

MEETING:	REGULAR MEETING OF THE PLAN COMMISSION
DATE & TIME:	Monday, February 10, 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 1/13/25
- IV. **NEW BUSINESS:**
 - A. Presentation and Discussion of a Master Plan for potential Mixed-Use Development in the Village Center District: Mequon Road @ Pilgrim Road.
 1. Presentation by RINKA+ and Copeland Companies, Land Use Planning & Real Estate Development Consultants
 2. Public Comment (*3 minute limit per person*)

FOLLOWED BY A 10-MINUTE RECESS
 - B. Capstone Development Company, Agent for CQ WI 2021, LLC Property Owner - N128 W20833 Holy Hill Road. Site Development and Building Plan Review for a 291,140 sqft Industrial/Warehousing Building in the Capstone 41 Business Park - Phase 3 (ACTION)
 - C. Briohn Design Group, Agent for TDC Willow Creek LLC, Property Owner, N102 W19200 Willow Creek Way; Certified Survey Map (CSM) Application to Divide and Convey 2.67 acres containing a Storm Water Management Basin from the Village of Germantown to TDC Willow Creek LLC. (ACTION)
 - D. Cirrus Property Group, LLC, Agent for Faith Lutheran Church, Property Owner of W172 N11187 Division Road; Site Plan Consultation for a Proposed 4.72-acre, 42-unit Multi-Family Residential Development in the Lannon-Mequon Road Corridor. (DISCUSSION)
 - E. Maysteel Industries, Agent for Zilber Property Group, Property Owner, W210 N12975 Gateway Crossing; Sign Review Application. (ACTION)
 - F. Supreme Signs, Agent for the Buzdum Trust, Property Owner, W188 N10515 Maple Road; Sign Review Application. (ACTION)

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

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

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

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)

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)

Director Retzlaff reviewed all of the 11 proposed text amendments.

Staff recommends the approval of the 11 proposed text amendments as presented.

Chairman Wolter opened the Public Hearing at 6:39pm.

Residents that spoke include:

Brian Randall spoke in support of #7

Melanie Smythe spoke in support of Amendments #4 & #7.

Public Hearing closed at 6:43pm.

Motion: Approve as presented

Motioned By: David Baum

Seconded By: Josh Tarantino

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)

- 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)

Director Retzlaff discussed the history of this proposal to develop and operate a Solid Waste Disposal, Collection and Transportation Operation from the 12.7 acre property located at N102 W13800 Spaten Court in the Victory Center Corridor.

At the November 11, 2024 meeting of the Plan Commission it was determined that the proposed unclassified use is similar in character to the Waste Management truck maintenance facility on County Line Road 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 recommended to the Village Board that the Rezoning and Conditional Use Permit (CUP) applications NOT be approved.

At their December 2, 2024 meeting, the Village Board received staff's presentation of the proposal and the Plan Commission recommendation and referred the rezoning and CUP applications back to the Plan Commission after Harter's attorney requested time to review and refine their proposal.

Since then the Applicant submitted a revised set of site plans (one for each of three proposed development phases) and a revised project narrative. Staff met with the applicant on Jan. 8 and received further revised and new information on Jan. 9, 2025 to discuss the revised information. Due to time constraints, this information is included in the packet but is not reflected in the staff report. Staff recommends that the Plan Commission allow the applicant to present the revised information, open the public hearing to receive public comments and then discuss the proposal in light of the revised & additional information.

Staff's original recommendation was a denial of this request to rezone the property from M-1: Limited Industrial to the M-2: General Industrial Zoning District and denial of the CUP to develop and operate a "Solid Waste Disposal, Collection and Transportation Operation" from the property.

Atty Brian Randall presented the revised plans and updated narrative which he summarized during his presentation.

Chairman Wolter opened the Public Hearing at 7:16pm.

Residents who spoke include:

Melanie Smythe stated that not much has changed from their last proposal. This will still add noise, traffic and the truck maintenance would also cause issues.

Doug Loman spoke against this proposal due to noise and traffic.

Scott Sunila spoke against this proposal also due to loud noise and trucks causing damage to roads.

John Figie spoke against this proposal also due to noise.

Chairman Wolter read an email also submitted from the Figie's who are against the proposal for multiple reasons including noise, lower property values, traffic, etc. and feels this should be moved into an already zoned M-2 property.

Director Retzlaff re-stated his opinion that this property is not suitable for M-2 business and the original decision from this commission that this proposal is comparable to Waste Management was correct. He would be willing to work with the applicant to find an alternate location for this proposal located farther from residential areas.

Motion 1: Close the Public Hearing at 7:39pm

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 1 Passed (Yes 6, No 0, Abstained 0)

Motion 2: Based on the additional information provided tonight there is no significant difference other than a layout change, therefore he motions that we maintain the same recommendation as the last meeting which was to deny the rezoning and conditional use permit applications.

Motioned By: David Baum

Seconded By: William Shadid

Shadid stated that this would not be fair to residents in the area to add this amount of noise.

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

No: None

Abstain: None

Motion Passed

Chairman Wolters asked them to consider a new location within the Village for their expansion.

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)

Associate Planner Yanke stated that this 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.

Staff recommends approval of this proposed 2-lot Certified Survey Map (CSM) for the Burkette and Kurtenbach properties located at W148N13372 Pleasant View Drive and W148N13310 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.

Motion: Approve as presented with one condition

Motioned By: David Baum

Seconded By: Josh Tarantino

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)

- 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)

Associate Planner Yanke stated Capstone Development Company is proposing building improvements/revisions to the southern part of the building to accommodate MGS occupying the remaining space in the Phase II building. Innovative Signs has also applied for one (1) new wall sign on the northwest corner of the building. The proposed improvements are explained in the project narrative and depicted on the site plan, building drawings, and sign permit materials. The list of improvements include:

- Security Fence
- HVAC Units
- Transformer
- Office Windows
- Dock Door Modifications
- Signage - New wall sign

Staff recommends approval of the exterior tenant/building improvements subject to the conditions already contained in the original Phase II site development and building plan approvals granted on January 9, 2023. And the approval of the proposed wall sign for Innovative Signs/MGS subject to the following condition:

1. Applicant/owner shall obtain an electrical permit from Building Inspection Services prior to sign installation.

Motion 1: Approve exterior building improvements as presented subject to the conditions contained in the original Phase II site plan and building plan approvals granted on Jan. 9, 2023

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 1 Passed (Yes 6, No 0, Abstained 0)

Motion 2: Approve wall sign as presented with one condition

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)

- 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)

Associate Planner Yanke stated that the applicant is seeking feedback on a potential 283-unit residential development. 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

The property is currently zoned A-1 Agricultural District and is located 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. 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. This area is part of the existing Sewer Service Area (SSA) but not currently served by Village sewer and water utilities and would require an extension 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:

1. Planned Development District (PDD) & Rezoning Applications

2. Subdivision Plat
3. 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. No formal action is required, the developer and staff are looking for feedback on any/all aspects of the proposed development.

