MEETING:	**REGULAR MEETING OF THE PLAN COMMISSION**
DATE & TIME:	**Monday, January 13, 2025 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 12/9/24

IV. UNFINISHED BUSINESS:

A. Village of Germantown Community Development Department - Proposed Text Amendments to Section 14 (Building Code), Section (17 (Zoning Code), and Section 18 (Subdivision & Platting Code) of the Village of Germantown Municipal Code.(TABLED FROM DECEMBER 9, 2024; PUBLIC HEARING AND ACTION)

B. Harter's Lakeside Disposal, Agent for Lakeside Property Management, and, Skyline Development Corp, Property Owner, 12.7 acre parcel on the northeast corner of the Fond du Lac Ave @ Spaten Ct intersection; Rezoning Application from the M-1: Limited Industrial to the M-2: General Industrial Zoning District; and Conditional Use Permit (CUP) Application for a new "Solid Waste Disposal, Collection and Transportation Operations" Business. (2ND PUBLIC HEARING & ACTION; POSSIBLE RE-CONSIDERATION OF PREVIOUS RECOMMENDATION; ITEM REFERRED BY VILLAGE BOARD)

V. NEW BUSINESS:

A. Blair and HeLayne Burkette, and Terrance and Kristie Kurtenbach, Property Owners, are requesting approval of a Certified Survey Map (CSM) to transfer 5.02 acres of land between two (2) existing parcels. Properties are located at W148 N13372 Pleasant View Drive and approximately W148 N13310 Pleasant View Drive in the Rural Preservation District. (ACTION)

B. Capstone Development Company and Innovative Signs, Agents for CQ WI 2021, LLC, Property Owner, are seeking approval of a Site Plan and Sign Review for exterior tenant improvements and a new wall sign for the Capstone

41 - Phase II industrial building. Property is located at N128 W20955 Holy Hill Road in the Holy Hill Gateway District. (ACTION)

C. Home Path Financial, LP, Agent for Mohrhusen Family Farm, LLC, Property Owner, and Dittmar Realty, Inc.; Site Plan Consultation for an 88.3-acre residential development comprised of 283 total dwelling units. Property is located at the northeast corner of the Lannon Road (CTH Y) and County Line Road (CTH Q) intersection in the Lannon Gateway Neighborhood. (CONSULTATION/DISCUSSION)

VI. 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.)*

VII. ANNOUNCEMENTS:

VIII. 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, December 9, 2024 6:30 PM**
LOCATION:	**Germantown Village Hall Board Room** **N112 W17001 Mequon Road**

MINUTES

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

Chairman Wolter called the meeting to order at 6:30pm.

II. ROLL CALL:

Chairman Wolter and Committee Members Baum, Tarantino, Shadid, Williams, Henk and Ewert were all present. Also present were Community Development Director Retzlaff and Associate Planner Jordan Yanke.

III. APPROVAL OF MINUTES:

A. PC Minutes 11/11/24

Motion: Approve with correction to Commissioner Henks last name as presented
Motioned By: David Baum
Seconded By: William Shadid
Yes: Dean Wolter, David Baum, Josh Tarantino, Robert Williams, William Shadid, Bridget Henk
No: None
Abstain: None
Motion Passed (Yes 6, No 0, Abstained 0)

IV. UNFINISHED BUSINESS:

A. OneEnergy Development, LLC, Agent for Wayne Lutynski, Property Owner. Certified Survey Map (CSM) to combine parcels and Site Plan Review for a 30-acre Solar Energy Facility located at approximately N132W18100 Rockfield Road. (ACTION)

Associate Planner Yanke went over the updates on this project, including information on the road use maintenance agreement for Rockfield Road. He stated there was a meeting between the Town and Village of Germantown where they presented concerns and comments about the agreement. Those concerns have been discussed with the Village Attorney and are currently under review. There were also 2 petitions included in the packet along with a memo from the Village Attorney addressing the petitions and discussing state law pertaining to the solar proposal. Trustee Baum read the Village Attorney's letter out loud.

Motion: Approve as presented
Motioned By: David Baum
Seconded By: William Shadid

Discussion Followed. Commission members asked questions regarding decommissioning, land condition after decommissioning, financial security clarification, drain tile damage, potential drainage issues including an increase in wetlands and how property tax is paid. Peter Murphy representing OneEnergy answered the questions. He also stated that they currently have 42 solar projects in Wisconsin, and they have maintained ownership of none, all were sold to utilities. This project is only 30 acres and is minimal compared to many others. They use local contractors for installation and grading and have their own personnel on site weekly. They have a pool of approved vendors that are used regularly. If there were an accident involving a contractor's vehicle, then their insurance would cover that. He stated that construction takes 4-6 mos, the majority of which occurs when school is not in session. Construction would start as early as May, or they would be amenable to a condition delaying the start of the project until school is out for the summer. He has reached out to landowners next door to their projects, and they have not been affected negatively. In fact, there is more wildlife, natural habitat, and they are pleased they are not getting a housing development, shipping facility or other noisy business moving in next door. President Wolter stated that everyone who had reached out to him was against this project, he had not received one in favor. This is similar to cell phone towers in that respect. Baum asked how we deal with state statutes that say we have no choice but to approve? We reject it and let the applicant file a lawsuit against us? President Wolter stated that the DNR still has to approve this and there is a waterway through that area, and he feels it might not get approved by them. Peter stated the process if denied does include legal action.

Staff recommends to APPROVE the proposed 1-lot Certified Survey Map (CSM) for OneEnergy Renewables solar project located at approximately N132 W18100 Rockfield Road, subject to the following conditions:
1. All technical issues and corrections identified by the Village Surveyor (see September 14, 2024, memo from Bob Beilfuss, PLS) shall be addressed and reflected in a revised CSM reviewed and approved by Village staff prior to recording.
2. The CSM be revised to denote a front setback of 60’ in accordance with the A-1 District. Any pre-existing structures found to be within this setback shall be noted as “nonconforming” on the CSM.
Staff recommends to APPROVE the site development plan submitted by OneEnergy Development, LLC for a solar energy facility approximately 30 acres in size containing bifacial solar panels, inverters and transformers, access drive (16’ width), perimeter 8’ fencing, and vegetative screening for property located at approximately N132 W18100 Rockfield Road, subject to the following conditions:
1. This approval is for the 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. Site Development Plan dated October 2, 2024.
b. Vegetative Screening Plan dated August 26, 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. The Vegetative Screening Plan shall be subject to final acceptance by the Village

Forester and Community Development staff prior to commencement of construction.
3. The technical issues and plan revisions identified in the September 25, 2024, memo from the Village Engineer shall be addressed in revised plan sheets and/or supplemental documents as necessary prior to commencing construction activities or issuance of an Erosion Control Permit.
4. Site operations are limited to the proposed activity by the applicant per the submitted/attached "Solar Generating Facility Operations Plan".
5. State agency (DSPS) approved plans and a $20,000 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.
6. A gate shall be installed providing another ingress/egress point into the solar array facility on the northeast side of the development site. The gate installation and specifications shall be approved and inspected by the Fire Department prior to commencement of facility operations.
7. Applicant shall install the agricultural/wildlife perimeter fence with openings at the bottom (i.e. at-grade) to allow greater wildlife movement.
8. The maximum height of the solar array panels (i.e. structures) shall be 10' from established grade.
9. All temporary and permanent exterior signs require a permit and shall comply with all current Village sign regulations and requires a permit if/when allowed.
10. Applicant shall provide a commitment to the Village including provisions to ensure that there is adequate financial security set aside to perform the specified decommissioning of the project and any restoration needed to be performed to the shared access drive after construction of the project or its decommissioning. Said commitment shall be reviewed and approved/accepted by the Village Attorney.
11. Applicant/company shall enter into (i.e. sign) a road use/maintenance agreement with/between the Town of Germantown and Village of Germantown specifying terms of use of Rockfield Road during the construction and implementation process for the project. Such agreement shall stipulate terms for any use of Class A weight vehicles on Rockfield Road and shall be approved/accepted by the Village Attorney prior to commencement of construction or issuance of any permits, including an Erosion Control Permit.
12. 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 construction activities or the facility's day-to-day operation on the property, including but not limited to glare, noise, or dust, among other things, 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).

Result of Motion:
Yes: David Baum
No: Dean Wolter, Josh Tarantino, Robert Williams, William Shadid, Bridget Henk
Abstain: None
Motion Failed (Yes 1, No 5, Abstained 0)

V. NEW BUSINESS:

A. Sunstarr Real Estate Ventures LLC, Agent for Victory Place LLC, Property Owner - Application to Rezone a 7-acre parcel located at approximately W140 N9915 Fond du Lac Avenue from the I: Institutional to the Rm-3: Multifamily Residential Zoning District. (PUBLIC HEARING & ACTION)

Director Retzlaff went over the Site Plan for this proposal, stating that it is within the Victory Center Corridor, which lists commercial and both single or multifamily residences as desirable. The proposal would have six, 2-story buildings with 66 total units, a central open space, onsite storm water management and potential emergency access at Crimson Road. This property has sat idle since the early 2000s. We have had a variety of proposals for multifamily with varying densities since then, with the common theme of requiring Crimson Road to be completed. It's not suitable for single family lots, and we have had no commercial proposals for this property in over 15 years. The Crimson Road extension issue needs to be resolved. He suggests that its extension to FDL Ave is a convenience and although the Fire, Police and DPW would like the connection, they all agree that it's not critical.

Staff recommends the approval of this request to rezone 6.99 acres from the I: Institutional to the Rm-3: Multi-Family Residential Zoning District for purposes of developing a multifamily residential development subject to the following conditions:
1. The final arrangement of buildings, parking, access & internal circulation, storm water management facilities, public & private utilities, landscaping & lighting, sidewalks, trails and other amenities, the type and number of buildings and dwelling units, architecture, and materials will be determined through the Site Development & Building Plan review and approval process for the Village. Detailed Site Development & Building plans shall be submitted and reviewed/approved by the Plan Commission pursuant to Section 17.43 of the Zoning Code prior to the issuance of any permits authorizing construction;
2. If the Village does not require the developer to construct the Crimson Road extension to Fond du Lac Ave/STH145 and agrees to vacate the Crimson Road right-of-way through the property, the developer shall:
a. work cooperatively with the Village and pay all cost associated with said right-of-way vacation; b. accommodate any/all utility connections deemed necessary by the Village to/from the existing segment of Crimson Road;
c. provide a mutually acceptable emergency access to/from Crimson Road if deemed necessary as part of the Site Development & Building Plan approval process;
d. submit detailed development plan generally consistent with the Proposed Site Plan (date September 24, 2024)
3. If the Village does require the developer to construct the Crimson Road extension to Fond du Lac Ave/STH145 and does not agree to vacate the Crimson Road right-of-way through the property, the developer shall:
a. submit a revised site plan for review and discussion with the Plan Commission prior to submitting detailed Site Development & Building Plans.
4. As deemed necessary through the Site Development & Building Plan approval process, the developer may be required to enter into a Development Agreement with the Village pursuant to section 17.43 of the Zoning Code to address the responsibility for and timing of public and private improvements, including but not limited to the installation of utilities, landscaping and street trees, and storm water management facilities.

NOTE: If the Plan Commission decides to forward a positive recommendation to the Village Board in favor of rezoning the property as requested, the Plan Commission should also give further feedback and direction to the developer regarding the proposed site plan and other aspects of the proposed development, e.g., architecture & materials, type, number & density of residential units types, amenities, etc.

Chairman Wolter opened the Public Hearing at 7:44pm. He read 6 emails that were received all of which were against the development for various reasons, including increased traffic, sidewalk issues and the possibility of the property owner subsidizing the units as rentals.
Residents that spoke included:
Sarah Bidwall who lives in Seven Pines, is against this due to privacy issues for her, her daughter and their dog. As well as safety issues, including walking in the area and high speed traffic on the road.
Sarah Larson who lives on Butternut Road, is against this development. She wants lower density and condos in that space.
Todd Steiner who lives on FDL Ave. is against this development due to increased traffic and the possibility of subsidizing rentals in that space would bring more crime, trash and noise.
Brian Depies who lives on Ridgewood Lane feels multifamily is probably best for this location. He wanted to address connectivity with the extension of Crimson Road would be a convenience not a necessity, but it would connect walking paths and allow residents to walk safely.
Brenda Hofmann who lives on Amber Drive, is against this development due to the density and increased traffic.
Kim Anderson who lives on Ridgewood Lane is against this due to the increase of noise it will create.
Colin Murphy who lives on Crimson Road, is against this due to the safety impact, and also the increased traffic.
Bob Hoff who lives on Amber Drive is against this because this will be a drain on infrastructure and safety will be an issue.
Bill Conway who lives on Seven Pines Way is against this due to its nearness to Milwaukee and feels crime will increase.
Charles Krieger who lives on FDL Ave, is against this due to the density, traffic issues with parking and trespassing on surrounding properties, a reduction in green space and wildlife, and feels this will put a strain on resources including utilities.
James Wagner on Autumn Ridge is against this and feels this would increase traffic and putting in a high volume apartment complex would not enhance Germantown.
Amanda Krieger who lives on FDL Ave is against this due to the large quantity of apartments in Germantown, higher crime, less wildlife and green space, dangerous driving conditions and noise issues.
Chairman Wolter closed this Public Hearing at 8:14pm.
Motion: Approve as presented
Motioned By: David Baum
Seconded By: William Shadid
Discussion Followed. Baum stated that residents only want owner-occupied housing in this location. No one is looking for Crimson Road to go through anymore and this developer has proposed an emergency access gate which would be the responsibility

of the development owner to maintain it. Baum stated that retail is not being built on the edges of town, the church walked away because they couldn't afford to build. How do we make this suitable for both a developer and residents? The developers representative, Jack Collier, stated that Sunstarr has no intention of subsidizing the apartments, they understand the traffic issues and would be willing to put walking paths along the southside of the property. Their intent is to build a development with rent ranges of $1600-$1700/month, targeting middle to upper income individuals. Shadid feels we have to respect residents in the area that wish to have it be owner occupied. Ewert asked if they had studies done on student impact on school districts where they are developing? Collier said no, and he didn't believe this would be impactful on the schools in the area. Developments like this attract seniors, young couples without children as well as families. Tarantino asked how many units would be allowed in RM1-Six, RM2-Eight, RM3-Ten per acre. Would it be doable financially if it stayed zoned RM1 with a lower density? Collier stated that it would be tough. Chairman asked if there was a reason they weren't looking at condos or senior living? Collier stated that general apartments are more conducive for the site and they don't do condo developments, but he has done alot of senior development. He wants to work with the Village, but they prefer it be multifamily. Chairman Wolter stated that there are condominiums and single-family surrounding that site, so he wants to see a much lower density, and the possibility of a walkway to connect to Autumn Ridge. Retzlaff stated that the walkways are filling in as developments have gone in, but the Village may have to step in to complete the intermediate connections. Collier stated that they would consider dropping to 60 units and eliminating building six, but they would still need RM3 zoning. Baum asked, what do we do with these parcels if condos are slow in sales and no one wants apartments? Do we change the 2050 plan to make it all commercial? Chairman Wolter believes that condos would sell in that area pretty quickly. He asked Sunstarr to come up with something else with a much lower density. Collier asked how they felt about abandoning Crimson Road? Wolter stated that they agree with the Police and Fire recommendation as far as the emergency gate, and they are not looking at extending Crimson all the way to Fond du Lac Avenue.

Results of Motion:
Yes: None
No: Dean Wolter, David Baum, Josh Tarantino, Robert Williams, William Shadid, Bridget Henk
Abstain: None
Motion Failed (Yes 0, No 6, Abstained 0)

B. Jeff Osgood, Agent for Kwik Trip, Inc., and Ben Venue Properties, Property Owner, N112W18741 Mequon Road (former PNC Bank). Kwik Trip Convenience Store Relocation from W188N10963 Maple Road. Conditional Use Permits (CUPs), Site/Sign Plan, and Rezone from B-3 to B-5. (PUBLIC HEARING & ACTION)

Associate Planner Yanke went over the proposal for a convenience store, fueling station and car wash. The rezone is from B-3 to B-5 Highway Business in the Mequon Road corridor. There are 2 CUPs', one for the self-service carwash, and the 2nd for the relocation of a prohibited pre-existing use/facility within a wellhead protection district from their current location south of Lannon Road. This would be a 24-hr a day, 7 days a week business with 28-35 full & part-time employees. The existing Kwik Trip will be decommissioned and removed upon the new store opening. He went over the

proposed Site Plan and described the circulation of traffic within the site as well as landscaping and signage. There could be another condition added for additional landscaping and the 6-9' retainage wall safety measures and appearance. Kevin Driscoll, Village Engineer, stated that he has 2 conditions: If accidents become a problem in the future at the Kleinmann intersection an MOU will be needed to require right turns only going northbound onto Maple Road, and the retaining wall requires a PE stamp by a structural engineer. Retzlaff stated that the traffic study requires a right turn entry lane going into the Kwik Trip off of Maple.

Staff recommends approval of the Rezone of one (1) parcel comprised of 4.37 acres from B-3: General Business District to B-5: Highway Business District, as proposed. Staff recommends approval of the Conditional Use Permit (CUP) for a Self-Service Carwash for Kwik Trip, Inc. for property located at N112 W18741 Mequon Road, subject to the following conditions:
1. The uses and activities allowed on the property shall be limited to those uses and activities specified in the Conditional Use Permit (CUP) application and project narrative dated October 14, 2024, and October 17, 2024, and supporting site plan documents revised dated September 5, 2024. Days and hours of operation shall be in accordance with 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 use and activities, days and hours of operation, size or location or other operational characteristics of said uses and activities authorized under this CUP to the Village Zoning Administrator.
3. If the use, activities and/or operation subject of this permit falls out of conformity with the conditions herein, or, where there is a change in the nature, character, intensity or extent of the activities or uses which causes problems or harmful effects that were not anticipated at the time of approval of this CUP, the Conditional Use Permit (CUP) 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 use and activities authorized under this CUP shall be submitted for review and approval by the Village through the Zoning Permit or Site Plan application process as determined by the Village Zoning Administrator. If required, Site Plan review and approval will include Plan Commission review and approval.
6. Building permits and commercial building code plan approval are required for the planned building and canopy construction. Contact SAFEbuilt staff in Inspection Services at Village Hall prior to any work for more information.
7. No overnight parking of semi-trailer trucks shall be permitted on site.
8. 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).
Staff recommends approval of the site development and building plans submitted by Kwik Trip, Inc. for a 12,167 square foot convenience food store with 2-bay attached carwash, gas and diesel fuel canopies, parking lot and driveway improvements, and landscaping installation for property is located at N112 W18741 Mequon Road, subject to the following conditions:
1. This approval is for the various plan sheets that comprise the site development 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. Civil engineering plans dated October 9, 2024.
b. Landscaping plans dated October 9, 2024.
c. Photometric lighting plan dated October 9, 2024.
d. Architectural rendering set received October 21, 2024 (3 pages).
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. Taller landscape plantings (i.e. trees) shall be installed in front of the retaining wall along Lannon Road to better screen/buffer the view of the wall from drivers on Lannon Road.
b. Identify if the trees off the southeast edge of the storm pond will be removed. If not, the grade changes to accommodate the pond, and planting a new border of trees under the canopy of the existing trees will negatively impact the health of the existing trees.
c. Consider the following alternatives for maple trees, white spruce, and black hills spruce.
i. Deciduous trees (maple alternatives)
 Kentucky Coffeetree (Gymnocladus dioicus)
 London planetree (Platanus x acerifolia)
 Tuliptree (Liriodendron tulipifera)
ii. Evergreen Trees (spruce alternatives)
 Norway spruce (Picea abies)
 Serbian spruce (Picea omorika)
 Concolor fir (Abies concolor)
3. The technical issues and plan revisions identified in the November 26, 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).
4. 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.
5. Site plan shall be revised (or clarified) to denote a 40-foot maximum width for the driveway openings at the right-of-way line pursuant to Code Section 17.45(4)(c). This applies to the driveway entrances to and from the site at Maple Road and Mequon

Road. 6. Site plan shall be revised (or clarified) to verify the proposed retaining wall meets minimum setback requirement from the base of the wall to the property line at all points. A fence or other barrier structure shall be added to the top of the retaining wall to prevent drivers from inadvertently driving over the wall.
7. Per the Village's Superintendent of Wastewater Utility, the existing sample manhole shall be reconstructed to current Village requirements and detail.
8. The final architectural building/canopy plans shall include brick work on the gas and diesel canopy support poles extending to the base of each canopy roofline.
9. Applicant/owner/operator shall construct a right turn northbound lane at the driveway entrance approach off Maple Road. An agreement for work within the Village right-of-way shall be signed and executed between the applicant/owner/operator and Village prior to work commencing, subject to Village Attorney review and approval.
Staff recommends approval of the Sign Plan for Kwik Trip, Inc. for property located at N112 W18741 Mequon Road, subject to the following conditions:
1. Applicant/owner shall obtain electrical/building permits from Building Inspection Services for sign installation.
2. Prior to permit issuance and sign installation, applicant/owner shall submit a revised sign plan illustrating that the wayfinding/directional signs comply with code and are no higher than four (4) feet from grade (as applicable to each sign).
Based discussion and testimony at its November 25, 2024, meeting, the Groundwater Technical Review Committee recommended to APPROVE the Conditional Use Permit (CUP) to allow a Motor Vehicle Filling Station 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. 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. 6. 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.
7. The relocation of pre-existing uses or facilities is allowed provided all the following are met:
a. The pre-existing use or facility is relocated within the same Groundwater Protection Overlay District.
b. The new location meets all applicable separation distance requirements set forth under subsection 17.40.09.

c. The use or facility can obtain all applicable Federal, State and Local approvals and permits.
d. 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. A copy of the recorded deed restriction shall be submitted to the Village.
e. 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). Documentation providing proof of meeting this condition shall be submitted to the Village.

Chairman Wolter opened the Public Hearing at 9pm. The following residents spoke:
Melanie Smythe who lives on Cedar Lane stated she thinks the canopy is top-heavy and blocks the building. She doesn't agree with adding brick along the columns, and she thinks traffic will be a problem.
Lynn Bednarz who lives on Pawnee Circle, stated that she thinks their current location is safer and also thinks traffic will be a problem.
Nancy Lowander who owns the adjacent land with a rental unit on it, is against this proposal because no one will want to live in her rental property if they build a Kwik Trip right next door. She believes there will be more light pollution and increased traffic.
David Kasinskas who owns a business on Kleinmann Drive is concerned about increased traffic and thinks this is better suited right off the highway.
Steve Shellen is the owner of the PNC Bank property and has seen the decline of the building for many reasons. The property taxes have doubled and is making it impossible for him as the owner to make enough to pay the taxes.
Steve Weselowski who lives on Pheasant Run is not against the project but he thinks traffic is a concern at Kleinmann and would like to see the retaining wall made out of nice lannon stone.
Public Hearing was closed at 9:27pm.

Motion 1: Approve Rezone as presented with no conditions
Motioned By: David Baum
Seconded By: Bridget Henk
Yes: Dean Wolter, David Baum, Josh Tarantino, Robert Williams, William Shadid, Bridget Henk
No: None
Abstain: None
Motion 1 Passed (Yes 6, No 0, Abstained 0)

Motion 2: Approve CUP for self-service Car Wash with 8 conditions as presented
Motioned By: David Baum
Seconded By: William Shadid

Yes: Dean Wolter, David Baum, Josh Tarantino, Robert Williams, William Shadid, Bridget Henk
No: None
Abstain: None
Motion 2 Passed (Yes 6, No 0, Abstained 0)

Motion 3: Approve Sign Plan with 2 conditions and add a 3rd condition for the plans to be modified to include the property address at the bottom of the proposed ground signs.
Motioned By: David Baum
Seconded By: William Shadid
Yes: Dean Wolter, David Baum, Josh Tarantino, Robert Williams, William Shadid, Bridget Henk
No: None
Abstain: None
Motion 3 Passed (Yes 6, No 0, Abstained 0)

Motion 4: Approve CUP to allow a motor vehicle filling station within the Groundwater Protection Overlay District with 7 conditions as presented
Motioned By: David Baum
Seconded By: William Shadid
Yes: Dean Wolter, David Baum, Josh Tarantino, Robert Williams, William Shadid, Bridget Henk
No: None
Abstain: None
Motion 4 Passed (Yes 6, No 0, Abstained 0)

Motion 5: Amend Motion 4 to add an 8th condition to add the Village of Germantown as additional insured on Kwik Trip's pollution liability policy
Motioned By: Robert Williams
Seconded By: David Baum
Yes: Dean Wolter, David Baum, Josh Tarantino, Robert Williams, William Shadid, Bridget Henk
No: None
Abstain: None
Motion 5 Passed (Yes 6, No 0, Abstained 0)

Motion 6: Approve Site Development and Building Plans with 5 conditions as presented
Motioned By: David Baum
Seconded By: William Shadid

Motion 7: Amend Motion 6 to add/modify a 6th condition stating the Village reserves the right to make future public road alterations and/or improvements in the form of traffic signals, allowed turning movements, and traffic flow patterns as it pertains to the driveway entrances to/from the site and the surrounding roadways of Maple Road and Mequon Road in general. Any proposed alterations/improvements shall be based off the Manual on Uniform Traffic Control Devices (MUTCD) standards.
Motioned By: David Baum

Seconded By: Bridget Henk

Discussion followed. Retzlaff stated that we are essentially putting Kwik Trip on notice that if traffic reaches a problem at that intersection, we may, at our choosing, put in some sort of median treatment to assist with traffic. Troy Mleziva representing Kwik Trip spoke regarding the traffic issues. He thinks they should be able to operate the way it is today as this is no different from any other traffic issue, they will work with the Village toward a solution. Tarantino asked if there would be signs directing trucks on the direction to turn. Troy stated yes and they design the sites with box trucks in mind. Retzlaff asked how the truck parking area would work as the arrows are pointing southwest. Mleziva stated that folks access the sites for meals and those are places for them to park. We could look at striping it differently, in a different direction, if the Village feels it would work better. Retzlaff is there maneuverability for trucks to swing around the islands and head back out north the way they came in? Jeff Osgood with Kwik Trip stated that those arrows are more for directional purposes, planning and discussion. He discussed a diagram included in the packet showing truck movement within the site and how a semi can fuel up, park and then swing around to exit. Retzlaff stated that there would be no overnight parking allowed, and they would sign something to that affect.

Results of Motion 7:
Yes: Dean Wolter, David Baum, Josh Tarantino, Robert Williams, William Shadid, Bridget Henk
No: None
Abstain: None
Motion 7 Passed (Yes 6, No 0, Abstained 0)

Motion 8: Amend Motion 6 to add/modify a 7th condition stating the site plan shall be revised (or clarified) to verify the proposed retaining wall meets minimum setback requirements from the base of the wall to the property line at all points. A fence shall be added to the top of the retaining wall to prevent drivers from inadvertently driving over the wall. Final construction plans for the retaining wall, its material, and associated fence shall be stamped by a Professional Engineer (PE) and reviewed/approved by the Village Engineer.
Motioned By: David Baum
Seconded By: Bridget Henk
Discussion followed: Osgood stated that they could possibly do a 2 tiered retaining wall or some other design, but that would limit the landscaping. Typically, they would install a metal wrought iron railing at the top.

Results of Motion 8:
Yes: Dean Wolter, David Baum, Josh Tarantino, Robert Williams, William Shadid, Bridget Henk
No: None
Abstain: None
Motion 8 Passed (Yes 6, No 0, Abstained 0)

Motion 6 Discussion:
Baum stated that the canopy is an issue. He would like to get rid of the roof on the canopy completely. Jeff Osgood stated that they typically don't put a roof on their canopies, so they would be fine with removing the roof and it would be a cream color. They don't normally put brick on the canopy columns either.

Results of Motion 6:
Yes: Dean Wolter, David Baum, Josh Tarantino, Robert Williams, William Shadid, Bridget Henk
No: None
Abstain: None
Motion 6 Passed (Yes 6, No 0, Abstained 0)

Motion 9: Amend Motion 6 to add/modify the 8th condition (new condition 9) listed in packet stating the canopy structures shall be modified by removing their proposed asphalt shingle roof above the traditional horizontal canopy roofline.
Motioned By: David Baum
Seconded By: William Shadid
Yes: Dean Wolter, David Baum, Josh Tarantino, Robert Williams, William Shadid, Bridget Henk
No: None
Abstain: None
Motion 9 Passed (Yes 6, No 0, Abstained 0)

Discussion followed. Williams asked whether the old Kwik Trip was operating with a CUP? Yes. Is the CUP moving with the landowner? No. The use as a gas station predated the wellhead protection ordinance. Williams wants to know who is responsible for monitoring to make sure that no gas station goes back into the original site. Osgood stated that they would put a deed restriction on the sale of the land.

C. Village of Germantown Community Development Department - Proposed Text Amendments to Section 14 (Building Code), Section (17 (Zoning Code), and Section 18 (Subdivision & Platting Code) of the Village of Germantown Municipal Code.(STAFF REQUEST TO TABLE PRESENTATION & PUBLIC HEARING TO JANUARY 13, 2025)

Motion: Table until January 13th, 2025
Motioned By: David Baum
Seconded By: William Shadid
Yes: Dean Wolter, David Baum, Josh Tarantino, Robert Williams, William Shadid, Bridget Henk
No: None
Abstain: None
Motion Passed (Yes 6, No 0, Abstained 0)

D. Briohn Building Corp. Agent for TDC Willow Creek LLC Property Owner - N102 W19200 Willow Creek Way. Site Development & Building Plan Application for a 1.55-acre Outdoor Storage Area. (ACTION)

Director Retzlaff went over the history of the proposal, which is within the Willow Creek Business Park in TID6. The business park was created in 2016 and included protected covenants which were accepted between MLG Investment and the Village of Germantown with enforcement by the property owner association led by MLG. The business park covenants prohibit outdoor storage; section 7.01 screening, states that no items shall be kept outdoors or exposed to view, but it also states that a written variance may be reviewed for a waiver of the covenant. Xylem is the prospective tenant who has asked for a 1.5 acre outdoor storage area for pumps, pipes and racks of a height not to exceed 8' with a chain link fenced enclosure. There would be no

pump testing, assembly or repair conducted outside. Retzlaff discussed the proposed improvements, site plan and the outdoor storage area. MLG Investment and the review board have indicated that a variance will be granted. Additional landscaping consisting of evergreen trees has been proposed, as well as the expansion of the existing storm water basin and a new drive-up ramp with an overhead door. Retzlaff is concerned that this will set a precedent for other tenants in locations that are not so easily screened.

APPROVE the site development plan for a 1.55-acre outdoor storage enclosure in the rear yard of the multi-tenant industrial building located at N102 W19200 Willow Creek Way in the Germantown Willow Creek Business Park subject to the following conditions:
1. This approval is subject to all the conditions and requirements set forth herein and adopted by the Plan Commission. Approval is granted for the following architectural and engineering plans unless superseded by subsequent plan sheets approved by Village Staff pursuant to revisions required herein and/or by the Plan Commission:
a. Civil engineering plans dated November 11, 2024;
b. Storm water management plans dated November 11, 2024;
c. Architectural plans dated October 29, 2024;
d. Landscaping plans dated November 7, 2024
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.
3. All exterior doors (except primary entrance) shall be clearly marked with reflective 5” or larger letters/numbers to aid emergency personnel access as required by the Police Department.
4. The Developer shall coordinate with the Village Fire Department to provide the means of emergency access to the outdoor storage area enclosure.
5. The Developer shall be responsible for ongoing and regular maintenance of the emergency access driveway as needed to keep the driveway accessible at all times of the day and through the year.
5. The enclosed outdoor storage area shall be used exclusively for the storage of pumps, pipes, hose, parts and other equipment used in the conduct of the business. No testing of pumps, assembly, repairs, or other activities and services shall be conducted outside the building or within the enclosed storage area.
6. The owner shall provide written proof required under Section 4.01 of the Willow Creek Business Park covenants that a variance from Sections 5.06 & 7.01 of the Business Park covenants has been granted. Said document shall be provided to the Community Development Department prior to the issuance of any Village permit needed to commence construction of the outdoor storage area (excluding any building permit required for buildout of the tenant building space).
7. The Village Engineer and Public Works Department has not completed its review of the civil plans, sewer & water easement utility realignment or storm water management plan and report (copy enclosed dated March 9, 2023). Consequently, no permits shall be issued by the Village for construction of the building until such time as

Public Works & engineering staff have reviewed and approved the civil engineering, utility, and storm water management plans and reports for Village and other applicable code compliance (excluding “early start” site clearing and footing/foundation work approved by the Village and/or WI DSPS).
7. State agency (DSPS) approved plans and a $20,000 occupancy bond are required by Inspection Services at the time of building permit application required for the tenant space buildout. 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.
8. All proposed exterior signage, including temporary, monument and wall-mounted signs, require review and approval by the Village staff or the Plan Commission.
9. A storm water maintenance agreement, erosion control plan and permit, and all plan corrections and issues identified by the Village Engineer in the December 5, 2024 review memo shall be addressed and approved by the Village Engineer prior to commencement of construction of and issuance of an erosion control permit for the outdoor storage area.
Motion: Approve as presented
Motioned By: David Baum
Seconded By: Bridget Henk
Yes: Dean Wolter, David Baum, Josh Tarantino, Robert Williams, William Shadid, Bridget Henk
No: None
Abstain: None
Motion Passed (Yes 6, No 0, Abstained 0)

E. Monches Engineering, Agent for Store Master Funding XIII LLC, Property Owner and Systems LLC - W194 N11481 McCormick Drive. Revised Site Plan Application for a 21-stall parking lot expansion and outdoor storage area improvement. (ACTION)

Associate Planner Yanke went over the background for the revised site plan which is needed for a change to the parking stall layout. The 21 additional stalls have been modified to 3 fewer parking stalls than the original due to the A&R Pipeline easement running through the rear portion of the lot.

Staff recommends the approval of the site development plan for the new construction of twenty-one (21) additional parking spaces and new paved/asphalt area to the west of the existing manufacturing facility located at W194 N11481 McCormick Drive in the Germantown Industrial Park, subject to the following conditions:
1. Approval is for the site plan with revised date October 30, 2024, grading plan dated December 3, 2024, and landscaping plan with revised date November 8, 2024 (unless either is otherwise revised by a subsequent plan set approved by the Village Planner pursuant to revisions required herein or by the Plan Commission).
2. All issues, both minor technical/plan corrections and other storm water management issues identified in the December 4, 2024, review memo from the Village Engineer shall be resolved and reflected in additional information and/or revised plans submitted to staff for further review, comment, and approval prior to commencing construction or issuance of an Erosion Control Permit.
3. The landscaping plan shall be subject to final approval/acceptance from the Village Forester prior to commencing construction activities.

4. Applicant/owner shall remove the first two (2) parking stalls in the far northwestern corner of the existing parking lot leading to the proposed expansion area.

Motion: Approve as presented
Motioned By: David Baum
Seconded By: William Shadid
Yes: Dean Wolter, David Baum, Josh Tarantino, Robert Williams, William Shadid, Bridget Henk
No: None
Abstain: None
Motion Passed (Yes 6, No 0, Abstained 0)

VI. **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.)*

Residents who spoke included:
Melanie Smythe who lives on Cedar Lane

VII. **ANNOUNCEMENTS:**

None.

VIII. **ADJOURNMENT:**

President Wolter adjourned the meeting at 10:23pm.

ZONNG CODE TEXT AMENDMENTS

1/13/25 Plan Commission Meeting

Germantown Community Development Department

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

Summary

The Community Development Department (Planning & Zoning Services) is proposing a series of text amendments to Section 14 (Building Code), Section 17 (Zoning Code), and Section 18 (Subdivision & Platting Code) in the Germantown Municipal Zoning Code.

While only amendments to the Zoning Code require a public hearing before the Plan Commission, it is/has been our practice to bring development-related code amendments to the Plan Commission for review and recommendation. The following proposed text amendments to the various sections in the Building Code, Zoning Code, and Subdivision Code correspond to the attached draft ordinance:

Amendment #1 *(see Section 1; page)*
The proposed amendment to Section 14.05(1) updates Wis. Admin. Code references and adds a notice to building permit applicants that advises them about their responsibility for complying with wetland, floodplain and other environmental code requirements. The notice also advises that applicants may be required to provide a wetland or other environmental feature survey as part of the application materials if construction is located near such features.

Amendment #2 *(see Section 2; page 1)*
The amendment to Section 14.06(1) codifies current building inspection procedures regarding the issuance of temporary occupancy permits.

Amendment #3 *(see Section 3; page 2)*
The amendment to Section 14.075 codifies current building inspection procedures regarding requirements for “as-built” surveys during construction to certify code compliance where/when construction occurs at or near the limits of the “building envelop” with respect to minimum building setbacks and maximum building height.

Amendment #4 *(see Section 4; page 2)*
The amendments to Section 17.12(1) and 17.12(2) move the “wind and solar energy conversion” land use from the “Permitted” to the “Conditional Use” category. Because Wis. Stats. 66.0401 severely limits the Village’s ability to regulate wind and solar energy facilities, for all intents and purposes this amendment is a “distinction without a difference” and only affects what Village applications are required for a wind or solar energy conversion system proposal (CUP vs. Site Plan) and how we process those applications. This amendment will require both Plan Commission AND Village Board review vs. only the Plan Commission review under the current procedure (as was the case with the OneEnergy solar farm proposal).

Amendment #5 *(see Section 5; beginning on page 2)*
The amendment to Section 17.12(8) clarifies how accessory buildings in the A-1 Zoning District can be used and when they can be constructed.

Amendment #6 *(see Section 6; page 3)*
The amendment to Section 17.33(3)(a) removes "yards and structures for the temporary storage or holding of animals not for slaughter" from the list of conditional use allowed in the M-1: Limited Industrial District.

Amendment #7 *(see Section 7; page 3)*
The amendment to Section 17.34(3)(c) clarifies what "solid and other waste disposal and recycling" related uses may be allowed in the M-2: General Industrial District. This amendment is consistent with the November, 2024, action by the Plan Commission that determined the Harter's Lakeside Disposal operation is similar in character to this use in the M-2 District. This amendment specifically adds that type of use to the M-2 District as a conditional use and eliminates the uncertainty surrounding and need to process these types of uses from the "unclassified use" procedures under Section 17.07 in the Zoning Code.

Amendment #8 *(see Section 8; page 4)*
The amendment to Section 17.50(2(f)6. regarding fences in and easements clarifies the conditions under which fences in utility and drainage easements require Plan Commission approval and what conditions of approval may be imposed.

Amendment #9 *(see Section 9; page 5)*
The amendment to Section 17.50(2)(g) regarding fences in non-residential districts moves fences in agricultural districts into a separate section of the code.

Amendment #10 *(see Section 10; beginning on page 5)*
The amendment creates Section 17.50(h) specifically for fences in agricultural districts clarifies what types of fences can be installed on property in agricultural districts.

Amendment #11 *(see Section 11; page 6)*
The amendments to Section 18.07 of the Subdivision & Platting Code clarify the additional lot width requirement for "corner lots" in a subdivision and adds a perimeter buffer requirement around subdivisions and adjacent to public streets.

VILLAGE STAFF RECOMMENDATION

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

ORDINANCE NO. xx-2025

AN ORDINANCE AMENDING SECTION 14 (BUILDING), SECTION 17 (ZONING) AND SECTION 18 (SUBDIVISION & PLATTING) OF THE VILLAGE OF GERMANTOWN MUNICIPAL CODE

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

SECTION 1. That Section 14.05 (BUILDING PERMITS AND INSPECTION) is revised as follows where words that are ~~stricken~~ are deleted and words that are underlined are to be added:

14.05(5) PLANS.

(1) With such application there shall be submitted a complete set of plans and specifications, including a plot plan showing the location of the proposed building and driveway with respect to adjoining roads, highways, streets, alleys, lot lines and buildings. Plans for buildings involving the State Building Code shall bear the stamp of approval of the State Department of Safety and Professional Service (DSPS) or designated municipal agent ~~Industry, Labor and Human Relations~~. One plan shall be submitted which shall remain on file in the office of the Building Inspector. All plans and specifications shall be signed by the designer. Plans for all new one-family and 2-family dwellings shall comply with the provisions of all applicable building codes (see Section 14.07) ~~Wis. Adm. Code ILHR 20.09(4)~~.

(2) Each applicant is responsible for complying with all Village, state, and federal laws concerning the construction near or on wetlands, lakes, navigable waterways, and floodplains. If construction is proposed on a property that is known to contain any of these features or has soils that are general indicators of the presence of one or more of these features, the Building Inspector may require a wetland delineation or other survey prepared by a professional surveyor that clearly delineates the location of said features relative to the proposed construction, existing buildings and structures, property lines, setback lines, etc., to ensure applicable code requirements are met. Failure to comply may result in the required removal or modification of any construction that violates applicable codes and other penalties and costs.

SECTION 2. That Section 14.06 (OCCUPANCY PERMIT REQUIRED; ISSUANCE AND REVOCATION) is revised as follows where words that are ~~stricken~~ are deleted and words that are underlined are to be added:

(1) No new building shall be occupied or otherwise used prior to the issuance of an occupancy permit. ~~The permit may be revoked at the discretion of the Building Inspector upon 30-day notice to the user or occupant of the building.~~

(a) A temporary occupancy permit may be issued by the Building Inspector for purposes of occupying only a portion of a building or for a limited period of time not to thirty (30) days provided the building area subject of the temporary occupancy permit has satisfied all health & safety requirements in the applicable building, electrical, plumbing, HVAC, and fire safety codes, all permit fees have been paid, and the required occupancy bond has been submitted to the Village. A new or separate temporary occupancy permit may be required for each area of a building subject of a temporary occupancy permit or each 30-day time period.

(b) An occupancy ~~The~~ permit may be revoked at the discretion of the Building Inspector upon 30-day notice to the user or occupant of the building.

SECTION 3. That Section 14.075 is created where words that are underlined are to be added:

14.075 "AS-BUILT" CERTIFICATION SURVEY.

(1) If a building or structure is permitted to be constructed at or within three (3) feet of the minimum setback distance from a property line, right-of-way line, or other building required under the Village's Zoning Code, the Building Inspector may require a survey that is prepared by a professional land surveyor or engineer that certifies in writing that said minimum required setback has been met prior to issuance of an occupancy permit.

(2) If a building or structure is permitted to be constructed at or within three (3) feet of the maximum building height allowed under the Village's Zoning Code, the Building Inspector may require a survey prepared by a professional land surveyor or engineer that certifies in writing that said maximum building height has not been exceeded prior to issuance of an occupancy permit.

SECTION 4. That Section 17.12 (A-1: Agricultural District) is revised as follows where words that are ~~stricken~~ are deleted and words that are underlined are to be added:

17.12(1) PERMTTED USES.

~~(r) Wind energy conversion systems and solar energy conversion systems.~~
~~(s) Single-family dwellings, not farm related, with attached or detached garages, at facilities densities not greater than 0.1 dwelling unit per net acre.~~

17.12(2) CONDITIONAL USES.

(jj) Wind energy conversion systems and solar energy conversion systems consistent with and only to the extent allowed under Wis. Stat. § 66.0401

SECTION 5. That Section 17.12 (A-1: Agricultural District) is revised as follows where words that are ~~stricken~~ are deleted and words that are underlined are to be added:

17.12(8) ACCESSORY BUILDINGS AND STRUCTURES.

(1) All new construction of accessory buildings in the A-1 or A-2 District shall only be permitted if the parcel contains 10 acres or more. Any parcels less than 10 acres shall follow the accessory building regulations, including height, size and setbacks established for the Rs-1 and Rs-2 Zoning Districts, section 17.41(1)(a).

(2) An accessory building is allowed to be constructed and used on property in the A-1 District if it is used specifically for the purpose of and is an integral part of an agricultural use of the property that is also the primary use of the property intended to produce an income or livelihood consistent with the permitted uses under 17.12(1) above and the provisions of Wis.

Stats. Chapter 91.01(2). Accessory buildings and structures may include, but are not limited to, facilities on a farm used to store or process raw agricultural commodities produced on the farm, keep livestock, keep or service vehicles or equipment used on the farm for an agricultural purpose, provide veterinary services to livestock on the farm, or store or process product inputs for agricultural uses on the farm. Such buildings and structures may also include greenhouses, roadside stands selling or utilizing agricultural products produced on the farm, as well as facilities to produce energy primarily from the farm's products or for use on the farm, such as wind turbines, solar energy structures, manure digesters, or bio-fuel facilities. Animal waste storage or processing facilities on the farm may also be considered an accessory use or structure.

(3) Construction of an accessory building is not allowed to occur before the primary building is in place or the primary use of the property has commenced. Accessory buildings in the A-1 District are not allowed to be used for a non-farm or non-agricultural use unless such use is allowed under Section 17.12(2) above and has been authorized through the issuance of a conditional use permit.

SECTION 6. That Section 17.33 (M-1: LIMITED INDUSTRIAL DISTRICT) is revised as follows where words that are ~~stricken~~ are deleted and words that are underlined are to be added:

17.33(3) CONDITIONAL USES.

~~(a) Yards and structures used for the temporary storage or holding of animals not for slaughter.~~

SECTION 7. That Section 17.34 (M-2: GENERAL INDUSTRIAL DISTRICT) is revised as follows where words that are ~~stricken~~ are deleted and words that are underlined are to be added:

17.34(3) CONDITIONAL USES.

(a) The manufacturing, fabricating or underground storage of chemicals, explosives, flammable liquids and gaseous or vaporous substances
(b) Two or more aboveground storage tanks (over 5,000 gallon capacity) for storage of flammable materials, subject to compliance with section 11.071 of this Code.
(c) Solid waste landfills, transfer stations, and ~~solid and~~ other waste disposal and recovery uses, including waste hauling vehicle operations & maintenance facilities, dumpster and other waste & recycling container storage & transportation operations

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SECTION 8. That Section 17.50(2)(f)6. (Fences, Retaining Walls and Berms in Residential Zoning Districts) is revised as follows where words that are ~~stricken~~ are deleted and words that are underlined are to be added:

6. Fences and Easements.
   - i. Fences should ~~shall~~ not be located within any type of utility or private easement unless written authorization to install said fence is provided to the Village at the time a building permit is submitted by the utility owner and/or beneficiary of the easement.~~, provided however, the~~
   - ii. The Plan~~ning~~ Commission may authorize the installation of a fence in ~~encroachment by a fence into~~ a publicly owned and maintained drainage easement where the owner of the land encumbered by the easement shows to the satisfaction of the Plan~~ning~~ Commission that, considering the proposed location, design and materials of the proposed fence, the encroachment of the fence into the easement will not materially interfere with drainage flow within the easement, and, in the case of a subdivision, the homeowners association consents in writing to the encroachment, or if not in a subdivision, the adjacent landowners consent in writing.
   - iii. If the Plan~~ning~~ Commission deems it necessary in order to make its decision to authorize an encroachment into a drainage easement by a fence, it may require that the applicant provide a report by a professional engineer providing an opinion that the encroachment will not impair drainage flow within the easement.
   - iv. Should it be necessary and in the public interest for the Village or its designee to remove a fence installed in a publicly owned and maintained easement or right-of-way, all costs (materials and labor) shall be borne by the owner of the fence.
   - v. If the installation of a fence in a public drainage easement is approved, the Plan Commission may require as a condition of approval that the property owner enter into an agreement with the Village that the property owner assumes responsibility for removing and/or replacing the fence and any other damages or costs if access to or maintenance of the easement is required by the Village.
   - vi. If the applicant whose property abuts the drainage way shall be aggrieved by the decision of the Plan~~ning~~ Commission, such aggrieved person may appeal the decision to the Village's Board of Zoning Appeals by filing an appeal within thirty (30) days after the date of the Plan~~ning~~ Commission's decision.

SECTION 9. That Section 17.50(2)(g) (Fences, Retaining Walls and Berms in Commercial, Industrial, Institutional and Agricultural Districts) is revised as follows where words that are ~~stricken~~ are deleted and words that are underlined are to be added:

17.50(2)(g) Fences, Retaining Walls and Berms in Commercial, Industrial, and Institutional ~~and Agricultural~~ Districts.

1. All fences shall be subject to review and approval by the Building Inspector prior to the issuance of a building permit.
2. Fences in rear and/or side yards may be up to 10 feet in height.
3. Fences in front of the building or within the front yard setback are only permitted after approval by the Plan Commission.
4. Fences shall be constructed using the following methods and materials:
   i. Naturally resistant or treated wood
   ii. Brick, masonry or natural stone
   iii. Wrought iron, aluminum or galvanized metal (coated and noncoated)
   iv. Vinyl (rigid PVC)
   v. Other material of comparable quality must be approved by the Zoning Administrator.
   vi. Fences that contain a finished side and an unfinished side, shall be installed in a manner in which the finished side faces the adjacent property. In case of a discrepancy, the Village Zoning Administrator shall determine which side of the fence is the finished side.
5. Fences and Easements. See Section 17.50(2)(f)6. above.
6. It is the property owner's responsibility for any lawn maintenance of lands that lie between a fence and the property line.
7. ~~Agricultural Fences.~~
   ~~i. Agricultural fences are permitted in all agricultural zoning districts pursuant to Chapter 90, Wis. Stats.~~
8. Retaining Walls. See Section 17.41(6).
9. Berms. See Section 17.57.

SECTION 10. That Section 17.50(2)(h) is created as follows where words that are underlined are to be added:

17.50(2)(h) Fences, Retaining Walls and Berms in Agricultural Districts.

1. Agricultural Fences.
   i. Except as provided in subsection ii below, fences are permitted in all agricultural zoning districts provided they meet the requirements under pursuant to Chapter 90, Wis. Stats.
   ii. Fences meeting the residential fence requirements under Section 17.50(2)(f) may be installed on property in an agricultural district along a

property line that abuts a residential district. A minimum setback of twenty-five (25) feet or the minimum distance necessary to provide adequate sight vision along a public street, whichever is greater, shall be maintained a public street right-of-way.

iii. Fences meeting the fence requirements under Section 17.50(2)(g) may be installed on property in an agricultural district along a property line that abuts a commercial, industrial, or institutional district. A minimum setback of twenty-five (25) feet or the minimum distance necessary to provide adequate sight vision along a public street, whichever is greater, shall be maintained a public street right-of-way.

2. It is the property owner's responsibility for any lawn maintenance of lands that lie between a fence and the property line.
3. Fences and Easements. See Section 17.50(2)(f)6. above.
4. Retaining Walls. See Section 17.41(6).
5. Berms. See Section 17.57.

SECTION 11. That Section 18.07 (DESIGN STANDARDS) is revised as follows where words that are ~~stricken~~ are deleted and words that are underlined are to be added:

18.07(6) LOTS. The size, shape and orientation of lots shall be appropriate for the location of the subdivision and for the type of development and use contemplated. The lots should be designed to provide an aesthetically pleasing building site and a proper architectural setting for the buildings contemplated. In addition:

(h) Internal corner lots shall have an additional width of ten (10) feet to permit adequate building setbacks from the side streets and corner lots located at the subdivision entrance(s) and abutting an exterior public street shall have an additional width of twenty (20) feet to accommodate the perimeter buffer requirement under Section 18.07(16).

18.07(16) PERIMETER LANDSCAPED BUFFER. All subdivisions shall contain a landscaped buffer around the perimeter of the subdivision and along all exterior streets (excluding internal streets that provide direct access to subdivision lots). Said buffer shall be a minimum of twenty (20) feet in width and contain a combination of berms, fencing, and/or plantings that provides an adequate visual screening from the adjacent roadway(s) and other land uses. This buffer should be part of an open space outlot maintained by a homeowner's association but may be included as part of the subdivision lots provided the minimum buffer width is in addition to the lot area (see Section 18.07(6). A landscape plan for the perimeter buffer shall be prepared and submitted for Plan Commission approval as part of the required construction plans under Section 18.09.

AN ORDINANCE AMENDING SECTION 14 (BUILDING), SECTION 17 (ZONING) AND SECTION 18 (SUBDIVISION & PLATTING) OF THE VILLAGE OF GERMANTOWN MUNICIPAL CODE

SECTION 12. This ordinance shall take effect and be in full force the day after its passage and publication, as provided by law.

Introduced by Trustee: _____
Adopted: _____, 2025

Vote: Ayes: _____
Nays: _____

_____
Dean Wolter, Village President

ATTEST:

_____
Donna Ott, Village Clerk

APPROVED AS TO FORM:

_____
Brian Sajdak, Attorney

Published:

DRAFT

NOTICE OF PUBLIC HEARING
VILLAGE OF GERMANTOWN

NOTICE is hereby given that a Public Hearing will be held before the Village of Germantown Plan Commission at the Germantown Village Hall located at N112W17001 Mequon Road, Germantown, Wisconsin and virtually through the WebEx platform on the following date and at the time noted below (or soon thereafter):

DATE: Monday, December 9th, 2024
TIME: 6:30 pm or later

The purpose of said hearing will be to hear all parties, their attorneys or agents, for or against the petition filed by the Village of Germantown Community Development Department for proposed text amendments to Section 14 (Building), Section (17 (Zoning), and Section 18 (Subdivision & Platting) of the Village of Germantown Municipal Code.

A copy of the proposed text amendments is on file at the Community Development Department-Planning & Zoning Services office in the Germantown Village Hall.

Citizens wishing to submit any public comments should do so by sending them by email to: comments@germantownwi.gov no later than 4:00 pm on the meeting date listed above.

Donna Ott, Village Clerk
Dated this 13th day of November 2024

To Be Published On: November 20 and November 27, 2024

REZONING & CONDITIONAL USE PERMIT APPLICATIONS

1/13/25 Plan Commission Meeting

Harter's Lakeside Disposal / Skyline Development Corporation

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

Summary

Mike Thun, agent for Harter's Lakeside Property Management, Lakeside Disposal, and Skyline Development Corp, property owner, is requesting approval to rezone 12.7 acres from the M-1: Limited Industrial to the M-2: General Industrial Zoning District and a Conditional Use Permit (CUP) to develop and operate a "Solid Waste Disposal, Collection and Transportation Operation" from the property located at N102 W13800 Spaten Court in the "Victory Center Corridor".

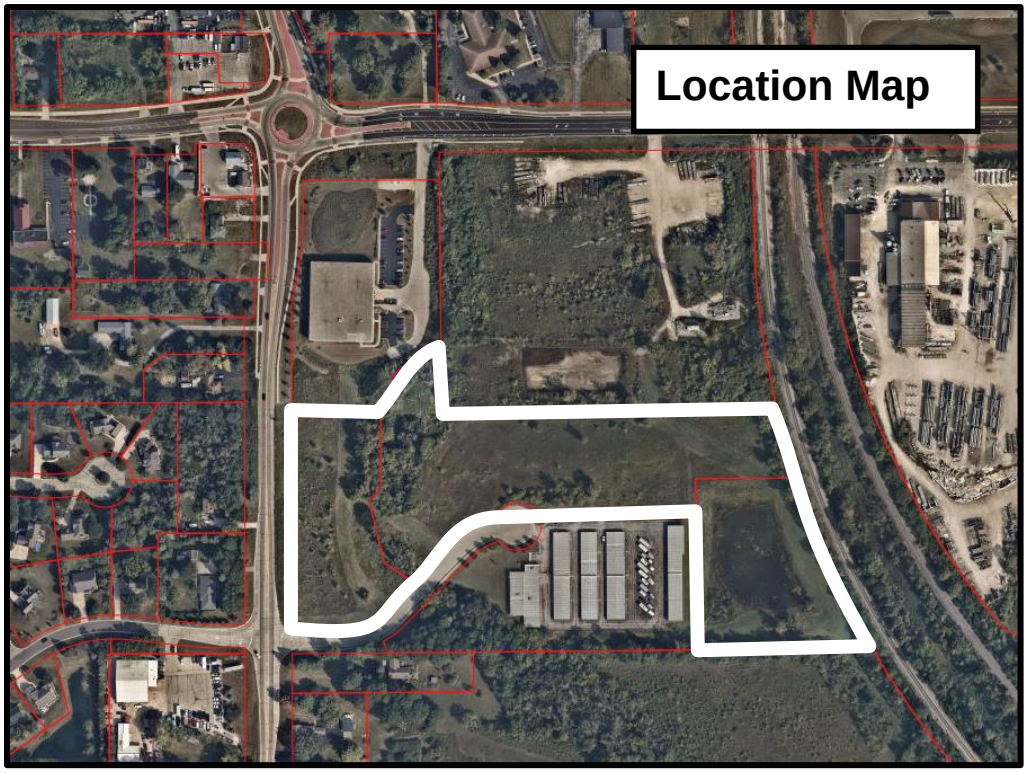
Property Location: Fond du Lac Ave/STH145 @ Spaten Court

Agent/
Property Owner:

Mike Thun Harter's Disposal W2578 Holland Lima Rd Oostburg, WI	David Barry, Barry Company Skyline Development Corp 14950 Hushing Brae Ct Brookfield, WI

Current Zoning: M-1: Limited Industrial
Proposed Zoning: M-2: General Industrial

Adjacent Land Uses		**Zoning**
North	Industrial	M-1
South	Industrial/Agricultural/Residential	M-1/A-1/Rs-5
East	Industrial	M-1
West	Residential	Rs-4



Background: Why Is This Proposal Back Before the Plan Commission?

At the November 11, 2024 meeting, the Plan Commission held a public hearing of the proposed rezoning and conditional use permit applications. Having discussed the proposal and considered the public comments received, the Plan Commission took the following actions:

1. Determined that the proposed "unclassified" use is similar in character to the Waste Management truck maintenance facility and the "landfill, solid waste and other waste disposal and recovery uses" conditional use listed under 17.34(3)(c) of the M-2: General Zoning District (pursuant to Section 17.02(3)2. Of the Zoning Code); and
2. Recommended to the Village Board that the rezoning and conditional use permit applications NOT be approved.

At their December 2, 2024 meeting, the Village Board received staff's presentation of the proposal, zoning applications, and the Plan Commission recommendation. Prior to any discussion, the attorney for Harter's, Brian Randall, requested that action be postponed or sent back to the Plan Commission and given an opportunity to review the proposal and work with staff to possibly refine their operations plan because "denial is a tough message to hear and would be the end of the road". Without discussion or explanation, the Village Board agreed to postpone discussion and action on the applications and send the matter back to the Plan Commission.

Since then, the applicant submitted a revised site plan for each of three development phases and a revised project narrative dated December 23, 2024 (copies of the revised documents and staff review comments are included in the January 13 meeting packet). Additional information was presented to staff during a meeting held at Village Hall on January 8 that will be included in the applicant's presentation to the PC on January 13.

