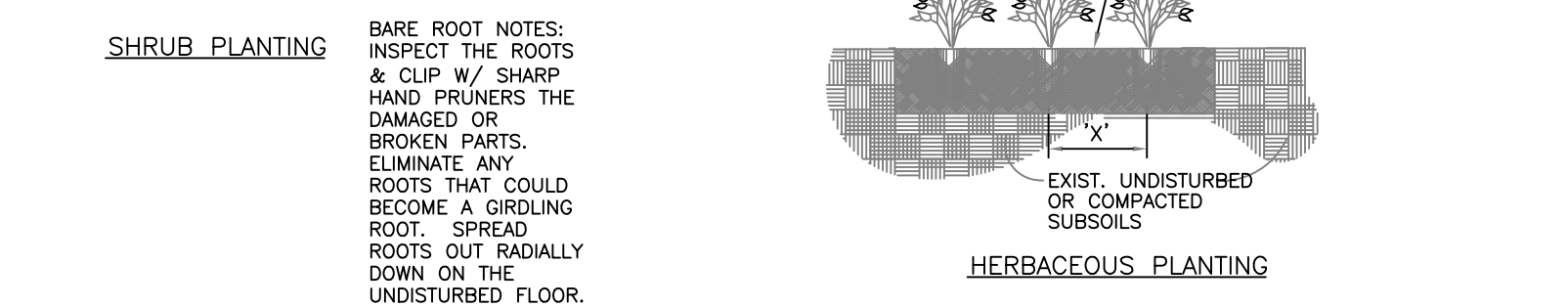
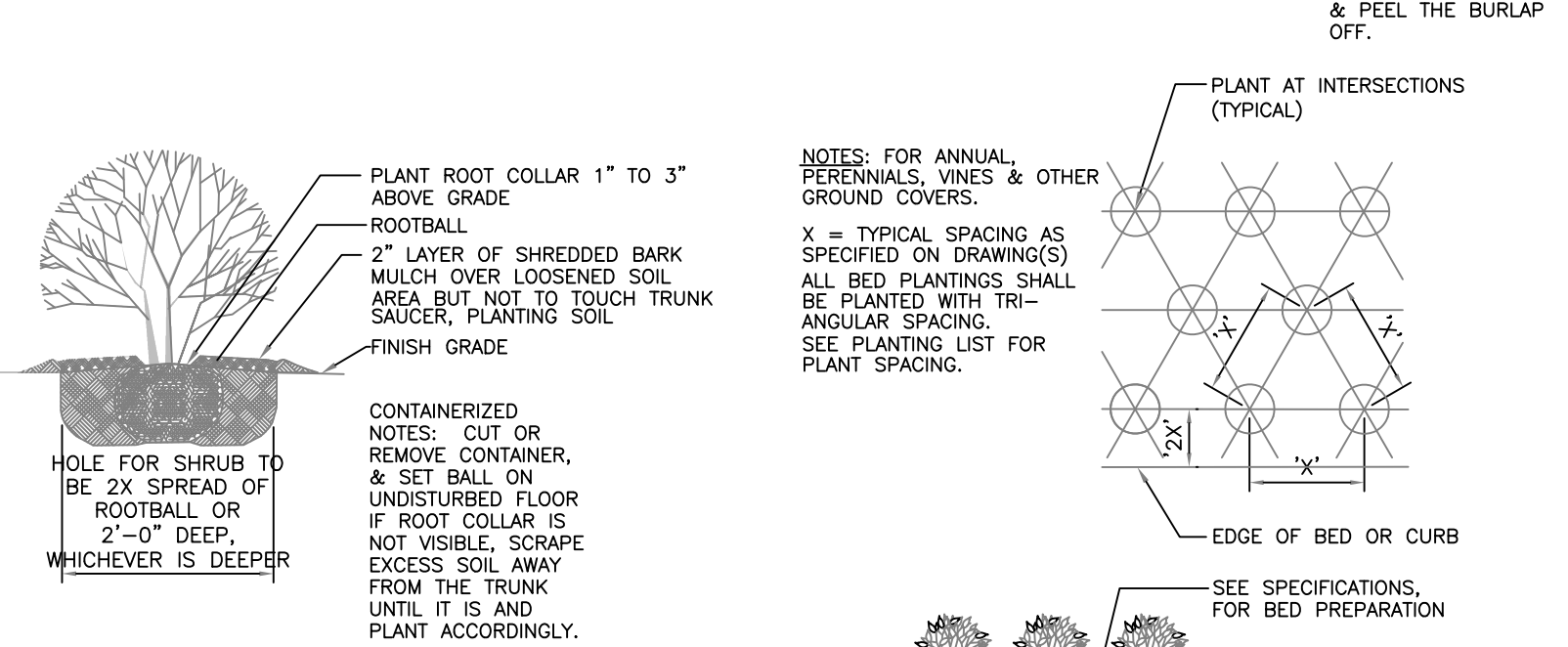
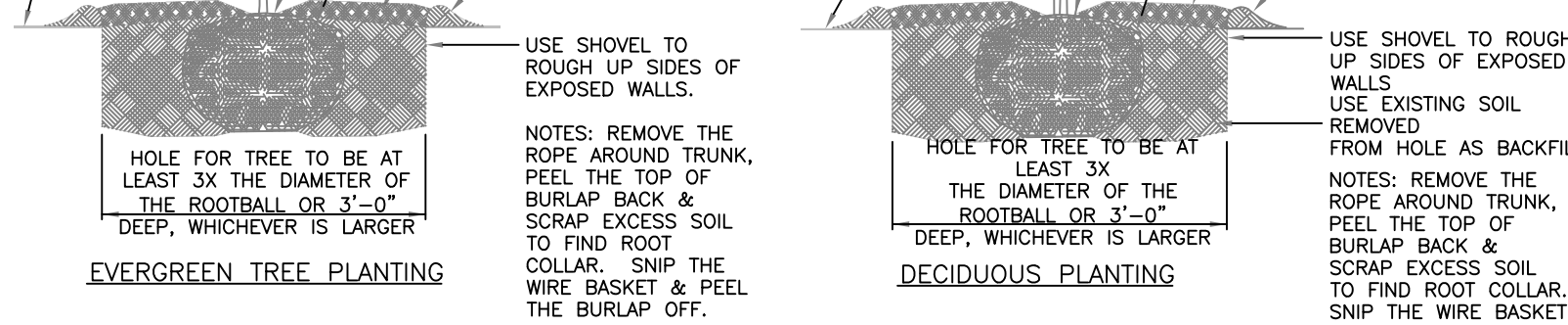
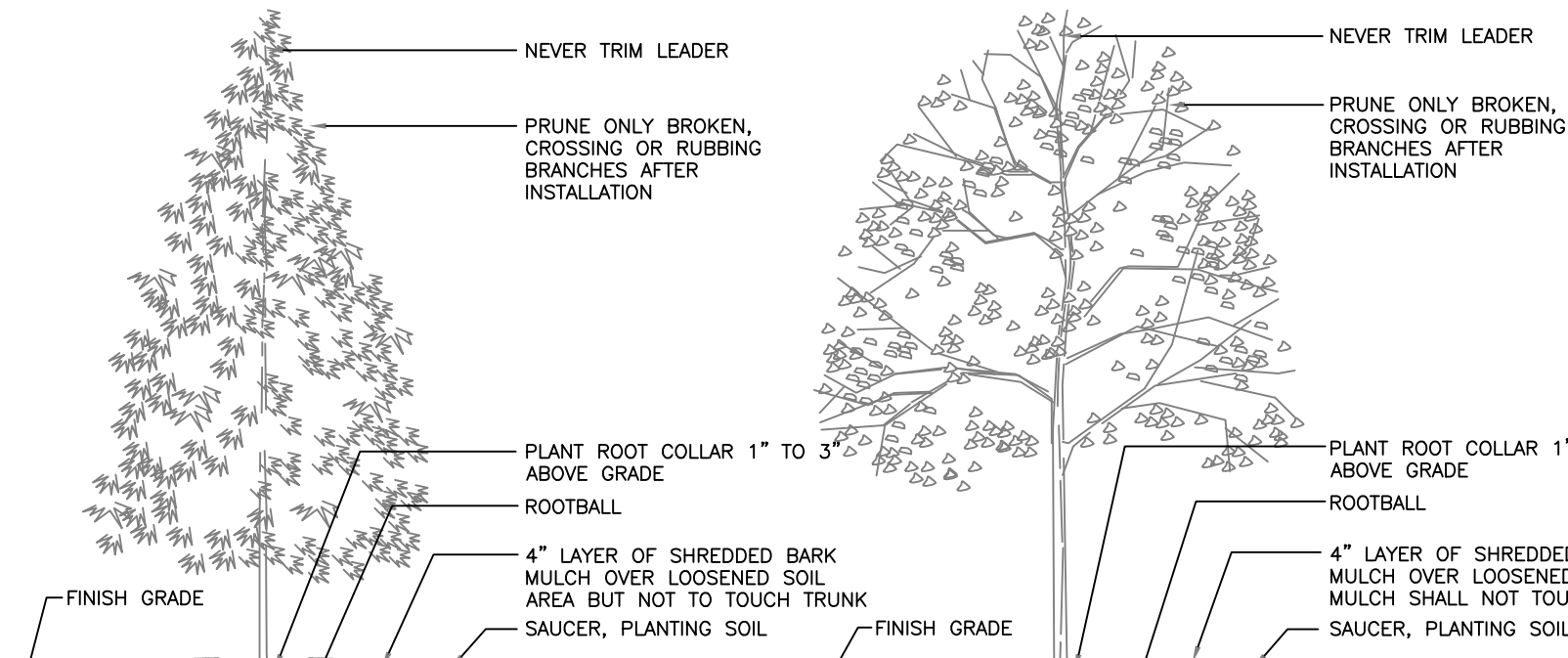
SITE BENCHMARK # 20
ELEV = 910.66 (DATUM: NAVD 88)
PK NAIL SET IN THE CONCRETE CURB ACROSS THE
STREET FROM THE DRIVEWAY OPENING OF
N114W18686 CLINTON DR GERMANTOWN WI 53022.

JAHNKE & JAHNKE
ASSOCIATES, LLC
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CONNECT ► POWER ► DESIGN
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524 BLUEBERRY ROAD, WAUKESHA, WI 53188
PHONE: (262) 542-5737 EMAIL: SURVEY@JAHNKEANDJAHNKE.COM

Page 89 of 27

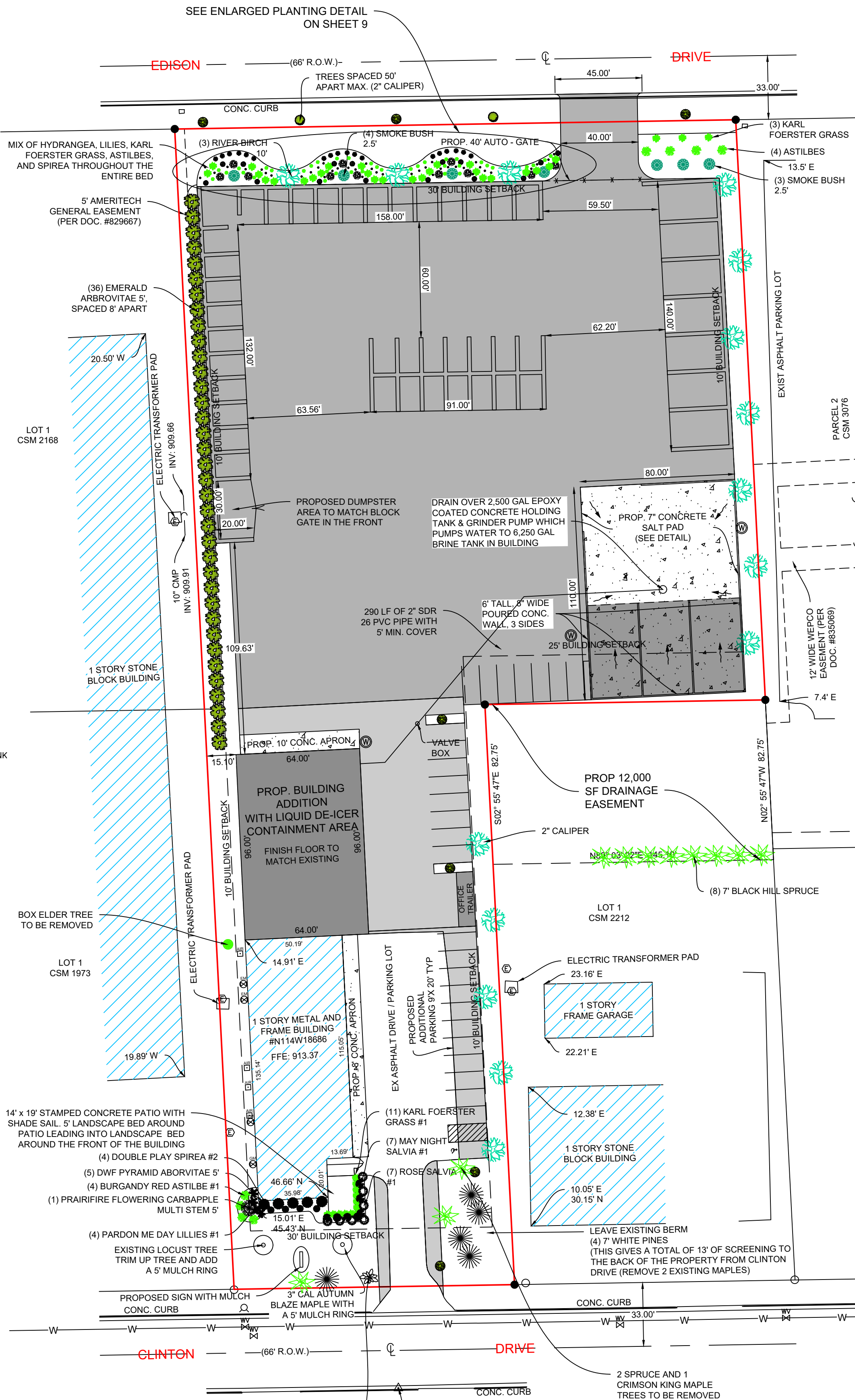
LANDSCAPE LEGEND AND TOTAL SITE PLANT COUNT:

PLANT NAME	-# OF PLANTS REQ
RIVER BIRCH	15
EMERALD GREEN ABROVITAE	36
KARL FOERSTER GRASS	42
ASTILBE	45
SMOKE BUSH	7
BLACK HILL SPRUCE	8
WHITE PINE	4
MAY NIGHT SALVIA	7
ROSE SALVIA	7
DWF PYRAMID ABORVITAE	5
DOUBLE PLAY SPIREA	4
PRAIRIFIRE FLOWERING CRABAPPLE	1
PARDON ME DAY LILLIES	4
LITTLE LIME HYDRANGEA	11
MAGIC CARPET SPIREA	15
LITTLE HENRY SWEETPSIRE	18
MAPLE TREE	6
ELM TREE	2
LOCUST TREE	1
BOX ELDER TREE	1



SURVEY NOTES:

- Date of the Survey field work: 06/24/2024
- Building lines, easements and other restrictions not shown herein, should refer to deed, title policy and local zoning ordinances.
- All dimensions shown are in decimal feet, US survey units.
- Legal description was obtained from the client which may not be current, accurate or complete. Review legal description and record measurements on this plat and at once report any apparent difference to the surveyor.
- Utilities have not been certified, therefore the location and size of the underground structures and utilities shown herein have been located to a reasonable degree of accuracy, but Jahnke & Jahnke Associates LLC does not guarantee their exact location or the location of others not shown. Contact Diggers Hotline, Inc., Etc.
- Reference bearing is the West line of the Southwest quarter of Section 21-9-20, bearing S02° 55' 49"E. Bearing shown here are based on the North American Datum of 1983 (NAD 83), Wisconsin State Plane Coordinate System South Zone. Elevations (if any) shown are in relation to the North American Vertical Datum of 1988 (NAVD 88).
- No measurements are to be assumed by scaling.
- Any comments, modifications, alterations and revisions to this Survey must be brought to our attention within 30 days from date of completion on this sheet.
- To insure legitimacy of this Plat of Survey, it must carry the Embossed Corporate Seal of Jahnke & Jahnke Associates LLC.
- Per scope of this survey, not all improvements are shown.



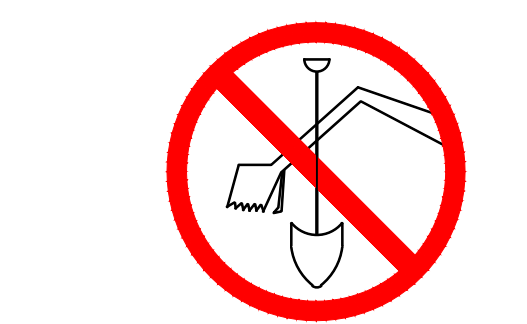
SITE BENCHMARK # 20
ELEV = 910.66 (DATUM: NAVD 88)
PK NAIL SET IN THE CONCRETE CURB ACROSS THE STREET FROM THE DRIVEWAY OPENING OF N114W18686 CLINTON DR GERMANTOWN WI 53022.

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WIS STATUTE 182.0175(1974) REQUIRES MIN. 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE
MILW. AREA 1-414-259-1181

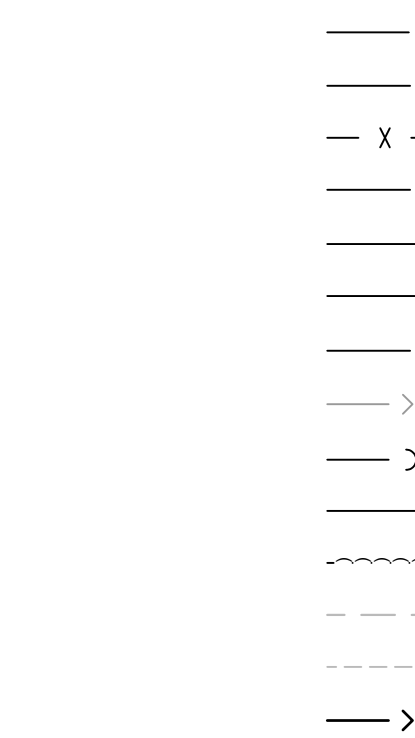
NOTE: The location and size of the underground structures and utilities shown hereon have been located to a reasonable degree of accuracy, but the Engineer and/or Surveyor does not guarantee their exact location or the location of others not shown. Contact Diggers Hotline, Inc., Etc.

LEGEND:

- SECTION CORNER MONUMENT
- EX. CHISELED CROSS FOUND
- 1" IRON PIPE FOUND
- 1" IRON PIPE SET
- EX. STORM MANHOLE
- EX. CATCH BASIN ROUND
- EX. CATCH BASIN SQUARE
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- EX. GAS METER
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- EX. SEWER
- EX. STORM SEWER (STO)
- EX. WATER MAIN
- EX. TREE LINE
- EX. MAJOR CONTOUR
- EX. MINOR CONTOUR
- PROP. SEWER

ABBREVIATIONS:

12.23 = MEASURED DISTANCE
(12.23) = RECORD/DEED DISTANCE
A = ARC OF CURVE
AC. = ACRES
ASPH = ASPHALT
BM = BENCHMARK
CALC. = CALCULATED DISTANCE
CH. = CHORD LENGTH
COR. = CORNER
CSM = CERTIFIED SURVEY MAP
C.T.H. = COUNTY TRUNK-HIGHWAY
D = DELTA
DEG. = DEGREE OF CURVE
E = EAST
ELEV. = ELEVATION
EX. = EXISTING
EXC. = EXCEPTION
FFE = FINISH FLOOR ELEVATION
FND = FOUND
GFE = GARAGE FLOOR ELEVATION
GND = GROUND
INV. = INVERT
IP = IRON PIPE
IRD = IRON ROD
M = MEASURED/SURVEYED DISTANCE
NAD = NORTH AMERICAN DATUM
N = NORTH
NELY = NORTHERLY
NE = NORTHEAST
NELY = NORTHEASTERLY
NO. = NUMBER
NW = NORTHWEST
NWLY = NORTHWESTERLY
PAGE = PAGE
QTR. = QUARTER
REC. = RECORDED
RM. = RM OR TOP POINT
RW = RIGHT OF WAY
S = SOUTH
SLY = SOUTHERLY
SE = SOUTHEAST
SELY = SOUTHEASTERLY
S.T.H. = STATE TRUNK-HIGHWAY
SW = SOUTHWEST
SWLY = SOUTHWESTERLY
SUR. = SURVEYED
U.S.G.S. = UNITED STATES GEOLOGICAL SURVEY
VAR. = VARIES
VPI = VERTICAL POINT OF INTERSECTION
W = WEST
WLY = WESTERLY



BY
JJBK

DESCRIPTION
CHANGES FROM OWNER

DATE
08/07/2024

BY
JJBK

DESCRIPTION
REVISIONS PER VILLAGE REVIEW

DATE
08/26/2024

BY
JJBK

DESCRIPTION
REVISIONS PER VILLAGE REVIEW

DATE
09/05/2024

CHECKED BY: BK

DATE: 07/24/2024

DRAWN BY: JB

DATE: 07/24/2024

CLIENT

GREEN HILLS CONTRACTING, INC.

N91W16480 PERSHING AVENUE #5

MENOMONEE FALLS, WI 53051

PROJECT

N114W18686 CLINTON DRIVE

GERMANTOWN, WI 53022

JAHNKE & JAHNKE ASSOCIATES, LLC

ENGINEERS-PLANNERS-SURVEYORS

CONNECT-EMPOWER-DESIGN

WWW.JAHNKEANDJAHNKE.COM

534 BULLITT

PHONE: (262) 542-5797 EMAIL: SURVEY@JAHNKEANDJAHNKE.COM

FILE NAME: S:\projects\24-5971\Green Hills Contracting\24-5971_R3_2024-8-20.dwg

NOT VALID WITHOUT ORIGINAL SIGNATURE

ROBERT A. KRAUSE 26786-0000 WISCONSIN PROFESSIONAL ENGINEER

LANDSCAPE PLAN

8 OF 11

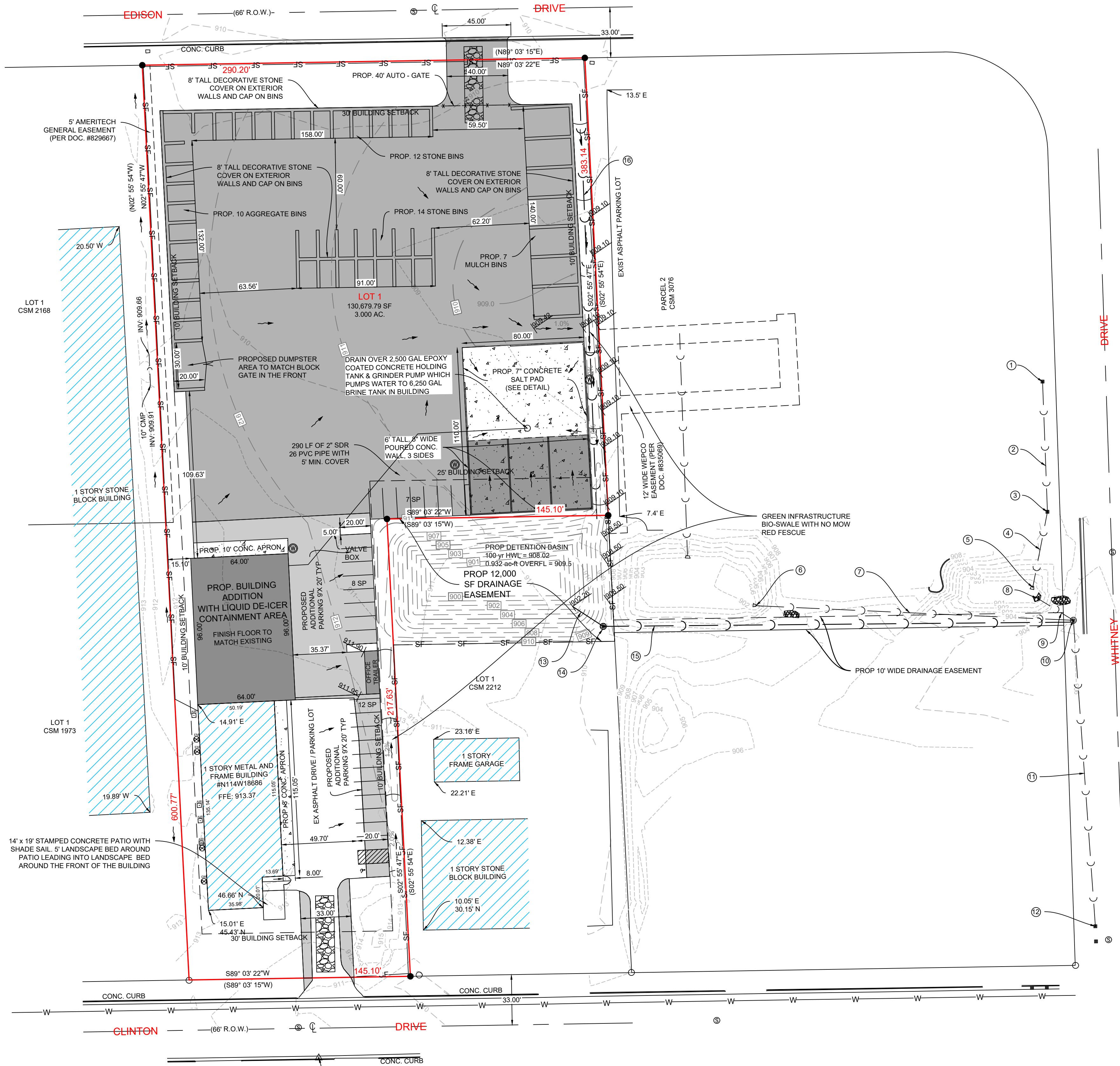
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WLY = WESTERLY

STORM SEWER TAGS

- ① EX. CATCH BASIN SQUARE - OLID
RIM: 905.10
INV S: 900.99
- ② EX. 86 LF STORM SEWER PIPE
12" ADS @ 0.37%
- ③ EX. CATCH BASIN SQUARE - OLID
RIM: 904.47
INV N: 900.67
INV SW: 900.53
- ④ EX. 51 LF STORM SEWER PIPE
18" PVC @ 1.33%
- ⑤ EX. STORM PIPE OUTLET
INV: 899.86
- ⑥ EX. STORM PIPE INLET
INV: 902.02
- ⑦ EX. 209 LF STORM SEWER PIPE
12" PVC @ 2.37%
- ⑧ EX. STORM PIPE INLET
INV: 900.23
- ⑨ EX. 28 LF STORM SEWER PIPE
6" PVC @ 7.40%
- ⑩ EX. CATCH BASIN ROUND - OLID
RIM: 902.60
PROP INV = 899.45
INV NW: 899.17
INV W: 898.10
INV S: 897.55
- ⑪ EX. 202 LF STORM SEWER PIPE
12" PVC @ -0.24%
- ⑫ EX. CATCH BASIN SQUARE
RIM: 901.47
INV NW = 896.60
INV N = 896.53
INV S = 896.13
- ⑬ PROP 24 LF 8" PVC STORM SEWER
@ -1.0 %
- ⑭ PRO STORM MANHOLE C LID
WITH REMOVABLE RETRACTOR
RIM = 909.20 +/- MATCH EXIST GRADE
INV W = 902.50
INV E = 902.50
- ⑮ PROP 305 LF 8" STORM SEWER
@ 1.0%
CONNECTION TO EXISTING STORM
CATCH BASIN
- ⑯ PROP 279 LF 8" PVC STORM SEWER
@ 0.50% BURIED 12"
PERFORATED UNDER DRAINED

SURVEY NOTES:

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10. Per scope of this survey, not all improvements are shown.

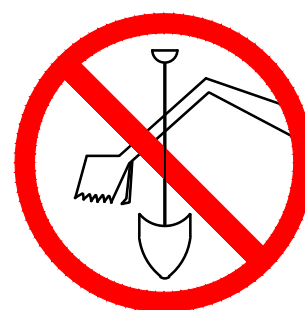


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TO OBTAIN LOCATIONS OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

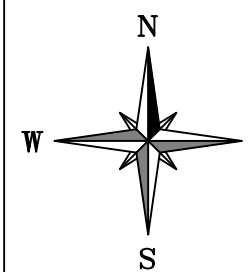


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1" IRON PIPE FOUND
1" IRON PIPE SET
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EX. MAJOR CONTOUR
EX. MINOR CONTOUR
PROP. SEWER
PROP. MAJOR CONTOUR
PROP. MINOR CONTOUR



SCALE IN FEET
0 40'

REVISIONS

BY	DESCRIPTION	DATE
J.B.K.	CHANGES FROM OWNER	08/07/2024
J.B.K.	REVISIONS PER VILLAGE REVIEW	08/26/2024
J.B.K.	REVISIONS PER VILLAGE REVIEW	09/05/2024

CHECKED BY: BK

DATE: 07/24/2024

DRAWN BY: JB

JOB NO. 24-9971

PROJECT

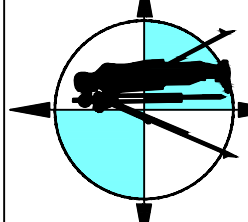
N114W18686 CLINTON DRIVE
GERMANTOWN, WI 53022

JAHNKE & JAHNKE ASSOCIATES, LLC

ENGINEERS, PLANNERS & SURVEYORS

CONNECT ► EMPOWER ► DESIGN

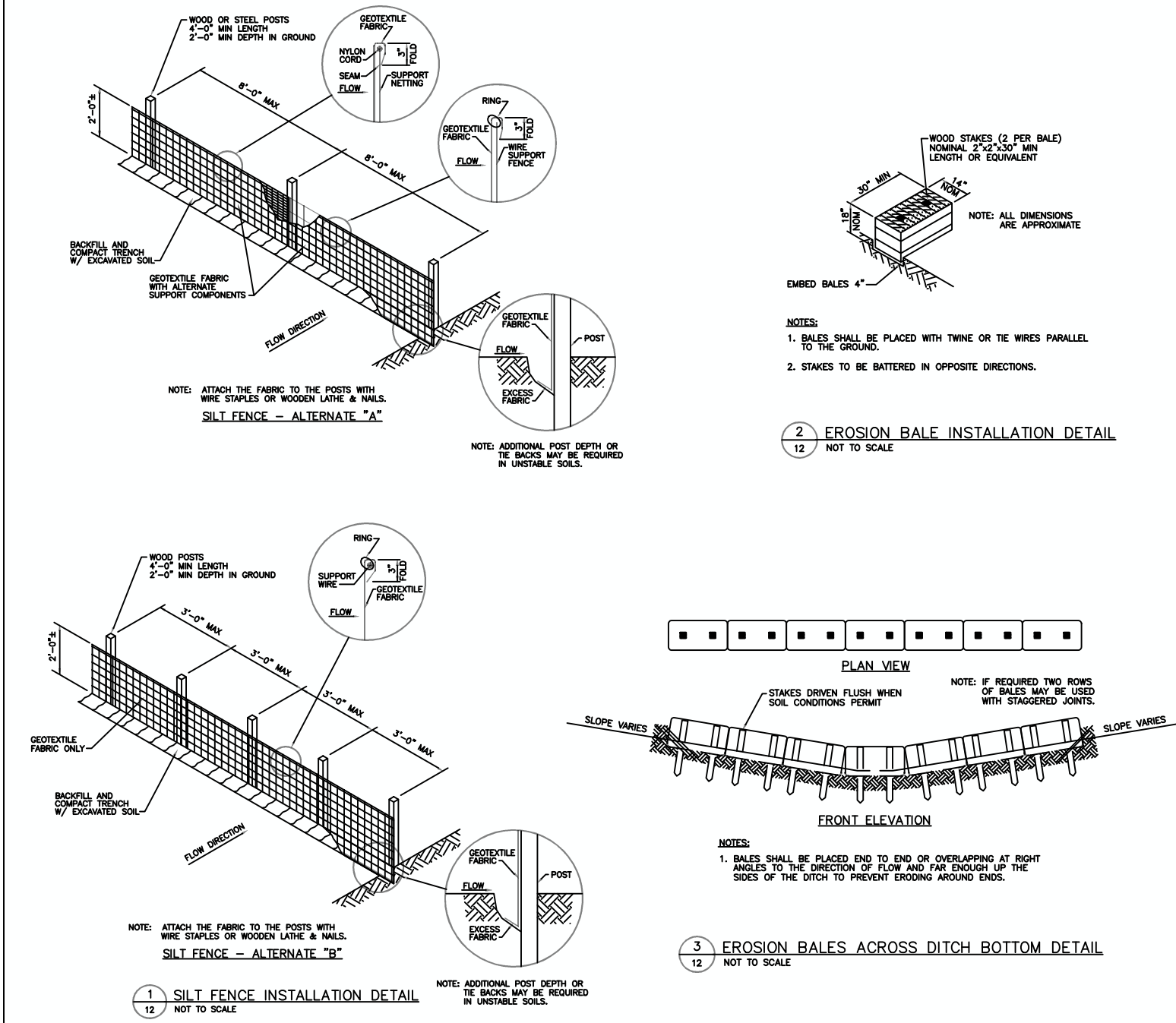
WWW.JAHNKEANDJAHNKE.COM
534 BURNETT
PHONE: (262) 542-5797 EMAIL: SURVEY@JAHNKEANDJAHNKE.COM
FILE NAME: S:\project\324-9971\Green Hills Contr'dwg\24-9971_R3_2024-8-20.dwg

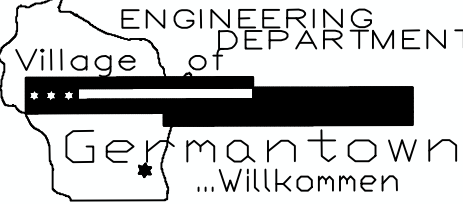


10 OF 11

GRADING PLAN - 2

NOT VALID WITHOUT ORIGINAL SIGNATURE





ENGINEERING DEPARTMENT
Village of
GERMANTOWN
...Willkommen

STANDARD DETAIL

EROSION CONTROL MEASURES

APPROVED 2/2006 REVISED: 09/28/2018 RCB

CONSTRUCTION SEQUENCE:

To be provided.

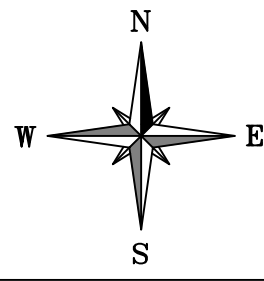
EROSION CONTROL PLAN NARRATIVE WHITE STONE CHURCH ALTERATION

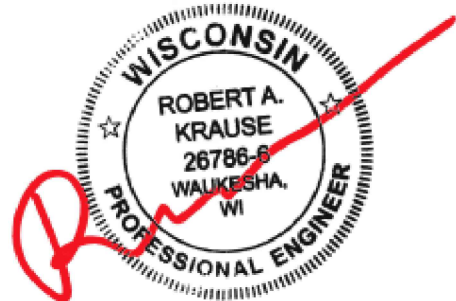
To be provided.

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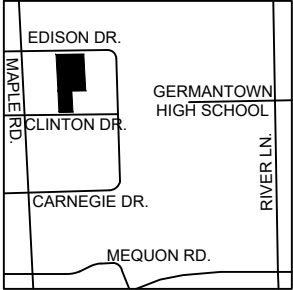
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PROJECT	BY
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	CHANGES FROM OWNER
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	GERMANTOWN, WI 53022
JAHNKE & JAHNKE ASSOCIATES, LLC	ENGINEERS • PLANNERS • SURVEYORS
	CONNECT ► EMPOWER ► DESIGN
	WWW.JAHNKEANDJAHNKE.COM
	534 BLUENOTE DRIVE, SUITE 200, GREEN HILLS, WI 53022
PROJECT	PHONE: (262) 542-5797 • EMAIL: SURVEY@JAHNKEANDJAHNKE.COM
PROJECT	FILE NAME: S:\projects\24-9971 Green Hills Contr\dwg\24-9971 R3 2024-8-20.dwg



CERTIFIED SURVEY MAP NO. _____

BEING A COMBINATION OF CSM 2211 AND CSM 2213
ALSO BEING PART OF THE NW 1/4 OF THE SW 1/4 OF SECTION 21, T9N, R20E
VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN



LOCATION MAP
SW 1/4, SEC 21-7-20
SCALE: 1" = 2000'

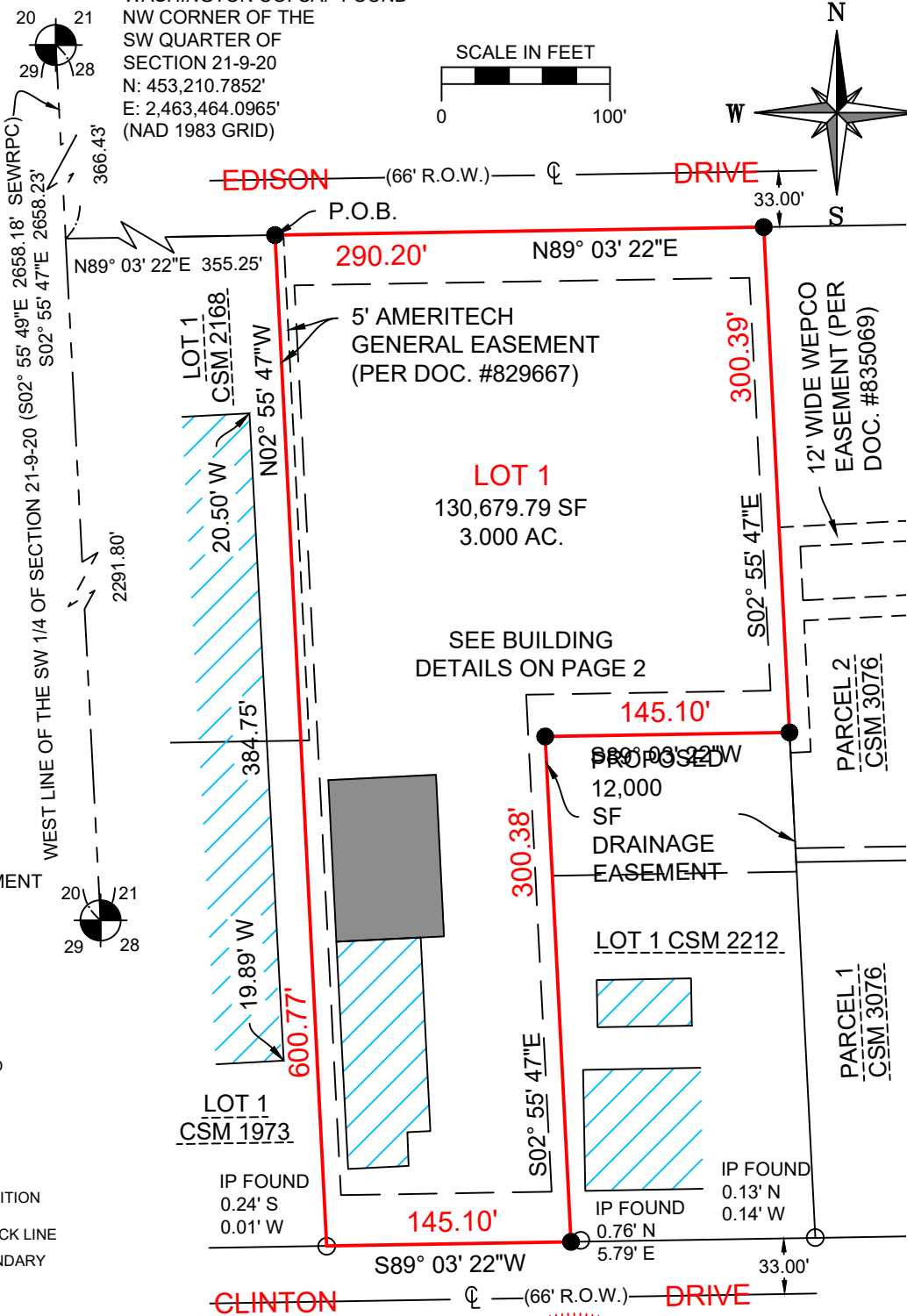
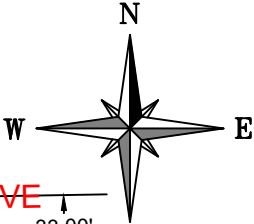
- 1. SURVEY NOTES:
- 2. ALL DIMENSIONS SHOWN ARE IN DECIMAL FEET, US SURVEY UNITS.
- 3. REVIEW LEGAL DESCRIPTION AND RECORD MEASUREMENTS ON THIS PLAT AND AT ONCE REPORT ANY APPARENT DIFFERENCE TO THE SURVEYOR
- 4. REFERENCE BEARING IS THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 21-9-20, HAVING A GRID BEARING OF S02° 55' 49"E, BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD 83), WISCONSIN STATE PLANE COORDINATE SYSTEM SOUTH ZONE.
- 5. BUILDING SETBACK DIMENSIONS ARE AS FOLLOWS: 30' FRONT YARD MINIMUM, 25' REAR YARD MINIMUM, AND 10' SIDE YARD MINIMUM (07/23/2024).

ALUMINUM D.O.T. MONUMENT
SW CORNER OF THE
SW QUARTER OF
SECTION 21-9-20

LEGEND

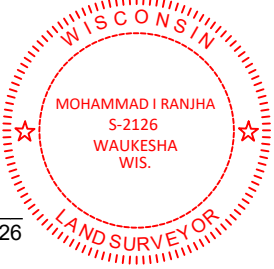
- 1" IRON PIPE FOUND
- IRON PIPE 18" x 1" DIA. PLACED 1.13 LBS. PER LIN. FT.
- SECTION CORNER MONUMENT
- EXISTING BUILDING
- PROPOSED BUILDING ADDITION
- BUILDING SETBACK LINE
- EASEMENT BOUNDARY

POINT OF COMMENCEMENT
CONCRETE MONUMENT WITH A
WASHINGTON CO. CAP FOUND
NW CORNER OF THE
SW QUARTER OF
SECTION 21-9-20
N: 453,210.7852'
E: 2,463,464.0965'
(NAD 1983 GRID)



DATED AT WAUKESHA, WISCONSIN THIS 24th DAY OF JULY, 2024.

BY: MOHAMMAD RANJHA - WISCONSIN PROFESSIONAL LAND SURVEYOR NO. S-2126
THIS INSTRUMENT WAS DRAFTED UNDER THE SUPERVISION OF MOHAMMAD RANJHA.



OWNER:
Greenhills Contracting, INC.
N91W16480 Pershing Ave. #5
Menomonee Falls, WI. 53051
(262) 271-3472

FILE NAME: S:\projects\24-9971 Green Hills Contr\dwg\24-9971 R3 2024-8-20.dwg

SHEET: 1 OF 6

JAHNKE & JAHNKE
ASSOCIATES, LLC.
ENGINEERS • PLANNERS • SURVEYORS
CONNECT ► EMPOWER ► DESIGN
WWW.JAHNKEANDJAHNKE.COM
524 BLUEMOUND ROAD, WAUKESHA, WI 53188
PHONE: (262) 542-5797, EMAIL: SURVEY@JAHNKEANDJAHNKE.COM

DRAWN BY: JB		CHECKED BY: MR
JOB NO.: 24-9971		
REVISION		
DATE	DESCRIPTION	BY
08/06/2024	ADJUSTED PROPERTY BOUNDARY	JB
09/05/2024	VILLAGE COMMENTS	JB

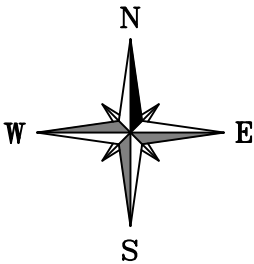
CERTIFIED SURVEY MAP NO. _____

BEING A COMBINATION OF CSM 2211 AND CSM 2213
ALSO BEING PART OF THE NW 1/4 OF THE SW 1/4 OF SECTION 21, T9N, R20E
VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN

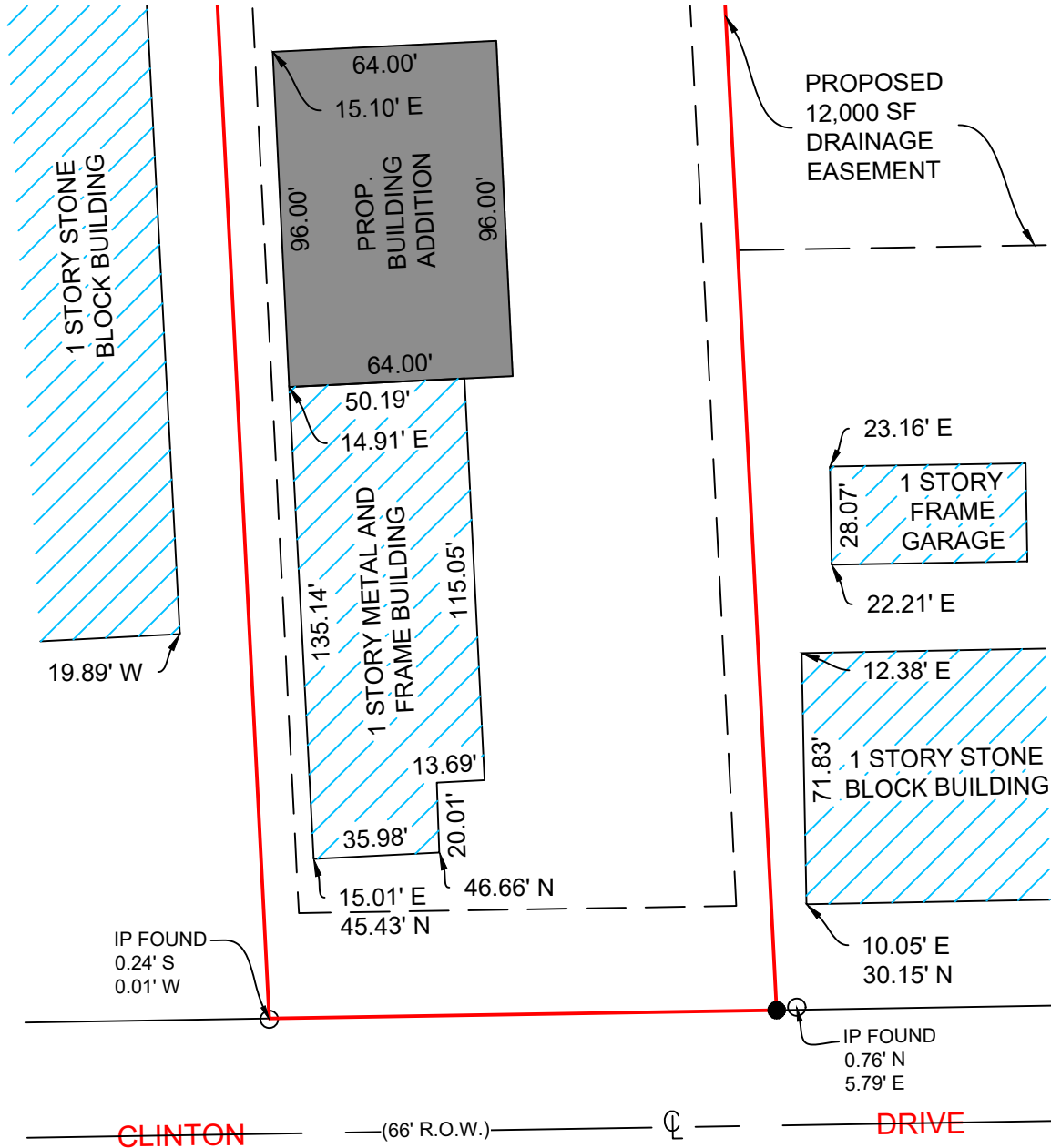
LEGEND

- 1" IRON PIPE FOUND
- IRON PIPE 18" x 1" DIA. PLACED
1.13 LBS. PER LIN. FT.
- SECTION CORNER MONUMENT

- EXISTING BUILDING
- PROPOSED BUILDING ADDITION
- BUILDING SETBACK LINE

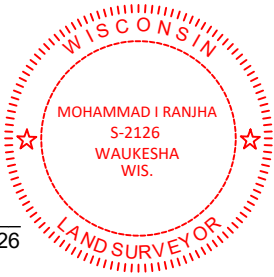


BUILDING DETAIL



DATED AT WAUKESHA, WISCONSIN THIS 24th DAY OF JULY, 2024.

BY: MOHAMMAD RANJHA - WISCONSIN PROFESSIONAL LAND SURVEYOR NO. S-2126
THIS INSTRUMENT WAS DRAFTED UNDER THE SUPERVISION OF MOHAMMAD RANJHA.