Home Path Financial representative Ken Frank went over a brief history of their business and stated that this proposal is being developed through Stepping Stone Homes which is their housing development division. Joe Mashek, a Planner for the development went over the site plan, stating almost 10 acres of which is solid trees and they will preserve as many trees as they can on the site, there are several different sizes/types of homes with different footprints offering many options for buyers. They set aside 32% of the site for open areas and buffering as well as pedestrian connections throughout the site. Jennifer Koutny Sales Manager for Home Path went over the types of homes, sizes and pricing.

Director Retzlaff asked about entrance features at the gateway on the southwest corner of the property? Joe stated that they have nothing solid in mind but there is an opportunity to put in creative features that would advertise the gateway to Germantown.

Commissioner Baum stated that he has been in communication with residents over the past several days so he is going to go over some of the things that were brought up. Baum asked if water & sewer will be extended through the entire subdivision from the eastern edge with no TIF required. He stated that neighborhood meetings will be a requirement to plan development for this area. Mashek stated that they are on a tight time frame and they need to see where they are at with this proposal tonight to determine if they will move forward with the project and if they do, they would accommodate community meetings.

Baum asked how much of this is rental property? It was stated that they haven't set a percentage on that. It will not be marketed as rental units but there is a need for those types of units in Germantown. Chairman Wolter suggested the HOA monitor rentals as he doesn't want a large investor buying up all the row houses for rent. Wolter said this follows the Tracy Cross Report but residents will be more accepting of the development if rentals are not included and you are only offer owner-occupied housing. Frank stated that Home Path has a property management division that will manage the property and asked if there is a comfort level for the mix of rental properties. Baum stated that the residents will say zero. Retzlaff asked whether Baum believes that rental discussions in the past have been related to apartments not build to rent homes which are a part of the proposal. Baum said generally "yes" because this format has not been proposed before. Retzlaff pointed out that the rental range is \$2,200 to \$2,800 a month which is drastically different from a lower end apartment. Baum stated that traffic is also a major concern, a traffic study that was done in the past for Lannon and County Line Road shows that they were both at less than 50% of their capacity and the study was done with twice as many units proposed. The Village will request an update for this type of community that is fully residential. Baum stated that several residents stated that property must be developed as 1 acre lots or nothing and that no one is buying those anymore, too much maintenance for younger

generations and that Section 8 nor Gen X housing are included in this development. Commissioner Ewert asked what the percentage is between home ownership and rentals in their current 28 communities? Mashek stated that they are all mixed use with rentals mixed in but it will not be marketed that way and he doesn't know the exact # or percentage of rentals within their developments. Their preference is to build and sell all of these. Ewert asked, on the rental side of their business what is the turnover rate? Kouny spoke on the renter demographic, her team sells the homes and home owners don't want to live next door to a renter but this is not your typical renter, they are educated and mature.

Chairman Wolter stated that there are representatives here from the school district and they would like to know the impact on the various schools, do you have a goal for start to completion? Frank stated that it's a 3-5 year build-out range and he has a really preliminary school age children count of 135. Ewert stated that this development is located in the Amy Belle School district which is the 2nd lowest populated per classroom as opposed to other areas of the Village, so this would be a better area for this type of development. This isn't apartments this is rental homes and it fits a more manageable aspect for the school district. Commissioner Williams stated that he would like to hear about the structure of their rental rates. Mashek can get that information to Director Retzlaff. Commissioner Tarantino asked if they have other mixed use developments. Frank indicated that they have 3 others, the flagship homes will cost \$550,000. Baum said they don't intermingle the home types, there is a transition between them. They want to offer a variety of homes. Baum stated that with 283 proposed units, with an average price per unit around \$450,000 per unit that would be approximately \$130,000,000 worth of development and the amount of taxes generated would be significant revenue for the Village. Tarantino asked if these are all public streets. Frank indicated that they are.

Commissioner Henk likes that they looked outside the box on this proposal, she stated that they need to look at the right in & right out for traffic flow, circulation into the single family homes only has one access point which may be problematic for emergency services and the row homes need to have some visitor parking. Chairman Wolter asked about the HOA. Frank indicated that they haven't gotten into the details of that but he sees a master association with divisions of sub-associations underneath it. Wolter also stated that rental properties are not favorable to residents but he likes the overall mix of homes which gives more opportunities for home ownership. He would like to firm up the # of school age children for school impact and update the traffic impact study. Baum thinks it's worth moving forward if we can get a plan together that includes some resident involvement. Wolter stated that the public can give their input tonight during Citizen Input and the developer should stick around to hear them. Wolter has seen covenants that restrict whether you can or cannot rent out your residence or use them as a AirBnB. Retzlaff will bring more information forward about restrictions on rentals.

- 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 regarding the development proposed by Homepath included:

Scott Schroeder who lives on County Line Road.

Darcel Ehley who lives on County Line Road.

Tammy Schneider who lives on Lannon Road.

Doug Loman who lives on Riversbend Circle West.

Jerry Siegle who lives on County Line Road.

Ron Schneider who lives on Lannon Road.

Carla Schubert who lives on Lannon Road.

Michelle Long who lives to the south in Menomonee Falls.

Mary Gutmann who also lives to the south.

Scott Lopez who lives on Lannon Road.

Robert Lietzau who lives on Oak Lane.

Ed Popp who lives on Lannon Road in MF.

Jan Miller who lives on Windsong Circle W.

Melanie Smythe who lives on Cedar Lane.

Scott Hefle who lives on Old Farm Road.

VII. ANNOUNCEMENTS:

None.

VIII. ADJOURNMENT:

Chairman Wolter adjourned the meeting at 9:40pm.

Germantown Community Masterplan Presentation

Plan Commission Meeting

We're excited to share the results from two recent community visioning sessions and present the masterplan framework for a vibrant new development near Pilgrim Road and Mequon Road! Join us at the plan commission meeting to see progress and provide input. Planning efforts are underway for a neighborhood plaza with space to host community events, local retail shops, a restaurant, and residential housing; all for the current and future generations of Germantown.