At this time, and after reviewing the revised plans, project narrative, and further discussion with the applicant, Staff has determined that there is no reason to change the Staff recommendation to:

1. **DENY** the request to rezone 12.7 acres from M-1: Limited Industrial to the M-2: General Industrial Zoning District; and
2. **DENY** the conditional use permit application Conditional Use Permit (CUP) to develop and operate a "Solid Waste Disposal, Collection and Transportation Operation" from the subject property.

The remaining contents of this report below are essentially the same as what was presented in the original November 11, 2024 Staff Report, except portions have been amended to reflect the revised site plan and project narrative received on December 23, 2024.

Proposal

Mike Thun, agent for Harter's Lakeside Property Management, Lakeside Disposal, and Skyline Development Corp, property owner, is requesting approval to rezone 12.7 acres from the M-1: Limited Industrial to the M-2: General Industrial Zoning District and a Conditional Use Permit (CUP) to develop and operate a "Solid Waste Disposal, Collection and Transportation Operation" from the property located at N102 W13800 Spaten Court in the "Victory Center Corridor".

Harter's Lakeside Disposal provides a variety of waste & recyclable material collection services in the east central and southeast WI region, including residential and commercial roll-off dumpster rental and individual residential and business customer trash & recyclable collection services. https://www.harterslakeside.com/

As described and shown in the CUP and Rezoning applications and proposed site development plans, Harter's proposes to use the property for daily trucking operations in the morning (3:00am to 7:00am) and the afternoon (1:00pm to 6:00pm) to/from the property where a fleet of collection vehicles leave in the morning and return in the afternoon & evening (up to 100 trucks at full build-out in Phase 3). The site will also be used for the storage and rental of dumpsters. Construction of a building for offices and truck & equipment maintenance operations is also proposed with daily office operations between 7:00am to 4:00pm and 4:00pm to 11:00pm for maintenance and repair operations. These uses and all site improvements will continue and expand over the next 5 years in three (3) phases of development as shown in the set of site plans (one for each phase). The operation is proposed to run from 3:00am to 11:00pm daily with office hours from 8:00am to 5:00pm.

Staff Comment

The property is located in the "Victory Center Corridor" under the 2050 Plan. As noted therein, the *"…Victory Center corridor is intended to further develop as a mixed-use area with commercial, mixed-use commercial, institutional, and residential development in a traditional or conservation design pattern with average single-family densities of 2.2 to 2.9 DU's/acre on 15-20,000 sqft lots, two to four family densities up to 6 DU's/acre, and multi-family densities up to 10.0 DU's/acre. Future commercial uses are desirable including retail, office and other service-oriented uses. Industrial uses are acceptable in those areas currently zoned M-1and/or located within the TID No.4 boundary."*

Current zoning of the three (3) parcels that comprise the 12.7-acre property is M-1: Limited Industrial. Although undeveloped, the two parcels on the north side of Spaten Court have three areas of delineated wetland. One area is along the common property line that is part of a wetland conservancy/mitigation area set aside for preservation when the Sports Specialists industrial site was developed by Skyline Development in 2016 (see attached staff report and wetland mitigation report). The second is a large 24,000 sqft wetland in the central part of the site that would have to be filled to accommodate the proposed development. The delineation indicates that this wetland is low quality and may meet the criteria for an artificial wetland (DNR concurrence and/or approval for a wetland fill has not been granted).

These parcels also have various 20', 30' and 45' wide sanitary sewer and storm sewer easements across both; limiting the type and extent of development on the property. The impact of these easements and wetland conservancy area on potential use and development of the property will need to be addressed if the proposal moves forward. Similarly, the third parcel, a 3.3-acre outlot contains a private storm water management basin that serves the developed parcels in the area, including future development of this property.

Staff does not support the proposed rezoning and solid waste disposal, collection and transportation operation in this location for the following reasons:

Land Use

With respect to land use, Staff believes this 12.7-acre site is better suited less intense, light industrial (if any industrial) or commercial business-related land uses and development consistent with the "Victory Center Corridor". As discussed above, "desirable" uses listed for the "Victory Center Corridor" are commercial uses. While industrial uses are "acceptable", they are intended for those areas currently zoned M-1: Limited Industrial and those parcels in what is now retired Tax Increment District (TID) 4. This property is currently zoned M-1.

However, the proposed solid waste disposal, collection and transportation operation is NOT a permitted or conditional use allowed in the M-1 District. It is an "unclassified use" and only under Section 17.03(3)(a)2. of the Zoning Code could this use be allowed if determined by the Plan Commission.

Section 17.03(3)(a)2. reads as follows: *"Unclassified uses may be permitted by the Plan Commission provided that such use is similar in character to the principal uses permitted in the district. If the Plan Commission determines that an unclassified or unspecified use is similar in character to a conditional use specified for that zoning district, the unclassified or unspecified use will require review and approval by both the Plan Commission and the Village Board in accordance with the [conditional use] procedures…"* in the Zoning Code.

As was determined by the Plan Commission at the November 11 meeting, the only use comparable to the proposed solid waste disposal, collection and transportation operation is "landfills and solid waste disposal and recovery uses" under Section 17.34(3)(c) of the M-2: General Zoning District. Further, as stated in the Zoning Code, *"…the M-2 Industrial District is intended to provide for the same type of manufacturing and fabricating operations and uses as in the M-1 Industrial District plus more intensive uses. However, these operations and uses shall be provided in those areas where the relationships to surrounding land use would create fewer problems of compatibility. The M-2 Industrial District also permits those activities generally perceived as being of a nuisance nature or considered to be hazardous. All uses in this District must meet State of Wisconsin industrial standards as well as performance standards set forth in section 17.47 of this chapter.* ***Such districts should not normally abut directly upon residential or commercial districts."***

Location/Compatibility

By comparison, the proposed use is the same or similar to Waste Management's (WM) waste & recycling fleet maintenance facility and waste container storage yard located ½-mile to the south on County Line Road east of STH 145/Fond du Lac Ave. Although both operations are not transfer stations that involve storing waste & recyclables on site, they both involve daily operations and maintenance of a fleet of collection trucks.

Since those facilities have been in operation, ongoing noise issues associated with those facilities negatively impact the residential neighborhood west of STH 145/Fond du Lac Ave. These types of uses that involve daily heavy vehicle operations including regular start-up, safety checking (including testing of each truck's back-up alarm system), and the backing up of these vehicles within the property and to/from the site during both pre-dawn (3:00 to 7:00am) and late afternoon/evening hours (1:00 to 6:00pm). In Staff's opinion, these activities are not compatible with nearby residential uses. In the case of the WM operation, these daily activities in the early morning hours and the on-site movement of dumpsters and roll-off type waste shipping containers has resulted in regular and numerous complajnts from nearby residents about loud banging sounds and truck backing beeping sounds throughout the day. While such noise complaints have not been tied to specific sound level leter measurements that exceed the 75/70 daytime/nighttime dBA thresholds for the M-2 Zoning District, the proximity of the WM facility to the residential area across Fond du Lac Ave has resulted in nuisance complaints that could be avoided if the facility did not abut a residential district.

Another consideration not necessarily related to the proposed Harter's operation is the fact that, once rezoned into the M-2 District, other uses permitted in the M-2 District could be proposed that are more intensive than the Harter's operation. Again, by definition, *"…the M-2 Industrial District is intended to provide for the same type of manufacturing and fabricating operations and uses as in the M-1 Industrial District plus more intensive uses… the M-2 Industrial District also permits those activities generally perceived as being of a nuisance nature or considered to be hazardous... Such districts should not normally abut directly upon residential or commercial districts."*

Once the property is rezoned into the M-2 District, it could not simply be rezoned back to M-1 or some other district if the Harter's operation ceased operations from this property.

Staff Findings

For these reasons, rezoning the property from the M-1 to the M-2 Industrial District and granting a CUP for the proposed operation is not consistent with the intent of the "Victory Center Corridor" and the 2050 Plan. Moreover, Given the property's relative location to existing residential and commercial uses in the Victory Center Corridor, rezoning this property into the M-2 District is not consistent with the intended purpose for the M-2 District which states (repeated in part from above):

"…the M-2 Industrial District is intended to provide for the same type of manufacturing and fabricating operations and uses as in the M-1 Industrial District plus more intensive uses. However, these operations and uses shall be provided in those areas where the relationships to surrounding land use would create fewer problems of compatibility. The M-2 Industrial District also permits those activities generally perceived as being of a nuisance nature or considered to be hazardous. All uses in this District must meet State of Wisconsin industrial standards as well as performance standards set forth in section 17.47 of this chapter. Such districts should not normally abut directly upon residential or commercial districts."

However, if the Plan Commission chooses to forward a positive recommendation to the Village Board in favor of rezoning the property and granting a conditional use permit, the Plan Commission needs to give further direction to staff and the applicant regarding the level of detail that will need to be incorporated into the site development & building plans that will need to be prepared and submitted for Plan Commission approval prior to commencing any development and/or uses on the property.

Also, further direction is needed by staff concerning any stipulations or conditions of approval that the PC deems are necessary to address/mitigate negative impacts associated with the proposed uses of the property, e.g. noise, vibration, glare, odor, traffic, etc.

Other Department Comments
The Village Engineer and Wastewater Utility superintendent have indicated that easement access agreements with the Village regarding access to the Northeast Interceptor sanitary sewer and storm sewer need to be considered as part of any future site development plan to preserve Village access to those facilities for maintenance purposes. "As-built" drawings for those easements are provided for information.

VILLAGE STAFF RECOMMENDATION

DENY the request to rezone 12.7 acres from M-1: Limited Industrial to the M-2: General Industrial Zoning District and **DENY** the conditional use permit application Conditional Use Permit (CUP) to develop and operate a "Solid Waste Disposal, Collection and Transportation Operation" from the property.

***NOTE**: If the Plan Commission decides to forward a positive recommendation to the Village Board in favor of rezoning the property and granting a conditional use permit as requested, Staff recommends that action be **TABLED** or **POSTPONED** so the Plan Commission can:*

1. *Provide direction to staff concerning stipulations or conditions of approval that the Plan Commission deems are necessary to address/mitigate negative impacts*

associated with the proposed uses of the property, e.g. noise, vibration, glare, odor, traffic, etc.; and

2. *Provide direction to staff and the applicant regarding the level of detail that will need to be incorporated into the site development & building plans that will need to be prepared and submitted for Plan Commission approval prior to commencing any development and/or uses on the property.*

NOTICE OF PUBLIC HEARING
VILLAGE OF GERMANTOWN

NOTICE is hereby given that a Public Hearing will be held before the Village of Germantown Plan Commission at the Germantown Village Hall located at N112W17001 Mequon Road, Germantown, Wisconsin and virtually through the WebEx platform on the following date and at the time noted below (or soon thereafter):

DATE: Monday, January 13th, 2025
TIME: 6:30 pm or later

The purpose of said hearing is to hear all parties, their attorneys or agents, for the following applications: (1) a REZONING application to rezone the following described property from the M-1: Limited Industrial to the M-2:General Industrial Zoning District; and (2) a CONDITIONAL USE PERMIT application for a "Solid Waste Disposal, Collection and Transportation Operation" from the following described property pursuant to Section 17.34(3)(c) of the Village Zoning Code.

Applicant: Harter's Lakeside Disposal, Agent for Skyline Development Corp., Property Owner
Property Address: Corner of Fond du Lac Ave. and Spaten Ct. (GTNV 362-988, 362-986 & 362-982)

Property Descriptions:
PARCEL A: Lot 2 of Certified Survey Map No. 5464, recorded April 22, 2002 in Volume 39 of Certified Survey Maps, Pages 66-71, as Document No. 929976, being a part of the Northwest ¼ and Northeast ¼ of the Northwest ¼ of Section 36, Town 9 North, Range 20 East, in the Village of Germantown, County of Washington, State of Wisconsin.

PARCEL B: Lot 2 of Certified Survey Map No. 6684, recorded May 6,2016 in Volume 51 of Certified Survey Maps, Pages 156-162, as Document No. 1404392, being part of Lot 1 of Certified Survey Map No. 5464 in the Northwest ¼ of the Northwest ¼ of Section 36, Town 9 North, Range 20 East, in the Village of Germantown, County of Washington, State of Wisconsin.

PARCEL C: Outlot 1 of Certified Survey Map No. 5464, recorded April 22, 2002 in Volume 39 of Certified Survey Maps, Pages 66-71, as Document No. 929976, being a part of the Northwest ¼ and Northeast ¼ of the Northwest ¼ of Section 36, Town 9 North, Range 20 East, in the Village of Germantown, County of Washington, State of Wisconsin.

A copy of the application and a map showing the property described above are on file at the Community Development Department-Planning & Zoning Services office in the Germantown Village Hall and can be viewed on the Village's website by following this link:

Website: https://www.germantownwi.gov/589/Proposed-Development-Projects

Citizens wishing to submit any public comments should do so by sending them by email to: comments@germantownwi.gov no later than 4:00 pm on the meeting date listed above.

Donna Ott, Village Clerk
Dated this 4th day of December 2024

To Be Published On: December 11th and December 18th, 2024

Harter's Lakeside Disposal – Supplemental Information Review

Planning & Zoning Staff review comments on REVISED information (red highlighted) in December 23, 2024 narrative project description:

1. Page 1; par 1. The Village Board did not consider or discuss the applications or proposal before voting to send it back to the Plan Commission. Unfortunately, they did not indicate why they sent it back to the Plan Commission and their lack of any discussion does not give any insight into the "why". All one can assume is that it was sent back because the attorney asked them to work so Harter's can "work with staff" and go through some sort of comparison to the Waste Management truck maintenance operation that the PC determined your proposed truck storage & maintenance operation is the most similar to in terms of uses allowed under the Village Zoning Code. With that said, did you conduct some sort of comparison with WM? If so, what are your findings?

2. Page 1; par 1. What field tests were conducted? What was the purpose? What methodologies were employed? What were the results? More importantly, what results were determined that necessitate further review?

3. Page 1; par 2. The statement that Harter's operation does not involve storing trash or recyclables is a point that was already made to the Plan Commission.

4. Page 1; par 7. A "landscaped berm to the west of the storage area" is mentioned and is now shown on the site plans (all 3 phases). However, there are no details about the berm other than where it's relatively situated on the site. What are the dimensions? What materials is it made of? What type and amount of landscaping is proposed? What is the berm intended to do? How have you determined that a berm will be successful at whatever it is intended to do in this location and constructed of whatever it is that you propose to construct it with?

5. Page 1; par 8. What is the purpose for specifying distances measured from the "opposite" side of FDL Avenue (presumably you mean the west side of FDL Ave) to various proposed site improvements? Since the statement was made earlier that the site plan has been significantly altered, how do these distances compare to those under the original site plan?

6. Page 2; par 2. Additional reference is made to the proposed berm. Again, there are no details about the berm other than where it's situated on the site. What are the dimensions? What materials is it made of? What type and amount of landscaping is proposed? What is the berm intended to do? How have you determined that a berm will be successful at whatever it is intended to do in this location and constructed of whatever it is that you propose to construct it with?

7. Page 2; par 5 (item 3.) It is understood that there is no prescribed requirement that all employees do equipment checks, engine starts, or even leave or return the site at the same time. But what prohibits that from happening? Notwithstanding, what's the point of making this statement? One might argue that having all the trucks leaving at the same time might or over a shorter duration could be less annoying in terms of noise vs. spreading it out over the entire day.

8. Page 2; par 9. Like Comment #5, what is the purpose for specifying distances measured from the "opposite" side of FDL Avenue to various proposed site improvements? Since the statement was made earlier that the site plan has been significantly altered, how do these distances compare to those under the original site plan?

9. Page 2; par 10. No details about the berm and, more importantly, the landscaping. What's the point of stating the obvious, i.e. that the landscaping on the berm will be more mature, if there's no information about what the landscaping is? Presumably, two more years of mature growth will add height and/or breadth to the plantings, but without knowing what type of plantings those are, how is one supposed to determine if that's an important or significant consideration? If the berm is just covered in grass and Juniper shrubs, 2-3 years of growth means very little.

10. Page 3; par 1. The statement about wetlands is confusing. What is meant by "wetlands at east and west"? No reference is made to a plan that clearly shows what and where these wetlands are located. Further, the statement goes on to state "...to remain but all applicable permits for any wetland impacts for the new building and expanded storage area will be obtained from the WisDNR". What does this mean? Clearly from looking at Phase 1 through Phase 3 site plans the wetland area in the center part of the site is going to be filled. Can't you just state that?

11. Overall, most of the red-lined revisions in the narrative are simply clarifications or re-statements of what was said during the meeting and presentation by the attorney... not new information or revisions to original proposal. You need to point out what the differences are between the original proposal and the revisions you

have submitted that warrant re-evaluation by the Plan Commission. What are the "significant alterations" that have been made to the site plan? How is the proposal different now vs. what was originally presented in November?

12. The issue of finding wetland on the property and in such a prominent spot within the site is disconcerting. While the Village generally accepts the DNR approving the filling of wetlands under 10,000 sqft, filling a greater amount that warrants compensation is not. Since the issue is now out there, is it your intention to apply to fill the entire 24,900 sqft of wetland in the mid-section of the site?

Village of Germantown ...Willkommen

Fee must accompany application

☒ $1460 Paid SR Date 9/6/24
Chk # 2747

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**

Harter's Lakeside Disposal
W2578 Holland Lima Road
Oostburg, WI 53070

Phone (920) 377-0929
Fax (920) 552-5414
E-Mail mthun@harters.net

PROPERTY OWNER

current: Skyline Development Corp
buyer: Lakeside Property Management

Phone ~~(920)~~ 414 552-9050

2 **TO WHOM SHOULD THE PERMIT BE ISSUED?**

Harter's Lakeside Disposal

3 **PROPERTY ADDRESS**

Fond du Lac Ave and Spaten Ct

TAX KEY NUMBER

GTNV 362988, 362986, 362982

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.

Vacant

5 **DESCRIPTION OF PROPOSED OPERATION**

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

12.22 Solid waste disposal, collection, and transportation operations

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

Immediate use: Dumpster storage, truck parking
Future development (3-5 yrs): maintenance building for trucks and containers with a small office. 5-100 employees. Operation hours 3am-Midnight. Office potentially open 8:00-5:00pm.

6 METES AND BOUNDS LEGAL DESCRIPTION OF PROPERTY – REQUIRED

Attach pages as necessary

See attached.

7 SUPPORTING DOCUMENTATION:

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

8 READ AND INITIAL THE FOLLOWING:

MS 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.

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

MS 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.

MS 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!

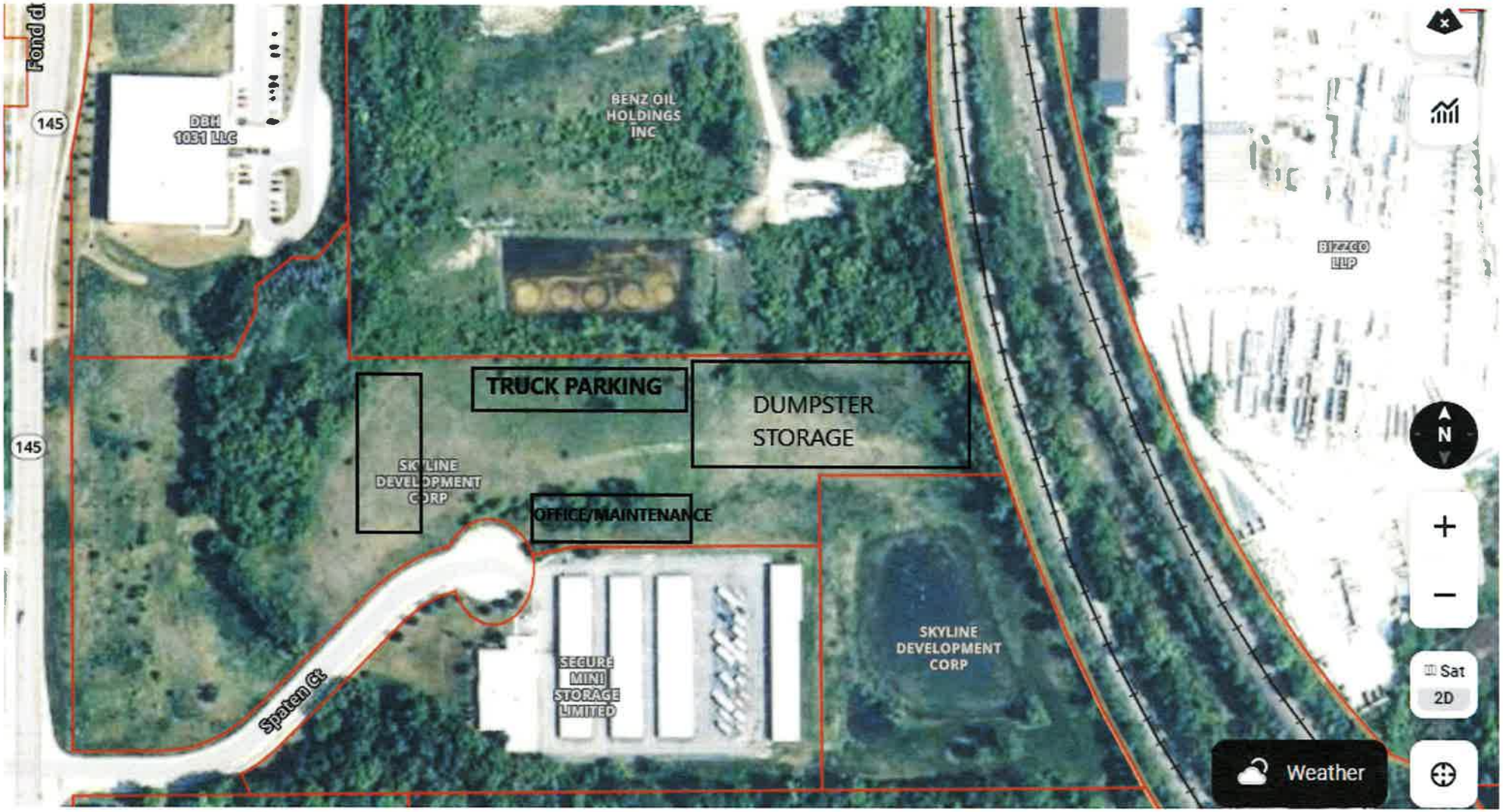
Applicant 9/4/24 Date

Skyline Development Corp 9/4/24
Owner Date

PARCEL A: Lot 2 of Certified Survey Map No. 5464, recorded April 22, 2002 in Volume 39 of Certified Survey Maps, Pages 66-71, as Document No. 929976, being a part of the Northwest 1/4 and Northeast 1/4 of the Northwest 1/4 of Section 36, Town 9 North, Range 20 East, in the Village of Germantown, County of Washington, State of Wisconsin.

PARCEL B: Lot 2 of Certified Survey Map No. 6684, recorded May 6, 2016 in Volume 51 of Certified Survey Maps, Pages 156-162, as Document No. 1404392, being part of Lot 1 of Certified Survey Map No. 5464 in the Northwest 1/4 of the Northwest 1/4 of Section 36, Town 9 North, Range 20 East, in the Village of Germantown, County of Washington, State of Wisconsin.

PARCEL C: Outlot 1 of Certified Survey Map No. 5464, recorded April 22, 2002 in Volume 39 of Certified Survey Maps, Pages 66-71, as Document No. 929976, being a part of the Northwest 1/4 and Northeast 1/4 of the Northwest 1/4 of Section 36, Town 9 North, Range 20 East, in the Village of Germantown, County of Washington, State of Wisconsin.


Fond d
145
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DBH
1031 LLC
BENZ OIL
HOLDINGS
INC
TRUCK PARKING
DUMPSTER
STORAGE
SKYLINE
DEVELOPMENT
CORP
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LIMITED
SKYLINE
DEVELOPMENT
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Spaten Ct
BIZZCO
LLP
N
Sat
2D
Weather

Harter's Lakeside Disposal LLC

2747

Village of Germantown

9/4/2024

Date	Type	Reference	Original Amt.	Balance Due	Discount	Payment
9/4/2024	Bill		1,460.00	1,460.00		1,460.00
					Check Amount	1,460.00

Oostburg St Bnk-Ops 1,460.00

Village of Germantown

Village of Germantown
Clerk Treasurer
N112W17001 MEQUON ROAD
Germantown, WI 53022
(262)250-4700
Welcome

09/05/2024 09:58AM Mary S.
000703-0007
Payment Effective Date 09/03/2024

MISCELLANEOUS
CONDITIONAL USE PERMITS
(GENCON)
2024 Item: GENCON
1 @ $1,460.0000
CONDITIONAL USE PERMITS
(GENCON) $1,460.00

$1,460.00

Subtotal $1,460.00
Total $1,460.00

CHECK $1,460.00
Check Number2747

Change due $0.00

Thank you for your payment

CUSTOMER COPY

Village of Germantown
Willkommen

FEES MUST BE PAID AT TIME OF APPLICATION
$200 Plan Commission Consultation
$1,085 Rezoning
$1,240 PDD < 5 acres
$2,095 PDD 5-20 acre site
$3,460 PDD > 20 acre site

Date Paid: 10/25/24 Received by: DR
CHK # 2834

REZONING & PDD APPLICATION

Pursuant to Section 17.51 of the Municipal Code

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

1

APPLICANT OR AGENT
Harter's Lakeside Disposal
W2578 Holland Lima Rd
Oostburg, WI 53070

Phone (920) 377-0929
E-Mail mthun@harters.net

PROPERTY OWNER
Current: Skyline Development Corp
Buyer: Harter's Lakeside Property Management

Phone ( ) 414-552-9050
E-Mail

2

PROPERTY ADDRESS OR GENERAL LOCATION

	TAX KEY NUMBER
Fond du Lac Ave and Spaten Ct	GTNV 362988, 362986, 362982

3

REZONING REQUEST

FROM	TO
M1	M2

4

METES AND BOUNDS LEGAL DESCRIPTION OF PROPERTY – REQUIRED

Attach pages as necessary
See attached

RECEIVED
OCT 25 2024
OFFICE OF THE VILLAGE PLANNER
VILLAGE OF GERMANTOWN

5 PURPOSE OF REZONING REQUEST

Briefly describe why the applicant is rezoning the property. Include a description of the proposed use, including any new construction and number of employees, if applicable.

Immediate Use: Dumpster Storage, truck parking
Future development (3-5yrs): maintenance building for trucks and containers with a small office. 5-100 employees. Operation hours 3am -Midnight. Office potentially open 8am-5pm.

6 SUPPORTING DOCUMENTATION:

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

7 READ AND INITIAL THE FOLLOWING:

NT I understand that the Village is under no obligation to rezone property and that density and lot coverages provided in the Zoning Code are maximums. Actual build out will depend on myriad factors including topography and other natural conditions, surrounding neighborhood context and the detailed design of a project.

NT I understand that Village Staff, Plan Commission and/or Village Board may request additional information to properly evaluate this request and failure to provide such information may in itself by sufficient cause to deny the petition.

NT I am aware that this rezoning shall go into effect immediately upon the final approval of the Village Board and its execution of the rezoning ordinance

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

8 SIGNATURES – ALL APPLICATIONS MUST BE SIGNED BY OWNER!

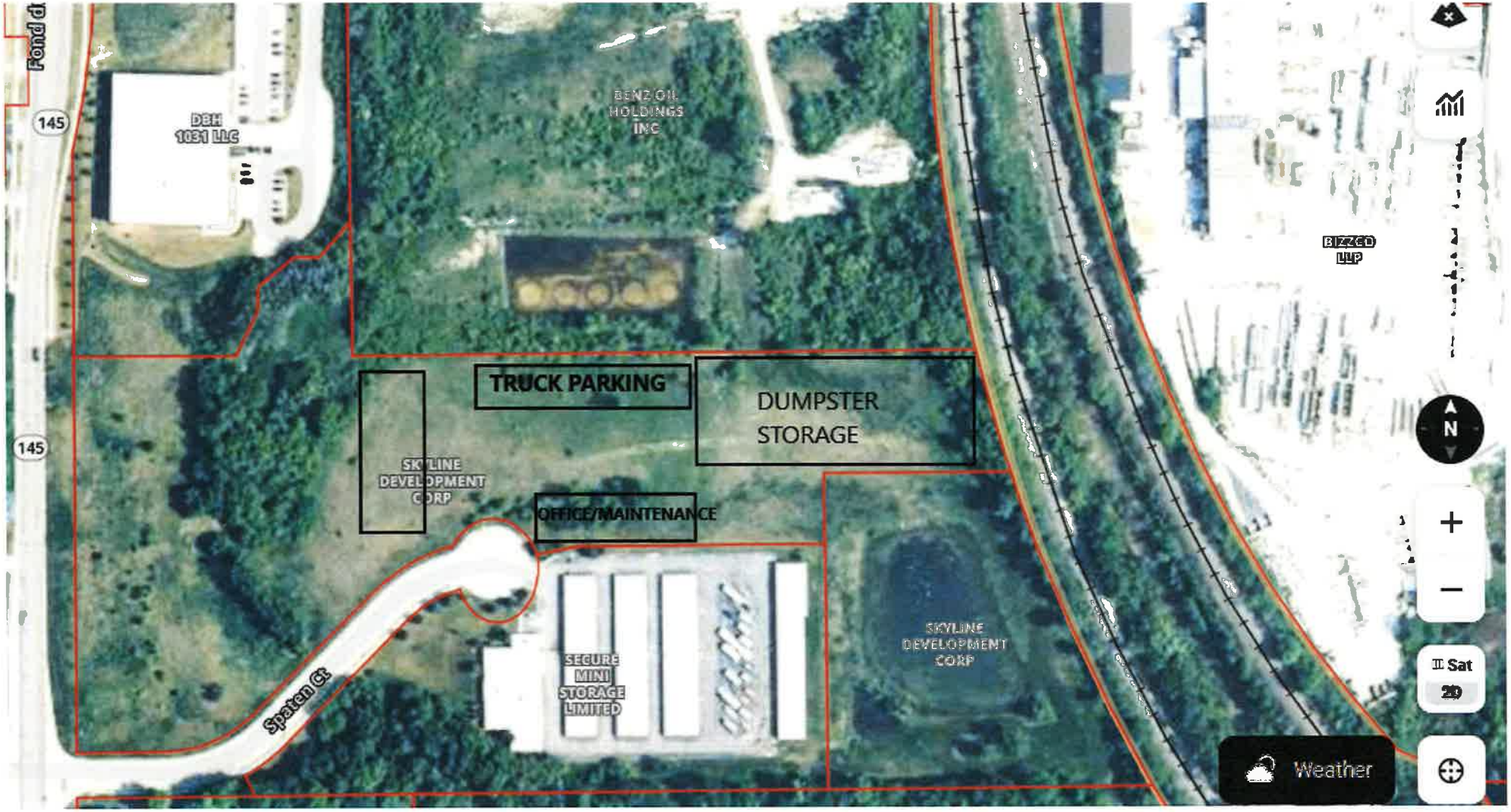
Applicant 10/24/24 Date

Skyline Development Corp. 10/24/24
Owner Date

PARCEL A: Lot 2 of Certified Survey Map No. 5464, recorded April 22, 2002 in Volume 39 of Certified Survey Maps, Pages 66-71, as Document No. 929976, being a part of the Northwest 1/4 and Northeast 1/4 of the Northwest 1/4 of Section 36, Town 9 North, Range 20 East, in the Village of Germantown, County of Washington, State of Wisconsin.

PARCEL B: Lot 2 of Certified Survey Map No. 6684, recorded May 6, 2016 in Volume 51 of Certified Survey Maps, Pages 156-162, as Document No. 1404392, being part of Lot 1 of Certified Survey Map No. 5464 in the Northwest 1/4 of the Northwest 1/4 of Section 36, Town 9 North, Range 20 East, in the Village of Germantown, County of Washington, State of Wisconsin.

PARCEL C: Outlot 1 of Certified Survey Map No. 5464, recorded April 22, 2002 in Volume 39 of Certified Survey Maps, Pages 66-71, as Document No. 929976, being a part of the Northwest 1/4 and Northeast 1/4 of the Northwest 1/4 of Section 36, Town 9 North, Range 20 East, in the Village of Germantown, County of Washington, State of Wisconsin.


Fond d
145
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DBH
1031 LLC
BENZ OIL
HOLDINGS
INC
TRUCK PARKING
DUMPSTER
STORAGE
SKYLINE
DEVELOPMENT
CORP
OFFICE/MAINTENANCE
SECURE
MINI
STORAGE
LIMITED
SKYLINE
DEVELOPMENT
CORP
Spaten Ct
BIZZED
LLP
N
Sat
29
Weather

10/24/2024 **Village of Germantown**

Date	Type	Reference	Original Amount	Balance Due	Payment
10/24/2024	Bill		1,085.00	1,085.00	1,085.00
		Check Amount			1,085.00

Oostburg St Bnk-Ops 1,085.00

Village of Germantown

Village of Germantown
Clerk Treasurer
N112W17001 MEQUON ROAD
Germantown, WI 53022
(262)250-4700
Welcome

10/25/2024 11:09AM Mary S.
000751-0006
Payment Effective Date 10/25/2024

MISCELLANEOUS
ZONING FEES (GENZON)
2024 Item: GENZON
1 @ $1,085.0000
ZONING FEES (GENZON) $1,085.00

$1,085.00

Subtotal $1,085.00
Total $1,085.00

CHECK $1,085.00
Check Number2834

Change due $0.00

Thank you for your payment

CUSTOMER COPY

Harter's Lakeside Disposal
Rezoning & CUP Application
Resubmission Narrative
December 23, 2024

Introduction

Following the initial review by the Plan Commission and brief consideration by the Village Board, the Village Board unanimously voted to return the rezoning and Conditional Use Permit application to the Plan Commission for further review. With the benefit of feedback from those prior meetings and additional time to analyze the property and its proposed operations, Harter's Lakeside Disposal has significantly altered its Site Plan, conducted field tests to document vehicle sound travel, and updated its operational plan as detailed below.

To emphasize, Harter's will **not** store or sort trash or recyclables at this site. The use is **not** a waste transfer station or a landfill.

Harter's Lakeside Disposal will make a major investment in the Village of Germantown through the purchase of three properties on Spaten Court (Parcel Numbers: GTNV 362986, GTNV 362982, and GTNV 362988). The properties are zoned M-1 Limited Industrial District.

Spaten Court intersects with Fond du Lac Avenue (STH 145) and is just south of Donges Bay Road. The area is already an active commercial corridor with service-oriented uses including a concrete facility, a garbage transfer station and other waste services facilities, general trucking facilities, municipal operations, auto and truck repair services, wholesaler uses, and personal storage facilities.

Harter's will expand its operations and facilities at the site over a 3-5 year period but the phased implementation may be accelerated as its business grows.

Phase 1

Phase 1 Timing: Immediate

Phase 1 Plan Overview: See Phase 1 Site Plan (landscaped berm to the west of the storage area, fenced area and gate to Spaten Court on Parcel GTNV 362982; storage pad for limited storage of trucks, employee vehicles, and dumpsters at the far east end of the site; a safety/security light pole (images of its typical lighting are attached but final specs to be provided); a temporary job site trailer; and a portable restroom).

The western edge of the Phase 1 storage area will be approximately 1,025 feet away from the opposite side of Fond du Lac Avenue (STH 145) and the landscaped berm will be approximately 450 feet away from the opposite side of STH 145.

Phase 1 Plan Details: Storage pad will be gravel or crushed asphalt; fence will be 8' high chain link with privacy slats if required; berm will have landscaping planted; existing wetlands to remain.

There will be **no** storage of trash or recyclables (the use is **not** a waste transfer station or landfill).

Phase 1 Operational Details:

1. The use in Phase 1 will be limited to storage of trucks and dumpsters. No maintenance and repair operations will be conducted on site.

2. A limited number of trucks, employee vehicles, and dumpsters will be on site but some increase may occur during off-peak months (January – March). Up to 10 trucks and dumpsters will be kept on site for Phase 1.

3. Hours of operation will involve early morning arrivals of employees and departures of trucks (between 3:00 am – 7:00 am) and returns to the site in the afternoon and evening (between 1:00 pm – 6:00 pm). The company does not have a protocol where all of the employees are required to do equipment checks, start the engines, or begin driving their trucks at the same time. Inbound and outbound dumpster operations will generally occur between 7:00 am – 4:00 pm.

Phase 2

Phase 2 Timing: 2025-2026 (approx.), following required Plan Commission approvals.

Phase 2 Plan Overview: See Phase 2 Site Plan (within the same fenced area on Parcel GTNV 362982, a new office/maintenance building to be constructed (75x185=13,875 SF) at the center of the site to screen the truck storage area, an expanded storage pad for storage of trucks and employee vehicles behind the new building, a relocated and expanded storage pad for storage of dumpsters; additional vehicle parking). Additional safety/security light poles and wall packs to be installed.

The western edge of the Phase 2 truck storage area will be approximately 925 feet away from the opposite side of STH 145; the western edge of the new building will be approximately 725 feet away from the opposite side of STH 145; the western edge of the dumpster storage area will be approximately 515 feet away from the opposite side of STH 145; and the berm will be approximately 450 feet away from the opposite side of STH 145.

Phase 2 Plan Details:

A concrete apron will be poured inside the gate to Spaten Court; the expanded storage pad will be gravel or crushed asphalt. The landscaped berm will remain the same but with more mature (taller/wider) plantings following several growing seasons.

Existing wetlands at east and west to remain but all applicable permits for any wetlands impacts for the new building and expanded storage area will be obtained from the Wisconsin Department of Natural Resources.

While the site lighting and building design will be submitted for Plan Commission review and approval at a future time, Harter's will propose a building design that is consistent and compatible with the surrounding uses. Images of its current building as well as its typical lighting are attached.

There will be **no** storage of trash or recyclables (the use is **not** a waste transfer station or landfill).

Phase 2 Operational Details:

1. The new use in Phase 2 will be construction of an office/maintenance and repair facility at the center of the site to screen the truck storage area and, once constructed, the office/maintenance and repair operations. Maintenance and repairs will be limited to company-owned vehicles and equipment. All maintenance and repair operations will be performed inside the building.

2. The continued uses in Phase 2 will be truck storage (an increased truck storage area behind the new building. Further, a relocated and expanded storage area for the dumpsters will be located behind the landscaped berm and it will be primarily accessed during the daytime hours when trucks arrive and depart on dumpster delivery routes.

3. Up to 50 trucks and dumpsters will be kept on site for Phase 2.

4. Hours of operation will fall under the following categories:

    a. Service routes involve early morning arrivals of employees and departures of trucks (between 3:00 am – 7:00 am) and returns to the site in the afternoon and evening (between 1:00 pm – 6:00 pm). The company does not have a protocol where all of the employees are required to do equipment checks, start the engines, or begin driving their trucks at the same time.

    b. Office operations and dumpster deliveries (inbound and outbound operations) will generally occur between 7:00 am – 4:00 pm.

    c. Maintenance and repair operations inside the building will occur throughout the day with primary services occurring between 4:00 pm – 11:00 pm.

    d. There will generally not be any activity on site between 11:00 pm – 3:00 am unless emergency repairs are needed (performed inside the building) or trucks need to leave for special pickups.

Phase 3

Phase 3 Timing: 2028-2030 (approx.), following required Plan Commission approvals.

Phase 3 Plan Overview: See Phase 3 Site Plan and as further described below.

Within the same fenced area on Parcel GTNV 362982, an addition to the office/maintenance building to be constructed that will further screen the truck storage area to the east. The truck storage area will be reconfigured for storage of additional trucks at the east end of the site. The storage area for the dumpsters and employee vehicle parking areas will remain in the same locations.

On the far west end of the site, a new employee vehicle parking area on Parcel GTNV 362986 will be added with direct access to Spaten Court and secondary access to the storage yard.

No changes will be made to the western edges of the storage areas and the landscaped berm will remain approximately 450 feet away from the opposite side of STH 145.

Phase 3 Plan Details:
The employee parking area and expanded storage pad will be gravel or crushed asphalt.

The employee parking area and building addition design will be submitted for Plan Commission review and approval at a future time.

There will be **no** storage area for trash or recyclables (the use is **not** a waste transfer station or landfill).

The landscaped berm will remain the same but with more mature (taller/wider) plantings following several more growing seasons. Existing wetlands at east and west to remain but all applicable permits for any wetlands impacts for the secondary access drive will be obtained from the Wisconsin Department of Natural Resources.

Phase 3 Operational Details:

1. The continued uses in Phase 3 will be truck and dumpster storage, expansion of the maintenance and repair facility at the center of the site to further screen the truck storage area, and the office/maintenance and repair operations. Maintenance and repairs will be continue to be limited to company-owned vehicles and equipment. All maintenance and repair operations will continue to be performed inside the building.

2. Up to 100 trucks and dumpsters will be kept on site for Phase 3.

3. Hours of operation will fall under the following categories:

    a. Service routes involve early morning arrivals of employees and departures of trucks (between 3:00 am – 7:00 am) and returns to the site in the afternoon and evening (between 1:00 pm – 6:00 pm). The company does not have a protocol where all of the employees are required to do equipment checks, start the engines, or begin driving their trucks at the same time.

    b. Office operations and dumpster deliveries (inbound and outbound operations) will generally occur between 7:00 am – 4:00 pm.

    c. Maintenance and repair operations inside the building will occur throughout the day with primary services occurring between 4:00 pm – 11:00 pm.

    d. There will generally not be any activity on site between 11:00 pm – 3:00 am unless emergency repairs are needed (performed inside the building) or trucks need to leave for special pickups.

Conclusion

Harter's respectfully requests that its rezoning and Conditional Use Permit application and its Phase 1 use be approved.

Respectfully Submitted,

Harter's Lakeside Disposal
Michael Thun, General Manager and Owner

Cedar Creek Surveying, LLC
Tom TeBeest, PE, Civil Engineer for Project

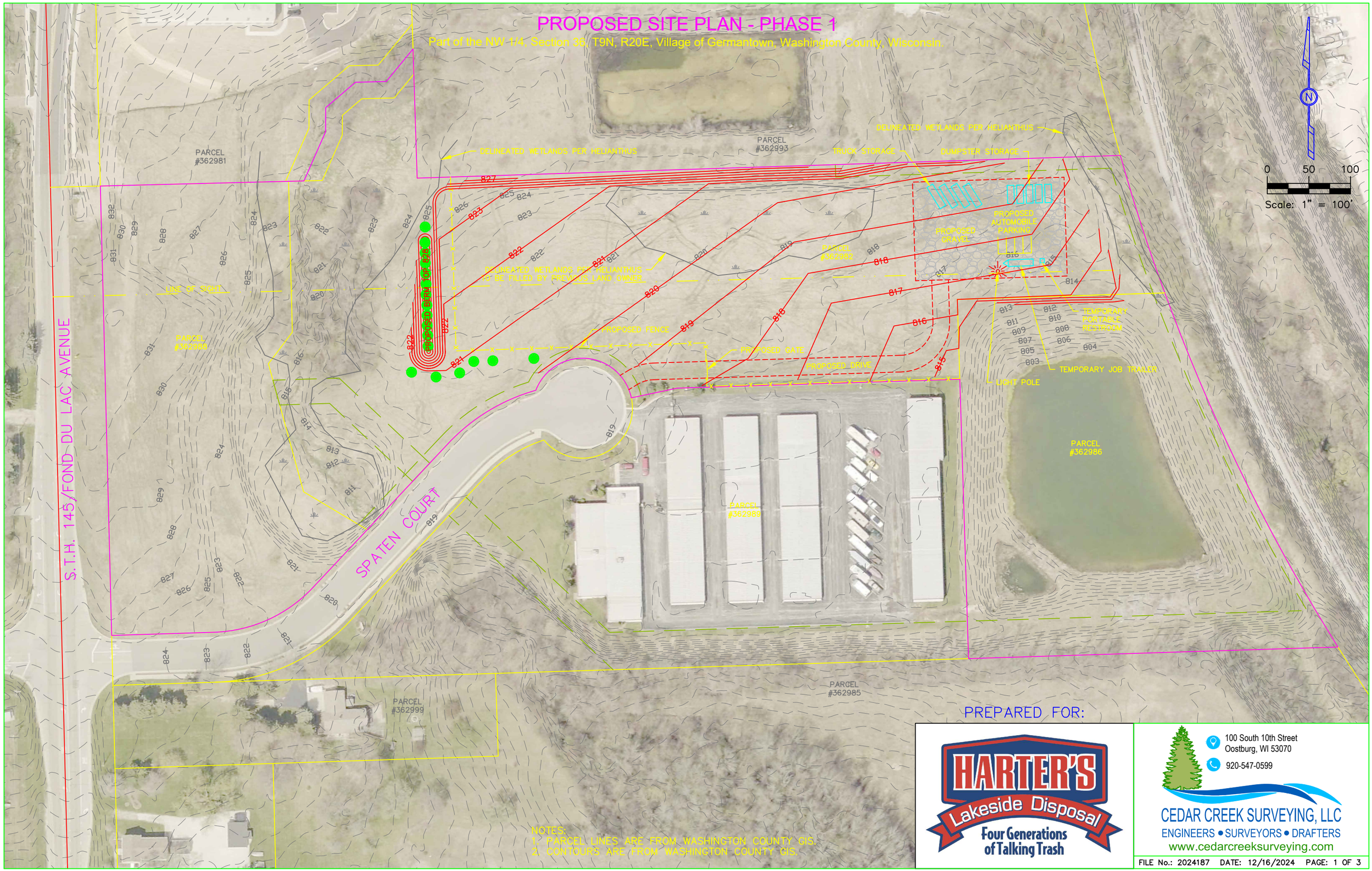
Amundsen Davis LLC
Brian C. Randall, Attorney for Harter's

Harter's Current Building

Harter's Typical Lighting

PROPOSED SITE PLAN - PHASE 1

Part of the NW 1/4, Section 36, T9N, R20E, Village of Germantown, Washington County, Wisconsin.



PREPARED FOR:

HARTER'S Lakeside Disposal
Four Generations of Talking Trash

100 South 10th Street
Oostburg, WI 53070
920-547-0599

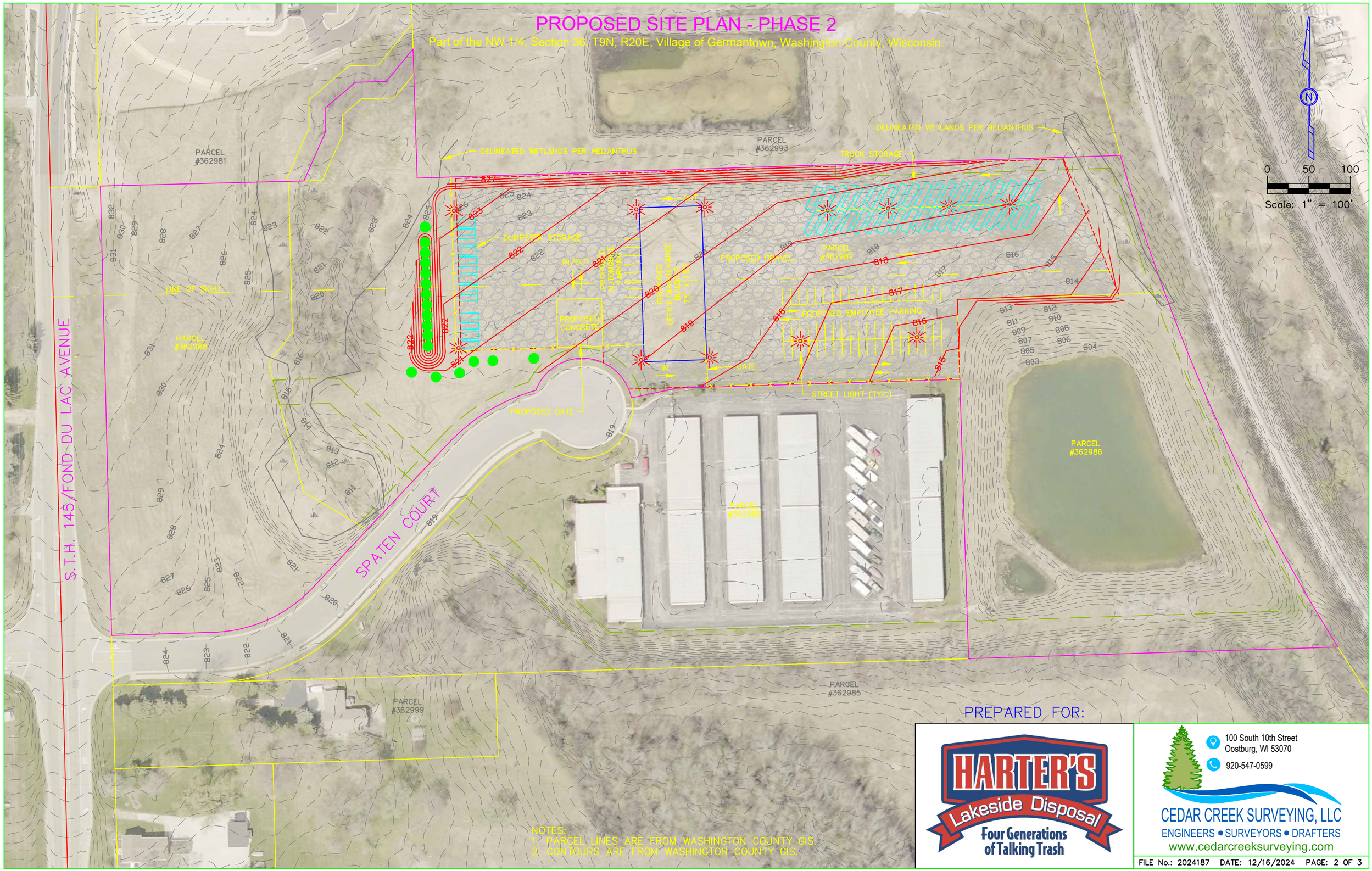
CEDAR CREEK SURVEYING, LLC
ENGINEERS • SURVEYORS • DRAFTERS
www.cedarcreeksurveying.com

FILE No.: 2024187 DATE: 12/16/2024 PAGE: 1 OF 3

NOTES:
1. PARCEL LINES ARE FROM WASHINGTON COUNTY GIS.
2. CONTOURS ARE FROM WASHINGTON COUNTY GIS.

PROPOSED SITE PLAN - PHASE 2

Part of the NW 1/4, Section 36, T9N, R20E, Village of Germantown, Washington County, Wisconsin.



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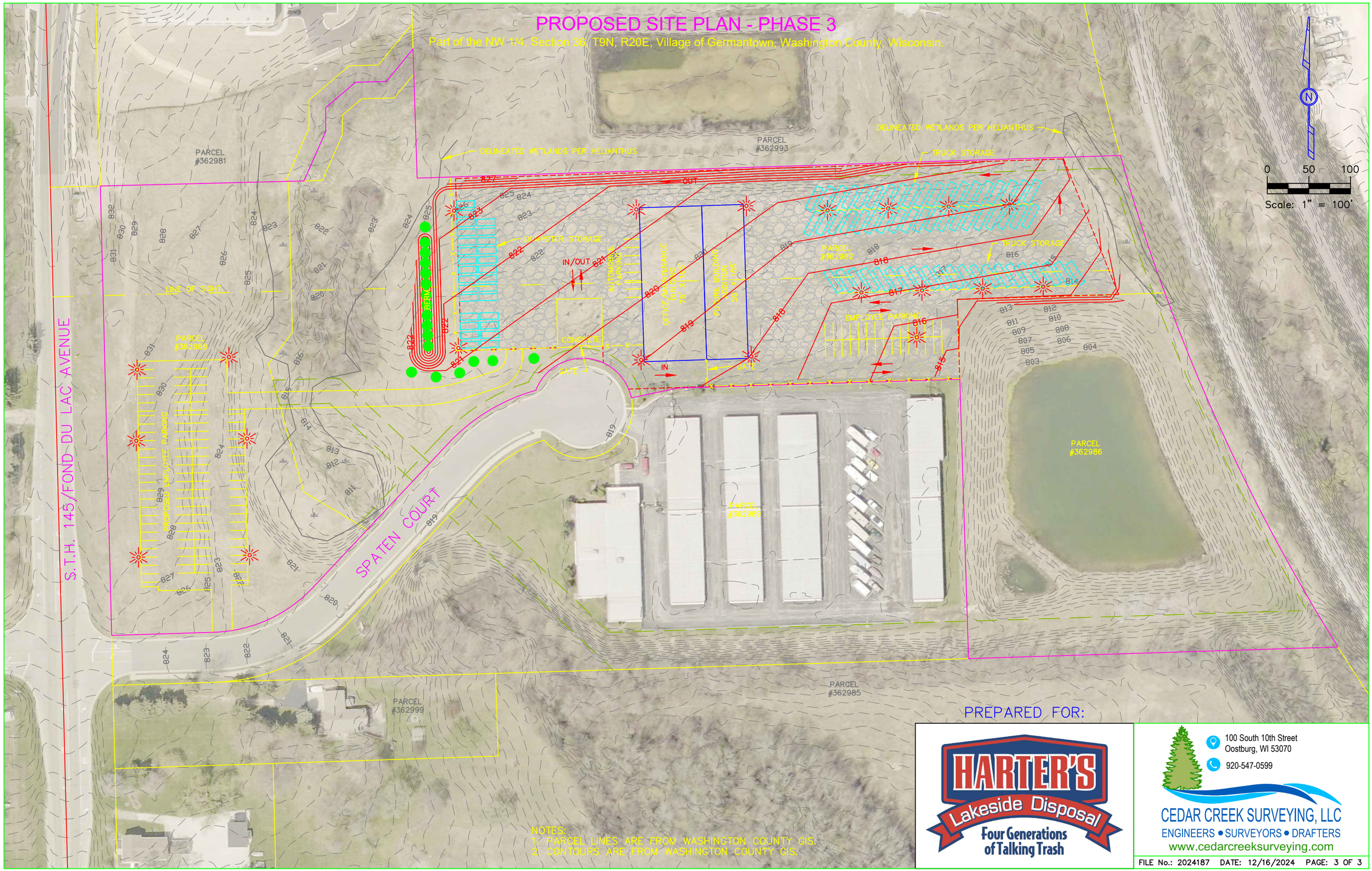
FILE No.: 2024187 DATE: 12/16/2024 PAGE: 2 OF 3

PROPOSED SITE PLAN - PHASE 3

Part of the NW 1/4, Section 36, T9N, R20E, Village of Germantown, Washington County, Wisconsin.



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920-547-0599

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ENGINEERS • SURVEYORS • DRAFTERS
www.cedarcreeksurveying.com

FILE No.: 2024187 DATE: 12/16/2024 PAGE: 3 OF 3

State of Wisconsin
DEPARTMENT OF NATURAL RESOURCES
1027 W St Paul Ave
Milwaukee WI, WI, 53233

Tony Evers, Governor
Adam N. Payne, Secretary
Telephone 608-266-2621
Toll Free 1-888-936-7463
TTY Access via relay - 711

March 22, 2024

Kristi Sherfinski, PLA
Helianthus LLC.
247 W. Freshwater Way #210
Milwaukee, WI 53204

Subject: 2024 Assured Wetland Delineator Confirmation

Dear Ms. Sherfinski:

This letter provides Wisconsin Department of Natural Resources (WDNR) confirmation for the wetland delineations you conduct during the 2024 growing season. You and your clients will not need to wait for the WDNR to review your wetland delineations before moving forward with project planning. This will help expedite the review process for WDNR's wetland regulatory program. Your name and contact information will continue to be listed on our website at: http://dnr.wi.gov/topic/wetlands/assurance.html.

In the instance where a municipality may require a letter of confirmation for your work prior to moving forward in the local regulatory process, this letter shall serve as that confirmation. Although your wetland delineations do not require WDNR field review, inclusion of a Wetland Delineation Report is required for projects needing State authorized wetland, waterway and/or storm water permit approvals.

To comply with Chapter 23.321, State Statutes, please supply the department with a polygon shapefile of the wetland boundaries delineated within the project area. Please do not include data such as parcel boundaries, project limits, wetland graphic representation symbols, etc. If internal upland polygons are found within a wetland polygon, then please label as UPLAND. The shapefile should utilize a State Plane Projection and be overlain onto recent aerial photography. If a different projection system is used, please indicate in which system the data are projected. In the correspondence sent with the shapefile, please supply a brief description of each wetland's plant community (eg: wet meadow, floodplain forest, etc.). Please send these data to Calvin Lawrence (608-266-0756 or email at calvin.lawrence@wisconsin.gov).

If you or any client has a question regarding your status in the Wetland Delineation Professional Assurance Program, contact me by email at kara.brooks@wisconsin.gov or phone at 414-308-6780. Thank you for all your hard work and best wishes for the upcoming field season.

Sincerely,

Kara Brooks
Wetland Identification Coordinator
Bureau of Watershed Management

WETLAND DELINEATION REPORT

Spaten Court

Germantown, WI 53022

For

The Sigma Group

1300 W. Canal Street

Milwaukee, WI 53233

PROJECT #: 24-181

July 8, 2024

HELIANTHUS

1836 W. Fond Du Lac Ave., Suite 100
Milwaukee, Wisconsin – 53205

www.helianthusdesign.com

INTRODUCTION

The subject site is a 9.38-acre area located north of the intersection of Fond du Lac Avenue and Spaten Court. The subject site is located in the Southeast 1/4 of Section 36, Township 9 North, Range 20 East, in the Village of Germantown, Washington County, Wisconsin. A map identifying the project location can be found in **FIGURE 1**. The closest waterbody to the site is an unnamed creek which runs through the property.

The site consists of previously disturbed land and wetland. The purpose of this wetland delineation is to identify the existing wetlands on the property and to create a map of their boundaries using standard US Army Corps of Engineers wetland methodology. A map of the surveyed wetland boundary is found in **FIGURE 9**.

Kristi Sherfinski and Emma Johnson of HELIANTHUS conducted the wetland delineation field work on June 19, 2024. Field conditions on June 19 were sunny with air temperatures in the 80s (°F).

Kristi Sherfinski is certified as an Assured Wetland Delineator with the Wisconsin Department of Natural Resources (WIDNR) and was the lead delineator for the project. She has over 20 years of experience delineating wetlands in the Great Lakes Region. She received her initial basic wetland training at the Wetland Training Institute in Hastings, Michigan in 2002. Kristi worked as a project manager and wetland delineator at JFNew & Associates in Grand Haven, Michigan for six years, conducting wetland delineations in Michigan, Indiana, Illinois, and Wisconsin. Kristi then moved to Wisconsin to work for the Southeastern Wisconsin Regional Planning Commission (SEWRPC). At SEWRPC, Kristi updated the Wisconsin Wetland Inventory (WWI) in 2005 and in 2010 for the seven-county area of southeast Wisconsin. Kristi participated in the Advanced Wetland Delineation training in 2006. In 2009, she attended the Wetland Delineation USACE Regional Supplement training session, the Environmental Corridor Delineation Workshop, and the Farm Service Agency (FSA) Slide Review training session. After working at SEWRPC for seven years, Kristi worked as an environmental specialist at JSD Professional Services, Inc. for two years, before she started her own business—HELIANTHUS. Emma Johnson obtained her B.S. in Conservation Biology and Environmental Science at the University of Wisconsin-Madison and assisted with the wetland delineation.