OWNER:
Greenhills Contracting, INC.
N91W16480 Pershing Ave. #5
Menomonee Falls, WI. 53051
(262) 271-3472

FILE NAME: S:\projects\24-9971 Green Hills Contr\dwg\24-9971 R3 2024-8-20.dwg

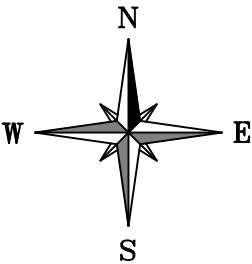
SHEET: 2 OF 6		JAHNKE & JAHNKE ASSOCIATES, LLC. ENGINEERS • PLANNERS • SURVEYORS CONNECT ► EMPOWER ► DESIGN WWW.JAHNKEANDJAHNKE.COM 524 BLUEMOUND ROAD, WAUKESHA, WI 53188 PHONE: (262) 542-5797, EMAIL: SURVEY@JAHNKEANDJAHNKE.COM		DRAWN BY: JB		CHECKED BY: MR	
				JOB NO.: 24-9971			
		REVISION					
		DATE		DESCRIPTION		BY	
		08/06/2024		ADJUSTED PROPERTY BOUNDARY		JB	
		09/05/2024		VILLAGE COMMENTS		JB	

CERTIFIED SURVEY MAP NO. _____

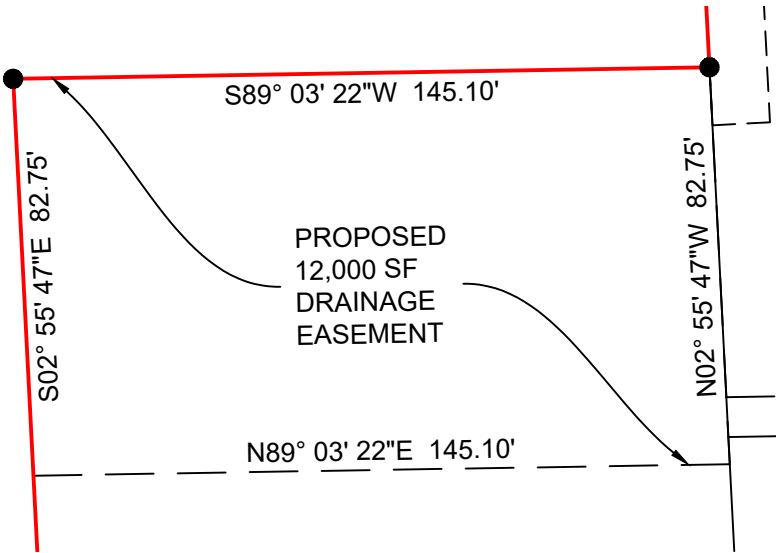
BEING A COMBINATION OF CSM 2211 AND CSM 2213
ALSO BEING PART OF THE NW 1/4 OF THE SW 1/4 OF SECTION 21, T9N, R20E
VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN

LEGEND

- 1" IRON PIPE FOUND
- IRON PIPE 18" x 1" DIA. PLACED
1.13 LBS. PER LIN. FT.
- SECTION CORNER MONUMENT



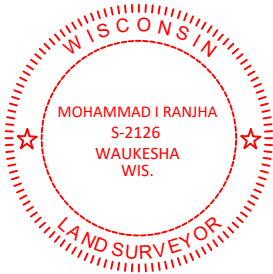
EASEMENT DETAIL



TERMS AND CONDITIONS TO BE DETERMINED

DATED AT WAUKESHA, WISCONSIN THIS 24th DAY OF JULY, 2024.

BY: _____
MOHAMMAD RANJHA - WISCONSIN PROFESSIONAL LAND SURVEYOR NO. S-2126
THIS INSTRUMENT WAS DRAFTED UNDER THE SUPERVISION OF MOHAMMAD RANJHA.



OWNER:
Greenhills Contracting, INC.
N91W16480 Pershing Ave. #5
Menomonee Falls, WI. 53051
(262) 271-3472

FILE NAME: S:\projects\24-9971 Green Hills Contr\dwg\24-9971 R3 2024-8-20.dwg

SHEET: 3 OF 6

JAHNKE & JAHNKE
ASSOCIATES, LLC.
ENGINEERS • PLANNERS • SURVEYORS
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524 BLUEMOUND ROAD, WAUKESHA, WI 53188
PHONE: (262) 542-5797, EMAIL: SURVEY@JAHNKEANDJAHNKE.COM

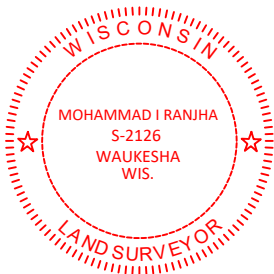
DRAWN BY: JB		CHECKED BY: MR
JOB NO.: 24-9971		
REVISION		
DATE	DESCRIPTION	BY
08/06/2024	ADJUSTED PROPERTY BOUNDARY	JB
09/05/2024	VILLAGE COMMENTS	JB

CERTIFIED SURVEY MAP NO. _____

BEING A COMBINATION OF CSM 2211 AND CSM 2213
ALSO BEING PART OF THE NW 1/4 OF THE SW 1/4 OF SECTION 21, T9N, R20E
VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE:

I, Mohammad Ranjha, a Wisconsin Professional Land Surveyor do hereby certify and say that I have surveyed, divided and mapped the following land bounded and described as follows:
All that being a combination of CSM 2213 and CSM 2211, also being a part of the Northwest Quarter of the Southwest Quarter of Section 21, Township 9 North, Range 20 East, Village of Germantown, Washington County Wisconsin, bounded and described as follows:
Commencing at the Northwest corner of said Southwest Quarter of Section 21, being marked concrete monument with a Washington County Cap; thence South 02° 55' 47" East, along the West line of said Southwest Quarter, 366.43 feet; thence North 89° 03' 22" East, along the Southerly right-of-way line of a 66 foot wide Edison Drive and the North line of Lot 1 of Certified Survey Map No. 2168, 355.25 feet to the point of beginning of the lands herein described; thence, continuing along said Southerly right-of-way line, North 89° 03' 22" East, 290.20 feet; thence South 02° 55' 47" East, along the West line of Parcel 2 of Certified Survey Map No. 3076, 300.39 feet; thence South 89° 03' 22" West, 145.10 feet; thence South 02° 55' 47" East, along the West line of Certified Survey Map No. 2212, 300.38 feet to the Northerly right-of-way line of a 66 foot wide Clinton Drive; thence, along said Northerly right-of-way line, South 89° 03' 22" West, 145.10 feet; thence North 02° 55' 47" West, along the East line of Lot 1 of Certified Survey Map No. 1973 and the East line of Lot 1 of Certified Survey Map No. 2168, 600.77 feet to said Southerly right-of-way line and to the point of beginning.
Containing an area of 130,679.79 square feet or 3.000 acres of land.
I further certify that we have made such survey, land division, and map by the direction of the owners of said land; that such map is a correct representation of the exterior boundaries of the land surveyed and map thereof made; and that we fully complied with the provisions of Chapter 236 of the Wisconsin State Statutes pertaining to Certified Survey Maps (Section 236.34) and the regulations of the Village of Germantown in surveying, dividing, and mapping the same.



MOHAMMAD RANJHA - Wis. Reg. No. S-2126

STATE OF WISCONSIN } ss.
WAUKESHA COUNTY }

The above certificate subscribed and sworn to me this 24th day of JULY, 2024.

My commission expires April 18th, 2028.

ROBERT KRAUSE - NOTARY PUBLIC

THIS INSTRUMENT WAS DRAFTED UNDER THE SUPERVISION OF MOHAMMAD RANJHA.

SHEET: 4 OF 6		JAHNKE & JAHNKE		DRAWN BY: JB		CHECKED BY: MR	
		ASSOCIATES, LLC.		JOB NO.: 24-9971			
		ENGINEERS• PLANNERS• SURVEYORS		REVISION			
		CONNECT► EMPOWER► DESIGN		DATE	DESCRIPTION	BY	
		WWW.JAHNKEANDJAHNKE.COM		08/06/2024	ADJUSTED PROPERTY BOUNDARY	JB	
		524 BLUEMOUND ROAD, WAUKESHA, WI 53188		09/05/2024	VILLAGE COMMENTS	JB	
		PHONE: (262) 542-5797, EMAIL: SURVEY@JAHNKEANDJAHNKE.COM					

CERTIFIED SURVEY MAP NO. _____

BEING A COMBINATION OF CSM 2211 AND CSM 2213
ALSO BEING PART OF THE NW 1/4 OF THE SW 1/4 OF SECTION 21, T9N, R20E
VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN

OWNERS' CERTIFICATE:
MICHAEL ANDERSON, as owner, hereby certifies that it has caused land described on this map, the combination of CSM 2211 and CSM 2213 being a part of the Northwest quarter of the Southwest quarter of Section 21, Town 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin, to be surveyed, divided, mapped and dedicated as represented on this map. We also certify that this Certified Survey Map is required by State Statute 236.34 to be submitted to the following for approval or objection: VILLAGE OF GERMANTOWN.

MICHAEL ANDERSON

STATE OF WISCONSIN }
COUNTY } ss.
Personally came before me this _____ day of _____, 2024, the above named MICHAEL ANDERSON, OWNER, to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

My commission expires _____
NOTARY PUBLIC -

CONSENT OF MORTGAGE:

STATE OF WISCONSIN }
COUNTY } ss.

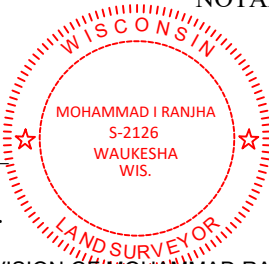
We, Park Bank, A Wisconsin State Bank, as grantee, do hereby certify that we caused the land described on this plat to be surveyed, divided, mapped, and dedicated as represented on the plat and do consent to the owners certificate of the above named

Name: _____ Name: _____
Title: _____ Title: _____

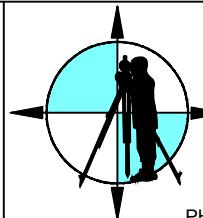
STATE OF WISCONSIN }
COUNTY } ss.
Personally came before me this _____ day of _____, 2024, the above named _____, to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

My commission expires _____
NOTARY PUBLIC -

MOHAMMAD RANJHA - Wis. Reg. No. S-2126
Dated this 24th day of JULY, 2024.



THIS INSTRUMENT WAS DRAFTED UNDER THE SUPERVISION OF MOHAMMAD RANJHA.

SHEET: 5 OF 6		JAHNKE & JAHNKE		DRAWN BY: JB		CHECKED BY: MR	
		ASSOCIATES, LLC.		JOB NO.: 24-9971			
		ENGINEERS • PLANNERS • SURVEYORS		REVISION			
		CONNECT ► EMPOWER ► DESIGN		DATE	DESCRIPTION	BY	
		WWW.JAHNKEANDJAHNKE.COM		08/06/2024	ADJUSTED PROPERTY BOUNDARY	JB	
		524 BLUEMOUND ROAD, WAUKESHA, WI 53188		09/05/2024	VILLAGE COMMENTS	JB	
		PHONE: (262) 542-5797, EMAIL: SURVEY@JAHNKEANDJAHNKE.COM					

CERTIFIED SURVEY MAP NO. _____

BEING A COMBINATION OF CSM 2211 AND CSM 2213
ALSO BEING PART OF THE NW 1/4 OF THE SW 1/4 OF SECTION 21, T9N, R20E
VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN

VILLAGE OF GERMANTOWN PLAN COMMISSION APPROVAL:

This Certified Survey Map, the combination of CSM 2211 and CSM 2213 being a part of the Northwest quarter of the Southwest quarter of Section 21, Town 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin, is hereby approved by the Planning Commission of the VILLAGE OF GERMANTOWN, this _____ day of _____, 2024.

DEAN WOLTER, CHAIRMAN

DATE

DEBORAH J. REMICH, SECRETARY

DATE

VILLAGE OF GERMANTOWN BOARD APPROVAL:

This Certified Survey Map, being a combination of CSM 2211 and CSM 2213 in the Northwest Quarter of the Southwest Quarter of Section 21, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin, having been approved by the Planning Commission being the same, is hereby approved and accepted by the Village Board of Trustees of the Village of Germantown, on this _____ day of _____, 2024.

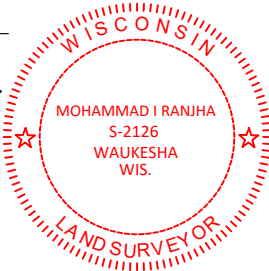
DEAN WOLTER, VILLAGE PRESIDENT

DATE

DONNA OTT, VILLAGE CLERK

DATE

MOHAMMAD RANJHA - Wis. Reg. No. S-2126
Dated this 24th day of JULY, 2024.



THIS INSTRUMENT WAS DRAFTED UNDER THE SUPERVISION OF MOHAMMAD RANJHA.

SHEET: 6 OF 6

JAHNKE & JAHNKE

ASSOCIATES, LLC.

ENGINEERS• PLANNERS• SURVEYORS

CONNECT► EMPOWER► DESIGN

WWW.JAHNKEANDJAHNKE.COM

524 BLUEMOUND ROAD, WAUKESHA, WI 53188

PHONE: (262) 542-5797, EMAIL: SURVEY@JAHNKEANDJAHNKE.COM

DRAWN BY: JB

CHECKED BY: MR

JOB NO.: 24-9971

REVISION

DATE	DESCRIPTION	BY
08/06/2024	ADJUSTED PROPERTY BOUNDARY	JB
09/05/2024	VILLAGE COMMENTS	JB



DATE: August 21, 2024

Stormwater Narrative Revised for:

Green Hills Contracting
N114w18686 Clinton Drive
Germantown, WI. 53022

This site and the neighboring properties generally drain off to the Southeast and the Menomonee River, approximately 2,700 feet to the Southeast. The exiting site improvements were originally constructed in 1980. All the neighboring properties appear to have been mostly constructed well before 2000 as well. Drainage wise the site is pretty much a stand-alone site with the neighbor's property just West drains to the North along the property line via a swale to Edison Drive then turning West along the side of Edison Drive ~75' and into the storm sewer that exist within a small patch of trees near the neighbor's North drive. See the site photos following this page and the site drainage map on the page following the photos, and a print out of the Washington County GIS topographic map, on the next sheet after that.

The subject site has a small area that drains South to Clinton Road no changes are proposed in this area. The vast majority of the property drains Northeast then turns and goes west onto the neighboring property it is then routed through their detention basin, before leaving their site. Via storm sewer running South along Whitney Dr.

The Clinton Road property to the east of the subject site has most of their storm water running toward Clinton Drive. With a very small area draining to the Northeast and through the neighbors site. Mr. Anderson in the process of purchasing this property from the neighbor, as it is a suitable location for the detention basin intended to serve the property after construction. He is also in the process of obtaining a 10ft drainage easement from W185N11513 Whitney Dr to allow the proposed discharge pipe from the detention basin to drain to Whitney Drive storm sewer.

After construction the larger area S1 stormwater be routed in a similar manner, from the building addition and new parking off to the northwest turning west then south in a green infrastructure vegetated Bio-Swale with no mow red fescue grass swale to the detention basin. The smaller drainage area S4 will be routed Northeast then north through a green infrastructure vegetated Bio-Swale with no mow red fescue to the detention basin, where for water quality purposes more than the first ½" of storm water will be retained in the bottom of the detention basin (5,391 CF required while 6,554 CF is provided). Then as some water will infiltrate into the ground the rest will be routed through a 3.5" restrictor (2yr) and a 3.75" restrictor (100yr). The present runoff rates are 2yr - 4.60cfs, and 100yr - 19.18cfs, after construction the release rates will be 2yr - 0.043cfs, and 100yr - 1.41cfs respectfully. The 2yr HWL will be 904.43 and the 100yr HWL will be 908.02 with an overflow directly east into the neighbor's detention basin then to Whitney ROW.

The basin discharge will accomplished through an eight 8" PVC pipe to an existing storm catch basin on Whitney drive both the 8" pipe and the 12" PVC storm sewer pipe have been included into the storm Hydrocad Proposed Conditions calculations for the ROW storm sewer a constant 3.6 CFS was added to the hydrograph at the start of the pipe as this 100 year property out flow from the neighboring this pipe receives no direct water into the rim. The pipes can handle all calculated flow.



JAHNKE & JAHNKE
ASSOCIATES, LLC
ENGINEERS • PLANNERS • SURVEYORS
ENGINEERING SOLUTIONS SINCE 1964

The drainage area is 2.97 acres making the allowable release rates 2yr – 0.446, and 100yr – 1.48cfs the proposed site will discharge at slower than the required rates in both 2yr and 100yr storms, the proposed site discharge will be less in both cases.

If you have any questions or require further information please contact me.
Respectfully,

Bob

Robert A Krause

Jahnke and Jahnke Associates LLC



JAHNKE & JAHNKE
ASSOCIATES, LLC
ENGINEERS • PLANNERS • SURVEYORS
ENGINEERING SOLUTIONS SINCE 1964

Existing Swale Just West of West Property Line to Edison Dr

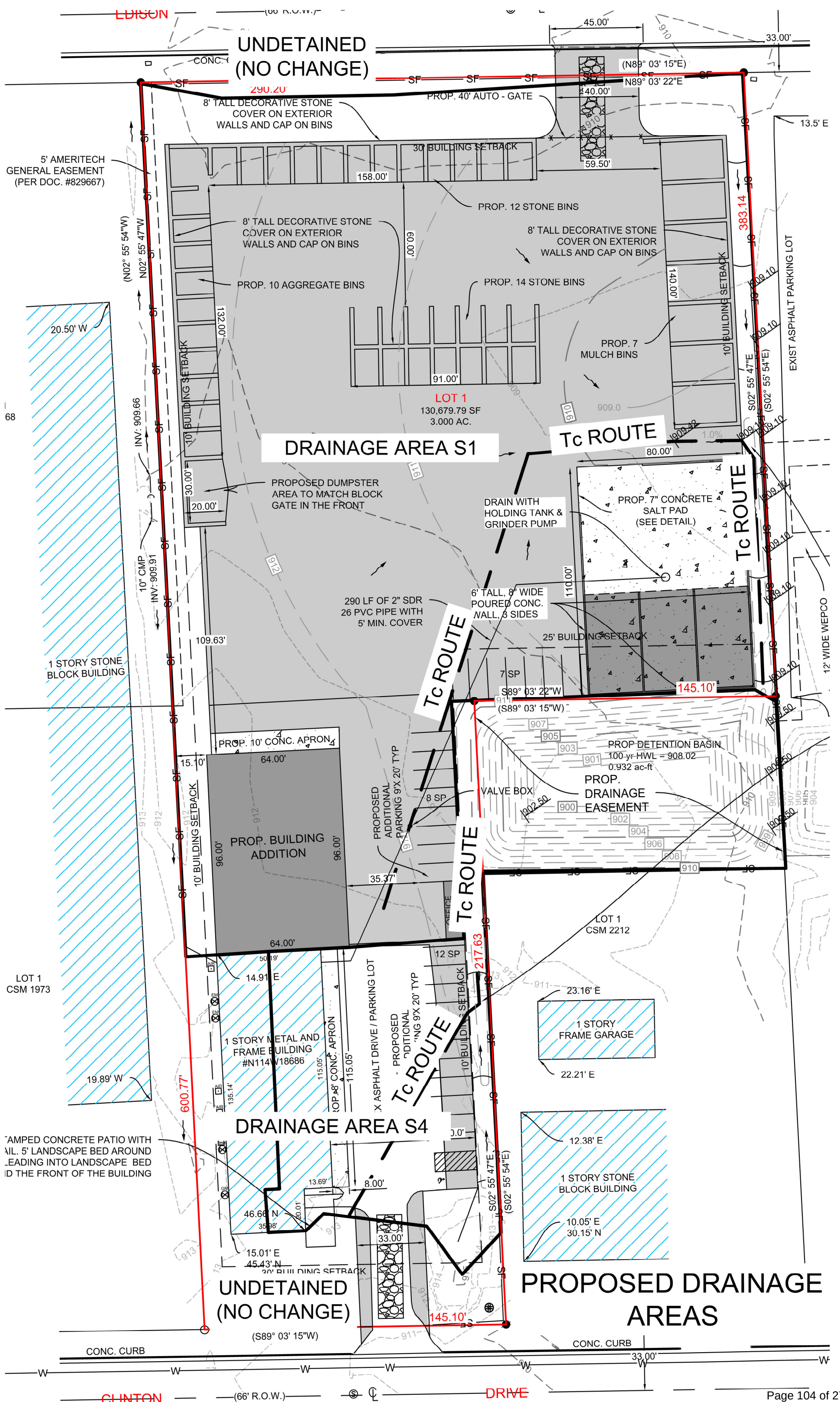




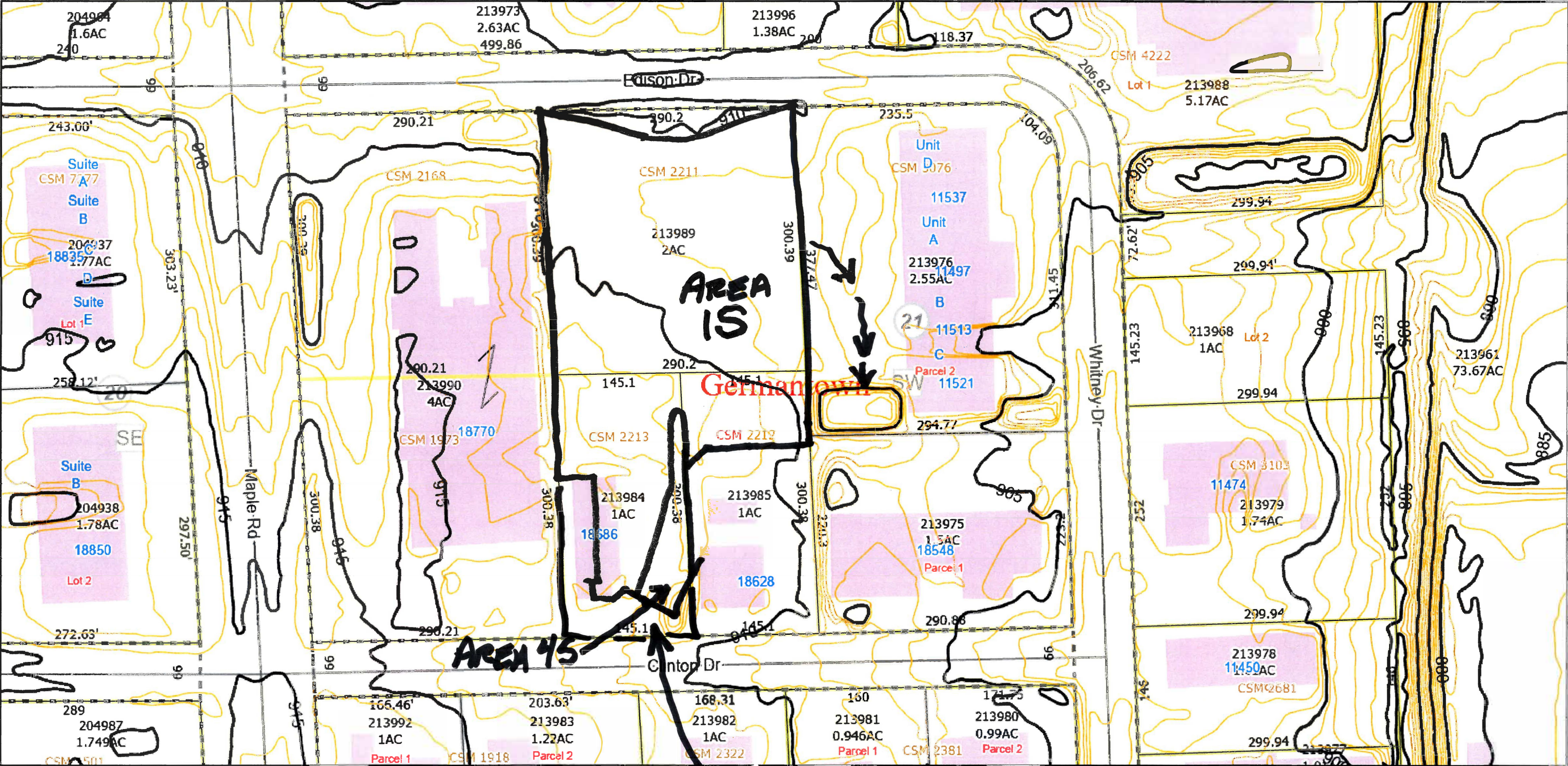
JAHNKE & JAHNKE
ASSOCIATES, LLC
ENGINEERS • PLANNERS • SURVEYORS
ENGINEERING SOLUTIONS SINCE 1964

Existing Swale Just West of West Property Line Farther North as the water gets near Edison and turns West Away from the Property in Question



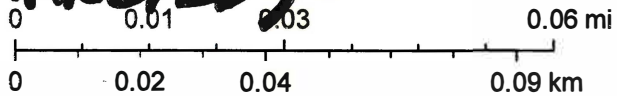


Washington County, Wisconsin



7/15/2024, 10:33:34 AM

- | | | | | |
|--------------------|-------------------------|-------------------------|----------------------|-------------------|
| Current Parcel | Index | Parcel Taxkey & Acreage | Lot | Municipality |
| Address Point | Intermediate | PLSS Boundary | Plat | Local Road Labels |
| 1' Contours | Lot Number | PLSS Section | Certified Survey Map | Local Road |
| <all other values> | Certified Survey Number | PLSS Quarter | Right-of-Way | Landhook |



Washington County GIS, Washington County

Hydrologic Soil Group—Washington County, Wisconsin



Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

7/15/2024
Page 1 of 4
Page 106 of 270

MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

Soil Rating Polygons

 A
 A/D
 B
 B/D
 C
 C/D
 D
 Not rated or not available

Soil Rating Lines

 A
 A/D
 B
 B/D
 C
 C/D
 D
 Not rated or not available

Soil Rating Points

 A
 A/D
 B
 B/D

 C
 C/D
 D
 Not rated or not available

Water Features

 Streams and Canals

Transportation

 Rails
 Interstate Highways
 US Routes
 Major Roads
 Local Roads

Background

 Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:15,800.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL:
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Washington County, Wisconsin
 Survey Area Data: Version 23, Sep 8, 2023

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Aug 4, 2022—Sep 13, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
HmB2	Hochheim loam, 2 to 6 percent slopes, eroded	D	0.3	9.4%
HmC2	Hochheim loam, 6 to 12 percent slopes, eroded	D	0.4	11.7%
ThB2	Theresa silt loam, 2 to 6 percent slopes, eroded	C	2.6	78.8%
Totals for Area of Interest			3.3	100.0%

Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

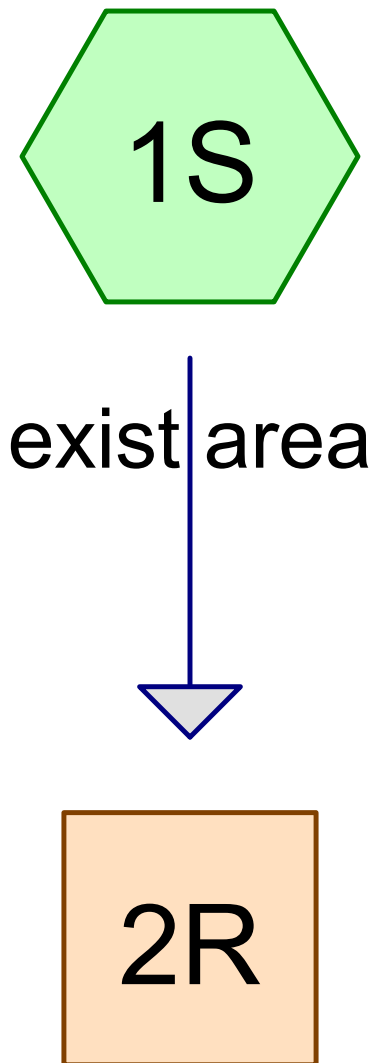
Rating Options

Aggregation Method: Dominant Component

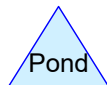
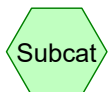
Component Percent Cutoff: None Specified

Tie-break Rule: Higher

Existing Conditions



Outfflow from Prop



Routing Diagram for 24-9971 Existing Cond 2024-15-2024
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24-9971 Existing Cond 2024-15-2024

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Area Listing (all nodes)

Area (acres)	CN	Description (subcatchment-numbers)
2.490	79	50-75% Grass cover, Fair, HSG C (1S)
0.176	84	50-75% Grass cover, Fair, HSG D (1S)
0.304	98	Unconnected pavement, HSG A (1S)
2.970	81	TOTAL AREA

24-9971 Existing Cond 2024-15-2024

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Soil Listing (all nodes)

Area (acres)	Soil Group	Subcatchment Numbers
0.304	HSG A	1S
0.000	HSG B	
2.490	HSG C	1S
0.176	HSG D	1S
0.000	Other	
2.970		TOTAL AREA

24-9971 Existing Cond 2024-15-2024

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Ground Covers (all nodes)

HSG-A (acres)	HSG-B (acres)	HSG-C (acres)	HSG-D (acres)	Other (acres)	Total (acres)	Ground Cover	Subcatchment Numbers
0.000	0.000	2.490	0.176	0.000	2.666	50-75% Grass cover, Fair	1S
0.304	0.000	0.000	0.000	0.000	0.304	Unconnected pavement	1S
0.304	0.000	2.490	0.176	0.000	2.970	TOTAL AREA	

24-9971 Existing Cond 2024-15-2024*MSE 24-hr 3 2 YR Rainfall=2.65"*

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Time span=0.00-24.00 hrs, dt=0.05 hrs, 481 points

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN

Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 1S: exist area

Runoff Area=2.970 ac 10.24% Impervious Runoff Depth>0.99"

Flow Length=291' Tc=9.2 min UI Adjusted CN=80 Runoff=4.60 cfs 0.246 af

Reach 2R: Outflow from Prop

Inflow=4.60 cfs 0.246 af

Outflow=4.60 cfs 0.246 af

Total Runoff Area = 2.970 ac Runoff Volume = 0.246 af Average Runoff Depth = 0.99"
89.76% Pervious = 2.666 ac 10.24% Impervious = 0.304 ac

Summary for Subcatchment 1S: exist area

Existing Conditions

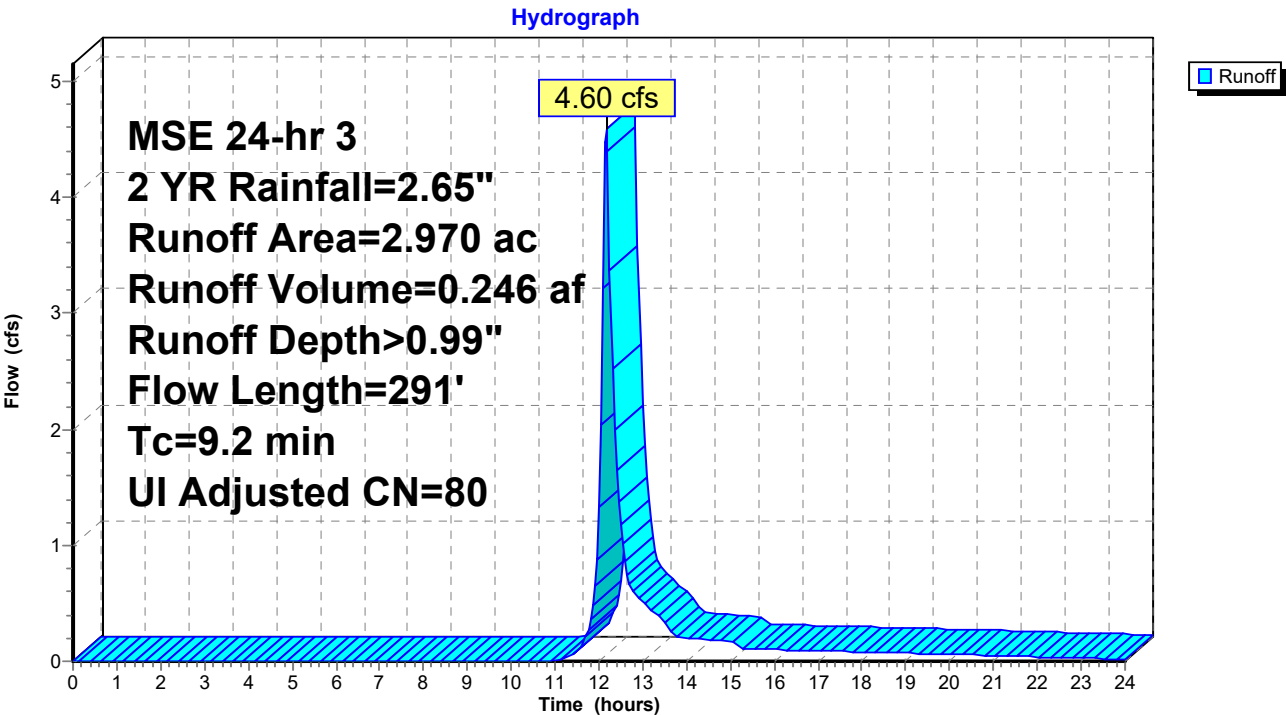
Runoff = 4.60 cfs @ 12.17 hrs, Volume= 0.246 af, Depth> 0.99"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 2 YR Rainfall=2.65"

Area (ac)	CN	Adj	Description
0.304	98		Unconnected pavement, HSG A
2.490	79		50-75% Grass cover, Fair, HSG C
0.176	84		50-75% Grass cover, Fair, HSG D
2.970	81	80	Weighted Average, UI Adjusted
2.666			89.76% Pervious Area
0.304			10.24% Impervious Area
0.304			100.00% Unconnected

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
7.5	123	0.0004	0.27		Sheet Flow, Exist Parking
					Smooth surfaces n= 0.011 P2= 2.65"
1.7	168	0.0108	1.67		Shallow Concentrated Flow, Exit Grass
					Unpaved Kv= 16.1 fps
9.2	291	Total			

Subcatchment 1S: exist area



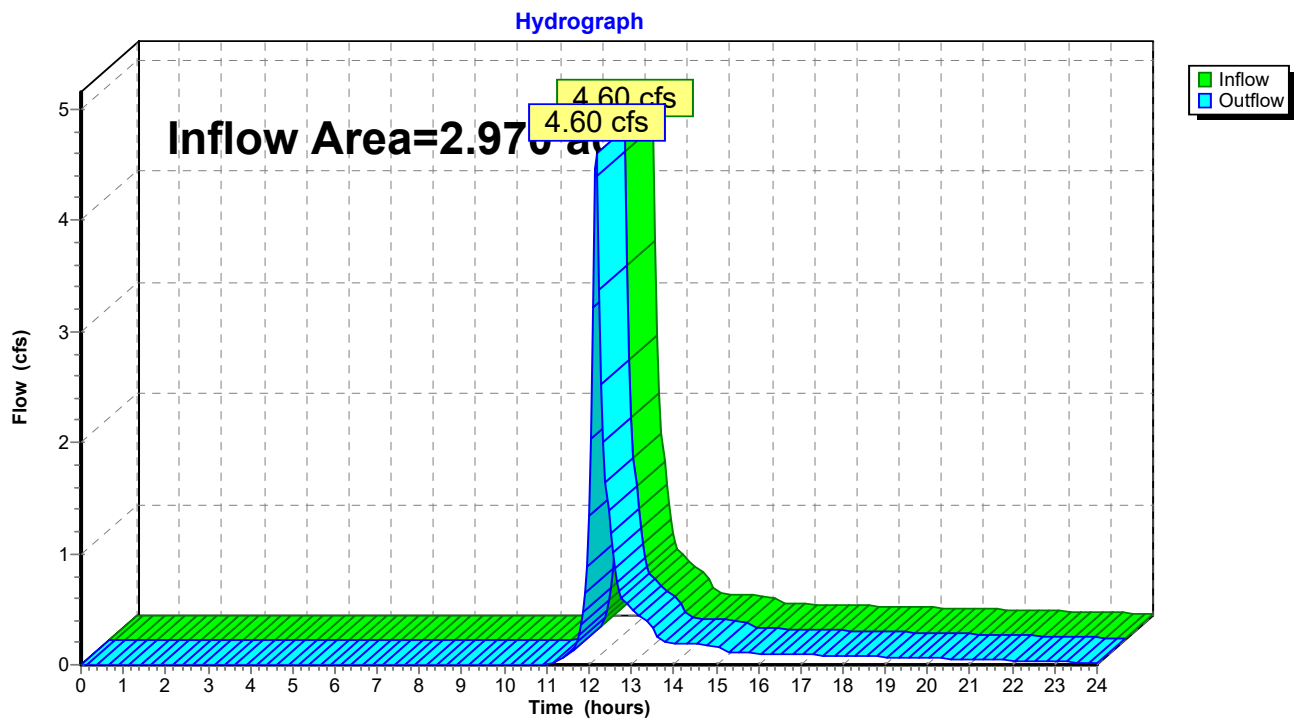
Summary for Reach 2R: Outflow from Prop

[40] Hint: Not Described (Outflow=Inflow)

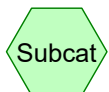
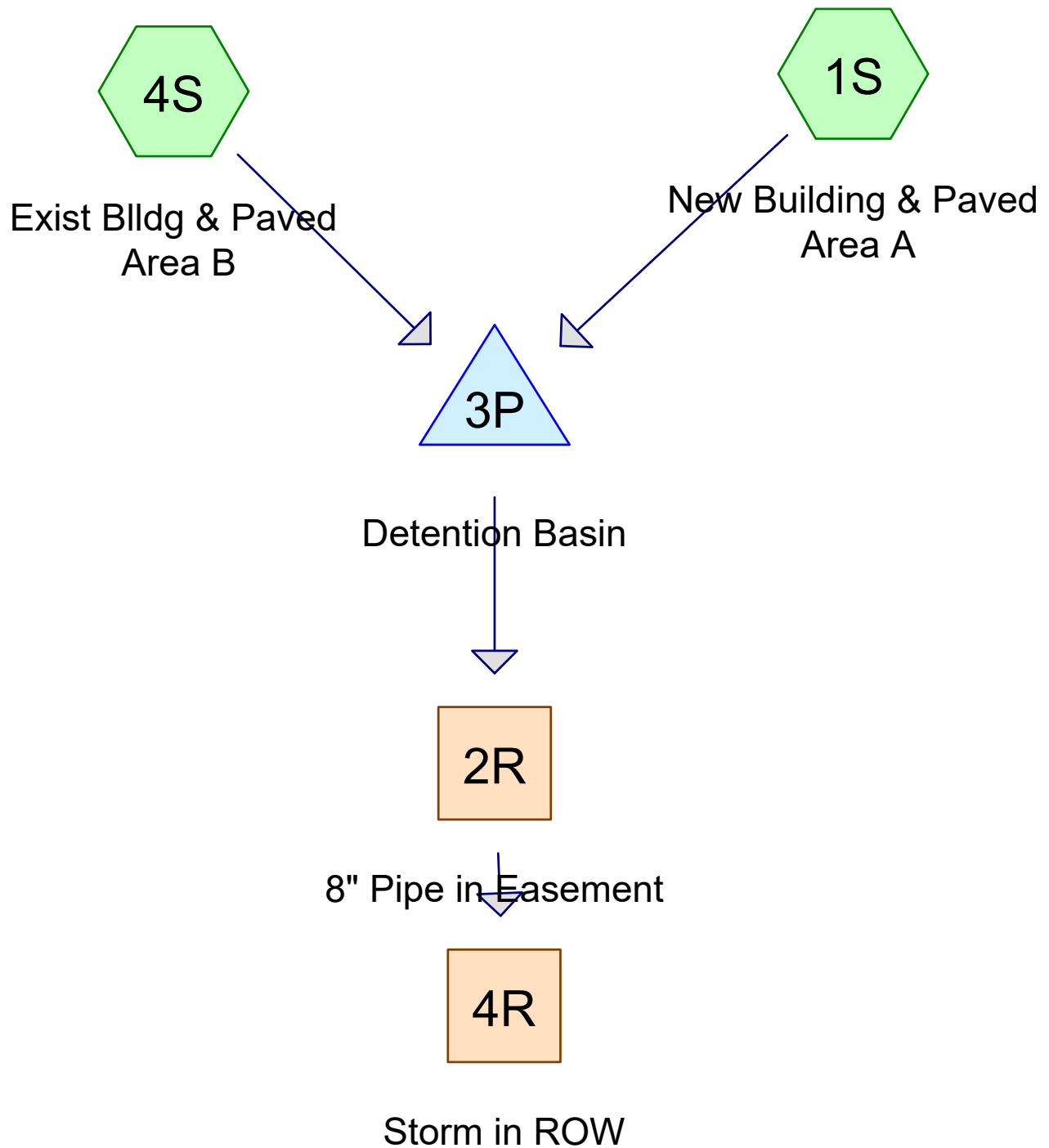
Inflow Area = 2.970 ac, 10.24% Impervious, Inflow Depth > 0.99" for 2 YR event
 Inflow = 4.60 cfs @ 12.17 hrs, Volume= 0.246 af
 Outflow = 4.60 cfs @ 12.17 hrs, Volume= 0.246 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Reach 2R: Outflow from Prop



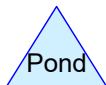
PROPOSED CONDITIONS



Subcat



Reach



Pond



Link

Routing Diagram for 24-9971 Prop Cond 2024-7-29
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Area Listing (all nodes)

Area (acres)	CN	Description (subcatchment-numbers)
0.185	79	50-75% Grass cover, Fair, HSG C (1S)
0.076	84	50-75% Grass cover, Fair, HSG D (1S)
0.365	74	>75% Grass cover, Good, HSG C (4S)
0.002	80	>75% Grass cover, Good, HSG D (4S)
2.342	98	Paved parking, HSG C (1S, 4S)
2.970	93	TOTAL AREA

24-9971 Prop Cond 2024-7-29

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Soil Listing (all nodes)

Area (acres)	Soil Group	Subcatchment Numbers
0.000	HSG A	
0.000	HSG B	
2.892	HSG C	1S, 4S
0.078	HSG D	1S, 4S
0.000	Other	
2.970		TOTAL AREA

24-9971 Prop Cond 2024-7-29

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Ground Covers (all nodes)

HSG-A (acres)	HSG-B (acres)	HSG-C (acres)	HSG-D (acres)	Other (acres)	Total (acres)	Ground Cover	Subcatchment Numbers
0.000	0.000	0.185	0.076	0.000	0.261	50-75% Grass cover, Fair	1S
0.000	0.000	0.365	0.002	0.000	0.367	>75% Grass cover, Good	4S
0.000	0.000	2.342	0.000	0.000	2.342	Paved parking	1S, 4S
0.000	0.000	2.892	0.078	0.000	2.970	TOTAL AREA	

24-9971 Prop Cond 2024-7-29

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Pipe Listing (all nodes)

Line#	Node Number	In-Invert (feet)	Out-Invert (feet)	Length (feet)	Slope (ft/ft)	n	Diam/Width (inches)	Height (inches)	Inside-Fill (inches)
1	2R	902.50	899.45	305.0	0.0100	0.010	8.0	0.0	0.0
2	4R	897.55	886.53	205.0	0.0538	0.010	12.0	0.0	0.0

Time span=0.00-24.00 hrs, dt=0.04 hrs, 601 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment1S: New Building & Paved Runoff Area=2.324 ac 88.77% Impervious Runoff Depth>2.21"
Flow Length=450' Tc=8.3 min CN=96 Runoff=8.88 cfs 0.428 af

Subcatchment4S: Exist Bldg & Paved Runoff Area=0.646 ac 43.19% Impervious Runoff Depth>1.23"
Tc=0.0 min CN=84 Runoff=2.16 cfs 0.066 af

Reach 2R: 8" Pipe in Easement Avg. Flow Depth=0.24' Max Vel=3.83 fps Inflow=0.43 cfs 0.274 af
8.0" Round Pipe n=0.010 L=305.0' S=0.0100 '/' Capacity=1.57 cfs Outflow=0.43 cfs 0.274 af

Reach 4R: Storm in ROW Avg. Flow Depth=0.53' Max Vel=14.04 fps Inflow=4.03 cfs 7.426 af
12.0" Round Pipe n=0.010 L=205.0' S=0.0538 '/' Capacity=10.74 cfs Outflow=5.38 cfs 7.418 af

Pond 3P: Detention Basin Peak Elev=904.43' Storage=15,148 cf Inflow=9.48 cfs 0.494 af
Discarded=0.06 cfs 0.058 af Primary=0.43 cfs 0.274 af Outflow=0.49 cfs 0.332 af

Total Runoff Area = 2.970 ac Runoff Volume = 0.494 af Average Runoff Depth = 2.00"
21.14% Pervious = 0.628 ac 78.86% Impervious = 2.342 ac

Summary for Subcatchment 1S: New Building & Paved Area A

Existing Conditions

Runoff = 8.88 cfs @ 12.15 hrs, Volume= 0.428 af, Depth> 2.21"

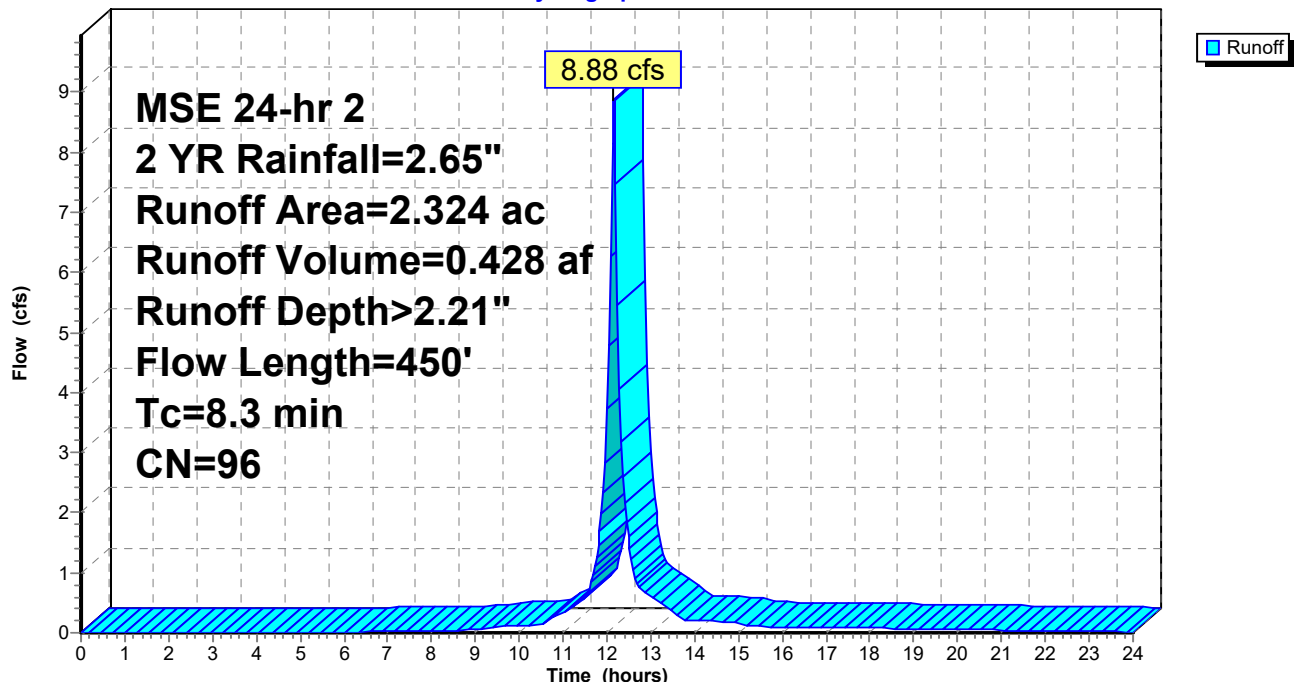
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.04 hrs
MSE 24-hr 2 2 YR Rainfall=2.65"

Area (ac)	CN	Description
2.063	98	Paved parking, HSG C
0.185	79	50-75% Grass cover, Fair, HSG C
0.076	84	50-75% Grass cover, Fair, HSG D
2.324	96	Weighted Average
0.261		11.23% Pervious Area
2.063		88.77% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
3.9	300	0.0124	1.29		Sheet Flow, Prop Parking
					Smooth surfaces n= 0.011 P2= 2.65"
0.2	25	0.0120	2.22		Shallow Concentrated Flow, Exit Grass
					Paved Kv= 20.3 fps
4.2	125	0.0100	0.50		Shallow Concentrated Flow, No Mow landscaped swale
					Woodland Kv= 5.0 fps
8.3	450	Total			