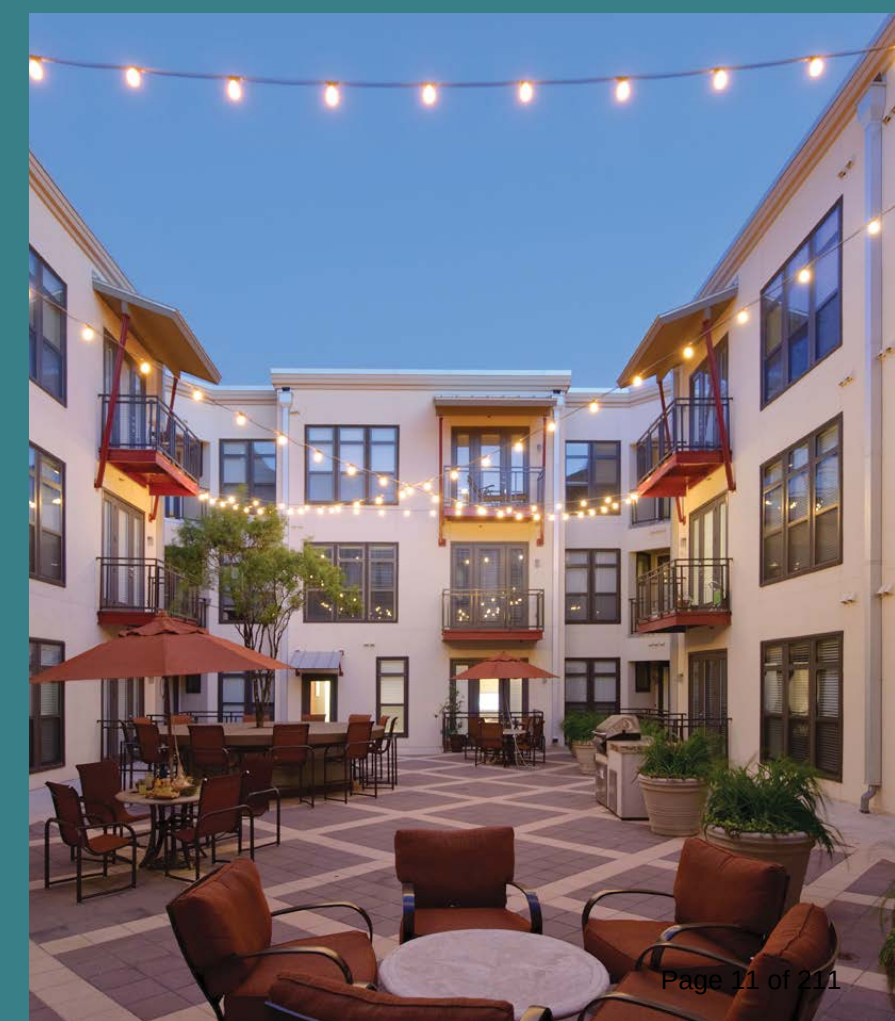
There will be opportunities to provide feedback during the event and the presentation will be broadcast on channel 25 and streaming live on the Village YouTube Channel.

Voting and live surveys will be available during and after the meeting

DATE: Monday, February 10, 2025
TIME: 6:30PM – 8:30PM
PLACE: Germantown Village Hall
N112 W17001 Mequon Road
Germantown, WI 53022

PARTICIPATE:
<https://villageofgermantown.my.webex.com/villageofgermantown.my/jphp?MTID=m3e60c9657945a5ad89155bdbfd3c356f>