METHODS

The process of wetland delineation involves collecting information about the soils, vegetation, and hydrology of a site in order to determine where the wetland boundary is located. The methodology used to conduct the delineation followed the US Army Corps of Engineers Wetlands Delineation Manual (1987), and the appropriate Regional Supplement to the Corps of Engineers Wetland Delineation Manual. In general, in southeastern and western Wisconsin, the Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Midwest Region (Version 2.0, August, 2010) is used. The remaining portions of the state follow the Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Northcentral and Northeast Region

(Version 2.0, January, 2012). At this site, the Northcentral and Northeast Regional Supplement was used.

Prior to the site visit, several sources of data are consulted to reveal information that will aid in locating the wetlands on the site. The sources reviewed include weather records to determine antecedent hydrologic conditions, the Wisconsin Wetland Inventory (WWI) map, the soil survey maps, a topographic map, and historic aerial photographs of the project area. In areas that are under active cultivation as farmland, a Farm Service Agency (FSA) Slide Review is also conducted.

Data sample points are chosen based on the potential wetland areas identified by reviewing the above-referenced sources, and other sample points are added based on information gathered while in the field. Sample points are chosen on either side of the wetland line for their ability to reveal information about the actual location of the line, and upland reference data samples are chosen in order to show the contrast between wetland and upland field conditions.

Once a data sample point is chosen and located in the field, data is collected on the vegetation, the hydrology, and the soils of the site. Vegetation is identified by strata (tree, shrub/sapling, herbaceous, and vine layers), and an aerial coverage percent is determined for each species by strata. The plot size for the tree, shrub, and vine strata is a 30-foot radius circle, and the plot size for the herbaceous strata is a 5-foot radius circle. The scientific names and wetland status of each plant species follows the National Wetland Plant List (2022). Once all species have been assigned a cover percentage, the dominance by wetland indicator plant species is assessed.

Hydrological indicators, as described in the Regional Supplements, are then listed for the sample point. A soil pit is excavated to required depths and the depth of water, saturation, and the water table is recorded. The soil profile at the sample point is also described, using the Munsell Soil-Color Charts (2009) to assess the color of the soil, and a texture analysis to determine the predominant texture of each soil layer. This data is used to determine if the soil profile meets the hydric soil indicators as defined in the Regional Supplements and the Field Guide for Identifying Hydric Soils V. 8.2 (USDA, 2018).

If a data sample point has all three indicators for a wetland—hydrology, soils, and vegetation—then the sample point is determined to be within a wetland. In certain circumstances where one or more of the three factors is missing due to problematic conditions or recent disturbances, a sample may still be determined to be in wetland by following the procedures in Chapter 5 "Difficult Wetland Situations" in the regional supplements.

Once the location of the wetland line is determined from the data sampling effort, the edge of the wetland is flagged in the field and then surveyed in order to produce a map of the wetland that occurs on the subject property. Representative photographs of the sample points and of each wetland area were taken during the field visit. Any ditch, stream, pond or other water body that may be considered a Water of the U.S. and thus regulated by the U.S. Army Corps of Engineers (USACE) or the Wisconsin Department of Natural Resources (WDNR) is also identified.

RESULTS AND DISCUSSION

Antecedent Hydrologic Condition Analysis

Weather records were consulted from the Germantown Wastewater Utility station to determine if precipitation levels were normal for the three months prior to the site visit. The antecedent hydrologic condition analysis for the site revealed that climatic conditions near the site were wetter than normal at the time of the site visit (**Table 1**). Drier than normal conditions means that hydrologic indicators may be absent from the wetland sample points and the data must be interpreted accordingly. Wetter than normal conditions must be accounted for when interpreting the data because saturation or the water table may be higher than it is during normal conditions, giving false positives for hydrological indicators.

Table 1 – Antecedent Hydrologic Condition Analysis

Month	3 yrs in 10 Less Than (inches)	3 yrs in 10 More Than (inches)	Rain Fall (inches)	Condition Dry, Wet, Normal	Condition Value	Month Weight Value	Product of Previous Two Columns
June	2.71	5.27	6.66	Wet	3	3	9
May	2.71	4.79	5.06	Wet	3	2	6
April	2.62	4.52	3.22	Normal	2	1	2
						Sum	17
If sum is:							
6-9	Then prior period has been drier than normal						
10-14	Then prior period has been normal						
15-18	Then prior period has been wetter than normal						
Conclusions:	A sum of 17 shows the prior period to the site visit to be wetter than normal.						

Note: Average rainfall data based on the years 1990-2020.

Review of Existing Data Sources

Existing data sources were reviewed to aid in the identification of wetland areas in the field.

The topographic map (**FIGURE 2**) shows a depression in the western portion of the site, where the creek crosses the property from north to south. The drainageway on the eastern border of the site is also indicative of the culvert and small creek that was located there.

The soil survey maps show the largest portion of the subject site was Ozaukee silt loam (OuB2). The remainder of the soils are Ozaukee silt loam (OuC2) and Mequon silt loam (MtA) (**FIGURE 3 & FIGURE 4**). All of the soil types occurring on the property are listed in **Table 2**.

Table 2 – Soil Types

Map Symbol	Map Unit Name	Hydric Soil Type
MtA	Mequon silt loam, 1-3%	Predominantly Non-hydric
OuB2	Ozaukee silt loam, high carbonate substratum, 2-6%, eroded	Predominantly Non-hydric
OuC2	Ozaukee silt loam, high carbonate substratum, 6-12%, eroded	Non-hydric

The Wisconsin Wetland Inventory (WWI) identifies two wetlands within the project site (**FIGURE 5**). One is a T3/E2K, forested/fresh wet meadow wetland in the northwest portion of the property. The second area is labelled as a Wetland Too Small to Delineate just south of the T3/E2K wetland.

Historic aerial photographs revealed that the subject property was under cultivation until 1980, when the site disturbance was first observed (**FIGURE 6**). Additional disturbance was visible in 1990 and 2000. In 2005, the development of Spaten Court, the U-Haul facility, and the adjacent stormwater retention pond occurred. The subject site remains relatively unchanged from 2005 to 2022.

A previous wetland delineation (**FIGURE 7**) was found on a survey map dated June 20, 2018, but it does not say who did the delineation and the delineation was not available on the WDNR SWDV website. This delineation shows one large wetland and a creek on the west side of the property.

Wetlands Identified During the Site Visit

A total of three wetlands were identified on the property during the field visit. The largest of the three wetlands is Wetland A, a large depressional forested/fresh wet meadow wetland with a creek running through it. The second, Wetland B, is a wet meadow wetland south of the berm on the northern border of the site. The third, Wetland C, is located on the eastern border of the site. It is a small, forested wetland with a small creek. Site photos of the different wetlands are included in **FIGURE 8.** The wetland boundaries that were flagged in the subject site are shown in **FIGURE 9**. Field data sheets are included in **FIGURE 10**. A description of the wetland areas follows.

Wetland A

Wetland A is a large depressional wetland, consisting of fresh wet meadow and forested wetland. There is a small creek running through the wetland from north to south.

The northern portion of the creek (#2) is dominated by eastern cottonwood, common buckthorn, box elder, and reed canary grass. The soils met the hydric soils criteria for F3. Depleted Matrix. Hydrology indicators included Surface Water, Drainage Patterns, Geomorphic Position, and FAC-Neutral Test. The middle part of the wetland (#5) was dominated by box elder, eastern cottonwood, common buckthorn, and reed canary grass. The soils met the hydric soils criteria for F6. Redox Dark Surface. Hydrology indicators included Drainage Patterns, Geomorphic Position, and FAC-Neutral Test. The adjacent upland point (#1) was on a hillslope in an old field. The dominant species included green ash, Kentucky bluegrass, bird's-foot trefoil, and Canadian goldenrod. The soil consisted of four inches of silty clay loam, followed by one inch of gravelly silty clay, and gravel fill underneath that. Hydric soil and hydrology indicators were lacking.

The southern portion of the stream terrace (#3) is a forested/fresh wet meadow wetland. The dominant species include eastern cottonwood, black willow, sandbar willow, and reed canary grass. The soils met the hydric criteria for F3. Depleted Matrix. Hydrology indicators included High Water Table, Saturation, Water Marks, Presence of Reduced Iron, Drainage Patterns, Geomorphic Position, and FAC-Neutral Test. The adjacent upland point (#4) is in an old field, approximately eight feet above the wetland. The dominant species was Kentucky bluegrass. The soil was silty clay loam and silty clay until nine inches, where a gravel fill was located. Hydric soil and hydrology indicators were not present.

Wetland B

This wetland is a wet meadow wetland that is located alongside a berm on the northern edge of the property. It likely receives water that seeps underground from an artificial pond that is located on the property to the north. Several data points were taken in the wetland to ensure that all three wetland indicators were met. The dominant species in the wetland (#7, #8, #9) included box elder, eastern cottonwood, sandbar willow, pussy willow, black willow, red osier dogwood, green ash, autumn olive, common horsetail, common reed grass, and green bulrush. Hydrology indicators included Drainage Patterns (#7, #8, #9) and FAC-Neutral Test (#7, #8, #9). Gravel fill was located between fourteen and eighteen inches within the soil profiles within the wetland. All three data points had soils that met the criteria for F6. Redox Dark Surface. The western adjacent upland point (#6) was dominated by green ash, autumn olive, box elder, Kentucky bluegrass, Canadian goldenrod, and Queen-Anne's lace. The soil consisted of silty clay loam and silty clay until twelve inches where gravel fill was located. Hydric soil and hydrology indicators were not present. The adjacent upland point (#10) to the east was dominated by Kentucky bluegrass and bird's-foot trefoil. Gravel fill was located at nine inches, under silty clay loam and silty clay soil. The soils met the hydric soils criteria for F6. Redox Dark surface, but hydrology indicators were lacking and the dominant species were upland species. Because there was evidence of soil disturbance in the historic aerial photographs and gravel fill material located within the soil profile, it is likely that Wetland B would meet the WDNR requirements for an artificial wetland.

Wetland C

Wetland C is a small, forested wetland formed around a drainage swale and creek. The wetland is found near the eastern border of the property. The dominant species (#11) include box elder, black willow, pussy willow, common buckthorn, and reed canary grass. Hydrology indicators

include Saturation, Sediment Deposits, Drainage Patterns, Geomorphic Position, and FAC-Neutral Test. The adjacent upland point (#12) was in an old field. The dominant species included bird's-foot trefoil, smooth brome, and orchard grass. The soils consisted of silty clay loam up to nine inches, underlain by gravel fill material. Hydric soil and hydrology indicators were lacking.

CONCLUSION

HELIANTHUS LLC identified wetlands on the project site on June 19, 2024, using the standard practices described in this report and their best professional judgment. The wetland lines staked in the field and referred to in this report are the best estimate of the wetland boundaries based on the conditions present at the time of the delineation. The wetlands identified for this report may be subject to federal regulation under the jurisdiction of the U.S. Army Corps of Engineers, state regulation under the jurisdiction of Wisconsin DNR, and local jurisdiction under your local, county, town, city, or village. Because this delineation was conducted by Ms. Sherfinski, an Assured Wetland Delineator, obtaining a concurrence letter from the Wisconsin Department of Natural Resources is not necessary. It should be noted that all reports conducted by an Assured Delineator are required to be submitted to WDNR for their records, and may be subject to their review as part of an annual review process. Concurrence with these wetland lines by the U.S. Army Corps of Engineers, however, is not required. If a permit is applied for, the USACOE will review the wetland delineation report during the permit application process.

In addition, because a wetland delineation is considered to be a point in time determination, wetland delineations are considered to be valid for a period of only five years for federal wetlands and 15 years for nonfederal wetlands. Permit applications may be submitted at the federal and state levels after a delineation is completed, with the request to review the delineation report and make a determination as to which, if any, wetlands on the site are nonfederal wetlands. Weather patterns and site conditions can change over time, making a new delineation necessary.

Other environmental considerations include threatened or endangered species, environmental corridors, or local tree ordinances. It is recommended that an Endangered Resources (ER) Review request be submitted to the WDNR prior to pursuing any permits for proposed work.

Any impact, alteration, or fill to either the wetland areas or to waterways that are considered Waters of the U.S. are subject to state and federal regulations and permits may be required. The WDNR administers Chapters 30 and 281 of the Wisconsin State Statues, and the USACE administers Section 404 of the Clean Water Act. The wetlands may also require a WDNR construction site storm water permit and be subject to NR 151 Wetland Protective Area requirements if over one acre of land disturbance is proposed. The protective areas for each wetland area are listed in Table 3. Additional county, city or village ordinances may also apply to wetlands or waterways. If any disturbance occurs on the property without obtaining wetland delineation concurrence or authorization from the USACE and WDNR, it should be considered at the owner's own risk and HELIANTHUS LLC shall not be considered responsible or liable for any resulting damages.

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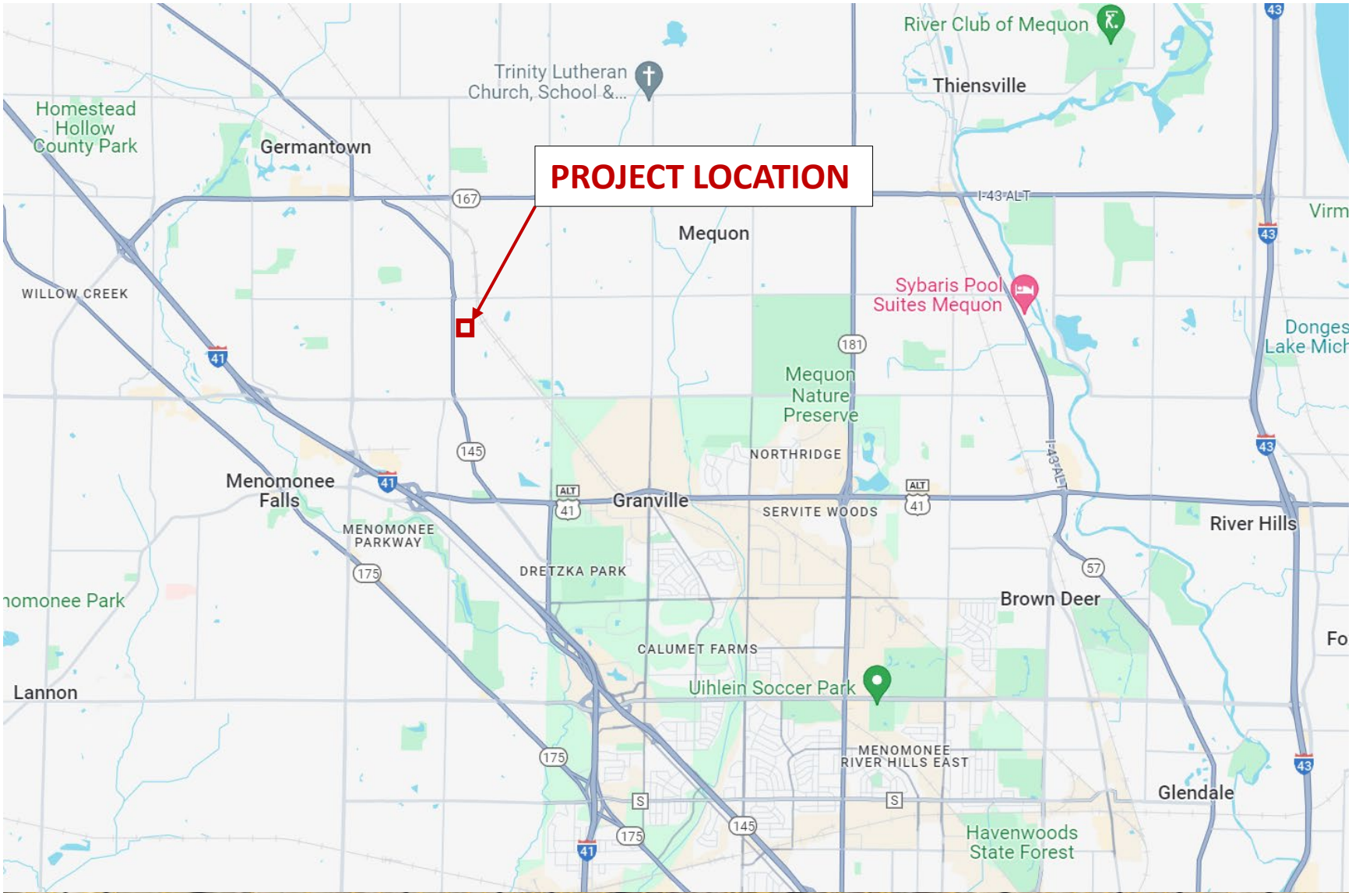
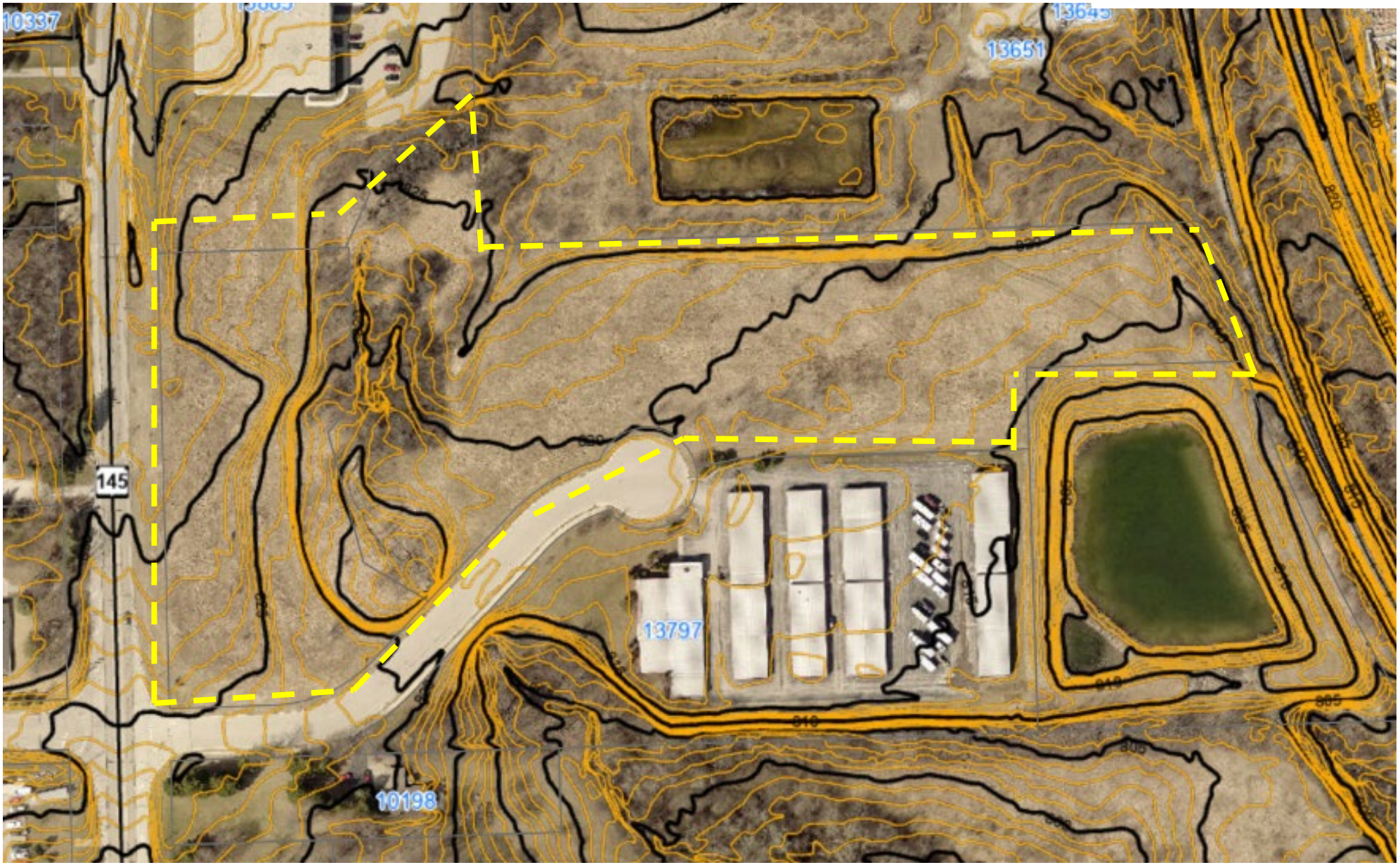


1 MI

N

FIGURE 1. LOCATION MAP

Source: Google Maps, 2024

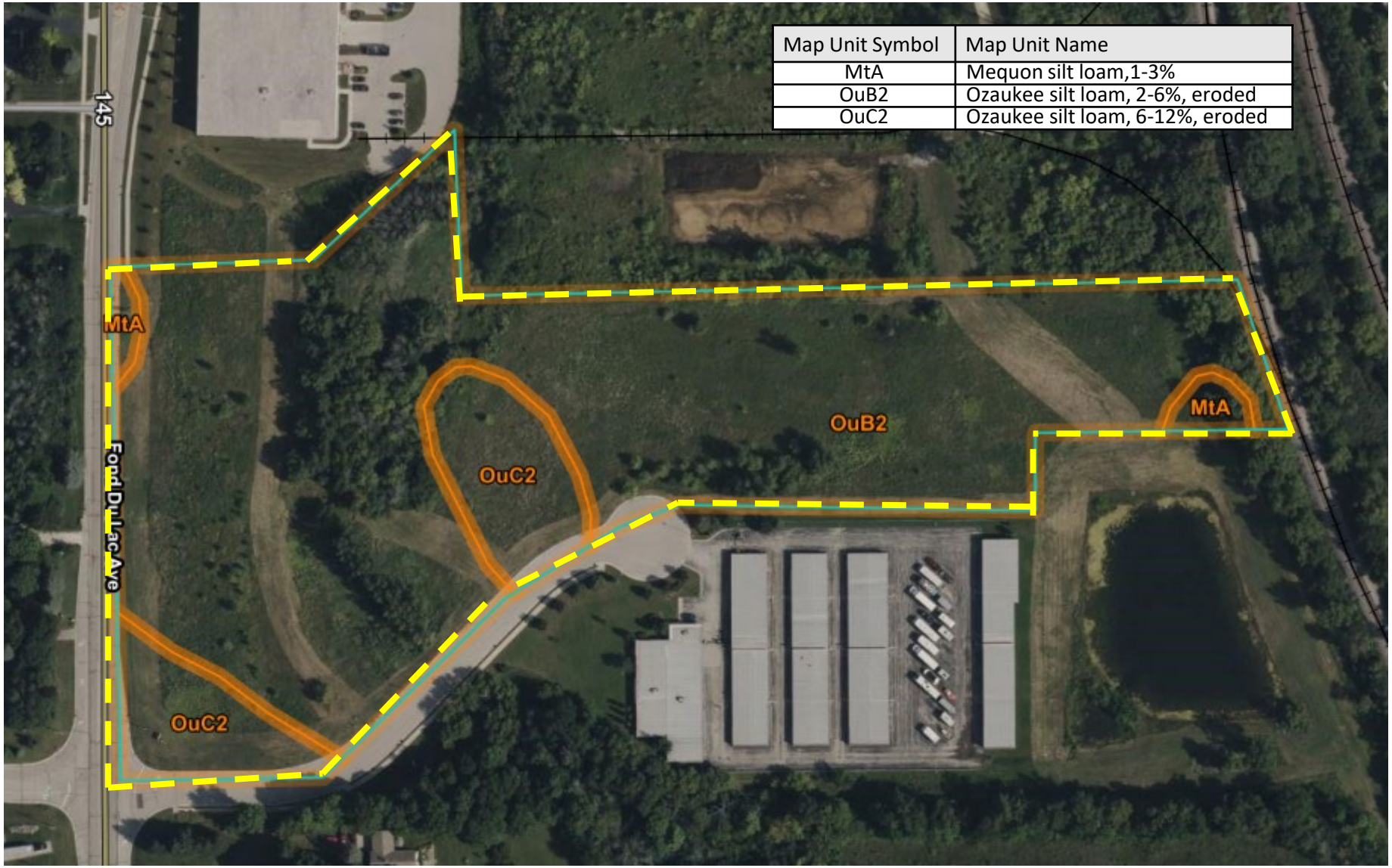


100 FT

N

FIGURE 2. TOPOGRAPHIC MAP

Source: Washington County GIS, 2024



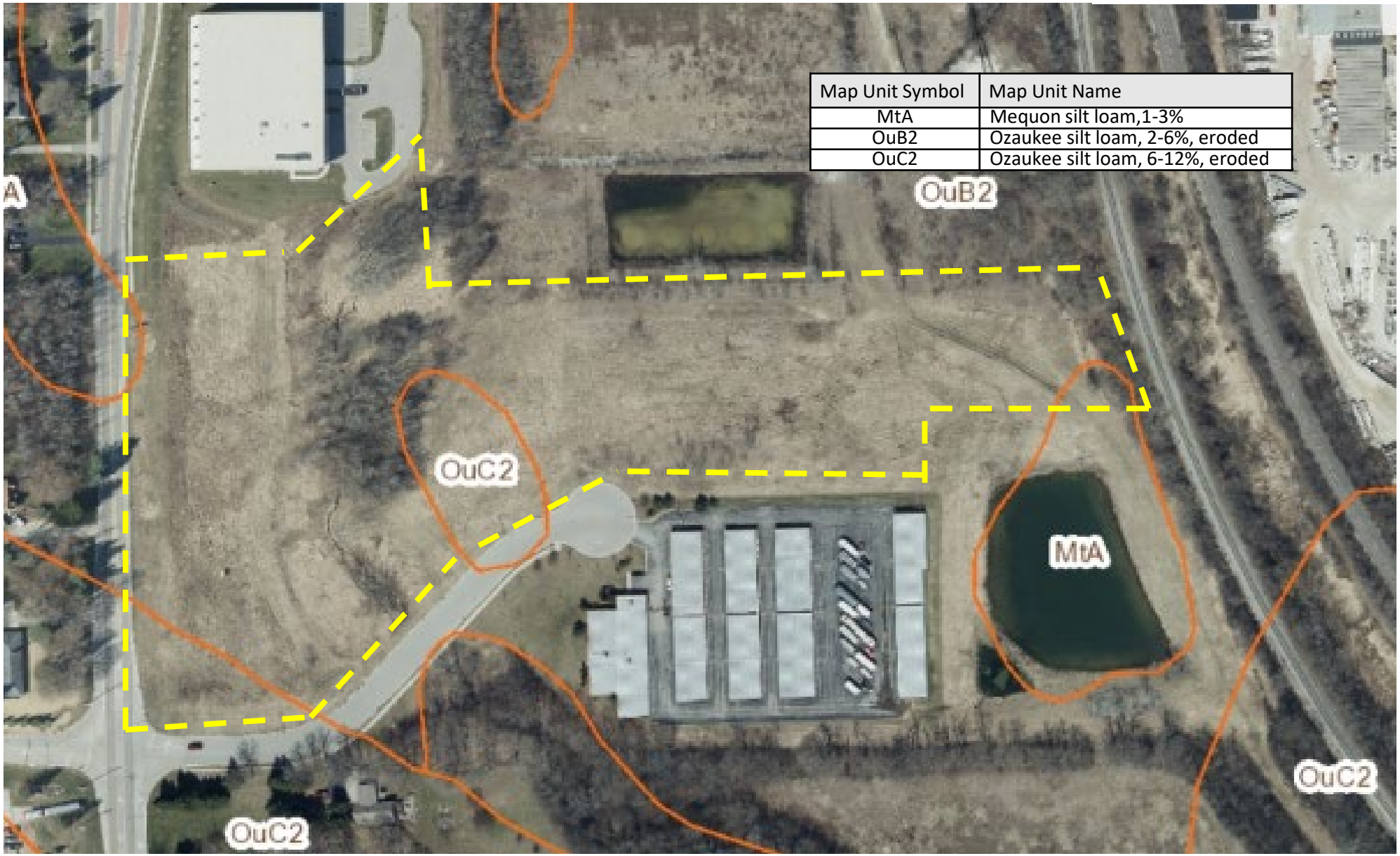
Map Unit Symbol	Map Unit Name
MtA	Mequon silt loam,1-3%
OuB2	Ozaukee silt loam, 2-6%, eroded
OuC2	Ozaukee silt loam, 6-12%, eroded

100 FT

N

FIGURE 3. SOIL SURVEY MAP

Source: NRCS Web Soil Survey, 2024



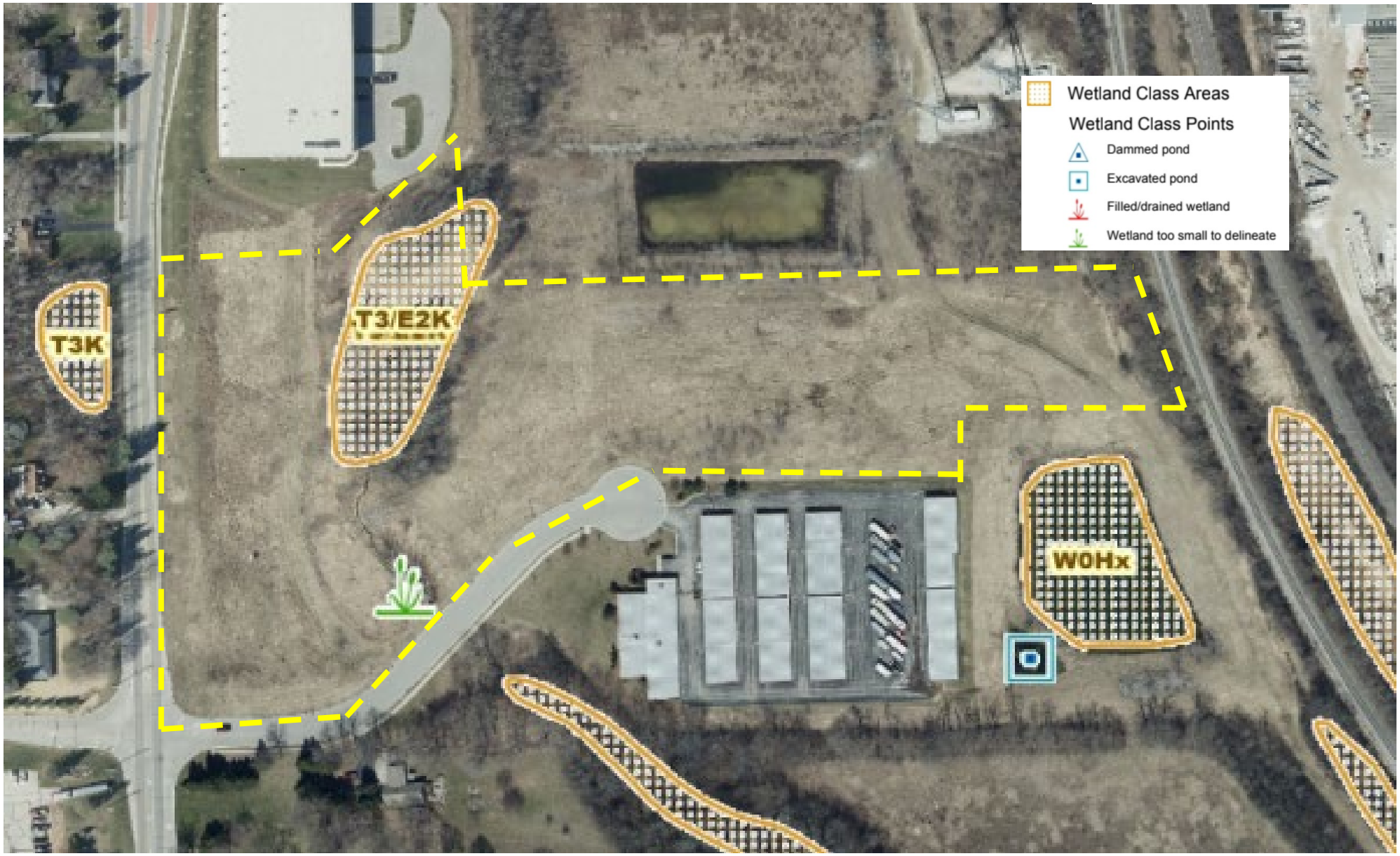
Map Unit Symbol	Map Unit Name
MtA	Mequon silt loam,1-3%
OuB2	Ozaukee silt loam, 2-6%, eroded
OuC2	Ozaukee silt loam, 6-12%, eroded

100 FT

N

FIGURE 4. NRCS WISCONSIN SOILS MAP

Source: WIDNR Surface Water Data Viewer, 2024



100 FT

N

FIGURE 5. WWI MAP

Source: WIDNR Surface Water Data Viewer, 2024

1963.

1970.

1980.

1990.

FIGURE 6. HISTORIC AERIAL PHOTOS

Source: Washington County GIS, 2024

2000.

2005.

2010.

2015.

FIGURE 6. HISTORIC AERIAL PHOTOS

Source: Google Earth, 2024

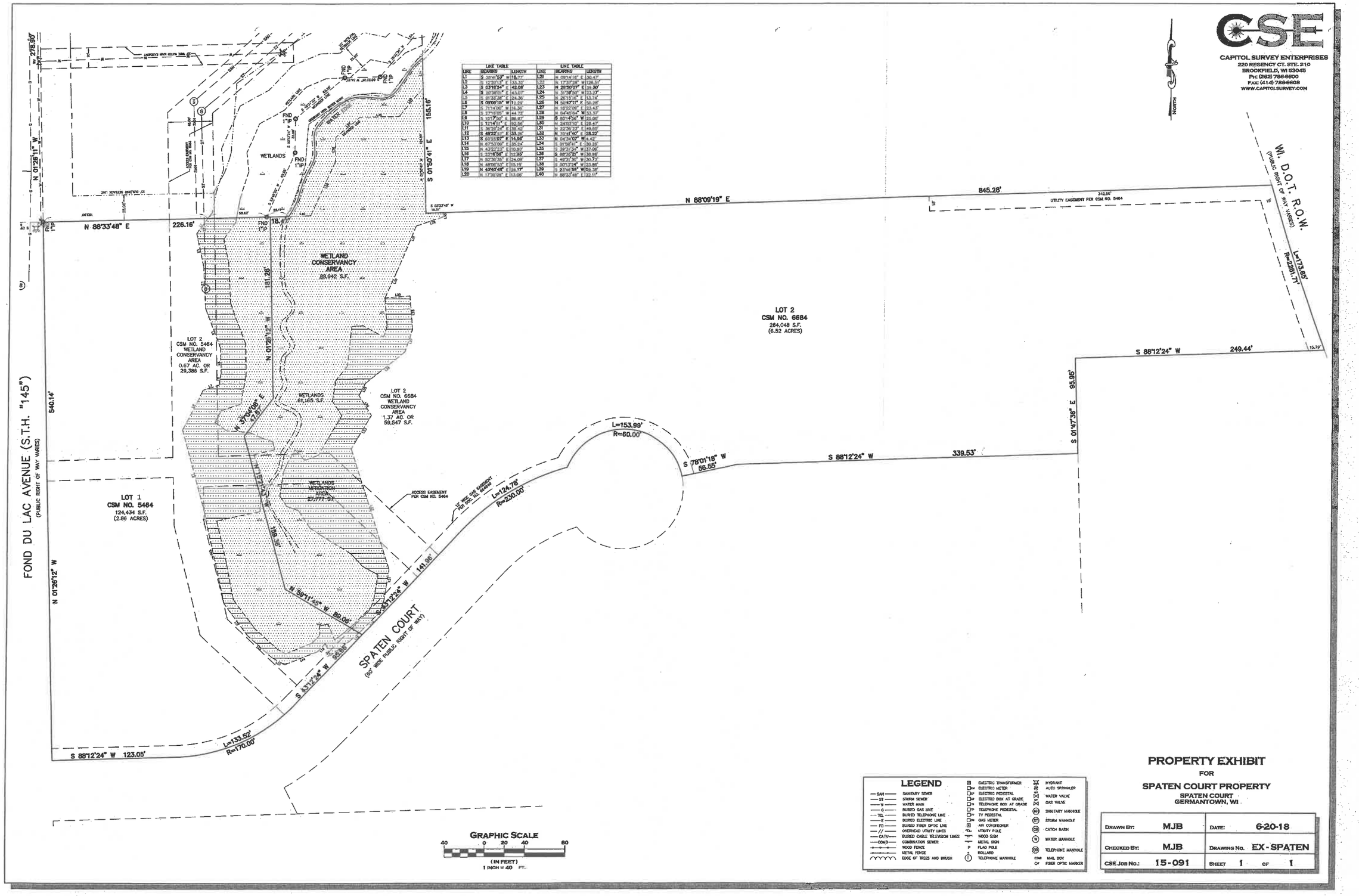
2020.

2022.

FIGURE 6. HISTORIC AERIAL PHOTOS

Source: Google Earth, 2024

FIGURE 7. PREVIOUS WETLAND DELINEATION MAP



LINE TABLE		
LINE	BEARING	LENGTH
L1	S 30°47'53" W	16.77'
L2	S 15°30'13" E	33.33'
L3	S 03°16'54" E	42.08'
L4	S 20°36'01" E	43.07'
L5	S 05°33'28" E	24.30'
L6	S 09°09'15" W	11.20'
L7	S 71°41'06" W	16.30'
L8	S 27°33'05" W	44.72'
L9	S 10°17'00" E	86.07'
L10	S 12°41'51" E	92.56'
L11	S 36°09'54" E	38.43'
L12	S 49°22'51" E	33.35'
L13	S 60°55'07" E	14.98'
L14	N 67°33'00" E	20.24'
L15	N 43°22'23" E	10.80'
L16	S 33°16'56" E	12.93'
L17	N 50°30'35" E	24.09'
L18	N 48°06'53" E	15.15'
L19	N 43°40'48" E	28.17'
L20	N 17°39'06" E	13.06'

LINE TABLE		
LINE	BEARING	LENGTH
L21	N 09°16'18" E	30.47'
L22	N 17°37'06" W	128.80'
L23	N 29°50'07" E	39.30'
L24	N 51°08'30" W	23.27'
L25	N 26°15'16" E	13.74'
L26	N 30°47'11" E	50.28'
L27	N 16°22'09" E	23.43'
L28	N 04°45'04" W	33.37'
L29	S 80°14'56" W	20.00'
L30	N 24°33'10" E	28.47'
L31	N 32°36'33" E	49.60'
L32	N 70°41'40" E	28.22'
L33	N 04°34'07" W	14.42'
L34	S 01°26'41" E	130.26'
L35	S 39°31'34" W	32.06'
L36	S 88°30'20" W	38.98'
L37	S 48°31'30" W	30.73'
L38	S 00°13'24" W	33.86'
L39	S 23°46'58" W	59.30'
L40	N 88°33'48" E	22.11'

Creek running through Wetland A near Data point #2.

View from stream terrace in Wetland A, near Data point #5.

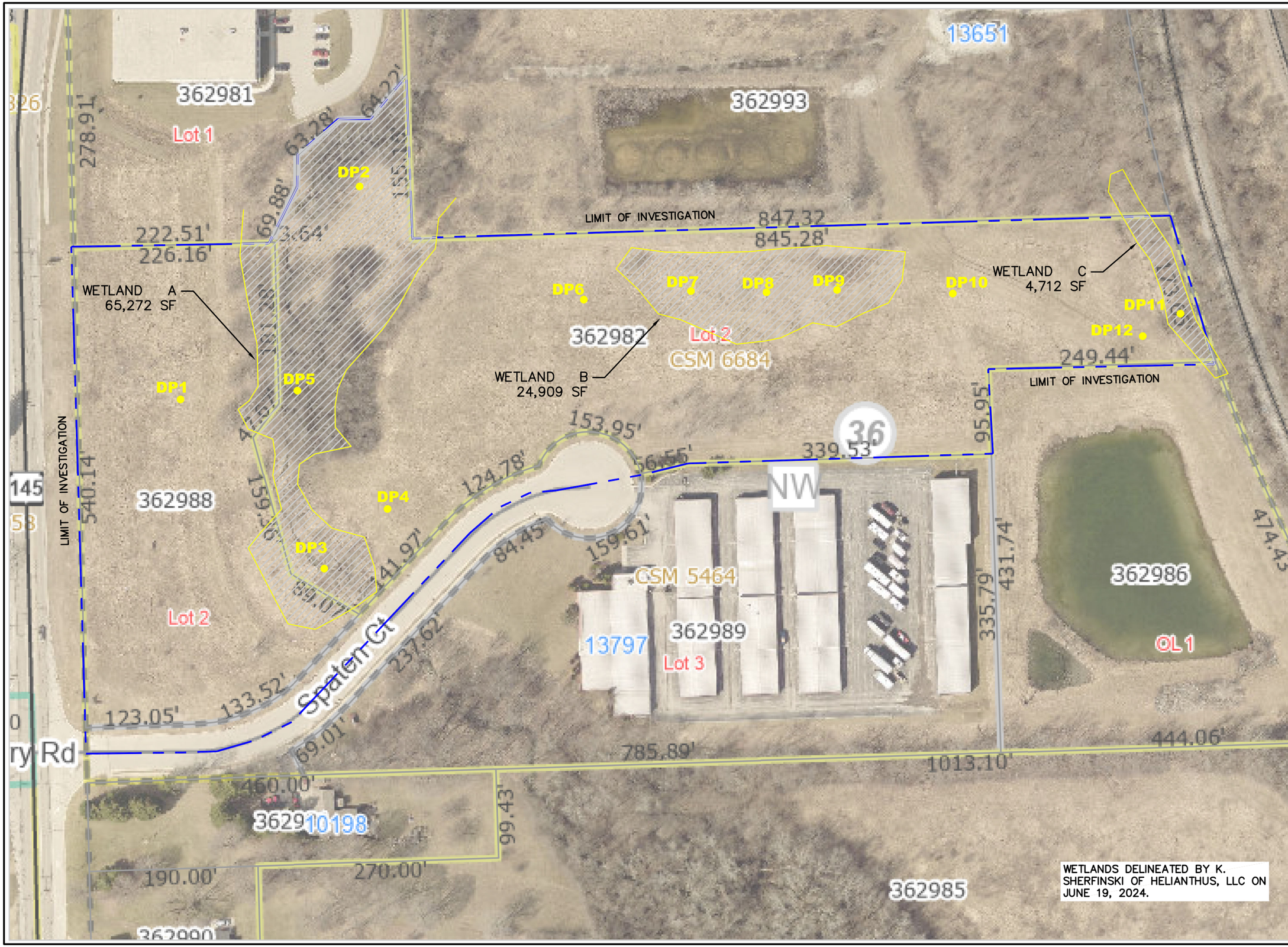
FIGURE 8. SITE PHOTOS

South-facing view of Wetland B near Data Point #7.

Culvert and drainage swale, with small stream in Wetland C.

FIGURE 8. SITE PHOTOS

FIGURE 9. WETLAND BOUNDARY MAP



HELIANTHUS

ADAMS GARDEN PARK
1836 W. FOND DU LAC AVE, SUITE 100
MILWAUKEE, WI 53205
www.healthyenvironmentsdesigned.com

THE SIGMA GROUP
1300 W. CANAL STREET
MILWAUKEE, WI 53233

WETLAND BOUNDARY MAP

SPATEN CT.
GERMANTOWN, WI 53022

Drawn By	KAS
Project Number	24-181
Date	2024-07-09
Sheet	1.0

Exhibit

FIGURE 9

Scale: 1" = 100'

0 50' 100'

NORTH

FIGURE 10. FIELD DATA SHEETS

WETLAND DETERMINATION DATA FORM - Northcentral and Northeast Region

Project/Site: Spaten Court City/County: Germantown/Wash Sampling Date: 6/19/2024
Applicant/Owner: The Sigma Group State: WI Sampling Point: 1
Investigator(s): K. Sherfinski, E. Johnson Section, Township, Range: S36, T9N, R20E
Landform (hillslope, terrace, etc.): Hillslope Local relief (concave, convex, none): Convex
Slope (%): 2-3 Lat.: Long.: Datum:
Soil Map Unit Name Ozaukee silt loam (OuB2) NWI Classification: None
Are climatic/hydrologic conditions of the site typical for this time of the year? No (If no, explain in remarks)
Are vegetation ____, soil ____, or hydrology ____ significantly disturbed? Are "normal circumstances" present? Yes
Are vegetation ____, soil ____, or hydrology ____ naturally problematic?
(If needed, explain any answers in remarks)

SUMMARY OF FINDINGS

Hydrophytic vegetation present?	N	**Is the sampled area within a wetland?**	N
Hydric soil present?	N		
Indicators of wetland hydrology present?	N	If yes, optional wetland site ID:	

Remarks: (Explain alternative procedures here or in a separate report.)

Antecedent hydrologic analysis shows that conditions were wetter than normal at the time of visit.

HYDROLOGY

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ Marl Deposits (B15)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ___ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ FAC-Neutral Test (D5)
- ___ Microtopographic Relief (D4)

Field Observations:

Surface water present?	Yes	____	No	X	Depth (inches): ____
Water table present?	Yes	____	No	X	Depth (inches): ____
Saturation present? (includes capillary fringe)	Yes	____	No	X	Depth (inches): ____

Indicators of wetland hydrology present? N

Describe recorded data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:
DP1 was approximately five feet in elevation higher than DP5.

VEGETATION - Use scientific names of plants

Sampling Point: 1

Tree Stratum	Plot Size (30ft radius)	Absolute % Cover	Dominant Species	Indicator Status
1				
2				
3				
4				
5				
6				
7				
8				
9				
10				
		0	= Total Cover	

Sapling/Shrub Stratum	Plot Size (30ft radius)	Absolute % Cover	Dominant Species	Indicator Status
1	*Fraxinus pennsylvanica*	15	Y	FACW
2	*Elaeagnus umbellata*	2	N	UPL
3	*Ulmus americana*	1	N	FACW
4				
5				
6				
7				
8				
9				
10				
		18	= Total Cover	

Herb Stratum	Plot Size (5ft radius)	Absolute % Cover	Dominant Species	Indicator Status
1	*Poa pratensis*	40	Y	FACU
2	*Lotus corniculatus*	30	Y	FACU
3	*Solidago canadensis*	25	Y	FACU
4	*Dipsacus fullonum*	20	N	FACU
5	*Elymus repens*	5	N	FACU
6	*Daucus carota*	3	N	UPL
7	*Taraxacum officinale*	1	N	FACU
8				
9				
10				
11				
12				
13				
14				
15				
		124	= Total Cover	

Woody Vine Stratum	Plot Size (30ft radius)	Absolute % Cover	Dominant Species	Indicator Status
1				
2				
3				
4				
5				
		0	= Total Cover	

50/20 Thresholds

	20%	50%
Tree Stratum	0	0
Sapling/Shrub Stratum	4	9
Herb Stratum	25	62
Woody Vine Stratum	0	0

Dominance Test Worksheet

Number of Dominant Species that are OBL, FACW, or FAC: 1 (A)

Total Number of Dominant Species Across all Strata: 4 (B)

Percent of Dominant Species that are OBL, FACW, or FAC: 25.00% (A/B)

Prevalence Index Worksheet

Total % Cover of:

OBL species	0	x 1 =	0	
FACW species	16	x 2 =	32	
FAC species	0	x 3 =	0	
FACU species	121	x 4 =	484	
UPL species	5	x 5 =	25	
Column totals	142	(A)	541	(B)

Prevalence Index = B/A = 3.81

Hydrophytic Vegetation Indicators:

- ___ Rapid test for hydrophytic vegetation
- ___ Dominance test is >50%
- ___ Prevalence index is ≤3.0*
- ___ Morphological adaptations* (provide supporting data in Remarks or on a separate sheet)
- ___ Problematic hydrophytic vegetation* (explain)

*Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic

Definitions of Vegetation Strata:

Tree - Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub - Woody plants less than 3 in. DBH and greater than 3.28 ft (1 m) tall.

Herb - All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines - All woody vines greater than 3.28 ft in height.

Hydrophytic vegetation present? N

Remarks: (Include photo numbers here or on a separate sheet)

Old field.

SOIL **Sampling Point:** 1

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (Inches)	Matrix Color (moist)	%	Redox Features Color (moist)	%	Type*	Loc**	Texture	Remarks
0-4	10YR 3/3	100					Silty clay loam	
4-5	10YR 5/4	100					Gravelly silty clay	

*Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains
**Location: PL=Pore Lining, M=Matrix

Hydric Soil Indicators:

___ Histosol (A1)
___ Histic Epipedon (A2)
___ Black Histic (A3)
___ Hydrogen Sulfide (A4)
___ Stratified Layers (A5)
___ Depleted Below Dark Surface (A11)
___ Thick Dark Surface (A12)
___ Sandy Mucky Mineral (S1)
___ Sandy Gleyed Matrix (S4)
___ Sandy Redox (S5)
___ Stripped Matrix (S6)
___ Dark Surface (S7) (**LRR R, MLRA 149B**)
___ Polyvalue Below Surface (S8) (**LRR R, MLRA 149B**)
___ Thin Dark Surface (S9) (**LRR R, MLRA 149B**
___ Loamy Mucky Mineral (F1) (**LRR K, L**)
___ Loamy Gleyed Matrix (F2)
___ Depleted Matrix (F3)
___ Redox Dark Surface (F6)
___ Depleted Dark Surface (F7)
___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils:

___ 2 cm Muck (A10) (**LRR K, L, MLRA 149B**
___ Coast Prairie Redox (A16) (**LRR K, L, R**)
___ 5 cm Mucky Peat or Peat (S3) (**LRR K, L, R**)
___ Dark Surface (S7) (**LRR K, L**
___ Polyvalue Below Surface (S8) (**LRR K, L**)
___ Thin Dark Surface (S9) (**LRR K, L**)
___ Iron-Manganese Masses (F12) (**LRR K, L, R**)
___ Piedmont Floodplain Soils (F19) (**MLRA 149B**)
___ Mesic Spodic (TA6) (**MLRA 144A, 145, 149B**)
___ Red Parent Material (F21)
___ Very Shallow Dark Surface (TF12)
___ Other (Explain in Remarks)

*Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic

Restrictive Layer (if observed):
Type: Gravel
Depth (inches): 5

Hydric soil present? N

Remarks:
Refusal at 5 inches due to gravel fill, 3 attempts were made

WETLAND DETERMINATION DATA FORM - Northcentral and Northeast Region

Project/Site: Spaten Court City/County: Germantown/Wash Sampling Date: 6/19/2024
Applicant/Owner: The Sigma Group State: WI Sampling Point: 2
Investigator(s): K. Sherfinski, E. Johnson Section, Township, Range: S36, T9N, R20E
Landform (hillslope, terrace, etc.): Depression Local relief (concave, convex, none): Concave
Slope (%): 0-2 Lat.: Long.: Datum:
Soil Map Unit Name Ozaukee silt loam (OuB2) NWI Classification: T3/E2K
Are climatic/hydrologic conditions of the site typical for this time of the year? No (If no, explain in remarks)
Are vegetation ____, soil ____, or hydrology ____ significantly disturbed? Are "normal circumstances" present? Yes
Are vegetation ____, soil ____, or hydrology ____ naturally problematic?
(If needed, explain any answers in remarks)

SUMMARY OF FINDINGS

Hydrophytic vegetation present?	Y	**Is the sampled area within a wetland?**	Y
Hydric soil present?	Y		
Indicators of wetland hydrology present?	Y	If yes, optional wetland site ID:	

Remarks: (Explain alternative procedures here or in a separate report.)

Antecedent hydrologic analysis shows that conditions were wetter than normal at the time of visit.

HYDROLOGY

Primary Indicators (minimum of one is required; check all that apply)

- X Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ Marl Deposits (B15)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- X Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- X Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- X FAC-Neutral Test (D5)
- ___ Microtopographic Relief (D4)

Field Observations:

Surface water present?	Yes	X	No		Depth (inches):	2
Water table present?	Yes		No	X	Depth (inches):	
Saturation present? (includes capillary fringe)	Yes		No	X	Depth (inches):	

Indicators of wetland hydrology present? Y

Describe recorded data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

VEGETATION - Use scientific names of plants

Sampling Point: 2

Tree Stratum	Plot Size (30ft radius)	Absolute % Cover	Dominant Species	Indicator Status
1	*Populus deltoides*	30	Y	FAC
2				
3				
4				
5				
6				
7				
8				
9				
10				
		30	= Total Cover	

Sapling/Shrub Stratum	Plot Size (30ft radius)	Absolute % Cover	Dominant Species	Indicator Status
1	*Rhamnus cathartica*	30	Y	FAC
2	*Acer negundo*	10	Y	FAC
3	*Fraxinus pennsylvanica*	5	N	FACW
4	*Rosa multiflora*	1	N	FACU
5				
6				
7				
8				
9				
10				
		46	= Total Cover	

Herb Stratum	Plot Size (5ft radius)	Absolute % Cover	Dominant Species	Indicator Status
1	*Phalaris arundinacea*	75	Y	FACW
2	*Solidago canadensis*	15	N	FACU
3	*Cirsium arvense*	10	N	FACU
4	*Leersia oryzoides*	10	N	OBL
5	*Symphyotrichum lanceolatum*	10	N	FACW
6	*Dipsacus fullonum*	5	N	FACU
7	*Cornus alba*	3	N	FACW
8	*Impatiens capensis*	3	N	FACW
9	*Fraxinus pennsylvanica*	2	N	FACW
10	*Stachys palustris*	2	N	OBL
11	*Barbarea vulgaris*	1	N	FAC
12				
13				
14				
15				
		136	= Total Cover	

Woody Vine Stratum	Plot Size (30ft radius)	Absolute % Cover	Dominant Species	Indicator Status
1				
2				
3				
4				
5				
		0	= Total Cover	

50/20 Thresholds

	20%	50%
Tree Stratum	6	15
Sapling/Shrub Stratum	9	23
Herb Stratum	27	68
Woody Vine Stratum	0	0

Dominance Test Worksheet

Number of Dominant Species that are OBL, FACW, or FAC: 4 (A)

Total Number of Dominant Species Across all Strata: 4 (B)

Percent of Dominant Species that are OBL, FACW, or FAC: 100.00% (A/B)

Prevalence Index Worksheet

Total % Cover of:

OBL species	12	x 1 =	12	
FACW species	98	x 2 =	196	
FAC species	71	x 3 =	213	
FACU species	31	x 4 =	124	
UPL species	0	x 5 =	0	
Column totals	212	(A)	545	(B)

Prevalence Index = B/A = 2.57

Hydrophytic Vegetation Indicators:

- ___ Rapid test for hydrophytic vegetation
- X Dominance test is >50%
- X Prevalence index is ≤3.0*
- ___ Morphological adaptations* (provide supporting data in Remarks or on a separate sheet)
- ___ Problematic hydrophytic vegetation* (explain)

*Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic

Definitions of Vegetation Strata:

Tree - Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub - Woody plants less than 3 in. DBH and greater than 3.28 ft (1 m) tall.

Herb - All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines - All woody vines greater than 3.28 ft in height.

Hydrophytic vegetation present? Y

Remarks: (Include photo numbers here or on a separate sheet)

Dead ash in canopy. Forested/fresh wet meadow wetland.

SOIL **Sampling Point:** 2

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (Inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox %	Type*	Loc**	Texture	Remarks
0-20	10YR 2/1	15	10YR 3/6	5	C	PL	Silty clay loam	
	2.5Y 4/1	80						

*Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains
**Location: PL=Pore Lining, M=Matrix

Hydric Soil Indicators:

___ Histosol (A1)
___ Histic Epipedon (A2)
___ Black Histic (A3)
___ Hydrogen Sulfide (A4)
___ Stratified Layers (A5)
___ Depleted Below Dark Surface (A11)
___ Thick Dark Surface (A12)
___ Sandy Mucky Mineral (S1)
___ Sandy Gleyed Matrix (S4)
___ Sandy Redox (S5)
___ Stripped Matrix (S6)
___ Dark Surface (S7) (**LRR R, MLRA 149B**)
___ Polyvalue Below Surface (S8) (**LRR R, MLRA 149B**)
___ Thin Dark Surface (S9) (**LRR R, MLRA 149B**
___ Loamy Mucky Mineral (F1) (**LRR K, L**)
___ Loamy Gleyed Matrix (F2)
X Depleted Matrix (F3)
___ Redox Dark Surface (F6)
___ Depleted Dark Surface (F7)
___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils:

___ 2 cm Muck (A10) (**LRR K, L, MLRA 149B**
___ Coast Prairie Redox (A16) (**LRR K, L, R**)
___ 5 cm Mucky Peat or Peat (S3) (**LRR K, L, R**)
___ Dark Surface (S7) (**LRR K, L**
___ Polyvalue Below Surface (S8) (**LRR K, L**)
___ Thin Dark Surface (S9) (**LRR K, L**)
___ Iron-Manganese Masses (F12) (**LRR K, L, R**)
___ Piedmont Floodplain Soils (F19) (**MLRA 149B**)
___ Mesic Spodic (TA6) (**MLRA 144A, 145, 149B**)
___ Red Parent Material (F21)
___ Very Shallow Dark Surface (TF12)
___ Other (Explain in Remarks)

*Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic

Restrictive Layer (if observed):
Type: _____
Depth (inches): _____

Hydric soil present? Y

Remarks:

WETLAND DETERMINATION DATA FORM - Northcentral and Northeast Region

Project/Site: Spaten Court City/County: Germantown/Wash Sampling Date: 6/19/2024
Applicant/Owner: The Sigma Group State: WI Sampling Point: 3
Investigator(s): K. Sherfinski, E. Johnson Section, Township, Range: S36, T9N, R20E
Landform (hillslope, terrace, etc.): stream terrace Local relief (concave, convex, none): Concave
Slope (%): 0-2 Lat.: Long.: Datum:
Soil Map Unit Name Ozaukee silt loam (OuB2) NWI Classification: Wetland symbol
Are climatic/hydrologic conditions of the site typical for this time of the year? No (If no, explain in remarks)
Are vegetation ____, soil ____, or hydrology ____ significantly disturbed? Are "normal
Are vegetation ____, soil ____, or hydrology ____ naturally problematic? circumstances" present? Yes
(If needed, explain any answers in remarks)

SUMMARY OF FINDINGS

Hydrophytic vegetation present?	Y	**Is the sampled area within a wetland?**	Y
Hydric soil present?	Y		
Indicators of wetland hydrology present?	Y	If yes, optional wetland site ID:	

Remarks: (Explain alternative procedures here or in a separate report.)