Subcatchment 1S: New Building & Paved Area A

Hydrograph



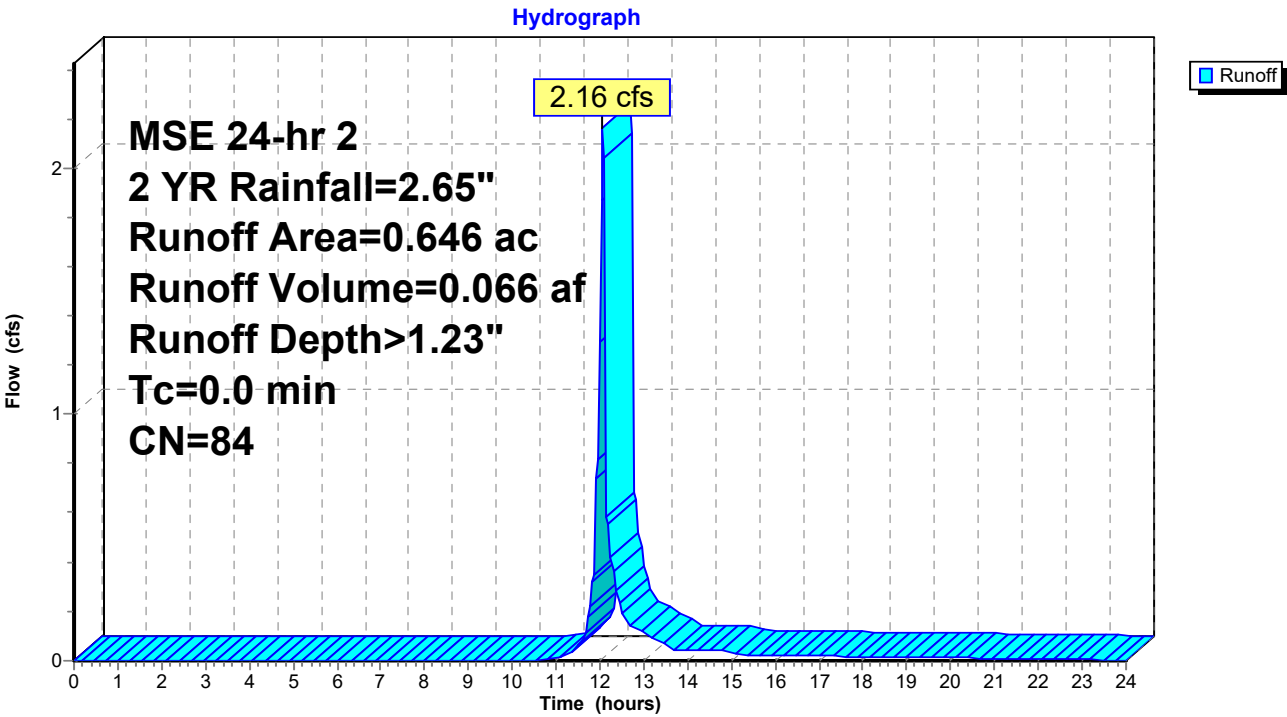
Summary for Subcatchment 4S: Exist Bldg & Paved Area B

Runoff = 2.16 cfs @ 12.06 hrs, Volume= 0.066 af, Depth> 1.23"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.04 hrs
MSE 24-hr 2 2 YR Rainfall=2.65"

Area (ac)	CN	Description
0.279	98	Paved parking, HSG C
0.365	74	>75% Grass cover, Good, HSG C
0.002	80	>75% Grass cover, Good, HSG D
0.646	84	Weighted Average
0.367		56.81% Pervious Area
0.279		43.19% Impervious Area

Subcatchment 4S: Exist Bldg & Paved Area B



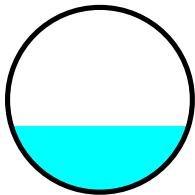
Summary for Reach 2R: 8" Pipe in Easement

Inflow Area = 2.970 ac, 78.86% Impervious, Inflow Depth > 1.11" for 2 YR event
Inflow = 0.43 cfs @ 13.39 hrs, Volume= 0.274 af
Outflow = 0.43 cfs @ 13.43 hrs, Volume= 0.274 af, Atten= 0%, Lag= 2.3 min

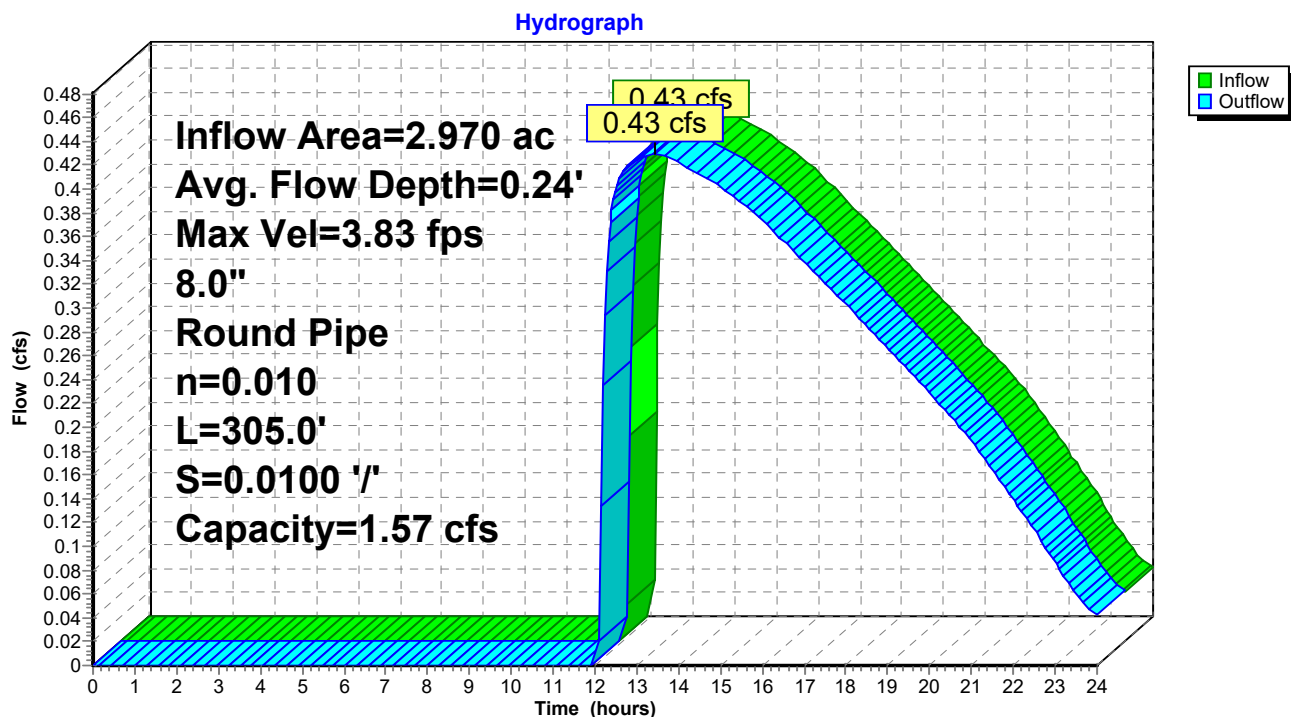
Routing by Stor-Ind+Trans method, Time Span= 0.00-24.00 hrs, dt= 0.04 hrs
Max. Velocity= 3.83 fps, Min. Travel Time= 1.3 min
Avg. Velocity= 3.29 fps, Avg. Travel Time= 1.5 min

Peak Storage= 34 cf @ 13.41 hrs
Average Depth at Peak Storage= 0.24' , Surface Width= 0.64'
Bank-Full Depth= 0.67' Flow Area= 0.3 sf, Capacity= 1.57 cfs

8.0" Round Pipe
n= 0.010 PVC, smooth interior
Length= 305.0' Slope= 0.0100 '/'
Inlet Invert= 902.50', Outlet Invert= 899.45'



Reach 2R: 8" Pipe in Easement



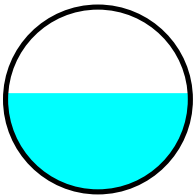
Summary for Reach 4R: Storm in ROW

Inflow Area = 2.970 ac, 78.86% Impervious, Inflow Depth > 30.00" for 2 YR event
Inflow = 4.03 cfs @ 13.43 hrs, Volume= 7.426 af, Incl. 3.60 cfs Base Flow
Outflow = 5.38 cfs @ 0.04 hrs, Volume= 7.418 af, Atten= 0%, Lag= 0.0 min

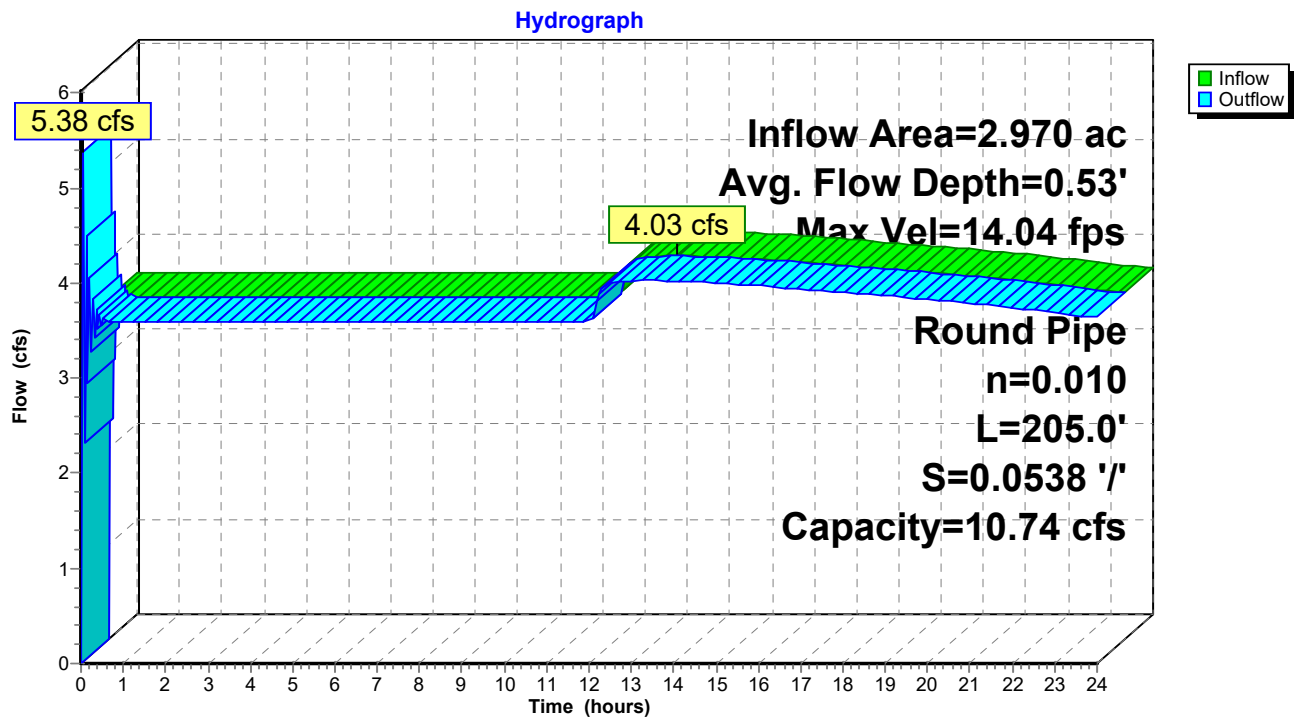
Routing by Stor-Ind+Trans method, Time Span= 0.00-24.00 hrs, dt= 0.04 hrs
Max. Velocity= 14.04 fps, Min. Travel Time= 0.2 min
Avg. Velocity = 12.44 fps, Avg. Travel Time= 0.3 min

Peak Storage= 87 cf @ 0.04 hrs
Average Depth at Peak Storage= 0.53' , Surface Width= 1.00'
Bank-Full Depth= 1.00' Flow Area= 0.8 sf, Capacity= 10.74 cfs

12.0" Round Pipe
n= 0.010 PVC, smooth interior
Length= 205.0' Slope= 0.0538 '/'
Inlet Invert= 897.55', Outlet Invert= 886.53'



Reach 4R: Storm in ROW



Summary for Pond 3P: Detention Basin

Inflow Area = 2.970 ac, 78.86% Impervious, Inflow Depth > 2.00" for 2 YR event
 Inflow = 9.48 cfs @ 12.15 hrs, Volume= 0.494 af
 Outflow = 0.49 cfs @ 13.39 hrs, Volume= 0.332 af, Atten= 95%, Lag= 74.3 min
 Discarded = 0.06 cfs @ 13.39 hrs, Volume= 0.058 af
 Primary = 0.43 cfs @ 13.39 hrs, Volume= 0.274 af

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.04 hrs
 Peak Elev= 904.43' @ 13.39 hrs Surf.Area= 5,278 sf Storage= 15,148 cf

Plug-Flow detention time= 291.0 min calculated for 0.332 af (67% of inflow)
 Center-of-Mass det. time= 229.6 min (1,000.3 - 770.7)

Volume	Invert	Avail.Storage	Storage Description
#1	900.00'	55,356 cf	Custom Stage Data (Prismatic) Listed below
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
900.00	1,745	0	0
901.00	2,418	2,082	2,082
902.00	3,164	2,791	4,873
902.50	3,563	1,682	6,554
903.00	3,981	1,886	8,440
904.00	4,870	4,426	12,866
905.00	5,825	5,348	18,213
906.00	6,843	6,334	24,547
907.00	7,922	7,383	31,930
908.00	9,059	8,491	40,420
909.00	10,252	9,656	50,076
909.50	10,869	5,280	55,356

Device	Routing	Invert	Outlet Devices
#1	Discarded	900.00'	0.500 in/hr Exfiltration over Surface area Phase-In= 0.25'
#2	Primary	902.50'	3.5" Vert. Orifice/Grate C= 0.600 Limited to weir flow at low heads
#3	Primary	904.50'	3.7" Vert. Orifice/Grate C= 0.600 Limited to weir flow at low heads

Discarded OutFlow Max=0.06 cfs @ 13.39 hrs HW=904.43' (Free Discharge)

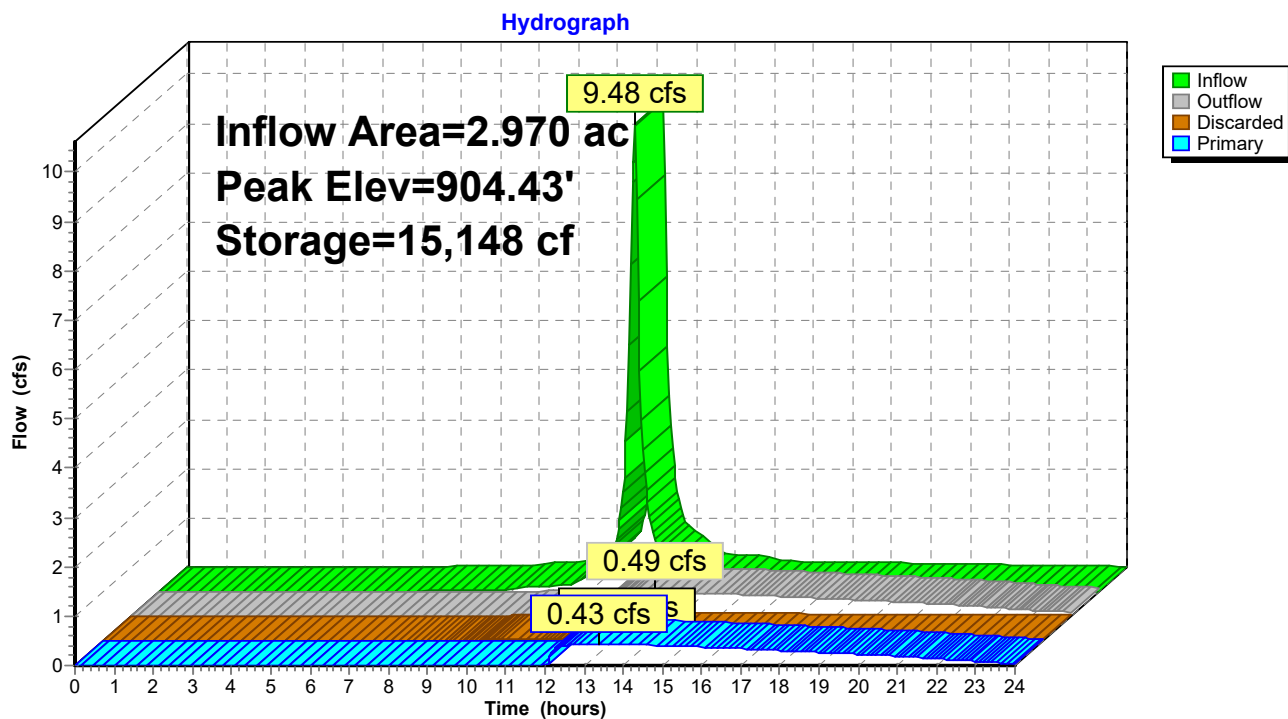
↑**1=Exfiltration** (Exfiltration Controls 0.06 cfs)

Primary OutFlow Max=0.43 cfs @ 13.39 hrs HW=904.43' (Free Discharge)

↑**2=Orifice/Grate** (Orifice Controls 0.43 cfs @ 6.43 fps)

↑**3=Orifice/Grate** (Controls 0.00 cfs)

Pond 3P: Detention Basin



Time span=0.00-24.00 hrs, dt=0.04 hrs, 601 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment1S: New Building & Paved Runoff Area=2.324 ac 88.77% Impervious Runoff Depth>5.93"
Flow Length=450' Tc=8.3 min CN=96 Runoff=19.94 cfs 1.149 af

Subcatchment4S: Exist Bldg & Paved Runoff Area=0.646 ac 43.19% Impervious Runoff Depth>4.58"
Tc=0.0 min CN=84 Runoff=6.47 cfs 0.247 af

Reach 2R: 8" Pipe in Easement Avg. Flow Depth=0.49' Max Vel=5.09 fps Inflow=1.41 cfs 0.989 af
8.0" Round Pipe n=0.010 L=305.0' S=0.0100 '/' Capacity=1.57 cfs Outflow=1.41 cfs 0.988 af

Reach 4R: Storm in ROW Avg. Flow Depth=0.53' Max Vel=14.04 fps Inflow=5.01 cfs 8.141 af
12.0" Round Pipe n=0.010 L=205.0' S=0.0538 '/' Capacity=10.74 cfs Outflow=5.38 cfs 8.132 af

Pond 3P: Detention Basin Peak Elev=908.02' Storage=40,598 cf Inflow=21.74 cfs 1.396 af
Discarded=0.11 cfs 0.099 af Primary=1.41 cfs 0.989 af Outflow=1.51 cfs 1.089 af

Total Runoff Area = 2.970 ac Runoff Volume = 1.396 af Average Runoff Depth = 5.64"
21.14% Pervious = 0.628 ac 78.86% Impervious = 2.342 ac

Summary for Subcatchment 1S: New Building & Paved Area A

Existing Conditions

Runoff = 19.94 cfs @ 12.15 hrs, Volume= 1.149 af, Depth> 5.93"

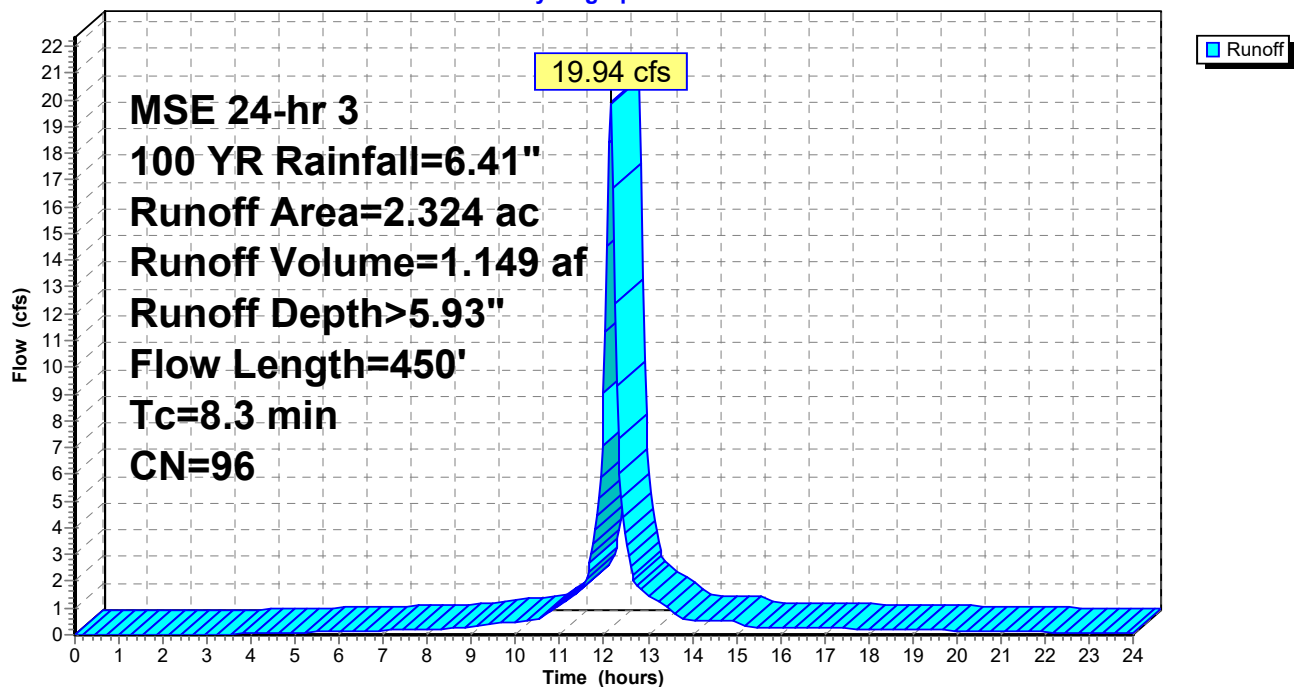
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.04 hrs
MSE 24-hr 3 100 YR Rainfall=6.41"

Area (ac)	CN	Description
2.063	98	Paved parking, HSG C
0.185	79	50-75% Grass cover, Fair, HSG C
0.076	84	50-75% Grass cover, Fair, HSG D
2.324	96	Weighted Average
0.261		11.23% Pervious Area
2.063		88.77% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
3.9	300	0.0124	1.29		Sheet Flow, Prop Parking Smooth surfaces n= 0.011 P2= 2.65"
0.2	25	0.0120	2.22		Shallow Concentrated Flow, Exit Grass Paved Kv= 20.3 fps
4.2	125	0.0100	0.50		Shallow Concentrated Flow, No Mow landscaped swale Woodland Kv= 5.0 fps
8.3	450	Total			

Subcatchment 1S: New Building & Paved Area A

Hydrograph



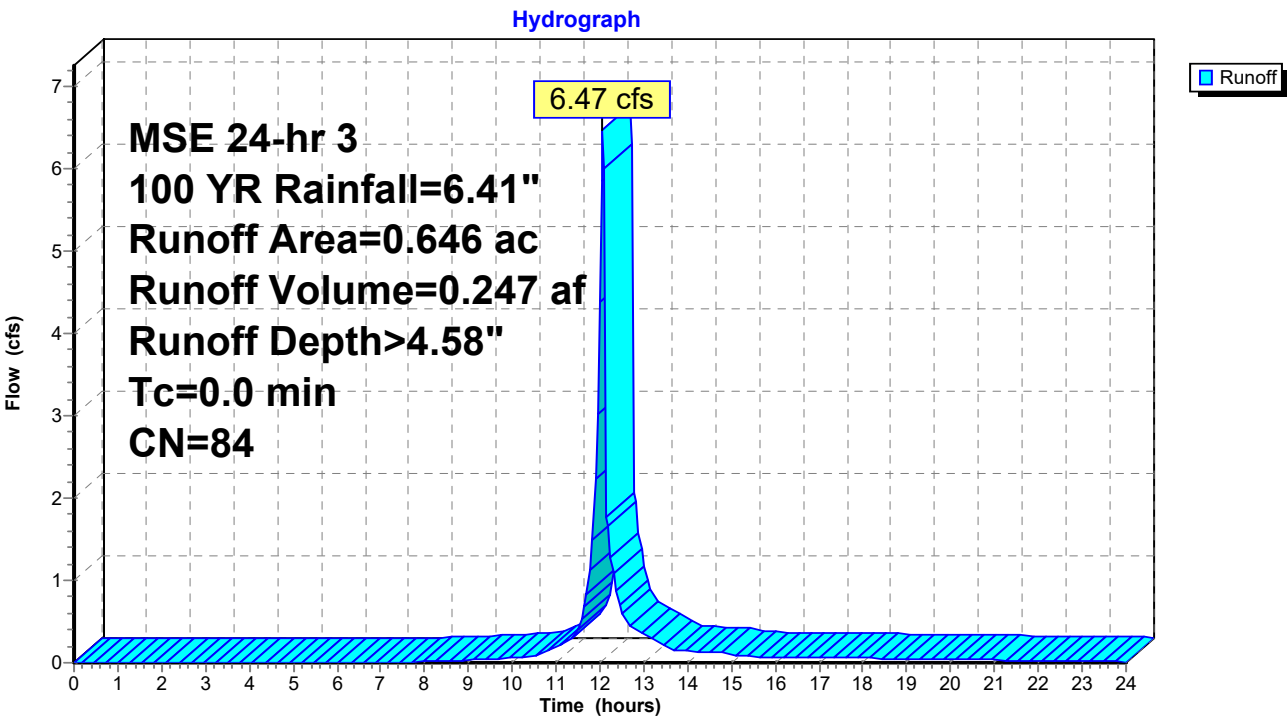
Summary for Subcatchment 4S: Exist Bldg & Paved Area B

Runoff = 6.47 cfs @ 12.06 hrs, Volume= 0.247 af, Depth> 4.58"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.04 hrs
MSE 24-hr 3 100 YR Rainfall=6.41"

Area (ac)	CN	Description
0.279	98	Paved parking, HSG C
0.365	74	>75% Grass cover, Good, HSG C
0.002	80	>75% Grass cover, Good, HSG D
0.646	84	Weighted Average
0.367		56.81% Pervious Area
0.279		43.19% Impervious Area

Subcatchment 4S: Exist Bldg & Paved Area B



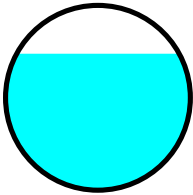
Summary for Reach 2R: 8" Pipe in Easement

Inflow Area = 2.970 ac, 78.86% Impervious, Inflow Depth > 4.00" for 100 YR event
Inflow = 1.41 cfs @ 13.25 hrs, Volume= 0.989 af
Outflow = 1.41 cfs @ 13.28 hrs, Volume= 0.988 af, Atten= 0%, Lag= 1.8 min

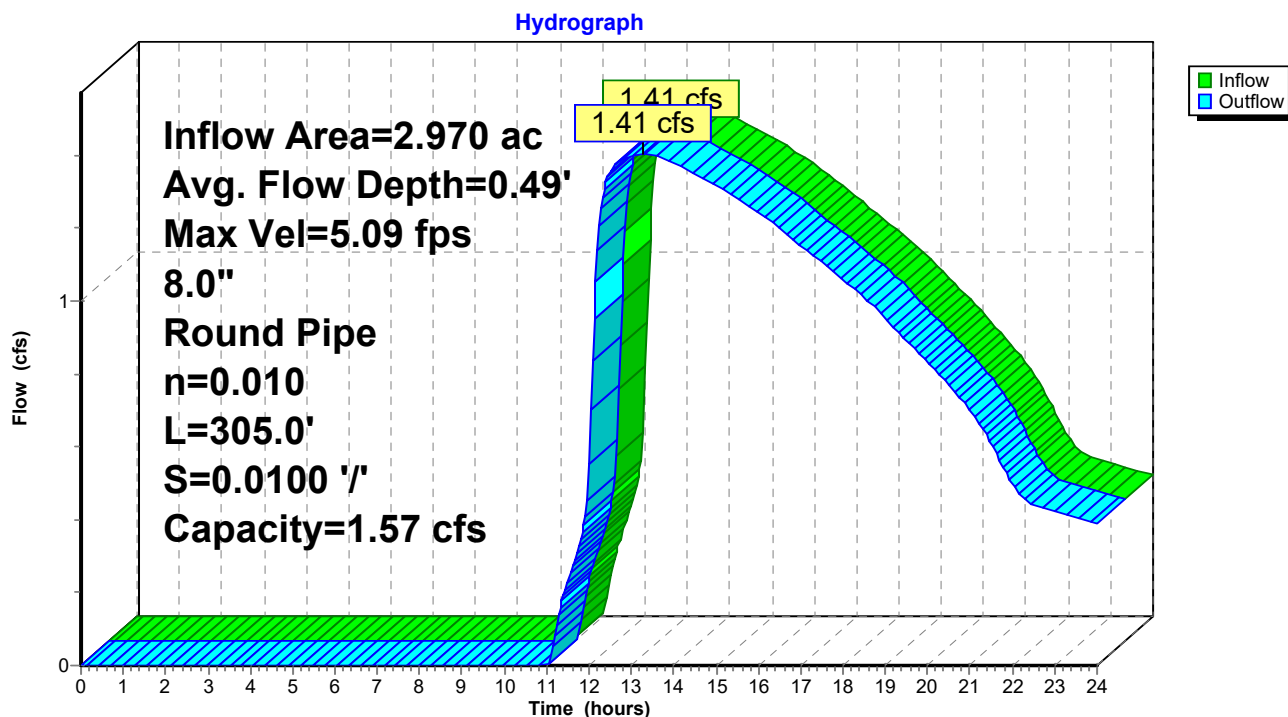
Routing by Stor-Ind+Trans method, Time Span= 0.00-24.00 hrs, dt= 0.04 hrs
Max. Velocity= 5.09 fps, Min. Travel Time= 1.0 min
Avg. Velocity= 4.51 fps, Avg. Travel Time= 1.1 min

Peak Storage= 84 cf @ 13.27 hrs
Average Depth at Peak Storage= 0.49' , Surface Width= 0.59'
Bank-Full Depth= 0.67' Flow Area= 0.3 sf, Capacity= 1.57 cfs

8.0" Round Pipe
n= 0.010 PVC, smooth interior
Length= 305.0' Slope= 0.0100 '/'
Inlet Invert= 902.50', Outlet Invert= 899.45'



Reach 2R: 8" Pipe in Easement



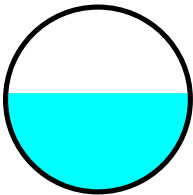
Summary for Reach 4R: Storm in ROW

Inflow Area = 2.970 ac, 78.86% Impervious, Inflow Depth > 32.89" for 100 YR event
Inflow = 5.01 cfs @ 13.28 hrs, Volume= 8.141 af, Incl. 3.60 cfs Base Flow
Outflow = 5.38 cfs @ 0.04 hrs, Volume= 8.132 af, Atten= 0%, Lag= 0.0 min

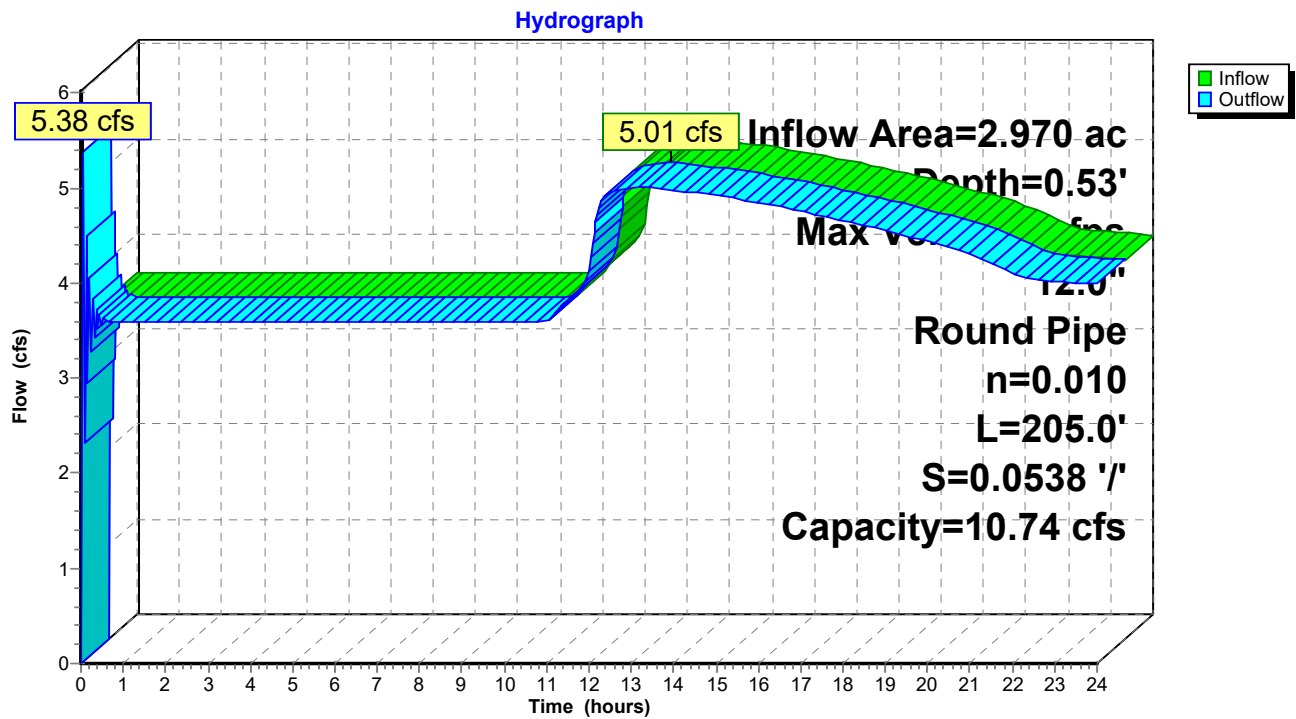
Routing by Stor-Ind+Trans method, Time Span= 0.00-24.00 hrs, dt= 0.04 hrs
Max. Velocity= 14.04 fps, Min. Travel Time= 0.2 min
Avg. Velocity = 12.73 fps, Avg. Travel Time= 0.3 min

Peak Storage= 87 cf @ 0.04 hrs
Average Depth at Peak Storage= 0.53' , Surface Width= 1.00'
Bank-Full Depth= 1.00' Flow Area= 0.8 sf, Capacity= 10.74 cfs

12.0" Round Pipe
n= 0.010 PVC, smooth interior
Length= 205.0' Slope= 0.0538 '/'
Inlet Invert= 897.55', Outlet Invert= 886.53'



Reach 4R: Storm in ROW



Summary for Pond 3P: Detention Basin

Inflow Area = 2.970 ac, 78.86% Impervious, Inflow Depth > 5.64" for 100 YR event
 Inflow = 21.74 cfs @ 12.15 hrs, Volume= 1.396 af
 Outflow = 1.51 cfs @ 13.25 hrs, Volume= 1.089 af, Atten= 93%, Lag= 66.0 min
 Discarded = 0.11 cfs @ 13.25 hrs, Volume= 0.099 af
 Primary = 1.41 cfs @ 13.25 hrs, Volume= 0.989 af

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.04 hrs
 Peak Elev= 908.02' @ 13.25 hrs Surf.Area= 9,081 sf Storage= 40,598 cf

Plug-Flow detention time= 301.5 min calculated for 1.087 af (78% of inflow)
 Center-of-Mass det. time= 241.0 min (999.5 - 758.5)

Volume	Invert	Avail.Storage	Storage Description
#1	900.00'	55,356 cf	Custom Stage Data (Prismatic) Listed below
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
900.00	1,745	0	0
901.00	2,418	2,082	2,082
902.00	3,164	2,791	4,873
902.50	3,563	1,682	6,554
903.00	3,981	1,886	8,440
904.00	4,870	4,426	12,866
905.00	5,825	5,348	18,213
906.00	6,843	6,334	24,547
907.00	7,922	7,383	31,930
908.00	9,059	8,491	40,420
909.00	10,252	9,656	50,076
909.50	10,869	5,280	55,356

Device	Routing	Invert	Outlet Devices
#1	Discarded	900.00'	0.500 in/hr Exfiltration over Surface area Phase-In= 0.25'
#2	Primary	902.50'	3.5" Vert. Orifice/Grate C= 0.600 Limited to weir flow at low heads
#3	Primary	904.50'	3.7" Vert. Orifice/Grate C= 0.600 Limited to weir flow at low heads

Discarded OutFlow Max=0.11 cfs @ 13.25 hrs HW=908.02' (Free Discharge)

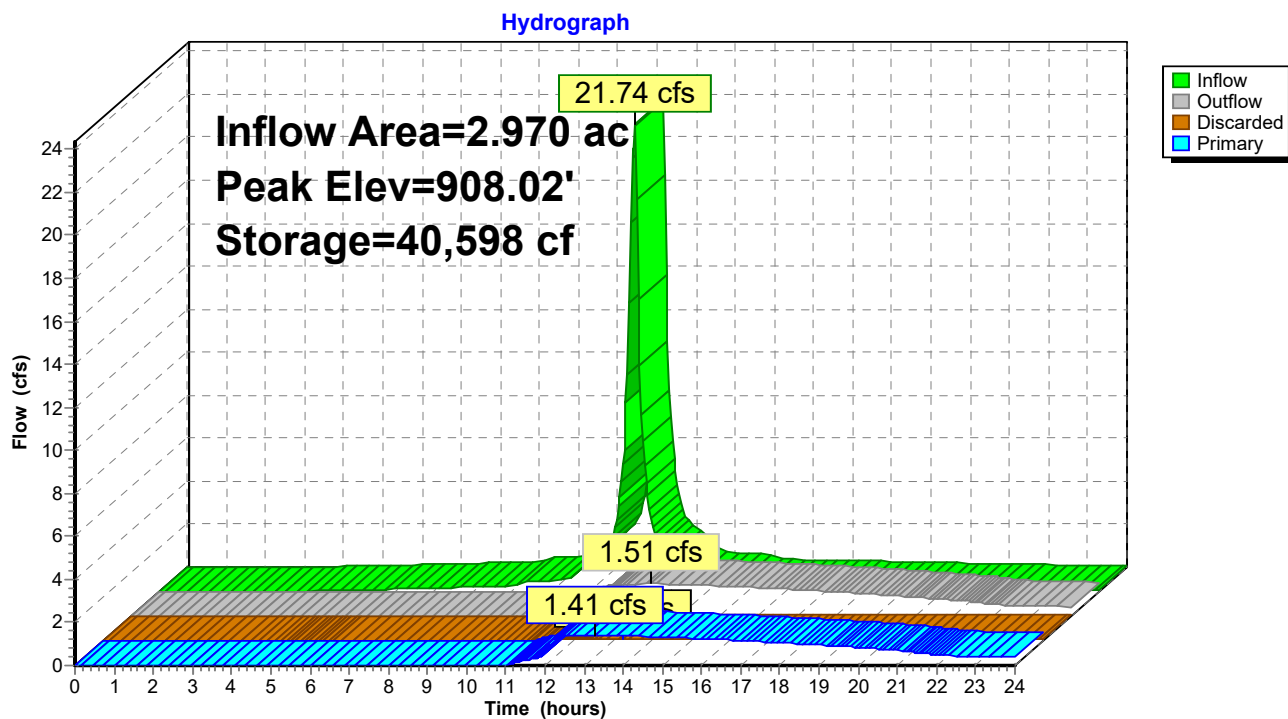
↑ **1=Exfiltration** (Exfiltration Controls 0.11 cfs)

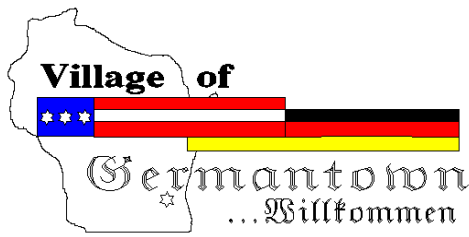
Primary OutFlow Max=1.41 cfs @ 13.25 hrs HW=908.02' (Free Discharge)

↑ **2=Orifice/Grate** (Orifice Controls 0.75 cfs @ 11.16 fps)

↑ **3=Orifice/Grate** (Orifice Controls 0.66 cfs @ 8.83 fps)

Pond 3P: Detention Basin





Engineering Department Memorandum

To : Jeffrey W. Retzlaff, AICP, Planning Director/Zoning Administrator
From : Kevin Driscoll, P.E., Village Engineer
Date : August 28, 2024
Re : Green Hills Contracting

Items Reviewed:

- | | |
|-------------------------------|-----------------|
| 1. Civil Plan Set | Dated: 08-22-24 |
| 2. Stormwater Management Plan | Dated: 08-21-24 |

General Comments:

1. Please respond to each item below. **A written response addressing each item shall be included in your submittal.**
2. The submitted plans have been reviewed for general conformance with State and Village design guidelines. Additional comments could arise as a result of the plan completion and modifications. The items listed below will need to be fully resolved before the Engineering Dept. can recommend a formal approval of the plans and permit for construction.
3. This project will require a WRAPP/NOI from the DNR. Please submit a copy of the approved permit prior to final approval.
4. The project will require DSPS plumbing system review and approval. Please provide a copy of the DSPS approval prior to engineering approval
5. As-builts prepared to Village standards shall be prepared and provided to the Village post-construction (for all applicable items).
6. A professional engineer's original seal is to be affixed, signed and dated on the final set of construction plans.
7. Utility permits and permits for work within the ROW are required. Contact the Village engineering department to obtain permits.
8. 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.

Site Plan

1. Provide site data table with disturbed area, existing impervious area, additional impervious area.
2. Visually show all sanitary sewer manholes and storm sewer manholes and catch basins.
3. Show existing trees
4. Show all buried utilities (phone, gas, fiber, electric, etc) and pedestals.
5. Sanitary sewer connection shall be to the main not to the manhole.
6. Show and callout requirements for restoration of the roadway.
7. Provide details and information on the material bins.

Grading Plan

1. Provide existing contours of the surrounding area to evaluate drainage.
2. Drainage along west property line is not clear. Flow arrows don't match contours. It appears the plan will add about 2' of fill under the west of bins, but its not clear how that will tie into existing grade.
3. Proposed contours on the north side of the paved area don't match into existing.
4. Provide spot elevations at high points, low points, edges of pavement, etc.
5. It appears the bins will trap water. Provide details on how those are intended to drain.
6. Provide spot elevations show grading for the salt pad.
7. Swale along the east property line is flat at 909.10. 1% minimum slope is required.
8. Grading along east side of proposed basin is not clear. There is a 909 contour that appears to create a berm with 908.50 spot elevations indicating a low point.
9. Basin must have a stabilized emergency overflow weir.
10. It appears the proposed basin will overtop into the existing basin. Provide information showing this basin can handle the additional flow.
11. Provide finish floor elevations for all buildings.
12. Provide spot elevations showing an ADA route into the building. Show main entrance on the plans.
13. Provide erosion control plan notes including construction sequence, inspection requirements, stabilizing timeframes, late season stabilization requirements.
14. Provide details for stormwater basin, bioswales, outlet control structures

Stormwater Management Comments

1. The following items are required to be included in the written stormwater management plan
 - a. Summary of rainfall rates used.
 - b. Summary of applicable requirements
 - c. Existing site information including tables with areas, curve numbers and Tc times.
 - d. Proposed conditions information including tables with areas, curve numbers and Tc Time.
 - e. Tables and information related to the performance of the basin. Inflows, outflows, water elevations.
 - f. Summary of onsite soil conditions.
 - g. Summary demonstrating peak rate, water quality and infiltration requirements are met.
2. Tc paths shown on proposed drainage exhibit don't match the contours.
3. Is the salt pad intended to drain to the basin? Exhibit shows it draining to the basin, but it appears to be pumped.
4. Existing drainage exhibit must be drawn over the existing survey and show existing ground covers and Tc paths.
5. Provide soil borings per WDNR technical standard 1002
6. Curve numbers shall utilize 'good' condition not 'fair'.
7. Minimum Tc time shall be 6 minutes.
8. Design of the basin is not clear. Is this intended to be an infiltration basin? Basin design must meet DNR technical standards including pretreatment requirements.
9. Provide information showing an infiltration rate of 0.50in/hr is appropriate for soils at this site.
10. Basin must be modeled with the outlets correctly. The 8" outlet pipe must be included and the two orifices routed to the outlet pipe.
11. Provide SLAMM calcs for water quality.

To: Kevin Driscoll, Village Engineer

CC: Jeff Retzlaff Village Planner

From: Bob Beilfuss, PLS

Date: August 27, 2024

Re: Anderson-Klosett CSM

Kevin,

Here are my review comments for the revised CSM received from Anderson-Klosett/Greenhills Contracting.

Kevin and Jeff,

Here are my review comments for the CSM received 7/25/2024.

Certified Survey Map

Kevin and Jeff,

Here are my review comments for the CSM received 8/14/2024.

Certified Survey Map

Applicant or Owner: Greenhills Contracting, Inc.

Land Surveyor/Firm: Mohammad Ranjha, PLS – Jahnke and Jahnke Associates, LLC

1. The Village Clerks name is Donna Ott. Please correct the Village Board approval certificate accordingly. **This review comment was not addressed.**
2. The secretary of the Planning Commission is Deborah J. Remich. Please correct the Village Planning Commission approval certificate accordingly. **This review comment was not addressed.**
3. The property while being located by the Quarter Section 1/4 of the Quarter section 1/4, Section, Township and Range, these properties have been previously platted and should also include that the CSM is also a combination of CSM 2211 and 2213. The surveyor should mention that this CSM is a "Combination of CSM 2211 and CSM 2213 in the header of each sheet as well as in the Surveyor's, Owner and Village certificates.

Also, there has been mention of a "boundary line adjustment" involving CSM 2212. If that is the case, then Lot 1 of CSM 2212 should be incorporated in this original CSM making it a 2 lot CSM. **This review comment was not addressed.**

4. A certificate of mortgagee is required in the land is mortgaged with a lender. The certificate of mortgagee requires the following information:
- Complete statements per Chapter 236.21(2)(a)
 - Lending institution name, signature of bank officer and date.
 - Notary statement, seal, signature and date.

The mortgage certificate requirement is waived if owner can provide written proof of ownership that the property is free of mortgage from the lending institution.
This review comment was not addressed.

No further review comments.

Document Approval and Recording

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

This includes the CADD file.

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

Document Submittals and Data Conversion

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

Prior to Recording the Certified Survey Map or Subdivision Plat

The professional land surveyor is responsible for submitting a copy of the AutoCAD drawing file (.dwg) of the document in version 2023 via email to the Village Surveyor for mapping purposes.

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

Sincerely,

Point Land Surveying & Mapping

Bob Beilfuss

Bob Beilfuss, P.L.S.
Principle

RE: Updated Staff Review - Klosett Investments/Michael Anderson - GH Industries Site Plan & CUP

Nathan Schuettelpelz - Wachtel Tree Science <NateS@wachteltree.com>

Thu 8/15/2024 2:27 PM

To: Jordan Yanke <jyanke@germantownwi.gov>

CAUTION: This email originated from outside the organization.

Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon Jordan, my comment on the revised plan:

- Page 8 and 9. Please specify maple and elm tree species and/or varieties that have been added to the landscape plan. The following species are included in the "Unapproved" Street Tree Guidelines within the Village, and cannot be utilized as newly planted street trees for this project:
 - American Elm
 - Siberian Elm
 - Red Maple
 - Silver Maple
 - Sugar Maple

It appears my original comments were mixed up a bit when reviewing the plan. I approve the perimeter plantings as presented in this revised plan.



Nathan Schuettelpelz, RCA #732

Consulting Dept. Manager, Wachtel Tree Science

Certification ISA Certified Arborist WI-0887AM; TRAQ

Office [262-538-1900](tel:262-538-1900) | **Fax** 262-538-1412

Email nates@wachteltree.com

Website www.HealthyTrees.com



IMPORTANT: The contents of this email and any attachments are confidential. They are intended for the named recipient(s) only. If you have received this email by mistake, please notify the sender immediately and do not disclose the contents to anyone or make copies thereof.

Items Reviewed:

1. Civil Plan Set Dated: 08-22-24
2. Stormwater Management Plan Dated: 08-21-24

General Comments:

1. Please respond to each item below. **A written response addressing each item shall be included in your submittal.**
2. The submitted plans have been reviewed for general conformance with State and Village design guidelines. Additional comments could arise as a result of the plan completion and modifications. The items listed below will need to be fully resolved before the Engineering Dept. can recommend a formal approval of the plans and permit for construction.

Acknowledged.Bob

3. This project will require a WRAPP/NOI from the DNR. Please submit a copy of the approved permit prior to final approval.

The NOI Is Being Submitted To the WDNR and will be provided when available.Bob
It could take 2-3 weeks for DNR review we can send over what we submitted for them but otherwise construction will not start until we get that from WI DNR -Mike

4. The project will require plumbing system review and approval. Please provide a copy of the DSPS approval prior to engineering approval

The Village Has Commercial Plumbing Plan Review Delegated Authority from the State of Wisconsin DSPS. Are you sure this is required? It seems redundant.Bob

I did talk to the state and Al the village inspector and from what I am understanding is the tank systems are not part of the city water supply so they do not put us over the 16 fixtures as written in the code. (Note:safebuilt has already approved the building plans) -Mike

5. As-builts prepared to Village standards shall be prepared and provided to the Village post-construction for all applicable items.

As-built Drawings will be Prepared and submitted to the Village after construction is concluded.Bob

6. A professional engineer's original seal is to be affixed, signed and dated on the final set of construction plans.

All plans will be submitted with original PE seal over original Signature.Bob

7. Utility permits and permits for work within the ROW are required. Contact the Village engineering department to obtain permits.

Is this to be obtained before or after approval? Can these permits be applied for after Village approves site plans and use?-Mike

After/Village.Bob

8. 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.