<https://www.germantownwi.gov/796/Pilgrim-and-Mequon-Roads-Intersection-Pl>



2050 COMPREHENSIVE PLAN IMPLEMENTATION



ECONOMIC DEVELOPMENT

- (6) Objectives
- (11) Action Steps

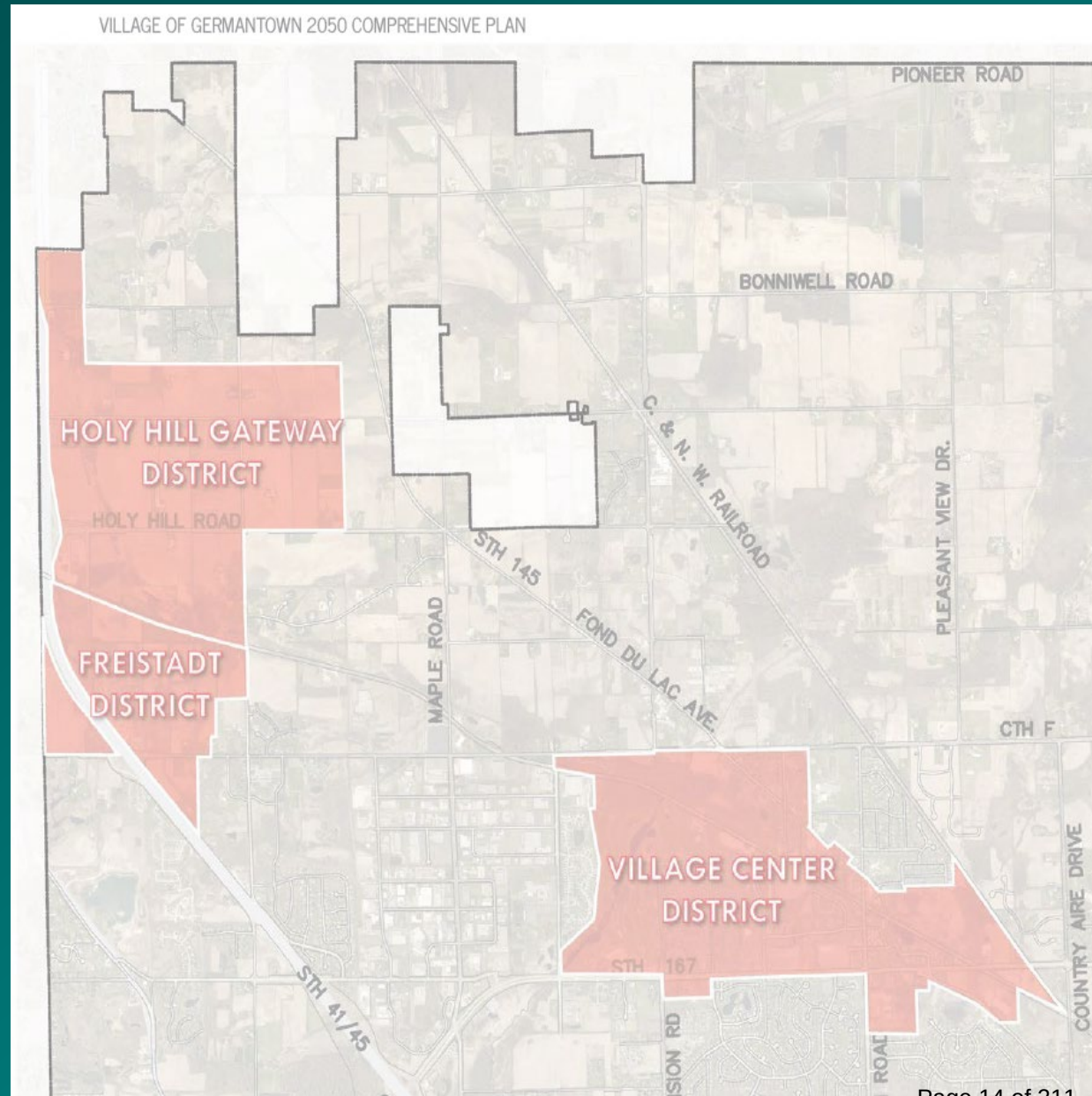
Village Center Inspiration



Economic Development		
Objectives	Priority	Potential Action Step(s)
1 Develop a Master Plan for the Holy Hill Gateway District to ensure compatible industrial expansion in Germantown by providing aesthetically appealing development along highly visible thoroughfares to ensure industrial expansion that is compatible with non-industrial surrounding land uses.	Short term (1-3 years)	A. Carry out the "Next Steps" identified in the Opportunity Areas section Chapter 6.
2 Develop the Village Center District, including a Master Plan, to enhance Main Street and Mequon Road as complementary mixed-use economic zones with a unique cultural identity.	Short term (1-3 years)	B. Engage with stakeholders along commercial streets to determine a vision for the district. C. Carry out the "Village Center, Next Steps" identified in the Opportunity Areas section of Chapter 6. D. Develop a set of desired design guidelines that define an acceptable Germanic architectural identity.
3 Incentivize well-designed buildings, entry features, and public infrastructure in business parks and industrial districts through the development approval process.	Short term (1-3 years)	E. Develop a set of desired building design guidelines for business parks, industrial districts, and corridors based on the context of surrounding buildings, landscapes, and architecture and Germanic Theme design requirements and guidelines.
4 Promote and support the development of industrial and commercial areas in Germantown using financing incentives and regulatory tools, including but not limited to Tax Increment Financing.	Ongoing	F. Evaluate the Village's use of TIF (past and current TIFs) including an assessment of both the positive and negative impacts the use of TIF has had on the overall financial health of the Village and other taxing districts. G. Explore Business Grant types based upon examples from comparable communities or regional/State entities including alternative financing mechanisms other than Tax Increment Financing (TIF).
5 Protect and promote the economic and aesthetic value of natural resources in Germantown for agriculture, recreation, and tourism.	Ongoing	H. Continue to update the Comprehensive Outdoor Recreation Plan every 5 years with information on the location and quality of natural resources for protection. I. Create zoning code regulations that support and accommodate agritourism and agricultural business uses.
Support regional economic development initiatives that impact Germantown.	Ongoing	J. Leverage the resources and programs of Economic Development Corporation of Washington County and SEWRPC.
	Short term (1-3 years)	K. Evaluate the need for an Economic Development Coordinator position in the Community Development Department.

2050 PLAN “OPPORTUNITY AREAS”

- Holy Hill Gateway & Freistadt District
- Village Center District

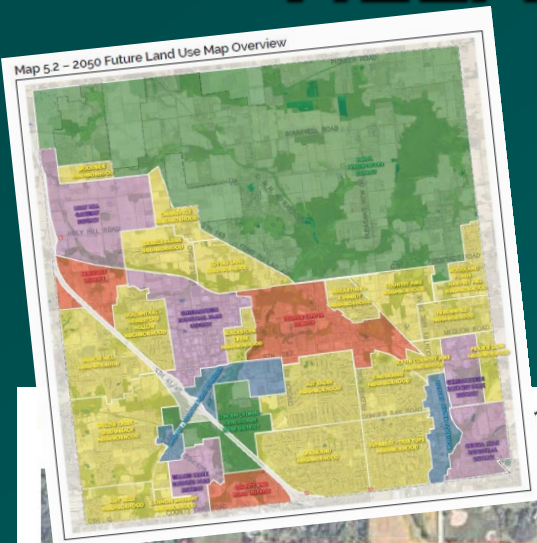


“OPPORTUNITY AREAS”

VILLAGE CENTER DISTRICT – PRIORITY “1b”

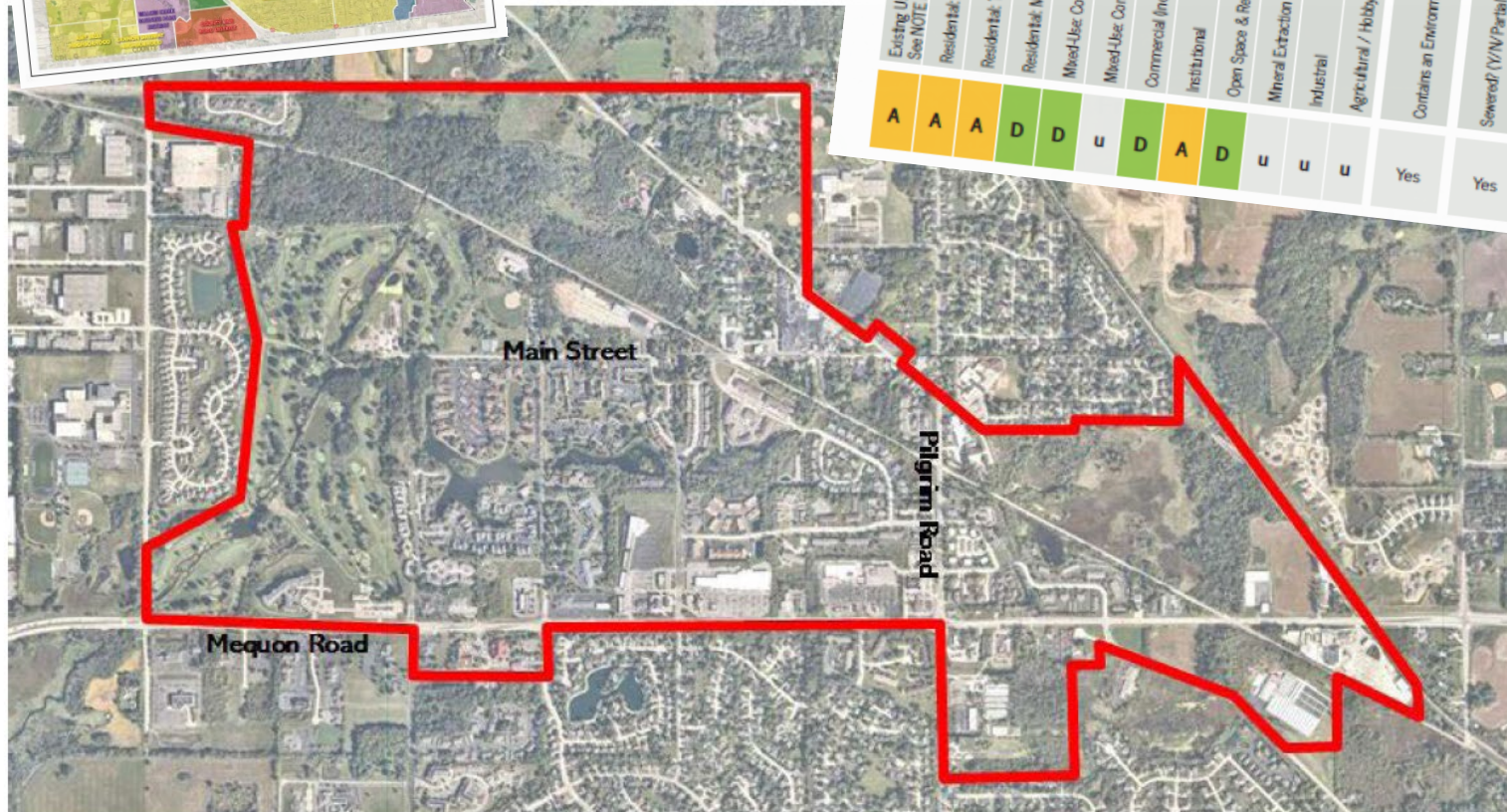
1	in Germantown by providing aesthetically appealing development along highly visible thoroughfares to ensure industrial expansion that is compatible with non-industrial surrounding land uses.	Short term (1-3 years)	A. Carry out the “Next Steps” identified in the Opportunity Areas section Chapter 6.
2	Develop the Village Center District, including a Master Plan, to enhance Main Street and Mequon Road as complementary mixed-use economic zones with a unique cultural identity.	Short term (1-3 years)	B. Engage with stakeholders along commercial streets to determine a vision for the district. C. Carry out the “Village Center: Next Steps” identified in the Opportunity Areas section of Chapter 6. D. Develop a specific set of design guidelines that define an acceptable Germanic architectural identity.
3	Incentivize well-designed buildings, entry features, and public infrastructure in business parks and industrial districts through	Short term (1-3 years)	E. Develop a set of desired building design guidelines for business parks, industrial districts, and corridors based on the context of surrounding buildings, landscapes, and architecture.