Antecedent hydrologic analysis shows that conditions were wetter than normal at the time of visit.

HYDROLOGY

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- X High Water Table (A2)
- X Saturation (A3)
- X Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ Marl Deposits (B15)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- X Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- X Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- X Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- X FAC-Neutral Test (D5)
- ___ Microtopographic Relief (D4)

Field Observations:

Surface water present?	Yes	____	No	X	Depth (inches): ____
Water table present?	Yes	X	No	____	Depth (inches): 8
Saturation present? (includes capillary fringe)	Yes	X	No	____	Depth (inches): At surface

Indicators of wetland hydrology present? Y

Describe recorded data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

VEGETATION - Use scientific names of plants

Sampling Point: 3

Tree Stratum	Plot Size (30ft radius)	Absolute % Cover	Dominant Species	Indicator Status
1	*Populus deltoides*	40	Y	FAC
2	*Salix nigra*	10	Y	OBL
3				
4				
5				
6				
7				
8				
9				
10				
		50	= Total Cover	

Sapling/Shrub Stratum	Plot Size (30ft radius)	Absolute % Cover	Dominant Species	Indicator Status
1	*Salix interior*	30	Y	FACW
2	*Populus deltoides*	15	Y	FAC
3	*Fraxinus pennsylvanica*	5	N	FACW
4	*Salix nigra*	1	N	OBL
5				
6				
7				
8				
9				
10				
		51	= Total Cover	

Herb Stratum	Plot Size (5ft radius)	Absolute % Cover	Dominant Species	Indicator Status
1	*Phalaris arundinacea*	90	Y	FACW
2	*Impatiens capensis*	5	N	FACW
3	*Solanum dulcamara*	3	N	FAC
4	*Parthenocissus quinquefolia*	1	N	FACU
5				
6				
7				
8				
9				
10				
11				
12				
13				
14				
15				
		99	= Total Cover	

Woody Vine Stratum	Plot Size (30ft radius)	Absolute % Cover	Dominant Species	Indicator Status
1				
2				
3				
4				
5				
		0	= Total Cover	

50/20 Thresholds

	20%	50%
Tree Stratum	10	25
Sapling/Shrub Stratum	10	26
Herb Stratum	20	50
Woody Vine Stratum	0	0

Dominance Test Worksheet

Number of Dominant Species that are OBL, FACW, or FAC: 5 (A)

Total Number of Dominant Species Across all Strata: 5 (B)

Percent of Dominant Species that are OBL, FACW, or FAC: 100.00% (A/B)

Prevalence Index Worksheet

Total % Cover of:

OBL species	11	x 1 =	11	
FACW species	130	x 2 =	260	
FAC species	58	x 3 =	174	
FACU species	1	x 4 =	4	
UPL species	0	x 5 =	0	
Column totals	200	(A)	449	(B)

Prevalence Index = B/A = 2.25

Hydrophytic Vegetation Indicators:

- ___ Rapid test for hydrophytic vegetation
- X Dominance test is >50%
- X Prevalence index is ≤3.0*
- ___ Morphological adaptations* (provide supporting data in Remarks or on a separate sheet)
- ___ Problematic hydrophytic vegetation* (explain)

*Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic

Definitions of Vegetation Strata:

Tree - Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub - Woody plants less than 3 in. DBH and greater than 3.28 ft (1 m) tall.

Herb - All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines - All woody vines greater than 3.28 ft in height.

Hydrophytic vegetation present? Y

Remarks: (Include photo numbers here or on a separate sheet)

Forested/fresh wet meadow wetland.

SOIL **Sampling Point:** 3

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (Inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox Features %	Redox Features Type*	Redox Features Loc**	Texture	Remarks
0-20	2.5Y 4/1	90	10YR 4/6	10	C	PL	Silty clay loam	Gravelly at bottom of pit

*Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains
**Location: PL=Pore Lining, M=Matrix

Hydric Soil Indicators:

___ Histosol (A1)
___ Histic Epipedon (A2)
___ Black Histic (A3)
___ Hydrogen Sulfide (A4)
___ Stratified Layers (A5)
___ Depleted Below Dark Surface (A11)
___ Thick Dark Surface (A12)
___ Sandy Mucky Mineral (S1)
___ Sandy Gleyed Matrix (S4)
___ Sandy Redox (S5)
___ Stripped Matrix (S6)
___ Dark Surface (S7) (**LRR R, MLRA 149B**)
___ Polyvalue Below Surface (S8) (**LRR R, MLRA 149B**)
___ Thin Dark Surface (S9) (**LRR R, MLRA 149B**
___ Loamy Mucky Mineral (F1) (**LRR K, L**)
___ Loamy Gleyed Matrix (F2)
X Depleted Matrix (F3)
___ Redox Dark Surface (F6)
___ Depleted Dark Surface (F7)
___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils:

___ 2 cm Muck (A10) (**LRR K, L, MLRA 149B**
___ Coast Prairie Redox (A16) (**LRR K, L, R**)
___ 5 cm Mucky Peat or Peat (S3) (**LRR K, L, R**)
___ Dark Surface (S7) (**LRR K, L**
___ Polyvalue Below Surface (S8) (**LRR K, L**)
___ Thin Dark Surface (S9) (**LRR K, L**)
___ Iron-Manganese Masses (F12) (**LRR K, L, R**)
___ Piedmont Floodplain Soils (F19) (**MLRA 149B**)
___ Mesic Spodic (TA6) (**MLRA 144A, 145, 149B**)
___ Red Parent Material (F21)
___ Very Shallow Dark Surface (TF12)
___ Other (Explain in Remarks)

*Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic

Restrictive Layer (if observed):
Type: _____
Depth (inches): _____

Hydric soil present? Y

Remarks:

WETLAND DETERMINATION DATA FORM - Northcentral and Northeast Region

Project/Site: Spaten Court City/County: Germantown/Wash Sampling Date: 6/19/2024
Applicant/Owner: The Sigma Group State: WI Sampling Point: 4
Investigator(s): K. Sherfinski, E. Johnson Section, Township, Range: S36, T9N, R20E
Landform (hillslope, terrace, etc.): Hillslope Local relief (concave, convex, none): Convex
Slope (%): 4-6 Lat.: Long.: Datum:
Soil Map Unit Name Ozaukee silt loam (OuC2) NWI Classification: None
Are climatic/hydrologic conditions of the site typical for this time of the year? No (If no, explain in remarks)
Are vegetation ____, soil ____, or hydrology ____ significantly disturbed? Are "normal
Are vegetation ____, soil ____, or hydrology ____ naturally problematic? circumstances" present? Yes
(If needed, explain any answers in remarks)

SUMMARY OF FINDINGS

Hydrophytic vegetation present?	N	**Is the sampled area within a wetland?**	N
Hydric soil present?	N		
Indicators of wetland hydrology present?	N	If yes, optional wetland site ID:	

Remarks: (Explain alternative procedures here or in a separate report.)

Antecedent hydrologic analysis shows that conditions were wetter than normal at the time of visit.

HYDROLOGY

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ Marl Deposits (B15)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ___ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ FAC-Neutral Test (D5)
- ___ Microtopographic Relief (D4)

Field Observations:

Surface water present?	Yes	____	No	X	Depth (inches): ____
Water table present?	Yes	____	No	X	Depth (inches): ____
Saturation present? (includes capillary fringe)	Yes	____	No	X	Depth (inches): ____

Indicators of wetland hydrology present? N

Describe recorded data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:
Approximately 8 feet above DP 3.

VEGETATION - Use scientific names of plants

Sampling Point: 4

Tree Stratum	Plot Size (30ft radius)	Absolute % Cover	Dominant Species	Indicator Status
1				
2				
3				
4				
5				
6				
7				
8				
9				
10				
		0	= Total Cover	

Sapling/Shrub Stratum	Plot Size (30ft radius)	Absolute % Cover	Dominant Species	Indicator Status
1	*Rosa multiflora*	1		FACU
2				
3				
4				
5				
6				
7				
8				
9				
10				
		1	= Total Cover	

Herb Stratum	Plot Size (5ft radius)	Absolute % Cover	Dominant Species	Indicator Status
1	*Poa pratensis*	70	Y	FACU
2	*Convolvulus arvensis*	20	N	UPL
3	*Elymus repens*	15	N	FACU
4	*Sonchus arvensis*	10	N	FACU
5	*Daucus carota*	5	N	UPL
6	*Cichorium intybus*	5	N	FACU
7	*Cirsium arvense*	2	N	FACU
8	*Asclepias syriaca*	1	N	UPL
9				
10				
11				
12				
13				
14				
15				
		128	= Total Cover	

Woody Vine Stratum	Plot Size (30ft radius)	Absolute % Cover	Dominant Species	Indicator Status
1				
2				
3				
4				
5				
		0	= Total Cover	

50/20 Thresholds

	20%	50%
Tree Stratum	0	0
Sapling/Shrub Stratum	0	1
Herb Stratum	26	64
Woody Vine Stratum	0	0

Dominance Test Worksheet

Number of Dominant Species that are OBL, FACW, or FAC: 0 (A)

Total Number of Dominant Species Across all Strata: 1 (B)

Percent of Dominant Species that are OBL, FACW, or FAC: 0.00% (A/B)

Prevalence Index Worksheet

Total % Cover of:

OBL species	0	x 1 =	0	
FACW species	0	x 2 =	0	
FAC species	0	x 3 =	0	
FACU species	103	x 4 =	412	
UPL species	26	x 5 =	130	
Column totals	129	(A)	542	(B)

Prevalence Index = B/A = 4.20

Hydrophytic Vegetation Indicators:

- ___ Rapid test for hydrophytic vegetation
- ___ Dominance test is >50%
- ___ Prevalence index is ≤3.0*
- ___ Morphological adaptations* (provide supporting data in Remarks or on a separate sheet)
- ___ Problematic hydrophytic vegetation* (explain)

*Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic

Definitions of Vegetation Strata:

Tree - Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub - Woody plants less than 3 in. DBH and greater than 3.28 ft (1 m) tall.

Herb - All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines - All woody vines greater than 3.28 ft in height.

Hydrophytic vegetation present? N

Remarks: (Include photo numbers here or on a separate sheet)

SOIL **Sampling Point:** 4

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (Inches)	Matrix Color (moist)	%	Redox Features Color (moist)	%	Type*	Loc**	Texture	Remarks
0-7	10YR 3/2	100					Silty clay loam	
7-9	10YR 3/2	70					Silty clay	
	10YR 5/4	30						

*Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains
**Location: PL=Pore Lining, M=Matrix

Hydric Soil Indicators:

___ Histosol (A1)
___ Histic Epipedon (A2)
___ Black Histic (A3)
___ Hydrogen Sulfide (A4)
___ Stratified Layers (A5)
___ Depleted Below Dark Surface (A11)
___ Thick Dark Surface (A12)
___ Sandy Mucky Mineral (S1)
___ Sandy Gleyed Matrix (S4)
___ Sandy Redox (S5)
___ Stripped Matrix (S6)
___ Dark Surface (S7) (**LRR R, MLRA 149B**)
___ Polyvalue Below Surface (S8) (**LRR R, MLRA 149B**)
___ Thin Dark Surface (S9) (**LRR R, MLRA 149B**
___ Loamy Mucky Mineral (F1) (**LRR K, L**)
___ Loamy Gleyed Matrix (F2)
___ Depleted Matrix (F3)
___ Redox Dark Surface (F6)
___ Depleted Dark Surface (F7)
___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils:

___ 2 cm Muck (A10) (**LRR K, L, MLRA 149B**
___ Coast Prairie Redox (A16) (**LRR K, L, R**)
___ 5 cm Mucky Peat or Peat (S3) (**LRR K, L, R**)
___ Dark Surface (S7) (**LRR K, L**
___ Polyvalue Below Surface (S8) (**LRR K, L**)
___ Thin Dark Surface (S9) (**LRR K, L**)
___ Iron-Manganese Masses (F12) (**LRR K, L, R**)
___ Piedmont Floodplain Soils (F19) (**MLRA 149B**)
___ Mesic Spodic (TA6) (**MLRA 144A, 145, 149B**)
___ Red Parent Material (F21)
___ Very Shallow Dark Surface (TF12)
___ Other (Explain in Remarks)

*Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic

Restrictive Layer (if observed):
Type: Gravel
Depth (inches): 9

Hydric soil present? N

Remarks:
Refusal at 9 inches due to gravel fill.

WETLAND DETERMINATION DATA FORM - Northcentral and Northeast Region

Project/Site: Spaten Court City/County: Germantown/Wash Sampling Date: 6/19/2024
Applicant/Owner: The Sigma Group State: WI Sampling Point: 5
Investigator(s): K. Sherfinski, E. Johnson Section, Township, Range: S36, T9N, R20E
Landform (hillslope, terrace, etc.): stream terrace Local relief (concave, convex, none): Concave
Slope (%): 0-2 Lat.: Long.: Datum:
Soil Map Unit Name Ozaukee silt loam (OuB2) NWI Classification: T3/E2K
Are climatic/hydrologic conditions of the site typical for this time of the year? No (If no, explain in remarks)
Are vegetation ____, soil ____, or hydrology ____ significantly disturbed? Are "normal circumstances" present? Yes
Are vegetation ____, soil ____, or hydrology ____ naturally problematic?
(If needed, explain any answers in remarks)

SUMMARY OF FINDINGS

Hydrophytic vegetation present?	Y	**Is the sampled area within a wetland?**	Y
Hydric soil present?	Y		
Indicators of wetland hydrology present?	Y	If yes, optional wetland site ID:	

Remarks: (Explain alternative procedures here or in a separate report.)

Antecedent hydrologic analysis shows that conditions were wetter than normal at the time of visit.

HYDROLOGY

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ Marl Deposits (B15)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- X Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- X Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- X FAC-Neutral Test (D5)
- ___ Microtopographic Relief (D4)

Field Observations:

Surface water present?	Yes	____	No	X	Depth (inches): ____
Water table present?	Yes	____	No	X	Depth (inches): ____
Saturation present? (includes capillary fringe)	Yes	____	No	X	Depth (inches): ____

Indicators of wetland hydrology present? Y

Describe recorded data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

VEGETATION - Use scientific names of plants

Sampling Point: 5

Tree Stratum	Plot Size (30ft radius)	Absolute % Cover	Dominant Species	Indicator Status
1	*Acer negundo*	20	Y	FAC
2	*Populus deltoides*	15	Y	FAC
3	*Ulmus americana*	2	N	FACW
4				
5				
6				
7				
8				
9				
10				
		37	= Total Cover	

Sapling/Shrub Stratum	Plot Size (30ft radius)	Absolute % Cover	Dominant Species	Indicator Status
1	*Rhamnus cathartica*	20	Y	FAC
2	*Fraxinus pennsylvanica*	3	N	FACW
3	*Acer negundo*	3	N	FAC
4				
5				
6				
7				
8				
9				
10				
		26	= Total Cover	

Herb Stratum	Plot Size (5ft radius)	Absolute % Cover	Dominant Species	Indicator Status
1	*Phalaris arundinacea*	100	Y	FACW
2	*Cirsium arvense*	2	N	FACU
3	*Sonchus arvensis*	2	N	FACU
4				
5				
6				
7				
8				
9				
10				
11				
12				
13				
14				
15				
		104	= Total Cover	

Woody Vine Stratum	Plot Size (30ft radius)	Absolute % Cover	Dominant Species	Indicator Status
1				
2				
3				
4				
5				
		0	= Total Cover	

50/20 Thresholds

	20%	50%
Tree Stratum	7	19
Sapling/Shrub Stratum	5	13
Herb Stratum	21	52
Woody Vine Stratum	0	0

Dominance Test Worksheet

Number of Dominant Species that are OBL, FACW, or FAC: 4 (A)

Total Number of Dominant Species Across all Strata: 4 (B)

Percent of Dominant Species that are OBL, FACW, or FAC: 100.00% (A/B)

Prevalence Index Worksheet

Total % Cover of:

OBL species	0	x 1 =	0	
FACW species	105	x 2 =	210	
FAC species	58	x 3 =	174	
FACU species	4	x 4 =	16	
UPL species	0	x 5 =	0	
Column totals	167	(A)	400	(B)

Prevalence Index = B/A = 2.40

Hydrophytic Vegetation Indicators:

- ___ Rapid test for hydrophytic vegetation
- X Dominance test is >50%
- X Prevalence index is ≤3.0*
- ___ Morphological adaptations* (provide supporting data in Remarks or on a separate sheet)
- ___ Problematic hydrophytic vegetation* (explain)

*Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic

Definitions of Vegetation Strata:

Tree - Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub - Woody plants less than 3 in. DBH and greater than 3.28 ft (1 m) tall.

Herb - All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines - All woody vines greater than 3.28 ft in height.

Hydrophytic vegetation present? Y

Remarks: (Include photo numbers here or on a separate sheet)

Dead ash in canopy. Forested/ fresh wet meadow wetland.

SOIL **Sampling Point:** 5

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (Inches)	Matrix Color (moist)	%	Redox Features Color (moist)	%	Type*	Loc**	Texture	Remarks
0-5	10YR 3/2	100					Silty clay loam	
5-16	10YR 3/2	95	10YR 3/6	5	C	PL	Silty clay loam	
16-20	10YR 3/1	95	10YR 3/6	5	C	PL	Silty clay	

*Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains
**Location: PL=Pore Lining, M=Matrix

Hydric Soil Indicators:

___ Histosol (A1)
___ Histic Epipedon (A2)
___ Black Histic (A3)
___ Hydrogen Sulfide (A4)
___ Stratified Layers (A5)
___ Depleted Below Dark Surface (A11)
___ Thick Dark Surface (A12)
___ Sandy Mucky Mineral (S1)
___ Sandy Gleyed Matrix (S4)
___ Sandy Redox (S5)
___ Stripped Matrix (S6)
___ Dark Surface (S7) (**LRR R, MLRA 149B**)
___ Polyvalue Below Surface (S8) (**LRR R, MLRA 149B**)
___ Thin Dark Surface (S9) (**LRR R, MLRA 149B**
___ Loamy Mucky Mineral (F1) (**LRR K, L**)
___ Loamy Gleyed Matrix (F2)
___ Depleted Matrix (F3)
X Redox Dark Surface (F6)
___ Depleted Dark Surface (F7)
___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils:

___ 2 cm Muck (A10) (**LRR K, L, MLRA 149B**
___ Coast Prairie Redox (A16) (**LRR K, L, R**)
___ 5 cm Mucky Peat or Peat (S3) (**LRR K, L, R**)
___ Dark Surface (S7) (**LRR K, L**
___ Polyvalue Below Surface (S8) (**LRR K, L**)
___ Thin Dark Surface (S9) (**LRR K, L**)
___ Iron-Manganese Masses (F12) (**LRR K, L, R**)
___ Piedmont Floodplain Soils (F19) (**MLRA 149B**)
___ Mesic Spodic (TA6) (**MLRA 144A, 145, 149B**)
___ Red Parent Material (F21)
___ Very Shallow Dark Surface (TF12)
___ Other (Explain in Remarks)

*Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic

Restrictive Layer (if observed):
Type: _____
Depth (inches): _____

Hydric soil present? Y

Remarks:

WETLAND DETERMINATION DATA FORM - Northcentral and Northeast Region

Project/Site: Spaten Court City/County: Germantown/Wash Sampling Date: 6/19/2024
Applicant/Owner: The Sigma Group State: WI Sampling Point: 6
Investigator(s): K. Sherfinski, E. Johnson Section, Township, Range: S36, T9N, R20E
Landform (hillslope, terrace, etc.): Hillslope Local relief (concave, convex, none): Convex
Slope (%): 2-3 Lat.: Long.: Datum:
Soil Map Unit Name Ozaukee silt loam (OuB2) NWI Classification: None
Are climatic/hydrologic conditions of the site typical for this time of the year? No (If no, explain in remarks)
Are vegetation ____, soil ____, or hydrology ____ significantly disturbed? Are "normal
Are vegetation ____, soil ____, or hydrology ____ naturally problematic? circumstances" present? Yes
(If needed, explain any answers in remarks)

SUMMARY OF FINDINGS

Hydrophytic vegetation present?	N	**Is the sampled area within a wetland?**	N
Hydric soil present?	N		
Indicators of wetland hydrology present?	N	If yes, optional wetland site ID:	

Remarks: (Explain alternative procedures here or in a separate report.)

Antecedent hydrologic analysis shows that conditions were wetter than normal at the time of visit.

HYDROLOGY

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ Marl Deposits (B15)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ___ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ FAC-Neutral Test (D5)
- ___ Microtopographic Relief (D4)

Field Observations:

Surface water present?	Yes	____	No	X	Depth (inches): ____
Water table present?	Yes	____	No	X	Depth (inches): ____
Saturation present? (includes capillary fringe)	Yes	____	No	X	Depth (inches): ____

Indicators of wetland hydrology present? N

Describe recorded data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:
DP6 was approximately six inches higher in elevation than DP7.

VEGETATION - Use scientific names of plants

Sampling Point: 6

Tree Stratum	Plot Size (30ft radius)	Absolute % Cover	Dominant Species	Indicator Status
1				
2				
3				
4				
5				
6				
7				
8				
9				
10				
		0	= Total Cover	

Sapling/Shrub Stratum	Plot Size (30ft radius)	Absolute % Cover	Dominant Species	Indicator Status
1	*Fraxinus pennsylvanica*	2	Y	FACW
2	*Elaeagnus umbellata*	2	Y	UPL
3	*Acer negundo*	1	Y	FAC
4				
5				
6				
7				
8				
9				
10				
		5	= Total Cover	

Herb Stratum	Plot Size (5ft radius)	Absolute % Cover	Dominant Species	Indicator Status
1	*Poa pratensis*	40	Y	FACU
2	*Solidago canadensis*	30	Y	FACU
3	*Daucus carota*	25	Y	UPL
4	*Equisetum arvense*	15	N	FAC
5	*Erigeron annuus*	10	N	FACU
6				
7				
8				
9				
10				
11				
12				
13				
14				
15				
		120	= Total Cover	

Woody Vine Stratum	Plot Size (30ft radius)	Absolute % Cover	Dominant Species	Indicator Status
1				
2				
3				
4				
5				
		0	= Total Cover	

50/20 Thresholds

	20%	50%
Tree Stratum	0	0
Sapling/Shrub Stratum	1	3
Herb Stratum	24	60
Woody Vine Stratum	0	0

Dominance Test Worksheet

Number of Dominant Species that are OBL, FACW, or FAC: 2 (A)

Total Number of Dominant Species Across all Strata: 6 (B)

Percent of Dominant Species that are OBL, FACW, or FAC: 33.33% (A/B)

Prevalence Index Worksheet

Total % Cover of:

OBL species	0	x 1 =	0	
FACW species	2	x 2 =	4	
FAC species	16	x 3 =	48	
FACU species	80	x 4 =	320	
UPL species	27	x 5 =	135	
Column totals	125	(A)	507	(B)

Prevalence Index = B/A = 4.06

Hydrophytic Vegetation Indicators:

___ Rapid test for hydrophytic vegetation
___ Dominance test is >50%
___ Prevalence index is ≤3.0*
___ Morphological adaptations* (provide supporting data in Remarks or on a separate sheet)
___ Problematic hydrophytic vegetation* (explain)

*Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic

Definitions of Vegetation Strata:

Tree - Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub - Woody plants less than 3 in. DBH and greater than 3.28 ft (1 m) tall.

Herb - All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines - All woody vines greater than 3.28 ft in height.

Hydrophytic vegetation present? N

Remarks: (Include photo numbers here or on a separate sheet)

Old field.

SOIL **Sampling Point:** 6

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (Inches)	Matrix Color (moist)	%	Redox Features Color (moist)	%	Type*	Loc**	Texture	Remarks
0-9	10YR 3/2	100					Silty clay loam	
9-12	10YR 3/2	60					Silty clay	
	10YR 5/4	37	10YR 3/6	3	C			

*Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains
**Location: PL=Pore Lining, M=Matrix

Hydric Soil Indicators:

___ Histosol (A1)
___ Histic Epipedon (A2)
___ Black Histic (A3)
___ Hydrogen Sulfide (A4)
___ Stratified Layers (A5)
___ Depleted Below Dark Surface (A11)
___ Thick Dark Surface (A12)
___ Sandy Mucky Mineral (S1)
___ Sandy Gleyed Matrix (S4)
___ Sandy Redox (S5)
___ Stripped Matrix (S6)
___ Dark Surface (S7) (**LRR R, MLRA 149B**)
___ Polyvalue Below Surface (S8) (**LRR R, MLRA 149B**)
___ Thin Dark Surface (S9) (**LRR R, MLRA 149B**
___ Loamy Mucky Mineral (F1) (**LRR K, L**)
___ Loamy Gleyed Matrix (F2)
___ Depleted Matrix (F3)
___ Redox Dark Surface (F6)
___ Depleted Dark Surface (F7)
___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils:

___ 2 cm Muck (A10) (**LRR K, L, MLRA 149B**
___ Coast Prairie Redox (A16) (**LRR K, L, R**)
___ 5 cm Mucky Peat or Peat (S3) (**LRR K, L, R**)
___ Dark Surface (S7) (**LRR K, L**
___ Polyvalue Below Surface (S8) (**LRR K, L**)
___ Thin Dark Surface (S9) (**LRR K, L**)
___ Iron-Manganese Masses (F12) (**LRR K, L, R**)
___ Piedmont Floodplain Soils (F19) (**MLRA 149B**)
___ Mesic Spodic (TA6) (**MLRA 144A, 145, 149B**)
___ Red Parent Material (F21)
___ Very Shallow Dark Surface (TF12)
___ Other (Explain in Remarks)

*Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic

Restrictive Layer (if observed):
Type: Gravel
Depth (inches): 12

Hydric soil present? N

Remarks:
Refusal at 12 inches due to gravel fill.

WETLAND DETERMINATION DATA FORM - Northcentral and Northeast Region

Project/Site: Spaten Court City/County: Germantown/Wash Sampling Date: 6/19/2024
Applicant/Owner: The Sigma Group State: WI Sampling Point: 7
Investigator(s): K. Sherfinski, E. Johnson Section, Township, Range: S36, T9N, R20E
Landform (hillslope, terrace, etc.): Hillslope next to berm Local relief (concave, convex, none): none
Slope (%): 1-2 Lat.: Long.: Datum:
Soil Map Unit Name Ozaukee silt loam (OuB2) NWI Classification: None
Are climatic/hydrologic conditions of the site typical for this time of the year? No (If no, explain in remarks)
Are vegetation ____, soil ____, or hydrology ____ significantly disturbed? Are "normal
Are vegetation ____, soil ____, or hydrology ____ naturally problematic? circumstances" present? Yes
(If needed, explain any answers in remarks)

SUMMARY OF FINDINGS

Hydrophytic vegetation present?	Y	**Is the sampled area within a wetland?**	Y
Hydric soil present?	Y		
Indicators of wetland hydrology present?	Y	If yes, optional wetland site ID:	

Remarks: (Explain alternative procedures here or in a separate report.)

Antecedent hydrologic analysis shows that conditions were wetter than normal at the time of visit.

HYDROLOGY

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ Marl Deposits (B15)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- X Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ___ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- X FAC-Neutral Test (D5)
- ___ Microtopographic Relief (D4)

Field Observations:

Surface water present?	Yes	____	No	X	Depth (inches): ____
Water table present?	Yes	____	No	X	Depth (inches): ____
Saturation present? (includes capillary fringe)	Yes	____	No	X	Depth (inches): ____

Indicators of wetland hydrology present? Y

Describe recorded data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

VEGETATION - Use scientific names of plants

Sampling Point: 7

Tree Stratum	Plot Size (30ft radius)	Absolute % Cover	Dominant Species	Indicator Status
1	*Populus deltoides*	3	Y	FAC
2	*Salix nigra*	3	Y	OBL
3				
4				
5				
6				
7				
8				
9				
10				
		6	= Total Cover	

Sapling/Shrub Stratum	Plot Size (30ft radius)	Absolute % Cover	Dominant Species	Indicator Status
1	*Cornus alba*	5	Y	FACW
2	*Acer negundo*	2	Y	FAC
3	*Fraxinus pennsylvanica*	2	Y	FACW
4	*Elaeagnus umbellata*	2	Y	UPL
5				
6				
7				
8				
9				
10				
		11	= Total Cover	

Herb Stratum	Plot Size (5ft radius)	Absolute % Cover	Dominant Species	Indicator Status
1	*Equisetum arvense*	50	Y	FAC
2	*Scirpus atrovirens*	30	Y	OBL
3	*Poa pratensis*	20	N	FACU
4	*Solidago canadensis*	10	N	FACU
5	*Symphyotrichum puniceum*	10	N	OBL
6	*Phalaris arundinacea*	5	N	FACW
7	*Juncus dudleyi*	5	N	FACW
8	*Euthamia graminifolia*	5	N	FAC
9	*Cardamine bulbosa*	3	N	OBL
10				
11				
12				
13				
14				
15				
		138	= Total Cover	

Woody Vine Stratum	Plot Size (30ft radius)	Absolute % Cover	Dominant Species	Indicator Status
1				
2				
3				
4				
5				
		0	= Total Cover	

50/20 Thresholds

	20%	50%
Tree Stratum	1	3
Sapling/Shrub Stratum	2	6
Herb Stratum	28	69
Woody Vine Stratum	0	0

Dominance Test Worksheet

Number of Dominant Species that are OBL, FACW, or FAC: 7 (A)

Total Number of Dominant Species Across all Strata: 8 (B)

Percent of Dominant Species that are OBL, FACW, or FAC: 87.50% (A/B)

Prevalence Index Worksheet

Total % Cover of:

OBL species	46	x 1 =	46	
FACW species	17	x 2 =	34	
FAC species	60	x 3 =	180	
FACU species	30	x 4 =	120	
UPL species	2	x 5 =	10	
Column totals	155	(A)	390	(B)

Prevalence Index = B/A = 2.52

Hydrophytic Vegetation Indicators:

- ___ Rapid test for hydrophytic vegetation
- X Dominance test is >50%
- X Prevalence index is ≤3.0*
- ___ Morphological adaptations* (provide supporting data in Remarks or on a separate sheet)
- ___ Problematic hydrophytic vegetation* (explain)

*Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic

Definitions of Vegetation Strata:

Tree - Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub - Woody plants less than 3 in. DBH and greater than 3.28 ft (1 m) tall.

Herb - All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines - All woody vines greater than 3.28 ft in height.

Hydrophytic vegetation present? Y

Remarks: (Include photo numbers here or on a separate sheet)

Wet meadow wetland.

SOIL **Sampling Point:** 7

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (Inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox %	Type*	Loc**	Texture	Remarks
0-10	10YR 2/1	95	10YR 3/4	5	C	PL/M	Silty clay loam	
10-16	10YR 3/1	65	10YR 4/6	15	C	M	Silty clay	
			2.5Y 5/2	20	D	M		
16-18	2.5Y 6/1	80	10YR 5/6	20	C	M	Gravelly silty clay	

*Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains
**Location: PL=Pore Lining, M=Matrix

Hydric Soil Indicators:

___ Histosol (A1)
___ Histic Epipedon (A2)
___ Black Histic (A3)
___ Hydrogen Sulfide (A4)
___ Stratified Layers (A5)
___ Depleted Below Dark Surface (A11)
___ Thick Dark Surface (A12)
___ Sandy Mucky Mineral (S1)
___ Sandy Gleyed Matrix (S4)
___ Sandy Redox (S5)
___ Stripped Matrix (S6)
___ Dark Surface (S7) (**LRR R, MLRA 149B**)
___ Polyvalue Below Surface (S8) (**LRR R, MLRA 149B**)
___ Thin Dark Surface (S9) (**LRR R, MLRA 149B**
___ Loamy Mucky Mineral (F1) (**LRR K, L**)
___ Loamy Gleyed Matrix (F2)
___ Depleted Matrix (F3)
X Redox Dark Surface (F6)
___ Depleted Dark Surface (F7)
___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils:

___ 2 cm Muck (A10) (**LRR K, L, MLRA 149B**
___ Coast Prairie Redox (A16) (**LRR K, L, R**)
___ 5 cm Mucky Peat or Peat (S3) (**LRR K, L, R**)
___ Dark Surface (S7) (**LRR K, L**
___ Polyvalue Below Surface (S8) (**LRR K, L**)
___ Thin Dark Surface (S9) (**LRR K, L**)
___ Iron-Manganese Masses (F12) (**LRR K, L, R**)
___ Piedmont Floodplain Soils (F19) (**MLRA 149B**)
___ Mesic Spodic (TA6) (**MLRA 144A, 145, 149B**)
___ Red Parent Material (F21)
___ Very Shallow Dark Surface (TF12)
___ Other (Explain in Remarks)

*Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic

Restrictive Layer (if observed):
Type: Gravel
Depth (inches): 18

Hydric soil present? Y

Remarks:
Refusal at 18 inches due to gravel fill.

WETLAND DETERMINATION DATA FORM - Northcentral and Northeast Region

Project/Site: Spaten Court City/County: Germantown/Wash Sampling Date: 6/19/2024
Applicant/Owner: The Sigma Group State: WI Sampling Point: 8
Investigator(s): K. Sherfinski, E. Johnson Section, Township, Range: S36, T9N, R20E
Landform (hillslope, terrace, etc.): Hillslope next to berm Local relief (concave, convex, none): None
Slope (%): 1-2 Lat.: Long.: Datum:
Soil Map Unit Name Ozaukee silt loam (OuB2) NWI Classification: None
Are climatic/hydrologic conditions of the site typical for this time of the year? No (If no, explain in remarks)
Are vegetation ____, soil ____, or hydrology ____ significantly disturbed? Are "normal
Are vegetation ____, soil ____, or hydrology ____ naturally problematic? circumstances" present? Yes
(If needed, explain any answers in remarks)

SUMMARY OF FINDINGS

Hydrophytic vegetation present?	Y	**Is the sampled area within a wetland?**	Y
Hydric soil present?	Y		
Indicators of wetland hydrology present?	Y	If yes, optional wetland site ID:	

Remarks: (Explain alternative procedures here or in a separate report.)

Antecedent hydrologic analysis shows that conditions were wetter than normal at the time of visit.

HYDROLOGY

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ Marl Deposits (B15)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- X Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ___ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- X FAC-Neutral Test (D5)
- ___ Microtopographic Relief (D4)

Field Observations:

Surface water present?	Yes	____	No	X	Depth (inches): ____
Water table present?	Yes	____	No	X	Depth (inches): ____
Saturation present? (includes capillary fringe)	Yes	X	No	____	Depth (inches): At surface

Indicators of wetland hydrology present? Y

Describe recorded data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

VEGETATION - Use scientific names of plants

Sampling Point: 8

Tree Stratum	Plot Size (30ft radius)	Absolute % Cover	Dominant Species	Indicator Status
1	*Populus deltoides*	5	Y	FAC
2				
3				
4				
5				
6				
7				
8				
9				
10				
		5	= Total Cover	

Sapling/Shrub Stratum	Plot Size (30ft radius)	Absolute % Cover	Dominant Species	Indicator Status
1	*Salix interior*	10	Y	FACW
2	*Fraxinus pennsylvanica*	1	N	FACW
3				
4				
5				
6				
7				
8				
9				
10				
		11	= Total Cover	

Herb Stratum	Plot Size (5ft radius)	Absolute % Cover	Dominant Species	Indicator Status
1	*Equisetum arvense*	70	Y	FAC
2	*Poa pratensis*	25	N	FACU
3	*Solidago canadensis*	20	N	FACU
4	*Phalaris arundinacea*	5	N	FACW
5	*Euthamia graminifolia*	5	N	FAC
6	*Symphyotrichum puniceum*	3	N	OBL
7	*Juncus dudleyi*	3	N	FACW
8				
9				
10				
11				
12				
13				
14				
15				
		131	= Total Cover	

Woody Vine Stratum	Plot Size (30ft radius)	Absolute % Cover	Dominant Species	Indicator Status
1				
2				
3				
4				
5				
		0	= Total Cover	

50/20 Thresholds

	20%	50%
Tree Stratum	1	3
Sapling/Shrub Stratum	2	6
Herb Stratum	26	66
Woody Vine Stratum	0	0

Dominance Test Worksheet

Number of Dominant Species that are OBL, FACW, or FAC: 3 (A)

Total Number of Dominant Species Across all Strata: 3 (B)

Percent of Dominant Species that are OBL, FACW, or FAC: 100.00% (A/B)

Prevalence Index Worksheet

Total % Cover of:

OBL species	3	x 1 =	3	
FACW species	19	x 2 =	38	
FAC species	80	x 3 =	240	
FACU species	45	x 4 =	180	
UPL species	0	x 5 =	0	
Column totals	147	(A)	461	(B)

Prevalence Index = B/A = 3.14

Hydrophytic Vegetation Indicators:

- ___ Rapid test for hydrophytic vegetation
- X Dominance test is >50%
- ___ Prevalence index is ≤3.0*
- ___ Morphological adaptations* (provide supporting data in Remarks or on a separate sheet)
- ___ Problematic hydrophytic vegetation* (explain)

*Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic

Definitions of Vegetation Strata:

Tree - Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub - Woody plants less than 3 in. DBH and greater than 3.28 ft (1 m) tall.

Herb - All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines - All woody vines greater than 3.28 ft in height.

Hydrophytic vegetation present? Y

Remarks: (Include photo numbers here or on a separate sheet)

Wet meadow.

SOIL **Sampling Point:** 8

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (Inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox %	Type*	Loc**	Texture	Remarks
0-14	10YR 2/1	85	10YR 3/6	10	C	PL	Silty clay loam	
			10YR 6/2	5	D	M		
14-16	10YR 6/2	95	10YR 5/6	5	C	PL/M	Gravelly silty clay	

*Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains
**Location: PL=Pore Lining, M=Matrix

Hydric Soil Indicators:

___ Histosol (A1)
___ Histic Epipedon (A2)
___ Black Histic (A3)
___ Hydrogen Sulfide (A4)
___ Stratified Layers (A5)
___ Depleted Below Dark Surface (A11)
___ Thick Dark Surface (A12)
___ Sandy Mucky Mineral (S1)
___ Sandy Gleyed Matrix (S4)
___ Sandy Redox (S5)
___ Stripped Matrix (S6)
___ Dark Surface (S7) (**LRR R, MLRA 149B**)
___ Polyvalue Below Surface (S8) (**LRR R, MLRA 149B**)
___ Thin Dark Surface (S9) (**LRR R, MLRA 149B**
___ Loamy Mucky Mineral (F1) (**LRR K, L**)
___ Loamy Gleyed Matrix (F2)
___ Depleted Matrix (F3)
X Redox Dark Surface (F6)
___ Depleted Dark Surface (F7)
___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils:

___ 2 cm Muck (A10) (**LRR K, L, MLRA 149B**
___ Coast Prairie Redox (A16) (**LRR K, L, R**)
___ 5 cm Mucky Peat or Peat (S3) (**LRR K, L, R**)
___ Dark Surface (S7) (**LRR K, L**
___ Polyvalue Below Surface (S8) (**LRR K, L**)
___ Thin Dark Surface (S9) (**LRR K, L**)
___ Iron-Manganese Masses (F12) (**LRR K, L, R**)
___ Piedmont Floodplain Soils (F19) (**MLRA 149B**)
___ Mesic Spodic (TA6) (**MLRA 144A, 145, 149B**)
___ Red Parent Material (F21)
___ Very Shallow Dark Surface (TF12)
___ Other (Explain in Remarks)

*Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic

Restrictive Layer (if observed):
Type: Gravel
Depth (inches): 16

Hydric soil present? Y

Remarks:
Refusal at 16 inches due to gravel fill.

WETLAND DETERMINATION DATA FORM - Northcentral and Northeast Region

Project/Site: Spaten Court City/County: Germantown/Wash Sampling Date: 6/19/2024
Applicant/Owner: The Sigma Group State: WI Sampling Point: 9
Investigator(s): K. Sherfinski, E. Johnson Section, Township, Range: S36, T9N, R20E
Landform (hillslope, terrace, etc.): Hillslope Local relief (concave, convex, none): None
Slope (%): 1-2 Lat.: Long.: Datum:
Soil Map Unit Name Ozaukee silt loam (OuB2) NWI Classification: None
Are climatic/hydrologic conditions of the site typical for this time of the year? No (If no, explain in remarks)
Are vegetation ____, soil ____, or hydrology ____ significantly disturbed? Are "normal
Are vegetation ____, soil ____, or hydrology ____ naturally problematic? circumstances" present? Yes
(If needed, explain any answers in remarks)

SUMMARY OF FINDINGS

Hydrophytic vegetation present?	Y	**Is the sampled area within a wetland?**	Y
Hydric soil present?	Y		
Indicators of wetland hydrology present?	Y	If yes, optional wetland site ID:	

Remarks: (Explain alternative procedures here or in a separate report.)

Antecedent hydrologic analysis shows that conditions were wetter than normal at the time of visit.

HYDROLOGY

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ Marl Deposits (B15)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- X Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ___ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- X FAC-Neutral Test (D5)
- ___ Microtopographic Relief (D4)

Field Observations:

Surface water present?	Yes	____	No	X	Depth (inches): ____
Water table present?	Yes	____	No	X	Depth (inches): ____
Saturation present? (includes capillary fringe)	Yes	X	No	____	Depth (inches): At surface

Indicators of wetland hydrology present? Y

Describe recorded data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

VEGETATION - Use scientific names of plants

Sampling Point: 9

Tree Stratum	Plot Size (30ft radius)	Absolute % Cover	Dominant Species	Indicator Status
1	*Acer negundo*	5	Y	FAC
2	*Populus deltoides*	3	Y	FAC
3				
4				
5				
6				
7				
8				
9				
10				
		8	= Total Cover	

Sapling/Shrub Stratum	Plot Size (30ft radius)	Absolute % Cover	Dominant Species	Indicator Status
1	*Salix interior*	5	Y	FACW
2	*Salix discolor*	3	Y	FACW
3	*Cornus alba*	3	Y	FACW
4				
5				
6				
7				
8				
9				
10				
		11	= Total Cover	

Herb Stratum	Plot Size (5ft radius)	Absolute % Cover	Dominant Species	Indicator Status
1	*Equisetum arvense*	60	Y	FAC
2	*Phragmites australis*	25	Y	FACW
3	*Poa pratensis*	15	N	FACU
4	*Cornus sericea*	10	N	FACW
5	*Solidago canadensis*	10	N	FACU
6	*Euthamia graminifolia*	10	N	FAC
7	*Dipsacus fullonum*	3	N	FACU
8	*Scirpus atrovirens*	3	N	OBL
9	*Carex vulpinoidea*	2	N	OBL
10	*Symphyotrichum puniceum*	1	N	OBL
11				
12				
13				
14				
15				
		139	= Total Cover	

Woody Vine Stratum	Plot Size (30ft radius)	Absolute % Cover	Dominant Species	Indicator Status
1				
2				
3				
4				
5				
		0	= Total Cover	

50/20 Thresholds

	20%	50%
Tree Stratum	2	4
Sapling/Shrub Stratum	2	6
Herb Stratum	28	70
Woody Vine Stratum	0	0

Dominance Test Worksheet

Number of Dominant Species that are OBL, FACW, or FAC: 7 (A)

Total Number of Dominant Species Across all Strata: 7 (B)

Percent of Dominant Species that are OBL, FACW, or FAC: 100.00% (A/B)

Prevalence Index Worksheet

Total % Cover of:

OBL species	6	x 1 =	6	
FACW species	46	x 2 =	92	
FAC species	78	x 3 =	234	
FACU species	28	x 4 =	112	
UPL species	0	x 5 =	0	
Column totals	158	(A)	444	(B)

Prevalence Index = B/A = 2.81

Hydrophytic Vegetation Indicators:

- ___ Rapid test for hydrophytic vegetation
- X Dominance test is >50%
- X Prevalence index is ≤3.0*
- ___ Morphological adaptations* (provide supporting data in Remarks or on a separate sheet)
- ___ Problematic hydrophytic vegetation* (explain)

*Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic

Definitions of Vegetation Strata:

Tree - Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub - Woody plants less than 3 in. DBH and greater than 3.28 ft (1 m) tall.

Herb - All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines - All woody vines greater than 3.28 ft in height.

Hydrophytic vegetation present? Y

Remarks: (Include photo numbers here or on a separate sheet)

Wet meadow wetland.

SOIL **Sampling Point:** 9

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (Inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox Features %	Redox Features Type*	Redox Features Loc**	Texture	Remarks
0-12	10YR 3/1	90	10YR 3/6	10	C	PL	Silty clay loam	
12-14	10YR 6/2	95	10YR 3/6	5	C	PL/M	Gravelly silty clay	

*Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains
**Location: PL=Pore Lining, M=Matrix

Hydric Soil Indicators:

___ Histosol (A1)
___ Histic Epipedon (A2)
___ Black Histic (A3)
___ Hydrogen Sulfide (A4)
___ Stratified Layers (A5)
___ Depleted Below Dark Surface (A11)
___ Thick Dark Surface (A12)
___ Sandy Mucky Mineral (S1)
___ Sandy Gleyed Matrix (S4)
___ Sandy Redox (S5)
___ Stripped Matrix (S6)
___ Dark Surface (S7) (**LRR R, MLRA 149B**)
___ Polyvalue Below Surface (S8) (**LRR R, MLRA 149B**)
___ Thin Dark Surface (S9) (**LRR R, MLRA 149B**
___ Loamy Mucky Mineral (F1) (**LRR K, L**)
___ Loamy Gleyed Matrix (F2)
___ Depleted Matrix (F3)
X Redox Dark Surface (F6)
___ Depleted Dark Surface (F7)
___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils:

___ 2 cm Muck (A10) (**LRR K, L, MLRA 149B**
___ Coast Prairie Redox (A16) (**LRR K, L, R**)
___ 5 cm Mucky Peat or Peat (S3) (**LRR K, L, R**)
___ Dark Surface (S7) (**LRR K, L**
___ Polyvalue Below Surface (S8) (**LRR K, L**)
___ Thin Dark Surface (S9) (**LRR K, L**)
___ Iron-Manganese Masses (F12) (**LRR K, L, R**)
___ Piedmont Floodplain Soils (F19) (**MLRA 149B**)
___ Mesic Spodic (TA6) (**MLRA 144A, 145, 149B**)
___ Red Parent Material (F21)
___ Very Shallow Dark Surface (TF12)
___ Other (Explain in Remarks)

*Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic

Restrictive Layer (if observed):
Type: 14
Depth (inches): Gravel

Hydric soil present? Y

Remarks:
Refusal at 14 inches due to gravel fill.

WETLAND DETERMINATION DATA FORM - Northcentral and Northeast Region

Project/Site: Spaten Court City/County: Germantown/Wash Sampling Date: 6/19/2024
Applicant/Owner: The Sigma Group State: WI Sampling Point: 10
Investigator(s): K. Sherfinski, E. Johnson Section, Township, Range: S36, T9N, R20E
Landform (hillslope, terrace, etc.): Hillslope Local relief (concave, convex, none): Convex
Slope (%): 2 Lat.: Long.: Datum:
Soil Map Unit Name Ozaukee silt loam (OuB2) NWI Classification: None
Are climatic/hydrologic conditions of the site typical for this time of the year? No (If no, explain in remarks)
Are vegetation ____, soil ____, or hydrology ____ significantly disturbed? Are "normal circumstances" present? Yes
Are vegetation ____, soil ____, or hydrology ____ naturally problematic?
(If needed, explain any answers in remarks)

SUMMARY OF FINDINGS

Hydrophytic vegetation present?	N	**Is the sampled area within a wetland?**	N
Hydric soil present?	Y		
Indicators of wetland hydrology present?	N	If yes, optional wetland site ID:	

Remarks: (Explain alternative procedures here or in a separate report.)

Antecedent hydrologic analysis shows that conditions were wetter than normal at the time of visit.

HYDROLOGY

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ Marl Deposits (B15)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ___ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ FAC-Neutral Test (D5)
- ___ Microtopographic Relief (D4)

Field Observations:

Surface water present?	Yes	____	No	X	Depth (inches): ____
Water table present?	Yes	____	No	X	Depth (inches): ____
Saturation present? (includes capillary fringe)	Yes	____	No	X	Depth (inches): ____

Indicators of wetland hydrology present? N

Describe recorded data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:
Drains toward storm water pond

VEGETATION - Use scientific names of plants

Sampling Point: 10

Tree Stratum	Plot Size (30ft radius)	Absolute % Cover	Dominant Species	Indicator Status
1				
2				
3				
4				
5				
6				
7				
8				
9				
10				
		0	= Total Cover	

Sapling/Shrub Stratum	Plot Size (30ft radius)	Absolute % Cover	Dominant Species	Indicator Status
1				
2				
3				
4				
5				
6				
7				
8				
9				
10				
		0	= Total Cover	

Herb Stratum	Plot Size (5ft radius)	Absolute % Cover	Dominant Species	Indicator Status
1	*Poa pratensis*	50	Y	FACU
2	*Lotus corniculatus*	40	Y	FACU
3	*Daucus carota*	10	N	UPL
4	*Trifolium repens*	5	N	FACU
5	*Elymus repens*	5	N	FACU
6				
7				
8				
9				
10				
11				
12				
13				
14				
15				
		110	= Total Cover	

Woody Vine Stratum	Plot Size (30ft radius)	Absolute % Cover	Dominant Species	Indicator Status
1				
2				
3				
4				
5				
		0	= Total Cover	

50/20 Thresholds

	20%	50%
Tree Stratum	0	0
Sapling/Shrub Stratum	0	0
Herb Stratum	22	55
Woody Vine Stratum	0	0

Dominance Test Worksheet

Number of Dominant Species that are OBL, FACW, or FAC: 0 (A)

Total Number of Dominant Species Across all Strata: 2 (B)

Percent of Dominant Species that are OBL, FACW, or FAC: 0.00% (A/B)

Prevalence Index Worksheet

Total % Cover of:

OBL species	0	x 1 =	0	
FACW species	0	x 2 =	0	
FAC species	0	x 3 =	0	
FACU species	100	x 4 =	400	
UPL species	10	x 5 =	50	
Column totals	110	(A)	450	(B)

Prevalence Index = B/A = 4.09

Hydrophytic Vegetation Indicators:

___ Rapid test for hydrophytic vegetation
___ Dominance test is >50%
___ Prevalence index is ≤3.0*
___ Morphological adaptations* (provide supporting data in Remarks or on a separate sheet)
___ Problematic hydrophytic vegetation* (explain)

*Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic

Definitions of Vegetation Strata:

Tree - Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub - Woody plants less than 3 in. DBH and greater than 3.28 ft (1 m) tall.

Herb - All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines - All woody vines greater than 3.28 ft in height.

Hydrophytic vegetation present? N

Remarks: (Include photo numbers here or on a separate sheet)

Old field.

SOIL **Sampling Point:** 10

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (Inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox %	Type*	Loc**	Texture	Remarks
0-8	10YR 2/1	97	10YR 3/4	3	C	PL	Silty clay loam	
8-9	10YR 5/3	97	10YR 5/6	3	C	PL	Silty clay	

*Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains
**Location: PL=Pore Lining, M=Matrix

Hydric Soil Indicators:

___ Histosol (A1)
___ Histic Epipedon (A2)
___ Black Histic (A3)
___ Hydrogen Sulfide (A4)
___ Stratified Layers (A5)
___ Depleted Below Dark Surface (A11)
___ Thick Dark Surface (A12)
___ Sandy Mucky Mineral (S1)
___ Sandy Gleyed Matrix (S4)
___ Sandy Redox (S5)
___ Stripped Matrix (S6)
___ Dark Surface (S7) (**LRR R, MLRA 149B**)
___ Polyvalue Below Surface (S8) (**LRR R, MLRA 149B**)
___ Thin Dark Surface (S9) (**LRR R, MLRA 149B**
___ Loamy Mucky Mineral (F1) (**LRR K, L**)
___ Loamy Gleyed Matrix (F2)
___ Depleted Matrix (F3)
X Redox Dark Surface (F6)
___ Depleted Dark Surface (F7)
___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils:

___ 2 cm Muck (A10) (**LRR K, L, MLRA 149B**
___ Coast Prairie Redox (A16) (**LRR K, L, R**)
___ 5 cm Mucky Peat or Peat (S3) (**LRR K, L, R**)
___ Dark Surface (S7) (**LRR K, L**
___ Polyvalue Below Surface (S8) (**LRR K, L**)
___ Thin Dark Surface (S9) (**LRR K, L**)
___ Iron-Manganese Masses (F12) (**LRR K, L, R**)
___ Piedmont Floodplain Soils (F19) (**MLRA 149B**)
___ Mesic Spodic (TA6) (**MLRA 144A, 145, 149B**)
___ Red Parent Material (F21)
___ Very Shallow Dark Surface (TF12)
___ Other (Explain in Remarks)

*Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic

Restrictive Layer (if observed):
Type: Gravel
Depth (inches): 9

Hydric soil present? Y

Remarks:
Refusal at 9 inches due to gravel fill.

WETLAND DETERMINATION DATA FORM - Northcentral and Northeast Region

Project/Site: Spaten Court City/County: Germantown/Wash Sampling Date: 6/19/2024
Applicant/Owner: The Sigma Group State: WI Sampling Point: 11
Investigator(s): K. Sherfinski, E. Johnson Section, Township, Range: S36, T9N, R20E
Landform (hillslope, terrace, etc.): Drainageway Local relief (concave, convex, none): Concave
Slope (%): 0-2 Lat.: Long.: Datum:
Soil Map Unit Name Ozaukee silt loam (OuB2) NWI Classification: None
Are climatic/hydrologic conditions of the site typical for this time of the year? No (If no, explain in remarks)
Are vegetation ____, soil ____, or hydrology ____ significantly disturbed? Are "normal
Are vegetation ____, soil ____, or hydrology ____ naturally problematic? circumstances" present? Yes
(If needed, explain any answers in remarks)

SUMMARY OF FINDINGS

Hydrophytic vegetation present?	Y	**Is the sampled area within a wetland?**	Y
Hydric soil present?	Y		
Indicators of wetland hydrology present?	Y	If yes, optional wetland site ID:	

Remarks: (Explain alternative procedures here or in a separate report.)

Antecedent hydrologic analysis shows that conditions were wetter than normal at the time of visit.

HYDROLOGY

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- X Saturation (A3)
- ___ Water Marks (B1)
- X Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ Marl Deposits (B15)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- X Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- X Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- X FAC-Neutral Test (D5)
- ___ Microtopographic Relief (D4)

Field Observations:

Surface water present?	Yes	____	No	X	Depth (inches): ____
Water table present?	Yes	X	No	____	Depth (inches): 20
Saturation present? (includes capillary fringe)	Yes	X	No	____	Depth (inches): At surface

Indicators of wetland hydrology present? Y

Describe recorded data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:
Wetland C, drainage swale with small creek coming from culvert at north end of property

VEGETATION - Use scientific names of plants

Sampling Point: 11

Tree Stratum	Plot Size (30ft radius)	Absolute % Cover	Dominant Species	Indicator Status
1	*Acer negundo*	20	Y	FAC
2	*Salix nigra*	10	Y	OBL
3	*Crataegus mollis*	5	N	FAC
4				
5				
6				
7				
8				
9				
10				
		35	= Total Cover	

Sapling/Shrub Stratum	Plot Size (30ft radius)	Absolute % Cover	Dominant Species	Indicator Status
1	*Salix discolor*	10	Y	FACW
2	*Rhamnus cathartica*	5	Y	FAC
3				
4				
5				
6				
7				
8				
9				
10				
		15	= Total Cover	

Herb Stratum	Plot Size (5ft radius)	Absolute % Cover	Dominant Species	Indicator Status
1	*Phalaris arundinacea*	85	Y	FACW
2	*Solidago gigantea*	20	N	FACW
3	*Parthenocissus quinquefolia*	5	N	FACU
4	*Dipsacus fullonum*	5	N	FACU
5				
6				
7				
8				
9				
10				
11				
12				
13				
14				
15				
		115	= Total Cover	

Woody Vine Stratum	Plot Size (30ft radius)	Absolute % Cover	Dominant Species	Indicator Status
1				
2				
3				
4				
5				
		0	= Total Cover	

50/20 Thresholds

	20%	50%
Tree Stratum	7	18
Sapling/Shrub Stratum	3	8
Herb Stratum	23	58
Woody Vine Stratum	0	0

Dominance Test Worksheet

Number of Dominant Species that are OBL, FACW, or FAC: 5 (A)

Total Number of Dominant Species Across all Strata: 5 (B)

Percent of Dominant Species that are OBL, FACW, or FAC: 100.00% (A/B)

Prevalence Index Worksheet

Total % Cover of:

OBL species	10	x 1 =	10	
FACW species	115	x 2 =	230	
FAC species	30	x 3 =	90	
FACU species	10	x 4 =	40	
UPL species	0	x 5 =	0	
Column totals	165	(A)	370	(B)

Prevalence Index = B/A = 2.24

Hydrophytic Vegetation Indicators:

- ___ Rapid test for hydrophytic vegetation
- X Dominance test is >50%
- X Prevalence index is ≤3.0*
- ___ Morphological adaptations* (provide supporting data in Remarks or on a separate sheet)
- ___ Problematic hydrophytic vegetation* (explain)

*Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic

Definitions of Vegetation Strata:

Tree - Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub - Woody plants less than 3 in. DBH and greater than 3.28 ft (1 m) tall.

Herb - All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines - All woody vines greater than 3.28 ft in height.

Hydrophytic vegetation present? Y

Remarks: (Include photo numbers here or on a separate sheet)

Forested wetland.