Noted.Bob

Site Plan

1. Provide site data table with disturbed area, existing impervious area, additional impervious area.

Info located on page 4 of 10 Site plan bottom next to stamp-Mike

2. Visually show all sanitary sewer manholes and storm sewer manholes and catch basins.

Does show on plan asking Bob to highlight if needed to make easier to see -Mike

All sanitary & storm sewer pipes & structure are called out with lengths slopes rims & inv.Bob

3. Show existing trees

Existed Tree being kept shown (Have shown few trees to be removed)-Mike

4. Show all buried utilities (phone, gas, fiber, electric, etc) and pedestals.

Have approximate locations will have exact routing once utilities finish responding to the request (will be added to site plan once received from them)- Mike

Buried utilities are being located and will be clearly noted on plan.Bob

5. Sanitary sewer connection shall be to the main not to the manhole.

No new sanitary sewer connections to be made-Mike

6. Show and callout requirements for restoration of the roadway.

No restoration required as we are not disturbing the roadway-Mike

7. Provide details and information on the material bins.

Bins are 2'x2'x6ft concrete V block (Pictures of exact blocks have been submitted) But will resubmit with additional pics and color sample-Mike

Grading Plan

1. Provide existing contours of the surrounding area to evaluate drainage.

Additional contours on surrounding property have been added.Bob

2. Drainage along west property line is not clear. Flow arrows don't match contours. It appears the plan will add about 2' of fill under the west of bins, but its not clear how that will tie into existing grade.

Please see photos in report, an existing swale exist just off the west property line as noted in the report. The west property drains north then to storm sewerom edison drive.

Additional contours have been added and clarified.Bob

3. Proposed contours on the north side of the paved area don't match into existing.

Additional detail has been added to tie proposed contours into existing.Bob

4. Provide spot elevations at high points, low points, edges of pavement, etc.

Spot elevations have been added for clarification.Bob

5. It appears the bins will trap water. Provide details on how those are intended to drain.

Bins will be pitched to open end typical pitch is 1.25" per 10ft(1%)-Mike

The bins will all be pitch to the drive/loading side. With the overall drive/loading. Loading area pitched to the vegetated bioswale for.Bob

6. Provide spot elevations show grading for the salt pad.

A blowup detail of the salt pad grading is provided on sheet 4 of the plans.Bob

7. Swale along the east property line is flat at 909.10. 1% minimum slope is required.

Due to the narrow area to work with and the flat nature of the existing grade and 8"PVC perforated underdrain is proposed in the bioswale.Bob

8. Grading along east side of proposed basin is not clear. There is a 909 contour that appears to create a berm with 908.50 spot elevations indicating a low point.

*The 909 contour has been corrected to create a slightly lowered overflow weir to the neighboring detention basin. As noted in the drainage calculations, the neighboring basin receives the existing storm water undetained.*Bob

9. Basin must have a stabilized emergency overflow weir.

*See response to comment #8.*Bob

10. It appears the proposed basin will overtop into the existing basin. Provide information showing this basin can handle the additional flow.

*As noted in the drainage calculations and comment #8 the basin currently receives the full drainage area storm water undetained.*Bob

11. Provide finish floor elevations for all buildings.

*Finish floor elevations are now clearly noted.*Bob

12. Provide spot elevations showing an ADA route into the building. Show main entrance on the plans.

*Spot elevations and ADA route are now noted in the plans.*Bob

13. Provide erosion control plan notes including construction sequence, inspection requirements, stabilizing timeframes, late season stabilization requirements.

*Erosion control notes and construction sequencing notes will be added to the plans.*Bob

14. Provide details for stormwater basin, bioswales, outlet control structures

*Additional details are being drawn up to clarify the storm water detention system.*Bob

Stormwater Management Comments

1. The following items are required to be included in the written stormwater management plan:

*Noted.*Bob

a. Summary of rainfall rates used.

*A summary of rainfall rates is now provided in the report.*Bob

b. Summary of applicable requirements

*Summary is now provided.*Bob

c. Existing site information including tables with areas, curve numbers and Tc times.

*An existing site summary is now provided.*Bob

d. Proposed conditions information including tables with areas, curve numbers and Tc Time.

*A proposed area summary table is now provided.*Bob

e. Tables and information related to the performance of the basin. Inflows, outflows, water elevations.

*A basin performance table is now provided.*Bob

f. Summary of onsite soil conditions.

*A summary of soil conditions is now provided.*Bob

g. Summary demonstrating peak rate, water quality and infiltration requirements are met.

*Summary of peak rate water quality and infiltration data is now provided.*Bob

2. Tc paths shown on proposed drainage exhibit don't match the contours.

*TC paths & times have been revised.*Bob

3. Is the salt pad intended to drain to the basin? Exhibit shows it draining to the basin, but it appears to be pumped.

The salt pad is proposed to be pumped, it has been removed from the proposed drainage area.Bob

4. Existing drainage exhibit must be drawn over the existing survey and show existing ground covers and Tc paths.

Existing drainage exhibit has been revised.Bob

5. Provide soil borings per WDNR technical standard 1002

DRR. Soil borings have been ordered.Bob

6. Curve numbers shall utilize 'good' condition not 'fair'.

Curve numbers have been revised.Bob

7. Minimum Tc time shall be 6 minutes.

The TC times have been revised.Bob

8. Design of the basin is not clear. Is this intended to be an infiltration basin? Basin design must meet DNR technical standards including pretreatment requirements.

Basin details have been clarified.Bob

9. Provide information showing an infiltration rate of 0.50in/hr is appropriate for soils at this site.

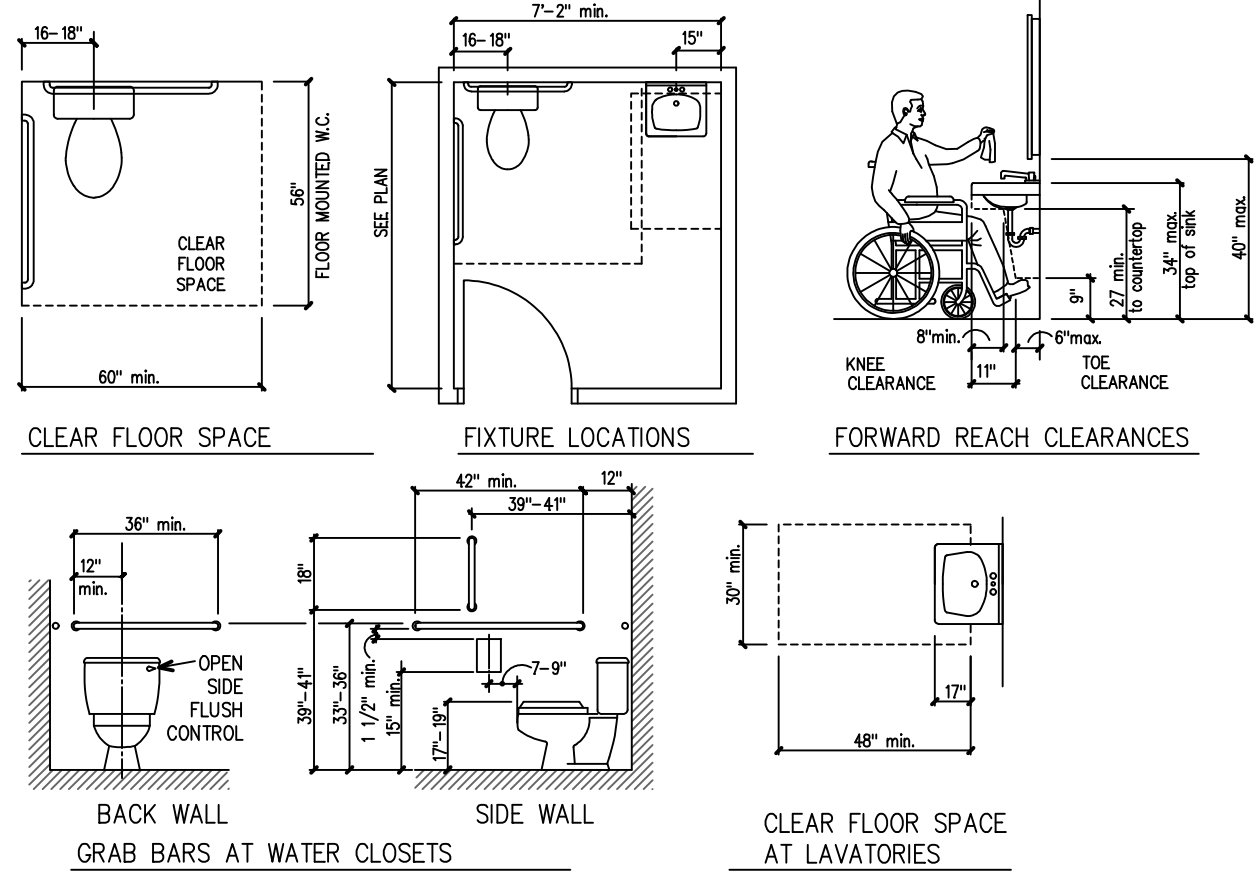
The area of the basin shows up on the soil maps as these a silt loam the infiltration rate will be adjusted once on site data is available.Bob

10. Basin must be modeled with the outlets correctly. The 8" outlet pipe must be included and the two orifices routed to the outlet pipe.

The 8" outlet pipe has been added to the HydroCad model.Bob

11. Provide SLAMM calcs for water quality.

ada standards

REFER TO FLOOR PLAN FOR
APPLICABLE ITEMS BELOW.

GENERAL NOTES :

- ACCESSIBLE WATER CLOSETS SHALL HAVE A HEIGHT BETWEEN 17'-19" ABOVE THE FLOOR AND THE CENTER OF ACCESSIBLE WATER CLOSET MUST BE 17" FROM THE SIDE WALL.
- THE ACCESSIBLE WATER CLOSET SHALL HAVE FLUSH CONTROL MOUNTED ON THE WIDE SIDE OF STALL NO MORE THAN 44" A.F.F.
- GRAB BARS SHALL BE MOUNTED BETWEEN 33"-36" ABOVE THE FLOOR
- ACCESSIBLE WATER CLOSET'S REAR GRAB BAR SHALL BE 36" MINIMUM IN LENGTH
- ACCESSIBLE WATER CLOSET REAR GRAB BAR SHALL BEGIN NO MORE THAN 6" FROM THE SIDE WALL
- ACCESSIBLE WATER CLOSET'S SIDE GRAB BAR SHALL BE 42" MINIMUM IN LENGTH AND EXTEND AT LEAST TO 54" FROM THE REAR WALL
- ACCESSIBLE WATER CLOSET'S SIDE GRAB BAR SHALL BEGIN NO FARTHER THAN 12" FROM THE REAR WALL
- ACCESSIBLE LAVATORIES SHALL EXTEND AT LEAST 17" FROM THE REAR WALL
- ACCESSIBLE LAVATORIES SHALL HAVE A MAXIMUM HEIGHT OF 34" ABOVE THE FLOOR AND KNEE CLEARANCE OF 28" MINIMUM. SINK SHALL NOT BE GREATER THAN 6 1/2" DEEP MAXIMUM.
- PROVIDE COUNTERTOP HEIGHT OF 34" FOR PARALLEL APPROACH TO BREAK ROOM SINK.
- HOT WATER AND DRAIN PIPES UNDER ACCESSIBLE LAVATORIES SHALL BE INSULATED OR OTHERWISE CONFIGURED TO PROTECT AGAINST CONTACT. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES.
- ALL PERMANENT SIGNAGE SHALL HAVE LETTERS AND NUMERALS RAISED 1/32" MINIMUM AND SHALL BE ACCOMPANIED BY GRADE 2 BRAILLE.
- DOOR HARDWARE AND CONTROLS FOR ACCESSIBLE PLUMBING FIXTURES SHALL BE OPERABLE WITH ONE HAND AND WILL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST.
- DOOR THRESHOLD HEIGHTS SHALL NOT EXCEED 1/2"
- ACCESSIBLE DRINKING FOUNTAINS SHALL HAVE A MINIMUM CLEAR FLOOR SPACE 30"x48".
- SPOUT OF DRINKING FOUNTAIN SHALL BE NO MORE THAN 36" ABOVE THE FLOOR.
- THE HIGHEST OPERABLE PART OF CONTROLS, DISPENSERS & RECEPTACLES SHALL BE 48" MAX. A.F.F.
- TOILET ROOMS SHALL HAVE ADA APPROVED SIGNAGE MOUNTED ON WALL ADJACENT TO LATCH SIDE OF DOOR WITH CENTERLINE AT 60" A.F.F.. STANDARD LETTERING SHALL BE ACCOMPANIED WITH GRADE 2 BRAILLE.

room finish schedule

MK.	ROOM NAME	FLOOR	BASE	WALLS	CEILING	HGT.	REMARKS
100	RECEPTION	CARPET	4" VINYL	D.W.	ACOUSTIC	9'	-
101	OFFICE	CARPET	4" VINYL	D.W.	ACOUSTIC	9'	-
102	OFFICE	CARPET	4" VINYL	D.W.	ACOUSTIC	9'	-
103	OFFICE	CARPET	4" VINYL	D.W.	ACOUSTIC	9'	-
104	SERVER	CONCRETE	4" VINYL	D.W.	DRYWALL	9'	-
105	SHOP TOILET	CERAMIC T.	4" C.T.	W.R.D.W.	DRYWALL	9'	-
106	CORRIDOR	CARPET	4" VINYL	D.W.	DRYWALL	9'	-
107	BREAK	CARPET	4" VINYL	D.W.	DRYWALL	9'	-
108	MECHANICAL	CONCRETE	-	D.W.	DRYWALL	9'	-
109	CONFERENCE	CARPET	4" VINYL	D.W.	DRYWALL	9'	-
110	TOILET	CONCRETE	4" C.T.	W.R.D.W.	DRYWALL	9'	-
111	MECHANICAL	CONCRETE	-	D.W.	DRYWALL	9'	-
112	STORAGE	CONCRETE	-	D.W.	DRYWALL	9'	-
113	WAREHOUSE	CONCRETE	-	D.W./LINER	EXP. STRUCT.	9'	-
114	TANK ROOM	CONCRETE	-	LINER PANEL	EXP. STRUCT.	9'	-

PROVIDE ALLOWANCE FOR TOILET ROOM ACCESSORIES.

door schedule

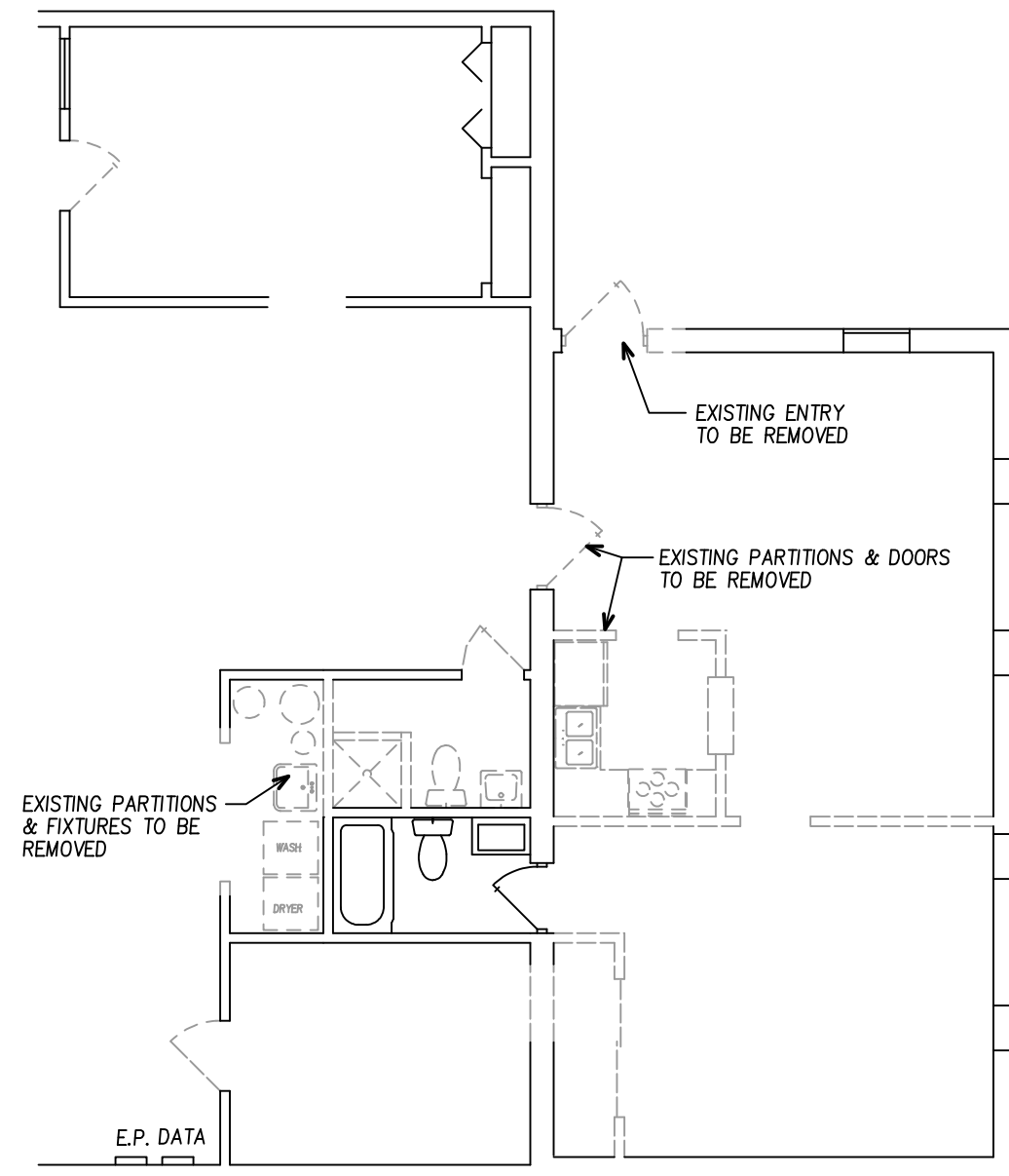
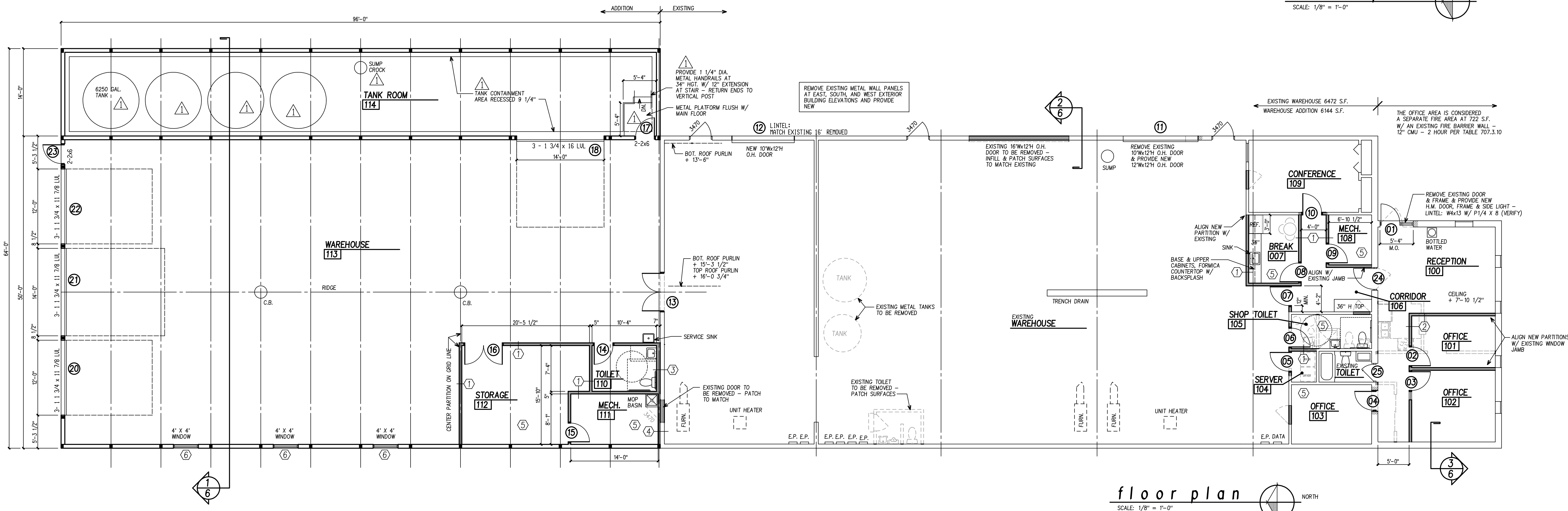
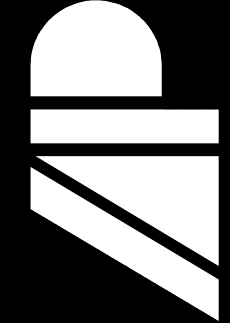
ALL NEW HARDWARE SHALL BE ADA COMPLIANT

MK.	SIZE	MATERIAL	FINISH	FRAME	REMARKS
01	3'-0" x 7'-0" x 1 3/4"	H.M.	PAINT	H.M.	LOCKSET, CLOSER, WEATHERSTRIPPING, THRESHOLD, GLAZING
02	3'-0" x 7'-0" x 1 3/4"	S.C. WOOD	ST. & V.	H.M.	LOCKSET
03	3'-0" x 7'-0" x 1 3/4"	S.C. WOOD	ST. & V.	H.M.	LOCKSET
04	3'-0" x 7'-0" x 1 3/4"	S.C. WOOD	ST. & V.	H.M.	LOCKSET, CLOSER, 'B' LABEL
05	3'-0" x 7'-0" x 1 3/4"	S.C. WOOD	ST. & V.	H.M.	LOCKSET
06	3'-0" x 7'-0" x 1 3/4"	S.C. WOOD	ST. & V.	H.M.	PRIVACY LOCK, ADA SIGNAGE
07	3'-0" x 7'-0" x 1 3/4"	S.C. WOOD	ST. & V.	H.M.	PASSAGE SET, CLOSER
08	3'-0" x 7'-0" x 1 3/4"	S.C. WOOD	ST. & V.	H.M.	PASSAGE SET
09	3'-0" x 7'-0" x 1 3/4"	S.C. WOOD	ST. & V.	H.M.	PASSAGE SET
10	3'-0" x 7'-0" x 1 3/4"	S.C. WOOD	ST. & V.	H.M.	PASSAGE SET
11	12'-0"W x 12'-0"H O.H.	INSUL. MTL.	PREF.	-	POWER OPERATOR, GLAZED PANELS
12	10'-0"W x 12'-0"H O.H.	INSUL. MTL.	PREF.	-	POWER OPERATOR, GLAZED PANELS
13	(2)3'-0" x 7'-0" x 1 3/4"	H.M.	PAINT	H.M.	PASSAGE SET
14	3'-0" x 7'-0" x 1 3/4"	H.M.	PAINT	H.M.	PRIVACY LOCK
15	3'-0" x 7'-0" x 1 3/4"	H.M.	PAINT	H.M.	PASSAGE SET
16	(2)3'-0" x 7'-0" x 1 3/4"	H.M.	PAINT	H.M.	PASSAGE SET
17	3'-0" x 7'-0" x 1 3/4"	H.M.	PAINT	H.M.	PASSAGE SET, CLOSER
18	14'-0"W x 14'-0"H O.H.	METAL	PREF.	-	POWER OPERATOR
19	3'-0" x 7'-0" x 1 3/4"	H.M.	PAINT	H.M.	LOCKSET, CLOSER, WEATHERSTRIPPING, THRESHOLD
20	12'-0"W x 14'-0"H O.H.	INSUL. MTL.	PREF.	-	POWER OPERATOR, GLAZED PANELS
21	14'-0"W x 16'-0"H O.H.	INSUL. MTL.	PREF.	-	POWER OPERATOR, GLAZED PANELS
22	12'-0"W x 14'-0"H O.H.	INSUL. MTL.	PREF.	-	POWER OPERATOR, GLAZED PANELS
23	3'-0" x 7'-0" x 1 3/4"	H.M.	PAINT	H.M.	LOCKSET, CLOSER, WEATHERSTRIPPING, THRESHOLD
24	3'-4" x 7'-0" x 1 3/4"	H.M.	PAINT	H.M.	PASSAGE SET, CLOSER, 'B' LABEL
25	2'-8" x 7'-0" x 1 3/4"	H.M.	PAINT	H.M.	PRIVACY LOCK, CLOSER, 'B' LABEL

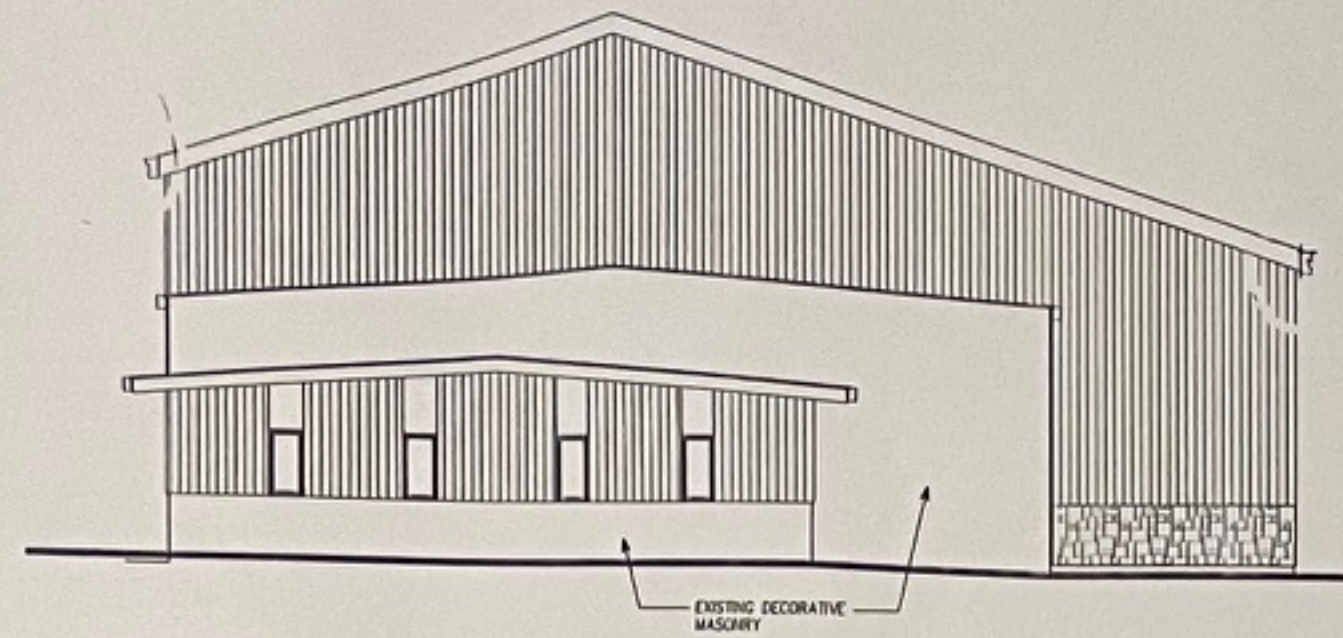
plan legend

- EXISTING DOOR TO REMAIN
- NEW DOOR
- EXISTING PARTITION TO REMAIN
- EXISTING PARTITION OR DOOR TO BE REMOVED
- NEW PARTITIONS -
- PARTITION 1
2 X 4 WOOD STUDS AT 16" O/C W/ 5/8" DRYWALL EACH SIDE TO UNDERSIDE OF CEILING SUPPORT FRAMING
- PARTITION 2
2 X 4 WOOD STUDS AT 16" O/C W/ 5/8" DRYWALL EACH SIDE TO 6" ABOVE CEILING - BRACE TO STRUCTURE AT 4'-0" O/C
- WET WALL
2 X 6 WOOD STUDS AT 16" O/C W/ 5/8" DRYWALL FINISH SIDE TO UNDERSIDE OF CEILING SUPPORT FRAMING
- FURRING
2 X 4 WOOD STUDS AT 16" O/C W/ 5/8" DRYWALL FINISH SIDE TO UNDERSIDE OF CEILING SUPPORT FRAMING
- OFFICE CEILING
2 X 6 JOISTS @ 16" O/C AT WAREHOUSE OFFICE/TOILET SPACES - PROVIDE 5/8" PLYWOOD DECK - PROVIDE 2 X 12 JOISTS AT SHOP STORAGE 112
- WINDOW
NEW VINYL 4'-0" X 4'-0" THERMAL GLAZED WINDOWS - SEE COVER SHEET SPECS.

- METAL STUDS MAY BE USED IN LIEU OF WOOD STUDS
- PROVIDE WATER RESISTANT DRYWALL AT WET TOILET AREAS
- PROVIDE SOUND BATT INSULATION AT TOILET ROOM WALLS
- FIELD VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS
- PROVIDE TOILET ROOM ACCESSORIES, TO INCLUDE GRAB BARS, PAPER HOLDERS, 24" X 36 MIRROR, TOWEL DISPENSER, AND SOAP DISPENSER.

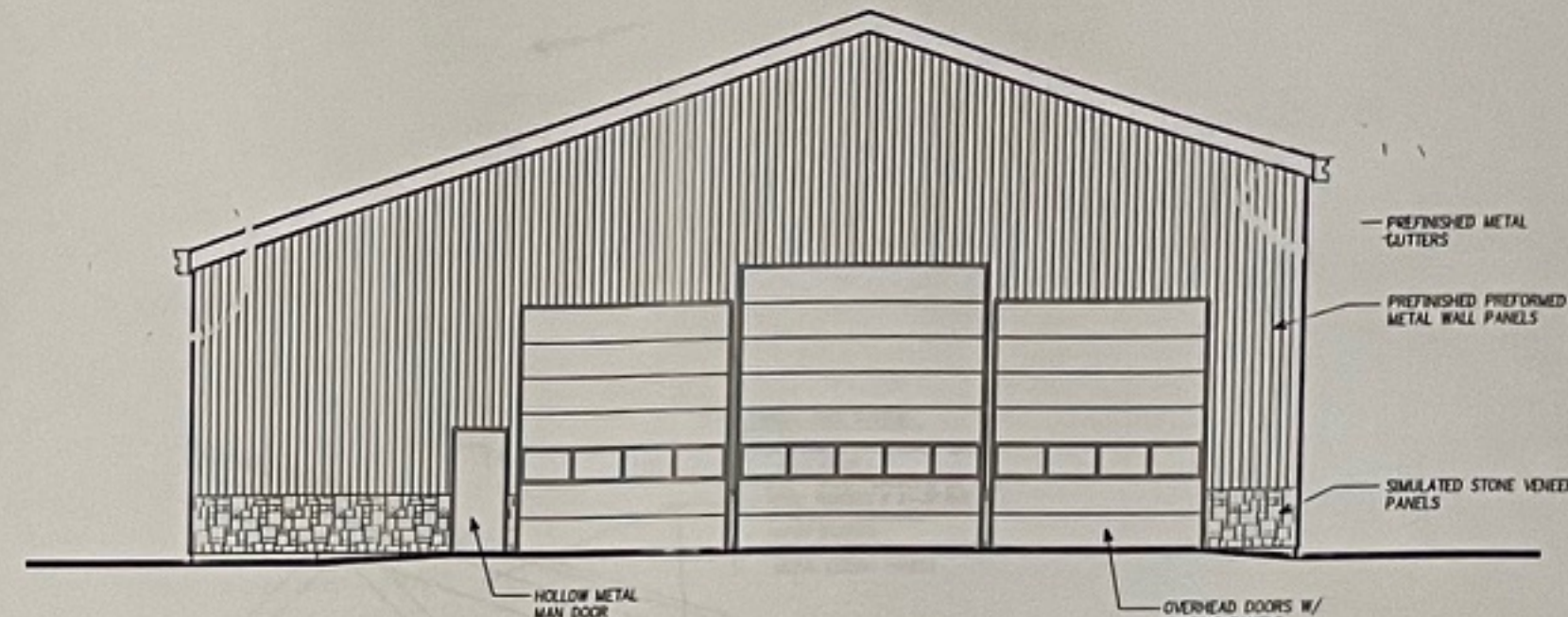
demo plan
SCALE: 1/8" = 1'-0"floor plan
SCALE: 1/8" = 1'-0"ARCHITECTS/PLANNERS, S.C.
8414 W. LAPHAM ST.
West Allis, Wisconsin 53214
(414) 258-9995REVISIONS
8-15-24proposed addition & alterations for:
GREEN HILLS CONTRACTING
N114W18686 CLINTON DR.
GERMANTOWN, WI 53022DRAWN
JEH
DATE
7-12-24
JOB NO.
24006
SHEET

4



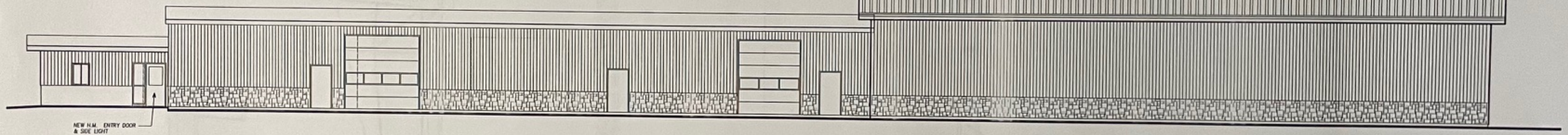
south elevation

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



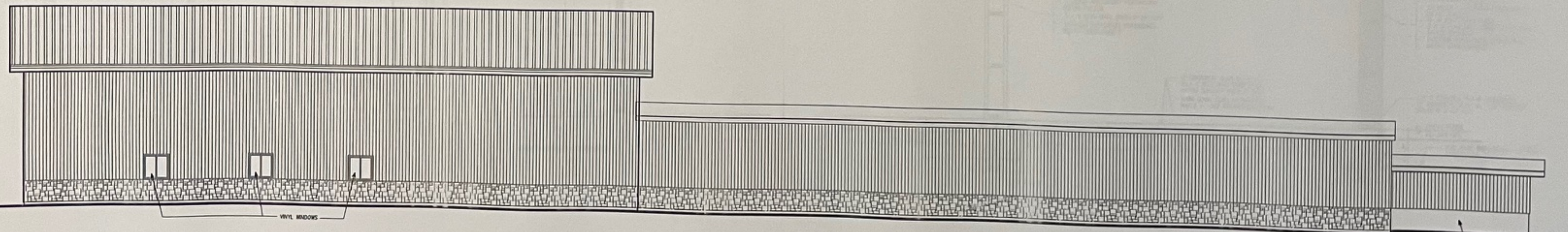
north elevation

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



east elevation

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



west elevation

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

ALL EXISTING EXTERIOR METAL WALL PANELS SHALL BE REMOVED AND REPLACED WITH NEW - TO INCLUDE 3'-0" HIGH SIMULATED STONE WANSLOT

ARCHITECTS/PLANNERS, S.C.
8414 W. LAPHAM ST.
West Allis, Wisconsin 53214
(414) 258-9995

REVISIONS

proposed addition & alterations for:
GREEN HILLS CONTRACTING
N114W18686 CLINTON DR.
GERMANTOWN, WI 53022

DRAWN
JCH
DATE
7-12-24
JOB NO.
24006
SHEET

5



Same color scheme would be used for existing building refresh as well as the addition. Black brick veneer (refer to the next page for a picture of the product that will be used) will be used on the east and north sides of the building as seen in this picture. The rest of the steel building will be finished with a black steel in place of the brick. This picture shows awnings over the doorways. This item is not in our building plans and would be omitted. All overhead doors and man doors including windows will be black in color as seen in the picture.



This picture as stated above is the black iron ore brick veneer that would be used on the east and north sides of the building.

1. Open-End Structures: These are three-sided hoop structures with impervious walls and a roof, but completely open on one end, in our case facing North. They are adaptable in size and are noted for their accessibility and durability.

2. Advantages of Open-End Structures:

- They facilitate covered unloading, mixing, and loading areas.
- They can be adapted to size constraints.
- They are durable and accessible.

3. Considerations for Design:

- Orientation: It's mentioned that in Wisconsin, structures ideally should not be open to the west due to prevailing winds from the west. Our proposed structure is open to the north, which is a consideration for exposure to precipitation.
- Environmental Protection: Structures with impervious walls provide the most environmental protection. These 8" thick walls will be made of formed and poured reinforced concrete, extending to a height of at least 6 feet (which is higher than the standard minimum of 3 feet).

4. Concrete Pad Construction:

- The pad will be constructed of 7" thick concrete with a strength of 4500 psi.
- Structural fiber to be added to the concrete for added strength.
- A 6mm vapor barrier to be placed under the concrete pad to prevent seepage through cracks.
- The pad is designed to pitch to drain in front of shelters, ensuring proper runoff management.

5. Grinder Pump & Tank:

- There's a 2,500 gallon holding tank installed under the salt pad to collect all potential runoff water.
- Grinder pump will be able to pump tank contents to building where we can use it in our brine production, this helps us achieve zero waste.
- Pump line is buried 5' and is 2" SDR 26 routed to building as shown in the site plans.

6. Seasonal Uses:

- the salt storage use is seasonal only in operation during cold weather months. The rest of the year the buildings will be cleaned of salt and used for dry storage of landscape materials.

This detailed description outlines the robustness and careful planning involved in constructing such a facility, particularly highlighting measures taken to ensure durability, environmental protection, and functionality in challenging weather conditions typical of Wisconsin.

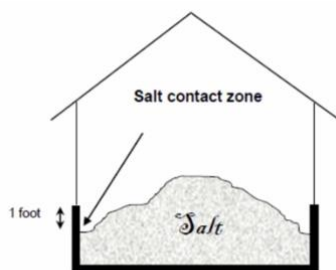


Figure 1. Recommended height of poured concrete walls

Example of decorative block wall for Green Hills yard



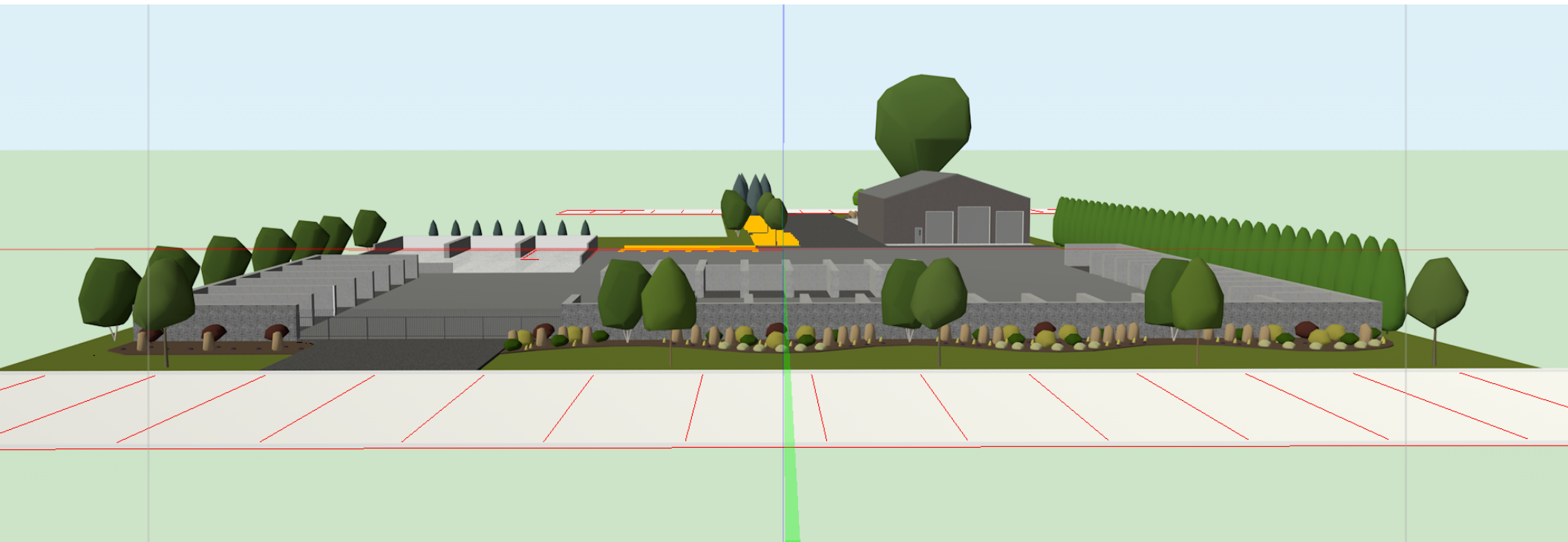
















Ref: Green Hills Contracting Environmental Impact Assessment

Dear Committee members,

The purpose of this Environmental Impact Assessment (EIA) is to evaluate the anticipated environmental impacts of the proposed use of the site by Green Hills Contracting. Green Hills Contracting is a company specializing in landscaping, hardscaping, and trucking services for residential, commercial, and industrial clients throughout most of the year. During the colder months, the company provides commercial and industrial snow removal, as well as de-icing and anti-icing services.

To ensure a comprehensive assessment of the potential environmental impacts of the proposed site use, it is necessary to review both the historical and current uses of the property. The property is currently zoned M-1 (Limited Industrial), which permits the proposed landscaping use. Notably, the Village of Germantown well is situated approximately 2,078 feet northeast of the property. The storage of salt and de-icing products within 1,200 feet of this well is regulated by Section 17.40 of the Village of Germantown Code of Ordinances (Wellhead Protection Ordinance).

Surface water from the site flows northeast from the existing building, then east onto a neighboring parking lot, through their detention basin, and into a village storm sewer. This water is directed south along Whitney Drive, eventually reaching the Menominee River.

Aerial photography indicates that the area was used as farmland from around 1937 until approximately 1980, when construction of the current building began. From about 1980 to 2000, surrounding properties were developed with industrial buildings and associated improvements.

It is noteworthy that the original developer of the property at N114W18686 Clinton Drive, Germantown, WI (the initial parcel) was Naturescape a landscaping company providing snow removal, de-icing, and anti-icing services. Aerial photos do not clearly show where salt was stored for road or parking lot applications. They occupied the building from 1980 till 1996. However, the area north of the parking lot and building, which struggles to grow grass, may have been used for outdoor salt storage. At that time, it was common practice to store salt on the ground with a tarp. Green Hills Contracting proposes to build over and pave this area, effectively capping it and reducing the potential spread of any contaminants. The proposed plan will greatly reduce the chances of salinity contamination.

Since 2020, the building has been occupied by Stop N Go Portables, a company dealing in portable toilets, hand wash stations, and the associated chemicals. They typically use a product called J & Destroyer SX-950 a Formaldehyde deodorizing liquid Combined with Truex technology. The Breaks down paper & waste In portable toilets and reduces mounding within the unit as soon as it available the Safety Data Sheet for the product has been requested from the manufacture, and will be added to this Appendix "F" of this report once available. Please refer to Appendix "A" for photos of the existing operations and chemical labels, where available. It is public knowledge that the current occupant recently had a spill of the product and that the fire department was called in and that one or more of the building occupants became ill. It seems to current proposal would be better than the current use, as it the proposed use pose much less of a risk to the onsite personal, environment, the public well, and to Germantown itself. On page 10 please see a photo of the spill.



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The northern parcel appears to have been farmed from approximately 1937 until 1979, after which it was grassed over and has remained a lawn ever since. Site plans provided by Jahnke and Jahnke Associates show that the lot is proposed to be mostly paved with asphalt, creating an outdoor storage and loading yard. The area will be enclosed with screening walls for dust control and to serve as the outer walls of material bins.

To minimize the risk of salt contamination, the area will be predominantly paved, effectively capping the soil and reducing water infiltration. The salt spill contingency plan is documented and will be displayed onsite. General housekeeping practices, as shown in Appendix B, will ensure prompt and efficient clean-up. Additionally, most salt will be stored inside the building in containment areas, further protecting the environment. A video demonstrating the use of air to reduce spillage and improve facility utilization will also be available for review.

Finally, a groundwater monitoring plan will be implemented. Three shallow test wells, each 2 inches in diameter and 10 feet deep with sealed tops, will be installed near the salt storage facilities in the locations noted on the site plans. These wells will be sampled annually in the spring, after de-icing operations and the cleaning of salt hoop buildings, and within 48 hours of any product spill of two gallons or more. The results will be provided to the Village of Germantown each year to verify that onsite operations are functioning as expected. Additionally for operations to continue the facility will be inspected yearly, by the Wisconsin department of transportation an inspection that must be passed prior the beginning of yearly operations.

Should you have any questions or require additional information, please feel free to contact me.

Thank you for considering our services. We look forward to assisting you as needed.

Sincerely,

If you any questions or require more information I can be reached at (262)720-7938 or by email at rkrause@jahnkeandjahnke.com

Sincerely,

Robert A Krause PE

Project Manager

Jahnke and Jahnke Associates LLC

524 Bluemound Road

Waukesha, WI. 53188

t: (262) 542-5797

d: (262) 720-7938

rkrause@jahnkeandjahnke.com



Appendix "A"

Photos of existing operations currently in use at N114W18686 Clinton Drive Germantown WI.



1. View of subject property facing northeast



2. View of subject property facing northwest



3. View of eastern portion of subject property facing north



4. View of southern elevation of subject property building



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5. View of eastern elevation of subject property building



6. View of northeastern staged empty dumpsters on subject property



7. View of north side of subject property building:



8. View of north side of subject property building:



9. View of northern elevation of subject property building



10. View of western elevation of subject property building



11. View of scrap metal and drum. No staining or stressed vegetation



12. View of pad-mounted transformer along western subject property boundary



13. View of natural gas connection at southeast building corner



14. View of general office area



Recent Spill causing local government response.



15. View of kitchen area



16. View of typical office ceiling building materials



17. View of typical flooring surfacing material in kitchen



18. View of office area



19. View of general warehouse area



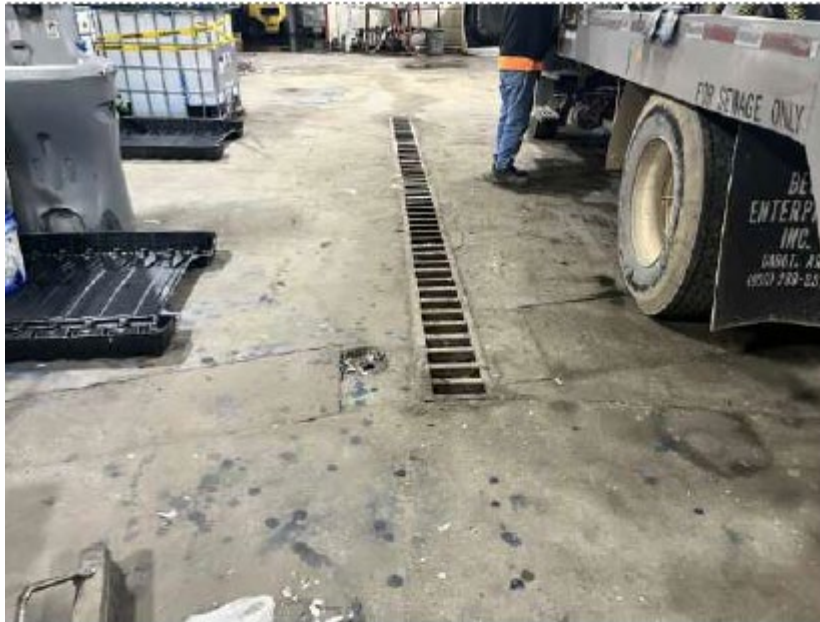
20. View of utility sink and janitorial closet



21. View of empty drums-containers of deodorizer and soap solutions



22. View of warehouse area and staged deodorizer solution (J&J Destroyer SX950)



23. View of trench drain in warehouse area



24. View of typical deodorizer solution and drip trays



25. View of typical port-a-john deodorizer solution



26. View of air compressor and minor concrete staining



27. View of freshwater stainless steel tank and saltwater poly-tank



28. View of brine solution machine - grey salt hopper and orange brine water



29. View of empty cleaning solution IBC totes



30. View of staged salt bags (FIBCs) used for salt brine system



31. View of empty IBC totes of deodorizer and soap solutions



32. View of pallets containing 4-oz hand sanitizer containers



33. View of hand soap solution



34. View of warehouse office area



37. View of general warehouse area and handwash stations



38. View of subject property - northern vacant parcel



39. View of subject property - northern vacant parcel



40. View of southern subject property boundary - vacant parcel



41. View of northwestern adjoining property



42. View of north adjoining property



43. View of northeastern adjoining property



44. View of southwest adjoining property



45. View of southeastern adjoining property



46. View of western adjoining property



47. View of eastern adjoining property



48. View of eastern adjoining property



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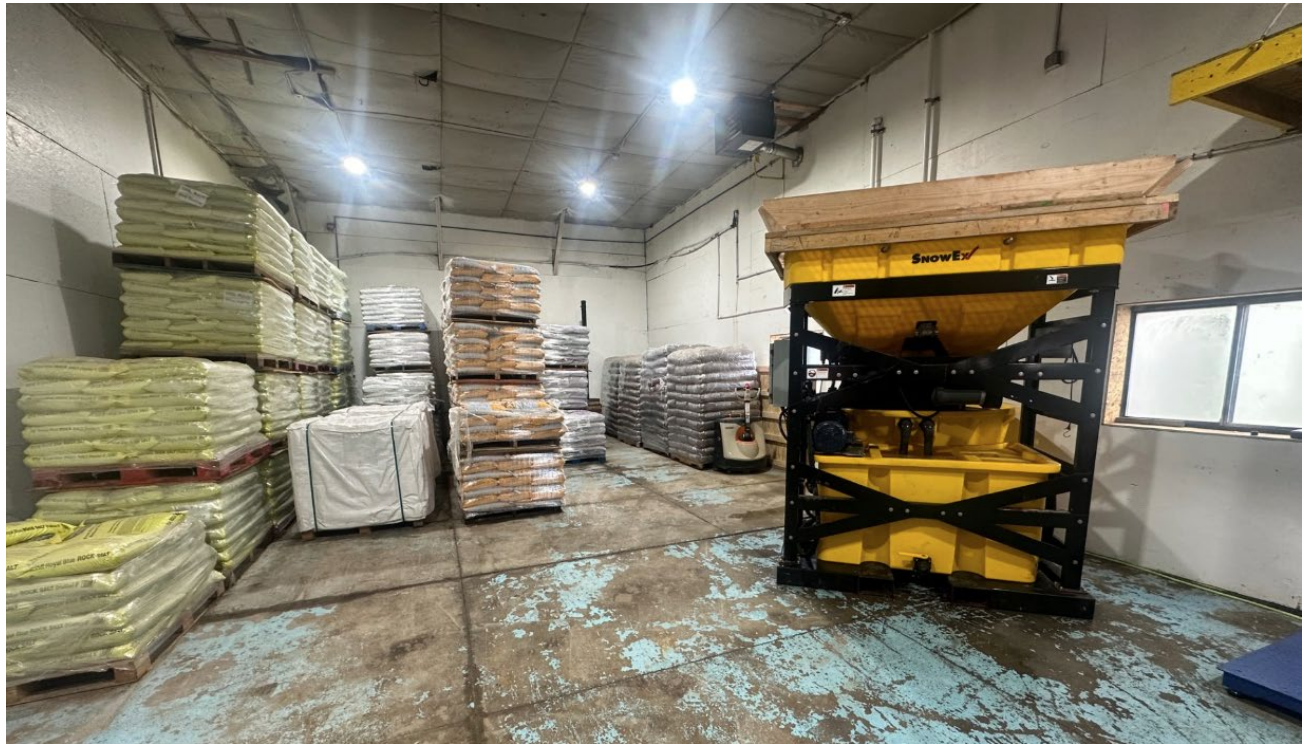


49. View of western adjoining property



Appendix "B"

Green Hills Contracting Existing facilities.