VILLAGE CENTER DISTRICT



ring Boundary

PREFERRED FUTURE LAND USE Village Center District																	
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												Contains an Environmental Corridor?	Sewers? (Y/N/Partial)	Traditional Neighborhood	Suburban Subdivision	Conservation Subdivision**	Dwelling Units / Acre See NOTE 4 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							
A	A	A	D	D	u	D	A	D	u	u	u	Yes	Yes	D	A	U	SF:2.9 units/ac 2-4F: 6 units/ac 25 units/acre



VILLAGE CENTER DISTRICT

Well, what's next?

6: Economic Development/ / OPPORTUNITY AREAS

Village Center: Next Steps

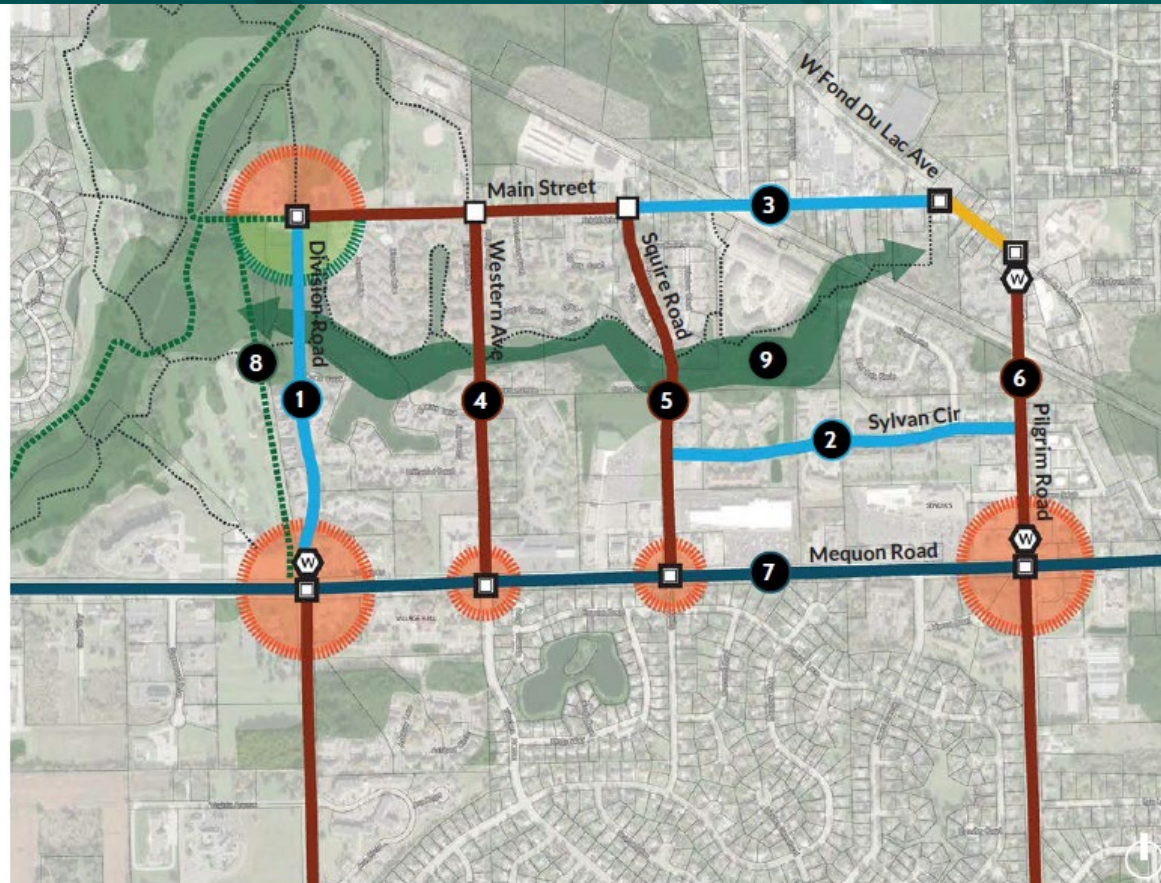
In order to realize the vision for Germantown's Village Center, the Village should undertake the following:

1. **Identify key "first project" parcels for development and describe/illustrate multiple opportunities for each:** The more opportunities that can be defined as starting points for development, the more the Village can lower the risk for investors. Overly ambitious plans and visions can discourage developers as unrealistic. Investors prefer communities that show an interest in high quality development but, at the same time, show flexibility and pragmatism in the types of projects they consider desirable. Put another way, investment proposals invariably differ from predetermined community-based "visions". When such differences occur, the community must express a willingness to negotiate in order to help investors maintain financial success and still meet the Village's long-term vision.
2. **List the key existing conditions (constraints and opportunities) for each parcel:** Key parcel attributes might include traffic counts, current zoning (and the ability to modify zoning), environmental conditions that may be problematic, utilities and access points, transit, other proximity to other local features (both advantages and disadvantages).
3. **Create a phasing plan for infrastructure improvements:** Prioritize infrastructure enhancements that will better connect Main Street with the Menomonee River and Mequon Road.
4. **Document current available subsidies as well as additional subsidies the Village could pursue:** Typically, this includes current TIF districts and the willingness to create new TIF districts as needed. Additional programs and incentives should be explored with an emphasis on mixed-use redevelopment and active pedestrian spaces.
5. **Describe what the Village wants in terms of both short-term and long-term missions:** The key point to emphasize with investors is that the Village's mission is broader and long-term. Consequently, any initial proposals will be evaluated in terms of how easily they support both initial success as well as future long-term options that can be adapted to fit the Village's long-term vision.
6. **Conduct open meetings with property owners to gauge interest in sale or development.**
7. **Evaluate existing regulations and design guidelines:** Amend existing zoning districts, or develop an overlay zoning district, that provides specific regulations and expectations for future development in this area (ex. updated design guidelines with an emphasis on pedestrian space design, prohibit uses such as gas stations that are against desired vision for the area, etc.)