SOIL **Sampling Point:** 11

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (Inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox %	Type*	Loc**	Texture	Remarks
0-15	10YR 3/1	95	10YR 4/6	5	C	PL	Silty clay loam	
15-20	10YR 3/1	85	10YR 4/6	5	C	PL	Silty clay	
			10YR 6/2	10	D	M		

*Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains
**Location: PL=Pore Lining, M=Matrix

Hydric Soil Indicators:

___ Histosol (A1)
___ Histic Epipedon (A2)
___ Black Histic (A3)
___ Hydrogen Sulfide (A4)
___ Stratified Layers (A5)
___ Depleted Below Dark Surface (A11)
___ Thick Dark Surface (A12)
___ Sandy Mucky Mineral (S1)
___ Sandy Gleyed Matrix (S4)
___ Sandy Redox (S5)
___ Stripped Matrix (S6)
___ Dark Surface (S7) (**LRR R, MLRA 149B**)
___ Polyvalue Below Surface (S8) (**LRR R, MLRA 149B**)
___ Thin Dark Surface (S9) (**LRR R, MLRA 149B**
___ Loamy Mucky Mineral (F1) (**LRR K, L**)
___ Loamy Gleyed Matrix (F2)
___ Depleted Matrix (F3)
X Redox Dark Surface (F6)
___ Depleted Dark Surface (F7)
___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils:

___ 2 cm Muck (A10) (**LRR K, L, MLRA 149B**
___ Coast Prairie Redox (A16) (**LRR K, L, R**)
___ 5 cm Mucky Peat or Peat (S3) (**LRR K, L, R**)
___ Dark Surface (S7) (**LRR K, L**
___ Polyvalue Below Surface (S8) (**LRR K, L**)
___ Thin Dark Surface (S9) (**LRR K, L**)
___ Iron-Manganese Masses (F12) (**LRR K, L, R**)
___ Piedmont Floodplain Soils (F19) (**MLRA 149B**)
___ Mesic Spodic (TA6) (**MLRA 144A, 145, 149B**)
___ Red Parent Material (F21)
___ Very Shallow Dark Surface (TF12)
___ Other (Explain in Remarks)

*Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic

Restrictive Layer (if observed):
Type: _____
Depth (inches): _____

Hydric soil present? Y

Remarks:

WETLAND DETERMINATION DATA FORM - Northcentral and Northeast Region

Project/Site: Spaten Court City/County: Germantown/Wash Sampling Date: 6/19/2024
Applicant/Owner: The Sigma Group State: WI Sampling Point: 12
Investigator(s): K. Sherfinski, E. Johnson Section, Township, Range: S36, T9N, R20E
Landform (hillslope, terrace, etc.): Hillslope Local relief (concave, convex, none): Convex
Slope (%): 3 Lat.: Long.: Datum:
Soil Map Unit Name Ozaukee silt loam (OuB2) NWI Classification: None
Are climatic/hydrologic conditions of the site typical for this time of the year? No (If no, explain in remarks)
Are vegetation ____, soil ____, or hydrology ____ significantly disturbed? Are "normal circumstances" present? Yes
Are vegetation ____, soil ____, or hydrology ____ naturally problematic?
(If needed, explain any answers in remarks)

SUMMARY OF FINDINGS

Hydrophytic vegetation present?	N	**Is the sampled area within a wetland?**	N
Hydric soil present?	N		
Indicators of wetland hydrology present?	N	If yes, optional wetland site ID:	

Remarks: (Explain alternative procedures here or in a separate report.)

Antecedent hydrologic analysis shows that conditions were wetter than normal at the time of visit.

HYDROLOGY

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ Marl Deposits (B15)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ___ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ FAC-Neutral Test (D5)
- ___ Microtopographic Relief (D4)

Field Observations:

Surface water present?	Yes	____	No	X	Depth (inches): ____
Water table present?	Yes	____	No	X	Depth (inches): ____
Saturation present? (includes capillary fringe)	Yes	____	No	X	Depth (inches): ____

Indicators of wetland hydrology present? N

Describe recorded data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

VEGETATION - Use scientific names of plants

Sampling Point: 12

Tree Stratum	Plot Size (30ft radius)	Absolute % Cover	Dominant Species	Indicator Status
1				
2				
3				
4				
5				
6				
7				
8				
9				
10				
		0	= Total Cover	

Sapling/Shrub Stratum	Plot Size (30ft radius)	Absolute % Cover	Dominant Species	Indicator Status
1				
2				
3				
4				
5				
6				
7				
8				
9				
10				
		0	= Total Cover	

Herb Stratum	Plot Size (5ft radius)	Absolute % Cover	Dominant Species	Indicator Status
1	*Lotus corniculatus*	40	Y	FACU
2	*Bromus inermis*	20	Y	UPL
3	*Dactylis glomerata*	20	Y	FACU
4	*Dipsacus fullonum*	15	N	FACU
5	*Trifolium pratense*	10	N	FACU
6	*Cirsium arvense*	10	N	FACU
7	*Phleum pratense*	10	N	FACU
8	*Dacus carota*	5	N	UPL
9				
10				
11				
12				
13				
14				
15				
		130	= Total Cover	

Woody Vine Stratum	Plot Size (30ft radius)	Absolute % Cover	Dominant Species	Indicator Status
1				
2				
3				
4				
5				
		0	= Total Cover	

50/20 Thresholds

	20%	50%
Tree Stratum	0	0
Sapling/Shrub Stratum	0	0
Herb Stratum	26	65
Woody Vine Stratum	0	0

Dominance Test Worksheet

Number of Dominant Species that are OBL, FACW, or FAC: 0 (A)

Total Number of Dominant Species Across all Strata: 3 (B)

Percent of Dominant Species that are OBL, FACW, or FAC: 0.00% (A/B)

Prevalence Index Worksheet

Total % Cover of:

OBL species	0	x 1 =	0	
FACW species	0	x 2 =	0	
FAC species	0	x 3 =	0	
FACU species	105	x 4 =	420	
UPL species	25	x 5 =	125	
Column totals	130	(A)	545	(B)

Prevalence Index = B/A = 4.19

Hydrophytic Vegetation Indicators:

___ Rapid test for hydrophytic vegetation
___ Dominance test is >50%
___ Prevalence index is ≤3.0*
___ Morphological adaptations* (provide supporting data in Remarks or on a separate sheet)
___ Problematic hydrophytic vegetation* (explain)

*Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic

Definitions of Vegetation Strata:

Tree - Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub - Woody plants less than 3 in. DBH and greater than 3.28 ft (1 m) tall.

Herb - All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines - All woody vines greater than 3.28 ft in height.

Hydrophytic vegetation present? N

Remarks: (Include photo numbers here or on a separate sheet)

Old field.

SOIL **Sampling Point:** 12

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (Inches)	Matrix Color (moist)	%	Redox Features Color (moist)	%	Type*	Loc**	Texture	Remarks
0-9	10YR 3/3	85					Silty clay loam	
	10YR 4/4	15						

*Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains
**Location: PL=Pore Lining, M=Matrix

Hydric Soil Indicators:

___ Histosol (A1)
___ Histic Epipedon (A2)
___ Black Histic (A3)
___ Hydrogen Sulfide (A4)
___ Stratified Layers (A5)
___ Depleted Below Dark Surface (A11)
___ Thick Dark Surface (A12)
___ Sandy Mucky Mineral (S1)
___ Sandy Gleyed Matrix (S4)
___ Sandy Redox (S5)
___ Stripped Matrix (S6)
___ Dark Surface (S7) (**LRR R, MLRA 149B**)
___ Polyvalue Below Surface (S8) (**LRR R, MLRA 149B**)
___ Thin Dark Surface (S9) (**LRR R, MLRA 149B**
___ Loamy Mucky Mineral (F1) (**LRR K, L**)
___ Loamy Gleyed Matrix (F2)
___ Depleted Matrix (F3)
___ Redox Dark Surface (F6)
___ Depleted Dark Surface (F7)
___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils:

___ 2 cm Muck (A10) (**LRR K, L, MLRA 149B**
___ Coast Prairie Redox (A16) (**LRR K, L, R**)
___ 5 cm Mucky Peat or Peat (S3) (**LRR K, L, R**)
___ Dark Surface (S7) (**LRR K, L**
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___ Mesic Spodic (TA6) (**MLRA 144A, 145, 149B**)
___ Red Parent Material (F21)
___ Very Shallow Dark Surface (TF12)
___ Other (Explain in Remarks)

*Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic

Restrictive Layer (if observed):
Type: Gravel
Depth (inches): 9

Hydric soil present? N

Remarks:
Refusal at 9 inches due to gravel fill.

REVISED CONDITIONAL USE PERMIT (CUP) & SITE PLAN APPLICATION

8/8/16 Plan Commission Meeting

Skyline Development Corp. / Sports Specialists of Milwaukee Inc.

Village Planner Report **Germantown, Wisconsin**

Summary

Skyline Development Corp, agent for Sports Specialists of Milwaukee Inc., property owner, is seeking approval of revisions to Conditional Use Permit (CUP) No. 04-16 and the approved Site Plan for a 32,000 sqft warehouse distribution and office building on the 4.7-acre parcel located at N104 W13885 Donges Bay Road in the Germantown Business Park.

Property Location: N104 W13885 Donges Bay Road

Applicant/ Property Owner: Mike Krenz
Skyline Development Corp.
9400 N. 107th St
Milwaukee, WI 53224

Current Zoning: M-1: Limited Industrial District

Adjacent Land Uses		Zoning
North	Residential & Institutional	Rs-4 & I
South	Industrial	M-1
East	Industrial	M-1
West	Commercial & Residential	B-3 & Rs-4

Background/Proposal

Skyline Development Corp, agent for Sports Specialists of Milwaukee Inc., property owner, is seeking approval of revisions to the previously approved Conditional Use Permit (CUP) and Site Plan for a 32,000 sqft warehouse distribution and office building on a 4.7-acre parcel located on Donges Bay Road @ STH145/Fond du Lac Avenue in the Germantown Business Park (approved by the Plan Commission and Village Board in April 2016).

Sports Specialists is distributor of approximately 30,000 different fishing tackle and related items in the upper Midwest. Sports Specialists relocated to Germantown in 1993 to their existing facility in the Germantown Industrial Park. Sports Specialists has outgrown their existing location and have acquired the Donges Bay Road parcel in order to develop a facility. Sports Specialists estimates the new facility will eventually employ up to 24 employees.

Proposal: REVISED Conditional Use Permit (CUP)

The applicant has submitted proposed revisions to Conditional Use Permit (CUP) No. 04-16 that was approved in April given additional development that wasn't included in the original proposal nor reflected in the approved Mitigation Plan. *NOTE: a CUP is needed because a portion of the development is proposed within the Village's 25' wetland and 75' navigable water setback areas that are associated with the unnamed navigable stream that meanders across the north and east sides of the property.*

As shown in the revised Mitigation Plan (dated August 5, 2016), all of the proposed development activity occurring within the 25' and 75' setback areas is associated with the access driveway and parking areas on the north and east side of the parcel. In the original site plan, the "future" parking area north of the building expansion area was not included as an encroachment into the setbacks nor accounted for in the mitigation area. Now, the Applicant wants to include this area and reflect it in the mitigation plan so there are no issues in the future if/when the building is expended and/or "future" parking area installed.

The original amount of development "encroachment" into the setback areas totaled 17,960 sqft. Now, as a result of the additional "future" parking area north of the building and a minor shift of the main driveway (see explanation below), there is additional encroachment into the wetland and navigable stream setbacks for a revised total of encroachment area of 33,860 sqft. However, due to some of the encroachment being "vertical" development (> 3' grade change) with a higher compensation ratio of 2:1, the total amount of area requiring compensation totals 43,020 sqft.

In addition to the amount of encroachment that needs to be compensated, the location of where the actual mitigation is proposed is also changing. In the original Mitigation Plan, compensation was provided in an area totaling 19,500 sqft lying along the east property line within and around portions of the navigable water setback area. Compensation was to be provided in the form of: (1) invasive species removal and eradication; and (2) planting native prairie vegetation comprised of a native prairie seed mix and species-appropriate ornamental trees. This part of the Mitigation Plan has not changed.

However, because there is no other area within the Sports Specialist property to adequately provide the additional mitigation required, the 23,900 sqft additional amount of compensation is proposed to be located "off-site" on portions of the two adjacent parcels to the south (both currently owned by Skyline Development).

As shown in Exhibit 1b and explained in the revised Mitigation Plan, compensation for the additional 23,900 sqft of encroachment will be provided in a 27,100 sqft mitigation area that wraps around the wetlands and navigable stream located on portions of the two parcels that lie south of and adjacent to the Sport Specialists property (as shown on Exhibit 1b and in the "Wetland Conservancy Exhibit"). The Applicant is not proposing to do any actual mitigation to compensate for the additional setback encroachment (only identifying an off-site area where compensatory mitigation could be provided).

As part of a revised Mitigation Plan that now includes "off-site" mitigation, i.e. on land owned by some entity other than Sports Specialists and not the same land upon which the setback encroachments occur, the Applicant is proposing to create a "mitigation easement" on the adjacent parcels consistent with the legal description and hatched area shown on the "Wetland Conservancy Exhibit".

Proposal: REVISED Site Development Plan
As shown in the revised site plan (Sheet C1.00), the proposed changes to the original and approved site plan are:

1. A minor shift of the main driveway further east into the site from Donges Bay Road; and, as a result;
2. A widened median area between the east parking area and shifted driveway (8' to 25 wide); and
3. An additional dumpster enclosure (located adjacent to the east side of the building near the dock doors).

As explained by the Applicant in a July 6 letter, the owner wants to increase the width of the median area in order to increase the buffer between the parking area and driveway in order to accommodate additional landscaping to help screen the parking area (although no additional landscaping is proposed at this time). The additional dumpster enclosure is intended for pallets. All other aspects of the approved site and building plans, including the amount of landscaping within the widened median area, remain unchanged.

Staff Comments
25' Wetland & 75' Navigable Water Setback CUP
Staff's has concerns with the proposal to compensate for encroachments into the setback areas on one parcel by creating "off-site" mitigation areas on two other parcels.

First, because the "off-site" mitigation proposal is born out of necessity (apparently there isn't any more land area available on the Sports Specialists parcel for on-site mitigation), doing so suggests that maybe too much development is proposed for the Sports Specialists parcel. Second, this proposal for off-site mitigation is somewhat of a "kick-the-can-down-the-road" situation with respect to knowing what, if any, impact the mitigation areas will have on future development of the two adjacent (and currently vacant) parcels. As shown in the Wetland Conservancy Exhibit, the proposed mitigation area wraps around the wetland and stream areas that exist on the adjacent parcels. In addition to the 25' wetland and 75' navigable setbacks that would have to be met on those parcels, the mitigation area may further restrict the amount and/or location of development on those parcels; something that won't be known until those parcels are also proposed for some specific development. Unlike the CUP provisions built into the Shoreland-Wetland Zoning Code that allow development in a setback area, the Code does not make provisions for subsequent development within a mitigation area. Since the off-site mitigation area for the Sports Specialists parcel is located on the adjacent parcels, AND, encompasses almost all of the 25' wetland and 75' navigable water setback areas on the adjacent parcels, the ability for the future owners of those parcels to possibly develop inside the setback areas is effectively foreclosed. *(NOTE: mitigation in the form of invasive species eradication and seeding with wetland-supportive prairie grass within a setback area does not meet the definition of "development" and, therefore, would not require that separate CUP's be issued to the two mitigation area parcels to the south).*

The second concern is access and maintenance of the mitigation area. While it is/would be a lot easier to maintain something on one's own property, the ability to do so on someone else's property if/when required may be an issue. Obviously, this concern can be addressed with sufficient forethought with an easement agreement that assigns such responsibility up front. However, as discussed above, the Applicant is not proposing to do any actual mitigation in this area; only identifying it as an off-site area where compensatory mitigation <u>could</u> be provided. This too, is a concern. What's the point of identifying a mitigation area if no actual compensatory mitigation activity is implemented? Staff is of the opinion that not performing some significant type and amount of mitigation activity does not meet neither the requirement nor intent of the code that allows encroachment into a setback area in exchange for some form of mitigation to further enhance or protect the adjacent wetlands and/or navigable water. For this reason, staff is recommending that the CUP be revised to include an additional requirement that compensation within the off-site mitigation area must be provided in the form of: (1) invasive species removal and eradication; and (2) the planting of native prairie vegetation comprised of a native prairie seed mix and matting in those portions of the off-site mitigation area where invasive vegetation has been removed. This is the same type of mitigation being provided on the Sports Specialists property.

The third concern is the easement agreement itself. Despite having been advised accordingly, the Applicant has not yet provided an easement agreement for the Village to review. As a result, we do not know if or how the Applicant proposes to addresses issues such as access to and maintenance of the mitigation areas.

Finally, as was the case with the original mitigation plan, staff supports proposed mitigation that includes the removal of invasive species and the planting/restoration of native prairie vegetation in the disturbed setback areas. However, success of the native grass plantings and invasive plant removal depends on monitoring of the actions taken.

Consequently, the owner should be required to prepare and submit an annual monitoring report to the Village documenting all management activities, the success of those management activities, and any corrective actions needed to ensure success of the mitigation plan for a minimum of three (3) years after initial implementation.

VILLAGE PLANNER RECOMMENDATION

APPROVE a REVISED Conditional Use Permit to allow development within the 25' wetland and 75' navigable water setback areas and proposed compensation as presented in the Wetland Mitigation Plan (dated August 5, 2016) pursuant to Section 24.04 of the Shoreland-Wetland Zoning Code and subject to the following conditions:

1. The owner shall prepare and submit an annual monitoring report to the Village and local DNR staff concerning the various management activities proposed in the plan, including the planting/restoration of native vegetation. Said report shall, at a minimum, detail the type and amount of plantings, all activities carried out in the previous year and the observed success of all previous activities, recommendations for new or different activities needed to ensure success of the mitigation measures and management activities to be carried out, and a list of planned activities for the upcoming year. Said report shall be submitted annually at the end of each year beginning in 2017 for a period of three (3) years.
2. The owner/applicant shall prepare an appropriate easement and easement agreement document to be revised and approved by the Village Attorney prior to review and final action by the Village Board. At a minimum, said easement agreement shall address the issue of access to and maintenance of the mitigation areas created on the affected parcels; and the future use and prohibition of development within the mitigation areas.
3. The Mitigation Plan shall be further revised to include the following compensatory mitigation activities within the 27,100 sqft "off-site" mitigation area: (1) invasive species removal and eradication; and (2) the planting of native prairie vegetation comprised of a native prairie seed mix and matting in those portions of the off-site mitigation area where invasive vegetation has been removed. Said revised Mitigation Plan shall be submitted to the Village Planner for approval prior to review and final action by the Village Board.

Village Planner Recommendation

APPROVE the REVISED site development plan for the proposed 32,000 sqft warehouse distribution and office building for Sports Specialists of Milwaukee Inc. located at N104 W13885 Donges Bay Road in the Germantown Business Park subject to the following conditions:

1. This approval is subject to all of the conditions and requirements set forth herein and adopted by the Plan Commission. Approval is granted for the site development plan (Sheet C1.00) dated stamped "received" August 3, 2016 unless superseded by subsequent plan sheets approved by the Village Planner pursuant to revisions required herein and/or by the Plan Commission.

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~~ h. DATE 7-19-16

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

Skyline Development Corp
9400 N. 107th STREET
MILWAUKEE, WI 53224

Phone (414) 354-2880
Fax (414) 354-2885
E-Mail MRK@Skylinedc.com

PROPERTY OWNER

Sports Specialists of Milwaukee, Inc.
W194 N11664 McCormick Dr
Germantown, WI 53022

Phone (262) 250-1900
Fax ( )
E-Mail Tomducrest@gmail.com

2

PROPERTY ADDRESS

N104 W13885 Donges Bay Rd

3

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

North	South	East	West
Residential	Industrial / Vacant	Industrial	Business

4

READ AND INITIAL THE FOLLOWING:

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

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

MK 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!

Michael Kuny 7-15-16

Applicant Date Owner Date

Village of Germantown ...Willkommen

Fee must accompany application

☐$1460 ~~Paid~~ ___ Date 7-19-16

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

Skyline Development Corp
9400 N. 107th STREET
Milwaukee, WI 53224

Phone (414) 354-2880
Fax (414) 354-2885
E-Mail MRK@Skylinedc.com

PROPERTY OWNER

Skyline Development Corp
9400 N. 107th STREET
Milwaukee, WI 53224

Phone (414) 354-2880

2

TO WHOM SHOULD THE PERMIT BE ISSUED?

Skyline Development Corp.

3

PROPERTY ADDRESS TAX	KEY NUMBER
Spartan Court	GTNV362983

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 if necessary.

Site is Currently "VACANT"

5

DESCRIPTION OF PROPOSED OPERATION

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

Development with a 25' wetland setback as provided under Section 24.04(3)5

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

Construction of new 32,000 sq. ft building, Supplier of Outdoor (Fishing) Equipment

Currently at Germantown Business Park Employes of 24 workers, 7:30-5:00 mon-Fri

6 METES AND BOUNDS LEGAL DESCRIPTION OF PROPERTY – REQUIRED

Attach pages as necessary

7 SUPPORTING DOCUMENTATION:

- [x] 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:

MK 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.

MK 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.

MK 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.

9 SIGNATURES – ALL APPLICATIONS MUST BE SIGNED BY OWNER!

Michael Krenz 7-15-16

Applicant Date Owner Date

SKYLINE DEVELOPMENT CORPORATION

July 6th, 2016

Planning Department
Jeffrey Retzlaff
Village Planner & Zoning Administrator
N112 W17001 Mequon Road
Germantown, WI 53022

Re: Sports Specialists of Milwaukee, Inc. & Skyline Development Property – Offsite Mitigation for the new 32,000 Sq. Ft. Facility Located at N104 W13885 Donges Bay Road

Dear Mr. Retzlaff,

This letter is to describe to you the reasons as to why we are presenting/submitting this new mitigation plan and revised site plan for the Sports Specialists Project.

The reasons for this submittal as it relates to the Mitigation plan are as follows:

1) - Our client (Sports Specialists) would like to adjust the approved driveway (East of the parking) by moving it further away from the employee parking lot. Current it is 8' between the parking lot and driveway and the client would like it to be 25', narrowing down to 16' at the loading dock. By doing this, it will push the driveway east and more into the buffer zone, creating more area to be mitigated. Moving the driveway, will help make a bigger buffer area for additional landscaping to help screen the parking lot from the driveway.
2) – Our client would like to install a second/separate dumpster. The originally approved one would be for pallets, while the second one would be for recycled and waste. Both constructed out of Masonry.
3) - Our client would like to have all mitigation to be offsite to help ensure ease of all future development, which would primarily be for the future parking to the north and not place additional restrictions caused by the added mitigated area for moving the driveway.

The offsite mitigation area has been located to the south of the Sports Specialists site (between Spaten Court and the Wetland Island) and will be on Skyline Developments current property, which Skyline has agreed to designate for the mitigation for this project and possible future projects.

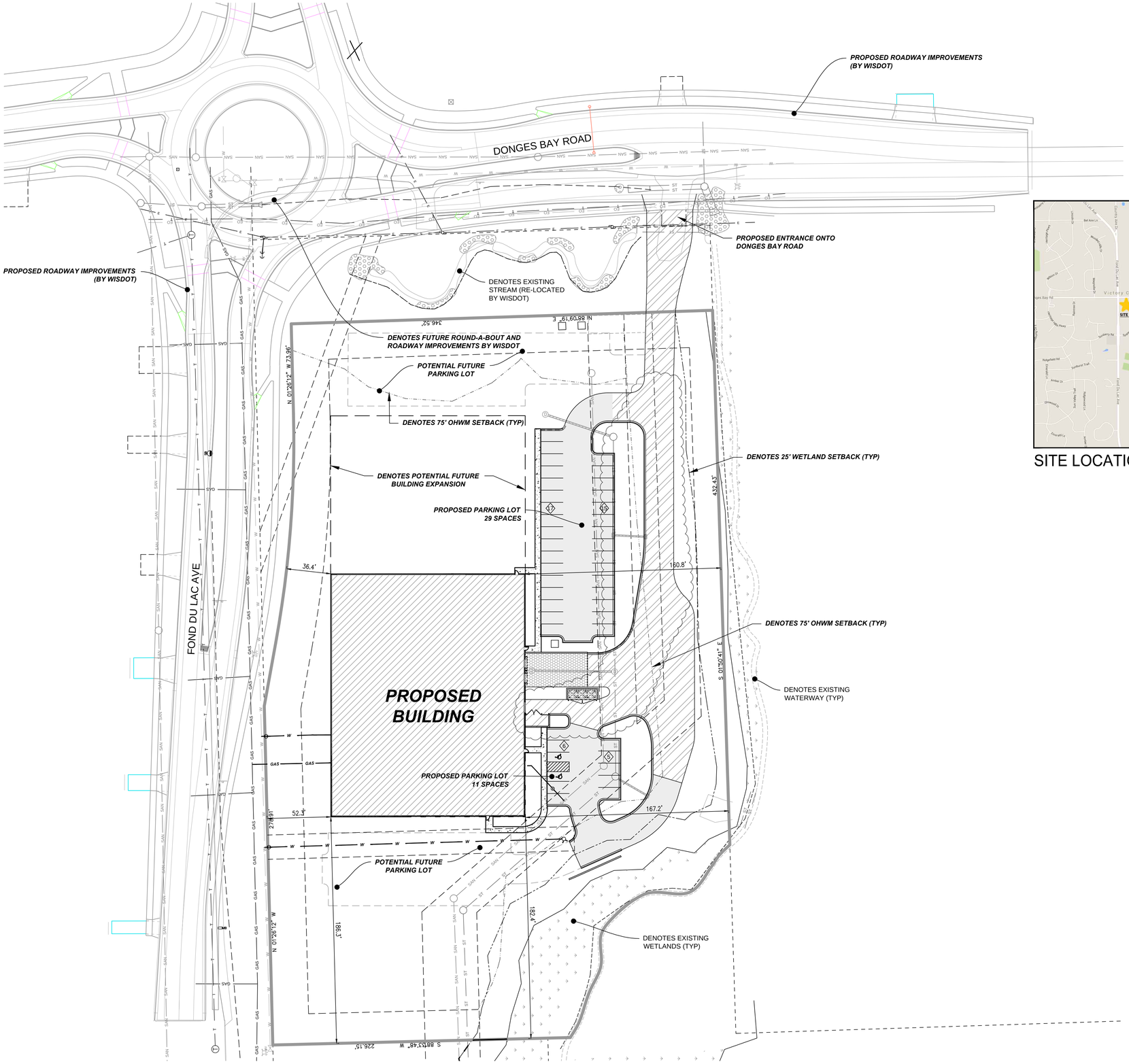
If you have any questions, please feel free to give me a call to discuss.

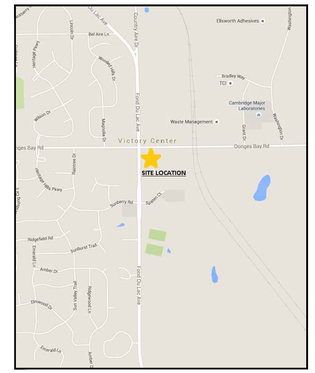
Sincerely,

SKYLINE DEVELOPMENT CORP.

Michael Krenz
Project Manager

9400 North 107th Street • Milwaukee, Wisconsin 53224-1197 • Telephone (414) 354-2880 • Fax (414) 354-2885
Design Builders Since 1964





SITE LOCATION MAP

SITE ZONING AND LOCATION TABLE

PROPERTY LOCATION:	DONGES BAY ROAD & FOND DU LAC AVENUE, GERMANTOWN, WI
EXISTING ZONING:	B1
PROPOSED ZONING:	M1 - LIMITED INDUSTRIAL
ZONING SETBACKS:	
BUILDING SETBACK:	30 FEET (DONGES BAY ROAD) 30 FEET (FOND DU LAC AVE) 25 FEET (SIDE & REAR YARD)
PROPERTY OWNER:	SPORTS SPECIALISTS
PROPOSED USEAGE:	WAREHOUSE

SITE CALCULATION TABLE

SITE DATA:	
TOTAL SITE AREA	4.69 AC
TOTAL DISTURBED AREA	2.80 AC
EXISTING IMPERVIOUS AREA	0.00 AC
PROPOSED IMPERVIOUS AREA	1.59 AC
PROPOSED GREENSPACE	3.10 AC
PROPOSED GREENSPACE %	66%
MAXIMUM LOT COVERAGE ALLOWED	75%
BUILDING DATA:	
BUILDING FOOTPRINT	32,000 GROSS FT2
GROUND FLOOR WAREHOUSE	26,209 NET FT2
OFFICE AREA (FINISHED SPACE)	4,661 NET FT2
MEZZANINE LEVEL WAREHOUSE	7,578 NET FT2
PRIMARY FLOOR AREA (FOR PARKING)	3,994 NET FT2
PARKING DATA:	
PROPOSED REGULAR PARKING SPACES	41
PROPOSED HANDICAP PARKING	2
PROPOSED TOTAL PARKING	43
REQUIRED PARKING(1/500 FT2 PRIMARY FLOOR AREA)	8 SPACES
EXPECTED EMPLOYEES	24

CIVIL SHEET INDEX:

C1.00 SITE PLAN - OVERALL
C1.01 SITE PLAN - DETAILED SOUTH
C1.02 SITE PLAN - DETAILED NORTH
C1.03 GRADING PLAN - DETAILED SOUTH
C1.04 GRADING PLAN - DETAILED NORTH
C1.05 EROSION CONTROL PLAN
C1.06 EXISTING SURVEY
C5.00 CONSTRUCTION DETAILS

UTILITY LEGEND

SYMBOL	DESCRIPTION
W W	EXISTING WATER MAIN
	PROPOSED WATER SERVICE
E E	EXISTING ELECTRICAL LINE
E E	PROPOSED ELECTRICAL LINE
GAS GAS	EXISTING GAS MAIN
GAS GAS	PROPOSED GAS MAIN
SAN SAN SAN	EXISTING SANITARY SEWER
	PROPOSED SANITARY SEWER
ST ST ST	EXISTING STORM SEWER
	PROPOSED STORM SEWER
OHW OHW	OVERHEAD WIRES
	EXISTING POWER POLES
M	EXISTING LIGHT POLES
S	SANITARY MANHOLE
	FIRE HYDRANT
	EXISTING WATER VALVE
	PROPOSED WATER VALVE
D	EXISTING STORM STRUCTURE
D	PROPOSED STORM STRUCTURE
	DENOTES EMERGENCY OVERFLOW ROUTE / DRAINAGE PATH
100.00 100.00	PROPOSED & EXISTING SPOT GRADE

DIGGER'S HOTLINE CALL BEFORE YOU DIG 1-800-242-8511

IN ACCORDANCE WITH WISCONSIN STATUTE 182.0175, DAMAGE TO TRANSMISSION FACILITIES, EXCAVATOR SHALL BE SOLELY RESPONSIBLE TO PROVIDE ADVANCE NOTICE TO THE DESIGNATED "ONE CALL SYSTEM" NOT LESS THAN THREE WORKING DAYS PRIOR TO COMMENCEMENT OF ANY EXCAVATION REQUIRED TO PERFORM WORK CONTAINED ON THESE DRAWINGS, AND FURTHER, EXCAVATOR SHALL COMPLY WITH ALL OTHER REQUIREMENTS OF THIS STATUTE RELATIVE TO EXCAVATOR'S WORK.

HARWOOD ENGINEERING CONSULTANTS, LTD
255 NORTH 21ST STREET MILWAUKEE, WI 53233
414.475.5554 414.773.9299 fax harwood@hecl.com
HEC Project Number:015-1120.00

SPORTS SPECIALISTS

CONSTRUCTION SET

DATE: JUNE 9, 2016

SKYLINE DEVELOPMENT CORPORATION

GERMANTOWN, WI

Revisions

05-31-2016	REVISIONS PER OWNER COMMENTS
06-09-2016	WE ENERGIES COORDINATION
08-01-2016	REVISIONS PER OWNER COMMENTS

North

SCALE: 1" = 40'

Site Plan - Overall

2016-04-21 CD's

Project No.
15-1170.00

Sheet No.

C1.00

CSE
CAPITOL SURVEY ENTERPRISES
220 REGENCY CT. STE. 210
BROOKFIELD, WI 53045
PH: (262) 786-6600
FAX: (414) 786-6608
WWW.CAPITOLSURVEY.COM

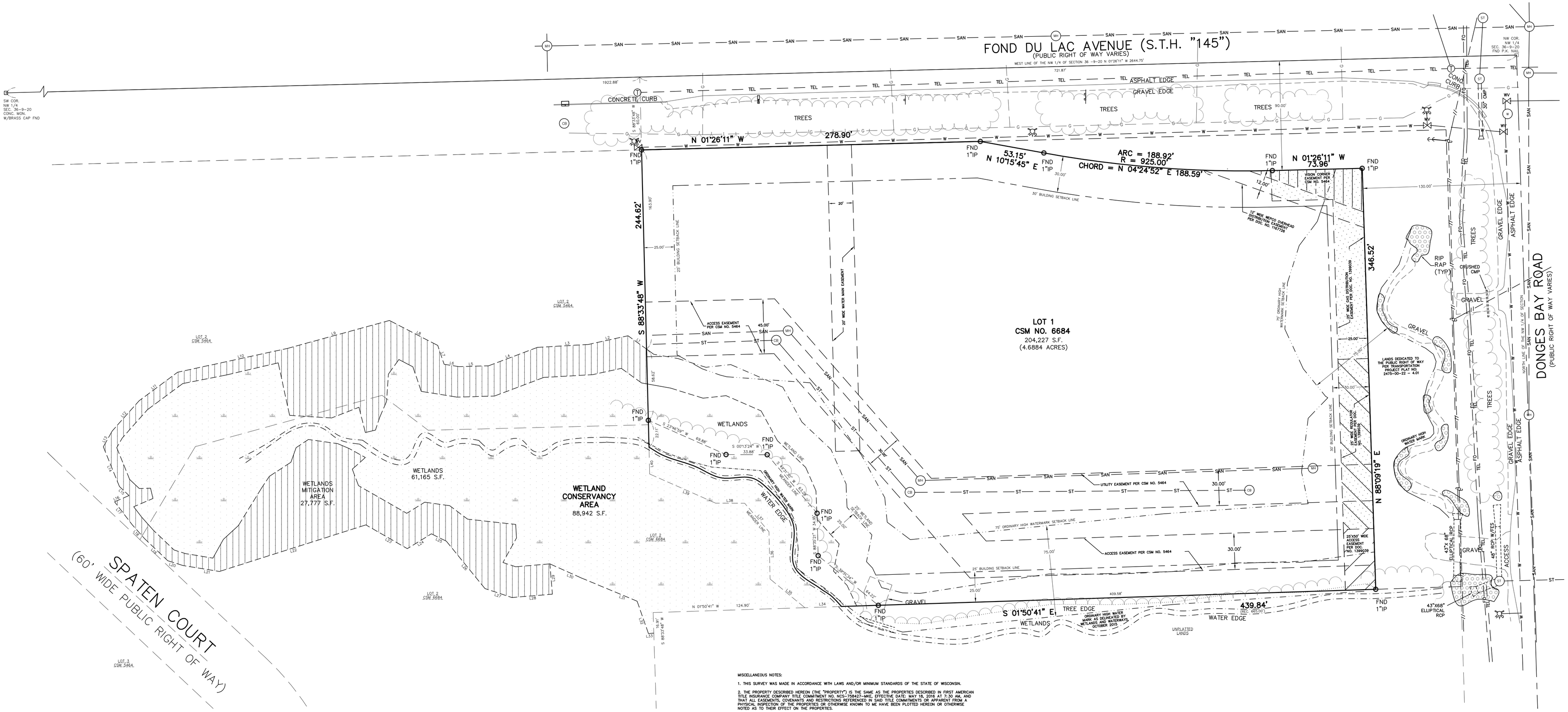
LINE TABLE		
LINE	BEARING	LENGTH
L1	S 35°41'53" W	18.77'
L2	S 12°20'13" E	33.32'
L3	S 03°18'54" E	42.08'
L4	S 20°38'01" E	43.07'
L5	S 01°33'38" E	24.36'
L6	S 09°09'15" W	12.29'
L7	S 71°14'00" W	16.36'
L8	S 27°19'05" W	44.72'
L9	S 15°17'50" E	86.97'
L10	S 12°14'51" E	92.56'
L11	S 36°29'24" E	39.42'
L12	S 48°22'07" E	33.26'
L13	S 60°25'07" E	114.96'
L14	N 67°53'00" E	35.24'
L15	N 43°22'23" E	10.90'
L16	S 23°16'56" E	112.95'
L17	N 52°30'35" E	24.09'
L18	N 48°06'53" E	15.19'
L19	N 43°40'48" E	26.17'
L20	N 17°35'09" E	13.06'

LINE TABLE		
LINE	BEARING	LENGTH
L21	N 09°14'18" E	30.43'
L22	N 17°37'28" W	126.51'
L23	N 29°50'07" E	39.30'
L24	N 31°39'50" W	23.22'
L25	N 26°15'16" E	13.74'
L26	N 50°47'11" E	50.28'
L27	N 18°22'09" E	23.43'
L28	N 04°45'04" W	33.37'
L29	S 85°14'56" W	25.00'
L30	N 24°03'10" E	28.47'
L31	N 22°36'23" E	49.60'
L32	N 70°41'40" E	28.22'
L33	N 04°34'07" W	14.42'
L34	S 01°50'41" E	30.26'
L35	S 39°31'34" W	37.06'
L36	S 88°35'21" W	38.98'
L37	S 49°31'30" W	30.73'
L38	S 00°13'24" W	23.86'
L39	S 23°46'59" W	59.38'
L40	N 88°33'48" E	22.11'

LEGAL DESCRIPTION

LOT 1 OF CERTIFIED SURVEY MAP NO. 6684, RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR WASHINGTON COUNTY ON MAY 6, 2016 IN VOLUME 51 OF CERTIFIED SURVEY MAPS ON PAGES 156-162, AS DOCUMENT NO. 1404392, BEING A PART OF LOT 1 OF CERTIFIED SURVEY MAP NO. 5464 IN THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 36, TOWN 9 NORTH, RANGE 20 EAST, VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN.

CONTAINING 204,227 SQUARE FEET OR 4.6884 ACRES



MISCELLANEOUS NOTES:

1. THIS SURVEY WAS MADE IN ACCORDANCE WITH LAWS AND/OR MINIMUM STANDARDS OF THE STATE OF WISCONSIN.

2. THE PROPERTY DESCRIBED HEREON (THE "PROPERTY") IS THE SAME AS THE PROPERTIES DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY TITLE COMMITMENT NO. NCS-758427-MKE, EFFECTIVE DATE: MAY 18, 2016 AT 7:30 AM, AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENTS OR APPARENT FROM A PHYSICAL INSPECTION OF THE PROPERTIES OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE PROPERTIES.

3. THE ABOVE DESCRIBED PROPERTY CONTAINS 204,227 SQUARE FEET OR 4.6884 ACRES.

4. SUBJECT PROPERTY ZONED: M-1 LIMITED BUSINESS DISTRICT

5. SETBACKS BASED ON INFORMATION FROM THE VILLAGE OF GERMANTOWN AND ARE AS FOLLOWS:

STREET = 30', SIDES = 25', REAR = 25'

6. SUBJECT PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION X: AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN, PER INFORMATION FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO. 55131C0370G, WITH A DATE OF IDENTIFICATION OF NOVEMBER 20, 2013, IN COMMUNITY NO. 550472, VILLAGE OF GERMANTOWN, WHICH IS THE COMMUNITY IN WHICH THE SUBJECT PROPERTY IS SITUATED.

7. ALL UTILITIES SERVING THE PROPERTY ENTER THROUGH ADJOINING PUBLIC STREETS AND/OR EASEMENTS OF RECORD.

8. THE PROPERTY HAS DIRECT ACCESS TO DONGES BAY ROAD DEDICATED PUBLIC STREETS AND/OR HIGHWAYS.

9. THE TOTAL NUMBER OF STRIPED PARKING SPACES ON SUBJECT PROPERTY ARE 0, OF WHICH 0 ARE REGULAR PARKING SPACES AND 0 ARE DESIGNATED DISABLED SPACES AND TO THE EXTENT POSSIBLE, ARE GRAPHICALLY SHOWN HEREON.

10. THERE IS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS AT THE PROPERTY.

11. THERE IS NO INFORMATION AVAILABLE FROM THE VILLAGE OF GERMANTOWN REGARDING PROPOSED CHANGES IN STREET RIGHT OF WAY LINES AFFECTING THE PROPERTY AT THE TIME OF SURVEY.

12. ALL FIELD MEASUREMENTS MATCHED RECORD DIMENSIONS WITHIN THE PRECISION REQUIREMENTS OF ALTA/NSPS SPECIFICATIONS UNLESS OTHERWISE SHOWN.

13. ALL BEARINGS REFER TO THE WEST LINE THE NORTHWEST 1/4 OF SECTION 36-9-20, WHICH HAS A BEARING OF N 01°26'11" W.

14. THERE IS NO RECORD OF ANY OFFSITE EASEMENTS SERVING SUBJECT PROPERTY.

I CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY, AND THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY, ITS EXTERIOR BOUNDARIES, THE LOCATION AND DIMENSIONS OF ALL VISIBLE STRUCTURES THEREON, BOUNDARY FENCES, APPARENT EASEMENTS AND ROADWAYS AND VISIBLE ENCROACHMENTS, IF ANY.
THIS SURVEY IS MADE FOR THE EXCLUSIVE USE OF THE PRESENT PROPERTY, AND ALSO THOSE WHO PURCHASE, MORTGAGE, OR GUARANTEE THE TITLE THERETO, WITHIN ONE (1) YEAR FROM DATE THEREOF.

AUGUST 2, 2016
DATE

MICHAEL J. BERRY, R.L.S.
REGISTERED LAND SURVEYOR S-2545

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

www.DiggersHotline.com
DIGGERS HOTLINE
DIAL 811 OR (800) 242-8511

GRAPHIC SCALE
40 0 20 40 80
(IN FEET)
1 INCH = 40 FT.

LEGEND

SAN — SANITARY SEWER	ELECTRIC TRANSFORMER	HYDRANT
ST — STORM SEWER	ELECTRIC METER	AUTO SPRINKLER
W — WATER MAIN	ELECTRIC PEDESTAL	WATER VALVE
G — BURIED GAS LINE	ELECTRIC BOX AT GRADE	GAS VALVE
TEL — BURIED TELEPHONE LINE	TELEPHONE BOX AT GRADE	SANITARY MANHOLE
E — BURIED ELECTRIC LINE	TELEPHONE PEDESTAL	STORM MANHOLE
FO — BURIED FIBER OPTIC LINE	TV PEDESTAL	CATCH BASIN
// — OVERHEAD UTILITY LINES	GAS METER	WATER MANHOLE
CATV — BURIED CABLE TELEVISION LINES	AIR CONDITIONER	TELEPHONE MANHOLE
COMB — COMBINATION SEWER	UTILITY POLE	MAIL BOX
WOOD FENCE	WOOD SIGN	FIBER OPTIC MARKER
METAL FENCE	METAL SIGN	
EDGE OF TREES AND BRUSH	FLAG POLE	
	BOLLARD	
	TELEPHONE MANHOLE	

ALTA/NSPS LAND TITLE SURVEY

FOR

SPORTS SPECIALIST

FOND DU LAC AVENUE
GERMANTOWN, WI

DRAWN BY:	NJF	DATE:	AUGUST 2, 2016
CHECKED BY:	MJB	DRAWING NO.	P - 2
CSE JOB NO.:	15 - 091	SHEET 1	OF 1

HELLER & ASSOCIATES LLC
LANDSCAPE ARCHITECTURE

August 5, 2016

Jeffrey W. Retzlaff, AICP
Village Planner & Zoning Administrator
N112 W17001 Mequon Road
Germantown, Wisconsin 53022

RE: Sports Specialists of Milwaukee, Inc.
N104 W13885 Donges Bay Rd.
Germantown, WI 53022

Dear Mr. Retzlaff:

As you may know, Sports Specialists would like to construct a new 32,000 +/- SF Office/Warehouse/Distribution facilty within the Village boundaries. Specifically, the proposed site is at the southeast corner of the intersection of West Donges Bay Rd. and Fond Du Lac Avenue.

Skyline Development Corporation- the developer of record for this proposed facility- has avoided wetland impacts and has substantially minimized encroaching into the required 25' wetland setback with impervious surfaces and structures resulting from the proposed development. However, due to the constraints of the site, and the desire to conceal the loading and refuse areas of this project from the public view (Donges Bay and Fond du Lac frontages), Skyline is seeking a Conditional Use Permit (CUP) for encroachments into the identified wetland setback. Skyline Development Corporation has minimized vertical development encroachments to the fullest extent practicable while still serving the needs of the proposed development. The remaining proposed encorachments will serve to improve the wetland setbacks by removing exotic and invasive plants, and establishing native plant communities.

Mitigation Plan Narrative

This Mitigation Plan Narrative (the "Narrative") will summarize the mitigation practices provided for the wetland setback areas located on the proposed 5.02 acre site. The setback requirements follow the recent guidelines as defined by the Village of Germantown Shoreland & Wetland Zoning Ordinance. The setback areas for proposed mitigation for this project include:

- 25' Wetland setback with 1:1 mitigation for horizontal development
- 25' Wetland setback with 2:1 mitigation for vertical development 3' (or more)
- 75' Ordinary High Water Mark (OHWM) Setback
- Disturbance for future parking at north lot line (13,500 SF; assumed to be 8,000 SF vertical)

4715 James Avenue
Racine, Wisconsin 53402

ph 262 639 9733
fx 262 639 9737

david@wdavidheller.com
www.wdavidheller.com

These areas are graphically depicted on the attached Exhibit 1 (dated 2016-06-27) attached hereto. Exhibit 1 is entitled "*Sports Specialists Mitigation Distrubance Exhibit*".

Exhibit 1: Ordinary High Water Setback Disturbance

The total area of disturbance within the 75' OHWM / 25' wetland setback area is identified on Exhibit 1.

- The total wetland/OHWM setback area being disturbed = 19,500 SF
- The total future parking at north lot line being disturbed = 13,500 SF

The proposed encroachments located in the 75' OHWM and 25' wetland setback area are the result of the location of the main access drive (off of Donges Bay Rd.) along the eastern portion of the site. This drive will serve as the only entry/egress to the site for both truck and automobile traffic. Appromimately 18,340 SF of the total encroachment is the result of grading activity (less than 3' of grade change) for the proposed access drive, curbing, and grading activities.

Additionally, approximately 1,160 SF of the total encroachment is the result of grading, curbing and paving activities (greater than 3' of grade change).

The following table summarizes the proposed encroachments and compensation ratios required by the Village of Germantown:

ENCROACHMENT TYPE	EAST ENCROACHMENT AREA (SF)	NORTH ENCROACHMENT AREA (SF)	COMPENSATION RATIO	COMPENSATION AREA (SF)
Structures and impervious surfaces- *horizontal development*	19,200 SF	5,500 SF	1:1	24,700 SF
Structures and impervious surfaces- *vertical development*	1,160 SF	8,000 SF	1:2	18,320 SF
TOTAL	**20,360 SF**	**13,500 SF**		**43,020 SF**
Total Compensation Area Identified on Exhibit 1				17,100 SF
Total Compensation Area Identified on Exhibit 1b				27,100 SF
Total Mitigated Area Provided				44,200 SF

Compensatory Mitigation Plan

Skyline Development Corporation plans to address the identified mitigation compensation areas (areas identified in red "dots" on the attached Exhibit 1 as follows:

The identified compensation area lies undisturbed at the far eastern portion of the proposed site. Within this area, and beyond the the Exhibit 2 (partial landscape plan) addresses the instructions for this area:

> *"Remove any noxious and / or invasive species (i.e. Buckthorn, Honeysuckle, Canary grass, Boxelder, and Thistle), and dead shrubs BY HAND METHODS. No mechanical machinery in the*

4715 James Avenue
Racine, Wisconsin 53402

ph 262 639 9733
fx 262 639 9737

david@wdavidheller.com
www.wdavidheller.com

setback areas. Restore all hatched areas with Native Prairie Seed Mix and set with erosion matting. Off Site restoration (Native Prairie Seed Mix and erosion matting) shall occur only if the total disturbed areas exceed 15% of the total proposed off site mitigated area. Mitigation occurs in Germantown ordinary high water setback area(s), as well as off-site mitigated area(s) identified in this report ."

- Invasive species eradication/control will serve to enhance the quality of vegetative areas adjacent to the existing wetland areas, but allowing the native species to thrive in their natural environment.
- The proposed mitigation area (on the Subject Property only) will be further enhanced with the planting of new, species-appropriate ornamental trees. As depicted on the attached Exhibit 2, the development team proposes the installation of five (5) ornamental trees. Varieties to include (2) Amelanchier spp. (Serviceberry) and (3) Crataegus spp. (Hawthorn). These trees are to be installed at a height of 8.0' at the time of installation. Additional landcape materials are to be installed along the north side disturbance area. See Exhibit 2 (dated 7/26/2016) for details.

The areas of horizontal and vertical disturbances- as identified on the attached Exhibit 1- are to be restored in the following manner:

- Area of horizontal disturbance (dark green shading on Exhibits 1 &1a): all areas to be seeded with a native prairie seed mix, and matted (seed protection and erosion control) with a lightweight accelerated photodegradable polypropylene netting encasing a straw fill.
- The total proposed seeded and matted area in the horizontal and vertical disturbance is approximately 4,950 SF.
- An area approximately 1,070 SF in size near the proposed edge of pavement and adjacent to the proposed retaining wall, will be restored in a bluegrass turf mix (Lawn). Per the proposed landscape drawing set, this area shall be matted (seed protection and erosion control) similarly to the native seed mix area.
- Additionally, the future north parking area is to receive landscaping and seeding (lawn) as noted on Exhibit 2.

For your review and consideration, we offer this Narrative, including Exhibits 1, 1a, 1b and Exhibit 2.

Should you have any questions on any of these materials, I would be happy to speak with you personally.
Thank you in advance for your consideration.

Very Truly Yours,

W. David Heller, ASLA

4715 James Avenue
Racine, Wisconsin 53402

ph 262 639 9733
fx 262 639 9737

david@wdavidheller.com
www.wdavidheller.com

Wisconsin Registered Landscape Architect WI- 438-014

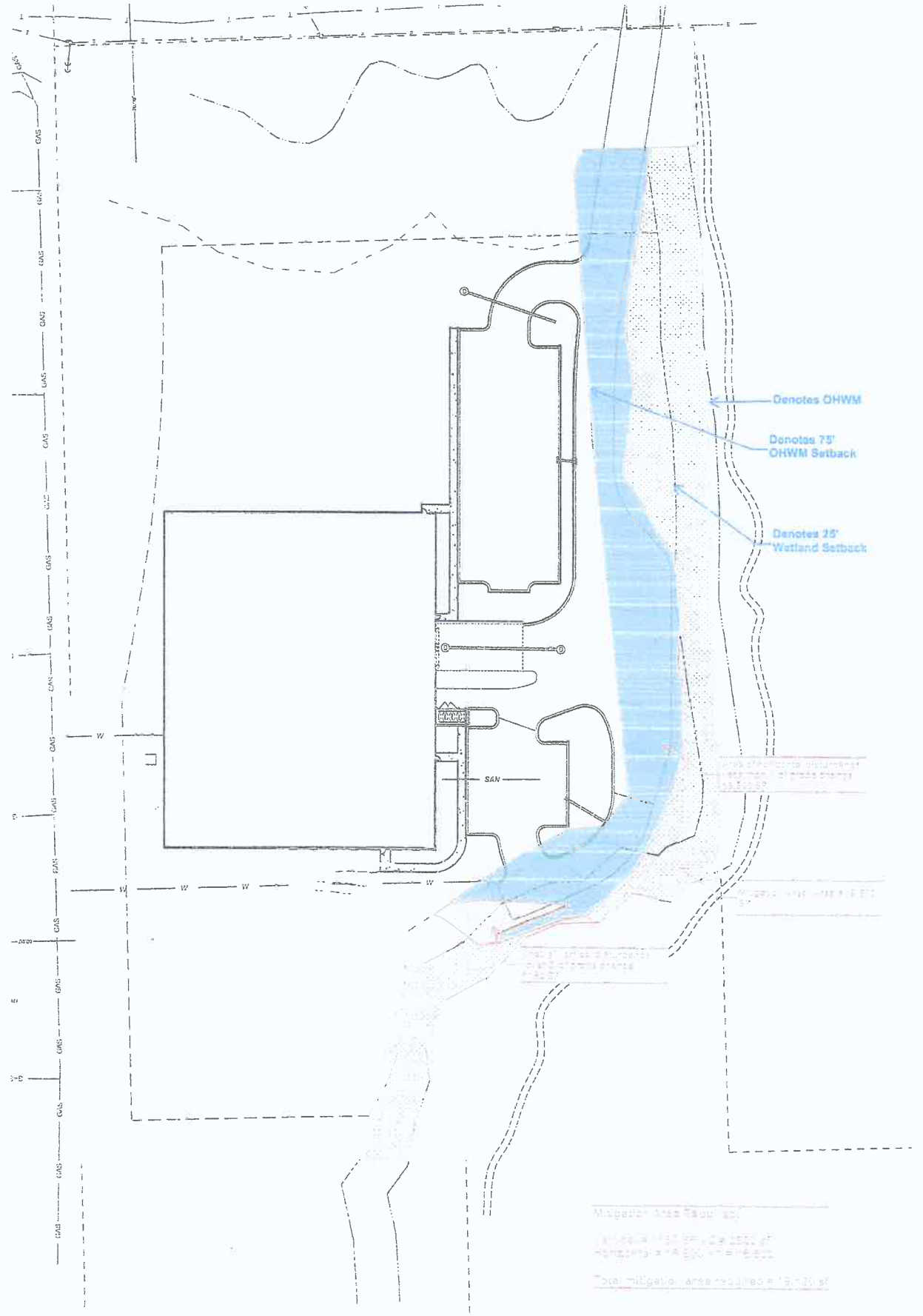
View into site from Donges Bay Road (pre-WIDOT road project)

Looking east to wetland area (post WIDOT project)

4715 James Avenue
Racine, Wisconsin 53402

ph 262 639 9733
fx 262 639 9737

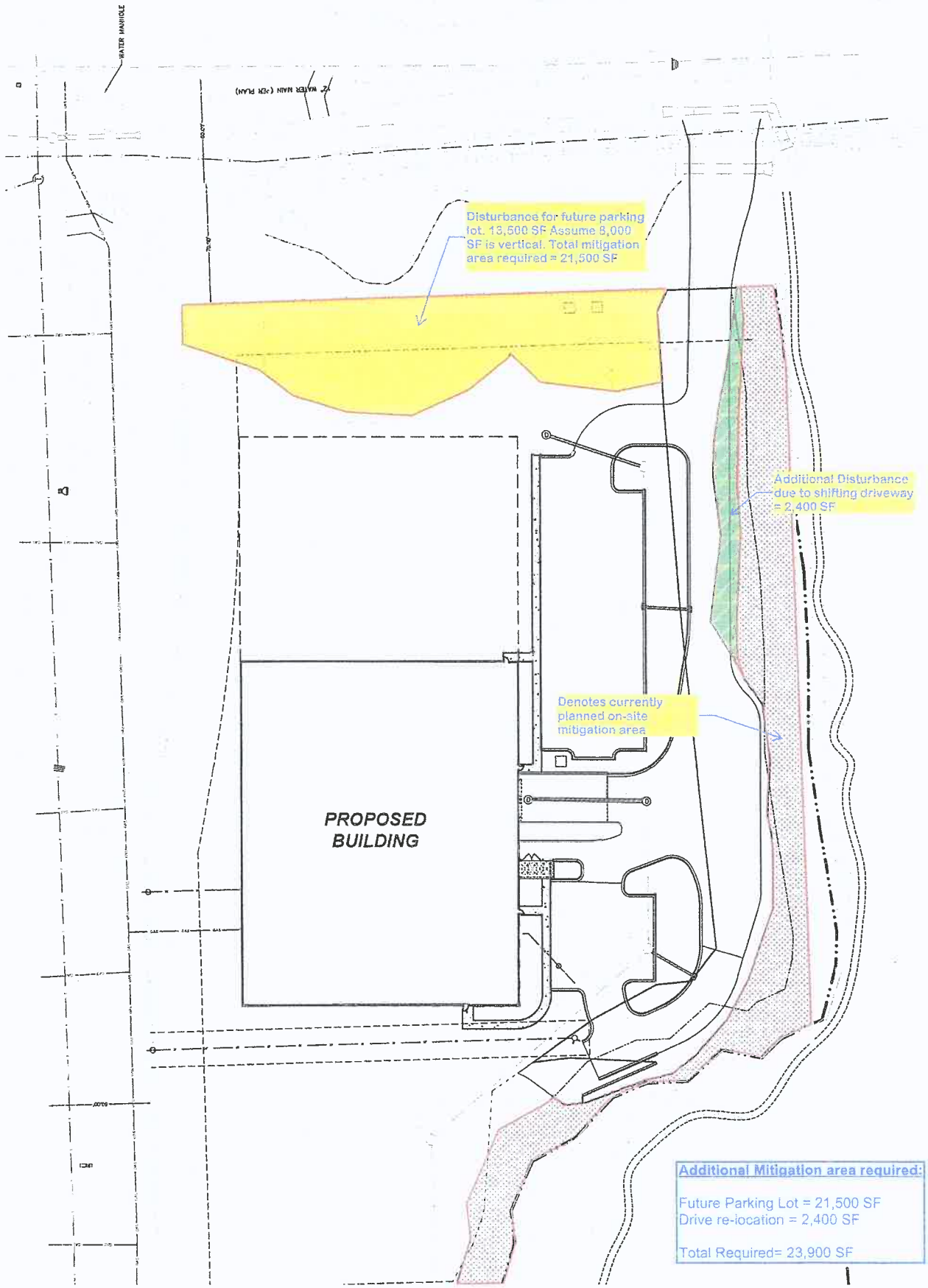
david@wdavidheller.com
www.wdavidheller.com



Sports Specialists
Mitigation Exhibit
2016-02-04

North
Scale: 1" = 50'

EXHIBIT 1

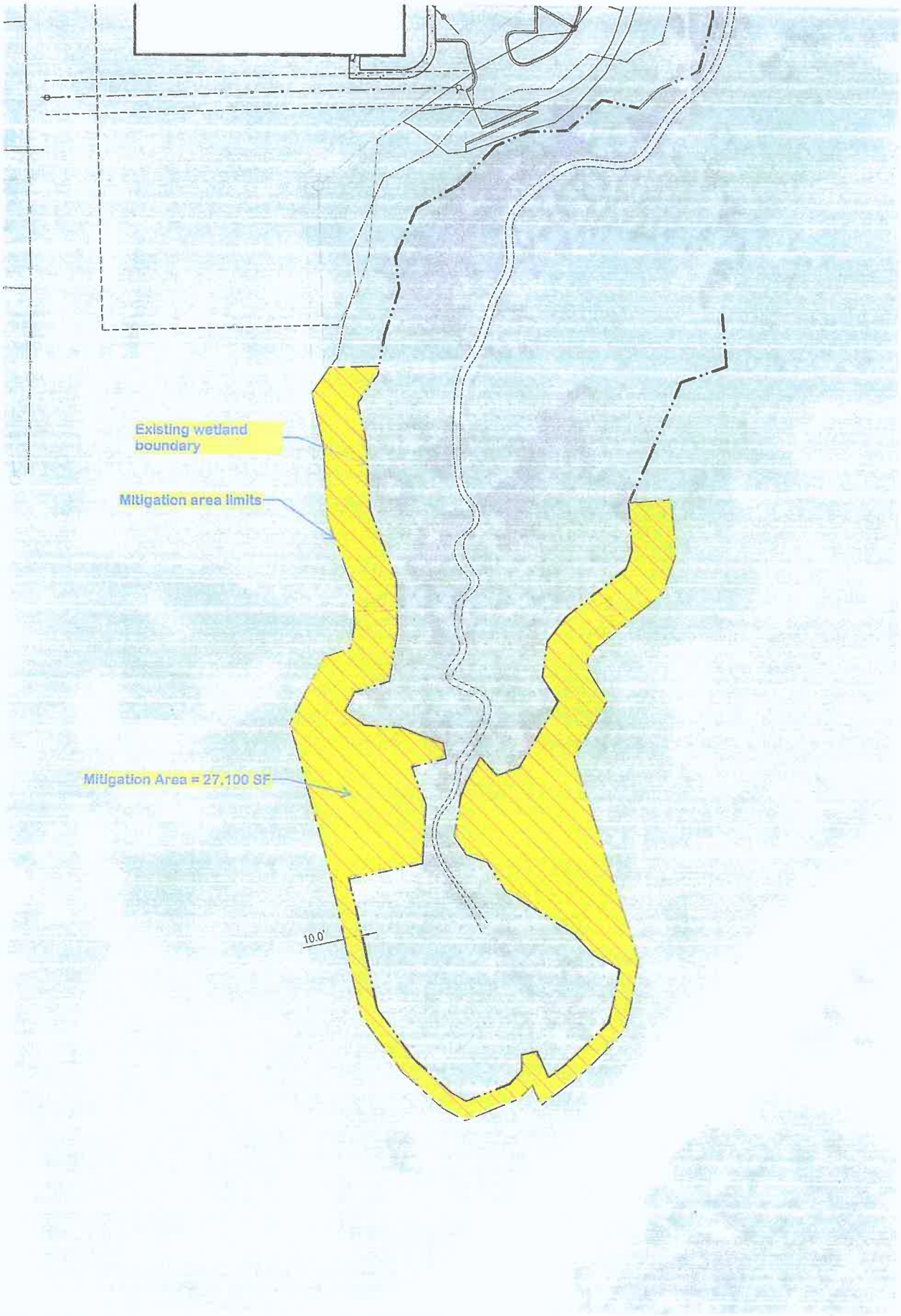


HARWOOD ENGINEERING CONSULTANTS, LTD

Sports Specialists
Mitigation Disturbance Exhibit
2016-06-27

EXHIBIT 12

North
Scale: 1" = 50'



HARWOOD ENGINEERING CONSULTANTS, LTD

Sports Specialists
Offsite Buffer Mitigation Exhibit
2016-06-27

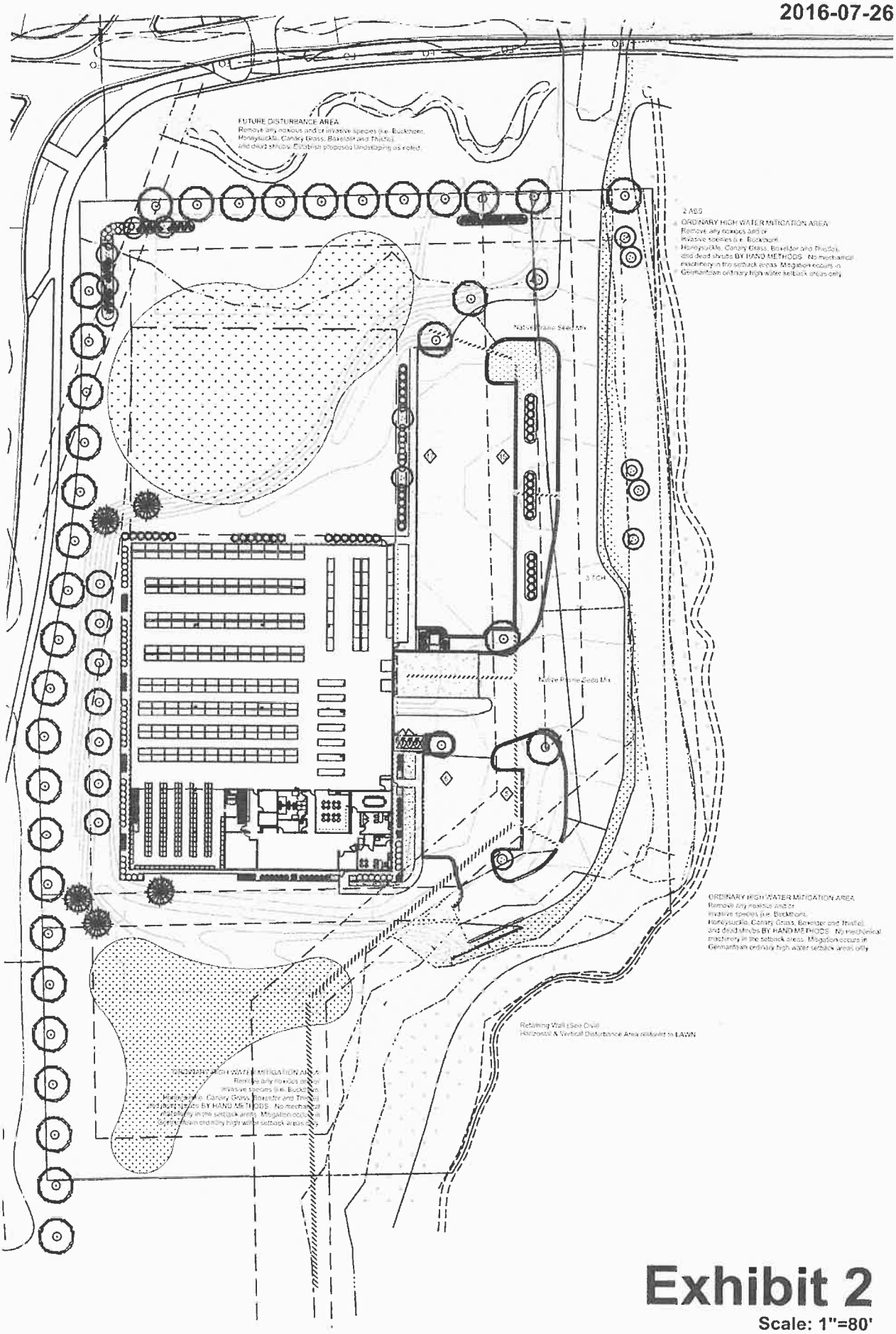
Exhibit 1b

North
Scale: 1" = 50'

Partial Landscape Plan

2016-07-26

SPORTS SPECIALISTS of Milwaukee, Inc.