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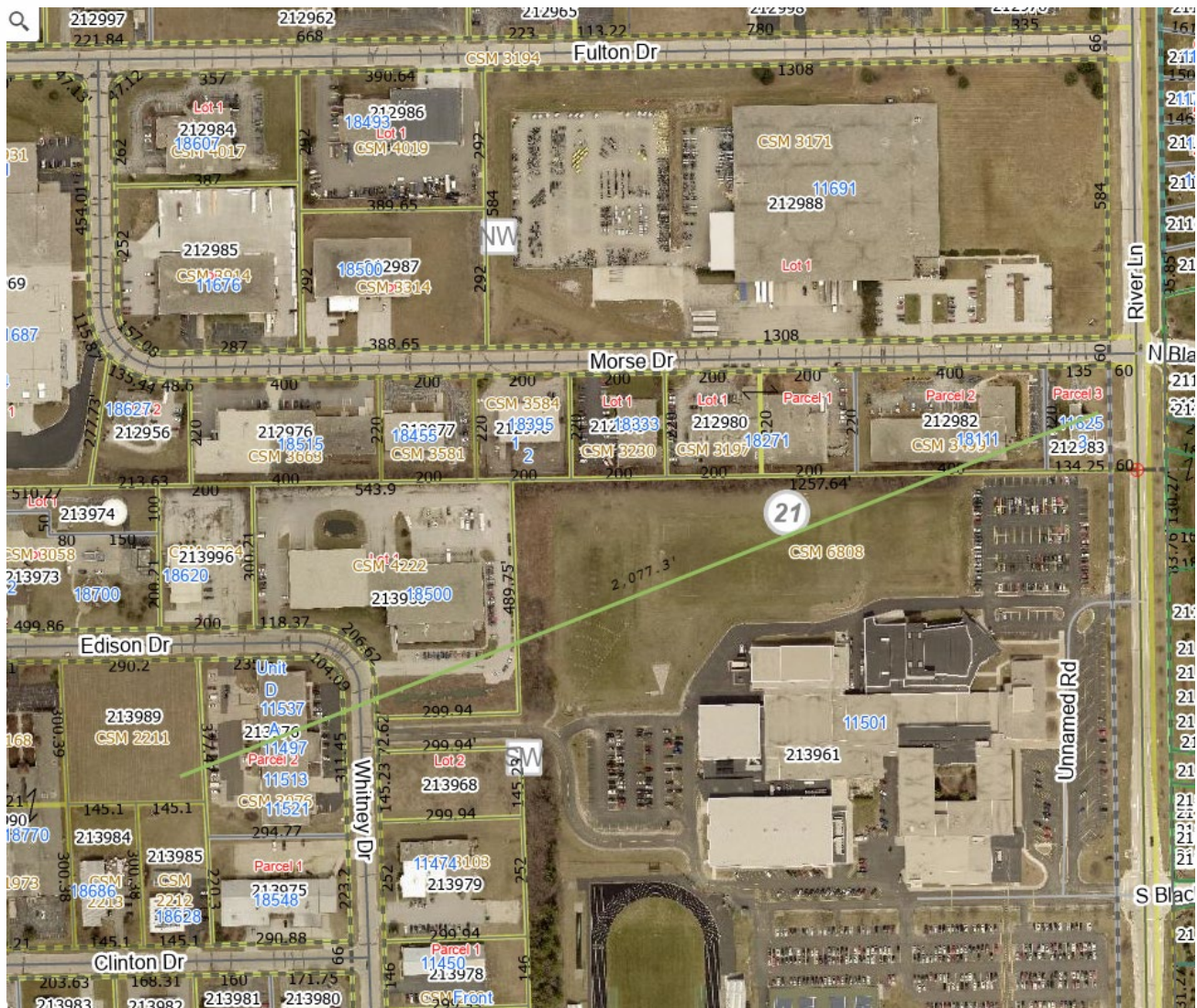
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Appendix "C"

Aerial Photo with distance noted to Village of Germantown exiting well to outside salt storage buildings.





Appendix "D"

Wetlands Inventory of area around subject property.



Germantown, WI



May 5, 2024

Wetlands

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland

- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond

- Lake
- Other
- Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

National Wetlands Inventory (NWI)
This page was produced by the NWI mapper



Appendix "E"

Germantown Annual Water Quality Report.

UNREGULATED CONTAMINANTS

Unregulated contaminants are those for which EPA has not established drinking water standards. The purpose of unregulated contaminant monitoring is to assist EPA in determining the occurrence of unregulated contaminants in drinking water and whether future regulation is warranted. EPA requires us to participate in this monitoring.

CONTAMINANT (units)	LEVEL FOUND	RANGE	SAMPLE DATE (if prior to "23")
Bromochloroacetic acid (BCAA) (ppb)	1.4	0.40 - 1.4	1/9/2019 - 7/31/2019
Bromodichloroacetic acid (BDCAA) (ppb)	1.6	0.58 - 1.6	1/9/2019 - 7/31/2019
Bromotrichloroacetic acid (BTCAA) (ppb)	0.92	0.43 - 0.92	1/9/2019 - 7/31/2019
Chlorodibromomethane (CDBM) (ppb)	0.69	0.31 - 0.69	1/9/2019 - 7/31/2019
Dichloroacetic acid (DCAA) (ppb)	0.90	0.40 - 0.90	1/9/2019 - 7/31/2019
Trichloroacetic acid (TCAA) (ppb)	0.53	0.53	1/9/2019 - 7/31/2019
HAAS (ppb)	0.267	0.196 - 0.325	1/9/2019 - 7/30/2019
HAAS (ppb)	0.508	0 - 0.508	1/9/2019 - 7/30/2019
HAAS (ppb)	0.34	0.304 - 0.329	1/9/2019 - 7/30/2019
Manganese (ppb)	406.04	0.521 - 406.04	1/9/2019 - 7/30/2019
Germosin (ppb)	0.394	0.394	1/9/2019 - 7/30/2019

DEFINITIONS

AL = Action Level: The concentration of a contaminant which, if exceeded, triggers treatment or other requirements which a water system must follow.

HA: Health Advisory: An estimate of acceptable drinking water levels for a chemical substance based on health effects information.

HAL: Health Advisory Level: is a concentration of a contaminant which, if exceeded, poses a health risk and may require a system to post a public notice. Health Advisories are determined by US EPA.

HI: Hazard Index: A Hazard Index is used to assess the potential health impacts associated with mixtures of contaminants. Hazard Index guidance for a class of contaminants or mixture of contaminants may be determined by the US EPA or Wisconsin Department of Health Services. If a Health Index is exceeded a system may be required to post a public notice.

Level 1 Assessment: A Level 1 assessment is a study of the water system to identify potential problems and determine, if possible, why total coliform bacteria have been found in our water system.

Level 2 Assessment: A Level 2 assessment is a very detailed study of the water system to identify potential problems and determine, if possible, why an E. coli MCL violation has occurred or why total coliform bacteria have been found in our water system, or both, on multiple occasions.

MCL: Maximum Contaminant Level: The highest level of a contaminant that is allowed in drinking water. MCLs are set as close to the MCLGs as feasible using the best available treatment technology.

MCLG: Maximum Contaminant Level Goal: The level of a contaminant in drinking water below which there is no known or expected risk to health. MCLGs allow for a margin of safety.

MFL: Million fibers per liter

MRDL: Maximum residual disinfectant level. The highest level of a disinfectant allowed in drinking water. There is convincing evidence that addition of a disinfectant is necessary for control of microbial contaminants.

MRDLG: Maximum residual disinfectant level goal: The level of a drinking water disinfectant below which there is no known or expected risk to health. MRDLGs do not reflect the benefits of the use of disinfectants to control microbial contaminants.

MREM/YEAR: Millirems per year (a measure of radiation absorbed by the body)

NTU: Nephelometric Turbidity Units

pCi/L: PicoCuries per liter (a measure of radioactivity)

ppm: Parts per million, or milligrams per liter (mg/L)

ppb: Parts per billion, or micrograms per liter (ug/L)

ppt: Parts per trillion, or nanograms per liter

ppq: Parts per quadrillion, or picograms per liter

PHGS: PHGS: Public Health Groundwater Standards are found in NR 140 Groundwater Quality. The concentration of a contaminant which, if exceeded, poses a health risk and may require a system to post a public notice.

RPMS: Recommended Public Health Groundwater Standards: Groundwater standards proposed by the Wisconsin Department of Health Services. The concentration of a contaminant which, if exceeded, poses a health risk and may require a system to post a public notice.

SMCL: Secondary drinking water standards or Secondary Maximum Contaminant Levels for contaminants that affect taste, odor, or appearance of the drinking water. The SMCLs do not represent health standards.

TCR = Total Coliform Rule

S.U. = Standard Unit of measurement

TT: Treatment Technique: A required process intended to reduce the level of a contaminant in drinking water.

* Each contaminant range is from no detect (nd) to the maximum reported value.



2023 Annual Germantown Water Quality Report

Germantown Water Utility



WATER QUALITY MEETS ALL REGULATORY STANDARDS

In the year 2023, the Germantown Water Utility (GWU) conducted all DNR required tests to ensure the safety and quality of the drinking water delivered to our customers. All laboratory analysis indicated that the water provided by the Utility met all Federal and State drinking water standards.

This report summarizes the water quality provided to customers in 2023. It also includes details about where your water comes from, what has been detected in your water and how that compares to regulatory standards. We are committed to providing you with useful information.

SPECIAL HEALTH INFORMATION AVAILABLE

Drinking water, including bottled water, may reasonably be expected to contain at least small amounts of some contaminants. The presence of contaminants does not necessarily indicate that water poses a health risk. More information about contaminants and potential health effects can be obtained by calling the Environmental Protection Agency's safe drinking water hotline (800-426-4791).

Some people may be more vulnerable to contaminants in drinking water than the general population. Immuno-compromised persons

such as persons with cancer undergoing chemotherapy, persons who have undergone organ transplants, people with HIV/AIDS or other immune system disorders, some elderly, and infants can be particularly at risk from infections. These people should seek advice about drinking water from their health care providers. EPA/CDC guidelines on appropriate means to lessen the risk of infection by cryptosporidium and other microbial contaminants are available from the Environmental Protection Agency's Safe Drinking Water Hotline (800-426-4791).

HEALTH EFFECTS FOR ANY CONTAMINANTS WITH MCL VIOLATION/ACTION LEVEL EXCEEDANCES

Infants and young children who drink water containing lead in excess of the action level could experience delays in their physical or mental development. Children could show slight deficits in attention span and learning abilities. Adults who drink this water over many years could develop kidney problems or high blood pressure.

Additional Health Information

If present, elevated levels of lead can cause serious health problems, especially for pregnant women and young children.

Lead in drinking water is primarily from materials and components associated with service lines and home plumbing. Germantown

Water Utility is responsive for providing high quality drinking water but cannot control the variety of materials used in plumbing components. When your water has been sitting for several hours, you can minimize the potential for lead exposure by flushing your cold side tap for 30 seconds to 2 minutes or until it feels cooler than when you first started flushing before using water for drinking or cooking. If you are concerned about lead in your water, you may wish to have your water tested. Information on lead in drinking water, testing methods, and steps you can take to minimize exposure is available from the Safe Drinking Water Hotline (800-426-4791) or at www.epa.gov/safewater/lead.

HEALTH EFFECTS FOR ANY CONTAMINANTS WITH MCL

Your water was tested for many contaminants last year. We are allowed to monitor for some contaminants less frequently than once a year. The following tables list only those contaminants which were detected in your water. If a contaminant was

detected last year, it will appear in the following tables without a sample date. If the contaminant was not monitored last year, but was detected within the last 5 years, it will appear in the tables below along with the sample date.

LEAD SERVICES

We are currently unaware of any lead water services to homes or businesses in the Village of Germantown and have not seen any evidence indication we do.

Opportunity for input on decisions affecting our water quality or other questions

First and Third Monday of each month at 7:00 p.m. in the Village Hall Board Room-with the Public Works & Highway Committee, located at N112 W17001 Mequon Rd. Germantown, WI 53022.
The day and time maybe subject to change. Water Utility office 262-253-8254, Village Hall 262-250-4721



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Project: Green Hills Contracting Env Imp Assesment

Date: 09/5/2024

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SOURCES OF GERMANTOWN'S DRINKING WATER

The sources of drinking water, both tap water and bottled water, include rivers, lakes, streams, ponds, reservoirs, springs and wells. As water travels over the surface of the land or through the ground, it dissolves naturally occurring minerals and, in some cases, radioactive material, and can pick up substances resulting from the presence of animals or from human activity.

Contaminants that may be present in source water include:

- Microbial contaminants, such as viruses and bacteria, which may come from sewage treatment plants, septic systems, agricultural livestock operations and wildlife.
- Inorganic contaminants, such as salts and metals, which can be naturally-occurring or result from urban stormwater runoff, industrial or domestic wastewater discharges, oil and gas production, mining or farming.
- Pesticides and herbicides, which may come from a variety of sources such as agriculture, urban stormwater runoff and residential uses.

- Organic chemical contaminants, including synthetic and volatile organic chemicals, which are by-products of industrial processes and petroleum production, and can also come from gas stations, urban stormwater runoff and septic systems.
- Radioactive contaminants, which can be naturally occurring or be the result of oil and gas production and mining activities.

In order to ensure that tap water is safe to drink, EPA prescribes regulations that limit the amount of certain contaminants in water provided by public water systems. FDA regulations establish limits for contaminants in bottled water, which shall provide the same protection for public health.



SOURCE(S) OF WATER

SOURCE ID	SOURCE	DEPTH	STATUS
2	Groundwater	342	Active
3	Groundwater	965	Active
4	Groundwater	1271	Active
5	Groundwater	415	Active
7	Groundwater	370	Active
11	Groundwater	1401	Active

COST OF LEAKY PIPES

Size of leak at 48 psi	GALLONS PER HOUR	GALLONS PER DAY	COST
1/16" (.0625)	.63	907-\$4.00	331,128-\$1,374.00
1/8" (.125)	2.53	3,643-\$15.00	1,329,768-\$5,519.00
1/4" (.25)	10.12	14,558-\$60.00	5,319,816-\$22,052.00
1/2" (.50)	40.46	58,219-\$242.00	21,250,008-\$88,188.00

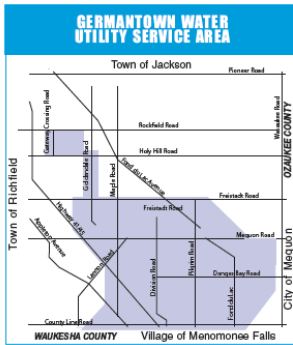
First 100,000gal = \$4.15 / 1000gal...
Next 900,000gal = \$3.60 / 1000gal...
Over 1,000,000gal = \$3.03 / 1000gal
(Numbers will vary slightly due to rounding)
For more information visit:
<https://www.S40technologies.com/resources/water-cost-calculator>

TREATED WATER QUALITY

Listed on the following pages are contaminants detected in Germantown's drinking water during 2023. The state allows the GWU to monitor for some contaminants less than once per year because the concentrations of these contaminants do not change frequently. Some of our data though representative, are more than one year old.

HOW TO READ THE ANNUAL GERMANTOWN WATER QUALITY TABLE

- Read the definitions on the back page to better understand this table.
- Choose a "Contaminant" on the table.
- Check the "Ideal Goal" (Maximum Contaminant Level Goal) for that substance.
- Check the "Highest Level Allowed" (Maximum Contaminant Level).
- Compare the contaminant "Level Detected" in Germantown's water supply to the Ideal Goal and the Highest Level Allowed.



DISINFECTION BYPRODUCTS

CONTAMINANT (Units)	SITE	MCL (Highest Level Allowed)	MCLG (Ideal Goal)	LEVEL FOUND	RANGE	SAMPLE DATE (If prior to '23)	VIOLATION	TYPICAL SOURCE OF CONTAMINANT
HAAs (ppb)	0-14	80	80	2	2		NO	By-product of drinking water disinfection
THMs (ppb)	0-14	80	80	4.9	4.9		NO	By-product of drinking water disinfection
HAAs (ppb)	0-16	80	80	2	2		NO	By-product of drinking water disinfection
THMs (ppb)	0-16	80	80	1.4	1.4		NO	By-product of drinking water disinfection

INORGANIC CONTAMINANTS

CONTAMINANT (Units)	SITE	MCL (Highest Level Allowed)	MCLG (Ideal Goal)	LEVEL FOUND	RANGE	SAMPLE DATE (If prior to '23)	VIOLATION	TYPICAL SOURCE OF CONTAMINANT
Barium (ppb)	2	2	0.110	0.012-0.110			NO	Discharge of drilling wastes; Discharge from metal industries; Erosion of natural deposits
Fluoride (ppb)	4	4	0.9	0.5-0.9			NO	Erosion of natural deposits; Water additive which promotes strong teeth; Discharge from fertilizer and alloy products
Nickel (ppb)	100	100	6,000	1,200-6,000			NO	Nickel occurs naturally in soil, ground water and surface waters and is often used in electroplating, stainless steel and alloy products
Nitrate (NO3-N) (ppm)	10	10	0.00	0.00-0.00			NO	Runoff from fertilizer use; Leaching from septic tanks; sewage; Erosion of natural deposits
Selenium (ppm)	n/a	n/a	16.00	6.65-16.00			NO	n/a

CONTAMINANT (Units)	ACTION LEVEL	MCLG (Ideal Goal)	90th PERCENTILE LEVEL FOUND	# OF RESULTS	SAMPLE DATE (If prior to '23)	VIOLATION	TYPICAL SOURCE OF CONTAMINANT
Copper (ppb)	AL=1.3	1.3	0.4000	0 of 38 results were above the action level.		NO	Corrosion of household plumbing systems; Erosion of natural deposits; Leaching from wood preservatives
Lead (ppb)	AL=15	0	1.70	1 of 38 results were above the action level.		NO	Corrosion of household plumbing systems; Erosion of natural deposits

PFAS CONTAMINANTS WITH A HEALTH ADVISORY LEVEL

Perfluorinated and polyfluorinated substances (PFAS) are a large group of human-made chemicals that have been used in industry and consumer products worldwide since the 1950s. The following table lists PFAS contaminants which were detected in your water and that have a Recommended Public Health Groundwater Standard (RPHGS) or Health Advisory Level (HAL). There are no violations for detections of contaminants that exceed the RPHGS or HAL. The RPHGS are levels at which concentrations of the contaminant present a health risk and are based on guidance provided by the Wisconsin Department of Health Services.

CONTAMINANT (Units)	RPHGS or HAL (ppb)	LEVEL FOUND	RANGE	SAMPLE DATE (If prior to '23)	VIOLATION	TYPICAL SOURCE OF CONTAMINANT
PFBS (ppb)	450000	0.66	0.46 - 0.86		NO	Drinking water is one way that people can be exposed to PFAS. In Wisconsin, two-thirds of people use groundwater as their drinking water source. PFAS can get in groundwater from places that make or use PFAS and release from consumer products in landfills.
PFBS (ppb)	40	0.79	0.59 - 0.79		NO	
PFOS (ppb)	20	0.16	0.09 - 0.16		NO	
PFOS (ppb)	20	0.59	0.00 - 0.59		NO	
PFOS and PFOS Total (ppb)	20	1.69	0.00 - 1.69		NO	

RADIOACTIVE CONTAMINANTS

CONTAMINANT (Units)	MCL (Highest Level Allowed)	MCLG (Ideal Goal)	LEVEL FOUND	RANGE	SAMPLE DATE (If prior to '23)	VIOLATION	TYPICAL SOURCE OF CONTAMINANT
Sr-90 Alpha, Eccl. B & C (pCi/l)	15	0	11.5	5.4 - 11.5		NO	Erosion of natural deposits
Radium-226 + 228 (pCi/l)	5	0	4.3	1.3 - 4.3		NO	Erosion of natural deposits
Sr-90 Alpha, Eccl. B & C (pCi/l)	n/a	n/a	11.7	5.4 - 11.7		NO	Erosion of natural deposits
Combined Uranium (mg/l)	30	0	0.3	0.3 - 0.3		NO	Erosion of natural deposits

CONTAMINANTS WITH A PUBLIC HEALTH GROUNDWATER STANDARD, HEALTH ADVISORY LEVEL OR A SECONDARY MAXIMUM CONTAMINANT LEVEL

The following table lists contaminants which were detected in your water and that have either a Public Health Groundwater Standard (PHGS), Health Advisory Level (HAL), or a Secondary Maximum Contaminant Level (SMCL), or both. There are no violations for detections of contaminants that exceed Health Advisory Levels, Public Health Groundwater Standards or Secondary Maximum Contaminant Levels. Secondary Maximum Contaminant Levels are levels that do not present health concerns but may pose aesthetic problems such as objectionable taste, odor, or color. Public Health Groundwater Standards and Health Advisory Levels are levels at which concentrations of the contaminant present a health risk.

CONTAMINANT (Units)	SMCL	RPHGS or HAL	LEVEL FOUND	RANGE	SAMPLE DATE (If prior to '23)	TYPICAL SOURCE OF CONTAMINANT
Sulfate	250	0	250.00	59.00 - 250.00		Runoff/leaching from natural deposits, industrial wastes



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ENGINEERING SOLUTIONS SINCE 1964

Project: Green Hills Contracting Env Imp Assesment

Date: 09/5/2024

Calc By: BK Check By: BK

Appendix "F"

J & J Destroyer SX 950 Safety Data Sheet when available.

J & J



Operational Safety plan

-This document goes over handling of granular and liquid materials used in our manufacturing and distribution operation.

Bulk Granular Deicing Unloading Safety Procedure

Yard Safety Rules:

1. Speed Limit:

- **Maximum Speed:** All inbound trucks are required to travel no faster than 10 mph while traveling within the property. This reduced speed helps ensure the safety of all personnel and equipment on site.
- **Speed Monitoring:** Be aware that speed may be monitored by Green Hills Inc. staff, and any violation of the speed limit may result in penalties such as but not limited to disciplinary action, or restrictions from future site access.

2. Flashers:

- **Visibility:** Trucks must have their flashers on at all times while on the property. This is critical to ensure that other vehicles and personnel are aware of the truck's presence.

Unloading Procedures:

1. Parking and Initial Steps:



- **Parking on Salt Pad:** Before beginning the unloading process, the truck driver must park their truck on the salt pad. This area is specifically designed to contain the material at all times.
- **Parking Brake:** The truck driver must apply the parking brake to prevent any unintentional movement of the vehicle while he/she exits the truck to present load paperwork.
- **Paperwork Presentation:** The driver must then present the load paperwork to a Green Hills Inc. team member. This paperwork is essential for verifying the contents of the load and ensuring that the material is unloaded into the correct bin location.

2. Verification by Green Hills Inc. Team Member:

- **Paperwork Check:** The Green Hills Inc. team member will verify the paperwork against the load to ensure accuracy.
- **Direction to Bin:** Once verification is complete, the team member will direct the driver to the appropriate bin where the material is to be unloaded. Drivers should follow these directions precisely to avoid errors in material placement.

3. Supervision and Acknowledgment:

- **Supervision for Non-Green Hills Trucks:** For trucks that are not owned or operated by Green Hills Inc., a Green Hills team member must be present during the entire unloading process. This supervision ensures compliance with safety procedures and proper unloading techniques.

Dumping Guidelines:

1. Truck Positioning:

- **Avoid Full Backing Under Shelter:** Truck drivers are not to back their entire truck underneath the overhead salt shelter, even if the bin appears to be empty. This is to prevent damage to both the truck and the shelter structure.



- **Stop Point:** The driver must stop the truck once both drive axles are fully inside the bin. Do not proceed any further into the bin to avoid contact with the shelter structure.

2. Safety Check Before Dumping:

- **Environmental Awareness:** Before beginning the dumping process, the driver must ensure that the area is safe. This involves checking to the left, right, and above the truck to confirm that there are no obstructions, personnel, or hazards in the vicinity.
- **Clear Communication:** If there are any doubts or concerns, the driver should communicate with the Green Hills Inc. team member for further instructions before proceeding.

3. Dumping the Load:

- **Begin Pulling Forward:** As the load begins to come off the truck, the driver should start pulling forward slowly. This ensures that the material is evenly distributed and that the truck maintains sufficient clearance from the overhead shelter structure.
- **Maintain Clearance:** It is crucial to always maintain a safe distance between the dump box and the overhead shelter structure to prevent any collisions or structural damage.

4. Post-Dumping Procedures:

- **Immediate Lowering of Dump Box:** Once the load has been fully dumped, the driver must lower the dump box immediately. The box must be lowered prior to the back of the truck reaching the yellow loading line painted on the ground.
- **No Box Up Movement:** The driver is not allowed to leave the salt pad with the dump box in the raised position. This is a heavily enforced rule as all deicing materials are to stay within the containment zone.
- **Exit Protocol:** After the dump box is completely lowered, the driver may safely exit the salt pad. The driver should follow all posted signs and directions to the exit of the property, ensuring a smooth and safe departure.



These detailed guidelines are designed to ensure a safe and efficient unloading process while minimizing risks to both personnel and equipment at Green Hills Inc. Compliance with these rules is mandatory for all drivers and vehicles entering the site.

Bulk Granular Deicing Loading Safety Procedure

Vehicle Positioning and Initial Steps:

1. Backing Into the Salt Pad:

- **Alignment:** All trucks are required to back into the salt pad, aligning their driver's side tires as close to the "loading line" as possible. The "loading line" is a bright yellow line painted on the ground along the width of the entire salt pad.
- **Loader Operator Assistance:** The loader operator will assist in the backing process by sounding their horn to indicate when the vehicle should stop. Drivers should pay close attention to this signal.

2. Communication with Loader Operator:

- **Material Confirmation:** After stopping, the loader operator will exit the cab and confirm with the driver the specific material they want to be loaded with and the quantity (in tons).

3. Driver Safety in Loading Area:

- **Stay in the Vehicle:** Drivers must remain inside their truck while in the salt pad loading area. Exiting the truck in this area is prohibited to ensure the safety of all personnel involved in the loading process.
- **Preloading Preparations:** Before entering the loading area, drivers should remove any salter covers, shovels, or other objects that might impede the loading process.



Green Hills Inc. Team Member Guidelines:

1. No Climbing on Customer Vehicles:

- **Prohibited Assistance:** Green Hills Inc. team members are not permitted to climb on customer trucks to assist with tarping or untarping salters or dump boxes. This rule is in place to prevent injuries or accidents.

2. Responsibility for Vehicle Weight:

- **Legal Weight Compliance:** Green Hills Inc. team members are not responsible for ensuring that vehicles do not exceed their legal gross vehicle weight rating. However, they will refuse to load any vehicle that appears to be overloaded to the point where material may spill out, which could pose a safety hazard.

Loading Process:

1. Selecting the Correct Bucket:

- **Bucket Size Selection:** It's essential to select the appropriate bucket size based on the salter's capacity:
 - 68" Bucket: For salters up to 2 yards.
 - 84" Bucket: For salters between 2 and 4 yards.
 - 102" Bucket: For salters of 4 yards and up.
- **Bucket Security Check:** After selecting and attaching the correct bucket, ensure it is fully secured by placing the bucket flat on the ground. Tip the bucket downward slightly using the controls. This action should start to lift the machine off the ground if the bucket is attached properly. If the bucket becomes disconnected, reattach it before proceeding.



2. Scooping Salt:

- **Bucket Positioning:** When taking a scoop of salt, ensure the bottom of the bucket is slightly touching the ground evenly.
- **Entering the Pile:** Slowly proceed into the salt pile, raising the boom and curling the bucket back simultaneously to fill it effectively.
- **Backing Out of the Pile:** Before backing out, check mirrors and, if safe, look behind to ensure the area is clear. As you back out, keep the bucket low to the ground for stability.

3. Approaching and Loading the Truck:

- **Boom Arm Movement:** As you approach the truck, begin lifting the boom arm while moving forward.
- **Positioning:** Ensure that the loader is perpendicular to the truck, as this is the safest position for loading. Perpendicular alignment reduces the risk of accidental contact with the truck.
- **Loading the Truck:** When dumping the salt into the truck, make sure the bucket and boom arm maintain clearance from the truck or salter to prevent damage.
- **Post-Dump Procedure:** Once the bucket is empty, curl it upwards completely and back away from the truck. This helps ensure that no residual material is dropped outside the designated area.

4. Signaling Completion:

- **Horn Signal:** Once the bucket has cleared the truck, the loader operator should honk the horn to signal to the driver that the loading process is complete.



Post-Loading Procedures:

1. Tarping of Salters:

- **Tarping Prohibited in Loading Area:** Tarping of salters is not allowed within the loading area. Drivers must exit the loading area before tarping their salters. **Green Hills Inc. Policy:** As mentioned earlier, Green Hills Inc. team members are not permitted to climb on customer vehicles to assist with tarping or untarping. Drivers are responsible for this task once they have exited the loading area.

These detailed guidelines are designed to ensure a smooth, safe, and efficient loading process at Green Hills Inc. Adherence to these procedures is mandatory to protect the safety of all personnel and equipment involved.



Bulk Liquid Deicing Unloading Safety Procedure

1. Arrival on Property

- **Speed Limit:** All trucks entering the property must adhere to a strict speed limit of no more than 10 mph. This is to ensure the safety of all personnel and equipment on-site.
- **Use of Flashers:** Trucks must have their hazard flashers on at all times while on the property to increase visibility and alert others to your presence.

2. Approach to the Filling Station

- **Route and Location:** Proceed directly to the bulk liquid distribution filling station located on the side of the building. Ensure you are following the designated path to avoid any unnecessary traffic or safety hazards.
- **Parking:** Upon arrival at the filling station, set your parking brake securely before exiting the vehicle.

3. Pre-Connection Procedures

- **Documentation Presentation:** Before making any connections, present your load information (e.g., Bill of Lading) to a Green Hills Inc. team member. This step is crucial to ensure the correct product is being handled.
- **Verification by Team Member:** The team member will verify the type of product being delivered and will confirm that the fill station valve is closed. They will then remove the appropriate cap for the product you are carrying.



- **Inspection:** Perform a visual inspection of the fill station, ensuring that no obstructions or potential hazards are present. Confirm that your tanker is properly aligned with the fill station.

4. Hose Connection

- **Safe Connection:** Begin connecting your hose to the designated fill port. Ensure that the hose is securely attached.
- **No Discharge Until Approval:** It is critical that no liquid is discharged from your tanker until explicit approval has been given by the Green Hills Inc. team member. This step is necessary to prevent accidental spills or cross-contamination.

5. Authorization to Begin Discharge

- **Receiving Tank Check:** The team member will check that the receiving tank valve is open and that all other tank valves are securely closed..
- **Final Safety Check:** Conduct a final check to ensure that all connections are secure, the tanker vent is open, and that there are no visible signs of potential failure.

6. Starting the Unloading Process

- **Pump Activation:** Start the pump on the tanker. Monitor the equipment closely as you slowly crack the main valve, allowing liquid to flow gradually into the fill station.
- **Leak Monitoring:** Immediately check for any signs of leakage at all fittings. If a leak is detected:
 - **Emergency Procedure:** Shut off the pump immediately.
 - **Valve Closure:** Close the main valve to prevent further discharge.
 - **Report Issue:** Report the issue to the Green Hills Inc. team member and await further instructions.



7. Continuous Monitoring During Unloading

- **Stay with the Vehicle:** The driver must remain with the truck at all times during the unloading process. Never leave the truck unattended.
- **Ongoing Inspection:** Continuously monitor all hoses, pumps, and connections throughout the discharge process to ensure that there are no leaks or other issues.

8. Completion of Discharge

- **Valve Closure:** Once the tanker is empty, close the main tank valves on the tanker.
- **Blow Out Lines:** Open the low air pressure supply valve to begin blowing out any remaining liquid from the hoses. This step is important to ensure that all product is delivered.
- **Walk the Line:** As air blows through the line, walk the hose from the tanker to the fill station, ensuring all liquid is completely cleared from the hose.

9. Disconnection and Securing of Equipment

- **Close Valves:** After ensuring all liquid has been cleared, close both the fill station valve and the low-pressure air supply valve.
- **Release Residual Air:** Release any remaining air pressure from the lines to make them safe for disconnection.
- **Hose Disconnection:** Disconnect your hoses carefully, ensuring no liquid remains in the lines. Immediately secure all caps on both the filling station and your hoses.
- **Equipment Check:** Perform a thorough check to ensure all hoses and equipment are properly stowed and secured on your truck.



10. Final Safety Check and Departure

- **Walk-Around Inspection:** Conduct a complete walk-around inspection of your vehicle to confirm that all equipment is accounted for and securely fastened.
- **Clear the Area:** Ensure that the area around your truck is clear of any obstructions.
- **Safe Exit:** Once everything is verified and secure, proceed safely to the exit, adhering to the same safety precautions (speed limit and flashers) as when entering the property.

11. Incident Reporting

- **Immediate Reporting:** If at any point during the procedure an incident occurs (e.g., spill, equipment failure, injury), report it immediately to the Green Hills Inc. team member and follow emergency protocols.
- **Documentation:** Ensure that all incidents are documented according to company policy and that any necessary follow-up actions are taken.

This detailed safety procedure ensures a safe and efficient unloading process while minimizing the risk of spills, accidents, and equipment damage.



Bulk Liquid Deicing Loading Safety Procedure

1. Arrival on Property

- **Speed Limit:** All trucks entering the property must adhere to a strict speed limit of no more than 10 mph. This is to ensure the safety of all personnel and equipment on-site.
- **Use of Flashers:** Trucks must have their hazard flashers on at all times while on the property to increase visibility and alert others to your presence.

2. Approach to the Filling Station

- **Route and Location:** Proceed to the bulk liquid distribution filling station located on the side of the building. Follow the designated path to avoid any potential hazards or obstructions.
- **Parking:** Upon arrival, set your parking brake securely before exiting the vehicle.

3. Pre-Connection Procedures

- **Documentation Presentation:** Present your load information (e.g., Bill of Lading or loading order) to a Green Hills Inc. team member before making any connections. This step is crucial to ensure the correct product is being loaded.
- **Verification by Team Member:** The team member will verify the product you are to receive and confirm that the dispensing station valve is closed. They will then remove the appropriate cap for the product you are to load.



- **Inspection:** Perform a visual inspection of the dispensing station and the surrounding area to ensure that no obstructions or hazards are present. Confirm that your tanker is properly aligned with the dispensing station.

4. Hose Connection

- **Safe Connection:** Begin connecting your hose to the designated dispensing port. Ensure that the hose is securely attached.
- **No Loading Until Approval:** Do not start the loading process until explicit approval has been given by the Green Hills Inc. team member. This step is necessary to prevent accidental spills.

5. Authorization to Begin Loading

- **Dispensing Tank Check:** The team member will check that the Dispensing station valve is open and that all other tank valves are securely closed.
- **Final Safety Check:** Conduct a final check to ensure that all connections are secure, the tanker vent is open, and that there are no visible signs of potential failure.

6. Starting the Loading Process

- **Pump Activation:** Start the pump on the dispensing station. Monitor the equipment closely as you slowly open the main valve, allowing liquid to flow gradually into your tanker.
- **Leak Monitoring:** Immediately check for any signs of leakage at all fittings. If a leak is detected:
 - **Emergency Procedure:** Shut off the pump immediately.
 - **Valve Closure:** Close the main valve to stop the flow of liquid.
 - **Report Issue:** Report the issue to the Green Hills Inc. team member and await further instructions.



7. Continuous Monitoring During Loading

- **Stay with the Vehicle:** The driver must remain with the truck at all times during the loading process. Never leave the truck unattended.
- **Ongoing Inspection:** Continuously monitor all hoses and connections throughout the loading process to ensure that there are no leaks or other issues.

8. Completion of Loading

- **Valve Closure:** Once the desired quantity of liquid has been loaded, turn the pump off and close the main dispensing valve.
- **Blow Out Lines:** open the low air pressure supply valve on the dispensing station to clear any remaining liquid from the hoses.
- **Walk the Line:** As air blows through the line, walk the hose from the dispensing station to the tanker, ensuring all liquid is completely cleared from the hose.

9. Disconnection and Securing of Equipment

- **Close Valves:** After ensuring all liquid has been cleared, close the main valve on the tanker and then close the low-pressure air supply valve.
- **Release Residual Air:** Release any remaining air pressure from the lines to make them safe for disconnection.
- **Hose Disconnection:** Disconnect your hoses carefully, ensuring no liquid remains in the lines. Immediately secure all caps on both the dispensing station and your hoses.
- **Equipment Check:** Perform a thorough check to ensure all hoses and equipment are properly stowed and secured on your truck.



10. Final Safety Check and Departure

- **Walk-Around Inspection:** Conduct a complete walk-around inspection of your vehicle to confirm that all equipment is accounted for and securely fastened.
- **Clear the Area:** Ensure that the area around your truck is clear of any obstructions.
- **Safe Exit:** Once everything is verified and secure, proceed safely to the exit, adhering to the same safety precautions (speed limit and flashers) as when entering the property.

11. Incident Reporting

- **Immediate Reporting:** If at any point during the procedure an incident occurs (e.g., spill, equipment failure, injury), report it immediately to the Green Hills Inc. team member and follow emergency protocols.
- **Documentation:** Ensure that all incidents are documented according to company policy and that any necessary follow-up actions are taken.

This detailed loading procedure ensures that the process is conducted safely, minimizing the risk of spills, accidents, and equipment damage.



Liquid Deicing Loading Safety Procedure For 500 Gallons And Under

1. Pre-Loading Preparation

- **Safety Protocol and PPE:**
 - **Personal Protective Equipment (PPE):** Ensure all drivers are wearing the required PPE, which includes goggles and gloves. This is essential to protect against potential splashes, spills, and other hazards.
- **Tank and Equipment Inspection:**
 - **Inspect the Tank:** Before bringing the customer's tank or your own equipment to the loading area, inspect it for any signs of damage or wear, such as cracks, loose fittings, or malfunctioning valves.
 - **Equipment Check:** Inspect all loading equipment, including hoses, valves, and meters, to ensure they are in good working condition.
- **Material Verification:**
 - **Correct Product:** Verify that the material you are about to load matches the customer's order or the intended use. Double-check the product label, and ensure you have the right product for the job.

2. Positioning the Tank

- **Parking and Placement:**
 - **Close Proximity:** Park the small tank (e.g., 275-gallon tote or spray unit) as close to the filling station as possible to minimize the length of the hose and reduce the risk of spillage.
 - **Valve Check:** Ensure all tank valves are closed before beginning the loading process.

3. Loading Process

- **Connection and Safety Check:**



- **Select the Right Tank:** Open only the valve of the tank you intend to fill. This prevents any accidental filling of the wrong tank.
- **Slow Valve Opening:** Slowly open the loading valves to allow the liquid to start filling the tank. Opening the valve too quickly can cause splashing or overfilling.
- **Monitoring During Loading:**
 - **Continuous Supervision:** Stay with the tank at all times during the loading process. Do not leave the tank unattended to ensure you can respond immediately to any issues.
 - **Fill Meter Usage:** Use the fill meter to monitor the volume of liquid being loaded. For smaller tanks, like a 275-gallon tote, there's very little room for overfilling, so it's crucial to stop at the desired gallon amount, even if the tank appears to be underfilled.
 - **Final Push:** After reaching the desired gallon amount, use low-pressure air to evacuate the lines. This will push any remaining liquid into the small tank, bringing you to the precise metered amount.

4. Completion of Loading

- **Blow Out Lines:**
 - **Line Clearing:** After the desired amount of liquid has been loaded, use low-pressure air to clear the lines of any remaining product. This ensures all liquid is transferred to the tank and reduces the risk of spills when disconnecting.
- **Closing and Securing:**
 - **Valve Closure:** Close the loading valve and any vents on the tank to secure the liquid inside.
 - **Disconnection:** Carefully disconnect the hoses, ensuring no residual liquid remains in the lines that could spill during disconnection.
- **Final Inspection:**
 - **Equipment Check:** Inspect the equipment used for loading, including hoses, valves, and connections, to ensure everything is in good condition and securely fastened.



- **Tank Inspection:** Perform a final check on the small tank or customer's equipment to confirm there are no leaks, overflows, or other issues.

5. Post-Loading Procedures

- **Site Clean-Up:**
 - **Area Inspection:** Ensure the loading area is clean and free of spills or hazards before the tank or customer's vehicle is moved.
- **Safe Exit:**
 - **Equipment Stowage:** Secure all equipment on the truck or in the loading area before departing.
 - **Exit Procedures:** Follow the same safety protocols (speed limit, use of flashers) when exiting the property to ensure a safe departure.

6. Incident Reporting

- **Immediate Action:** In the event of an incident, such as a spill or equipment failure, report it immediately to a Green Hills Inc. team member.
- **Documentation:** Record any incidents according to company policy and follow up with any necessary actions to prevent recurrence.

This procedure ensures that the loading process for smaller tanks is conducted safely, minimizing the risk of overfilling, spills, and accidents, while ensuring accuracy in the amount of liquid loaded.



DE-ICER SPILL CONTINGENCY PLAN

This plan shall be posted onsite in a visible and accessible location near all liquid de-icer tanks and pump transfer valves. This ensures quick reference and effective response in the event of a spill.

1. Introduction

- **Product Information:** The liquid de-icer stored at this site is not classified as hazardous by the EPA. It is designed for use on roads and pavements to prevent ice formation. While not dangerous to human or animal health in reasonable amounts, proper spill management is essential to prevent environmental contamination and ensure safety.

2. Roles and Responsibilities

- **Site Manager:** Responsible for overseeing spill response, coordinating with emergency services if necessary, and ensuring all employees are trained in spill response procedures.
- **Spill Response Team:** A designated team trained in spill containment, cleanup, and reporting. They are responsible for executing the spill response plan and ensuring safety measures are followed.
- **All Employees:** Must be familiar with the basic spill response procedures, know the location of spill kits, and report any spills immediately to the site manager or Spill Response Team.



3. Spill Response Procedures

A. LIQUID DE-ICER SPILLS

3.1 Immediate Actions

- **Alert and Assess:**
 - **Alert Personnel:** Upon detecting a spill, immediately alert nearby personnel and the Spill Response Team.
 - **Assess the Situation:** Determine the source, size, and potential impact of the spill. If the spill is large or poses a significant risk, consider evacuating the area and contacting emergency services.

3.2 Remediation Steps

- **Stop the Leak:** Take immediate action to stop or minimize the leak, prioritizing safety and efficiency.
 - **Pipe Leak:**
 - Use exterior pipe wrap (e.g., Flex Seal Tape) to temporarily seal the leak.
 - If the leak is severe, isolate the section of the pipe if possible, to stop the flow.
 - **Tank Leak:**
 - Apply pipe wrap or mechanical banding to slow or stop the leak.
 - If necessary, use a secondary containment device or absorbent materials to contain the spill until the tank can be emptied.
 - **Product Transfer:**
 - Transfer the remaining de-icer to a different tank or a tanker truck using pumps. This step must be completed as quickly as possible to prevent further leakage.



3.3 Containment Strategies

- **Containment within Building:**
 - **Use of Containment Area:** The storage area is equipped with a sealed concrete containment system designed to hold the full volume of one tank. Ensure the spill remains within this area.
 - **Utilize the Sump:** If the spill is significant, pump the liquid from the sump area back into a secure tank or tanker truck.
 - **Minor Spills:** For small leaks, use absorbent materials, mops, or rags to clean up the liquid. Dispose of contaminated materials in accordance with environmental regulations.
- **Containment Outside the Building:**
 - **Create a Dam:** Use available materials (e.g., absorbent booms, sandbags) to create a barrier around the spill, preventing it from spreading.
 - **Pump and Recover:** Pump the spilled liquid into a secure container, such as a tanker truck, for proper disposal or reuse.
 - **Use Spill Kits:** Deploy spill containment kits available onsite to manage and contain the spill effectively.

3.4 Cleanup Procedures

- **Post-Spill Cleanup:**
 - **De-icer on Pavement:** Hose down the spill area and collect the runoff for disposal or reuse. Ensure all liquid is removed to prevent slipping hazards.
 - **Final Inspection:** Conduct a thorough inspection of the area to ensure no residual product remains and that the spill has been fully contained and cleaned.
- **Disposal of Waste:**
 - **Mop Water and Absorbents:** Dispose of any mop water or absorbent materials in accordance with local environmental regulations. Mop



water can typically be disposed of via the sanitary sewer, but check for specific guidelines.

3.5 Documentation and Reporting

- **Incident Report:** Document the spill, including its size, cause, response actions taken, and any environmental impacts. Submit the report to the Site Manager and, if required, to local environmental authorities.
- **Follow-Up Actions:** Investigate the cause of the spill and implement corrective measures to prevent future occurrences. This may include equipment repairs, process changes, or additional employee training.

B. DRY SALT SPILLS

3.6 Remediation Steps

- **Containment:**
 - Immediately use shovels, brooms, or similar tools to gather the spilled salt. Return it to the containment area within the hoop buildings to prevent exposure to moisture and the elements.

3.7 Containment Strategies

- **Storage in Hoop Buildings:**
 - Verify that the recovered salt is stored deep within the hoop building to ensure it is protected from wind, rain, and snow.

3.8 Cleanup Procedures

- **Site Cleanup:**
 - Sweep the area thoroughly to remove any residual salt. Collect and dispose of the sweepings within the designated storage area.
 - **Mop Area:** If necessary, mop the area to remove any fine particles or residue. Dispose of mop water via the sanitary sewer.



3.9 Documentation and Reporting

- **Incident Report:** Document the spill, including the quantity of salt spilled, response actions, and any impact on operations or the environment. Submit the report to the Site Manager.

C. EXPOSURE RESPONSE

3.10 Exposure to Liquid De-Icer

- **Skin Exposure:**
 - Rinse the affected area with clean, potable water. Continue rinsing for several minutes and dry thoroughly.
 - For extensive exposure, take a shower and rinse the entire body.
- **Eye Exposure:**
 - Flush the eyes with clean water for at least 15 minutes. If irritation persists, seek medical attention.
- **Ingestion:**
 - If ingested, the de-icer may cause nausea, vomiting, or diarrhea. Seek medical attention if symptoms persist.

4. Emergency Contacts

- **Site Manager:** Michael Anderson / Ara Baylerian
- **Spill Response Team Lead:** Michael Anderson / Ara Baylerian
- **Emergency Services:** Dial 911 for emergencies.

5. Training and Drills

- **Regular Training:** All employees should receive regular training on spill response procedures, including the use of spill kits, proper containment techniques, and personal protective equipment.
- **Spill Drills:** Conduct periodic spill drills to ensure all personnel are familiar with their roles and can respond effectively in an actual spill event.



6. Appendix

- **Safety Data Sheets (SDS):** The SDS for the liquid de-icer and other chemicals used onsite are available. Refer to these sheets for detailed safety and handling information.

This detailed contingency plan provides clear instructions and responsibilities for managing de-icer and dry salt spills, ensuring that all personnel are prepared to respond effectively in the event of a spill.