1. **Identify key "first project" parcels for development and describe/illustrate multiple opportunities for each:** The more opportunities that can be defined as starting points for development, the more the Village can lower the risk for investors. Overly ambitious plans and visions can discourage developers as unrealistic. Investors prefer communities that show an interest in high quality development but, at the same time, show flexibility and pragmatism in the types of projects they consider desirable. Put another way, investment proposals invariably differ from predetermined community-based "visions". When such differences occur, the community must express a willingness to negotiate in order to help investors maintain financial success and still meet the Village's long-term vision.

The village should invest in a town center. A combination of shops, restaurants, green space with trails, nicer town homes and public spaces. Carve out an area along Mequon, Main or some other area of undeveloped land closer to the interstate? Right now there is no heart of Germantown.

MAIN STREET CONNECTIVITY PLAN



- Sidepath
- Separated Bike Lanes or Sidepath
- Paved Shoulder with Sidewalk
- Shared Lane Marking or Bike Lane
- Paved Multi-use Trail
- Secondary Trail (paved & unpaved)



- Major Intersection Improvement/Enhancement
- Minor Intersection Improvement/Enhancement
- Wayfinding/Gateway Signage
- Redevelopment Node

NOTE: All streets shall include sidewalks

NOTE: Dimensions are for planning purposed only

VILLAGE CENTER DISTRICT

Well, what's next?

6: Economic Development/ / OPPORTUNITY AREAS

Village Center: Next Steps

In order to realize the vision for Germantown's Village Center, the Village should undertake the following:

1. **Identify key "first project" parcels for development and describe/illustrate multiple opportunities for each:** The more opportunities that can be defined as starting points for development, the more the Village can lower the risk for investors. Overly ambitious plans and visions can discourage developers as unrealistic. Investors prefer communities that show an interest in high quality development but, at the same time, show flexibility and pragmatism in the types of projects they consider desirable. Put another way, investment proposals invariably differ from predetermined community-based "visions". When such differences occur, the community must express a willingness to negotiate in order to help investors maintain financial success and still meet the Village's long-term vision.
2. **List the key existing conditions (constraints and opportunities) for each parcel:** Key parcel attributes might include traffic counts, current zoning (and the ability to modify zoning), environmental conditions that may be problematic, utilities and access points, transit, other proximity to other local features (both advantages and disadvantages).
3. **Create a phasing plan for infrastructure improvements:** Prioritize infrastructure enhancements that will better connect Main Street with the Menomonee River and Mequon Road.
4. **Document current available subsidies as well as additional subsidies the Village could pursue:** Typically, this includes current TIF districts and the willingness to create new TIF districts as needed. Additional programs and incentives should be explored with an emphasis on mixed-use redevelopment and active pedestrian spaces.
5. **Describe what the Village wants in terms of both short-term and long-term missions:** The key point to emphasize with investors is that the Village's mission is broader and long-term. Consequently, any initial proposals will be evaluated in terms of how easily they support both initial success as well as future long-term options that can be adapted to fit the Village's long-term vision.
6. **Conduct one-on-one meetings with property owners to gauge their interest in sale or lease.**
7. **Evaluate existing regulations and design guidelines:** Amend existing zoning districts, or develop an overlay zoning district, that provides specific regulations and expectations for future development in this area (ex. updated design guidelines with an emphasis on pedestrian space design, prohibit uses such as gas stations that are against desired vision for the area, etc.)

1. **Identify key "first project" parcels for development and describe/illustrate multiple opportunities for each:** The more opportunities that can be defined as starting points for development, the more the Village can lower the risk for investors. Overly ambitious plans and visions can discourage developers as unrealistic. Investors prefer communities that show an interest in high quality development but, at the same time, show flexibility and pragmatism in the types of projects they consider desirable. Put another way, investment proposals invariably differ from predetermined community-based "visions". When such differences occur, the community must express a willingness to negotiate in order to help investors maintain financial success and still meet the Village's long-term vision.

IDENTIFY FIRST “KEY PROJECT”

2050 PLAN - MEQUON @ PILGRIM ROAD

Opportunities exist at major intersections along Mequon Road for mixed-use redevelopment inclusive of outdoor gathering spaces.

Figure 6.2 – Village Center Planning Boundary

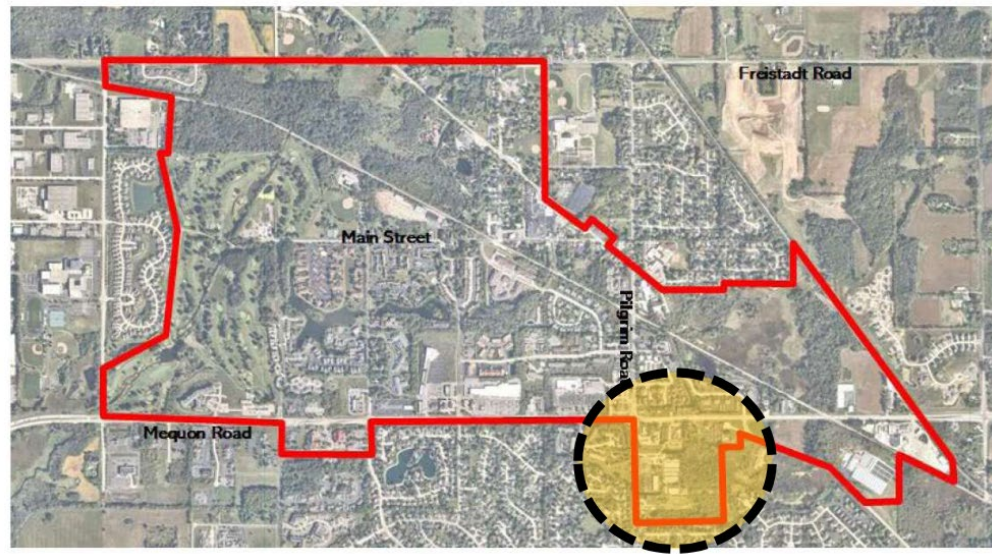
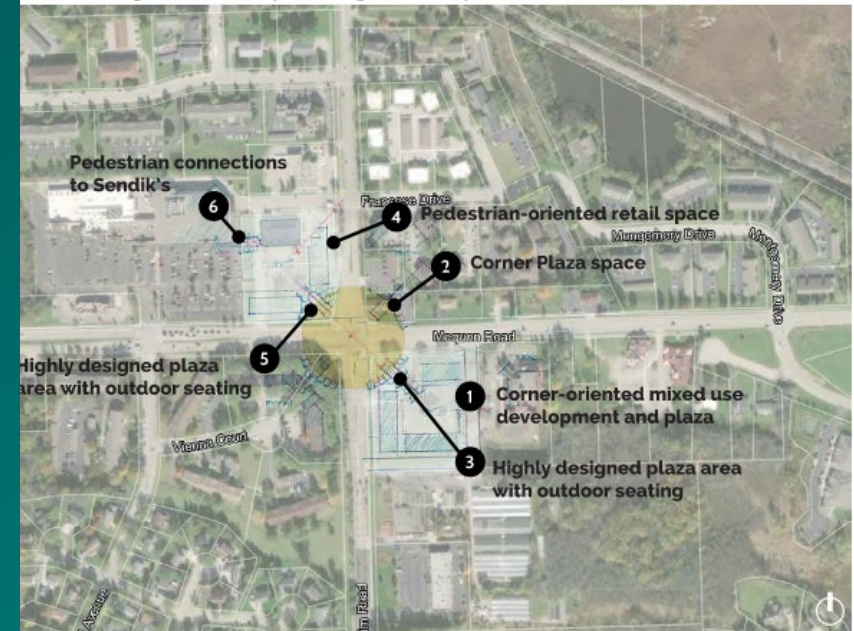