HELLER & ASSOCIATES, LLC
LANDSCAPE ARCHITECTURE
One Redwood Court
Racine, Wisconsin 53402
ph 262.639.9733
fx 262.639.9738
david@wdhwdh@gmail.com

Exhibit 2

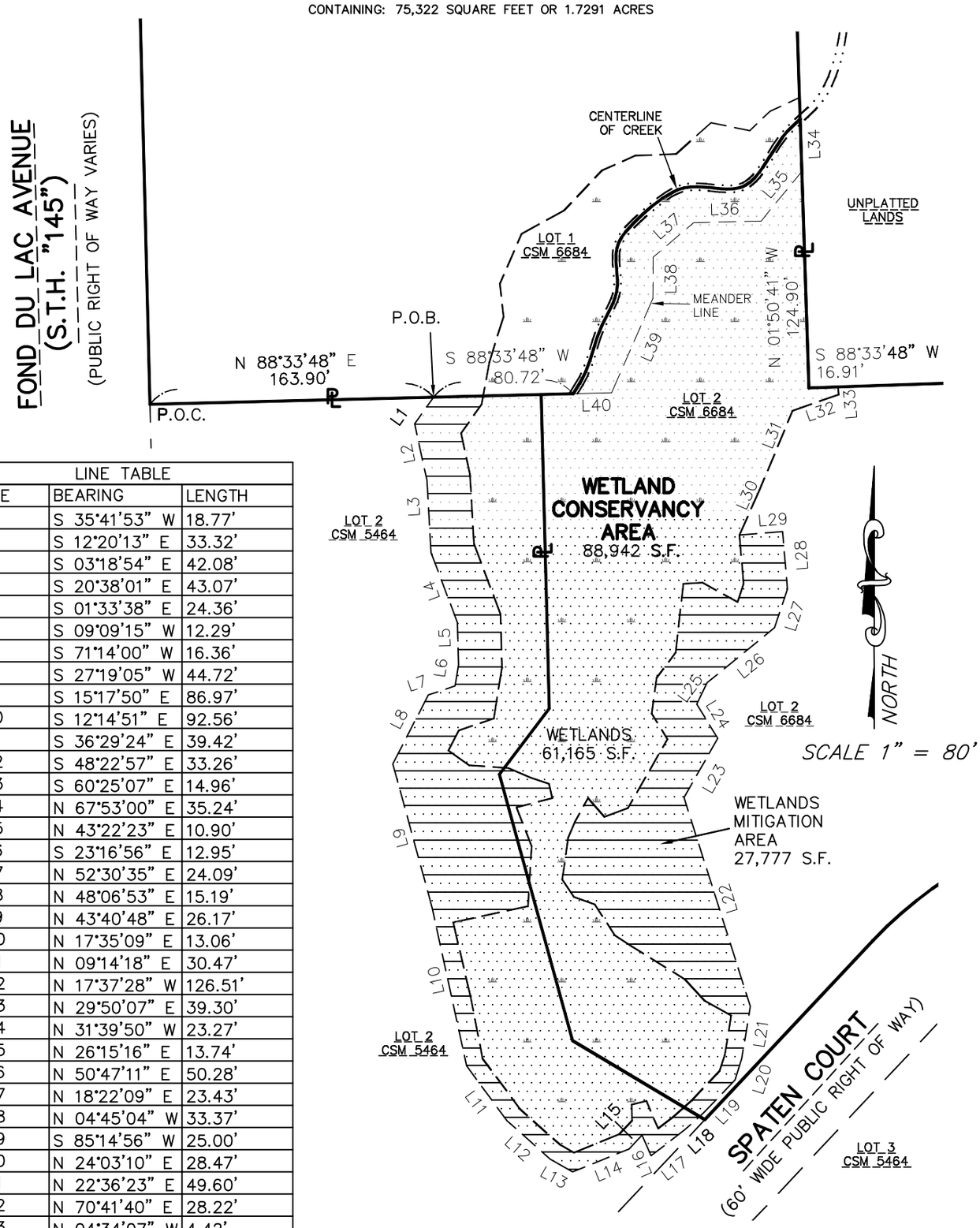
Scale: 1"=80'

WETLAND CONSERVANCY EXHIBIT

PART OF LOT 2 OF CSM 5464 AND LOT 2 OF CSM 6684 IN THE NORTHWEST 1/4 OF SECTION 36, TOWN 9 NORTH, RANGE 20 EAST, IN THE VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID CSM 6684, THENCE N 88°33'48" E 163.90 FEET TO THE POINT OF BEGINNING OF LANDS TO BE DESCRIBED; THENCE S 35°41'53" W 18.77 FEET; THENCE S 12°20'13" E 33.32 FEET; THENCE S 03°18'54" 42.08 FEET; THENCE S 20°38'01 E 43.07 FEET; THENCE S 01°33'38" E 24.36 FEET; THENCE S 09°09'15" W 12.29 FEET; THENCE S 71°14'00" W 16.36 FEET; THENCE S 27°19'05" W 44.72 FEET; THENCE S 15°17'50" E 86.97 FEET; THENCE S 12°14'51" E 92.56 FEET; THENCE S 36°29'24" E 39.42 FEET; THENCE S 48°22'57" 33.26 FEET; THENCE S 60°25'07" E 14.96 FEET; THENCE N 67°53'00" E 35.24 FEET; THENCE N 43°22'23" E 10.90 FEET; THENCE S 23°16'56" E 12.95 FEET; THENCE N 52°30'35" E 24.09 FEET; THENCE N 48°06'53"E 15.19 FEET; THENCE N 43°40'48" E 26.17 FEET; THENCE N 17°35'09"E 13.06 FEET; N 09°14'18" E 30.47 FEET; THENCE N 17°37'28" W 126.51 FEET; THENCE N 29°50'07" E 39.30 FEET; THENCE N 31°39'50" W 23.27 FEET; THENCE N 26°15'16" E 13.74 FEET; THENCE N 50°47'11" E 50.28 FEET; THENCE N 18°22'09" E 23.43 FEET; THENCE N 04°45'04" W 33.37 FEET; THENCE S 85°14'56" W 25.00 FEET; THENCE N 24°03'10" E 28.47 FEET; THENCE 22°36'23" E 49.60 FEET; THENCE N 70°41'40' E 28.22 FEET; THENCE N 04°34'07" W 4.42 FEET TO THE NORTH LINE OF LOT 2 OF CSM 6684; THENCE S 88°33'48 W 16.91 FEET ALONG SAID NORTH LINE TO THE NORTHEAST CORNER OF SAID CSM; THENCE N 01°05'41" W 124.90 FEET TO A MEANDER POINT OF THE CENTERLINE OF A CREEK, SAID POINT BEING S 01°50'41" E 30.26 FEET FROM THE INTERSECTION OF SAID CENTERLINE AND THE EAST LINE OF SAID LOT 2; THENCE MEANDERING SAID CENTERLINE THE FOLLOWING FIVE CALLS: (1) S 39°31'34" W 37.06 FEET, (2) S 88°35'21" W 38.98 FEET, (3) S 49°31'30" W 30.73 FEET, (4) S 00°13'24" W 23.86 FEET, (5) S 23°46'59" W 59.38 FEET TO A POINT N 88°33'48" E 22.11 FEET FROM THE INTERSECTION OF SAID CENTERLINE AND THE NORTH LINE OF SAID LOT 2; THENCE S 88°33'48" W 80.72 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING.

CONTAINING: 75,322 SQUARE FEET OR 1.7291 ACRES



LINE TABLE		
LINE	BEARING	LENGTH
L1	S 35°41'53" W	18.77'
L2	S 12°20'13" E	33.32'
L3	S 03°18'54" E	42.08'
L4	S 20°38'01" E	43.07'
L5	S 01°33'38" E	24.36'
L6	S 09°09'15" W	12.29'
L7	S 71°14'00" W	16.36'
L8	S 27°19'05" W	44.72'
L9	S 15°17'50" E	86.97'
L10	S 12°14'51" E	92.56'
L11	S 36°29'24" E	39.42'
L12	S 48°22'57" E	33.26'
L13	S 60°25'07" E	14.96'
L14	N 67°53'00" E	35.24'
L15	N 43°22'23" E	10.90'
L16	S 23°16'56" E	12.95'
L17	N 52°30'35" E	24.09'
L18	N 48°06'53" E	15.19'
L19	N 43°40'48" E	26.17'
L20	N 17°35'09" E	13.06'
L21	N 09°14'18" E	30.47'
L22	N 17°37'28" W	126.51'
L23	N 29°50'07" E	39.30'
L24	N 31°39'50" W	23.27'
L25	N 26°15'16" E	13.74'
L26	N 50°47'11" E	50.28'
L27	N 18°22'09" E	23.43'
L28	N 04°45'04" W	33.37'
L29	S 85°14'56" W	25.00'
L30	N 24°03'10" E	28.47'
L31	N 22°36'23" E	49.60'
L32	N 70°41'40" E	28.22'
L33	N 04°34'07" W	4.42'
L34	S 01°50'41" E	30.26'
L35	S 39°31'34" W	37.06'
L36	S 88°35'21" W	38.98'
L37	S 49°31'30" W	30.73'
L38	S 00°13'24" W	23.86'
L39	S 23°46'59" W	59.38'
L40	N 88°33'48" E	22.11'

PREPARED FOR:
SKYLINE DEVELOPMENT CORP.
9400 N. 107TH STREET
MILWAUKEE, WI

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BROOKFIELD, WI 53045
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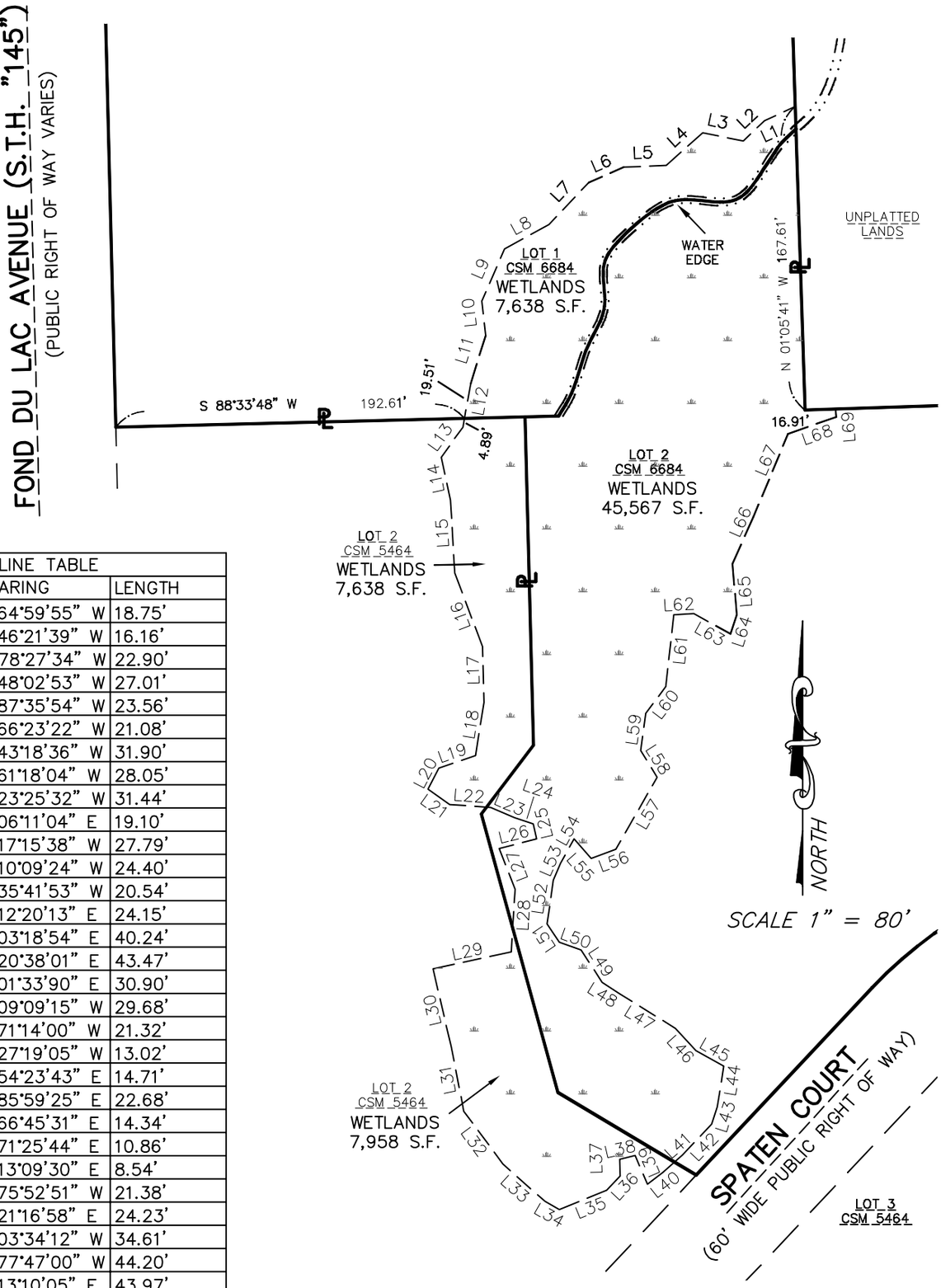
WETLANDS EXHIBIT



LINE TABLE		
LINE	BEARING	LENGTH
L1	S 64°59'55" W	18.75'
L2	S 46°21'39" W	16.16'
L3	N 78°27'34" W	22.90'
L4	S 48°02'53" W	27.01'
L5	S 87°35'54" W	23.56'
L6	S 66°23'22" W	21.08'
L7	S 43°18'36" W	31.90'
L8	S 61°18'04" W	28.05'
L9	S 23°25'32" W	31.44'
L10	S 06°11'04" E	19.10'
L11	S 17°15'38" W	27.79'
L12	S 10°09'24" W	24.40'
L13	S 35°41'53" W	20.54'
L14	S 12°20'13" E	24.15'
L15	S 03°18'54" E	40.24'
L16	S 20°38'01" E	43.47'
L17	S 01°33'90" E	30.90'
L18	S 09°09'15" W	29.68'
L19	S 71°14'00" W	21.32'
L20	S 27°19'05" W	13.02'
L21	S 54°23'43" E	14.71'
L22	S 85°59'25" E	22.68'
L23	S 66°45'31" E	14.34'
L24	S 71°25'44" E	10.86'
L25	S 13°09'30" E	8.54'
L26	S 75°52'51" W	21.38'
L27	S 21°16'58" E	24.23'
L28	S 03°34'12" W	34.61'
L29	S 77°47'00" W	44.20'
L30	S 13°10'05" E	43.97'
L31	S 11°08'13" E	36.44'
L32	S 36°29'24" E	36.23'
L33	S 48°22'57" E	31.17'
L34	S 60°25'07" E	9.06'
L35	N 67°53'00" E	28.22'
L36	N 43°22'23" E	10.88'
L37	N 01°36'14" W	9.26'
L38	N 76°33'48" E	8.69'
L39	S 23°16'56" E	17.25'
L40	N 52°30'35" E	10.86'
L41	N 48°06'53" E	14.42'
L41	N 43°40'48" E	23.46'
L42	N 17°35'09" E	10.01'
L43	N 09°14'18" E	22.72'
L44	N 60°52'19" W	17.61'
L45	N 42°31'13" W	16.72'
L46	N 58°16'33" W	36.39'
L47	N 56°29'30" W	11.48'
L48	N 33°08'39" W	21.26'
L49	N 70°21'17" W	12.78'
L50	N 33°43'23" W	12.14'

LINE TABLE		
LINE	BEARING	LENGTH
L51	N 08°07'14" E	24.36'
L52	N 22°52'25" E	10.18'
L53	N 29°02'27" E	15.34'
L54	S 41°44'41" E	14.38'
L55	N 69°35'20" E	14.45'
L56	N 29°50'07" E	45.83'
L57	N 31°39'50" W	17.38'
L58	N 07°52'28" E	20.72'
L59	N 36°57'53" E	18.43'
L60	N 06°16'06" E	39.87'
L61	S 46°21'39" W	16.16'
L62	N 86°43'48" E	11.13'
L63	S 61°06'40" E	23.08'
L64	N 18°22'09" E	11.05'
L65	N 04°45'04" W	28.25'
L66	N 24°03'10" E	28.47'
L67	N 22°36'23" E	49.60'
L68	N 70°41'40" E	28.22'
L69	N 04°34'07" W	4.42'

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PREPARED FOR:
SKYLINE DEVELOPMENT CORP.
9400 N. 107TH STREET
MILWAUKEE, WI

Existing wetland boundary

Mitigation area limits

Existing Lot Line

Mitigation Area = 27,100 SF

Existing Right of Way

25.0'

25.0'

10.0'

Spaten Ct

HARWOOD
ENGINEERING
CONSULTANTS, LTD
255 North 21st Street Milwaukee Wisconsin 53233
414.475.5554 414.773.9299 fax harwood@hecl.com

Sports Specialists

Mitigation Exhibit

2016-07-05

North

Scale: 1" = 50'

Village of Germantown GIS

Village of Germantown

Village Of Germantown
N112 W17001 Mequon Road
Germantown, WI 53022
262-250-4700

DISCLAIMER:

This map is not a survey of the actual boundary of any property this map depicts.

The Village of Germantown Does not guarantee the accuracy of the material contained here in and is not responsible for any misuse or misrepresentation of this information or its derivatives.

SCALE: 1 = 605'

Print Date: 9/11/2024

Jeff Retzlaff

From: Paul Haugen
Sent: Wednesday, September 11, 2024 9:02 PM
To: Tim Zimmerman; Debbie Remich; Matthew Mortwedt; John Delain; Chief Mike Snow; tom.olejniczak@hecl.com; brad.seubert@hecl.com; Scott Anderson; Nathan Schuettpelz - Wachtel Tree Science; Kevin Driscoll; Justin Brandt; safe built-Alan Inspector; nschuettpelz@gmail.com; bstemple@wachteltree.com; Bob Beilfuss
Cc: Jeff Retzlaff; Jordan Yanke
Subject: Re: Staff Review - Plan Commission November 11th - Harter's Lakeside Disposal CUP

Water Utility has no comments

Sent from my U.S.Cellular© Tablet
Get Outlook for Android

From: Tim Zimmerman <tzimmerman@germantownwi.gov>
Sent: Wednesday, September 11, 2024 12:38:13 PM
To: Debbie Remich <dremich@germantownwi.gov>; Matthew Mortwedt <mmortwedt@germantownwi.gov>; John Delain <jdelain@germantownwi.gov>; Chief Mike Snow <msnow@germantownpolice.org>; Paul Haugen <phaugen@germantownwi.gov>; tom.olejniczak@hecl.com <tom.olejniczak@hecl.com>; brad.seubert@hecl.com <brad.seubert@hecl.com>; Scott Anderson <sanderson@germantownwi.gov>; Chief Mike Snow <msnow@germantownpolice.org>; Nathan Schuettpelz - Wachtel Tree Science <NateS@wachteltree.com>; Kevin Driscoll <kdriscoll@Germantownwi.gov>; Justin Brandt <jbrandt@safebuilt.com>; safe built-Alan Inspector <aschmuck@safebuilt.com>; nschuettpelz@gmail.com <nschuettpelz@gmail.com>; bstemple@wachteltree.com <bstemple@wachteltree.com>; Bob Beilfuss <flashthunder506easy@gmail.com>
Cc: Jeff Retzlaff <jretzlaff@germantownwi.gov>; Jordan Yanke <jyanke@germantownwi.gov>
Subject: RE: Staff Review - Plan Commission November 11th - Harter's Lakeside Disposal CUP

Item 1 – HARTERS – Need to maintain agreed access shown in Blue to NE interceptor. This was agreed to do to no access for the infrastructure shown in orange ellipse.
Item 2- no issues

Timothy K. Zimmerman
Superintendent of Wastewater Utility/Recycling Coordinator
Village of Germantown
N122 W17177 Fond du Lac Ave.
PO Box 337
Germantown, WI 53022
Office – 262-253-7765
Fax - 262-250-4703
After Hours Emergencies – 262-253-7780
tzimmerman@germantownwi.gov

"THE DIFFERENCE BETWEEN GENIUS AND STUPIDITY IS THAT GENIUS HAS IT'S LIMITS" – Albert Einstein

---

From: Debbie Remich <dremich@germantownwi.gov>
Sent: Wednesday, September 11, 2024 11:58 AM
To: Matthew Mortwedt <mmortwedt@germantownwi.gov>; John Delain <jdelain@germantownwi.gov>; Chief Mike

CERTIFIED SURVEY MAP NO._____

PART OF LOT 1 OF CERTIFIED SURVEY MAP NO. 5464 IN THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 36, TOWN 9 NORTH, RANGE 20 EAST, VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN.

1404392

RECORDED
May 06, 2016 10:15 AM
SHARON A MARTIN
REGISTER OF DEEDS
WASHINGTON COUNTY, WI
Recording Fee Paid: $30.00

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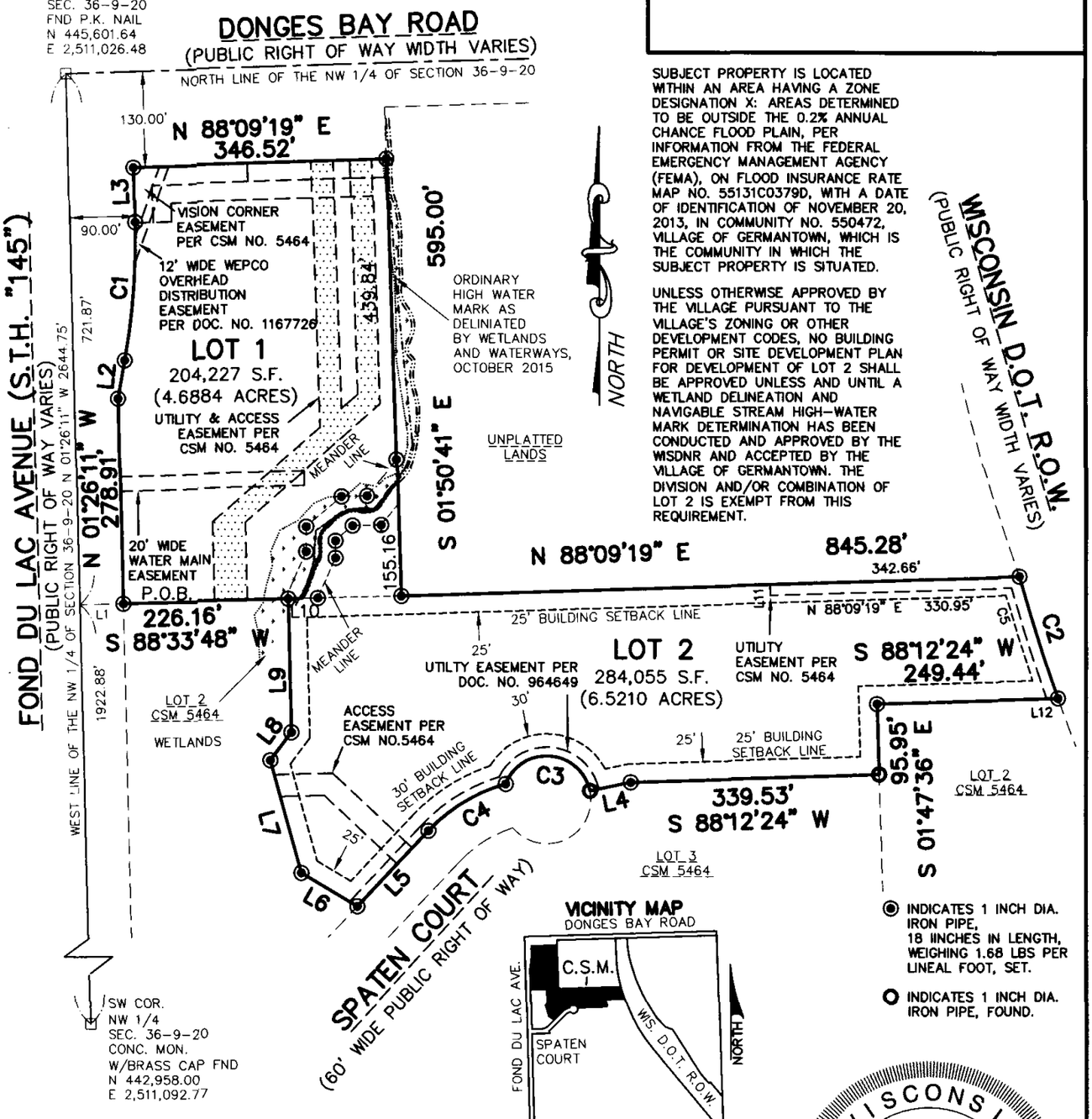
PREPARED FOR:
SKYLINE DEVELOPMENT CORP.
9400 N. 107TH STREET
MILWAUKEE, WI

SEE SHEET 2 FOR LINE AND CURVE TABLE.

SEE SHEET 3 FOR LOT 1 AND MEANDER LINE DETAIL

SEE SHEET 4 FOR EASEMENT DETAIL

SEE SHEET 5 FOR LOT 2 EASEMENT AND WETLAND DETAIL



SUBJECT PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION X: AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN, PER INFORMATION FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO. 55131C0379D, WITH A DATE OF IDENTIFICATION OF NOVEMBER 20, 2013, IN COMMUNITY NO. 550472, VILLAGE OF GERMANTOWN, WHICH IS THE COMMUNITY IN WHICH THE SUBJECT PROPERTY IS SITUATED.

UNLESS OTHERWISE APPROVED BY THE VILLAGE PURSUANT TO THE VILLAGE'S ZONING OR OTHER DEVELOPMENT CODES, NO BUILDING PERMIT OR SITE DEVELOPMENT PLAN FOR DEVELOPMENT OF LOT 2 SHALL BE APPROVED UNLESS AND UNTIL A WETLAND DELINEATION AND NAVIGABLE STREAM HIGH-WATER MARK DETERMINATION HAS BEEN CONDUCTED AND APPROVED BY THE WISDNR AND ACCEPTED BY THE VILLAGE OF GERMANTOWN. THE DIVISION AND/OR COMBINATION OF LOT 2 IS EXEMPT FROM THIS REQUIREMENT.

ALL BEARINGS REFER TO THE WEST LINE THE NORTHWEST 1/4 OF SECTION 36-9-20, WHICH HAS A BEARING OF N 01°26'11" W.

SUBJECT PROPERTY ZONED:
M-1 LIMITED BUSINESS DISTRICT

SETBACKS FOR AREAS ZONE M-1:
FRONT = 30'
SIDES = 25'
REAR = 25'

REVISED: MARCH 1, 2016
REVISED: MARCH 21, 2016
REVISED: APRIL 11, 2016

THIS INSTRUMENT DRAFTED BY NICHOLAS J. FIRER

SHEET 1 OF 7

Map No. 6084 Vol 51 Page 156

DOC# 1404392

CERTIFIED SURVEY MAP NO. _____

PART OF LOT 1 OF CERTIFIED SURVEY MAP NO. 5464 IN THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 36, TOWN 9 NORTH, RANGE 20 EAST, VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN)
MILWAUKEE COUNTY) SS

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

THAT I HAVE SURVEYED, DIVIDED AND MAPPED A PART OF LOT 1 OF CERTIFIED SURVEY MAP NO. 5464 IN THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 36, TOWN 9 NORTH, RANGE 20 EAST, IN THE VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION; THENCE S 01°26'11" E 721.87 FEET ALONG THE WEST LINE OF SAID SECTION; THENCE N 88°33'48" E 60.00 FEET TO THE EAST RIGHT OF WAY LINE OF FOND DU LAC AVENUE (ALSO KNOWN AS S.T.H. "145") AND THE POINT OF BEGINNING OF LANDS TO BE DESCRIBED; THENCE N 01°26'11 W 278.91 FEET; THENCE N 10°15"45" E 53.15 FEET; THENCE 188.92 FEET ALONG THE ARC OF A CURVE, WHOSE CENTER LIES TO THE NORTHWEST, WHOSE RADIUS IS 925.00 FEET, AND WHOSE CHORD BEARS N 04°24'52" E 188.59 FEET; THENCE N 01°26'11" W 73.96 FEET TO THE SOUTH RIGHT OF WAY LINE OF DONGES BAY ROAD; THENCE N 88°09'19" E 346.52 FEET ALONG SAID SOUTH LINE; THENCE S 01°50'41" E 595.00 FEET; THENCE N 88°09'19" E 845.28 FEET TO THE WEST LINE OF A WISCONSIN D.O.T. RIGHT OF WAY; THENCE ALONG SAID WEST LINE 173.65 FEET ALONG THE ARC OF A CURVE, WHOSE CENTER LIES TO THE NORTHEAST, WHOSE RADIUS IS 2281.71, AND WHOSE CHORD BEARS S 17°55'15" E 173.61 FEET; THENCE S 88°12'24" W 249.44' FEET; THENCE S 01°47'36" E 95.95 FEET; THENCE S 88°12'24" W 339.53 FEET; THENCE S 78°01'18" W 56.55 FEET TO THE NORTH RIGHT OF WAY LINE OF SPATEN COURT; THENCE ALONG SAID NORTH LINE 153.95 FEET ALONG THE ARC OF A CURVE, WHOSE CENTER LIES TO THE SOUTHWEST, WHOSE RADIUS IS 60 FEET, AND WHOSE CHORD BEARS N 85°29'13" W 115.06 FEET; THENCE CONTINUING ALONG SAID NORTH LINE 124.78 FEET ALONG THE ARC OF A CURVE WHOSE CENTER LIES TO THE SOUTHEAST, WHOSE RADIUS IS 230.00 FEET, AND WHOSE CHORD BEARS S 58°44'56" W 123.26 FEET; THENCE CONTINUING ALONG SAID NORTH LINE S 43°12'24" W 141.97 FEET; THENCE N 59°11'45" W 89.07 FEET; THENCE N 15°21'43" W 159.36 FEET; THENCE N 37°04'08" E 47.67 FEET; THENCE N 01°26'12" W 181.26 FEET; THENCE S 88°33'48" 226.16 FEET TO THE POINT OF BEGINNING.

CONTAINING: 488,282 SQUARE FEET OR 11.2094 ACRES

THAT I HAVE MADE SUCH SURVEY, LAND DIVISION AND MAP BY THE DIRECTION OF SKYLINE DEVELOPMENT CORP., OWNER OF SAID LAND.

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

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236.34 OF THE STATUTES OF THE STATE OF WISCONSIN AND CHAPTER 18 OF THE VILLAGE OF GERMANTOWN CODE OF ORDINANCES IN SURVEYING, DIVIDING, AND MAPPING THE SAME.

DATED THIS 5TH DAY OF FEBRUARY, 2016.

MICHAEL J BERRY
PROFESSIONAL LAND SURVEYOR,
S-2545
STATE OF WISCONSIN

LINE TABLE		
LINE	BEARING	LENGTH
L1	N 88°33'48" E	60.00'
L2	N 10°15'45" E	53.15'
L3	N 01°26'11" W	73.96'
L4	S 78°01'18" W	56.55'
L5	S 43°12'24" W	141.97'
L6	N 59°11'45" W	89.07'
L7	N 15°21'43" W	159.36'
L8	N 37°04'08" E	47.67'
L9	N 01°26'12" W	181.28'
L10	N 88°33'48" E	18.47'
L11	N 01°50'41" W	15.00'
L12	S 88°12'24" W	15.79'

CURVE TABLE					
CURVE	ARC	RADIUS	BEARING	CHD. LENGTH	DELTA
C1	188.92'	925.00'	N 04°24'52" E	188.59'	11°42'07"
C2	173.65'	2281.71'	S 17°55'15" E	173.61'	04°21'38"
C3	153.95'	60.00'	N 85°29'13" W	115.06'	147°00'41"
C4	124.78'	230.00'	S 58°44'56" W	123.26'	31°05'03"
C5	158.08'	2296.71'	S 18°00'20" E	158.05'	03°56'17"

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

REVISED: MARCH 1, 2016
REVISED: MARCH 21, 2016
REVISED: APRIL 11, 2016

THIS INSTRUMENT DRAFTED BY NICHOLAS J. FIRER

SHEET 2 OF 7

Map No 4804 Vol 51 Page 157

DOC# 1404392

CERTIFIED SURVEY MAP NO. _____

PART OF LOT 1 OF CERTIFIED SURVEY MAP NO. 5464 THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 36, TOWN 9 NORTH, RANGE 20 EAST, VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN.

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BROOKFIELD, WI 53045
PH: (262)-786-6600
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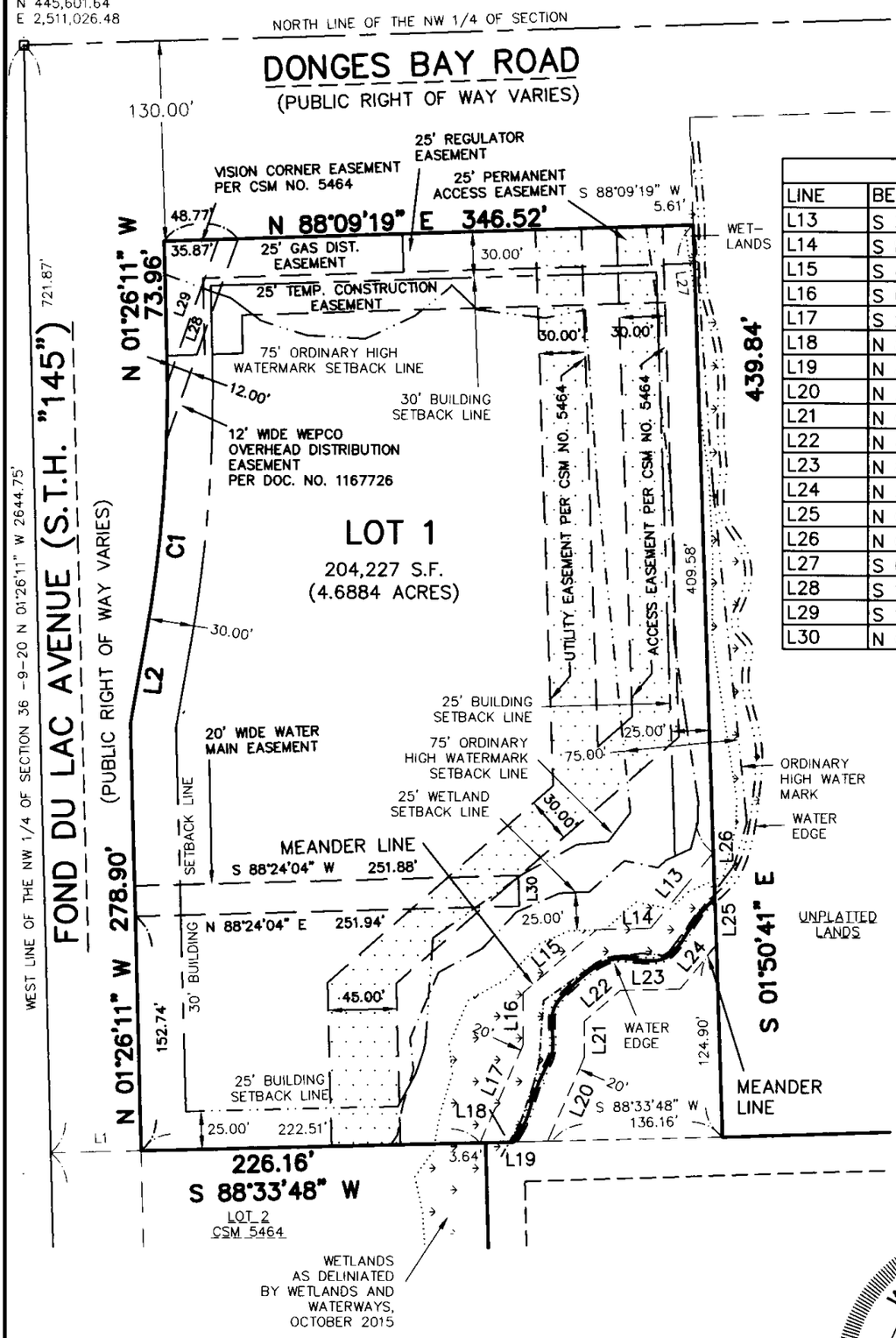
LOT 1 DETAIL



LINE TABLE		
LINE	BEARING	LENGTH
L13	S 39°31'34" W	64.22'
L14	S 88°35'21" W	34.91'
L15	S 49°31'30" W	63.28'
L16	S 00°13'24" W	33.88'
L17	S 23°46'59" W	69.88'
L18	N 88°33'48" E	22.11'
L19	N 88°33'48" E	22.11'
L20	N 23°46'59" E	59.38'
L21	N 00°13'24" E	23.86'
L22	N 49°31'30" E	30.73'
L23	N 88°35'21" E	38.98'
L24	N 39°31'34" E	37.06'
L25	N 01°50'41" W	30.26'
L26	N 01°50'41" W	30.26'
L27	S 08°02'20" E	51.98'
L28	S 19°41'28" W	100.07'
L29	S 19°41'28" W	40.08'
L30	N 01°35'56" W	20.00'

SEE SHEET 2 FOR PROPERTY LINE AND CURVE TABLE

SEE SHEET 4 FOR NORTH LINE EASEMENT DETAIL

SEE SHEET 5 FOR WETLAND AND LOT 2 EASEMENT DETAIL

GRAPHIC SCALE

100 0 50 100

1 inch = 100 ft.

WISCONSIN
MICHAEL J. BERRY
S-2565
BROOKFIELD, WI
LAND SURVEYOR

REVISED MARCH 1, 2016
REVISED MARCH 21, 2016
REVISED APRIL 11, 2016

THIS INSTRUMENT DRAFTED BY NICHOLAS J. FIRER

SHEET 3 OF 7

Map No 1084 Vol 51 Page 158

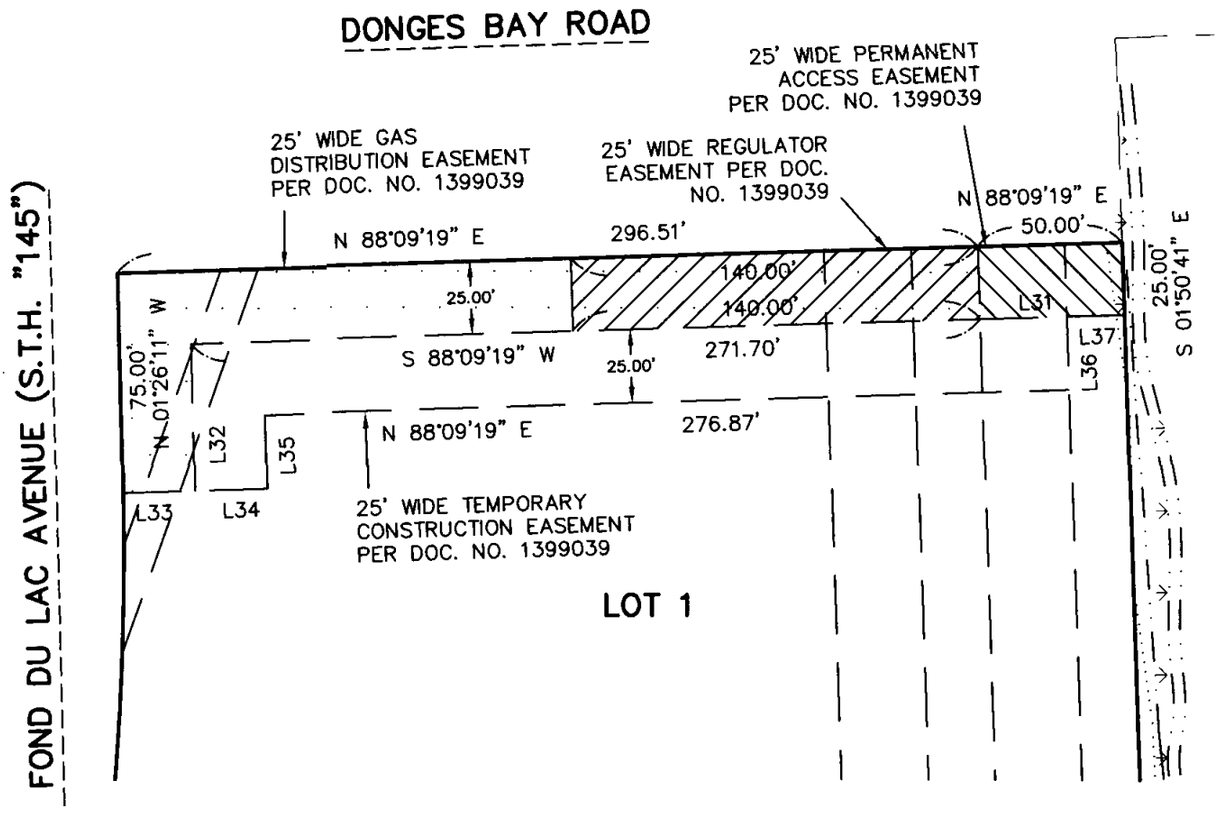
DOC# 1404392

CERTIFIED SURVEY MAP NO. _____

PART OF LOT 1 OF CERTIFIED SURVEY MAP NO. 5464 IN THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 36, TOWN 9 NORTH, RANGE 20 EAST, VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN.

CSE
CAPITOL SURVEY ENTERPRISES
220 REGENCY CT STE 210
BROOKFIELD, WI 53045
PH: (262)-786-6600
WWW.CAPITOLSURVEY.COM

NORTH LINE EASEMENT DETAIL



LINE TABLE		
LINE	BEARING	LENGTH
L31	S 88°09'19" W	50.00'
L32	S 01°26'11" E	50.00'
L33	S 88°09'19" W	25.00'
L34	N 88°09'19" E	25.00'
L35	N 01°26'11" W	25.00'
L36	N 01°50'41" W	25.00'
L37	N 88°09'19" E	20.00'

NORTH

GRAPHIC SCALE

60 0 30 60

1 inch = 60 ft.

WISCONSIN MICHAEL J. BERRY S-2565 BROOKFIELD, WI LAND SURVEYOR

REVISED: MARCH 1, 2016
REVISED: MARCH 21, 2016

THIS INSTRUMENT DRAFTED BY NICHOLAS J. FIRER

SHEET 4 OF 7

Map No 6484 Vol 57 Page 159

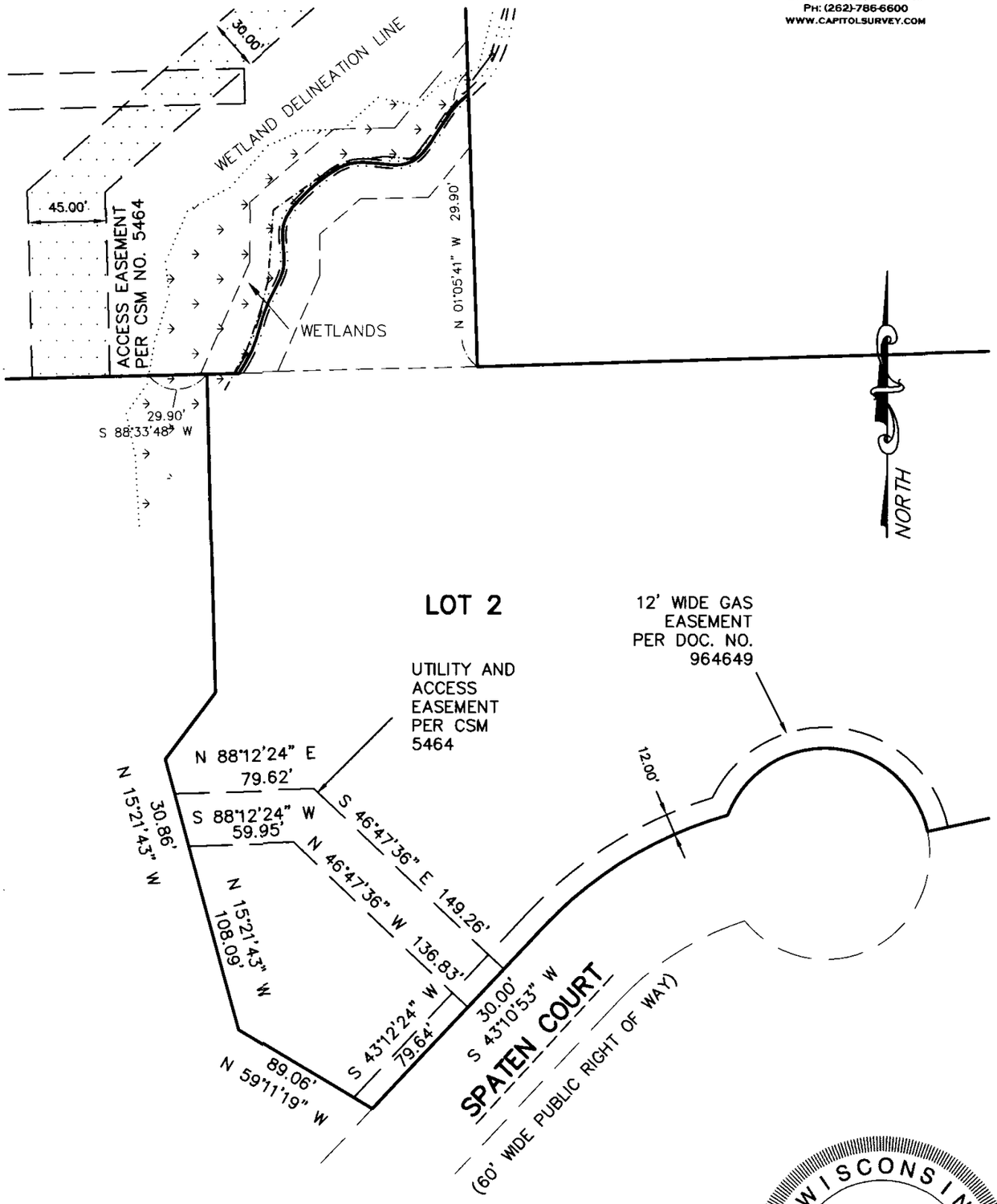
DOC# 1404392

CERTIFIED SURVEY MAP NO. _____

PART OF LOT 1 OF CERTIFIED SURVEY MAP NO. 5464 IN THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 36, TOWN 9 NORTH, RANGE 20 EAST, VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN.

LOT 2 EASEMENT AND WETLANDS DETAIL

CSE
CAPITOL SURVEY ENTERPRISES
220 REGENCY CT STE 210
BROOKFIELD, WI 53045
PH: (262)-786-6600
WWW.CAPITOLSURVEY.COM



GRAPHIC SCALE

80 0 40 80

1 inch = 80 ft.

WISCONSIN
MICHAEL J. BERRY
S-2565
BROOKFIELD, WI
LAND SURVEYOR

REVISED: MARCH 1, 2016
REVISED: MARCH 21, 2016
REVISED: APRIL 14, 2016

THIS INSTRUMENT DRAFTED BY NICHOLAS J. FIRER

SHEET 5 OF 7

Map No 6084 Vol 51 Page 160

DOC# 1404392

CERTIFIED SURVEY MAP NO. _____

PART OF LOT 1 OF CERTIFIED SURVEY MAP NO. 5464 IN THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 36, TOWN 9 NORTH, RANGE 20 EAST, VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN.

CORPORATE OWNER'S CERTIFICATE

SKYLINE DEVELOPMENT CORP., A CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS OWNER, CERTIFIES THAT SAID CORPORATION CAUSED THE LAND DESCRIBED ON THIS MAP TO BE SURVEYED, DIVIDED, AND MAPPED AS REPRESENTED ON THIS MAP, AND SUBMITTED TO THE VILLAGE OF GERMAN TOWN AS REQUIRED IN ACCORDANCE WITH THE ORDINANCES OF THE VILLAGE OF GERMAN TOWN.

IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY WILLIAM SCOTT BURKHART, ITS REGISTERED AGENT, AT Milwaukee, WISCONSIN, THIS 27 DAY OF April, 2016.

W. S. Burkhart

WILLIAM SCOTT BURKHART, REGISTERED AGENT

STATE OF WISCONSIN)
~~WAUKESHA~~ COUNTY) SS
Milwaukee

PERSONALLY CAME BEFORE ME THIS 27 DAY OF April, 2016 WILLIAM SCOTT BURKHART, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

Patricia L. Sievers

NOTARY PUBLIC Patricia L. Sievers
STATE OF WISCONSIN
MY COMMISSION EXPIRES: 11/06/2016

CONSENT OF CORPORATE MORTGAGE

BMO BANK, A CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS MORTGAGEE OF THE ABOVE DESCRIBED LAND, DOES HEREBY CONSENT TO THE ABOVE CERTIFICATION OF SKYLINE DEVELOPMENT CORPERATION, AS OWNER OF SAID LAND.

IN WITNESS WHEREOF, WISCONSIN PRESERVATION FUND, HAS CAUSED THESE PRESENTS TO BE SIGNED BY Austin Smith, ITS REPRESENTATIVE AND ITS CORPORATE SEAL HEREUNTO AFFIXED, THIS 27 DAY OF April, 2016.

REPRESENTATIVE Austin Smith

STATE OF WISCONSIN)
Waukesha COUNTY) SS

PERSONALLY CAME BEFORE ME THIS 27 DAY OF April, 2016, THE ABOVE NAMED Austin Smith, TO ME KNOWN AS THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

Emily E Powers

NOTARY PUBLIC
STATE OF WISCONSIN
MY COMMISSION EXPIRES: 08/30/2019

EMILY E. POWERS NOTARY PUBLIC STATE OF WISCONSIN

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

REVISED: MARCH 1, 2016
REVISED: MARCH 21, 2016
REVISED: APRIL 11, 2016

THIS INSTRUMENT DRAFTED BY NICHOLAS J. FIRER

SHEET 6 OF 7

Map No 4684 Vol 51 Page 161

DOC# 1404392

CERTIFIED SURVEY MAP NO. _____

PART OF LOT 1 OF CERTIFIED SURVEY MAP NO. 5464 IN THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 36, TOWN 9 NORTH, RANGE 20 EAST, VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN.

VILLAGE OF GERMANTOWN PLAN COMMISSION APPROVAL

THIS CERTIFIED SURVEY MAP IS HEREBY APPROVED BY THE PLAN COMMISSION OF THE VILLAGE OF GERMANTOWN ON THIS DAY 14 OF March, 2016.

DEAN WOLTER, VILLAGE PRESIDENT — DATE 5-2-16

LAURA A. JOHNSON, SECRETARY — DATE 5-2-16

VILLAGE OF GERMANTOWN BOARD APPROVAL

THIS CERTIFIED SURVEY MAP, BEING A DIVISION OF PART OF LOT 1 OF CERTIFIED SURVEY MAP NO. 5464 IN THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 36, TOWN 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 18th DAY OF April, 2016.