****For Stormwater run off and Ground water monitoring please refer to Environmental assessment plan****



DE-ICER SPILL CONTINGENCY PLAN

This plan should remain posted onsite in a conspicuous location near all liquid de-icer salt brine tanks and pump transfer valves for quick reference in the event of an actual spill.

The liquid de-icer on this site is not categorized as dangerous per the EPA and exposure to reasonable amounts of this product are not harmful to the health of humans or animals. Please refer to the data safety sheets attached in the appendix to this plan.

General cleanliness and organization should be maintained at all times in an effort to having a spill in the first place. good In the Event of a Spill below is a listing of operations to be carried out in the order noted to contend and mitigate any effects of the spilled product in a proper, reasonable, and safe manner.

LIQUID DE-ICER SPILLS:

Remediation:

Stop The Leak- do whatever reasonable to stop the leak as soon as reasonable.

- Pipe leak- Apply exterior pipe wrap Flex Seal Tape or a similar product to the leak area to stop or slow the escape of the de-icer product.
- Tank leak- apply exterior pipe wrap Flex Seal Tape or a similar product to the leak area to stop or slow the escape of the de-icer product. Or apply mechanical exterior banding to the tank leak area to stop or slow the escape of the de-icer product.
- Remove the de-icer product, empty the tank and plumbing. As quickly as reasonable pump the liquid to a different tank or a tanker truck to isolate the de-icer within a different more reliable container.

Containment:

Do not allow de-icer to exit the building or pavement- All the liquid storage tanks are surrounded by a sealed concrete lowered floor containment system this area is sized to contain the full contents of one full tank 6,250 gallons, and keep the de-icer from escaping the building by overland flow or seepage. The containment area is provided with a lowered sump to allow pumping the area totally clear of standing liquid.

- For leakage into the containment area- mop or wipe up small leaks, for large leaks pump from the provided sump area back into a sealed tank or tanker truck for containment and isolation.
- For leakage outside the building- use available onsite materials to dam up the spill area and prevent spread of the spill area. Then mop or pump the spilled liquid back into tanks or tanker truck for containment and isolation.



Cleanup:

After the leak is stopped and standing liquid is pumped out- very little after spill cleanup is required as this de-icer product is intended to be spread freely on roads and parking lots to reduce and prevent the ice formation and buildup on exterior roads and pavements.

- For spill cleanup hose down and or mop spill area then pump that water back into tanks for remixing into the de-icer product.
- After mopping up minor spills mop water can be disposed of by dumping into sanitary sewer via mop sink or water closet.

DRY SALT SPILLS:

Remediation:

Push, scoop, shovel, and /or sweep the spilled material back into containment area, within the containment walls and under the hoop buildings for dry storage until actual use.

Containment:

Verify the spilled material is contained under and within one of the hoop buildings provided for that use, and that the material is deep enough within the structure to avoid exposure to the elements.

Cleanup:

Sweep and mop spill area. After mopping up minor spills mop water can be disposed of by dumping into sanitary sewer via mop sink or water closet.

EXPOSURE:

Cleanup:

This de-icer product is non-toxic and not considered hazardous by the EPA. Please refer to the data safety sheets attached in the appendix to this plan. For exposure to liquid form de-icer, it is recommended that exposed area be rinsed in clean potable water and dried. For large area of exposure shower and rinse all exposed areas. May cause eye irritation and tearing if exposed rinse with water and seek medical attention if irritation continues. If ingested may cause nausea, vomiting, and possible diarrhea, and seek medical attention if irritation continues.



JAHNKE & JAHNKE
ASSOCIATES, LLC
ENGINEERS • PLANNERS • SURVEYORS
ENGINEERING SOLUTIONS SINCE 1964

Project: Green Hills, Contracting Clinton Drive

Date: 09/5/2024

Calc By: BK Check By: BK

If you any questions or require more information I can be reached at (262)720-7938 or by email at rkrause@jahnkeandjahnke.com

Sincerely,

Robert A Krause PE

Project Manager

Jahnke and Jahnke Associates LLC

524 Bluemound Road

Waukesha, WI. 53188

t: (262) 542-5797

d: (262) 720-7938

rkrause@jahnkeandjahnke.com



9/5/2024



Safety Data Sheet

Prepared August 11, 2023

SECTION 1: Identification of Product/Mixture and of the Company

Product Form: Substance: Liquid Mixture

Product Name: Turbo Melt

Product Use: De-icing, Anti-Icing, NaCl Treatment

Manufacture: T.C. Winter Services
P.O. Box 418
Zimmerman, MN 55398

CAS No. No CAS number associated; see section No. 2 for component CAS No.

Synonyms: Turbo Melt, Turbo

Intended Use of Product: Anti-Icing, Deicing, NaCl Treatment

Responsible Party: T.C. Winter Services
P.O. Box 418
Zimmerman, MN 55398

Telephone: 763-420-0927 Extension 4

24 Hour Emergency Contact: 763-222-9378

WHMIS Classification: Not Controlled

Chemical Family: None (BWS)

SECTION 2: Hazards Identification

Classification of the Substance or Mixture

GHS-US Classification: Not Hazardous

Label Elements	Physical	Health	Environment
GHS-US Labeling	Not Hazardous	Not Hazardous	Not Hazardous
Hazard Pictograms (GHS-US)	Not Hazardous	Not Hazardous	Not Hazardous

SECTION 3: Composition/Information on Ingredients

Name	Product Identifier	Concentration %
Magnesium Chloride	CAS No. 7786-30-3	50-60%
BWS	N/A	50-60%
Water	CAS No. 7732-18-5	4%



Safety Data Sheet

Prepared August 11, 2023

SECTION 4: First Aide Measures

First - Aid measures general: Never give anything by mouth to an unconscious person. If you feel unwell, seek medical advice.

Route of Entry	Health Hazard	Effect of Exposure to Material	Fist Aide
Eyes	Yes	May cause irritation to eyes and lids.	Flush eyes with water for 10 minutes. If persist seek medical attention.
Skin	Yes	May cause slight irritation.	Wash with mild soap and water.
Inhalation	Unlikely – Only in the form of a mist	Spray mist may cause irritation of nasal and bronchial passages.	Move to fresh air.
Ingestion	Unlikely – bitter taste, emetic properties	May cause vomiting and tissue irritation.	Rise with water, seek medical attention.

Most important symptoms and effects, both acute and delayed

Symptoms/injury:	Eye irritant
Symptoms/injury after inhalation:	May cause irritation
Symptoms/injury after ingestion:	May cause vomiting
Symptoms/injury after eye contact:	Causes eye irritation

SECTION 5: Fire Fighting Measures

Extinguishing Media

Suitable extinguishing media:	This is a non-combustible product. Appropriate media should be determined by surrounding fire. All forms of extinguishing Medias are allowed.
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Specific Hazards arising from the chemical:	Solution may cause surfaces to become extremely slippery and cause a slip hazard. May emit Chloride gases above 325 F®
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Advice for Firefighters

Firefighting instructions:	Exercise caution when fighting any chemical fire.
Protection during firefighting:	Firefighters should wear full protective gear. Do not enter fire area without protective equipment, including but not limited to respirator protection



Safety Data Sheet

Prepared August 11, 2023

SECTION 6: Accidental Release Measures

Personal precautions, protective equipment and emergency procedures

General Measures:	Care should be taken as the area may become extremely slippery causing a slipping hazard
Spills:	Small spills can be rinsed away with water. Larger spills should be surrounded to contain liquid and either vacuumed up or absorb liquid with absorbent and place in an appropriate container for disposal. Rinse spill are well.
Environmental Concerns:	None

SECTION 7: Handling and Storage

Precautions for safe handling:	Wear goggles and gloves, avoid contact with eyes, skin and clothing. Care should be exercised as not to breath in spray mist. Wash your hands after handling to prevent from spreading into eyes or skin.
Precautions for safe storage:	Store in a well ventilated area. Avoid contact with aluminum and brass for storage. Carbon steel, polypropylene and most plastics are suitable containers.

SECTION 8: Exposure Controls/Personal Protection

Exposure control:	No special or engineered controls required
Respirator protection:	For areas not well ventilated a NIOSH approved mask is recommended.
Skin protection:	Use of rubber gloves and long sleeve shirts are recommended.
Eye protection:	Use of safety glasses are recommended.

SECTION 9: Physical and Chemical Properties

Physical Properties

Physical state:	Liquid
Odor and Appearance:	Brown Liquid
Specific Gravity:	1.22-1.29
Evaporation Rate:	Slightly Less than Water
Boiling Point:	Approximately 221°F
Freezing Point:	< -140° F
Solubility:	Soluble in water
PH:	4.5-7
Odor threshold, vapor density, vapor pressure and % volatile:	No Data



Safety Data Sheet

Prepared August 11, 2023

SECTION 10: Stability and Reactivity

Reactivity/Chemical Stability:	Not known to be reactive, Remains stable under typical storage conditions.
Incompatible materials:	Attacks aluminum, brass, strong oxidizers and some soft metals
Decomposition Products:	Product may release chloride gases above 325° F

SECTION 11: Toxicological Information

Ingestion:	Ingestion may cause nausea, vomiting and possibly diarrhea.
Inhalation:	Inhalation of spray mist may cause slight irritation to nasal, throat and bronchial passages.
Eye:	May cause irritation and tearing
Skin:	May cause irritation and rash on extended exposure
Carcinogenicity:	No component is listed as a carcinogen
Reproductive Toxicity:	None
Oral LD50:	8,100 mg/kg
Appraisal:	The material is classified as non-toxic

SECTION 12: Ecological Information

ECO toxicity:	Fathead minnow NOEC: 1.0g/L Selenastrum growth NOEC: 2.0 g/L Ceriodaphnia dubia NOEC 1.0 g/L
Persistence and degradability:	N/A
Bio-accumulative potential:	No data available
Mobility in soil:	No data available
Other adverse effects:	None known

SECTION 13: Disposal Considerations

Material is water soluble & non-toxic, however, dispose of in accordance with local, state and federal regulations.

SECTION 14: Transportation Information

Shipping Name:	Not Required
UN Number:	N/A
Hazard class/Packing group:	N/A
Label Required:	None



Safety Data Sheet

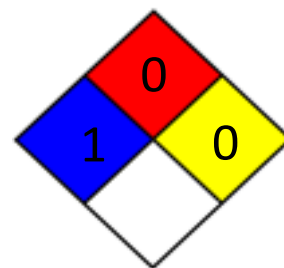
Prepared August 11, 2023

SECTION 15: Regulatory Information

CERCLA:	This material is not subject to CERCLA release reporting. Spill reports are required under Federal, state and local regulations
SARA Hazard category:	Not a Hazardous material
EPA TSCA Inventory:	All components in this material are listed on the EPA TSCA Inventory
WHMIA:	Not classified as dangerous or a hazard.

SECTION 16: Other Information

Authoring Date:	08/11/2023 in accordance with CFR 1910.1200
Prepared by:	T.C. Winter Services P.O. Box 418 Zimmerman, MN 55398
NFPA health Hazard:	1 - Exposure could cause irritation but only minor residual injury even if no treatment is given
NFPA Fire Hazard:	0 - Non combustible
NFPA Reactivity:	0 - Normally stable, even under fire exposure conditions, and is not reactive with water.
HMIS III Rating:	
Health:	1 - Slight Hazard - Irritation or minor reversible injury possible
Flammability:	0 - Minimal Hazard
Physical:	0 - Minimal Hazard



This information is based on our current knowledge and is intended to describe the product for the purpose of health, safety and environmental requirements only. It should not be construed as guaranteeing any specific property of the product.



Safety Data Sheet

Prepared August 11, 2023

SECTION 1: Identification of Product/Mixture and of the Company

Product Form: Substance: Granular Salt Mixture

Product Name: Turbo Melt

Product Use: De-icing, Anti-Icing

Manufacture: T.C. Winter Services
P.O. Box 418
Zimmerman, MN 55398

CAS No. No CAS number associated; see section No. 2 for component CAS No.

Synonyms: Turbo Melt, Turbo

Intended Use of Product: Anti Icing, Deicing, NaCl Treatment

Responsible Party: T.C. Winter Services
P.O. Box 418
Zimmerman, MN 55398

Telephone: 763-420-0927 Extension 4

24 Hour Emergency Contact: 763-222-9378

WHMIS Classification: Not Controlled

Chemical Family: None (BWS)

SECTION 2: Hazards Identification

Classification of the Substance or Mixture

GHS-US Classification: Not Hazardous

Label Elements	Physical	Health	Environment
GHS-US Labeling	Not Hazardous	Not Hazardous	Not Hazardous
Hazard Pictograms (GHS-US)	Not Hazardous	Not Hazardous	Not Hazardous

SECTION 3: Composition/Information on Ingredients

Name	Product Identifier	Concentration %
Sodium Chloride	CAS No. 7647-14-5	94-98%
Magnesium Chloride	CAS No. 7786-30-3	.5-2%
BWS	N/A	.5-2%
Water	CAS No. 7732-18-5	> 1 %



Safety Data Sheet

Prepared August 11, 2023

SECTION 4: First Aid Measures

First - Aid measures general: Never give anything by mouth to an unconscious person. If you feel unwell, seek medical advice.

Route of Entry	Health Hazard	Effect of Exposure to Material	First Aid
Eyes	Yes	May cause irritation to eyes and lids.	Flush eyes with water for 10 minutes. If persist seek medical attention.
Skin	Yes	May cause slight irritation.	Wash with mild soap and water.
Inhalation	Unlikely – Only in the form of a mist	Spray mist may cause irritation of nasal and bronchial passages.	Move to fresh air.
Ingestion	Unlikely – bitter taste, emetic properties	May cause vomiting and tissue irritation.	Rinse with water, seek medical attention.

Most important symptoms and effects, both acute and delayed

Symptoms/injury:	Eye irritant
Symptoms/injury after inhalation:	May cause irritation
Symptoms/injury after ingestion:	May cause vomiting
Symptoms/injury after eye contact:	Causes eye irritation

SECTION 5: Fire Fighting Measures

Extinguishing Media

Suitable extinguishing media: This is a non-combustible product. Appropriate media should be determined by surrounding fire. All forms of extinguishing Media are allowed.

Specific Hazards arising from the chemical:	Solution may cause surfaces to become extremely slippery and cause a slip hazard. May emit Chloride gases above 325 F®
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Advice for Firefighters

Firefighting instructions:	Exercise caution when fighting any chemical fire.
Protection during firefighting:	Firefighters should wear full protective gear. Do not enter fire area without protective equipment, including but not limited to respirator protection



Safety Data Sheet

Prepared August 11, 2023

SECTION 6: Accidental Release Measures

Personal precautions, protective equipment and emergency procedures

General Measures:	Care should be taken as the area may become extremely slippery causing a slipping hazard
Spills:	Sweep up, place in a sealed bag or container.
Environmental Concerns:	None

SECTION 7: Handling and Storage

Precautions for safe handling:	Wear goggles and gloves, avoid contact with eyes, skin and clothing. Wash your hands after handling to prevent the spreading into eyes or other skin areas.
Precautions for safe storage:	Store in a well ventilated area and keep dry.

SECTION 8: Exposure Controls/Personal Protection

Exposure control:	No special or engineered controls required
Respirator protection:	None Required
Skin protection:	Use of rubber gloves and long sleeve shirts are recommended
Eye protection:	None Required

SECTION 9: Physical and Chemical Properties

Physical Properties

Physical state:	Solid
Odor and Appearance:	Brown Crystal
Specific Gravity:	N/A
Evaporation Rate:	N/A
Boiling Point:	Approximately 2,669°F
Freezing Point:	< -35° F
Solubility:	Soluble in water
PH:	3.5-5.0
Odor threshold, vapor density, vapor pressure and % volatile:	No Data Available

SECTION 10: Stability and Reactivity

Reactivity/Chemical Stability:	Reacts with bromine trifluoride and lithium. Avoid contact with strong oxidizers, acids, bromine.
Incompatible materials:	Attacks aluminum, brass, strong oxidizers and some soft metals
Decomposition Products:	Product may release chloride gases above 325°F



Safety Data Sheet

Prepared August 11, 2023

SECTION 11: Toxicological Information

Ingestion:	Ingestion may cause nausea, vomiting and possibly diarrhea.
Target Organs:	Investigation as a mutagen effector.
Eye:	May cause irritation and tearing
Skin:	May cause irritation and rash on extended exposure
Chronic Effects:	N/A
IHL-Rat LC50:	>42G/M3 1 HR
Oral - RAT LD50:	3,000 mg/Kg
SKN -RBT LD50:	.10MK/KG

SECTION 12: Ecological Information

ECO toxicity:	Fathead minnow NOEC: 1.0g/L Selenastrum growth NOEC: 2.0 g/L Ceriodaphnia dubia NOEC 1.0 g/L
Persistence and degradability:	N/A
Bio-accumulative potential:	No data available
Mobility in soil:	No data available
Other adverse effects:	None known

SECTION 13: Disposal Considerations

Material is water soluble & non toxic, however, dispose of in accordance with local, state and federal regulations.

SECTION 14: Transportation Information

Shipping Name:	Not Required
UN Number:	N/A
Hazard class/Packing group:	N/A
Label Required:	None

SECTION 15: Regulatory Information

CERCLA:	This material is not subject to CERCLA release reporting. Spill reports are required under Federal, state and local regulations
SARA Hazard category:	Not a Hazardous material
EPA TSCA Inventory:	All components in this material are listed on the EPA TSCA Inventory
WHMIA:	Not classified as dangerous or a hazard.



Safety Data Sheet

Prepared August 11, 2023

SECTION 16: Other Information

Authoring Date: 08/11/2023 in accordance with CFR 1910.1200

Prepared by: T.C. Winter Services
P.O. Box 418
Zimmerman, MN 55398

NFPA health Hazard: 1 - Exposure could cause irritation but only minor residual injury even if no treatment is given

NFPA Fire Hazard: 0 - Non combustible

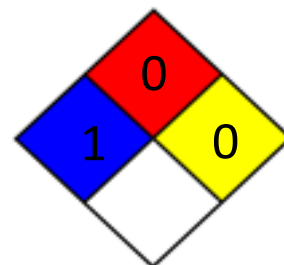
NFPA Reactivity: 0 - Normally stable, even under fire exposure conditions, and is not reactive with water.

HMIS III Rating:

Health: 1 - Slight Hazard - Irritation or minor reversible injury possible

Flammability: 0 - Minimal Hazard

Physical: 0 - Minimal Hazard



This information is based on our current knowledge and is intended to describe the product for the purpose of health, safety and environmental requirements only. It should not be construed as guaranteeing any specific property of the product.

17.40 WELLHEAD PROTECTION. (Cr. Ord. #15-10; Revised 8-19-2024 Ord. #xx-24)

17.40.01 PURPOSE AND AUTHORITY.

- (1) Purpose. The residents of the Village of Germantown depend exclusively on groundwater for a safe drinking water supply. Certain land use practices and activities can seriously threaten or degrade groundwater quality. The purpose of this Wellhead Protection Ordinance is to institute land use regulations and restrictions protecting the municipal water supply of the Village of Germantown and promote the public health, safety and general welfare of the residents.
- (2) Authority. Statutory authority of the Village to enact these regulations was established by the Wisconsin Legislature in §62.23(7)(a) and (c), Wis. Stats. Under these statutes, the Village has the authority to enact this ordinance to encourage the protection of groundwater resources.

17.40.02 APPLICATION OF REGULATIONS. The regulations specified in this Wellhead Protection Ordinance shall apply to those areas of the Village of Germantown that lie within the recharge areas for municipal water supply wells as defined in subsection 17.40.05, and are in addition to the requirements in the underlying zoning district, if any. If there is a conflict between this ordinance and the zoning ordinance, the more restrictive provision shall apply.

17.40.03 DEFINITIONS.

- (1) Aquifer. A saturated, permeable geologic formation that contains and will yield significant quantities of water.
- (2) Cone of Depression. The area around a well, in which the water level has been lowered at least 2' of a foot by pumping of the well.
- (3) Facilities. A general term referring to land uses, business operations, activities, developed property, or material stored.
- (4) Five-Year Time of Travel. The recharge area upgradient of the cone of depression, the outer boundary of which it is determined or estimated that groundwater will take 5 years to reach a pumping well.
- (5) Municipal Water Supply. The municipal water supply of the Village of Germantown.
- (6) Person. An individual, partnership, association, corporation, municipality or state agency, or other legal entity.
- (7) Recharge Area. The area which encompasses all areas or features that, by surface infiltration of water that reaches the zone of saturation of an aquifer, supplies groundwater to a well.
- (8) Thirty-Day Time of Travel. The recharge area upgradient of a well, or its cone of depression, the outer boundary of which it is determined or estimated that groundwater will take 30 days to reach a pumping well.
- (9) Well Field. A piece of land used primarily for the purpose of locating wells to supply a municipal water system.
- (10) Well. A boring into the earth for the purpose of extracting groundwater for supply to the municipal water supply.
- (11) Zone of Saturation. The area of unconsolidated, fractured or porous material that is saturated with water and constitutes groundwater.

17.40.04 GROUNDWATER TECHNICAL REVIEW COMMITTEE.

- (1) The Germantown Groundwater Technical Review Committee shall consist of all of 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 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.

17.40.05 GROUNDWATER PROTECTION OVERLAY DISTRICT. A Groundwater Protection Overlay District may be created to institute land use regulations and restrictions within a defined area which contributes water directly to a municipal water supply and thus promotes public health, safety, and welfare. The district is intended to protect the groundwater recharge area for the existing or future municipal water supply from contamination.

17.40.06 SUPREMACY OF THIS DISTRICT. The regulations of an overlay district will apply in addition to all other regulations which occupy the same geographic area. The provisions of any zoning districts that underlay this overlay district will apply except when provisions of the Groundwater Protection Overlay District are more stringent.

17.40.07 GROUNDWATER PROTECTION OVERLAY DISTRICTS BOUNDARIES. The boundaries of the Groundwater Protection Overlay Districts are referenced as being part of the Germantown zoning map being an overlay district to the zoning map. The locations and boundaries of the zoning districts established by this ordinance are set forth on the Village of Germantown Municipal Wellhead Protection Areas Map which is incorporated herein and hereby made a part of this ordinance. Said map, together with everything shown thereon and all amendments thereto, shall be as much a part of this ordinance as though fully set forth and described herein.

17.40.08 PERMITTED USES.

- (1) Subject to the conditions for existing uses listed in subsection 17.40.12 the following are the only permitted uses within the groundwater protection overlay district.
 - (a) Public and private parks, and playgrounds provided there are no on-site wastewater disposal systems or holding tanks.

- (b) Wildlife and natural and woodland areas.
- (c) Biking, hiking, skiing, nature, equestrian and fitness trails.
- (d) Residential which is municipally sewered and free of flammable and combustible liquid underground storage tanks.
- (e) Agricultural uses in accordance with the county soil conservation department's best management practices guidelines.
- (f) Single-family residences on a minimum lot of 20,000 square feet with a private on-site sewage treatment system receiving less than 8,000 gallons per day, which meets the County and State health standards for the effluent, and free of flammable or combustible liquid underground storage tanks.
- (g) Commercial, institutional, industrial or office establishments which are municipally sewered subject to the prohibited and conditional uses listed in subsections 17.40.10 and 17.40.11.

17.40.09 SEPARATION DISTANCE REQUIREMENTS.

- (1) The following separation distances as specified in § NR 811.16(4)(d), Wis. Adm. Code, shall be maintained. Measurements shall be from the well head to the specified structure, facility, edge of landfill or storage area as described in items (a) through (f) below.
 - (a) Fifty feet between a public water supply well and a stormwater sewer main or any sanitary sewer main constructed of water main materials and joints which is pressure tested in place to meet current AWWA 600 specifications. NOTE: Current AWWA 600 specifications are available for inspection at the office of the Wisconsin Department of Natural Resources, the Secretary of State's office and the office of the Revisor of Statutes.
 - (b) Two hundred feet between a public water supply well and any sanitary sewer main not meeting the above specifications, any sanitary sewer lift station or single-family residential fuel oil tank.
 - (c) Four hundred feet between a public water supply well and a septic system receiving less than 8,000 gallons per day, or a stormwater detention, retention, infiltration or drainage basin.
 - (d) Six hundred feet between a well and any gasoline or fuel oil storage tank installation that has received written approval from the Wisconsin Department of Commerce (hereafter Commerce) or its designated agent under § COMM 10.10, Wis. Adm. Code.
 - (e) One thousand feet between a well and land application of municipal, commercial or industrial waste; industrial, commercial or municipal waste water lagoons or storage structures; manure stacks or storage structures; and septic tanks or soil adsorption units receiving 8,000 gallons per day or more.
 - (f) Twelve hundred feet between a well and any solid waste storage, transportation, transfer, incineration, air curtain destructor, processing, wood burning, one-time disposal or small demolition facility; sanitary landfill; coal storage area; salt or deicing material storage area; gasoline or fuel oil storage tanks that have not received written approval from Commerce or its designated agent under § COMM 10.10, Wis. Adm. Code; bulk fuel storage facilities; and pesticide or fertilizer handling or storage facilities.

17.40.10 PROHIBITED USES.

- (1) The following uses are prohibited:
 - (a) Buried hydrocarbon, petroleum or hazardous chemical storage tanks. (Hazardous chemicals are identified by OSHA criteria under 40 CFR Part 370.)
 - (b) Radioactive waste facilities.
 - (c) Coal storage.

- (d) Industrial lagoons, pits or natural or manmade containment structures, primarily of earthen materials used for storage or treatment of wastewater, fermentation leachates or sludge.
- (e) Landfills and any other solid waste facility, except post-consumer recycling.
- (f) Manure and animal waste storage except animal waste storage facilities regulated by the County.
- (g) Pesticide and fertilizer dealer.
- (h) Railroad yards and maintenance stations.
- (i) Rendering plants and slaughterhouses.
- (j) Salt or deicing material storage for the purpose of distribution.
- (k) Septage or sludge spreading.
- (l) Septage, wastewater, or sewage lagoons.
- (m) Motor vehicular filling stations.
- (n) Wood preserving operations.

17.40.11 CONDITIONAL USES.

- (1) Any person may request a conditional use permit for certain uses, activities and structures within the Groundwater Protection Overlay District not prohibited in subsection 17.40.10.
- (2) The uses, activities, and structures that may be conditionally allowed are:
 - (a) Jewelry plating and metal plating.
 - (b) Machine or metal working shops as the principal business.
 - (c) Commercial, institutional, or office establishments utilizing a private on-site wastewater treatment system.
 - (d) Cemeteries.
 - (e) Chemical manufacturers (Standard Industrial Classification Major Group 28).
 - (f) Dry cleaners.
 - (g) Nonmetallic earthen materials extraction or sand and gravel pits.
 - (h) Salvage or junk yards.
 - (i) Stockyards and feedlots.
 - (j) Research labs, universities and hospitals.
 - (k) Exposed hydrocarbon, petroleum or hazardous chemical storage tanks. (Hazardous chemicals are identified by OSHA criteria under 40 CFR Part 370.) This shall not apply to residential LP gas tanks which are permitted under subsection 17.40.08(1)(i).
 - (l) Storage or processing of extremely hazardous substances, radioactive materials or substances listed in Table 1, Ch. NR 140, Wis. Adm. Code (Extremely hazardous substances are identified by SARA/EPCRA criteria under 40 CFR Parts 302 and 355.)
 - (m) Septage or sludge storage or treatment
 - (n) Motor vehicular service stations, repair, renovation and body working.
- (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 of 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 of 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.
- (6) The Germantown Village Board shall decide upon a request for a conditional use permit only after full consideration of the recommendations made by the Germantown Groundwater Technical Review Committee. Any conditions above and beyond those specified in conditional uses, subsection (5) herein that are recommended by the Germantown Groundwater Technical Review Committee may be applied to the granting of the conditional use permit.

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 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 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 which existed within a Groundwater Protection Overlay District at the time said District was enacted 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, 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, expand, relocate, or allow the substitution of such pre-existing uses or facilities, provided that the conditions imposed shall include the requirements 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.
- (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, all site, building and other improvements shall be repaired, rebuilt, expanded, relocated, or substituted using 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
 - (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)
- (vi) 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).

17.40.13 CHANGING TECHNOLOGY.

- (1) The uses prohibited by this district are prohibited based upon the combined pollution experience of many individual uses, and the technology generally employed by a particular use considered to be of a high risk for pollution to the groundwater resource. As the technology of other uses change to low or non-risk materials or methods, upon petition from such use, after conferring with the Groundwater Technical Review Committee or other expert opinion, and after appropriate public notice and hearing, the Village through appropriate procedures and actions to change these provisions of the Germantown Municipal Code may remove from the designated prohibited uses such uses as are demonstrated convincingly that they no longer pose a groundwater pollution hazard.
- (2) In dealing with uses which attempt to become permissible, under the terms of this district, by continuing to utilize pollutant materials but altering their processing, storage and handling, it is not the intention to accept alternate or reduced hazards as the basis for making a use permissible. It is the intention to continue a prohibition on such uses until the technology of the use removes reliance upon the pollutant materials or processes deemed to be a groundwater hazard.

17.40.14 ENFORCEMENT AND PENALTY.

- (1) Penalty. Any person who violates, neglects or refuses to comply with any of the provisions of this ordinance shall be subject to a penalty as provided in section 17.40 of this Municipal Code.
- (2) Injunction. The Village of Germantown may, in addition to any other remedy, seek injunction or restraining order against the party alleged to have violated the provisions herein, the cost of which shall be charged to the defendant in such action.
- (3) Cleanup Costs. As a substitute for, and in addition to any other action, the Village of Germantown may commence legal action against both the person who releases the contaminants and the owner of the facility whereupon the contaminants were released to recover the costs, together with the costs of prosecution. Any person who causes the release of any contaminants which may endanger or contaminate the municipal water supply system associated with a Groundwater Protection Overlay District shall immediately cease such discharge and immediately initiate cleanup satisfactory to the Village of Germantown and the other State and Federal regulatory agencies.

The person who releases such contaminants and the person who owns the facility whereon the contaminants have been released shall be jointly and severally responsible for the cost of cleanup, consultant, or other contractor fees, including all administrative costs for oversight, review and documentation, including the Village employees, equipment, and mileage.

17.40.15 CONFLICT, INTERPRETATION AND SEVERABILITY.

- (1) Conflict and Interpretation of Provisions. If the provisions of the different chapters of this Code conflict with or contravene each other, the provisions of each chapter shall prevail as to all matters and questions arising out of the subject matter of such chapter. In their interpretation and application, the provisions of this ordinance shall be held to be the minimum and are not deemed a limitation or repeal of any other power granted by Wisconsin Statutes. Where any terms or requirements of this ordinance may be inconsistent or conflicting, the most restrictive requirements or interpretations shall apply.
- (2) Severability of Code Provisions. If any section, subsection, sentence, clause or phrase of the Code is for any reason held to be invalid or unconstitutional by reason of any decision of any court of competent jurisdiction, such decision shall not affect the validity of any other section, subsection, sentence, clause or phrase or portion thereof. The Village Council hereby declares that they would have passed this Code and each section, subsection, sentence, clause, phrase or portion thereof irrespective of the fact that any one or more sections, subsections, sentences, clauses, phrases or portions may be declared invalid or unconstitutional.

MEETING:	AMENDED - REGULAR MEETING OF THE GROUNDWATER TECHNICAL REVIEW COMMITTEE
DATE AND TIME:	Wednesday, September 4, 2024 11:00 AM
LOCATION:	Germantown Village Hall Board Room N112 W17001 Mequon Road

MINUTES

- I. **CALL TO ORDER:** *This meeting has been given public notice in accordance with Section 19.83 and 19.84, Wis. Stats, in such form that will apprise the general public and news media of subject matter that is intended for consideration and action.*
The meeting was called to order at 11:08am by Administrative Coordinator Deb Remich.
- II. **ROLL CALL:**
All committee members were present.
- III. **ELECTION OF A CHAIRPERSON:**
Motion: Motion was made to nominate Community Development Director, Jeff Retzlaff as Chairperson
Motioned By: Kevin Driscoll
Seconded By: John Delain
Yes: Matthew Mortwedt, Kevin Driscoll, John Delain, Paul Haugen, Jeff Retzlaff
No: None
Abstain: None
Motion Passed (Yes 5, No 0, Abstained 0)
- IV. **APPROVAL OF MINUTES:**
A. None.
- V. **UNFINISHED BUSINESS:**
A. None.
- VI. **NEW BUSINESS:** *Attachment Updated*
A. Michael Anderson, Agent for Green Hills Contracting, Inc. and Klosett Investments LLC, Property Owner; Review and Recommendation for a Conditional Use Permit (CUP) Application to Allow a "Salt or Deicing Material Storage" Facility on Property Located in a Groundwater Protection Overlay

District Pursuant to Section 17.40.12(3) of the Village's Zoning Code.
(DISCUSSION & ACTION)

Chairman Retzlaff stated that Michael Anderson/Green Hills Contracting is proposing a new business on Clinton Drive in the industrial park which is in the Wellhead Protection overlay district and as such is subject to those regulations. A component of the business proposed is deicing material storage and distribution, which is a prohibited use under Section 17.40.10(j) of the Wellhead Protection regulations. However, there is a provision in regulation 17.40.12 that provides for prohibited uses being able to operate in a Wellhead Protection area provided they meet multiple criteria. Today's proposed business will replace the current use with a similar prohibited use.

Associate Planner Yanke gave some background about the site, which is currently zoned M-1 and consists of 2 properties that equal roughly 3 acres that will need to be combined by a CSM. Horticultural and snow removal services as well as the salt and deicing storage component are a part of this CUP. The purpose of this meeting is to get your objective and technical review of this CUP permit as it pertains to the groundwater stipulations and make a recommendation to the Plan Commission.

Discussion Followed. Bob Krause from Janke & Janke stated that according to the EPA this deicing agent is not dangerous and is made for general use. The proposed business has a containment plan in place and the concrete is pitched to a center drain and then into a 2,500 gal holding tank. Village Engineer Kevin Driscoll would like the 2,500 gal storage tank shown clearly on the site plan. Other concerns were addressed including the posting of the spill contingency plan, review of the contingency plan with staff, whether they would be using equipment that is currently in the building, what the buried storage tank was made from, how long the materials would be held in the tank, whether there would be onsite storage of the deicing materials in the off season, whether staff will use PPE when handling the material, whether there is a threshold that has been identified as allowable for exposure, how this material compares with other materials onsite and at nearby facilities, the sizes and # of tanks need to be listed on the site plan and the total # of gallons need to be referenced in the containment plan. All questions were discussed and addressed. Fire Chief John Delain has been inside the building and asked if the contaminants from the prior business had been cleaned up and, if not, if they would cause a reaction with their materials, he was assured they would not. Driscoll asked if there were control valves on the sump pump and if there were, then they would need a plumbing permit. Retzlaff would like to see a comparative analysis included in their report. Krause stated that they would be testing 3 wells on the property before operations began and then annually in spring. Retzlaff would like to see the 3 wells that will be tested shown on the site plan. This committee is charged with providing a recommendation to the Plan Commission and Village Board.

Staff recommends approval with the standard conditions required under 17.40.11(5) and the following 3 conditions:

1. Obtain all necessary building permits, including plumbing and electrical for the underground run-off containment and pumping/evacuation system to be installed under the granular storage concrete pad.

2. The proposed underground run-off containment tank shall include a sealed concrete vault and monitored by three (3) water quality sampling wells installed on the property.
3. Prior to the landscaping season, all remaining granular de-icing material not stored in the designated concrete storage enclosure shall be bagged and/or stored indoors to protect against run-off and possible groundwater contamination.

Motion: Approve CUP with standard conditions in the code along with 3 additional conditions

Motioned By: John Delain

Seconded By: Kevin Driscoll

Yes: Matthew Mortwedt, Kevin Driscoll, John Delain, Paul Haugen, Jeff Retzlaff

No: None

Abstain: None

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

VII. ADJOURNMENT:

Chairman Retzlaff adjourned the meeting at 12:18pm.

SITE PLAN APPLICATION

9/9/24 Plan Commission Meeting

MSI General Inc. / MGS Manufacturing / Moldmakers Investments LLC *Village Staff Report & Recommendation* *Germantown, Wisconsin*

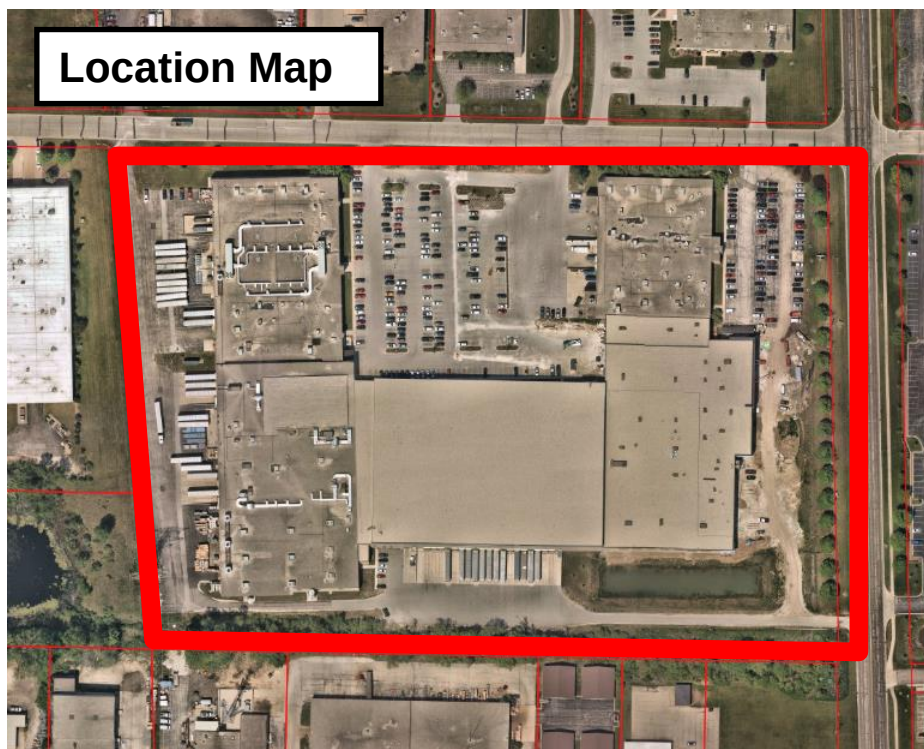
Summary

John Kutz, MSI General, agent for Moldmakers Investments LLC, property owner, and MGS Manufacturing Group Inc., is requesting approval of revisions to the landscaping plan for the 118,650 sqft industrial building addition to the MGS Medical Manufacturing campus located at W188 N11707 Maple Road in the Germantown Industrial Park.

Location: W188 N11707 Maple Road
**Applicant/
Property Owner:** John Kutz
MSI General
W215 East Wisconsin
Nashotah, WI
MGS Manufacturing
W188 N11707 Maple Road
Germantown, WI

Current Zoning: M-1: Industrial

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



Background/Proposal

John Kutz, MSI General, agent for Moldmakers Investments LLC, property owner, and MGS Manufacturing Group Inc., is requesting approval of a revision to the landscaping plan that was previously approved as part of the 118,650 sqft industrial building addition to the MGS Medical Manufacturing campus located at W188 N11707 Maple Road in the Germantown Industrial Park.

In May, 2023, the Plan Commission approved site development and building plans for a 118,650 sqft addition to the existing facility (for a grand total of 491,872 sqft) that will complete a connection between the “molding” building and the existing 49,970 sqft “tooling” building. The approved site plan set included a landscaping plan that showed (16) mature Maple trees along Maple Road that have qualified for/met the Village’s “street tree” requirements for shade trees to be planted along all public roads. These trees were planted 30+ years ago as part of the original development of the MGS campus.

As indicated in the narrative description, MGS is requesting permission to remove (10) of these trees because of their size and age and replace them with (12) new deciduous trees in an attractive grouping with other plantings along Maple Road. The intent is to satisfy the Village’s street tree requirements while also providing a more visually appealing view of the innovation center building and overall headquarters for MGS Medical Manufacturing.

Staff Comments

The Village Forester has reviewed the tree removal/replacement proposal in light of the street tree guidelines contained in the Village’s new Comprehensive Tree Plan and has the following comments and recommendations:

1. The proposed landscape plan should remove and replace the proposed Maple and Magnolia tree(s) with approved selections from the comprehensive tree plan (see pages 6-9).
2. The spacing of newly planted “street” trees on the proposed landscape plan does not meet the requirements of the comprehensive tree plan for small, medium, and large trees (see page 25). Adjust as necessary according to tree species and size.
3. Not all trees within the proposed landscape plan meet the planted size requirements of the comprehensive tree plan. All street trees shall be a minimum of 2” caliper for containerized/balled and burlapped stock; 1 ¾” caliper for bare-root stock (see page 26).
4. Per municipal code 17.43.5(c) – Interior parking lot landscaping shall include (one) 2” caliper tree for every ten parking spaces. This plan as submitted for the new parking lot expansion along Maple Road does not meet this requirement.
5. Per municipal code 17.43.5(c) – Parking lot landscaping, perimeter plantings are required around the parking lot for screening from adjacent properties. This plan does not include a buffer of perimeter plantings along the East parking lot boundary as required to shield headlights from impacting traffic along Maple Road.

VILLAGE STAFF RECOMMENDATIONS

APPROVE the revised landscape plan previously approved as part of the 118,650 sqft industrial building addition to the MGS Medical Manufacturing campus located at W188 N11707 Maple Road subject to the following conditions:

1. This approval is for the plans noted below and is subject to compliance with all the conditions and requirements set forth herein and subsequently adopted and/or revised by the Plan Commission. Approval is granted for the following unless superseded by subsequent plan sheets approved by Village Staff pursuant to revisions required herein and/or by the Plan Commission:
 - a. *Landscaping plans dated August 13, 2024*

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

2. All landscaping, screening, grading, and paving improvements shown on the approved site plans shall be installed as proposed prior to issuance of an occupancy permit unless a cash bond or letter of credit in an amount equal to 120 percent of the estimated installation and material costs reviewed and approved by the Village is submitted to the Village as necessary to ensure that installation of the proposed features and improvements will be completed within one (1) year after issuance of the occupancy permit for the shell building.
3. A revised landscape plan addressing the recommendations of the Village Forester, including a revised list of plant types and installation sizes that meet the minimum requirements of the Village's Comprehensive Tree Plan and Zoning Code, shall be prepared and submitted for review and approval by Village Forester prior to installation of the proposed replacement plantings.



September 6, 2024

Mr. Jeff Retzlaff
MGS Mfg. Group
W188 N11707 Maple Road
Germantown, WI 53022

RE: MGS Innovation Center Tree Replacement Request
MSI General Project #4571

Jeff:

The requested changes to our previously approved site plan for the MGS Innovation Center at W188N11707 Maple Road is to remove ten existing maple trees. These trees are adjacent to Maple Road and are now well over 30 years old, have grown together quite densely over the years, and now screen the new and existing buildings to a point where the facilities are hard to see from Maple Road. We would like to replace those with 12 new trees of a different variety and location (as indicated on the submittal) to allow for better visibility and an improved view from the road to the large investment in a global headquarters and innovation center for MGS Medical Manufacturing. Additionally, some small adjustments to our parking lot bump-outs are being proposed to better align the parking while still maintaining adherence to the applicable ordinances. We appreciate the Villages cooperation in reviewing this matter and we will work with staff to make sure the final solution adheres to the ordinances.

Respectfully Submitted,

MSI GENERAL CORPORATION

A handwritten signature in blue ink, appearing to read 'John Kutz'.

John Kutz
Vice President, Director of Sales

JDK:kf

Project Name

MGS Manufacturing - Innovation Center Addition

Project Address

W188 N11707 Maple Road

Germantown, WI 53022



Project Narrative

MGS Manufacturing is expanding their office and manufacturing space in Germantown, WI with a proposed addition that will connect both of their existing buildings along Fulton Drive and Maple Road into a single campus building. The new addition will serve as the new main entrance for customers as they visit the MGS campus. Expanded parking on-site will also serve the additional employees for the expansion.

Site Zoning

Current Zoning: M-1 Limited Industrial
Adjacent Property Zoning: M-1 Limited Industrial

Project Data

Building
Construction Type: IIB
Occupancy
Major: F-1 (Factory Moderate Hazard)
Minor: S-1 (Storage Moderate Hazard)
Office: B (Business)
Accessory: A-2, A-3
Separated uses: A-3
Non-separated uses: F-1, S-1, B
Sprinkler System: Yes (NFPA13)
Number of Stories: 2
Max. Common Path of Egress Travel: 100' (IBC Table 1006.2.1)
Max Exit Access Travel Distance: 400' (F-1 & S-1, IBC 1017.2.2 increase, 1st Fl. only)
300' (B, IBC Table 1017.2)

Building Areas:

Gross Building Area #1 (Molding)
Existing First Floor Area: 288,178 SF
Existing Second Floor Area: 21,878 SF
Total: 310,056 SF

Gross Building Area #2 (Tooling Bldg)
Existing First Floor Area: 49,696 SF
Existing Second Floor Area: 15,110 SF
Total: 64,806 SF

Proposed Building Addition:
Proposed First Floor Area: 95,172 SF
Proposed Second Floor Area: 23,450 SF
Total Proposed Building Addition: 118,622 SF

New Overall Building Area:
Total First Floor Area: 433,055 SF
Total Second Floor Area: 60,438 SF
Total New Building Area: 493,493 SF

Renovation of Exist. Building:
Renovated First Floor Area: 10,507 SF
Renovated Second Floor Area: 9,957 SF
Total Project Area (Addition + Reno): 139,086 SF

Allowable Building Area: Unlimited per IBC 507.4 & 507.5

Calculated Occupant Load: 1,120 (addition only - refer to sheet G-110)

Actual Employee Count: Entire campus

1st Shift: 225 max
2nd Shift: 100 max
3rd Shift: 75 max
Total: 400 max

Egress Width: addition only
Required: 257"
Provided: 374"

Sanitary Facility Requirements (addition only - refer to sheet G-110)

Men Required
Water Closet: 10
Urinal: N/A
Lavatory: 7
Men Provided
Water Closet: 9
Urinal: 7
Lavatory: 13
Women Required
Water Closet: 10
Lavatory: 7
Women Provided
Water Closet: 16
Lavatory: 13



Applicable Building Codes:

2015 International Building Code (SPS 361 & 362)
2015 International Energy Conservation Code (SPS 363)
2015 International Mechanical Code (SPS 364)
2015 International Fuel Gas Code (SPS 365)
2015 International Existing Building Code (SPS 366)
State of Wisconsin Plumbing Code (SPS 381-387)
2012 NFPA 1: Fire Code (SPS 314)
2017 NFPA 70: National Electric Code (SPS 316)
2009 ICC A117.1 Accessible and Usable Buildings and Facilities

Architect's Seal

(Structural Engineer's Seal is on the Structural Sheets)

66
YEARS
OF
DESIGN
EXCELLENCE

SHEET INDEX

G-001	COVER SHEET	REVISIONS							
		1	2	3	4	5	6	7	8
AS-100	ARCHITECTURAL DEMO SITE PLAN								
AS-101	ARCHITECTURAL SITE PLAN								
C-100	EXISTING CONDITIONS AND SITE DEMOLITION PLAN								
C-101	SITE PLAN								
C-102	GRADING AND EROSION CONTROL PLAN								
C-103	UTILITY PLAN								
C-104	PAVING PLAN								
C-105	PAVING PLAN								
C-106	SITE DETAILS								
L-100	LANDSCAPE OVERVIEW								
L-101	LANDSCAPE ENLARGEMENT								
L-102	LANDSCAPE NOTES & DETAILS								

Revision Notes:
Site Landscape Plan revisions to previous Site Plan Review (May 2023 Plan Commission).
MGS is requesting removal of existing trees on their property along Maple Drive, as they have become overgrown, and block visibility to new building addition that is nearing completion.
Landscape Plans have been updated indicating those to be removed, and new trees as replacements.