Figure 6.5 – Village Center - Mequon & Pilgrim Development Node



Additional suburban retail centers are in need of a refresh. A reorientation from “auto-only” to “place-based, pedestrian-friendly” design is the model that thriving retail centers are embracing across the nation. Every major intersection within the Village Center along Mequon Road should look for ways to strategically frame buildings that frame outdoor spaces, introduce intentional green/scaping (vs. left-over 9' wide parking islands), and allow for mixed-use buildings with residential above.



VILLAGE CENTER NEXT STEPS

The purpose for this effort is to leverage public-private partnerships to create a “gateway” into Germantown that focuses on the synergies of various densities of housing and mixed retail/activities, all accessible through new pedestrian infrastructure.



VILLAGE CENTER

Planning Process

What has been done to date....

- A Real Consultant Copeland Real Estate Service, LLC has been hired to help navigate the Village Center project
- Discussion with Landowners for Potential Sites
- Discussion with Ehlers's on Potential Financial Feasibility of the Village Center

Next Steps....

- Engage Planning Firm for Community Engagement and Site Planning
- Community Engagement to expand the vision already started in the 2050 plan.
 - Hold Open House Sessions
 - Digital Surveys
- Create a Phasing Plan for Infrastructure Improvements





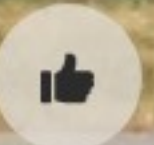
Village of

Germantown

GERMANTOWN COMMUNITY MASTERPLAN VISIONING SESSION

RINKA+

NOVEMBER 14, 2024



Meeting Format

- Review Vision from Comprehensive Plan
- Introduce and prioritize planning principles
- Discuss a vision for the future of Germantown
- Project Team Q/A after presentation

THE RINKA DIFFERENCE

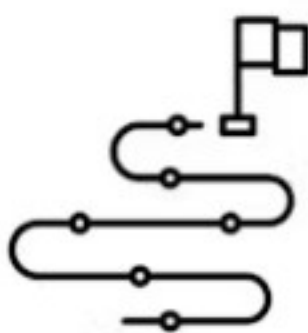
Our proprietary masterplanning design principles:

3,400

ACRES DESIGNED

17,000+

RESIDENCES PLANNED



MISSION DRIVEN
DESIGN

Curating mission-driven designs with our strategic partners.



INCLUSIVE
COMMUNITIES

Design for current and future community members and visitors.



FLEXIBLE
PLANNING

Proforma and Marketplace ready planning with built-in flexibility.



EXPERIENCE
DESIGN

Designing experiences that create community interest and draw outside investment.



ENGAGED
PLANNING

Engaged Communities = Authentic Communities. Our planning process integrates community engagement.



SUSTAINABILITY

Responsible design that takes sustainability seriously.





Our mission at Kapur is to develop a close, professional, and honest relationship with our clients that enables us to fully understand their needs and expectations and allows us to provide quality services that exceed their definition of success. We're passionately committed to delivering resilient and cost-effective solutions to infrastructure.

Kapur is a full-service consulting engineering firm providing engineering, survey, site design, construction inspection, and construction management services across the United States. Our corporate headquarters are in the north side of Milwaukee, and we have several other branch offices in downtown Milwaukee, Madison, Appleton, Wausau, and Burlington, as well as full service offices in Chicago, Indianapolis, Fort Wayne, Louisville, and York, Pennsylvania.

Kapur has steadily grown to over 425 professionals and provides services to contractors, DOTs, railroads, power companies, municipalities, developers, agencies, water and sewer districts, and school districts for over 40 years.

As a trusted business partner and leader in the industry, we are renowned for providing exceptional expertise and technical knowledge across every phase of a project. The individual and collective efforts of our personnel provide cost-effective and sustainable solutions in a timely manner.

We are proud to be employee owned, and all eligible employees take part in our Stock Ownership Program (ESOP). This incentive encourages us to take responsibility for and pride in each of our projects, resulting in success and allowing us to forge long-term relationships with our clients.

Milwaukee Headquarters
7711 N. Port Washington Road
Milwaukee, WI 53217
414.751.7200
kapurinc.com



Fast Facts

- + Established 1981
- + Certified Minority Business Enterprise (MBE) through MSDC & other agencies
- + Offices in:
 - + Milwaukee, WI
 - + Downtown Milwaukee, WI
 - + Madison, WI
 - + Chicago, IL
 - + Louisville, KY
 - + Indianapolis, IN
 - + Fort Wayne, IN
 - + Appleton, WI
 - + Wausau, WI
 - + Burlington, WI
 - + York, PA
- + Over 425 employees
- + 55+ Professional Engineers
- + 15+ Licensed Surveyors
- + ENR Top 500
- + POB Top 100



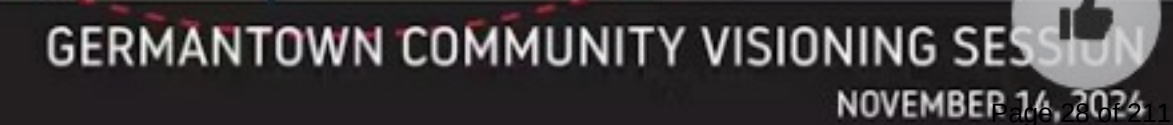


PROJECT INTRODUCTION:

The vision of the re-development will consist of a **mixed-use master planned community** including residential, commercial, and community space. To accomplish this, the Village of Germantown's vision through their recent 2050 Plan will need to be incorporated and create the **“gateway” for Germantown** that focuses on the synergies of various densities of housing and mixed retail activities, all accessible through new pedestrian infrastructure and delivers a **“Germanic” character** to the development.