DEAN WOLTER, VILLAGE PRESIDENT — DATE 5-2-16

BARBARA GOECKNER, VILLAGE CLERK — DATE 5-2-16

WISCONSIN MICHAEL J. BERRY S-2643 BROOKFIELD, WI LAND SURVEYOR

REVISED: MARCH 1, 2016
REVISED: MARCH 21, 2016
REVISED: APRIL 11, 2016

THIS INSTRUMENT DRAFTED BY NICHOLAS J. FIRER

SHEET 7 OF 7

Map No 4084 Vol 51 Page 162

DOC# 1404392

Return to:

VILLAGE OF GERMANTOWN
N112 W17001 MEQUON ROAD
P.O. BOX 337
GERMANTOWN, WI 53022-0337

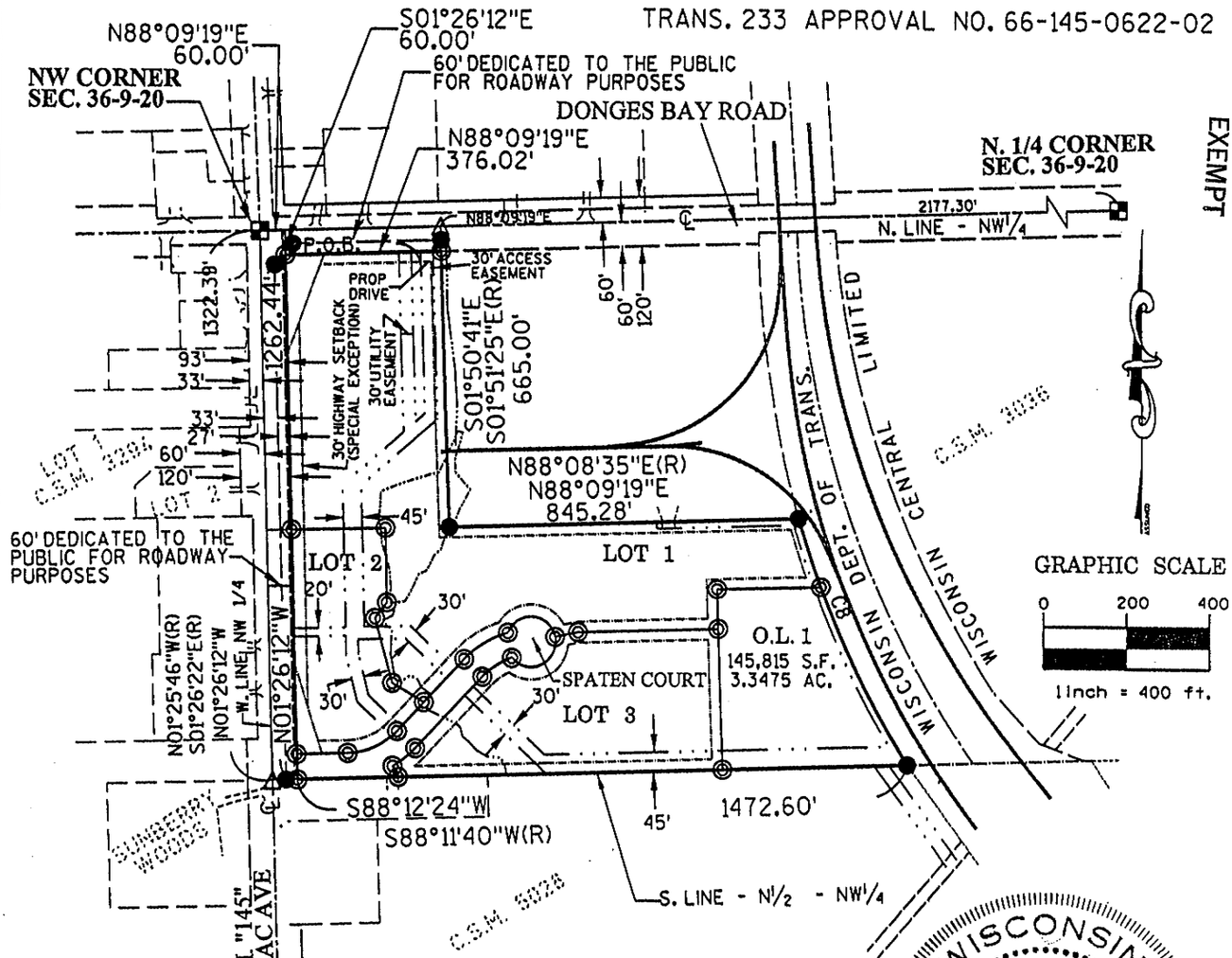
COPY

PROJECT # 2239902	SCALE: 1" = 400 FEET	
SHEET # 1 OF 6	DRAWN BY AB	
DWG: CSM.DGN	CHECKED BY MJL	
SURVEYOR: MICHAEL J. LAUE MSA PROFESSIONAL SERVICES, INC. 111 WARREN STREET BEAVER DAM, WI 53916 (920) 887-4242	MSA PROFESSIONAL SERVICES BEAVER DAM, WI 53916 © 2000 MSA PROFESSIONAL SERVICES	CLIENT: SKYLINE DEVELOPMENT CORP.

WASHINGTON COUNTY CERTIFIED SURVEY MAP #_____

A PART OF THE NW 1/4 AND NE 1/4 OF THE NW 1/4 OF SECTION 36, TOWN 9 NORTH, RANGE 20 EAST, VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN

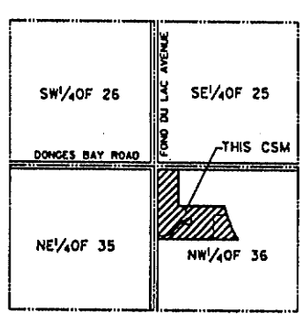
TRANS. 233 APPROVAL NO. 66-145-0622-02



FEE #77.25 (2)(b) EXEMPT

SETBACKS
FOND DU LAC AVE. - 30' (SPECIAL EXCEPTION)
SPATEN CT. - 30'
SIDE - 25'
REAR - 25'

NAVIGABLE STREAM - 75'
WETLANDS - 25'



LOCATION MAP

FEE #77.25 (2)(b) EXEMPT

WISCONSIN
MICHAEL J. LAUE
S-1435
BEAVER DAM, WISCONSIN
LAND SURVEYOR
4/11/02

AREA
LOTS 999,189 S.F. - 22.9383 AC.
ROW 151,342 S.F. - 3.4743 AC.
TOTAL 1,150,531 S.F. - 26.4126 AC.

NOTES:
WETLANDS DELINEATION AND REPORT COMPLETED IN OCTOBER OF 1998 BY JAMES A. REINARTZ, OF WETLAND ECOLOGY AND RESTORATION CONSTRUCTION.

20' WIDE WISCONSIN GAS CO. EASEMENT LIES WITHIN EASTERLY RIGHT-OF-WAY LINE OF FOND DU LAC AVE.

CAUTION - HIGHWAY SETBACK RESTRICTIONS PROHIBIT IMPROVEMENTS. SEE SHEET 5 OF 6

SEE PAGE 4 OF 6 FOR CURVE TABLE

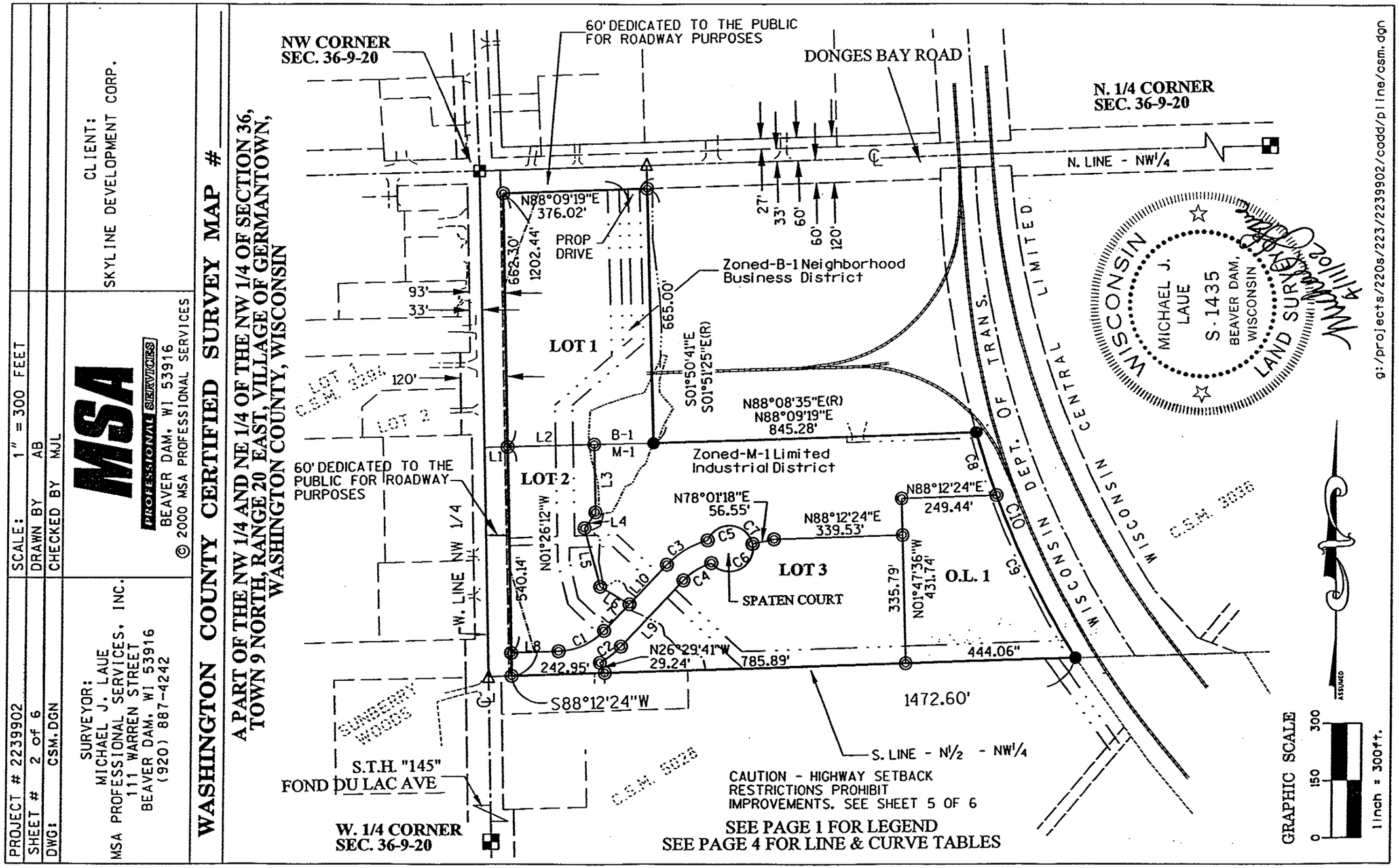
g:/projects/220s/223/2239902/cadd/pline/csm.dgn

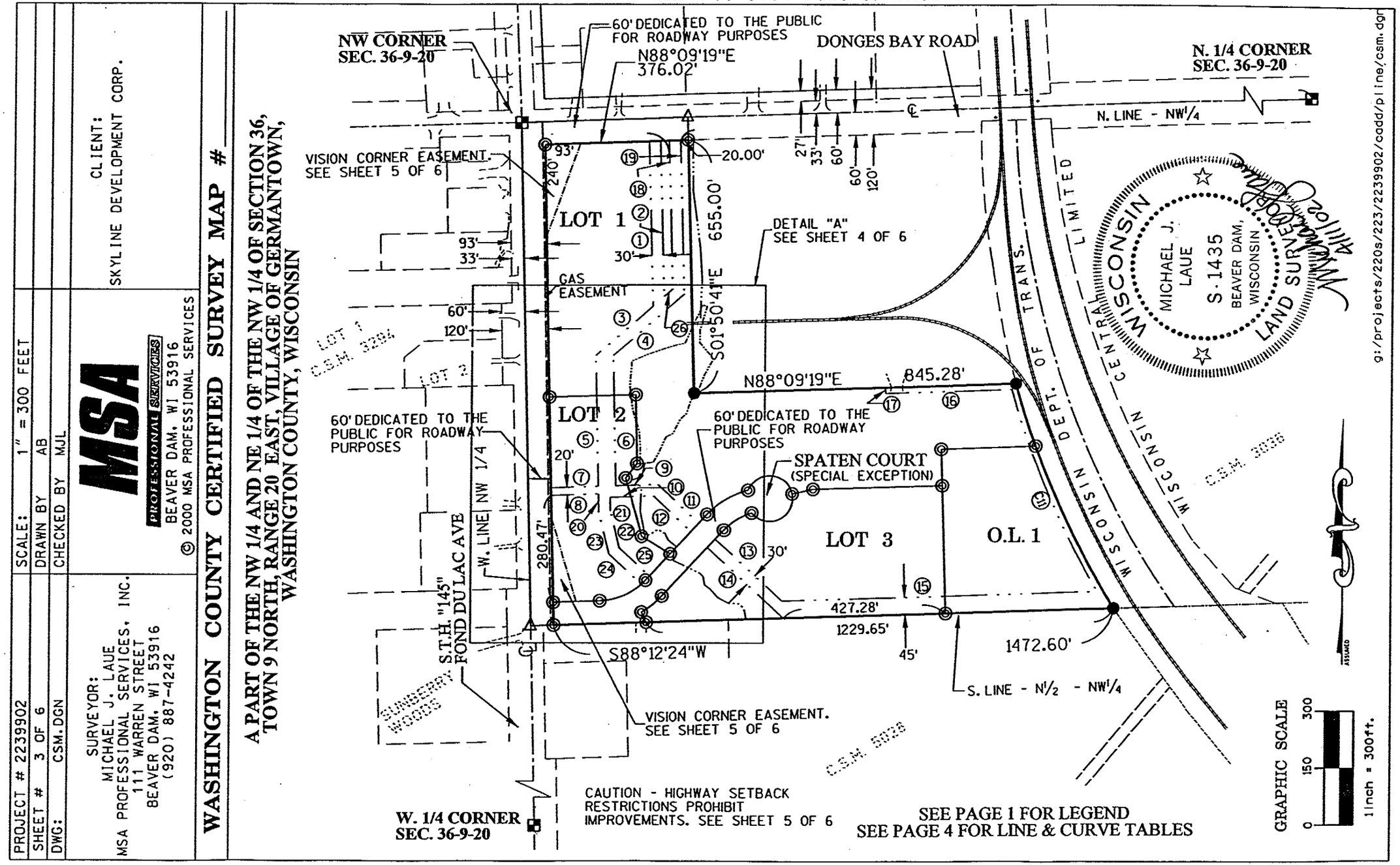
LEGEND

- SECTION LINE
- CENTERLINE
- ADJOINING PARCEL
- UTILITY/ACCESS EASE.
- RAILROAD TRACK
- WETLAND
- NAVIGABLE STREAM
- SETBACK LINE
- FD. BRASS CAP IN CONCRETE
- FOUND IRON PIPE
- SET PK NAIL
- SET 1-1/4" (O.D.) BY 18" IRON PIPE-1.13 LBS./FT.
- (R) RECORDED INFORMATION

MAP NO. 5464 VOL. 39 PAGE 66

DOC#: 929976


PROJECT # 2239902
SHEET # 2 of 6
DWG: CSM.DGN
SCALE: 1" = 300 FEET
DRAWN BY AB
CHECKED BY MJL
SURVEYOR:
MICHAEL J. LAUE
MSA PROFESSIONAL SERVICES, INC.
111 WARREN STREET
BEAVER DAM, WI 53916
(920) 887-4242
MSA
PROFESSIONAL SERVICES
BEAVER DAM, WI 53916
© 2000 MSA PROFESSIONAL SERVICES
CLIENT:
SKYLINE DEVELOPMENT CORP.
WASHINGTON COUNTY CERTIFIED SURVEY MAP #
A PART OF THE NW 1/4 AND NE 1/4 OF THE NW 1/4 OF SECTION 36,
TOWN 9 NORTH, RANGE 20 EAST, VILLAGE OF GERMANTOWN,
WASHINGTON COUNTY, WISCONSIN
NW CORNER
SEC. 36-9-20
60' DEDICATED TO THE PUBLIC
FOR ROADWAY PURPOSES
DONGES BAY ROAD
N. 1/4 CORNER
SEC. 36-9-20
N. LINE - NW1/4
N88°09'19"E
376.02'
PROP
DRIVE
662.30'
1202.44'
27'
33'
60'
60'
120'
93'
33'
120'
Zoned-B-1 Neighborhood
Business District
665.00'
LOT 1
S01°50'41"E
S01°51'25"E(R)
N88°08'35"E(R)
N88°09'19"E
845.28'
C.S.M. 3294
LOT 2
L2
B-1
M-1
L1
Zoned-M-1 Limited
Industrial District
60' DEDICATED TO THE
PUBLIC FOR ROADWAY
PURPOSES
LOT 2
L3
N78°01'18"E
56.55'
N88°12'24"E
249.44'
N88°12'24"E
339.53'
C8
C10
C9
C.S.M. 3035
L4
N01°26'12"W
C1
C5
C3
C6
C4
LOT 3
SPATEN COURT
O.L. 1
335.79'
N01°47'36"W
431.74'
W. LINE NW 1/4
540.14'
L5
L10
L7
L6
L9
L8
C1
C2
N26°29'41"W
29.24'
785.89'
444.06"
242.95'
S88°12'24"W
1472.60'
SUNBERRY
WOODS
S.T.H. "145"
FOND DU LAC AVE
C.S.M. 3028
S. LINE - N1/2 - NW1/4
CAUTION - HIGHWAY SETBACK
RESTRICTIONS PROHIBIT
IMPROVEMENTS. SEE SHEET 5 OF 6
W. 1/4 CORNER
SEC. 36-9-20
SEE PAGE 1 FOR LEGEND
SEE PAGE 4 FOR LINE & CURVE TABLES
WISCONSIN DEPT. OF TRANS.
CENTRAL LIMITED
WISCONSIN
WISCONSIN
MICHAEL J.
LAUE
S-1435
BEAVER DAM,
WISCONSIN
LAND SURVEYOR
4/11/02
GRAPHIC SCALE
0
150
300
1 inch = 300ft.
g:/projects/220s/223/2239902/cadd/pline/csm.dgn


NW CORNER
SEC. 36-9-20
60' DEDICATED TO THE PUBLIC FOR ROADWAY PURPOSES
N88°09'19"E
376.02'
DONGES BAY ROAD
N. 1/4 CORNER
SEC. 36-9-20
N. LINE - NW1/4
VISION CORNER EASEMENT.
SEE SHEET 5 OF 6
93'
240'
20.00'
27'
33'
60'
60'
120'
LOT 1
655.00'
DETAIL "A"
SEE SHEET 4 OF 6
93'
33'
30'
GAS
EASEMENT
60'
120'
S01°50'41"E
LOT 1
C.S.M. 3284
LOT 2
N88°09'19"E
845.28'
LOT 2
60' DEDICATED TO THE PUBLIC FOR ROADWAY PURPOSES
60' DEDICATED TO THE PUBLIC FOR ROADWAY PURPOSES
SPATEN COURT
(SPECIAL EXCEPTION)
20'
W. LINE NW 1/4
280.47'
LOT 3
O.L. 1
30'
427.28'
1229.65'
45'
1472.60'
S.T.H. "145"
FOND DU LAC AVE
S88°12'24"W
S. LINE - N1/2 - NW1/4
SUNBERRY WOODS
VISION CORNER EASEMENT.
SEE SHEET 5 OF 6
C.S.M. 3028
C.S.M. 3035
CAUTION - HIGHWAY SETBACK RESTRICTIONS PROHIBIT IMPROVEMENTS. SEE SHEET 5 OF 6
W. 1/4 CORNER
SEC. 36-9-20
SEE PAGE 1 FOR LEGEND
SEE PAGE 4 FOR LINE & CURVE TABLES
GRAPHIC SCALE
0
150
300
1 inch = 300ft.
WISCONSIN CENTRAL LIMITED
WISCONSIN DEPT. OF TRANS.
WISCONSIN
MICHAEL J. LAUE
S-1435
BEAVER DAM, WISCONSIN
LAND SURVEYOR
g:/projects/220s/223/2239902/cadd/pline/csm.dgn
PROJECT # 2239902
SHEET # 3 OF 6
DWG: CSM.DGN
SCALE: 1" = 300 FEET
DRAWN BY AB
CHECKED BY MJL
SURVEYOR:
MICHAEL J. LAUE
MSA PROFESSIONAL SERVICES, INC.
111 WARREN STREET
BEAVER DAM, WI 53916
(920) 887-4242
MSA
PROFESSIONAL SERVICES
BEAVER DAM, WI 53916
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CLIENT:
SKYLINE DEVELOPMENT CORP.
WASHINGTON COUNTY CERTIFIED SURVEY MAP #
A PART OF THE NW 1/4 AND NE 1/4 OF THE NW 1/4 OF SECTION 36,
TOWN 9 NORTH, RANGE 20 EAST, VILLAGE OF GERMANTOWN,
WASHINGTON COUNTY, WISCONSIN

PROJECT # 2239902	SCALE: 1" = 400 FEET	
SHEET # 4 of 6	DRAWN BY AB	
DWG: CSM.DGN	CHECKED BY MJL	

SURVEYOR:
MICHAEL J. LAUE
MSA PROFESSIONAL SERVICES, INC.
111 WARREN STREET
BEAVER DAM, WI 53916
(920) 887-4242

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BEAVER DAM, WI 53916
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CLIENT:
SKYLINE DEVELOPMENT CORP.

WASHINGTON COUNTY CERTIFIED SURVEY MAP #_____

A PART OF THE NW 1/4 AND NE 1/4 OF THE NW 1/4 OF SECTION 36, TOWN 9 NORTH, RANGE 20 EAST, VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN

WETLANDS LINE TABLE

NO.	BEARING	DIST
TIE	S80°29'32"E	7.30'
W1	N01°45'39"E	40.00'
W2	N04°16'09"W	46.00'
W3	N17°13'55"W	39.30'
W4	N14°20'22"W	24.38'
W5	N06°52'29"W	58.10'
W6	N03°28'14"E	66.72'
W7	N67°29'44"E	41.88'
W8	N70°50'42"E	45.25'
W9	N72°44'05"E	38.40'
W10	N78°33'53"E	22.31'
W11	N24°57'50"E	79.06'
W12	N22°14'02"E	31.20'
W13	S74°29'09"E	14.01'
W14	S16°44'05"W	65.81'
W15	S00°32'47"E	32.56'
W16	S40°55'11"E	54.94'
W17	S28°18'53"W	54.61'
W18	S19°58'44"W	43.81'
W19	S40°24'11"W	27.92'
W20	S18°34'55"W	36.72
W21	S47°16'48"W	21.20'
W22	S26°38'47"W	42.05'
W23	S64°23'00"W	20.86'
W24	S24°15'10"W	45.00'
W25	S30°12'07"W	30.00'
W26	S82°55'18"W	36.00'

GRAPHIC SCALE

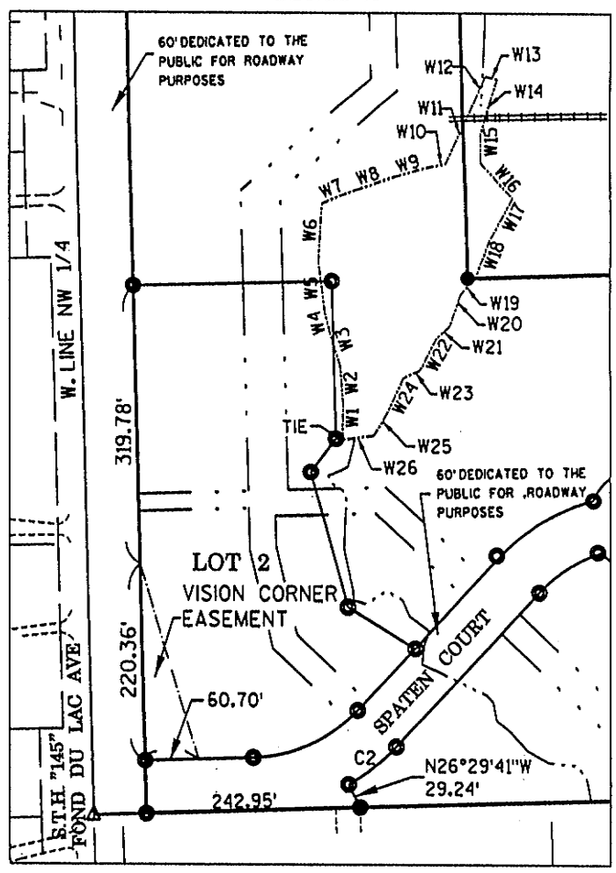
0 100 200

1 inch = 200 ft.

UTILITY/ACCESS EASEMENT LINE TABLE

NO.	BEARING	DIST
1	S01°50'41"E	432.58'
2	S01°50'41"E	408.03'
3	S48°51'39"W	196.11'
4	S48°51'39"W	245.18'
5	S01°26'12"E	345.29'
6	S01°26'12"E	343.38'
7	S88°12'24"W	125.21'
8	S88°12'24"W	125.21'
9	S88°12'24"W	110.76'
10	S88°12'24"W	113.52'
11	S46°47'36"E	149.26'
12	S46°47'36"E	138.84'
13	S46°47'36"E	236.87'
14	S46°47'36"E	270.51'
15	N88°12'24"E	831.26'
16	N88°09'19"E	330.95'
17	N01°50'41"W	15.00'
18	S01°50'41"E	389.21'
19	S01°50'41"E	403.43'
20	S01°26'12"W	48.29'
21	S01°26'12"W	35.27'
22	S13°37'52"W	100.40'
23	S13°37'52"W	112.54'
24	S46°47'36"E	116.54'
25	S46°47'36"E	108.28'
26	S48°51'39"W	29.72'

DETAIL "A"



SEE PAGE 1 FOR LEGEND

LINE TABLE

LINE	BEARING	DIST
L1	S88°33'48"W	60.00
L2	S88°33'48"W	226.16
L3	S01°26'12"E	181.28
L4	S37°04'08"W	47.67
L5	S15°21'43"E	159.36
L6	S59°11'45"E	89.07
L7	S43°12'24"W	95.65
L8	S88°12'24"W	123.05
L9	S43°12'24"W	237.62
L10	S43°12'24"W	141.97

LOT TABLE

LOT	SQ. FT.	ACRES
LOT 1	521,549	11.9731
LOT 2	124,434	2.8566
LOT 3	207,391	4.7611
O.L. 1	145,815	3.3475
RW	151,342	3.4743
TOTAL	1,150,531	26.4126

WISCONSIN
MICHAEL J. LAUE
S-1435
BEAVER DAM, WISCONSIN
LAND SURVEYOR
Michael J. Laue
4/11/02

CURVE TABLE

CURVE	LENGTH	DELTA	RADIUS	DIRECTION	CHORD	TANGENTS	
C1	133.52'	45°00'00"	170.00'	S65°42'24"W	130.11'	N88°12'24"E	S43°12'24"W
C2	69.01'	17°11'27"	230.00'	N51°58'07"E	68.75'	N60°23'51"E	S43°12'24"W
C3	124.78'	31°05'05"	230.00'	S58°44'56"W	123.26'	N43°12'24"E	S74°17'29"W
C4	85.45'	28°48'01"	170.00'	S57°36'24"W	84.56'	N43°12'24"E	S72°00'24"W
C5	153.95'	147°00'53"	60.00'	N85°29'13"W	115.06'	N21°00'21"E	N11°58'46"W
C6	159.61'	152°24'57"	60.00'	N64°13'42"E	116.54'	S39°33'50"E	S11°58'46"E
C7	313.56'	299°25'50"	60.00'	N09°16'45"W	60.52'	S39°33'50"E	N21°00'21"E
C8	173.65'	04°21'38"	2281.71'	S17°55'15"E	173.61'	S15°44'26"E	N20°06'04"W
C9	474.43'	11°54'48"	2281.71'	S26°03'28"E	473.58'	S20°06'04"E	N32°00'52"W
C10	648.08'	16°16'26"	2281.71'	S23°52'39"E	645.91'	S15°44'26"E	N32°00'52"W
				S23°53'24"E(R)	645.90'(R)		
C11	580.23'	14°28'30"	2296.71'	S23°52'39"E	578.69'	S16°02'01"E	N30°30'31"W

g:/projects/220s/223/2239902/cadd/pline/csm.dgn

MAP NO. 5464 VOL. 39 PAGE 69

SURVEYOR'S CERTIFICATE

I, Michael J. Laue, Land Surveyor, State of Wisconsin, do hereby certify that by the order of Skyline Development Corporation, I have made a survey of a part of the Northwest 1/4 and the Northeast 1/4 of the Northwest 1/4 of Section 36, Town 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin. The parcel is more particularly described as follows:

COMMENCING at the Northwest Corner of said Section 36; thence, along the North line of the Northwest 1/4 of said Section 36, N.88°09'19"E., 60.00 feet; thence S.01°26'12"E., 60.00 feet to the **POINT OF BEGINNING**; thence S.88°09'19"E., 376.02 feet; thence S.01°50'41"E., 665.00 feet; thence N.88°09'19"E., 845.28 feet; thence Southeasterly along a curve to the left 648.08 feet, said curve has a radius of 2,281.71 feet, a chord bearing S.23°52'39"E., a chord distance of 645.91 feet and a delta angle of 16°16'26", to the South line of the North ½ of the Northwest 1/4 of said Section 36; thence, along said South line, S.88°12'24"W., 1472.60 feet; thence N.01°26'12"W., 1262.44 feet to the **POINT OF BEGINNING**.

Said parcel contains 999,189 square feet or 22.9383 total net acres, more or less, and dedicated right-of-way of 151,342 square feet or 3.4743 acres more or less, and a total gross of 1,150,531 square feet or 26.4126 acres, more or less.
The bearings are oriented to the West line of the Northwest 1/4 of Section 36, Town 9 North, Range 20 East which bears N.01°26'12"W. and is referenced to Grid North of the Wisconsin State Plane Coordinate System, South Zone.

I, also certify that I have complied with the provisions of Chapter 236 of the revised Wisconsin Statutes and the Land Division Ordinance of the Village of Germantown, Washington County, Wisconsin. I, further certify that the accompanying map is a true and correct representation of the exterior boundaries of the land surveyed according to official records.

WISCONSIN
MICHAEL J. LAUE
S-1435
BEAVER DAM, WISCONSIN
LAND SURVEYOR

Dated this 11 day of APRIL, 2002.

Michael J. Laue, WI Land Surveyor, S-1435
MSA PROFESSIONAL SERVICES
111 Warren Street, Beaver Dam, WI 53916

MAP NO. 5464 VOL. 39 PAGE 70

TRANS 233

All lots and blocks are hereby restricted so that no owner, possessor, user, licensee or other person may have any right or direct vehicular ingress from or egress to any highway lying within the right-of-way of S.T.H. "145" or Fond du Lac Avenue; it is expressly intended that this restriction constitute a restriction for the benefit of the public as provided in s. 236.293. Stats., and shall be enforceable by the department or its assigns. Any access shall be allowed only by exception. Any access allowed by special exception shall be confirmed and granted only through the driveway permitting process and all permits are revocable.

No improvements or structures are allowed between the right-of-way line and the highway setback line. Improvements and structures include, but are not limited to, signs, parking areas, driveways, wells, septic systems, drainage facilities, buildings and retaining walls. It is expressly intended that this restriction is for the benefit of the public as provided in section 236.293, Wisconsin Statutes, and shall be enforceable by the Wisconsin Department of Transportation or its assigns. Contact the Wisconsin Department of Transportation for more information. The phone number may be obtained by contacting the County Highway Department.

No structure or improvement of any kind is permitted within the vision corner. No vegetation within the vision corner may exceed 30 inches in height.

DOC#: 929976

Recorded
APR. 22, 2002 AT 09:00AM
DOROTHY C. GONNERING
REGISTER OF DEEDS
WASHINGTON COUNTY, WI
Fee Amount: $21.00

OWNER'S CERTIFICATE

Skyline Development Corporation, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said corporation caused the land described on this map to be surveyed, divided, dedicated, and mapped as represented on this map.

WITNESS:

William Burkhart, President

STATE OF WISCONSIN)
) SS
WASHINGTON COUNTY)

Personally came before me this 18th day of April, 2002, William Burkhart the above named corporation, to me known to be such President of said corporation, and acknowledged that he executed the foregoing instrument as authorized agent of said corporation, by its authority.

NOTARY PUBLIC, STATE OF WISCONSIN
Janice P. Wick
My commission expires: NOV. 16, 2003

VILLAGE OF GERMANTOWN PLANNING COMMISSION APPROVAL

This Certified Survey Map is hereby approved by the Village of Germantown Planning Commission this 8th day of April, 2002.

Charles J. Hargan, Chairman

Angela N. Sievert, Secretary

VILLAGE OF GERMANTOWN BOARD OF APPROVAL

This land division is hereby approved by the Village of Germantown board and the road dedication shown thereon accepted this 16th day of April, 2002.

Charles J. Hargan, President

Jane A. Wilms, Village Clerk

WISCONSIN
MICHAEL J. LAUE
S-1435
BEAVER DAM, WISCONSIN
LAND SURVEYOR
4/11/02

MAP NO. 5464 VOL. 39 PAGE 71

J:\paperdocs\csmlegal.wpd

CERTIFIED SURVEY MAP (CSM)

01/13/25 Plan Commission Meeting

Blair & HeLayne Burkette / Terrance & Kristie Kurtenbach

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

SUMMARY

Blair and HeLayne Burkette, and Terrance and Kristie Kurtenbach, Property Owners, are requesting approval of a Certified Survey Map (CSM) to transfer 5.02 acres of land between two (2) existing parcels. Properties are located at W148 N13372 Pleasant View Drive and approximately W148 N13310 Pleasant View Drive in the Rural Preservation District.

Location: W148 N13372 Pleasant View Drive
W148 N13310 Pleasant View Drive (Approximate Address)

Applicant/ Owner:

Blair & HeLayne Burkette	Terrance & Kristie Kurtenbach
W148 N13302 Pleasant View Dr	W148 N13372 Pleasant View Dr
Germantown, WI 53022	Germantown, WI 53022

Zoning: A-2 Agricultural District

Adjacent Land Uses		Zoning
North	Residential	A-2
South	Agricultural	A-1
East	Residential/Agricultural	A-1
West	Residential/Agricultural	A-2

Location Map

Proposal

Blair and HeLayne Burkette, and Terrance and Kristie Kurtenbach, Property Owners, are requesting approval of a Certified Survey Map (CSM) to transfer 5.02 acres of land between two (2) existing parcels. Properties are located at W148 N13372 Pleasant View Drive and approximately W148 N13310 Pleasant View Drive in the Rural Preservation District.

The CSM is comprised of two (2) parcels totaling 27.57 acres. The purpose of the CSM is to transfer 5.02 acres of property from one existing parcel to another, meaning no new parcels are being created. Below is a table summarizing the before and after in terms of the lots and their acreage amounts:

OWNER	BEFORE CSM	AFTER CSM
KURTENBACH	10.10 ACRES	15.12 ACRES (LOT 1)
BURKETTE	17.47 ACRES	12.45 ACRES (LOT 2)

Staff Comments

Community Development: Planning & Zoning

The existing parcels subject to the proposed Certified Survey Map (CSM) are currently zoned A-2 Agricultural District and meet applicable development standards. The proposed lots will maintain the same zoning designation and will comply with A-2 Agricultural District requirements. No change in access to the lots is proposed as part of this CMS, which is strictly a transfer of acreage between two (2) existing parcels.

Village Surveyor

The Village Surveyor has identified a series of minor technical corrections in a November 30, 2024, memo that will need to be addressed by the applicant in a revised CSM prior to recording.

VILLAGE STAFF RECOMMENDATION

APPROVE the proposed 2-lot Certified Survey Map (CSM) for the Burkette and Kurtenbach properties located at W148 N13372 Pleasant View Drive and W148 N13310 Pleasant View Drive (approximate address), subject to the following condition:

1. All technical issues and corrections identified by the Village Surveyor (see November 30, 2024, memo from Bob Beilfuss, PLC) shall be addressed and reflected in a revised CSM reviewed and approved by Village staff prior to recording.

Village of Germantown ...Willkommen

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

Paid KR Date 11/5/24
Chk#1087

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

Blair and HeLayne Burkette

Terrance and Kristie Kurtenbach

Phone (920) 279-0715

Fax (414) 531-7378 (Terry)

E-Mail layneburkette@gmail.com

PROPERTY OWNER

Blair and HeLayne Burkette

Terrance and Kristie Kurtenbach

Phone (920) 279-0715 (Layne)

(414) 531-7378 (Terry)

2

PROPERTY ADDRESS OR GENERAL LOCATION	TAX KEY NUMBER
Near W148N13302 + W148N13372 Pleasant View Dr	111988

3

PURPOSE OF LAND SPLIT

Portion of parcel to be absorbed into neighboring parcel	Will the land split require rezoning? No	
	From	To

4

READ AND INITIAL THE FOLLOWING:

RECEIVED NOV - 5 2024 OFFICE OF THE VILLAGE PLANNER VILLAGE OF GERMANTOWN

TK KK BB 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.

TK KK BB 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.

TK KK BB 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.

TK KK BB 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!

HeLayne Burkette 11/5/24 — Applicant
T Kurtenbach 11/5/24 — Date
HeLayne Burkette 11/5/24 — Owner
T Kurtenbach 11/5/2024 — Date

Blair Burkette 11/5/2024
Kristie Kurtenbach 11/5/24
Blair Burkette 11/5/24
Kristie Kurtenbach 11/5/24

Burkette/Kurtenbach CSM Information

Excerpt from email dated 9/22/24: Jeff- We discussed this with our neighbor, Terry Kurtenbach, this weekend, who stated he is able to absorb the 5.02 acres from Parcel 111988 (17.47 acres), into his personal property- Parcel #111987 (11 acres).

Parcel #111988 would then stay as is, becoming a 12.45 acre parcel, that would be as it is named under Pleasant View Acres, LLC (Pheasants Unlimited is Terry).

No new parcels would be created.

Certified Survey Map No. _____

Part of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 11, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin.

Surveyor:

Richard Simon
5080 Fairy Chasm
West Bend, WI 53095
rls2698@gmail.com
(262) 424-5630

Owners:

PLEASANT VIEW PARADISE LLC
BLAIR J BURKETTE
HELAYNE H BURKETTE
W148 N13302 PLEASANT VIEW DR
GERMANTOWN, WI 53022

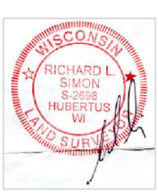
Owners:

PHESANTS UNLIMITED PROPERTIES LLC
TERRANCE J KURTENBACH
KRISTIE K KURTENBACH
W148 N13372 PLEASANT VIEW DR
GERMANTOWN, WI 53022-0000

Notes:

1) In providing this boundary survey no attempt has been made to obtain or show data concerning the existence of any utility on the site, whether private, municipal, or public owned.

2) Bearings are referenced to the South Line of the Northeast $\frac{1}{4}$ of Section 11-09-20, bearing N 88°22'46" E. (State Plane Coordinate System South Zone (NAD 83)).



Scale 1"= 200'

0' 200' 400'

Certified Survey Map No. _____

Part of the Southwest ¼ of the Northeast ¼ of Section 11, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin.

Legend:

- ● 1" Iron Pipe Found
- ○ 3/4" OD X 18" Iron Rod 1.50 Lbs./Lin. Ft., Set
- ⊕ Concrete Monument / Brass Cap

33' Dedicated to the Public for Road Purposes

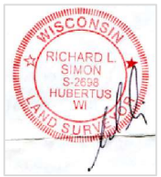
11325 Sq. Ft.
0.260 Acres

33' Dedicated to the Public for Road Purposes

2178 Sq. Ft.
0.050 Acres

Line Table

LINE	BEARING	DISTANCE
L1	N 01°22'56" W	66.00'
L2	S 01°22'56" E	66.00'
L3	N 88°22'46" E	33.00'
L4	N 88°22'46" E	33.00'
L5	N 01°22'56" W	24.75'



Southwest corner of the Northeast ¼ of Section 11-09-20
464057.76
2476298.29

P.O.B.

1) Nail Found @ Property Corner on Exposed Tree Root
2) Iron Pipe Found S70°08'24"E, 2.41'

N 89°39'44" E 1316.42'

Unplatted Lands

1283.42'

Shed

Shed

Barn

House

Septic Cover

Well

Shed

Propane

Septic Covers

Mound

498.90'

Lot 1

658770 Sq. Ft.
15.123 Acres

S 01°01'37" E 623.07'

Unplatted Lands

East Line of the West ½ of the Northeast ¼ of Section 11-9-20

S 01°01'37" E 1268.28'

33'

N 01°22'56" W 343.18'

N 01°22'56" W 343.18'

33'

S 89°39'44" W 531.90'

279.94'

N 01°21'13" W 876.60'

S 89°39'44" W 780.79'

Iron Rod Found
N01°01'37"W, 0.52'

Unplatted Lands

Unplatted Lands

S 01°01'37" E 645.21'

596.66'

Lot 2

542204 Sq. Ft.
12.447 Acres

Pleasant View Drive 66' R/W

West Line of the Northeast ¼ of Section 11-09-20

N 01°22'56" W 888.51'

N 01°22'56" W 2709.40'

12' Utility Easement as described on
Document No. 1573060 Washington County Registry

Southeast corner of the Northeast ¼ of Section 11-09-20
464131.75
2478913.36

N 88°22'46" E 531.38'

498.38'

Blacktop ± 8' North

1275.35'

Blacktop ± 4' North

Nail Found

L1 L2 L3 L4 L5

S 88°22'46" W 1308.35'

South Line of the Northeast ¼ of Section 11-09-20

S 88°22'46" W 2616.38'

Unplatted Lands

Page 2 of 6

Certified Survey Map No. _____

Part of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 11, Township 9 North,
Range 20 East, Village of Germantown, Washington County, Wisconsin.

Surveyor's Certificate

I, Richard L Simon, Professional Land Surveyor, hereby certify that I have Surveyed:

Part of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 11, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin.

Described as follows:
Part of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 11, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin.

Commencing at the Southeast corner of said Northeast $\frac{1}{4}$, thence S88°22'46"W along the South line of said Northeast $\frac{1}{4}$, 2616.38 feet to the Southwest corner of said Northeast $\frac{1}{4}$; thence N01°22'56"W along the West line of said Northeast $\frac{1}{4}$, 24.75 feet to the point of beginning of this description; thence continuing N01°22'56"W along said West line, 66.00 feet; thence N88°22'46"E, 531.38 feet; thence N01°21'13"W, 876.60 feet; thence S89°39'44"W, 531.90 feet to a point on said West line; thence N01°22'56"W along said West line, 343.18 feet; thence N89°39'44"E, 1316.42 feet to a point on the East line of the West $\frac{1}{2}$ of said Northeast $\frac{1}{4}$; thence S01°01'37"E along said East line, 1268.28 feet; thence S88°22'46"W, 1308.35 feet to the point of beginning of this description.

Said description contains 1214477 Sq. Ft or 27.881 Acres

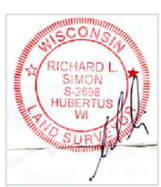
That I have made such survey, division, dedication, and map by the direction of Blair J Burkette and Helayne H Burkette, signors for Pleasant View Paradise LLC. and Terrance J Kurtenbach and Kristie K Kurtenbach, signors for Phesants Unlimited Properties, LLC.

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

That I have fully complied with provisions of s. 236.34 of the Wisconsin Statutes and Chapter 18 of the Village of Germantown Subdivision Control Ordinance in in surveying, dividing, dedicating, and mapping the same.

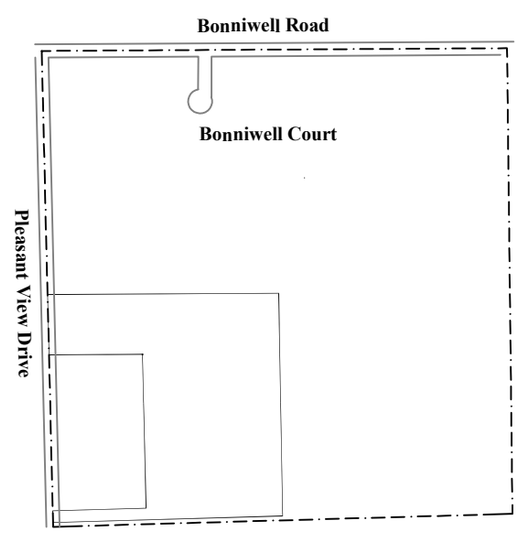
Dated this 30th day of October, 2024
Revised this 18th day of December, 2024

_____
Richard L Simon, P.L.S. #2698
Cornerstone Land Surveying
5080 Fairy Chasm Road
West Bend, WI 53095
262-424-5630



Location Map

Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ Section 11-9-20
N.T.S.



This instrument drafted by Richard L. Simon

Certified Survey Map No. _____

Part of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 11, Township 9 North,
Range 20 East, Village of Germantown, Washington County, Wisconsin.

Owner's Certificate

We, Blair J Burkette and Helayne H Burkette, signors for Pleasant View Paradise LLC. do hereby certify that we caused the land described in the foregoing affidavit of Richard L. Simon , Surveyor, to be surveyed, divided, dedicated and mapped as represented on this Certified Survey Map. As Owners, we hereby dedicate that part of Pleasant View Drive to the Village of Germantown for public road purposes as represented on Sheet 2 of 6 of this Certified Survey Map.

WITNESS the hand and seal of said Signer, this _____day of _____,_____

_____ _____ _____ _____
Blair J Burkette Helayne H Burkette

State of Wisconsin) SS

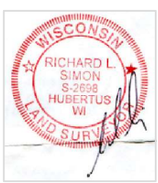
_____ County)

Personally came before me this _____day of _____, _____, the above named
Blair J Burkette and Helayne H Burkette, signors for Pleasant View Paradise LLC. to me, known to be the people who executed the foregoing instrument and acknowledge the same.

_____
Notary Public

_____ County, State of Wisconsin

My commission expires:_____



This instrument drafted by Richard L. Simon

Certified Survey Map No. _____

Part of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 11, Township 9 North,
Range 20 East, Village of Germantown, Washington County, Wisconsin.

Owner's Certificate

We, Terrance J Kurtenbach and Kristie K Kurtenbach, signors for Phesants Unlimited Properties, LLC., do hereby certify that we caused the land described in the foregoing affidavit of Richard L. Simon , Surveyor, to be surveyed, divided, dedicated and mapped as represented on this Certified Survey Map. As Owners, we hereby dedicate that part of Pleasant View Drive to the Village of Germantown for public road purposes as represented on Sheet 2 of 6 of this Certified Survey Map.

WITNESS the hand and seal of said Signer, this _____day of _____,_____

_____ _____ _____
Terrance J Kurtenbach

Kristie K Kurtenbach

State of Wisconsin) SS

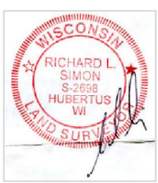
_____ County)

Personally came before me this _____day of _____, _____, the above named
Terrance J Kurtenbach and Kristie K Kurtenbach, signors for Phesants Unlimited Properties, LLC., to me, known to be the people who executed the foregoing instrument and acknowledge the same.

_____
Notary Public

_____ County, State of Wisconsin

My commission expires:_____



This instrument drafted by Richard L. Simon

Certified Survey Map No. _____

Part of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 11, Township 9 North,
Range 20 East, Village of Germantown, Washington County, Wisconsin.

Village of Germantown Planning Commission Approval

This Certified Survey Map is hereby approved by the Planning Commission of the Village of Germantown on this

_____ day of _____, 20____

_____

Dean Wolter, Chairman Dated

_____

Deborah J. Remich, Secretary Dated

Village of Germantown Board Approval

This Certified Survey Map, being a division of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 11, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin, having been approved by the Planning Commission being the same, is hereby approved and the dedication of that part of Pleasant View Drive for public road purposes as shown on Sheet 2 of 6 is hereby accepted by the Village Board of Trustees of the Village of Germantown on

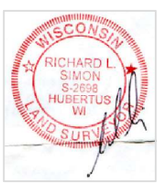
this _____ day of _____, _____

_____

Dean Wolter, Village President Dated

_____

Donna Ott, Village Clerk Dated



This instrument drafted by Richard L. Simon

To: Kevin Driscoll, Village Engineer

CC: Jeff Retzlaff Village Planner

From: Bob Beilfuss, PLS

Date: November 30, 2024

Re: Burkette-Kurtenbach CSM

Kevin and Jeff,

Here are my review comments for the CSM received from Blair and Helayne Burkette and Terrance and Kristie Kurtenbach.

Certified Survey Map

Applicant or Owner: Blair and Helayne Burkette and Terrance and Kristie Kurtenbach
Land Surveyor/Firm: Richard Simon, PLS

1. The Village Clerks name is Donna Ott. Please correct the Village Board approval certificate accordingly. Page 6 of 6.

2. The secretary of the Planning Commission is Deborah J. Remich. Please correct the Village Planning Commission approval certificate accordingly. Page 6 of 6.

3. These two properties are located in the Southwest ¼ of Northeast ¼ and not the Northwest ¼ as stated in numerous places of the document such as on the header of each sheet, sheet 2 of 6 (map sheet), Surveyor's certificate, both Owner's certificates and the Village of Germantown Board Approval certificate. This needs to be corrected and resubmitted.

4. Are these properties free of a mortgage or does a lender have an interest in the properties in which case, a certificate of mortgagee will be required. The two owners need to provide written proof from the lender that they have no remaining interest in the property.

5. Easement Document No. 1573060 recorded on 12/16/2022 is not shown on the document and is required by Chapter 236.20(2)(f) and Chapter 236.34 (1m)©

6. Missing from document a small drawing of the section or governmental subdivision of the section in which the subdivision lies with the location of the subdivision indicated thereon or, if approved by the department, a location sketch showing the relationship of the subdivision to existing streets. The drawing or sketch shall be oriented on the sheet in the same direction as the main drawing as required in Chapter 236.20(3)(C)

7. The location of the Center of Section of Section 11-9-20 and the East ¼ corner of said Section are depicted with a symbol, but that symbol is not shown in the legend and there is no description as to the type of monument that was found marking those two corners.

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 and signature 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

SITE PLAN & SIGN PERMIT REVIEW

01/13/25 Plan Commission Meeting

Capstone Development Company / Innovative Signs / MGS

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

SUMMARY

Capstone Development Company and Innovative Signs, Agents for CQ WI 2021, LLC, Property Owner, are seeking approval of site plan and sign permit review for exterior tenant improvements and a new wall sign for the Capstone 41 - Phase II industrial building. Property is located at N128 W20955 Holy Hill Road in the Holy Hill Gateway District.

Location: N128 W20955 Holy Hill Road

Applicants/ Owner:

Innovative Signs
21700 Doral Road
Waukesha, WI 53186

CQ WI 2021, LLC
N17 W24222 Riverwood Dr, Suite 160
Waukesha, WI 53188

Zoning: M-1: Limited Industrial

Adjacent Land Uses		Zoning
North	Business/Industrial	M-1
South	Agricultural/Environmental	A-1
East	Business/Industrial	M-1
West	Industrial	M-1

Background/Proposal

Capstone Development Company and Innovative Signs, Agents for CQ WI 2021, LLC, Property Owner, are seeking approval of site plan and sign permit review for exterior tenant improvements and a new wall sign for the Capstone 41 - Phase II industrial building. Property is located at N128 W20955 Holy Hill Road in the Holy Hill Gateway District.

In January 2023, the Plan Commission approved site development and building plans for Phase II of the 52.5-acre Capstone 41 Business Park, including a 294,614 square foot industrial building on Lot 2 of CSM 7248 (29.42 acres). In October 2023, the Plan Commission approved revised plans for the Phase II industrial building, which included additional windows, modification of loading dock bays on the east elevation, and HVAC air filtration units installed in place of loading docks on the northern part of the building. These revisions were necessary to accommodate the needs of a new tenant, MGS Healthcare Manufacturing, who occupied the north side of the building initially.

As presented in the current application, and consistent with prior approvals/conditions, Capstone Development Company is proposing similar building improvements/revisions to the southern part of the building to accommodate MGS occupying the remaining space in the Phase II building. As part of this review, Innovative Signs has also applied for one (1) new wall sign on the northwest corner of the building. The proposed improvements are explained in detail by the applicant in the attached project narrative and depicted on the submitted site plan, building drawings, and sign permit materials. The list of improvements is also summarized below:

- <u>Security Fence</u>
  8-foot black vinyl coated chain-link fencing with beige privacy slats, grouped around the new ground-mounted HVAC units.
- <u>HVAC Units</u>
  (5) HVAC units and an adiabatic fluid cooling unit located on the loading dock apron in the truck court on the east side of the building.
- <u>Transformer</u>
  (1) New electrical transformer on a hard surface pad.
- <u>Office Windows</u>
  (11) Additional office windows along the south and west walls of the building, as shown on the submitted building drawings.
- <u>Dock Door Modifications</u>
  (2) New dock doors added, (2) existing dock doors converted to windows, (8) existing dock doors mostly filled, and (2) new ductwork openings.
- <u>Signage</u>
  (1) New wall sign (189 sqft) including channel letters and logo, made of aluminum, vinyl, and acrylic. The sign is illuminated and is located on the northwest corner of the building.

Staff Comments

The proposed improvements are consistent with what was reviewed and approved by the Plan Commission in 2023, which required future improvements such as the ones proposed under this application to be considered by the Plan Commission. The proposed improvements to the south side of the building are essentially the same as those made to the north side of the building in 2023.

The proposed wall sign is compliant with the Village's Sign Code standards pertaining to square footage and location on the building.

VILLAGE STAFF RECOMMENDATIONS

APPROVE the exterior tenant/building improvements submitted under the site plan application for the Capstone 41 – Phase II industrial building, subject to the conditions already contained in the original Phase II site development and building plan approvals granted on January 9, 2023.

APPROVE the proposed wall sign for Innovative Signs/MGS for property located at N128 W20955 Holy Hill Road, subject to the following condition:

1. Applicant/owner shall obtain an electrical permit from Building Inspection Services prior to sign installation.

SCANNED

Village of Germantown ...Willkommen

Fee must accompany application — Per Jeff

- ☐ $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 11/22/24 DATE CK #8624

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

CQ WI 2021, LLC
C/O CAPSTONE DEVELOPMENT COMPANY
N17 W24222 RIVERWOOD DRIVE, STE 160
WAUKESHA, WI 53188-1134

Phone (262) 523-1122
E-Mail mike@capstonequadrangle.com

PROPERTY OWNER

CQ WI 2021, LLC (same)

Phone ( )
E-Mail

2 PROPERTY ADDRESS

N128W20955 HOLY HILL ROAD, GERMANTOWN WI 53076

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

North	South	East	West
INDUSTRIAL "GATEWAY" (ZILBER)	CONSERVANCY (MMSD)	AGRICULTURAL (WETTERAU)	CONSERVANCY (MMSD)

4 READ AND INITIAL THE FOLLOWING:

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

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

MAJ 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.

RECEIVED NOV 19 2024 OFFICE OF THE VILLAGE PLANNER VILLAGE OF GERMANTOWN

5 SIGNATURES – ALL APPLICATION MUST BE SIGNED BY OWNER!

Applicant 11/18/2024 Date

Owner 11/18/2024 Date
ITS: MANAGER
by: CAPSTONE GERMANTOWN LLC
a co-managing member

SCANNED

Village of Germantown ...Willkommen

Fee must accompany application

$275 Sign Review Fee

$ 75 Sign Face Replacement

Paid RS Date 11/26/24

chk #23599

SIGN REVIEW APPLICATION

Pursuant to Section 17.46 of the Municipal Code

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

1 APPLICANT OR AGENT

Innovative Signs
21700 Doral Road
Waukesha, WI 53186

Phone (262)432-1330
Fax ( )
E-Mail lisa@innovative-signs.com

PROPERTY OWNER

CQ WI 2021, LLC
N17 W24222 Riverwood Drive, Suite 160
Waukesha, WI 53188

Phone (262) 523-1122

2 PROPERTY ADDRESS OR GENERAL LOCATION

N128 W20955 Holy Hill Road, Germantown, WI 53076

3 SIGN INFORMATION

Sign Dimensions 124" height x 220" width Single Multi Tenant (circle one)
Number of Sides 1 Building Frontage SF _____
Total Square Footage of Sign (include all sides) 189.44
Total height of the Sign N/A - Wall
Is the Sign to be illuminated X yes _____ no
Type of Sign Construction Materials Aluminum, Vinyl & Acrylic
Distance to Closest Property Line N/A Wall

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

What are the intentions for the existing signs: Take down N/A Remain N/A

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

Lisa Burck 11/19/2024
Applicant Date

CQ WI 2021, LLC
by: Capstone Germantown LLC, a co-managing Member
Michael Faber 11/19/2024
Owner Date
by: Michael Faber
its: Manager

RECEIVED
NOV 26 2024
OFFICE OF THE VILLAGE PLANNER
VILLAGE OF GERMANTOWN

CAPSTONE QUADRANGLE

18 November 2024

Mr. Jeffrey W. Retzlaff, AICP
Community Development Director
Village of Germantown
N112W17001 Mequon Road
Germantown, Wisconsin 53022-0337

RE: Capstone 41 – Phase II: GTVN 181979: **Exterior Tenant Improvements – MGS Expansion**
N128 W20955 Holy Hill Road, Germantown Wisconsin

Dear Jeff,

Here is a narrative description to accompany and provide detail for the drawings I am sending you. The modifications to the building exterior that we are requesting for the MGS tenant improvements include the following, which are effectively the same as the Original MGS tenant improvements that are on the north half of the building:

1. **Security Fence**. Black vinyl coated chain link fencing with beige privacy slats, grouped in "corrals" around new ground-mounted HVAC Units. The fencing will not extend past the concrete loading dock apron.
    - Fencing will be 8'-0" tall.
    - Fencing will have several standard 3'-0" man-gates for entry and egress.
    - Each fencing corral will have double door gates to allow access to the east end of each HVAC unit for maintenance.
2. **HVAC Units**. (5) "Trane" HVAC Units plus one adiabatic fluid cooling unit (part of chilled water system) will be located on the loading dock apron in the truck court on the East side of the Phase II building. These HVAC units and ductwork will be housed within the 4 new security fence corrals. Supply and return duct work will enter the building through previously approved dock doors or knockout panels for future dock doors, per the color coded drawings.
    - The dimensions of the HVAC units are approximately 12'-6" wide, 44'-0" long, and 8'-9" tall. These units will sit on an 18" curb (they must be level to operate correctly but the concrete apron slopes to achieve stormwater management – the curb tapers to provide level mounting).
    - The dimensions of the fluid cooling unit are approximately 8'-6" wide, 32'-10" long, and 9'-4" tall. This unit will sit on steel supports to keep the unit level. The steel support will be approximately 18" high.

- The color of the HVAC units will be beige and light green and the associated ductwork and filter cabinets will be galvanized metal and sheathed in metal-faced insulation, color is (silver-gray, same as existing).
- The top of the duct work will be 4'-2" high as it leaves the units, then 9'-2" high as it enters through the filter banks; back down to 8'-2" as it continues towards the building and finally turns up and enters the building at 14'-0" above grade (4' below the first floor level) which is the head height of the existing dock doors. Thus the HVAC equipment is no taller than a semi trailer in the docks. This is the same configuration as the original MGS suite, approved about 1 year ago, for the north half of the building.