MSI GENERAL CORPORATION
P.O. BOX. 7
OCONOMOWOC, WI 53066
PHONE: 262-367-5661

WWW.MSIGENERAL.COM
SINGLE SOURCE RESPONSIBILITY™

ISSUE DATES:

Owner Review: 3.28.2023
Plan Commission Submittal: 3.13.2023
Budget Set: 4.13.2023
Check Set: 6.16.2023
Construction Set: 7.06.2023

REVISIONS:

1	Plan Review comments and revised foundations	8.10.2023
2	Revised footings & finishes	8.29.2023
3	Column move & slab rev's	10.04.2023
4	Owner revisions	10.25.2023
5	Misc. revisions	2.02.2024
6	Owner revisions	4.19.2024
7	Owner revisions	6.03.2024
8	Owner revisions	8.13.2024



PROJECT ADDRESS:

PROJECT NAME
MGS INNOVATION CENTER ADDITION
STREET ADDRESS
W188 N11707 Maple Road
CITY/ STATE / ZIP
GERMANTOWN, WI 53022

ALL WORK TO BE COMPLETED AS SHOWN, AND IN ACCORDANCE WITH THE LATEST EDITION OF THE MSI GENERAL MASTER SPECIFICATION

Architect: AMH/BGK
Engineer: Pierce Eng.
Reviewed By: BGK

Sheet Title:

COVER SHEET

Sheet Number:

G-001

Project Number:

P13175

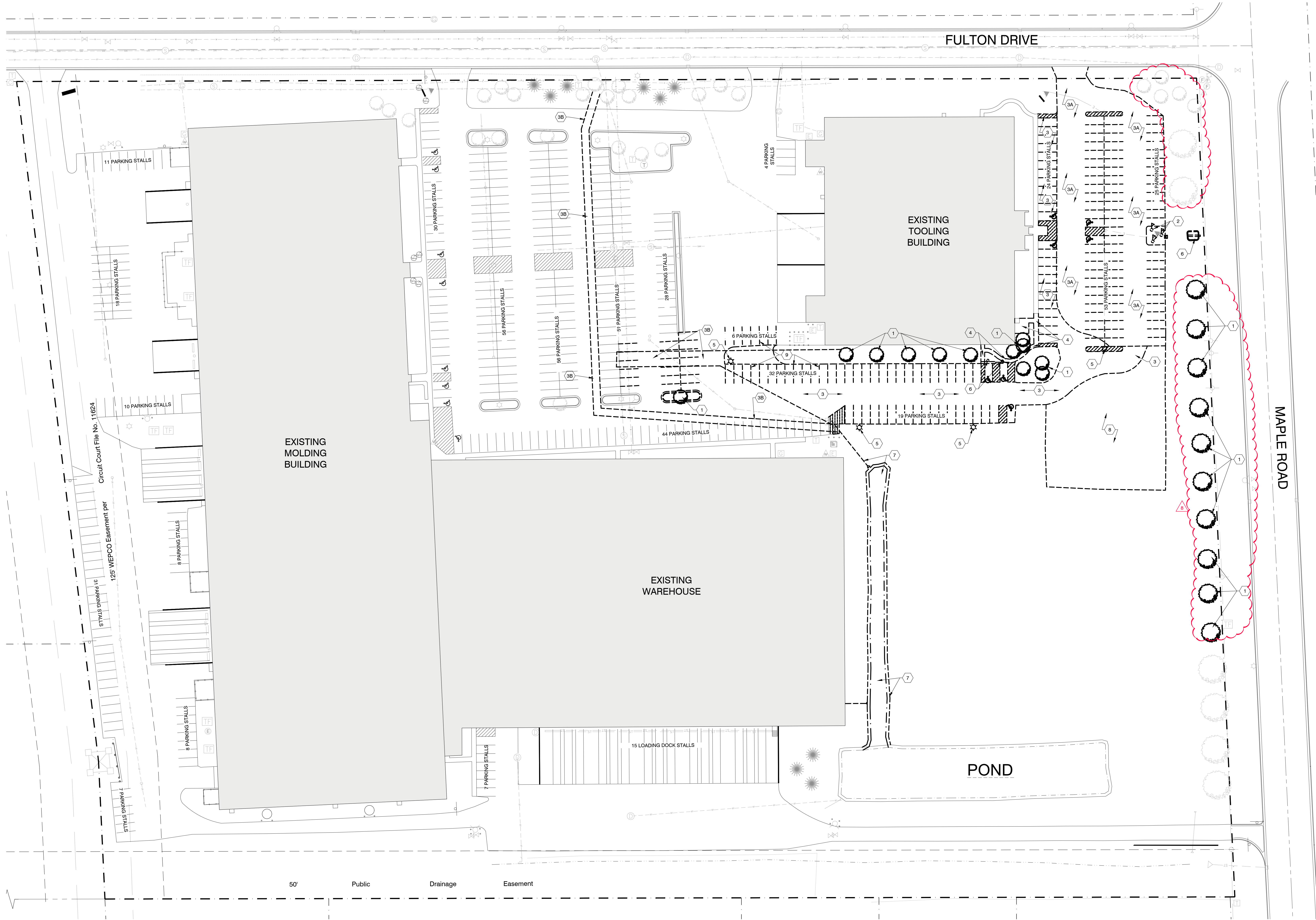
4571

MANAGERS

ENGINEERS

CONTRACTORS

ARCHITECTS



EXISTING SITE STATISTICS	
ZONING	M-1: LIMITED INDUSTRIAL
LOT SIZE	±1,046,403 SF (±24.02 ACRES)
EXIST. BUILDING FOOTPRINT	288,178 SF (MOLDING BUILDING & WAREHOUSE) + 49,696 SF (TOOLING BLDG.) = 337,874 SF / 32.29%
EXIST. PAVING AREA TOTAL	346,060 SF / 33.07%
EXISTING HARDSCAPE TOTAL	683,934 SF / 65.36%
EXISTING GREEN SPACE	362,468 SF / 34.64%
EXISTING PARKING SPACES	508 SPACES (INCLUDING 15 ACCESSIBLE SPACES)

SITE DEMO NOTES	
1 REMOVE AND DISPOSE OF EXISTING LANDSCAPING	4 REMOVE AND DISPOSE OF EXISTING SIDEWALK
2 REMOVE AND SALVAGE EXISTING FLAG POLES -TURN POLES OVER TO OWNER -REMOVE AND DISPOSE OF CONCRETE PAD, SUB-BASE AND POLE FOUNDATIONS	5 REMOVE AND SALVAGE EXISTING LIGHT POLE FOR POSSIBLE REUSE
3 REMOVE AND DISPOSE OF EXISTING PAVEMENT AND SUB-BASE	6 REMOVE AND DISPOSE OF EXISTING SIGNAGE, FOUNDATION AND FOOTING
3A MILL AND DISPOSE OF EXISTING PAVEMENT AND PREP FOR NEW ASPHALT PAVEMENT -PATCH AND REPAIR SUB-BASE AS REQUIRED	7 REMOVE AND INFILL PORTION OF EXIST. STORM POND, AND REMOVE EXIST. STORM PIPE AS REQ. FOR BUILDING ADDITION
3B REMOVE AND DISPOSE PORTION OF EXISTING PAVEMENT, CURB & GUTTER, AND LANDSCAPING AS REQUIRED FOR NEW UTILITIES	8 REMOVE EXISTING GRAVEL AND ASPHALT MILLINGS
	9 EXISTING PARKING STALL STRIPING TO BE ELIMINATED -ASPHALT PAVEMENT TO REMAIN

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



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ISSUE DATES:	
Owner Review:	3.28.2023
Plan Commission Submittal:	3.13.2023
Budget Set:	4.13.2023
Check Set:	6.16.2023
Construction Set:	7.06.2023

REVISIONS:	
1	Plan Review comments and revised foundations 8.10.2023
2	Revised footings & finishes 8.29.2023
3	Column move & slab rev's 10.04.2023
4	Owner revisions 10.25.2023
5	Misc. revisions 2.02.2024
6	Owner revisions 4.19.2024
7	Owner revisions 6.03.2024
8	Owner revisions 8.13.2024



PROJECT ADDRESS:

PROJECT NAME
MGS INNOVATION CENTER ADDITION
STREET ADDRESS
W188 N11707 Maple Road
CITY/ STATE / ZIP
GERMANTOWN, WI 53022

ALL WORK TO BE COMPLETED AS SHOWN, AND IN ACCORDANCE WITH THE LATEST EDITION OF THE MSI GENERAL MASTER SPECIFICATION

Architect: AMH/BGK Engineer: Pierce Eng. Reviewed By: BGK

Sheet Title:
**ARCHITECTURAL
DEMO SITE PLAN**

Sheet Number:

AS-100

Project Number: P13175

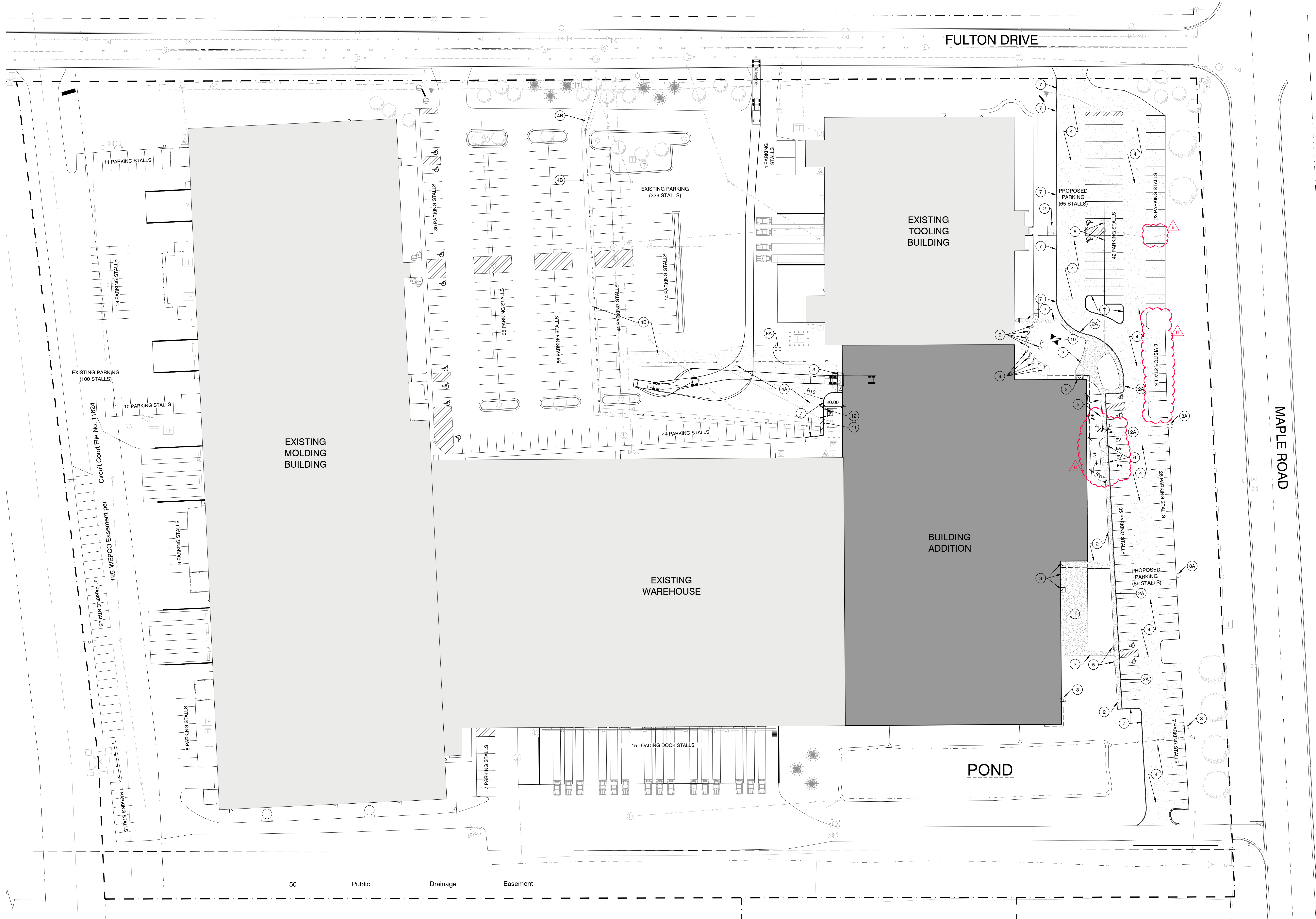
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MANAGERS

ENGINEERS

CONTRACTORS

ARCHITECTS



PROPOSED SITE STATISTICS	
ZONING	M-1: LIMITED INDUSTRIAL
LOT SIZE	±1,046,403 SF (±24.02 ACRES)
EXISTING BUILDING FOOTPRINTS WITH PROPOSED ADDITION	288,178 SF (MOLDING BUILDING & WAREHOUSE) + 49,696 SF (TOOLING BUILDING) + 95,172 SF (BUILDING ADDITION) = 433,046 SF / 41.38%
PAVING AREA TOTAL	358,947 SF / 34.30%
HARDSCAPE TOTAL	791,993 SF / 75.69% (MAX 80%)
GREEN SPACE TOTAL	254,393 SF / 24.31% (MIN 20%)
PARKING SPACES	479 TOTAL STALLS (INCLUDING 14 ACCESSIBLE SPACES) THIS PROVIDES 1 SPACE / EMPLOYEE AT LARGEST SHIFT EVEN WITH OVERLAP OF ADDITIONAL SHIFT
EMPLOYEES	400 EMPLOYEES TOTAL: 1ST SHIFT OF 225 EMPLOYEES MAX, 2ND SHIFT OF 100 EMPLOYEES, 3RD SHIFT OF 75 EMPLOYEES

SITE PLAN NOTES

- 1 NEW CONCRETE PATIO

2 NEW CONCRETE SIDEWALK

2A NEW CONCRETE SIDEWALK w/ INTEGRAL CURB

3 NEW CONCRETE STOOP AND/OR APRON

4 NEW STANDARD DUTY ASPHALT PAVING

4A NEW HEAVY DUTY ASPHALT PAVING

4B PATCH ASPHALT PAVING
- 5 NEW ACCESSIBLE PARKING SIGNAGE

6 EV CHARGING STATION (LEVEL 2)

7 NEW CONCRETE CURB

8 NEW LIGHT POLE -MATCH EXISTING

8A RELOCATED LIGHT POLE

9 NEW FLAG POLES AND CONC. BASES
-(1) 30" H POLE w/ 5'x6' FLAG (USA)
-(9) 25" H POLE w/ 4'x6' FLAG (COUNTRIES)
-LAYOUT TBD
- 10 NEW ACCENT LIGHTING FOR FLAG POLES

11 CONCRETE FLUME w/ CURB TO STORM DRAIN

12 BOLLARDS, TO MATCH EXISTING

ARCHITECTURAL SITE PLAN 1" = 40'-0"



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Owner Review:	3.28.2023
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REVISIONS:

1	Plan Review comments and revised foundations	8.10.2023
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5	Misc. revisions	2.02.2024
6	Owner revisions	4.19.2024
7	Owner revisions	6.03.2024
8	Owner revisions	8.13.2024



PROJECT ADDRESS:

PROJECT NAME
MGS INNOVATION CENTER ADDITION
STREET ADDRESS
W188 N11707 Maple Road
CITY/ STATE / ZIP
GERMANTOWN, WI 53022

ALL WORK TO BE COMPLETED AS SHOWN, AND IN ACCORDANCE WITH THE LATEST EDITION OF THE MSI GENERAL MASTER SPECIFICATION

Architect: AMH/BGK Engineer: Pierce Eng. Reviewed By: BGK

Sheet Title:
**ARCHITECTURAL
SITE PLAN**

Sheet Number:

AS-101

Project Number:

P13175

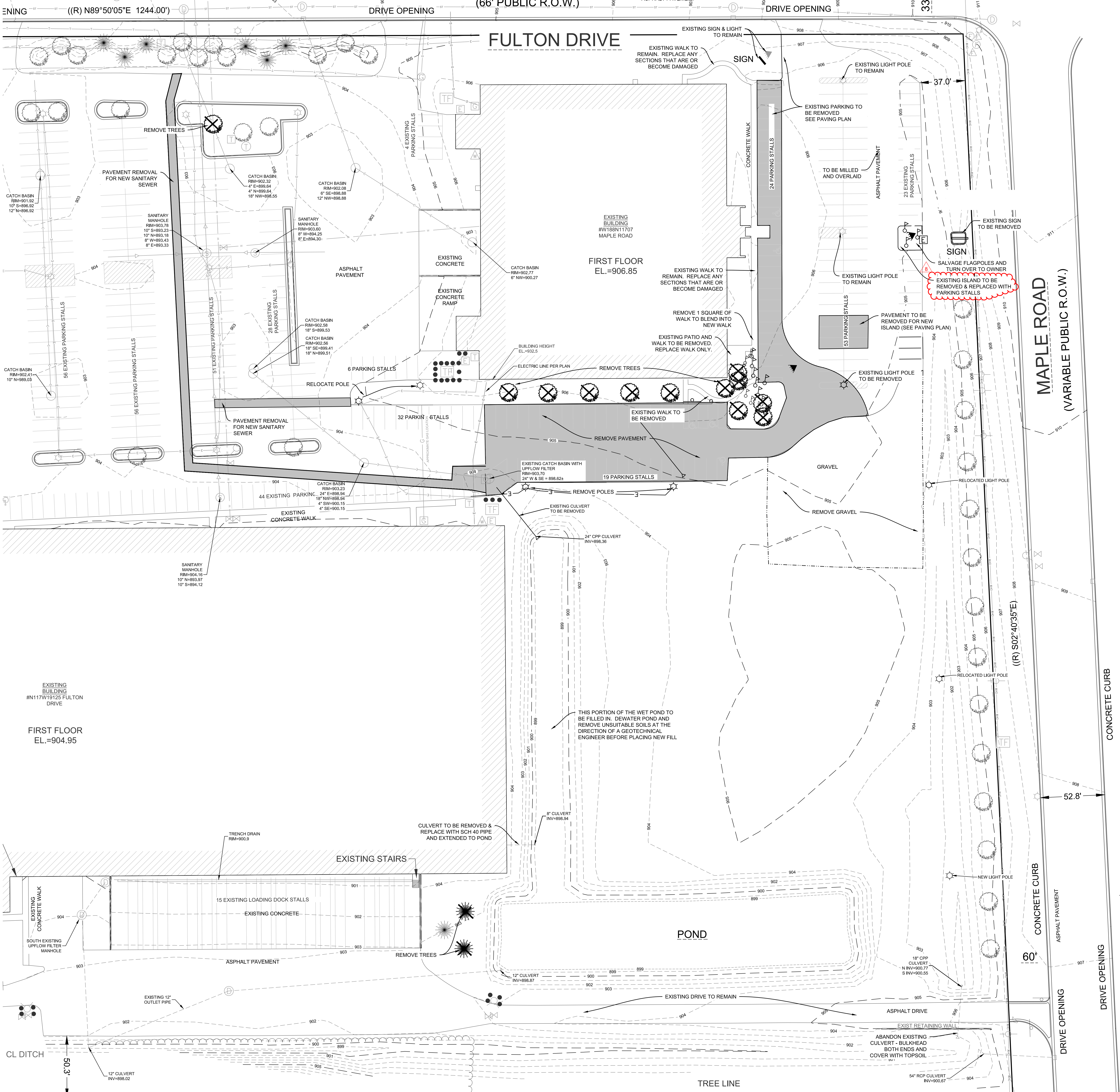
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Owner Review: 3.28.2023
Plan Commission Submittal: 3.13.2023
Budget Set: 4.13.2023
PC updates-Village Comments 5.13.2023
Construction Set: 7.06.2023

REVISIONS:
8 Owner revisions 8.13.2024



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PROJECT NAME
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CITY/ STATE / ZIP
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Architect: Engineer: Reviewed By:
AMH/BGK AEK AEK
Sheet Title:
EXISTING CONDITIONS AND
SITE DEMOLITION PLAN
Sheet Number:
C-100
Project Number: P13175
P13175



GRAPHICAL SCALE (FEET)
0 1" = 30' 60'

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REVISIONS:		
8	Owner revisions	8.13.2024

ENGINEERS

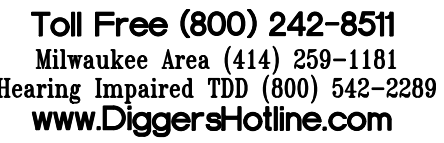
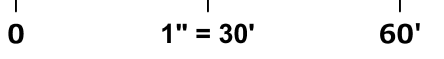


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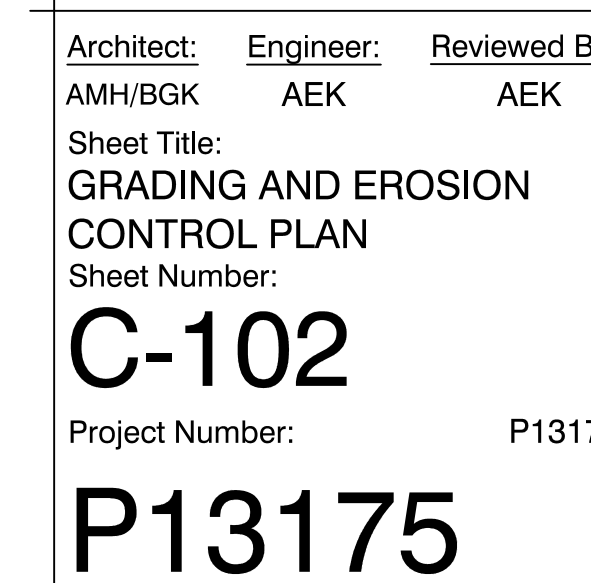
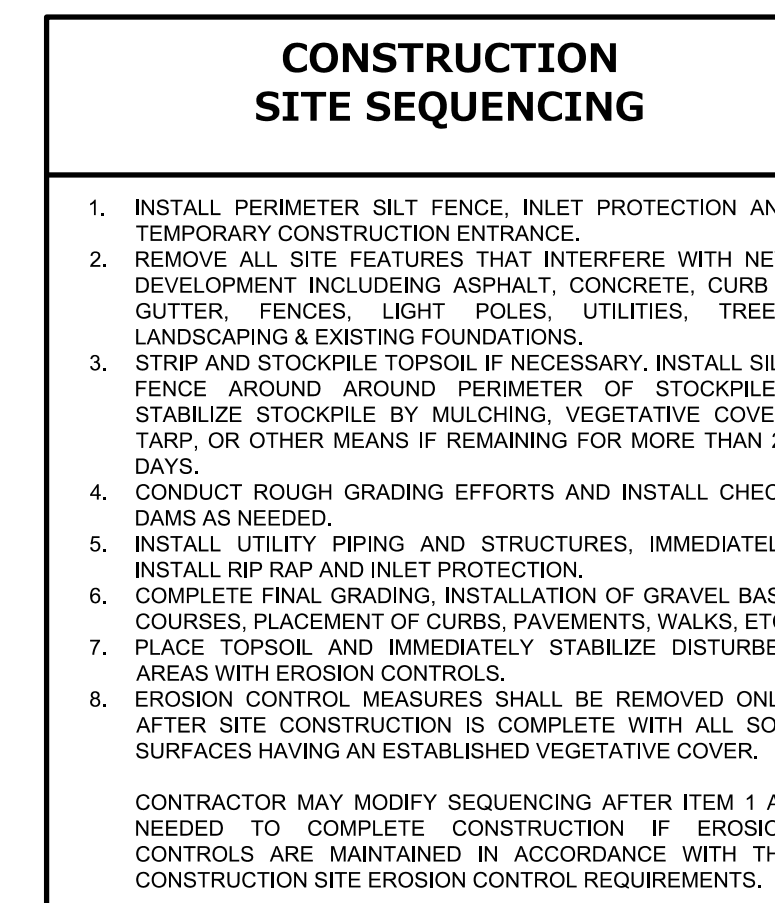
ARCHITECTS



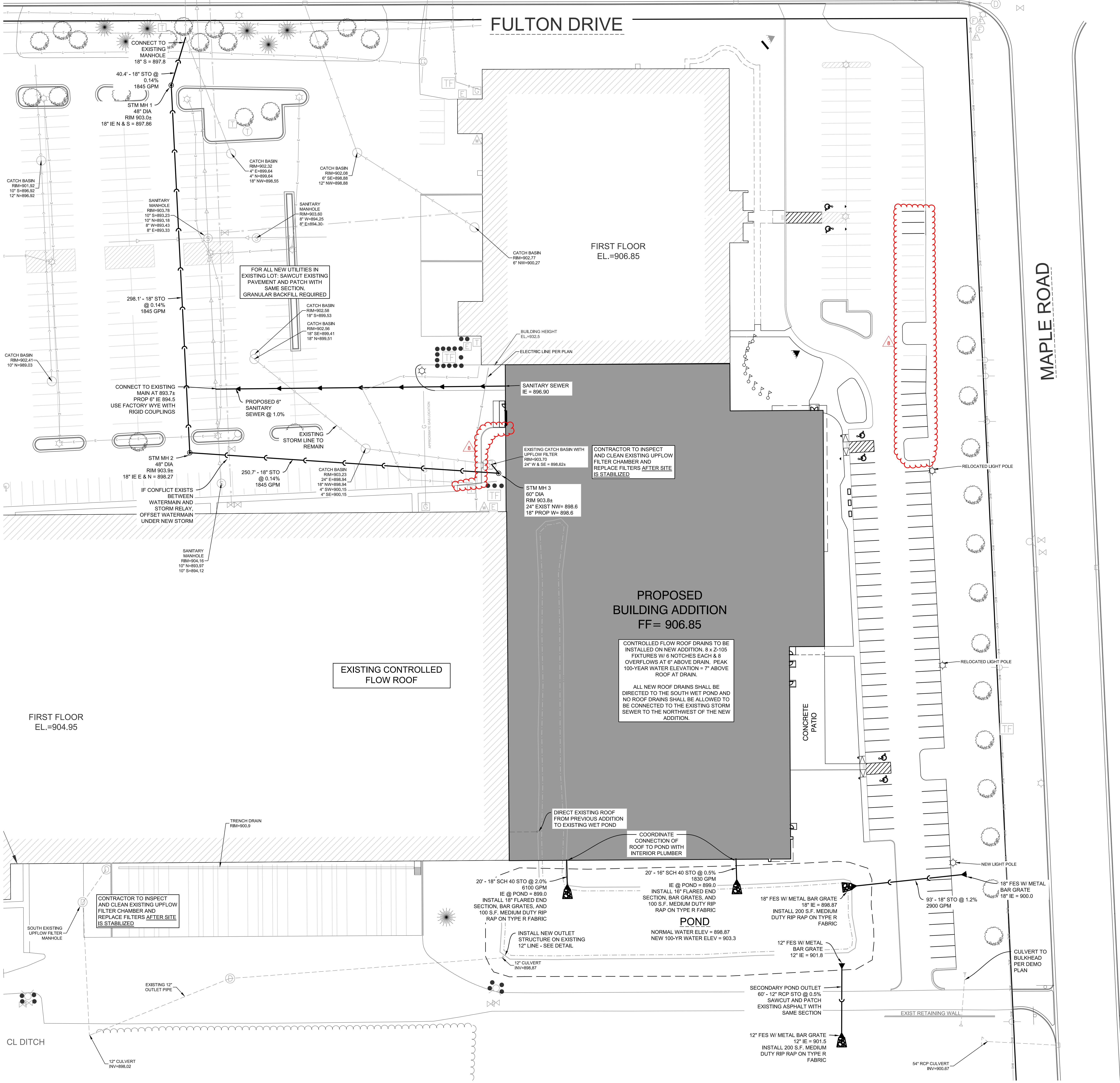
GRAPHICAL SCALE (FEET)



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Construction Set: 7.06.2023

REVISIONS:
8 Owner revisions 8.13.2024



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PROJECT NAME
MGS INNOVATION CENTER ADDITION
STREET ADDRESS
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GERMANTOWN, WI 53022

ALL WORK TO BE COMPLETED AS SHOWN, AND IN ACCORDANCE WITH THE LATEST EDITION OF THE MSI GENERAL MASTER SPECIFICATION

Architect: AMH/BGK Engineer: AEK Reviewed By: AEK

Sheet Title:
UTILITY PLAN

Sheet Number:
C-103

Project Number:
P13175



GRAPHICAL SCALE (FEET)

0 1" = 30' 60'



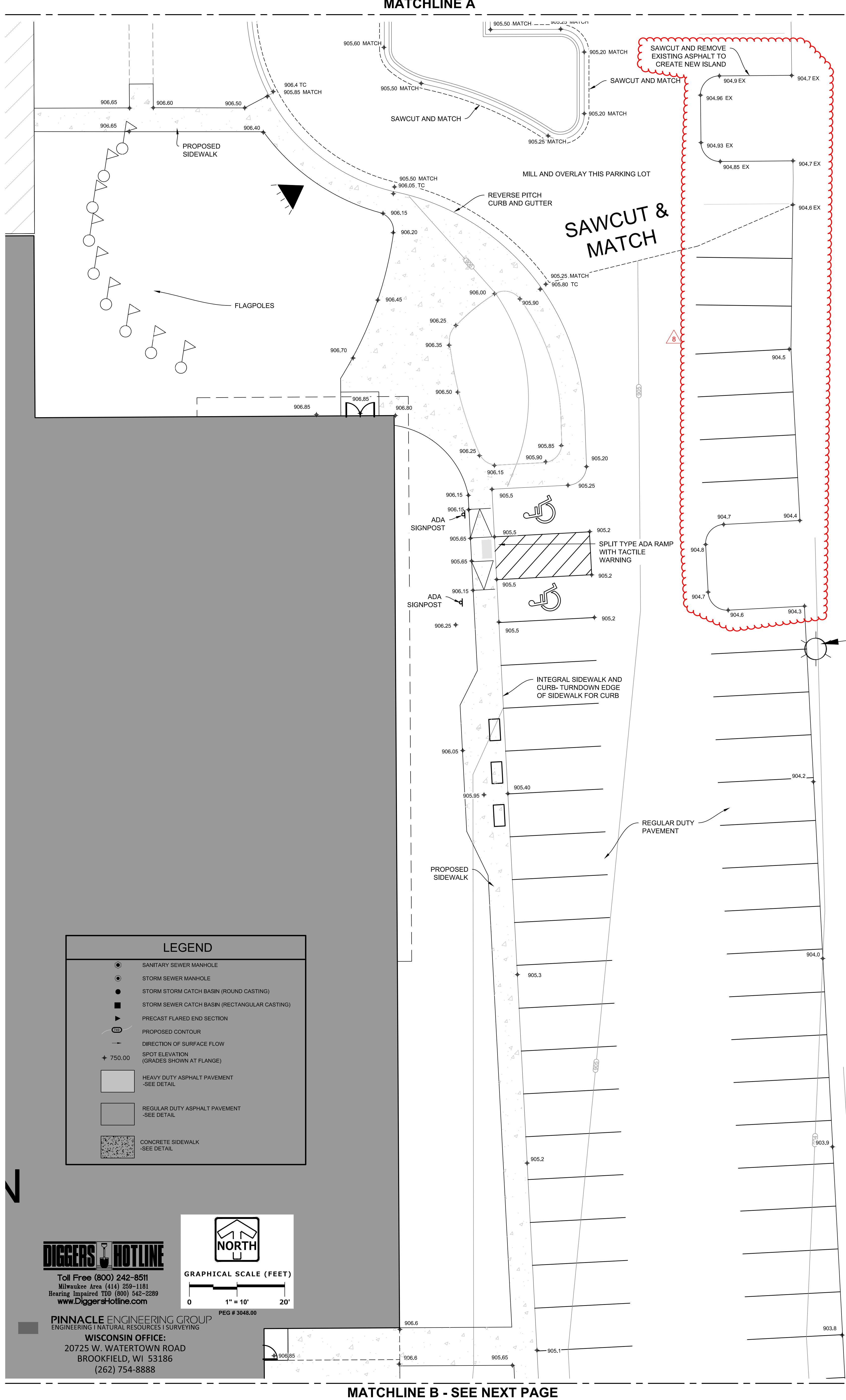
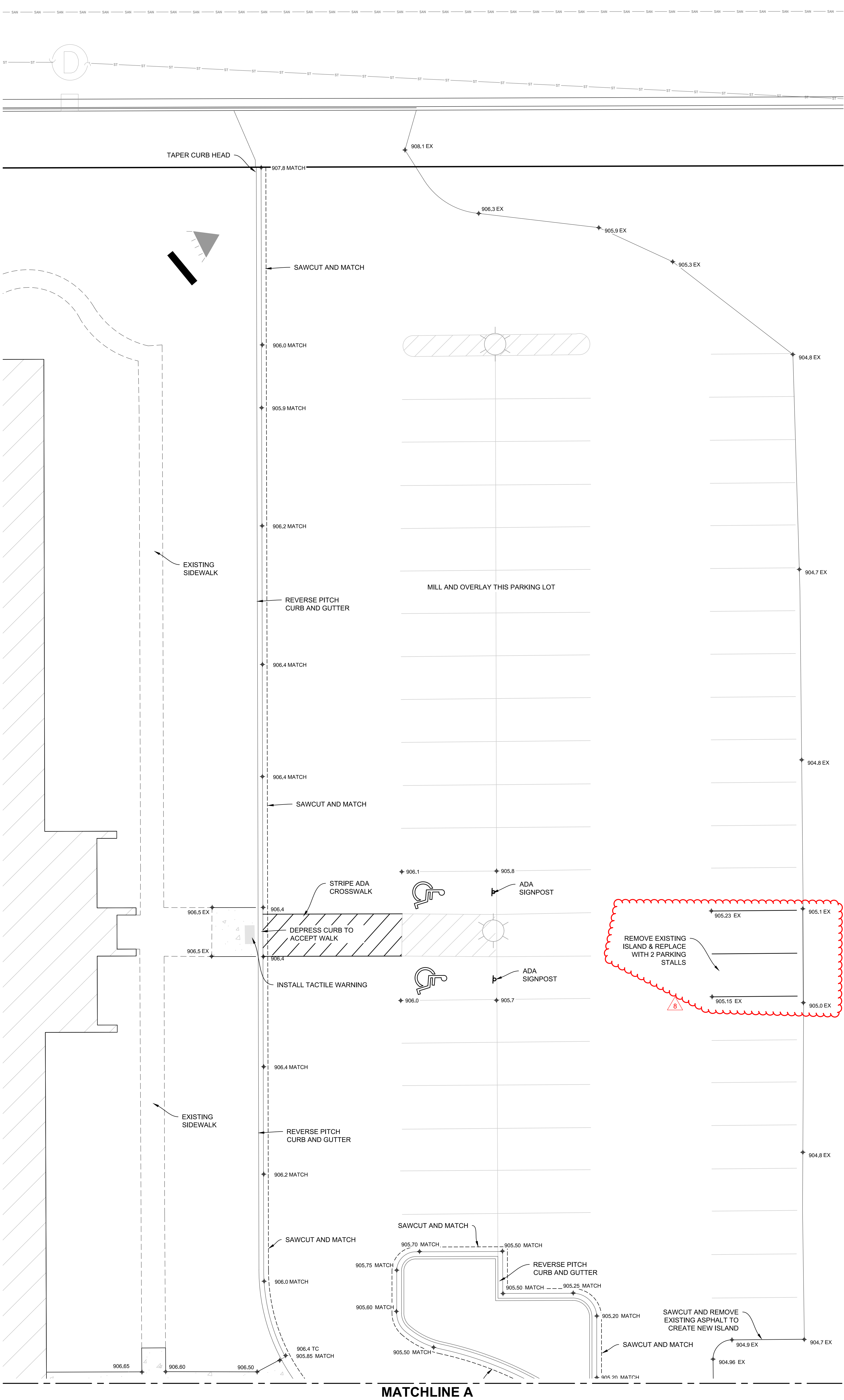
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PC updates-Village Comments 5.13.2023
Construction Set: 7.06.2023

REVISIONS:
1 UPDATED FRONT ISLANDS AND BACK CURB
8 Owner revisions 8.13.2024



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MSI GENERAL MASTER SPECIFICATION

Architect: AMH/BGK Engineer: AEK Reviewed By: AEK

Sheet Title:
PAVING PLAN

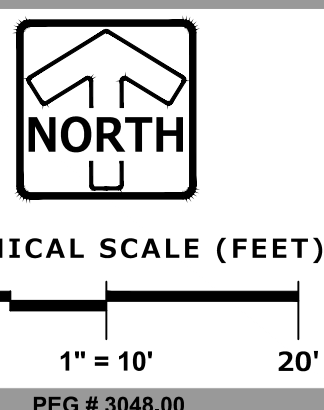
Sheet Number:
C-104

Project Number:
P13175

P13175

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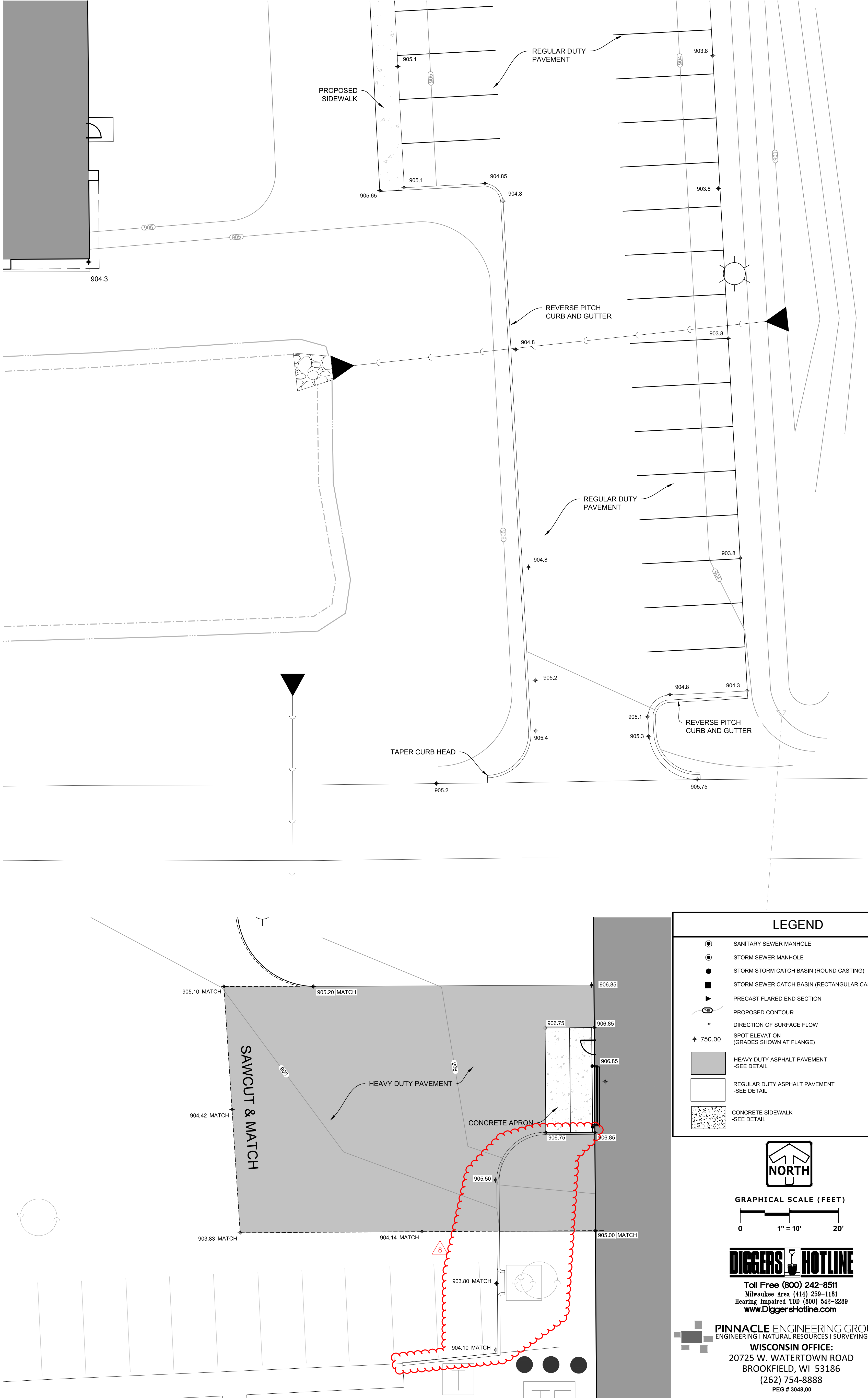
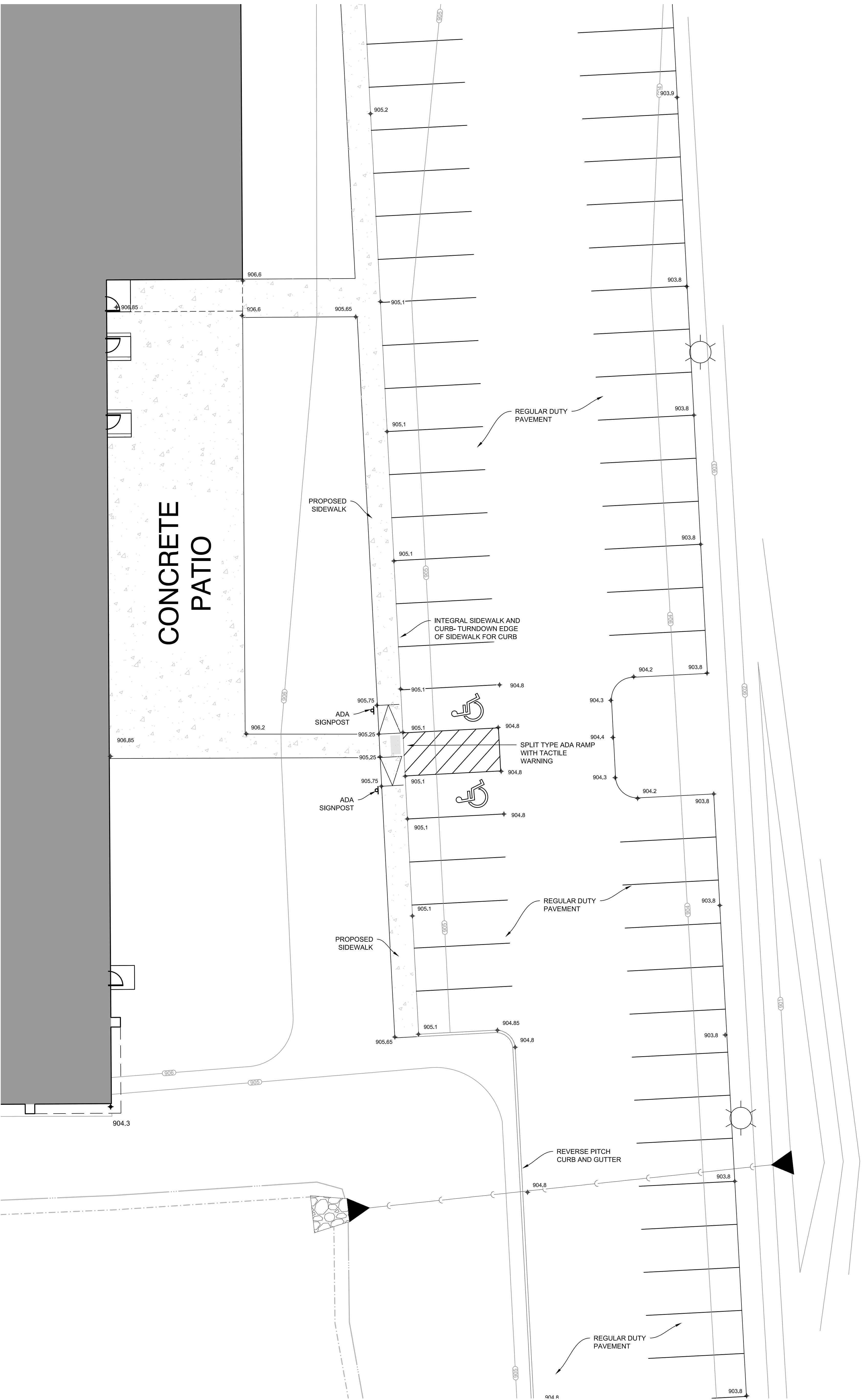


MANAGERS

ENGINEERS

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REVISIONS:
1 UPDATED FRONT ISLANDS AND BACK CURB
8 Owner revisions 8.13.2024



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PROJECT NAME
MGS INNOVATION CENTER ADDITION
STREET ADDRESS
W188 N11707 Maple Road
CITY/ STATE / ZIP
GERMANTOWN, WI 53022

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Architect: AMH/BGK
Engineer: AEK
Reviewed By: AEK

Sheet Title:

PAVING PLAN

Sheet Number:

C-105

Project Number:

P13175

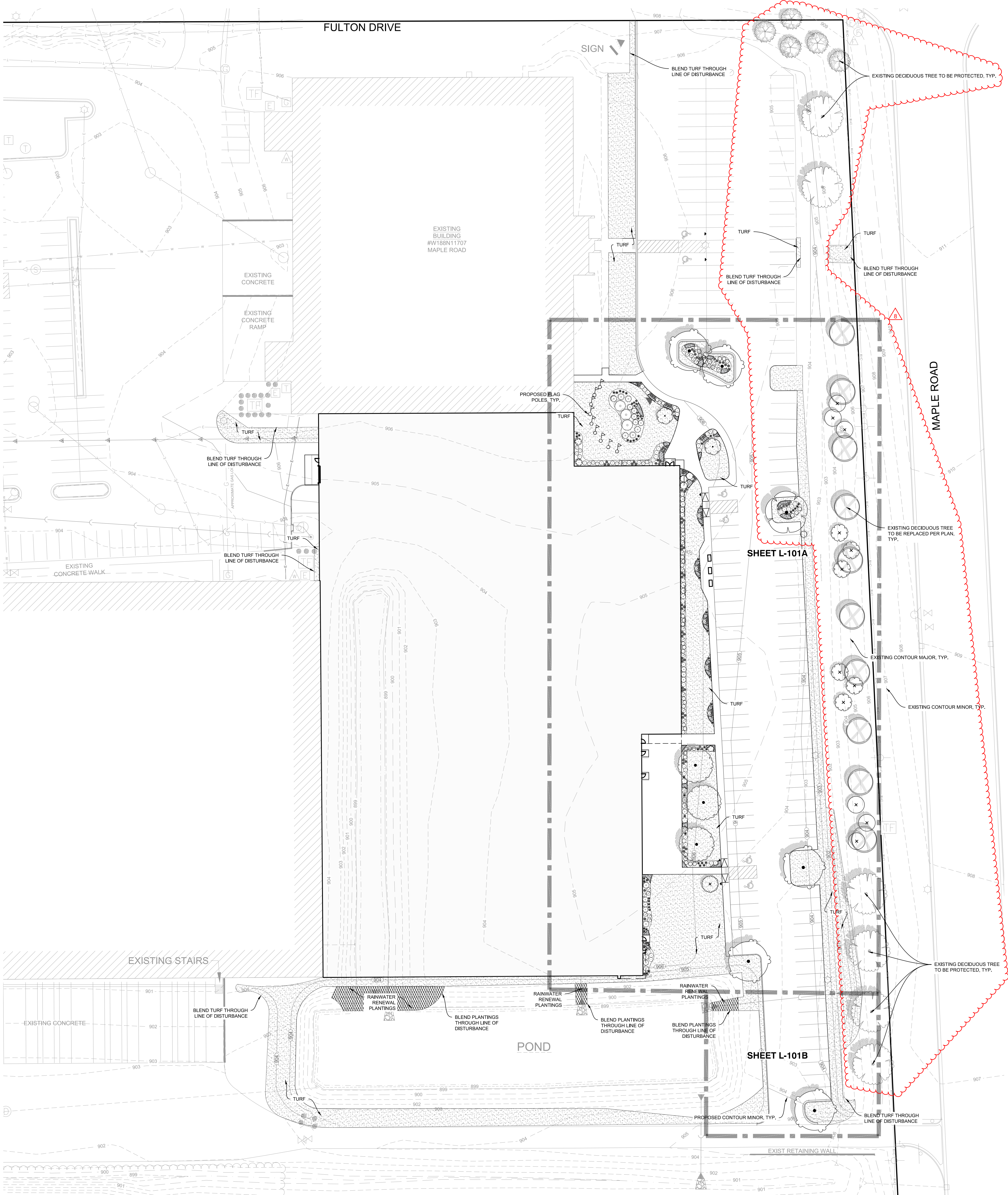
P13175

MANAGERS

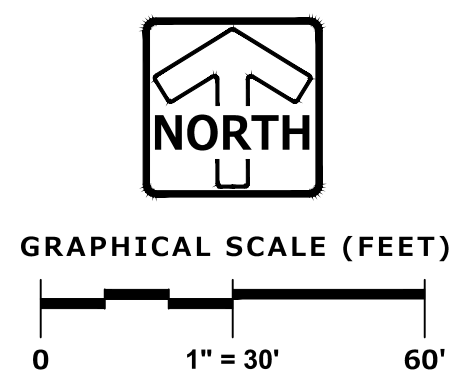
ENGINEERS

CONTRACTORS

ARCHITECTS



PLANT SCHEDULE						
CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS	
TREES						
ANO	1	Acer rubrum 'Northwood'	Northwood Maple	2.5" Cal.	50' T x 35' W	
CFK	3	Carpinus caroliniana 'JN Strain'	Fire King Muscledwood	1.5" Cal.	30' T x 30' W	
CPS	6	Celtis occidentalis 'Prairie Sentinel'	Prairie Sentinel Hackberry	3" Cal.	45' T x 12' W	
CAD	2	Cornus alternifolia	Pagoda Dogwood	1.5" Cal.	18' T x 18' W	
GBF	6	Ginkgo biloba 'Fastigial'	Fastigiate Maidenhair Tree	3" Cal.	40' T x 15' W	
MC3	1	Magnolia stellata 'Centennial Blush'	Centennial Blush Star Magnolia	1.5" Cal.	15' T x 12' W	
TCG	5	Tilia cordata 'Greenspire'	Greenspire Littleleaf Linden	2.5" Cal.	45' T x 35' W	
SHRUBS						
CA	15	Cornus sanguinea 'Cato'	Arctic Sun® Bloodtwig Dogwood	18" HL	3' T x 3' W	
CB	2	Cornus sericea 'Bergeson's Compact'	Bergeson's Red Twig Dogwood	18" HL	5' T x 5' W	
CO	3	Cotinus coggygria 'Old Fashioned'	Old Fashioned Smoke Tree	18" HL	8' T x 8' W	
CW	5	Cotinus coggygria 'Lila'	Lila Dwarf Smoke Tree	18" HL	4' T x 4' W	
HBO	27	Hydrangea paniculata 'Bobo'	Bobo Hydrangea	18" HL	3' T x 4' W	
HT	3	Hydrangea paniculata 'SMNHPM'	Quick Fire Fab® Hydrangea	18" HL	6' T x 5' W	
IS	6	Itea virginica 'Sprich'	Little Henry® Sweetspire	18" HL	3' T x 3' W	
RT2	5	Rhus typhina 'Baltiger'	Tiger Eyes Outleaf Staghorn Sumac	18" HL	5' T x 5' W	
SO3	25	Syringa x 'SMNJRP'	Bloomerang Dwarf Pink Lilac	18" HL	4' T x 3' W	
EVERGREEN SHRUBS						
JB2	3	Juniperus horizontalis 'Blue Forest'	Blue Forest Creeping Juniper	24" W	1' T x 4' W	
PN2	8	Picea abies 'Nidiformis'	Nest Spruce	18" HL	3' T x 5' W	
TG2	12	Taxus x media 'SMNTHDB'	Stonehenge Dark Druid® Yew	18" HL	3' T x 3' W	
TH5	8	Thuja occidentalis 'Hetz Midget'	Hetz Midget Arborvitae	18" W	3' T x 3' W	
TO4	18	Thuja occidentalis 'Holmstrup'	Holmstrup Cedar	4' HL	14' T x 4' W	
TG	37	Thuja occidentalis 'Golden Globe'	Golden Globe Arborvitae	18" HL	4' T x 4' W	
ORNAMENTAL GRASSES						
CK	56	Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass	1 gal.	3' T x 2' W	
DC	48	Deschampsia cespitosa 'Northern Lights'	Northern Lights Tufted Hair Grass	1 gal.	24" T x 24" W	
PB2	18	Pennisetum alopecuroides 'Little Bunny'	Little Bunny Fountain Grass	1 gal.	15" T x 15" W	
SS	56	Schizachyrium scoparium 'Standing Ovation'	Standing Ovation Little Bluestem	1 gal.	4' T x 2' W	
CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	REMARKS
PERENNIALS						
EB2	36	Echinacea x 'Big Sky Sunrise'	Big Sky Sunrise Coneflower	1 gal.	22" o.c.	28" T x 24" W
HH	6	Hemerocallis x 'Happy Returns'	Happy Returns Daylily	1 gal.	18" o.c.	18" T x 18" W
HM3	26	Hemerocallis x 'Martina Verheart'	Martina Verheart Daylily	1 gal.	18" o.c.	20" T x 20" W
HS	26	Hemerocallis x 'Strawberry Candy'	Strawberry Candy Daylily	1 gal.	18" o.c.	24" T x 20" W
PL	53	Perovskia atriplicifolia 'Little Spire'	Little Spire Russian Sage	1 gal.	22" o.c.	24" T x 24" W
RE	12	Rudbeckia fulgida 'Early Bird Gold'	Early Bird Gold Coneflower	1 gal.	22" o.c.	20" T x 24" W
SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	REMARKS		
GROUND COVERS						
	1,499 sf	NATIVE PLANTINGS	AGRECOL RAINWATER RENEWAL MIX			
	32,839 sf	Turf Hydroseed	Reinders - Cadet 70/30 Fescue/Blue Mix			