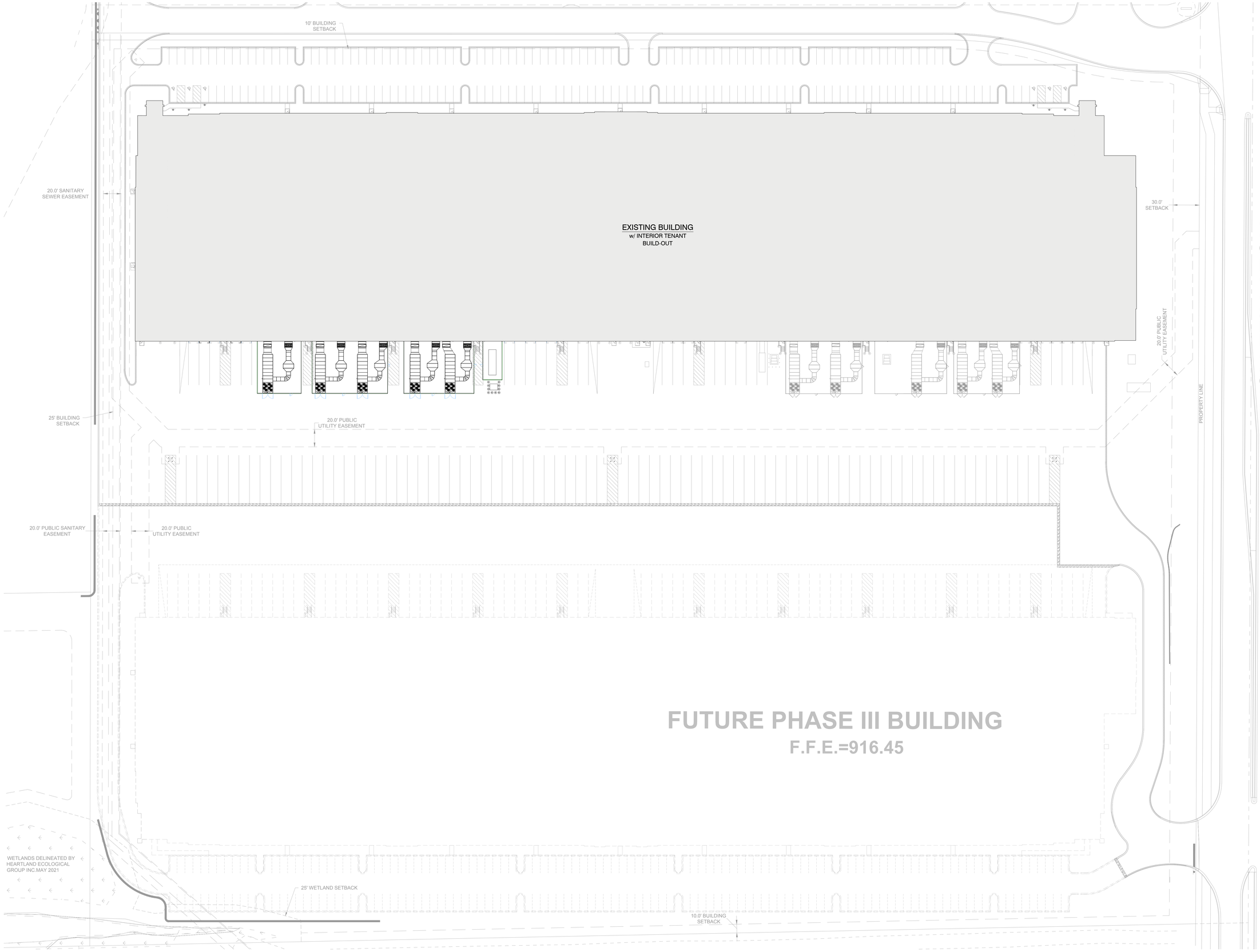
3. **Transformer**. There will also be 1 new electrical transformer on a pad by the north end of the new corrals (in the south half of the building).
4. **Additional Office Windows.** We are adding 11 additional office windows along the south and west walls of the building (basically in and flanking the southwest corner of the building), per the provided elevation drawings and rendering. These will match the previously approved windows in type and alignment, as can be seen on the drawings and rendering.
5. **Modifications to Dock Door positions.** Two new dock doors will be added, Two existing dock doors will be converted to windows, Eight existing dock doors will be mostly filled in (removed) except for the ductwork openings, and Two ductwork openings will be cut in (added).

We also know there will be additional rooftop HVAC units, but those are still being designed and will be handled as a separate submittal for building permits. We have instructed the design-builder (MSI General) that they will need to provide sight line drawings verifying that the units are not visible from the property lines.

Sincerely,

Michael Faber
Principal

Capstone Quadrangle
Chicago Milwaukee Kansas City San Francisco
N17 W24222 Riverwood Drive, Suite 160, Waukesha WI 53188-1134
(262) 523-1122 www.capstonequadrangle.com



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

MSI GENERAL

MANAGERS . ENGINEERS . CONTRACTORS . ARCHITECTS

MSI GENERAL CORPORATION
P.O. BOX. 7
OCONOMOWOC, WI 53066
PHONE: 262-367-3661

WWW.MSIGENERAL.COM
SINGLE SOURCE RESPONSIBILITY™

ISSUE DATES:

Municipal Submittal:	3.27.2024

REVISIONS:

.\MGS logo.png

PROJECT ADDRESS:

PROJECT NAME
CAPSTONE - MGS TENANT BUILDOUT
STREET ADDRESS
N128 W20955 Holy Hill Road
CITY/ STATE / ZIP
GERMANTOWN, WI 53076

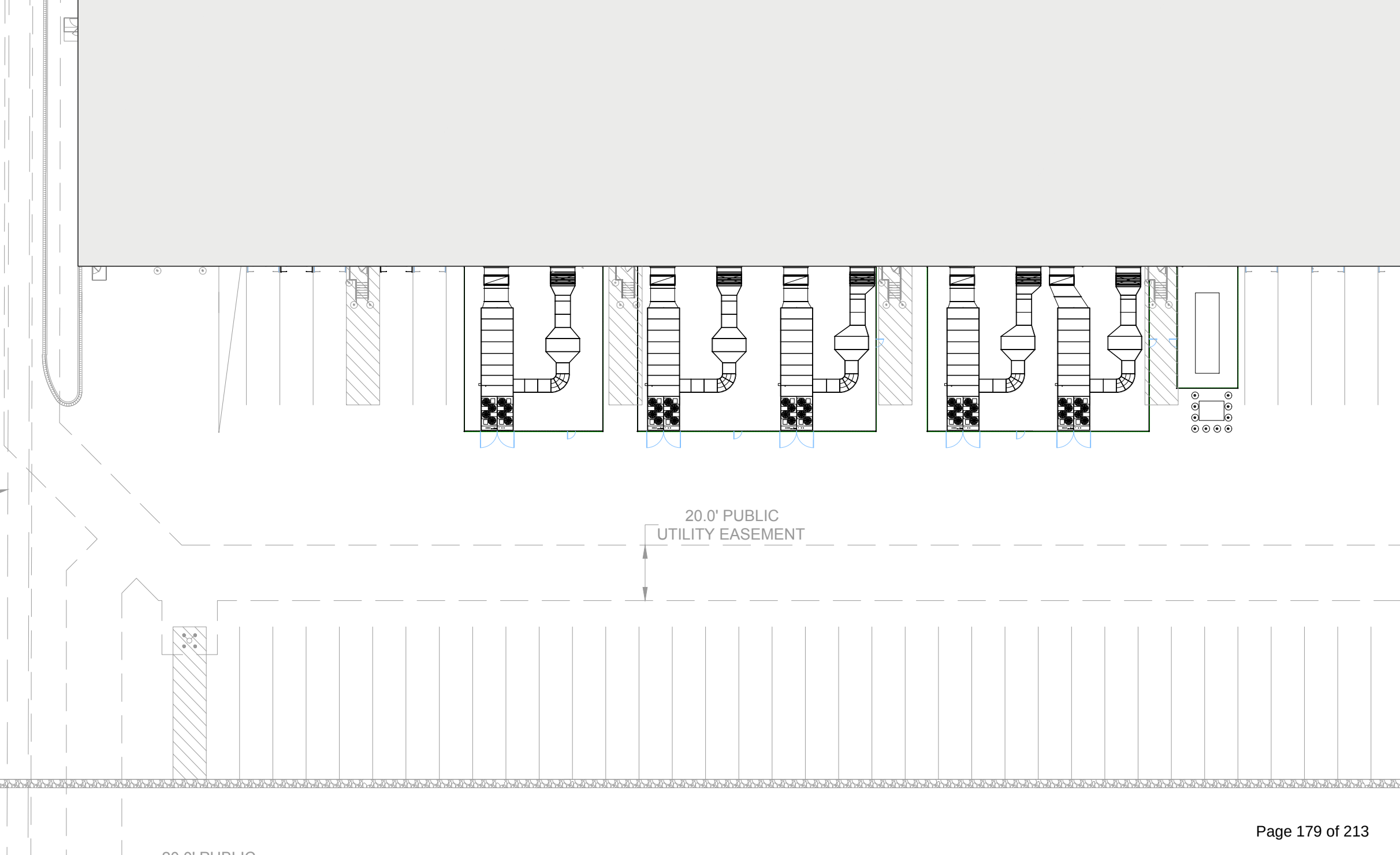
ALL WORK TO BE COMPLETED AS SHOWN, AND IN ACCORDANCE WITH THE LATEST EDITION OF THE MSI GENERAL MASTER SPECIFICATION

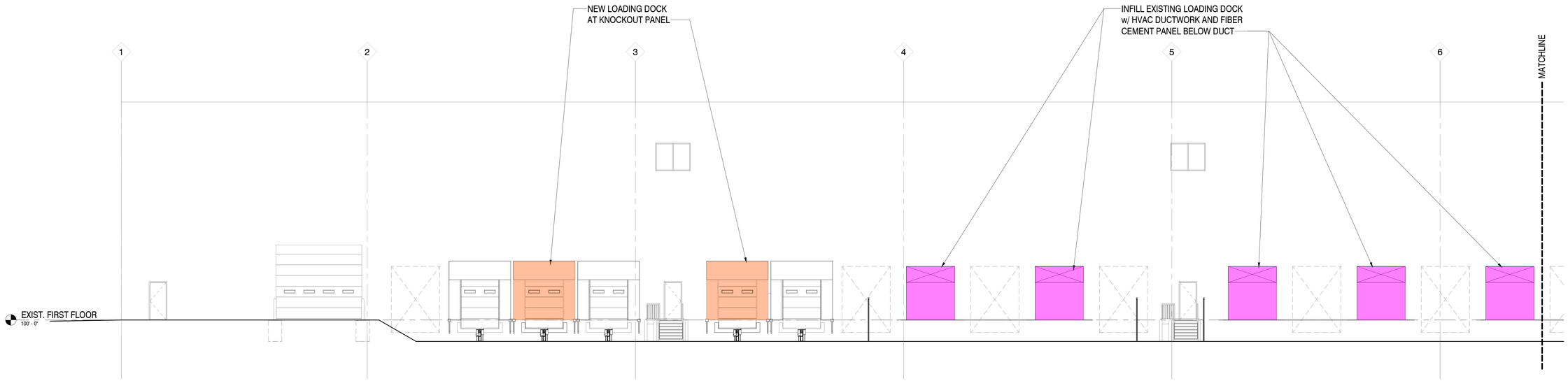
Architect:	Engineer:	Reviewed By:
BGK	RA SMITH	BGK

Sheet Title:
ARCHITECTURAL SITE PLAN

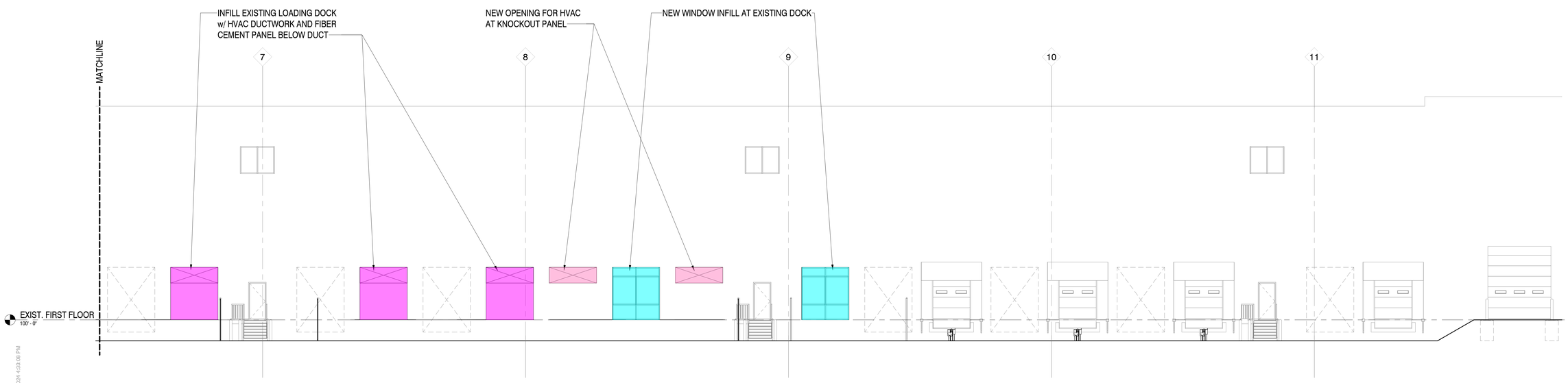
Sheet Number:
AS-101

Project Number: P13573
4579


20.0' PUBLIC
UTILITY EASEMENT



1A EAST ELEVATION (PARTIAL)
1/8" = 1'-0"



1B EAST ELEVATION (PARTIAL)
1/8" = 1'-0"

NEW LOADING DOCK AT EXISTING KNOCKOUT PANEL

NEW HVAC DUCTWORK AT EXISTING KNOCKOUT PANEL

NEW HVAC DUCTWORK AND FIBER CEMENT PANEL INFILL AT EXISTING LOADING DOCK

NEW WINDOW INFILL AT EXISTING LOADING DOCK

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MILESTONE ISSUE DATES

PRELIMINARY SET:	9/04/2024
BUDGET SET:	10/07/2024
LOCAL DESIGN REVIEW SET:	11/18/2024
PROPOSAL SET:	11/05/2024
PERMIT SET:	
CONSTRUCTION SET:	
RECORD DRAWING SET:	

REVISIONS:

ENGINEERS

MGS

CONTRACTORS

PROJECT NAME
CAPSTONE - MGS TENANT BUILDOUT

PROJECT DESCRIPTION
SOUTH CLEANROOM AND TENANT BUILDOUT EXPANSION

STREET ADDRESS
N128 W20955 HOLY HILL ROAD

CITY, STATE / ZIP
GERMANTOWN, WISCONSIN 53076

ALL WORK TO BE COMPLETED AS SHOWN, AND IN ACCORDANCE WITH THE LATEST EDITION OF THE MSI GENERAL MASTER SPECIFICATION

PROJECT ARCHITECT	STRUCTURAL ENGINEER	LANDSCAPE DESIGN
BGK	RA SMITH	N/A
DESIGN ARCHITECT	CIVIL ENGINEER	REVIEWED BY
BGK	N/A	AMH

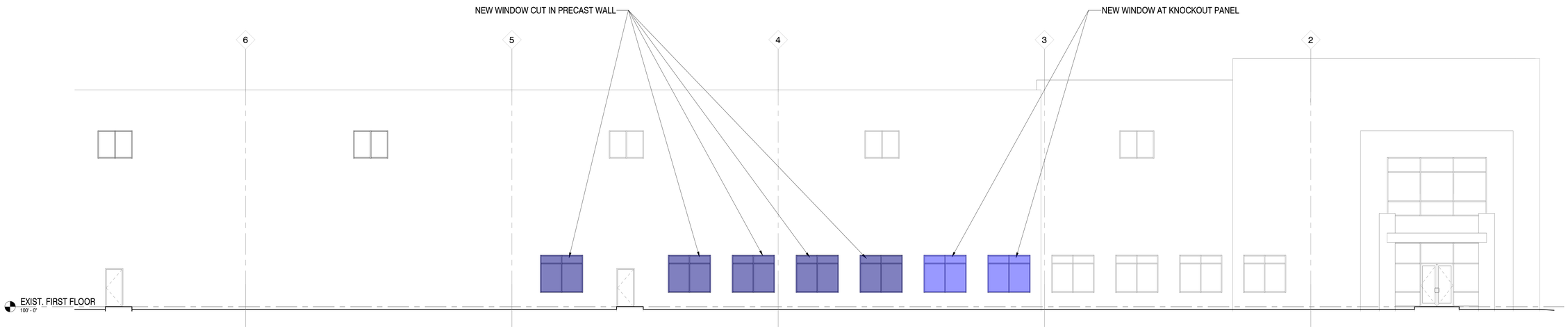
ARCHITECTS

SHEET TITLE:
EXTERIOR ELEVATIONS

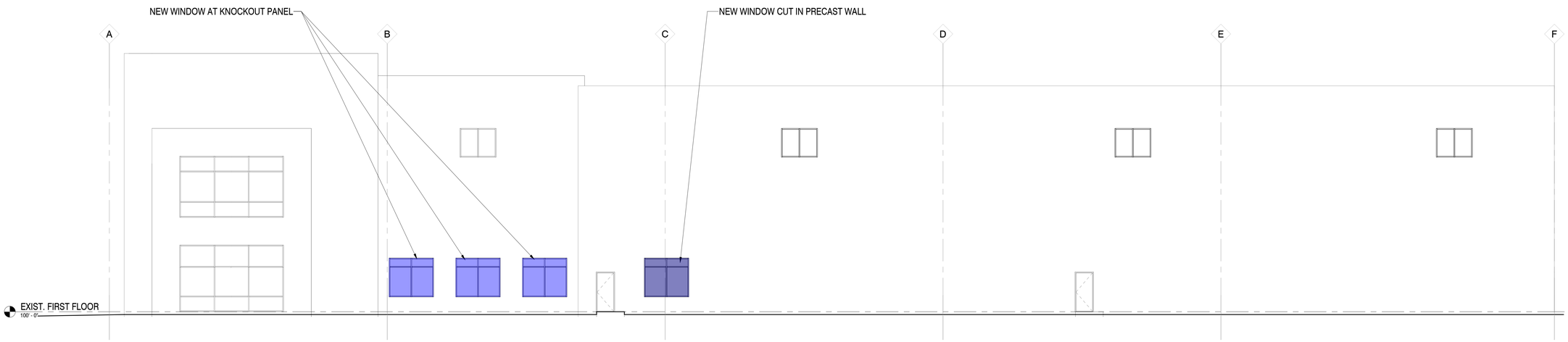
SHEET NUMBER:
A-202

PROJECT NUMBER: P13648
4605

NOT FOR CONSTRUCTION



2 WEST ELEVATION (PARTIAL)
1/8" = 1'-0"



3 SOUTH ELEVATION
1/8" = 1'-0"

NEW WINDOW TO BE CUT INTO EXISTING PRECAST WALL

NEW WINDOW AT EXISTING KNOCKOUT PANEL

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CONSTRUCTION SET:	
RECORD DRAWING SET:	

REVISIONS:

MGS

PROJECT NAME:
CAPSTONE - MGS TENANT BUILDOUT

PROJECT DESCRIPTION:
SOUTH CLEANROOM AND TENANT BUILDOUT EXPANSION

STREET ADDRESS:
N128 W20955 HOLY HILL ROAD

CITY/ STATE / ZIP:
GERMANTOWN, WISCONSIN 53076

ALL WORK TO BE COMPLETED AS SHOWN, AND IN ACCORDANCE WITH THE LATEST EDITION OF THE MSI GENERAL MASTER SPECIFICATION

PROJECT ARCHITECT	STRUCTURAL ENGINEER	LANDSCAPE DESIGN
BGK	RA SMITH	N/A
DESIGN ARCHITECT	CIVIL ENGINEER:	REVIEWED BY
BGK	N/A	AMH

SHEET TITLE:
EXTERIOR ELEVATIONS

SHEET NUMBER:
A-203

PROJECT NUMBER: P13648
4605

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GENERAL NOTES - RENDERINGS

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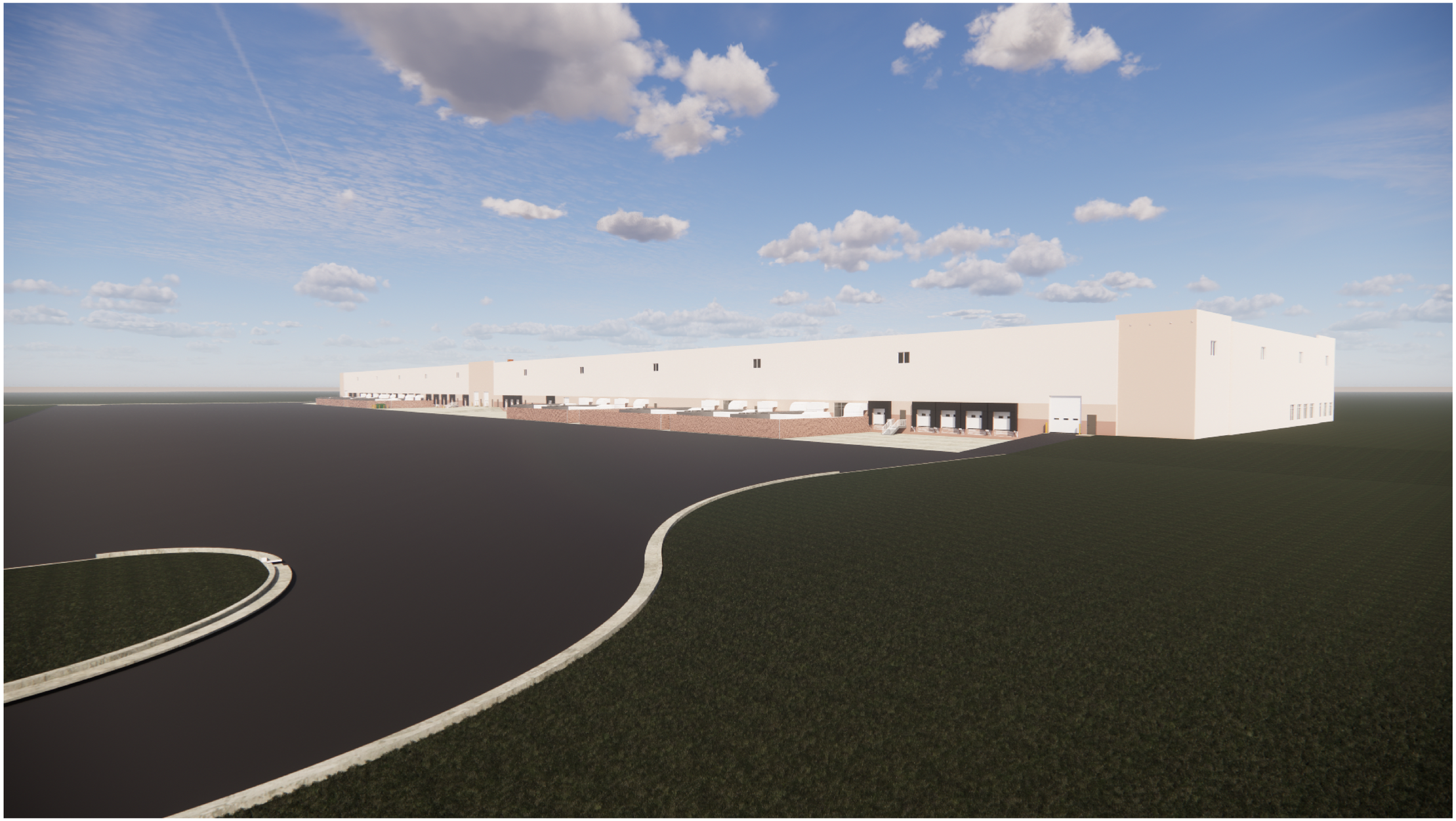

VIEW FROM WALKING PATH ON HOLY HILL ROAD

EYE LEVEL ELEVATION: 927'

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CONSTRUCTION SET:	
RECORD DRAWING SET:	

REVISIONS:

MGS

PROJECT NAME:
CAPSTONE - MGS TENANT BUILDOUT

PROJECT DESCRIPTION:
SOUTH CLEANROOM AND TENANT BUILDOUT EXPANSION

STREET ADDRESS:
N128 W20955 HOLY HILL ROAD

CITY/ STATE / ZIP:
GERMANTOWN, WISCONSIN 53076

ALL WORK TO BE COMPLETED AS SHOWN, AND IN ACCORDANCE WITH THE LATEST EDITION OF THE MSI GENERAL MASTER SPECIFICATION

PROJECT ARCHITECT:	STRUCTURAL ENGINEER:	LANDSCAPE DESIGN:
BGK	RA SMITH	N/A
DESIGN ARCHITECT:	CIVIL ENGINEER:	REVIEWED BY:
BGK	N/A	AMH

SHEET TITLE:
PROPOSED EXTERIOR RENDERINGS

SHEET NUMBER:
A-231

PROJECT NUMBER: P13648
4605

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VIEW FROM LOADING DOCK DRIVE AISLE

EYE LEVEL ELEVATION: 918'

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MILESTONE ISSUE DATES

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PERMIT SET:	
CONSTRUCTION SET:	
RECORD DRAWING SET:	

REVISIONS:

MGS

PROJECT NAME
CAPSTONE - MGS TENANT BUILDOUT

SCOPE OF WORK DESCRIPTION
SOUTH CLEANROOM AND TENANT BUILDOUT EXPANSION

STREET ADDRESS
N128 W20955 HOLY HILL ROAD

CITY/ STATE / ZIP
GERMANTOWN, WISCONSIN 53076

ALL WORK TO BE COMPLETED AS SHOWN, AND IN ACCORDANCE WITH THE LATEST EDITION OF THE MSI GENERAL MASTER SPECIFICATION

PROJECT ARCHITECT	STRUCTURAL ENGINEER	LANDSCAPE DESIGN
BGK	RA SMITH	N/A
DESIGN ARCHITECT	CIVIL ENGINEER	REVIEWED BY
BGK	N/A	AMH

SHEET TITLE:
PROPOSED EXTERIOR RENDERINGS

SHEET NUMBER:
A-232

PROJECT NUMBER: P13648
4605

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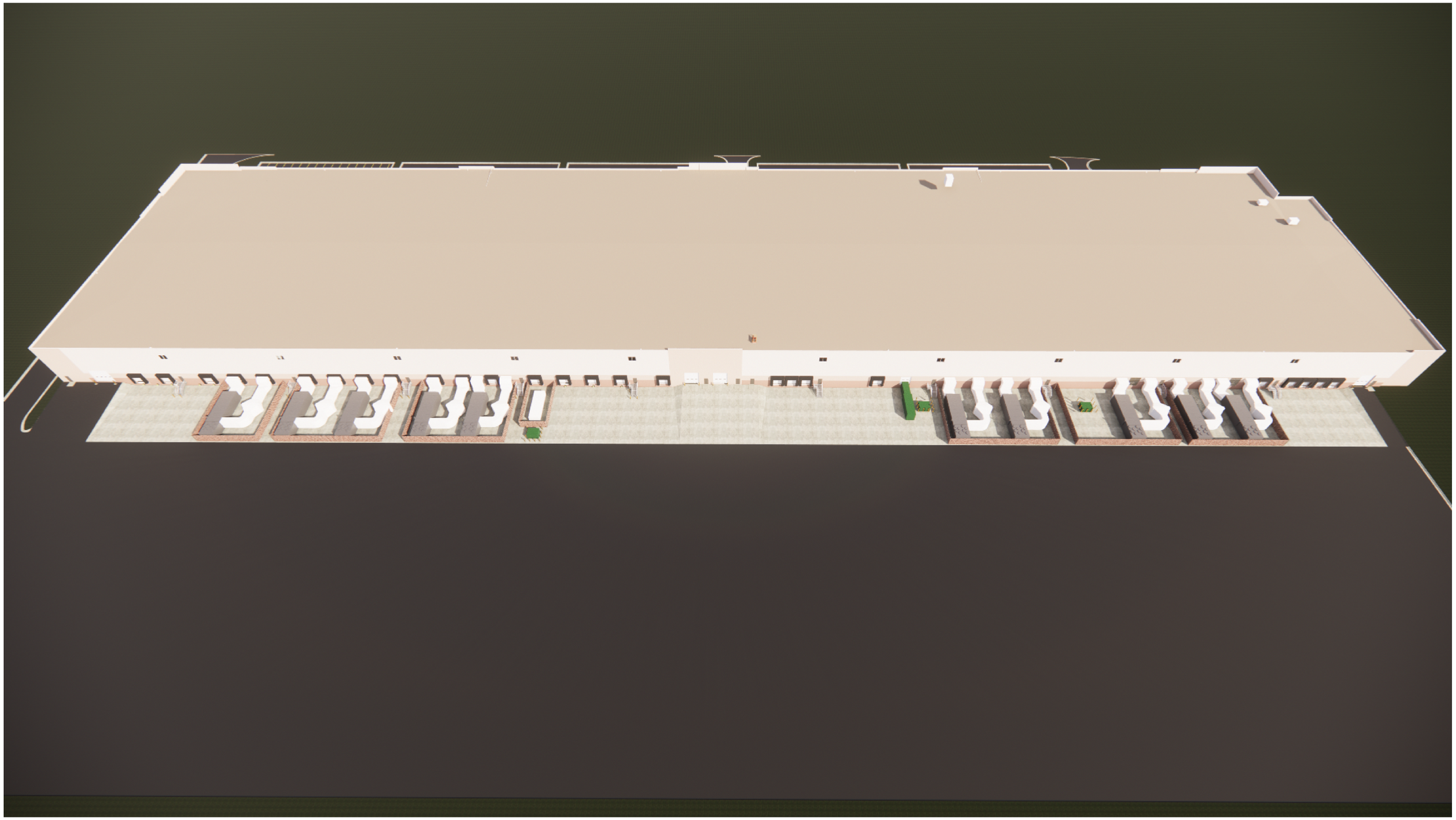

VIEW FROM ABOVE

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NASHOTAH, WI 53058
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MILESTONE ISSUE DATES

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PERMIT SET:	
CONSTRUCTION SET:	
RECORD DRAWING SET:	

REVISIONS:

MGS

PROJECT NAME:
CAPSTONE - MGS TENANT BUILDOUT

PROJECT DESCRIPTION:
SOUTH CLEANROOM AND TENANT BUILDOUT EXPANSION

STREET ADDRESS:
N128 W209955 HOLY HILL ROAD

CITY/ STATE / ZIP
GERMANTOWN, WISCONSIN 53076

ALL WORK TO BE COMPLETED AS SHOWN, AND IN ACCORDANCE WITH THE LATEST EDITION OF THE MSI GENERAL MASTER SPECIFICATION

PROJECT ARCHITECT	STRUCTURAL ENGINEER	LANDSCAPE DESIGN
BGK	RA SMITH	N/A
DESIGN ARCHITECT	CIVIL ENGINEER:	REVIEWED BY
BGK	N/A	AMH

SHEET TITLE:
PROPOSED EXTERIOR RENDERINGS

SHEET NUMBER:
A-233

PROJECT NUMBER: P13648
4605

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C. ALL NEW ITEMS ARE TO MATCH AS CLOSELY AS POSSIBLE TO EXISTING.

VIEW FROM SOUTHWEST

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DESIGNBUILD

MSI GENERAL CORPORATION
W215 E. WISCONSIN AVE.
NASHOTAH, WI 53058
262.367.3661 | MSIGENERAL.COM

SINGLE SOURCE RESPONSIBILITY
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MILESTONE ISSUE DATES

PRELIMINARY SET:	9/04/2024
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CONSTRUCTION SET:	
RECORD DRAWING SET:	

REVISIONS:

MGS

PROJECT NAME
CAPSTONE - MGS TENANT BUILDOUT

PROJECT DESCRIPTION
SOUTH CLEANROOM AND TENANT BUILDOUT EXPANSION

STREET ADDRESS
N128 W20955 HOLY HILL ROAD

CITY, STATE / ZIP
GERMANTOWN, WISCONSIN 53076

ALL WORK TO BE COMPLETED AS SHOWN, AND IN ACCORDANCE WITH THE LATEST EDITION OF THE MSI GENERAL MASTER SPECIFICATION

PROJECT ARCHITECT	STRUCTURAL ENGINEER	LANDSCAPE DESIGN
BGK	RA SMITH	N/A

DESIGN ARCHITECT	CIVIL ENGINEER	REVIEWED BY
BGK	N/A	AMH

SHEET TITLE:
PROPOSED EXTERIOR RENDERINGS

SHEET NUMBER:
A-234

PROJECT NUMBER: P13648
4605

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NOT FOR CONSTRUCTION

MGS

N128 W20955 Holy Hill Rd , Richfield, WI 53076

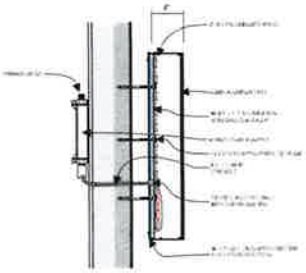
INNOVATIVE SIGNS

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

Front Elevation

BUILD

PIN MOUNTED HALO LETTERS



Scroll Down
For Page 2

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Customer

MGS
MGS Letterset

Date	Project Manager
1/1/2024	Brad H.
Order #	**Designer**
EST - 14372	Nick M.
Trim Cap	**Surveyor**
Color Match	
Return	**Acrylic Faces**
Black	7328 White
Return Depth	**Mounting**
Standard 4"	☐ Raceway ■ Stud Mounted

Materials & Specifics

Channel Letters - Face/Halo Lit
- 7000k White LED's
- Stud Mounted

Colors

- Bright Blue 3630-167
- European Blue 3630-137
- White Acrylic

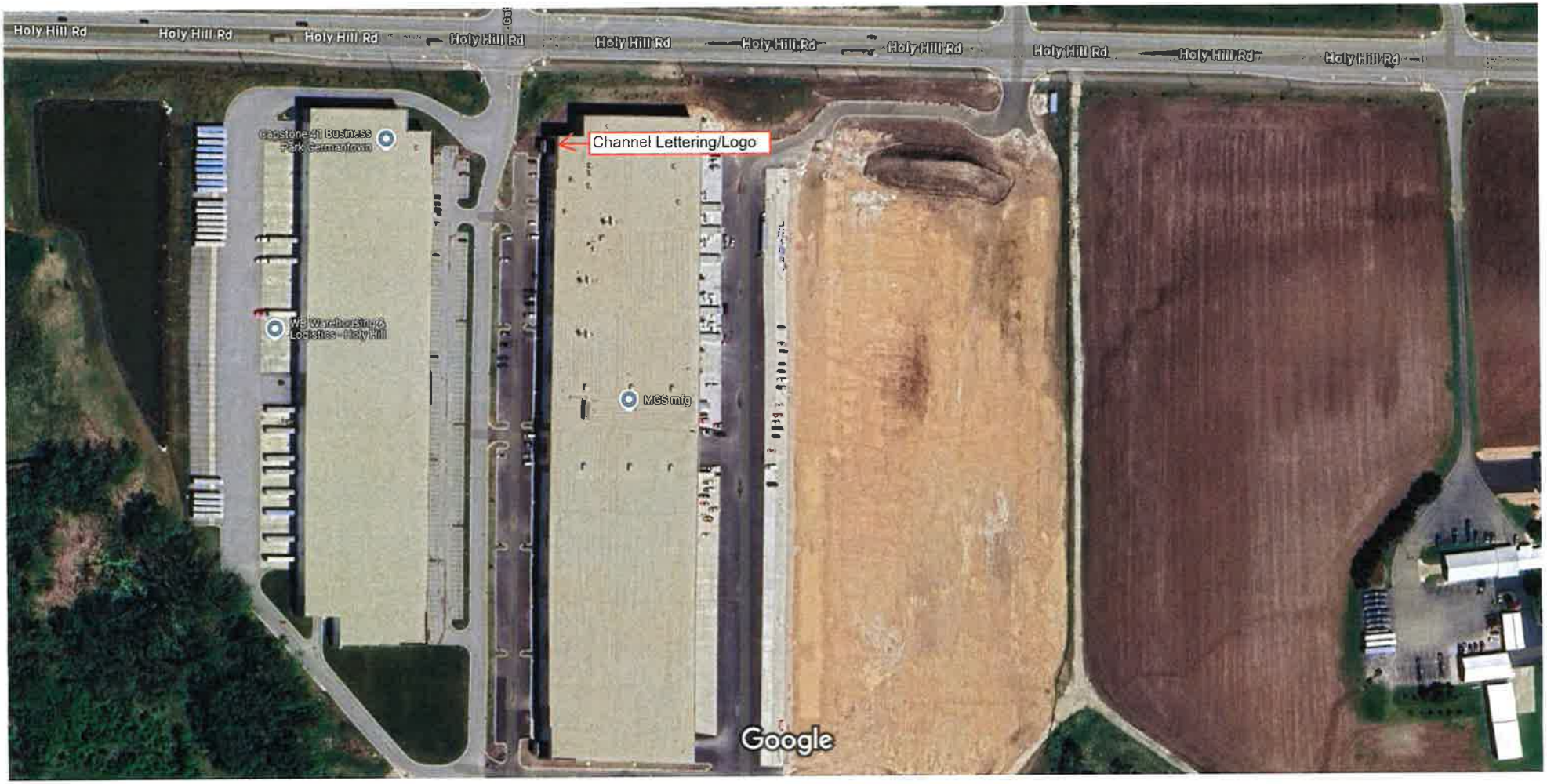
- Black Returns
- Color Match Trimcap

Approval
Signature:_____

Day - Night

www.Innovative-Signs.com

Google Maps



Imagery ©2024 Airbus, Maxar Technologies, Map data ©2024 100 ft

SITE PLAN CONSULTATION
01/13/25 Plan Commission Meeting

Home Path Financial, LP / Mohrhusen Family Farm, LLC / Dittmar Realty, Inc.

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

Summary

Home Path Financial, LP, Agent for Mohrhusen Family Farm, LLC, Property Owner, and Dittmar Realty, Inc., is requesting a Plan Commission consultation for an 88.3-acre residential development comprised of 283 total dwelling units. Property is located at the northeast corner of the Lannon Road (CTH Y) and County Line Road (CTH Q) intersection in the *Lannon Gateway Neighborhood*.

Location: Northeast Corner of Lannon Road (CTH Y) & County Line Road (CTH Q) Intersection

Applicant/ Owner:

Home Path Financial, LP
19435 W Capitol Dr, Suite 102
Brookfield, WI 53045

Mohrhusen Family Farm, LLC
Dittmar Realty, Inc.
P.O. Box 99
Menomonee Falls, WI 53052

Zoning: A-1 Agricultural District

Adjacent Land Uses		**Zoning**
North	Residential/Agricultural	A-2/Rs-2
South	Residential (Men. Falls)	R-1
East	Institutional (WE Energies)	I
West	Residential/Agricultural	A-1/Rs-4

Background

In 2022, this site was the subject of a mixed-use development proposal that comprised over 300 multi-family residential units and an industrial business park with up to 4 industrial buildings. The proposal went through multiple consultations in front of the Plan Commission and ultimately was withdrawn after formal submittal but prior to public hearing. At that time, the property was classified as “Commercial” and “Industrial/Office” under the Village’s 2020 Land Use Plan.

Since the prior development proposal was withdrawn, the Village adopted the 2050 Comprehensive Plan which incorporated the site into the *Lannon Gateway Neighborhood*. A copy of the Lannon Gateway Neighborhood’s description and preferred future land uses are included as an attachment to this memo. Note that the Lannon Gateway Neighborhood supports single-family and multi-family residential uses as “desirable”.

Proposal

At this time, Home Path Financial, LP, Agent for Mohrhusen Family Farm, LLC, Property Owner, and Dittmar Realty, Inc., is seeking feedback on a potential 283-unit residential development for the 88.3-acre site. As presented in the attached summary and concept plan, the residential development would have the following characteristics:

- Total number of dwellings (283) on 88.3 acres (13,591 sqft per lot/unit average)
- Overall density proposed at 3.2 du/acre
- Variety of housing product types:
    - 44 Flagship Homes with attached 2 or 3-car garages
    - 103 Pathway Homes with attached 2-car garages
    - 108 Rowhomes with 1 to 3 bedrooms and attached 2-car garages
    - 28 Paired Homes (Ranch Villas) with 2 bedrooms and attached garage
- (3) access points to development, with (2) from County Line Road/CTH Q and (1) from Lannon Road/CTH Y
- 32% open space including:
    - Landscape buffers along certain borders
    - Preserved 9.7-acre woodlands along western boundary
    - 0.85-acre centrally located park
- Detention areas serving development

Staff Analysis

The property is currently zoned A-1 Agricultural District. This property is in the *Lannon Gateway Neighborhood* under the Village’s 2050 Comprehensive Plan. The preferred uses within the neighborhood include single-family and multi-family residential as “desirable”. The 2050 Plan calls for an average density of 2.9 du/acre for single-family and 10 du/acre for multi-family in the neighborhood classification. It is expected that the development will be a Planned Development District (PDD) with Rs-7 Single-Family and Rm-1 Multi-Family as the underlying zoning districts with an overall density of 3.2 du/acre.

This area is part of the existing Sewer Service Area (SSA) but not currently served by Village sewer and water utilities. This development would require an extension of water

and sewer from the existing terminus located on County Line Road at the far southeast corner of this property.

The proposed development would require the following permits/approvals by the Village Plan Commission/Board:

a. Planned Development District (PDD) & Rezoning Applications
b. Subdivision Plat
c. Site Plan approval (separate site development & building plans for each component)

A wetland delineation will also be required given known wetlands in wooded area along Lannon Road. While no formal action is required, the developer and staff are looking for feedback on any/all aspects of the proposed development, including access, site layout, density, and building design. The Plan Commission members should be prepared to comment on the suitability and appropriateness of the proposed development for this property and any other issues that will need to be addressed as part of the development review process if/as this project moves forward.

Authentisign ID: 3166 1AFE-26C2-EF11-88CF-002248299057

Village of Germantown Willkommen

RECEIVED JAN - 3 2025 OFFICE OF THE VILLAGE PLANNER VILLAGE OF GERMANTOWN

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 JY DATE 01/03/25

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

Home Path Financial Limited Partnership
ATTN: Widdy Gentil
19435 W Capitol Dr Suite 102
Brookfield, WI 53045

Phone (414) 312-3345
E-Mail wgentil@myhomepath.com

PROPERTY OWNER

Mohrhusen Family Farm, LLC; et al
Dittmar Realty, Inc.
ATTN: Kevin Dittmar
PO Box 99
Menomonee Falls, WI 53052

Phone (414) 870-5810
E-Mail cdunn@drilots.com

2 PROPERTY ADDRESS

Property on the corner of County Line Road and Lannon Road with the taxkey numbers:
GTNV_323995, GTNV_323986 and GTNV_323987

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

North	South	East	West
Residential/Agricultural	Residential	Utility	Residential

4 READ AND INITIAL THE FOLLOWING:

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

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

WG 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!

William Gentil 12/24/24
Applicant Date

12/26/24
Owner Date

HOME PATH FINANCIAL
Opening a path to success

Re: Mohrhusen Farm Site

We are anticipating that the neighborhood will be classified as a PDD to allow us to create a dynamic setting that preserves existing woodlands, ties together a variety of residential types with pedestrian connections and works with the existing topography to create a distinctive neighborhood at the western gateway to the Village of Germantown. We used RS-7 zoning as a guide for the Single-Family Layout and RM-1 as a guide for the Paired and Row House portions of the neighborhood. Overall, we have 283 units on 88 acres that equals 13,591 sq ft per lot/unit. We are setting aside over 32% of the property as permanent open space.

The neighborhood is separated into 4 housing types to meet the market demands of today's home buyer:

1. The 44 Flagship homes are placed a minimum of a 93'w x 130' deep 12,000 sf parcel with 12' side setbacks. These Flagship homes are located on the northwest portion of the site backing up to the 9.7-acre Woodland Preservation area.
2. The 103 Pathway Homes are placed on a site that ranges from 7,150 to 10,000 sq ft and serve as a transition from the larger Flagship lots and future Business Park to the north and the paired Villas and Row Homes to the south. These Pathway Homes will offer ranch and 2-Story models with 2 and 3 car garages – designed for families entering the market or downsizing from larger homes.
    a. The Flagship and Pathway Homes all have 30' front and rear yard setbacks and 30' rear yard setbacks and 12' side setbacks for the Flagship and 6' for the Pathway homes.
3. The Paired Villas Homes are on a combined 99' x 125' lot
4. The Row Homes are designed to set into the hillside, and they create an interesting façade facing CTH Q and Y and hide their garage areas from view. These homes will offer 3 bedrooms and attached 2 car garages and approximately 1,800-2,200 sq ft per unit.

The important frontages on CTH Q and Y were strongly considered when designing the neighborhood, generous landscaped buffers were provided on the southern border and the existing 9.7-acre woodland was preserved along the western boundary. Also, special attention was given to the eastern and northern borders that anticipates a more intensive Business use as projected in the Village's Comprehensive Plan.

Thank you for your consideration.

Home Path Financial, LP
Ken Frank
Director of Land and Development

5116 N 126th St
Butler, WI 53007
www.myhomepath.com
Facebook.com/HomePathFinancial

SITE DATA

Gross Site Area		88.3 acres	
Gross DU/ Acre		3.2 du/acre	
Gross Sq Ft per unit		13,591 sf/unit	
Total Density		283 units	
Rowhomes	108		
Paired Ranch Villas	28		
Pathway Ltd. Homes	47		
Pathway + Homes	56		
Flagship Homes	44		
Total Homes	283		
Proposed ROW		13.2 Ac.	14.9%
Open Space		28.2	32.0%
Total Net Site Area		46.9 Ac.	
Net DU/Acre		5.3 du/ac	

LOT DATA

Single Family & Paired Setbacks:

Front:Single Family & Paired	30'
Front: Row Home	25'
Side: Flagship	12'
Side: Pathway	6'
Side: Paired	6'
Side @ Corner	25'
Rear: Flagship/Pathway	30'
Rear: Paired	25'
Rear: Row Home	20'

Flagship Single Family	**44 units**
Average Footprint	69'w x 65'd
Typical Lot	93'w x 135'd
Pathway + SF	**56 units**
Average Footprint	53'-65'w x 65'd
Typical Lot	65'-77'w x 130'd
Pathway Ltd. SF	**47 units**
Average Footprint	43'-45'w x 65'd
Typical Lot	55'-57'w x 130'd
Paired Homes	**28 units**
Average Footprint	87'w x 70'd
Typical Lot	99'w x 125'd
Row Homes	**28 units**
Average Unit	24'w x 38'd
Typical Lot	24'w x 80'd

Site Illustrative Plan

North

0 50 100 200 400

HOME PATH FINANCIAL
Opening a path to success

Lannon & County Line Neighborhood
Germantown, Wisconsin

BSB DESIGN
BSBDESIGN.COM

Date: December 30, 2024

The drawings presented are illustrative of character and design intent only, and are subject to change based upon final design considerations (i.e. applicable codes, structural, and MEP design requirements, unit plan / floor plan changes, etc.) © 2024 BSB Design, Inc.

Home Path Financial

HOME PATH
FINANCIAL

STEPPING STONE
HOMES

Who We Are

For over 30 years the President of Home Path Financial (HPF), Jeff Kleiner, has been discovering, buying, improving, renting, managing, and selling residential homes in the US.

We currently have the following divisions in our HPF Family of Companies:

- Stepping Stone Homes, Inc – New Construction Home Builder in Greater Milwaukee
- Mark Winter Homes, LLC – New Construction Home Builder in Fox Valley/Appleton
- Home Path Land Management – Residential Land Development
- Home Path Remodeling, LLC – Residential Remodeling
- Home Path Property Management, LLC – Property Management
- Home Path Window & Doors, LLC – Window & Door Installation
- Home Path Investments – Investor Driven Profit Center

HOME PATH FINANCIAL

STEPPING STONE HOMES

Company Milestones

2004
Home Path Financial, Limited Partnership is created to invite investors and expand

2007
Expanded into state of Texas

2014
Expanded home office in Milwaukee to include employee self-performing work crews

2017
Created home building division in Milwaukee, acquired Mark Winter Homes in Appleton

2018
Created land development division in Milwaukee

2019
Created Windows & Doors division in Milwaukee

2024
Expanded into state of Arizona

HOME PATH FINANCIAL

STEPPING STONE HOMES

Holdings

Single Family Parade of Homes Model Menononee Falls, WI

Currently, HPF has 24 communities in various stages of development and/or home building. We focus on residential product lines of Single-Family, Single-Family Built-To-Rent (BTR's), Duplexes, Condos, and Multi-family 4 and 8 unit buildings. Beyond these projects, HPF owns and self manages approximately 600 rental units in the Wisconsin market.

HOME PATH FINANCIAL

STEPPING STONE HOMES

Current Community Portfolio

- Ancient Oaks, Sussex
- Ava Woods, Kenosha
- Canopy Hill, Union Grove
- Cobblestone Meadows, Muskego
- Edgewood Meadows, Mukwonago
- Edgewood Preserve, Menomonee Falls
- Harvest Creek, Hartford
- Heritage Park North, Germantown
- Hickorywood Farms, Oconomowoc
- Landings at Bain Station, Pl. Prairie
- Morning Meadows, Jackson
- Prairie Creek Ridge, Oconomowoc
- Prairie Pathways, Franksville
- Quiet Meadows, Johnson Creek
- Riverwoods, Kenosha
- Ryan Meadows, Franklin
- Seven Pines, Germantown
- Sommersfield, Menomonee Falls
- Summit at Bain Station, Pl. Prairie
- Tamarind, Menomonee Falls
- The Enclave at Waterfod Landing, Waterford
- Villas at Morning Meadows, Jackson
- Western Hills West, Hartford
- Woodfield Trail, Franklin

HOME PATH FINANCIAL

STEPPING STONE HOMES

Development

- Ava Woods, Kenosha – 18 single family lots
- Cobblestone Meadows, Muskego – 16 duplex condo lots/homes
- Edgewood Preserve, Menomonee Falls – 44 single family lots
- Heritage Park North, Germantown – 35 single family lots
- Morning Meadows, Jackson – 94 single family and duplex lots
- Riverwoods, Kenosha – 36 single family lots
- Sommersfield, Menomonee Falls - 29 single family lots
- Summit at Bain Station, Pl. Prairie - 18 duplex condo lots/homes
- Tamarind, Menomonee Falls – 100 single family lots
- The Enclave at Waterford Landing – Waterford - 25 single family lots
- Bain Station, Pleasant Prairie – 106 units of duplex and multifamily
- Harvest Creek, Hartford – 41 single family lots
- Fairway Meadows, Hartford – 101 single family lots

Sommersfield, Menomonee Falls

Tamarind, Menomonee Falls

The Villas at Morning Meadows, Jackson

Edgewood Preserve, Menomonee Falls

The Summit at Bain Station, Pleasant Prairie

Riverwoods, Kenosha

The Enclave at Waterford Landing

Cobblestone Meadows, Muskego

Proposed Site Plan

SITE DATA

Gross Site Area	88.3 acres	
Gross DU/ Acre	3.2 du/acre	
Gross Sq Ft per unit	13,591 sf/unit	
Total Density	283 units	
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Net DU/Acre	5.3 du/ac	

LOT DATA

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Side: Paired	6'
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Average Footprint	87'w x 70'd
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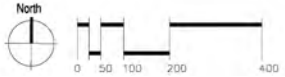
Row Homes	**28 units**
Average Unit	24'w x 38'd
Typical Lot	24'w x 80'd

Site Illustrative Plan



Greenspace

WOODLAND PRESERVATION

PEDESTRIAN PATHWAYS

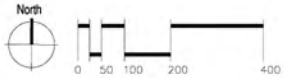
COMMUNITY GATEWAY

CTH Q & Y BUFFERS

TREELINE PROTECTION

OPEN SPACE DATA:	
Site Area	88.3 acres
Open Space Area	28.2 acres
Open Space %	32% of site
Open Space per Unit	4,341/unit

Open Space Plan



Home Product Offering

44 Flagship Single Family - Our estate plans command a higher price point due to its premium features and appeals to buyers seeking luxury amenities. Our flagship homes start at 1825 SF and go as large as 3000 SF. These homes include 2 or 3 car garages, full basements with plumbing rough-in, open concept living with spacious kitchens including large islands, separate mud rooms off garage entry and separate primary on suites with spacious walk in closets.

103 Pathway Single Family - Priced competitively to appeal to first-time homebuyers or those looking for a more affordable option. Our Pathway plans start at 1450 SF and go as large as 2500 SF. These homes include a 2 car garage, basement, open concept living with spacious kitchens including islands, separate primary on suites and many other great amenities.

30 Ranch Villa Paired Homes – Side-by-side ranch-style villa homes with 1,500 to 1,600 square feet feature 2 spacious bedrooms, 2 bathrooms, and an attached two-car garage. Spacious kitchen comes w/ island and solid surface countertops, maple-stained cabinets, and LG Appliances.

108 Rowhomes –1- 3-bedroom luxury townhomes. Open concept layouts, office nooks, kitchen islands, generous closets, in-unit washers and dryers, and private entries.

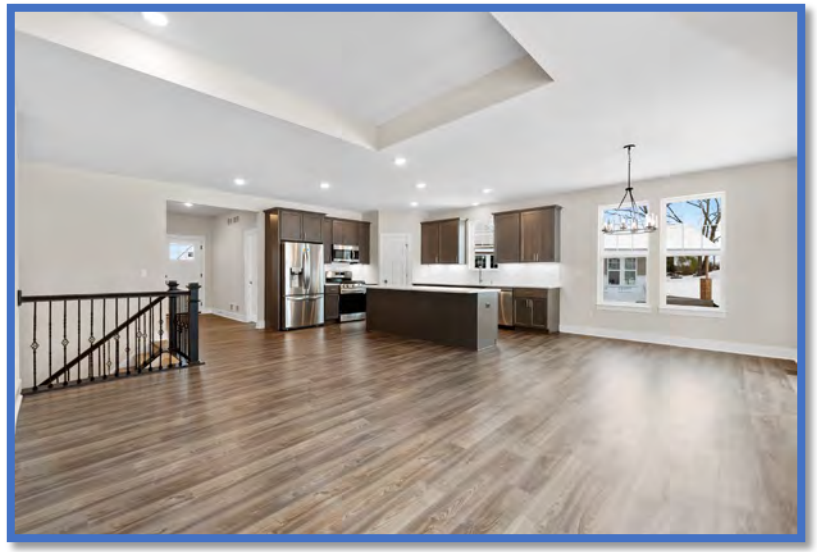
HOME PATH FINANCIAL

STEPPING STONE HOMES

Home Product Offering-Flagship

Home Product Offering-Pathway

Home Product Offering-Ranch Villas



Home Product Offering-Row Homes

Questions

HOME PATH FINANCIAL

HOME PATH REMODELING

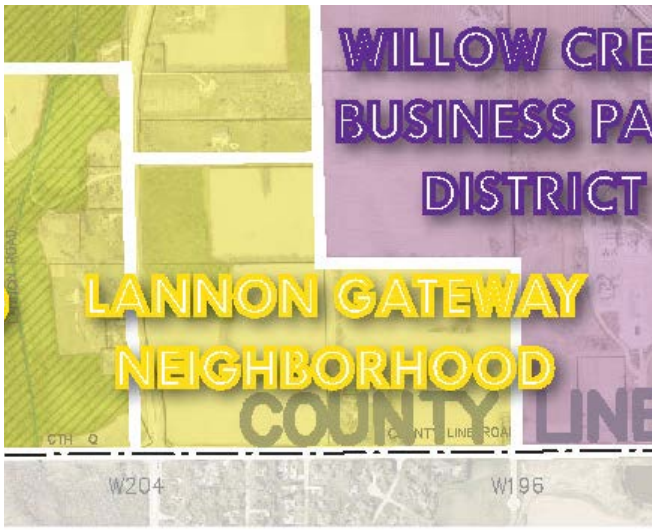
HOME PATH PROPERTY MANAGEMENT

MW HOMES

STEPPING STONE HOMES

HOME PATH WINDOWS AND DOORS

Lannon Gateway NEIGHBORHOOD



GENERAL CHARACTER

The Lannon Gateway Neighborhood is generally undeveloped except for the few single-family parcels located on the north side of County Line Road/Hwy Q. The majority of the land is currently in agricultural row crop production with dividing treelines throughout. There is a 14-acre wooded area in the northwest corner o the neighborhood, adjacent to Lannon Road.

SPECIAL FEATURES

Transportation The Lannon Gateway neighborhood is bounded by County Line Road to the south, by the Willow Creek Business Park to the east and north, and Lannon Road and the Amy Belle Neighborhood to the west. The neighborhood is connected to I-41 via County Line Road (Hwy Q) and Lannon Road (Hwy Y).

Environmental, Natural & Agricultural There are no designated environmental corridors in this neighborhood, however there is a 14-acre wooded area in the northwest corner of the neighborhood that should be preserved as a natural resource and as a buffer for surrounding properties from any future development in this area.

Public Park, Education, Safety & Utility This Neighborhood is currently within the Sewer Service Area. Water and sewer are currently located near the southeast corner of the neighborhood, on the north side of County Line Road. Existing residential lots are served by onsite septic and well water.

PREFERRED FUTURE LAND USE

Lannon Gateway Neighborhood

Preferred Future Land Uses												Enviro Corr.	SSA	Preferred Site Design			Maximum Density (residential uses)
Existing Uses (+ existing non-conforming zoning) See NOTE 5 for details	Residential: Single Family	Residential: Two to Four Family	Residential: Multi-family / Senior	Mixed-Use: Commercial / Residential	Mixed-Use: Commercial / Industrial	Commercial (includes "Activity Centers")	Institutional	Open Space & Recreational	Mineral Extraction	Industrial	Agricultural / Hobby Farming / Agribusiness	Contains an Environmental Corridor?	Sewered? (Y/N/Partial)	Traditional Neighborhood	Suburban Subdivision	Conservation Subdivision**	Dwelling Units / Acre See NOTE 4 for details
A	D	u	D	u	u	u	u	D	u	u	u	No	Yes	D	U	D	SF: 2.9 units/ac MF: 10 units/ac

Desirable future land uses within the Lannon Gateway Neighborhood include single-family and multi-family residential. Future residential development is acceptable at an average density of 2.9 DU/acre for single-family and 10 DU/acre for multi-family. The extension of sewer and water will be required for future development in this neighborhood.

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

See all notes on page 42.