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ISSUE DATES:
Progress Set: 2-2-23
Owner Review: 3-28-23
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Budget Set: 4-13-23
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REVISIONS:
8 Owner revisions 8.13.2024



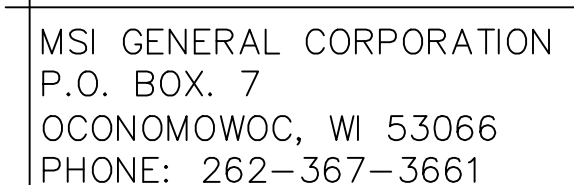
PROJECT ADDRESS:
PROJECT NAME
MGS INNOVATION CENTER ADDITION
STREET ADDRESS
W188 N11707 Maple Road
CITY/ STATE / ZIP
GERMANTOWN, WI 53022

ALL WORK TO BE COMPLETED AS SHOWN, AND IN ACCORDANCE WITH THE LATEST EDITION OF THE MSI GENERAL MASTER SPECIFICATION

Architect: AMH/BGK Engineer: AEK Reviewed By: AEK
Sheet Title: LANDSCAPE OVERVIEW
Sheet Number: L-100
Project Number: P13175



<u>SYMBOL</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>
GROUND COVERS		
	NATIVE PLANTINGS	AGRECOL RAINWATER RENEWAL MIX
	Turf Hydroseed	Reinders - Cadet 70/30 Fescue/Blue Mix



ISSUE DATES:	
Progress Set:	2-2-
Owner Review:	3-28-
Plan Commission Submittal:	3-13-2
Budget Set:	4-13-2
PC updates-Village Comments:	5-13-2
Construction Set:	7-06-2



ALL WORK TO BE COMPLETED AS SHOWN, AND
ACCORDANCE WITH THE LATEST EDITION OF THE
MSI GENERAL MASTER SPECIFICATION

Sheet Number:
L-101
Project Number: P1317



1. THE LAYOUT OF ALL PLANTING BEDS AND INDIVIDUAL TREES AND SHRUBS SHALL BE STAKED BY THE CONTRACTOR IN ADVANCE OF INSTALLATION. FLAGGING, STAKES, OR PAINT MAY BE USED TO DELINEATE LOCATIONS AS SCALED FROM THE PLANS. AN APPROVED REPRESENTATIVE WILL REVIEW THESE LOCATIONS WITH THE CONTRACTOR AND MAKE MINOR ADJUSTMENTS AS NECESSARY. BED LAYOUT SHALL ALSO INCLUDE PERENNIAL GROUPINGS BY SPECIES.
2. THE CONTRACTOR IS RESPONSIBLE FOR INDEPENDENTLY DETERMINING THE PLANT MATERIAL QUANTITIES REQUIRED BY THE LANDSCAPE PLANS. REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT.
3. NO PLANT MATERIAL OR PLANT SIZE SUBSTITUTIONS WILL BE ACCEPTED WITHOUT APPROVAL BY THE LANDSCAPE ARCHITECT. ANY CHANGES SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT IN WRITING PRIOR TO INSTALLATION.
4. ALL BNB STOCK SHALL BE NURSERY GROWN IN A CLAY LOAM SOIL FOR A MINIMUM OF THREE GROWING SEASONS WITHIN 200 MILES OF PROJECT LOCATION, IN A ZONE COMPATIBLE WITH USDA HARDINESS ZONE 5A. SEED SHALL BE PROVIDED FROM A NURSERY (WITHIN 200 MILES) WITH A SIMILAR PLANT HARDINESS ZONE AS PROJECT LOCATION. EXISTING SOIL SHALL BE AMENDED PER SOIL ANALYSIS REPORT TO ENSURE A PROPER GROWING MEDIUM IS ACHIEVED.
5. ALL PLANT MATERIAL SHALL COMPLY WITH STANDARDS DESCRIBED IN AMERICAN STANDARD OF NURSERY STOCK - Z60.1 ANSI. LANDSCAPE ARCHITECT OR OWNERS AUTHORIZED REPRESENTATIVE RESERVES THE RIGHT TO INSPECT AND POTENTIALLY REJECT ANY PLANT MATERIAL DEEMED TO NOT MEET THE REQUIRED STANDARDS.
6. ALL STOCK SHALL BE FREE OF DISEASES AND HARMFUL INSECTS; DAMAGE, DISORDERS AND DEFORMITIES.
7. TREES SHALL HAVE SINGLE, STRAIGHT TRUNKS AND WELL BALANCED BRANCH SYSTEMS. MULTI-STEM TREES SHALL HAVE 3-4 STRAIGHT TRUNKS AND WELL BALANCED BRANCH SYSTEMS. HEIGHT-TO-CALIPER RATIOS SHALL BE CONSISTENT WITH THE LATEST EDITION OF ANSI Z60.1.
8. ROOT SYSTEMS SHALL BE LARGE ENOUGH TO ALLOW FOR FULL RECOVERY OF THE TREE, AND SHALL CONFORM TO STANDARDS AS THEY APPEAR IN THE MOST CURRENT REVISION OF THE AMERICAN ASSOCIATION OF NURSERYMEN'S AMERICAN STANDARD OF NURSERY STOCK ANSI Z60.1.
9. BNB TREES SHALL BE DUG WITH A BALL OF SOIL, NOT SOFT BALLED OR POTTED AND SHALL BE FIRM IN THEIR ROOTBALL. ROOT BALL SHALL BE WRAPPED (WITH BIODEGRADABLE MATERIAL). THE TREE ROOT FLARE, OR COLLAR, SHALL BE AT OR WITHIN THE TOP THREE INCHES OF GRADE.
10. ALL SPRING TREES MUST BE FRESHLY DUG IN THE MOST RECENT SPRING.
11. ALL AUTUMN TREES MUST BE FRESHLY DUG IN THE MOST RECENT AUTUMN.
12. TREES SHALL BE ALIVE, HEALTHY AND APPROPRIATELY MOIST, AT TIME OF DELIVERY. TREES SHALL BE SUBJECT TO INSPECTION FOR CONFORMITY TO SPECIFICATION REQUIREMENTS AND APPROVAL BY THE LANDSCAPE ARCHITECT OR OWNERS. RESERVE THAT THE LANDSCAPE ARCHITECT OR OWNERS REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY TREES THAT DO NOT MEET THE SPECIFICATIONS OR THAT HAVE BEEN DAMAGED DURING SHIPMENT. THE LANDSCAPE INSTALLER MUST RECEIVE APPROVAL FROM LANDSCAPE ARCHITECT FOR ANY SUBSTITUTIONS OR ALTERATIONS.
13. ALL PLANT MATERIAL SHALL BE INSTALLED IN ACCORDANCE WITH PLANTING DETAILS. FOR STREET TREE PLANTINGS, REFER TO TREE PLANTING DETAIL AND TO THE VILLAGE OF GERMANTOWN SPECIFICATIONS FOR PLANTING STREET TREES.

1. ALL PLANTING BEDS SHALL HAVE A MINIMUM 10" DEPTH OF PREPARED SOIL. WITH APPROVAL, EXISTING SOIL MAY BE UTILIZED PROVIDED THE PROPER SOIL AMENDMENTS ARE TILLED THOROUGHLY INTO THE TOP 10" OF SOIL. REFER TO SOIL PLACEMENT NOTES.
15. WHILE PLANTING TREES AND SHRUBS, BACKFILL $\frac{2}{3}$ OF PLANTING HOLE AND WATER TREE THOROUGHLY BEFORE INSTALLING THE REMAINDER OF SOIL MIXTURE. AFTER ALL SOIL HAS BEEN PLACED INTO THE PLANTING HOLE WATER THOROUGHLY AGAIN.
16. THE CONTRACTOR MUST LABEL ALL TREES WITH THE COMMON AND BOTANICAL NAMES PRIOR TO FINAL INSPECTION.
17. ALL PLANTING BEDS SHALL BE MULCHED WITH 3" DEEP SHREDDED HARDWOOD MULCH, AND ALL TREES PLANTED IN TURF AREAS SHALL RECEIVE A 3" DEEP SHREDDED HARDWOOD MULCHED RING AS SHOWN IN PLANTING DETAILS.
18. ALL PLANTING BEDS AND TREE RINGS SHALL HAVE A 4" DEEP TRENCHED BED EDGE CREATED BY EITHER A FLAT LANDSCAPE SPADE OR MECHANICAL EDGER. BED EDGES ARE TO BE CUT CLEAN AND SMOOTH AS SHOWN ON LANDSCAPE PLANS WITH A CLEAN DEFINITION BETWEEN TURF AND PLANTING AREAS.
19. ALL TURF SEED AREAS SHALL RECEIVE A MINIMUM OF 6" DEPTH OF TOPSOIL. WITH APPROVAL, EXISTING SOIL MAY BE UTILIZED PROVIDED THE PROPER SOIL AMENDMENTS ARE USED THOROUGHLY INTO THE TOP 6" OF SOIL AS INDICATED IN THE SOIL PLACEMENT NOTES. REQUIRED AMENDMENTS SHALL BE DETERMINED BASED ON A SOIL ANALYSIS TO BE PERFORMED. ALL TOPSOIL AMENDMENT SHALL BE AGED WEED FREE MANURE OR CLASS 1 ORGANIC MATTER.
20. FOR LAWN SEEDING, APPLY A STARTER FERTILIZER AND SEED UNIFORMLY AT THE RATE RECOMMENDED BY MANUFACTURER, AND PROVIDE A MULCH COVERING THAT IS SUITABLE TO PROMOTE SEED GERMINATION AND TURF ESTABLISHMENT. CONTRACTOR TO PROVIDE FERTILIZER, SEED, AND MULCH SPECIFICATIONS TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION. EROSION CONTROL MEASURES ARE TO BE INSTALLED IN THOSE AREAS REQUIRING STABILIZATION (SWALES, SLOPES EXCEEDING 1:3 AND THOSE LOCATIONS INDICATED IN CIVIL DRAWINGS).
21. THE CONTRACTOR TO ENSURE A SMOOTH, UNIFORM QUALITY TURF IS ACHIEVED WITH NO BARE SPOTS LARGER THAN 6" X 6". ANY BARE SPOTS LARGER THAN 6" X 6" AT THE END OF ESTABLISHMENT PERIOD SHALL BE RESEED AT THE CONTRACTORS EXPENSE TO OBTAIN A DENSE, UNIFORM LAWN.
22. ALL FINISH GRADING AND LAWN AREAS TO BE INSTALLED BY LANDSCAPE CONTRACTOR.
23. ALL DISTURBED AREAS WITHIN THE PROJECT SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION.
24. ALL DISTURBED AREAS OUTSIDE THE LIMITS OF WORK SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION AT NO ADDITIONAL COST TO THE OWNER.
25. THE CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES, INCLUDING ANY IRRIGATION LINES, PRIOR TO DIGGING. CONSULT DIGGERS HOTLINE.
26. TREES SHALL BE INSTALLED A MINIMUM DISTANCE OF 5' FROM ANY SEWER AND WATER LINES, 10' FROM DRIVEWAYS, LIGHT POLES, AND FIRE HYDRANTS.
27. TREES SHALL BE INSTALLED A MINIMUM OF 25' FROM STREET CORNERS OF MINOR ROADS AND 50' FROM STREET CORNERS OF ARTERIAL ROADS.
28. THE CONTRACTOR SHALL ENSURE THAT SOIL CONDITIONS AND COMPACTION ARE ADEQUATE TO ALLOW FOR PROPER DRAINAGE AROUND THE CONSTRUCTION SITE. UNDESIRABLE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING OF WORK. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE PROPER SURFACE AND SUBSURFACE DRAINAGE IN ALL AREAS
29. THE CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS, FEES, AND LICENSES NECESSARY FOR THE INSTALLATION OF THIS PLAN.
30. THE CONTRACTOR IS TO REVIEW ALL SITE ENGINEERING DOCUMENTS PRIOR TO INSTALLATION. ANY CONFLICTS MUST BE REPORTED TO THE LANDSCAPE ARCHITECT. THESE LANDSCAPE DRAWINGS ARE FOR THE INSTALLATION OF PLANT MATERIALS ONLY UNLESS OTHERWISE STATED.
31. THE CONTRACTOR SHALL PROVIDE WATERING AND MAINTENANCE SERVICES FOR A PERIOD OF 60 DAYS TO ENSURE VEGETATIVE ESTABLISHMENT. UPON COMPLETION OF THE PROJECT, CONTRACTOR SHALL SUPPLY THE OWNER IN WRITING WITH ONGOING WATERING AND MAINTENANCE INSTRUCTIONS.
32. PLANT MATERIALS SHALL BE GUARANTEED FOR A PERIOD OF ONE (1) YEAR FROM TIME OF OWNER ACCEPTANCE. ONLY ONE REPLACEMENT PER PLANT WILL BE REQUIRED DURING THE WARRANTY PERIOD EXCEPT IN THE EVENT OF FAILURE TO COMPLY WITH THE SPECIFIED REQUIREMENTS.
33. THE CONTRACTOR IS RESPONSIBLE TO CONDUCT A FINAL WALK THROUGH WITH THE LANDSCAPE ARCHITECT, VILLAGE FORESTER, AND OR OWNERS REPRESENTATIVE TO ANSWER QUESTIONS, PROVIDE INSTRUCTIONS, AND ENSURE THAT PROJECT REQUIREMENTS HAVE BEEN MET.

1. LOOSEN SUBGRADE TO A MINIMUM DEPTH INDICATED IN PLANTING NOTES USING A CULTI-MULCHER OR SIMILAR EQUIPMENT, AND REMOVE STONES MEASURING OVER 1-1/2 INCHES IN ANY DIMENSION, STICKS, RUBBISH AND OTHER EXTRANEOUS MATTER. AREAS ADJACENT TO WALKS AND PAVEMENT SHALL BE FREE OF EXCESS STONE AND PAVING MATERIALS SO AS TO PROVIDE AN UNINTERRUPTED CROSS SECTION OF SOIL. INTERNAL PARKING ISLANDS SHALL BE LOOSENEED TO A DEPTH OF 30".
2. THOROUGHLY BLEND PLANTING SOIL MIX FOR PLANTING BED AREAS. (1 PART EXISTING SOIL, 1 PART TOPSOIL, 1 PART ORGANIC SOIL AMENDMENT, 2.9 POUNDS PER CUBIC YARD OF 4-4-4 ANALYSIS SLOW-RELEASE FERTILIZER)
3. TREE AND SHRUB HOLES SHALL BE FILLED WITH A PREPARED PLANTING MIXTURE OF 1 PART TOPSOIL, 2 PARTS PLANTING SOIL MIX.
4. SPREAD SOIL AND SOIL AMENDMENTS TO DEPTH INDICATED ON DRAWINGS, BUT NOT LESS THAN REQUIRED TO MEET FINISH GRADES AFTER NATURAL SETTLEMENT. (FINISH GRADE OF PLANTING AREAS SHALL BE 3" BELOW ALL ADJACENT SURFACES, FINISH GRADE OF TURF SEEDING AREAS SHALL BE 1" BELOW ALL ADJACENT HARD SURFACES, WALKS, AND CURBS.)
5. PLACE APPROXIMATELY 1/2 OF TOTAL AMOUNT OF SOIL REQUIRED. WORK INTO TOP OF LOOSENEED SUBGRADE TO CREATE A TRANSITION LAYER, THEN PLACE REMAINDER OF THE SOIL. SOIL TRANSITION LAYER SHALL BE TILLED TO A MINIMUM DEPTH OF 6" BELOW THE DEPTH OF NEWLY PLACED SOIL. PARKING LOT ISLANDS SHALL BE CROWNED TO A HEIGHT OF 6" TO PROVIDE PROPER DRAINAGE UNLESS OTHERWISE NOTED.
6. DO NOT SPREAD IF PLANTING SOIL OR SUBGRADE IS FROZEN, MUDDY, OR EXCESSIVELY WET.
7. FINISH GRADING: GRADE SOIL TO A SMOOTH, UNIFORM SURFACE PLANE WITH A LOOSE, UNIFORMLY FINE TEXTURE.
8. ROLL AND RAKE, REMOVE RIDGES, AND FILL DEPRESSIONS TO MEET FINISH GRADES.
9. RESTORE PLANTING BEDS IF ERODED OR OTHERWISE DISTURBED AFTER FINISH GRADING AND BEFORE PLANTING.

ESTABLISHMENT OF A VIABLE VEGETATION COMMUNITY WITHIN THE BIO INFILTRATION BASINS WILL BE COMPLETED BY HAND-BROADCASTING OF PRE-DESIGNED SEED MIXES TO CREATE A DYNAMIC PLANTING.

PRIOR TO SEEDING:

A. ALL WEEDS AND EXISTING VEGETATION SHALL BE REMOVED. EXISTING VEGETATION SHALL BE TREATED WITH GLYPHOSATE OR SIMILAR HERBICIDE BY A LICENSED PROFESSIONAL. TREATMENT SHALL OCCUR A MINIMUM OF 10 DAYS PRIOR TO SEEDING/PLANTING.

VEGETATION STILL ALIVE AFTER INITIAL HERBICIDE TREATMENT SHALL BE TREATED A SECOND TIME PRIOR TO TILLING INTO THE SOIL. HERBICIDED VEGETATION SHALL BE TILLED INTO THE SOIL NO EARLIER THAN 1 DAY PRIOR TO SEEDING.

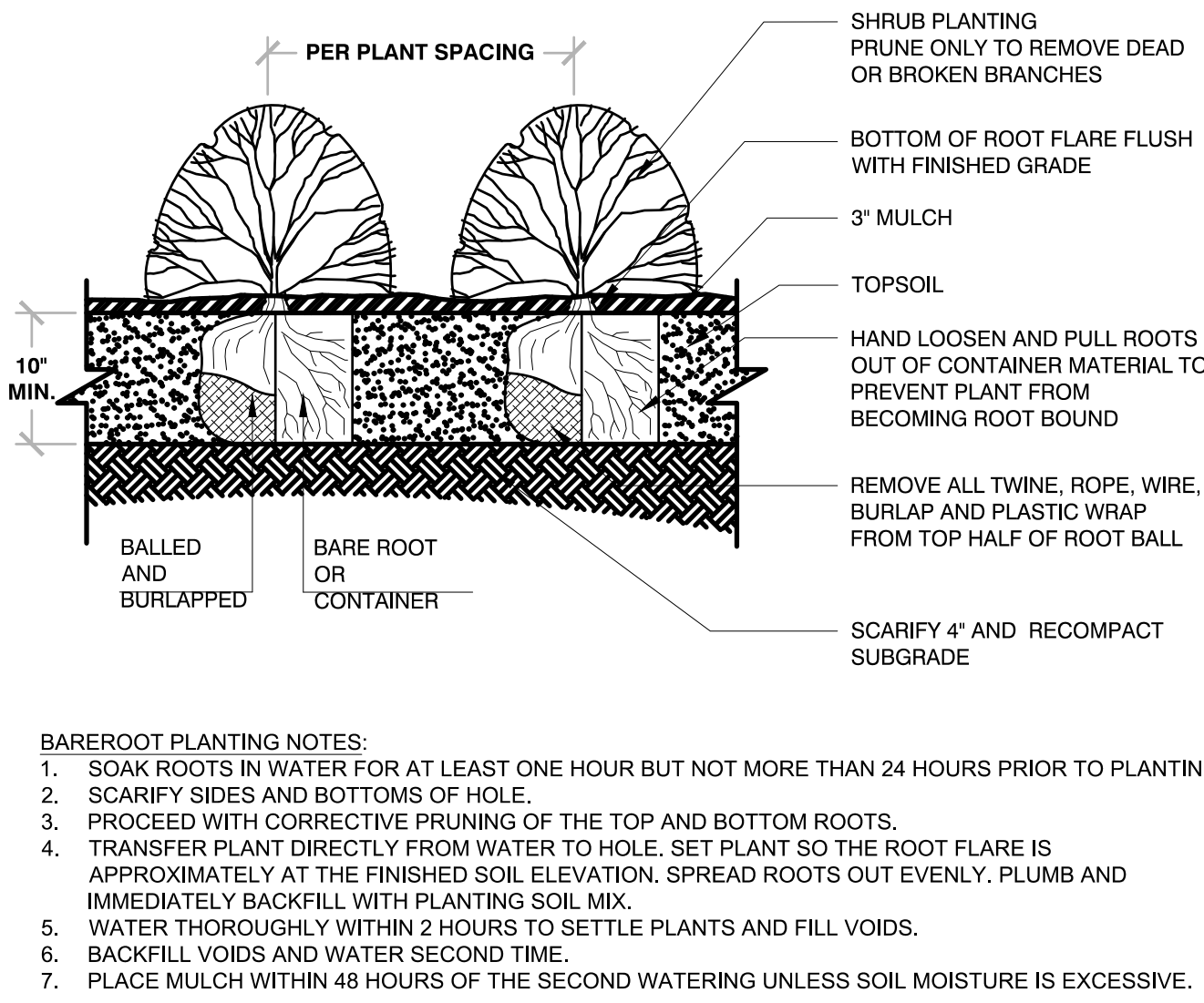
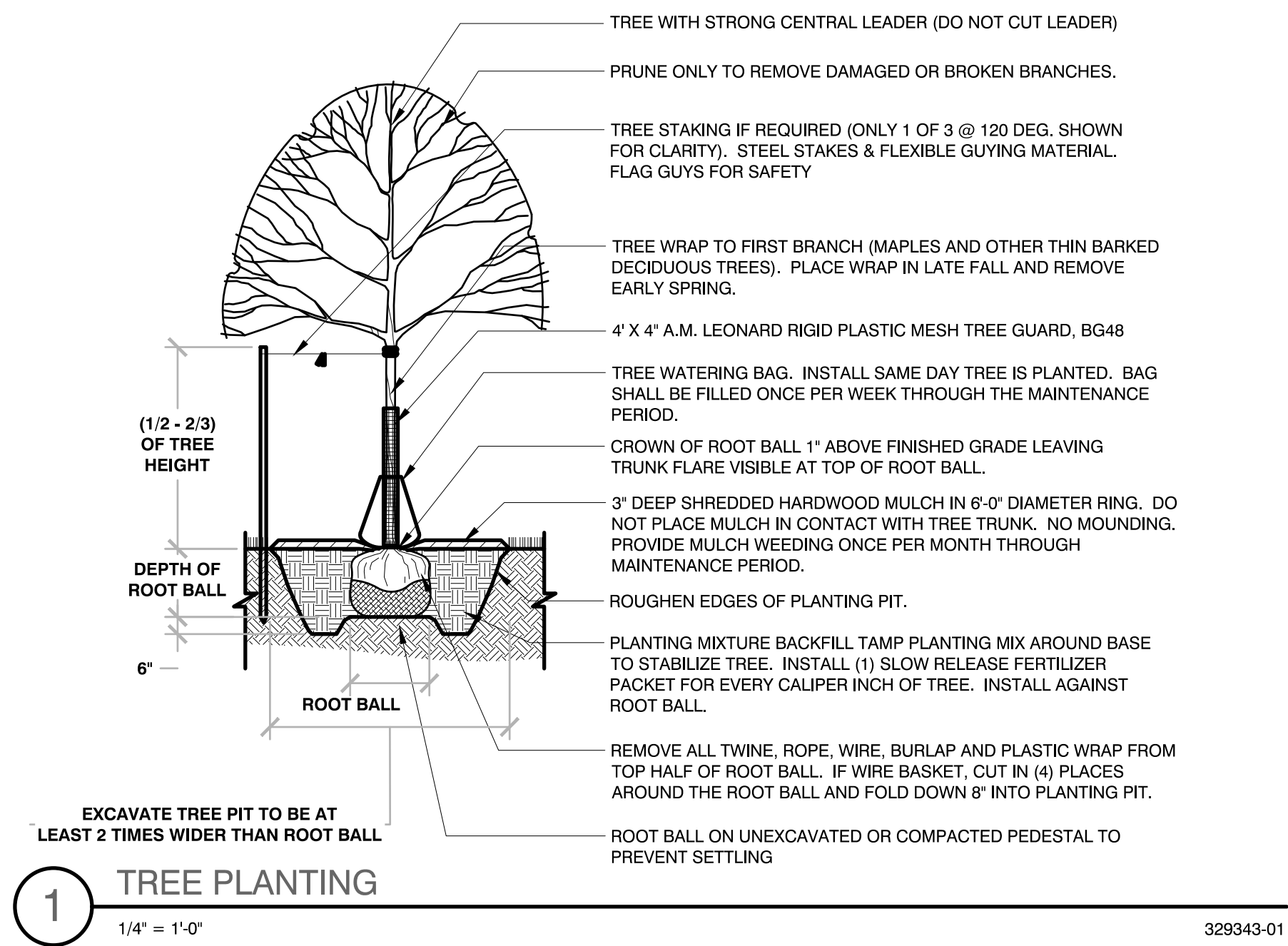
B. PREPARATION OF SOIL PRIOR TO SEEDING

1. REFER TO CIVIL PLANS FOR SOIL MIXTURE.
2. ALL FOREIGN MATERIALS LARGER THAN 1-INCH SHALL BE REMOVED FROM THE SOIL PRIOR TO SEEDING OR PLANTING.
3. AREA SHOULD BE FREE FROM UNSIGHTLY VARIATIONS, RIDGES, AND DEPRESSIONS.
4. AVOID DRIVING OVER THE SPECIFIED AREA WITH MACHINERY.

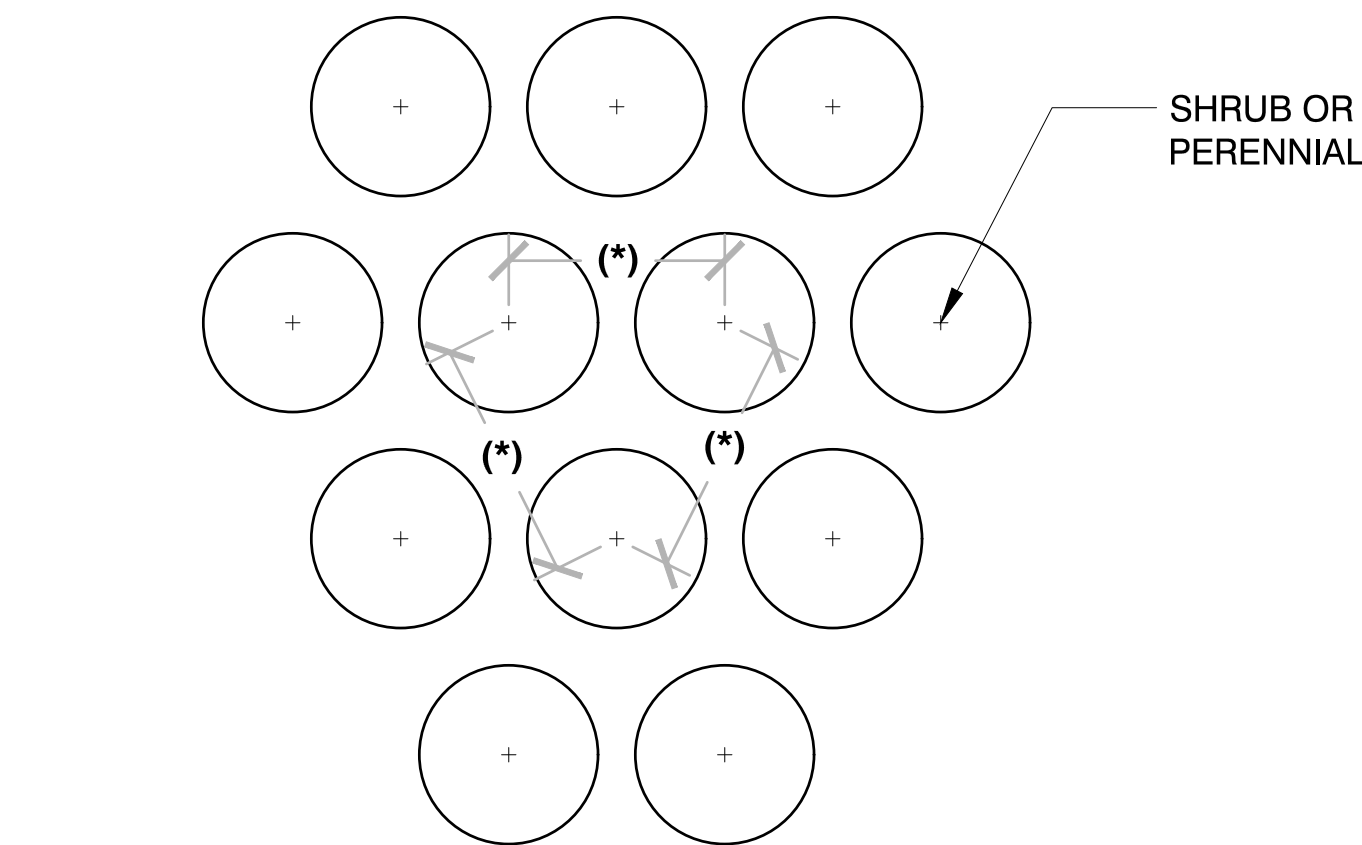
SEEDING SHALL BE CONDUCTED IN LATE FALL (SEPTEMBER 1- SOIL FREEZE) SO THAT SEEDS MAY LIE DORMANT DURING THE WINTER, ALLOWING FOR STRATIFICATION, OR SPRING (MARCH 1-JUNE 1) TO ALLOW A COMPLETE GROWING SEASON TO BECOME ESTABLISHED.

- A. COVER CROP**
1. ANNUAL RYE SHALL BE SPREAD AT A DENSITY OF 20 POUNDS PER ACRE DURING THE PLANTING OR SEEDING OF THE NATIVE PLANT SPECIES TO STABILIZE THE SOIL AND REDUCE THE GROWTH OF UNWANTED VEGETATION. THIS ANNUAL GRASS GROWS RAPIDLY WITHOUT COMPETING WITH THE WILDFLOWERS AND GRASSES THAT ARE PLANTED IN THE TARGET AREAS.
 2. WINTER WHEAT OR PERENNIAL RYE SHALL NOT BE USED AS A COVER CROP. THESE GRASSES MAY OUT COMPETE PRAIRIE SEEDLINGS, LEADING TO A REDUCTION IN THE SUCCESS OF THE PLANTINGS.
- B. SEED MIX:**
1. MIX ALL NATIVE SEED WITH VERMICULITE ACCORDING TO AGRECOL RECOMMENDATIONS AND INSTALLATION GUIDELINES.
 2. BROADCAST HALF THE SEED OVER THE ENTIRE SITE OR TARGET AREA.
 3. BROADCAST THE OTHER HALF OF SEED PERPENDICULAR TO THE DIRECTION THAT THE FIRST HALF OF THE SEED WAS BROADCAST.
 4. COVER SEED WITH ¼ INCH TO ½ INCH OF SOIL (USE ANY EXCESS SOIL FROM THE SITE) WITH RAKE OR DRAG.
 5. ROLL SITE TO ENSURE FIRM SEED-TO-GROUND CONTACT.
 6. KEEP SEED CONSTANTLY WET THROUGH GERMINATION PERIOD, GENERALLY 3 WEEKS.

ALL SEEDING SHALL BE COVERED WITH 1-INCH OF CLEAN, NON-INVASIVE STRAW (NO MARSH HAY, OR REED CANARY GRASS) WITHOUT SEEDS, WITHIN SEVEN DAYS. WHEAT, RYE, OATS, OR BARLEY ARE ACCEPTABLE FORMS OF STRAW. THOSE AREAS OF SLOPES STEEPER THAN 8:1 (EIGHT FEET HORIZONTAL TO ONE FOOT VERTICAL) SHALL BE PLANTED NO LATER THAN OCTOBER 1 AND STAKED WITH AN EROSION CONTROL BLANKET TO PREVENT EROSION.

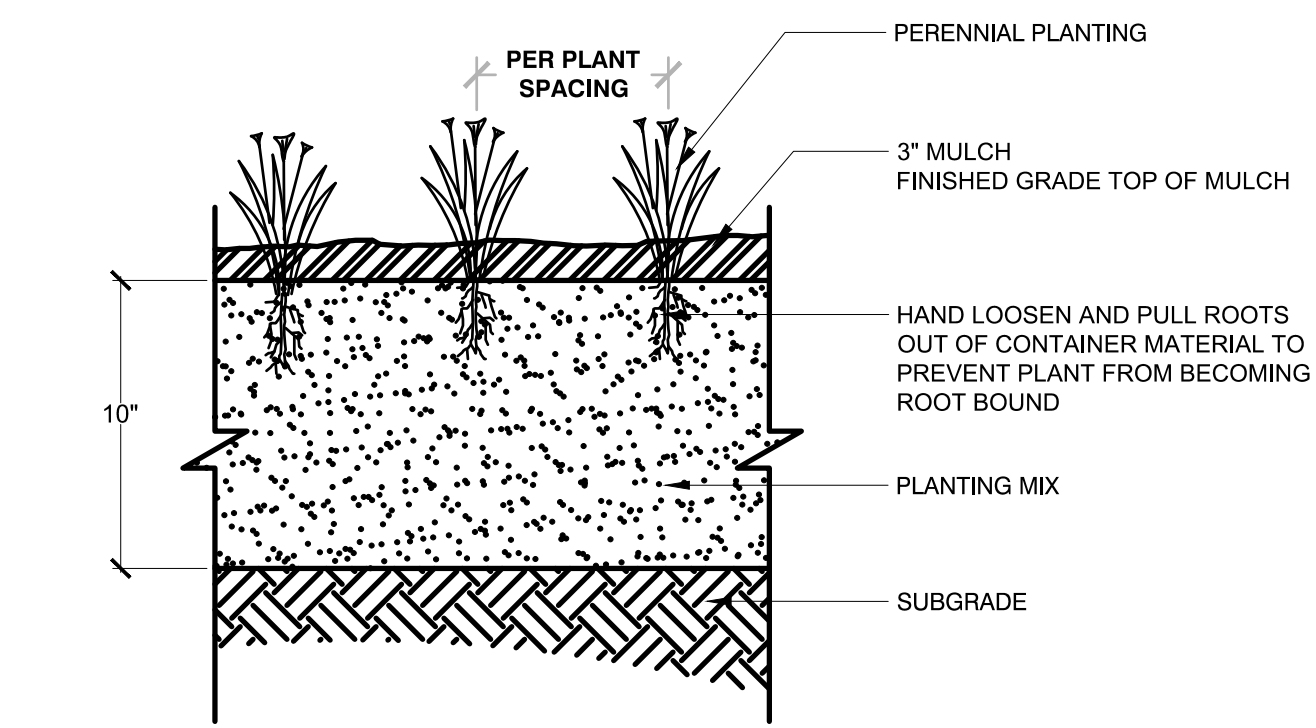


2 SHRUB PLANTING

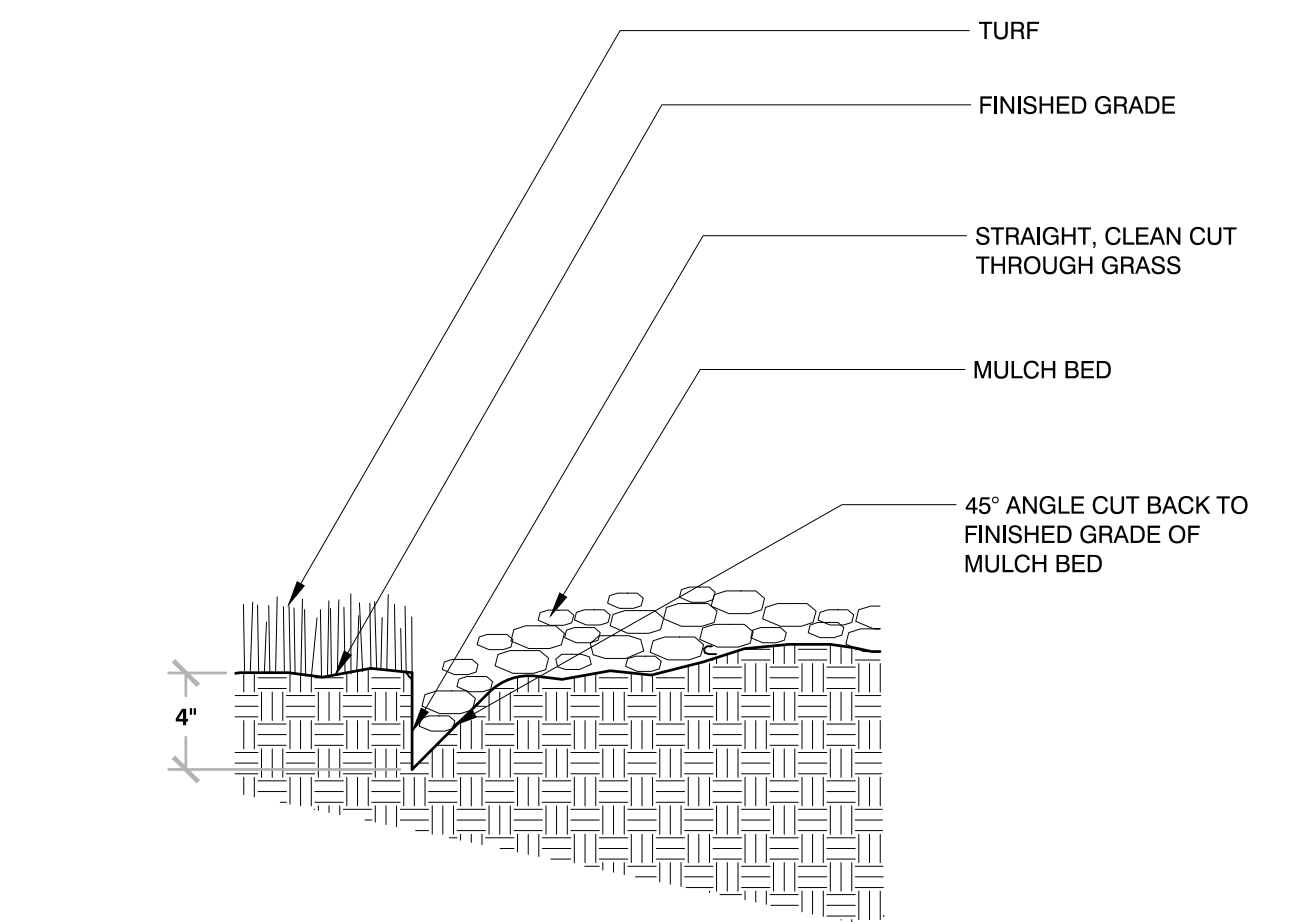


(*) = SPECIFIED PLANT SPACING PER PLANTING LIST

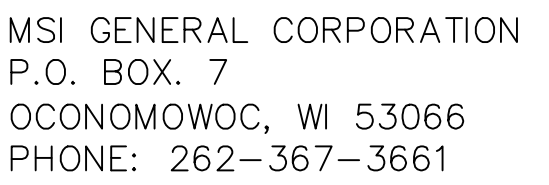
4 PLANT SPACING
 $3/4" = 1'-0"$



3 PERENNIAL PLANTING



5 TRENCHED BED EDGE
3/4" = 1'-0"



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ISSUE DATES:	
Progress Set:	2-2-2
Owner Review:	3-28-2
Plan Commission Submittal:	3-13-2
Budget Set:	4-13-2
PC updates-Village Comments:	5-13-2
Construction Set:	7-06-2

[illegible]

PROJECT NAME
MGS INNOVATION CENTER ADDITION
STREET ADDRESS
W188 N11707 Maple Road
CITY/ STATE / ZIP
GERMANTOWN, WI 53022

ALL WORK TO BE COMPLETED AS SHOWN, AND IN
ACCORDANCE WITH THE LATEST EDITION OF THE
MSI GENERAL MASTER SPECIFICATION

Architect: AMH/BGK Engineer: AEK Reviewed By: AEK

Sheet Title:
**LANDSCAPE NOTES &
DETAILS**

Sheet Number: **L-102**

Project Number: **P13175**



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Maple Road

Jeff Retzlaff

From: Nathan Schuettpelez - Wachtel Tree Science <NateS@wachteltree.com>
Sent: Thursday, September 5, 2024 5:23 PM
To: Jeff Retzlaff
Cc: Matthew Mortwedt; Scott Anderson
Subject: RE: Tree Removal/Re-Planting Proposal- MGS on Maple Road

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Do not click links or open attachments unless you recognize the sender and know the content is safe.**

Good evening Jeff and all,

I was able to access the plans via my gmail account, including Matt's initial feedback, I'm bringing the discussion back to my work email for consistency in my correspondence with the Village on these plans. My feedback on your questions:

1. Does this proposal need to be reviewed in light of the new Tree Plan? **Yes, it is the intent of the Village to review all newly proposed plans against the approved comprehensive tree plan.**
2. Does the proposal meet the guidelines/requirements of the Tree Plan? **No, it does not.**
 - a. **The tree plan identifies approved tree species on pages 6-9. The proposed landscape plan should remove and replace the proposed Maple and Magnolia tree(s) with approved selections from the comprehensive tree plan.**
 - b. **The spacing of newly planted "street" trees on the proposed landscape plan does not meet the requirements of the comprehensive tree plan for small, medium, and large trees (page 25). Adjust as necessary according to tree species and size.**
 - c. **Not all trees within the proposed landscape plan meet the requirements of the comprehensive tree plan. Per page 26, all street trees shall be a minimum of 2" caliper for containerized/balled and burlapped stock; 1 ¾" caliper for bare-root stock.**
3. Can you review and make a recommendation on this proposal by tomorrow (Friday Sept 6)? **I am fitting this review in this evening, my schedule is full tomorrow. My review is limited to the plan provided to me and what I could find observing the site from Google Streets. I do not have time by tomorrow to conduct a field visit and take a visual assessment of the site and the proposed removal trees.**

Beyond your initial questions relating specifically to the proposed "street" tree replacements, the proposed plan does not meet existing Village requirements in two areas:

- a. Per municipal code 17.43.5(c) – Interior parking lot landscaping shall include (one) 2" caliper tree for every ten parking spaces. This plan as submitted for the new parking lot expansion along Maple Road does not meet this requirement.
- b. Per municipal code 17.43.5(c) – Parking lot landscaping, perimeter plantings are required around the parking lot for screening from adjacent properties. This plan does not include a continuous buffer of perimeter plantings along the East parking lot boundary, shielding headlights from impacting traffic along Maple Road.

My apologies for expanding beyond your original request. I wanted to be cover as much as I could in the limited time for a reply.

I have referenced “street” trees multiple times in my reply, acknowledging the set back of these trees doesn’t make them street trees exactly, but they meet the exception by the Village that allows for moving proposed street trees when existing ROW space isn’t conducive to a new tree. In this case, the power lines running along Maple Road would be in conflict with any large tree planted directly in the ROW. I am glad they have chosen numerous small-to-medium trees as replacement plantings, avoiding potential future conflicts with the powerlines.

Feel free to reach out with any additional questions.



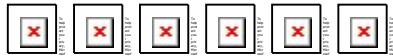
Nathan Schuettelpelz, RCA #732
Consulting Dept. Manager, Wachtel Tree Science

Certification ISA Certified Arborist WI-0887AM; TRAQ

Office [262-538-1900](tel:262-538-1900) | **Fax** [262-538-1412](tel:262-538-1412)

Email nates@wachteltree.com

Website www.HealthyTrees.com



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From: Jeff Retzlaff <jretzlaff@germantownwi.gov>

Sent: Thursday, September 5, 2024 3:19 PM

To: Nathan Schuettelpelz - Wachtel Tree Science <NateS@wachteltree.com>

Cc: Matthew Mortwedt <mmortwedt@germantownwi.gov>; Scott Anderson <sanderson@germantownwi.gov>

Subject: RE: Tree Removal/Re-Planting Proposal- MGS on Maple Road

EXTERNAL SENDER

Nathan:

I sent a separate email with this same message but also with a rather large attachment a few minutes ago. Let me know if you didn’t receive the email with the attachment and I’ll try to get the set of plans I sent to you some other way.

Jeff

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

How was your experience? [Provide feedback here.](#)

From: Jeff Retzlaff

Sent: Thursday, September 5, 2024 3:17 PM

To: Nathan Schuettpelz - Wachtel Tree Science <NateS@wachteltree.com>

Cc: Matthew Mortwedt <mmortwedt@germantownwi.gov>; Scott Anderson <sanderson@germantownwi.gov>

Subject: Tree Removal/Re-Planting Proposal- MGS on Maple Road

Nathan:

I'm sending you a set of plans for a proposal to remove ten (10) trees along Maple Road on the MGS property. This proposal was originally intended to go to the Plan Commission on Oct 14, but we're hoping to maybe put it on the Sept 9 PC agenda (next Monday).

Deb would have sent this to you following the normal procedure, but I'm sending it out in advance.

Anyway, this may be an interested test case with respect to enforcing/administering the new Comprehensive Tree Plan. The trees MGS wants to remove are mature trees planted 20+ years ago as part of their original building. The MGS campus has expanded over the years with the most recent addition this past spring... a new building right along Maple Road. The reason MGS wants to remove the trees is because MGS feels the trees are too big/tall and block the view of their new building. Yes, the trees are on the MGS property and not in Village ROW, but research shows that trees were planted in order to meet the Village's street tree requirements.

With that information, MGS had the attached set of plans prepared to show which trees are proposal to be removed and what trees are proposed to replace them in an effort to meet the street tree requirements.

So, my questions for you are:

1. Does this proposal need to be reviewed in light of the new Tree Plan?
2. Does the proposal meet the guidelines/requirements of the Tree Plan?
3. Can you review and make a recommendation on this proposal by tomorrow (Friday Sept 6)?

Thanks.

Jeff

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

How was your experience? [Provide feedback here.](#)