LOCATION MAP





MEQUON ROAD

PILGRIM ROAD

FOND DU LAC AVE

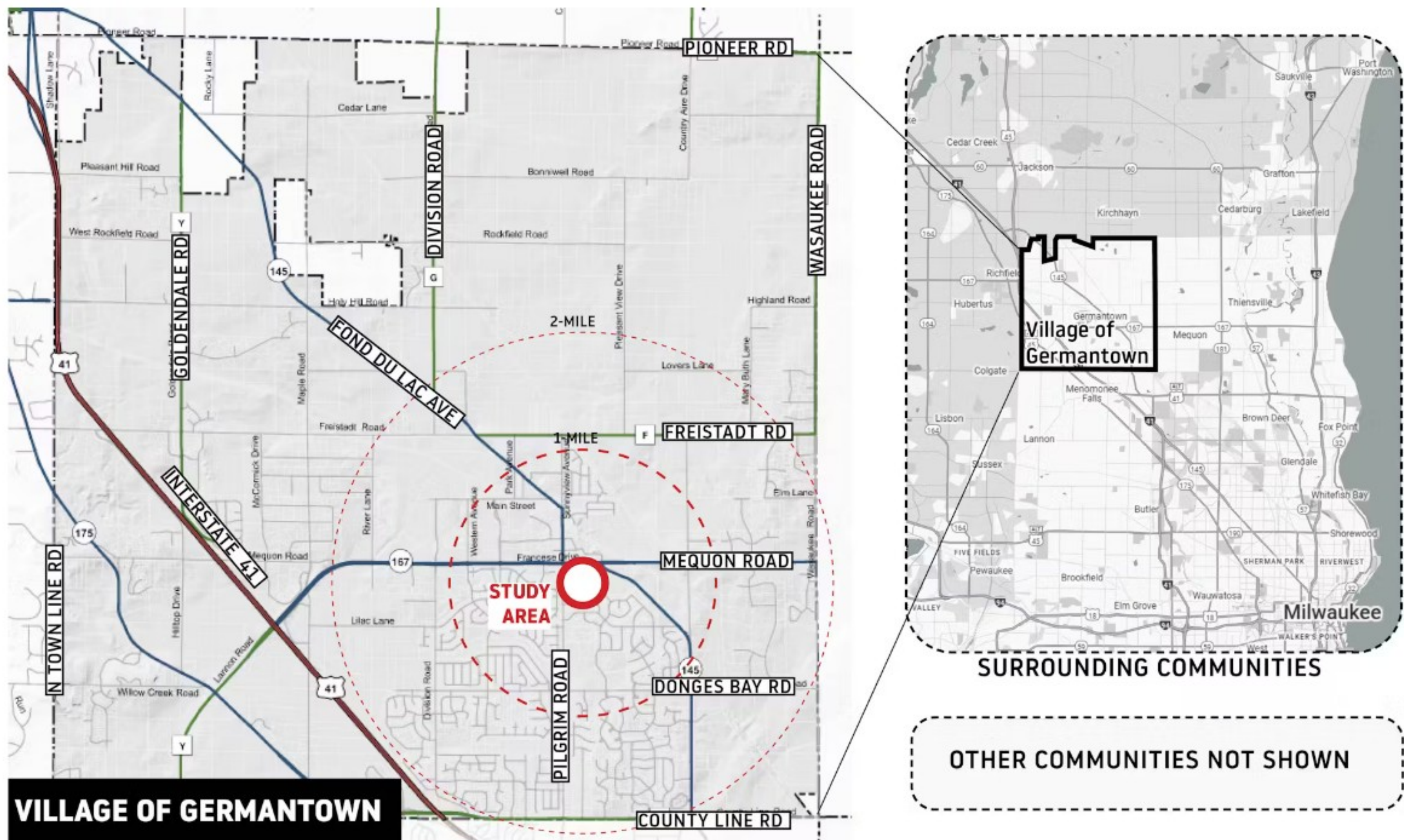
STUDY AREA



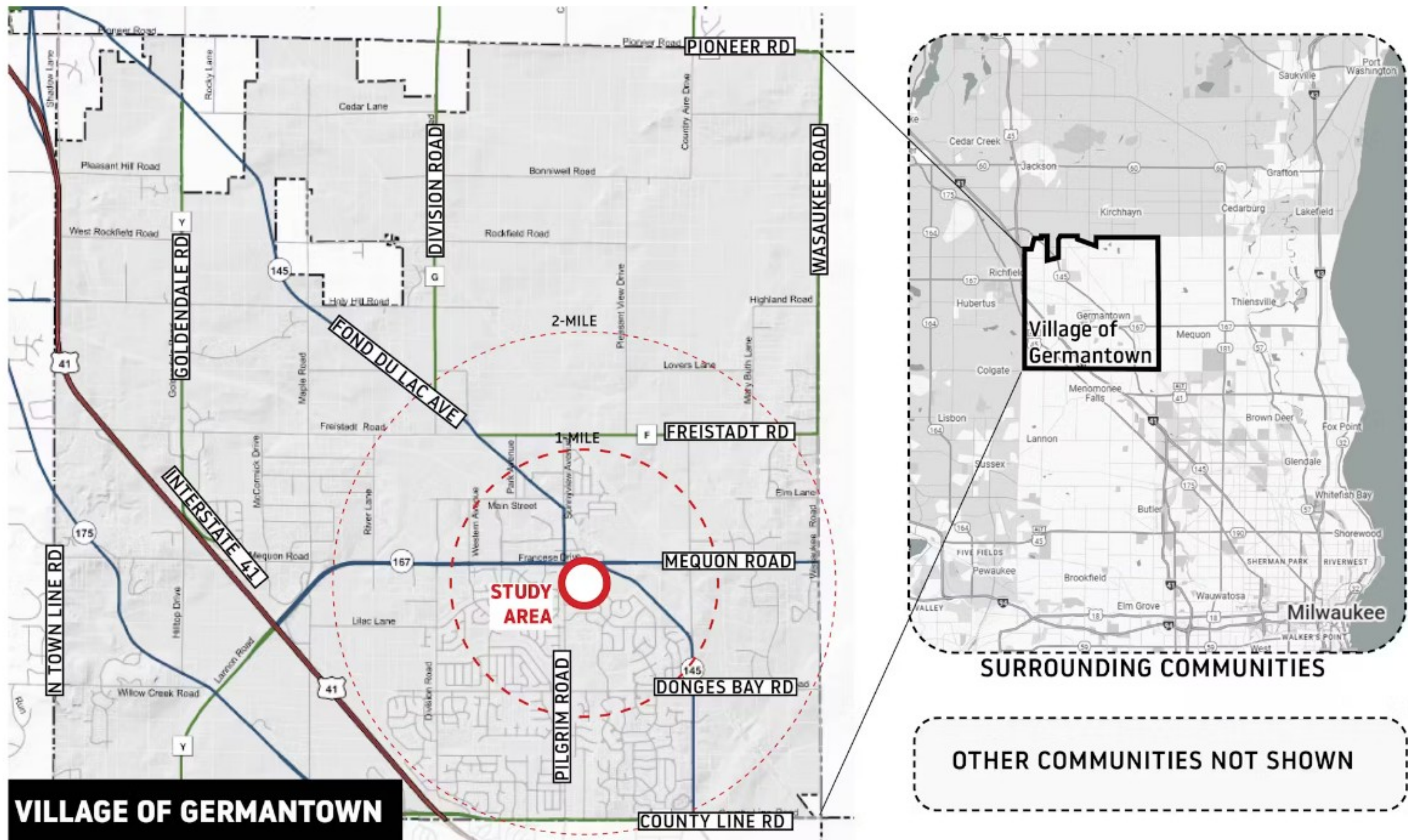
Instructions



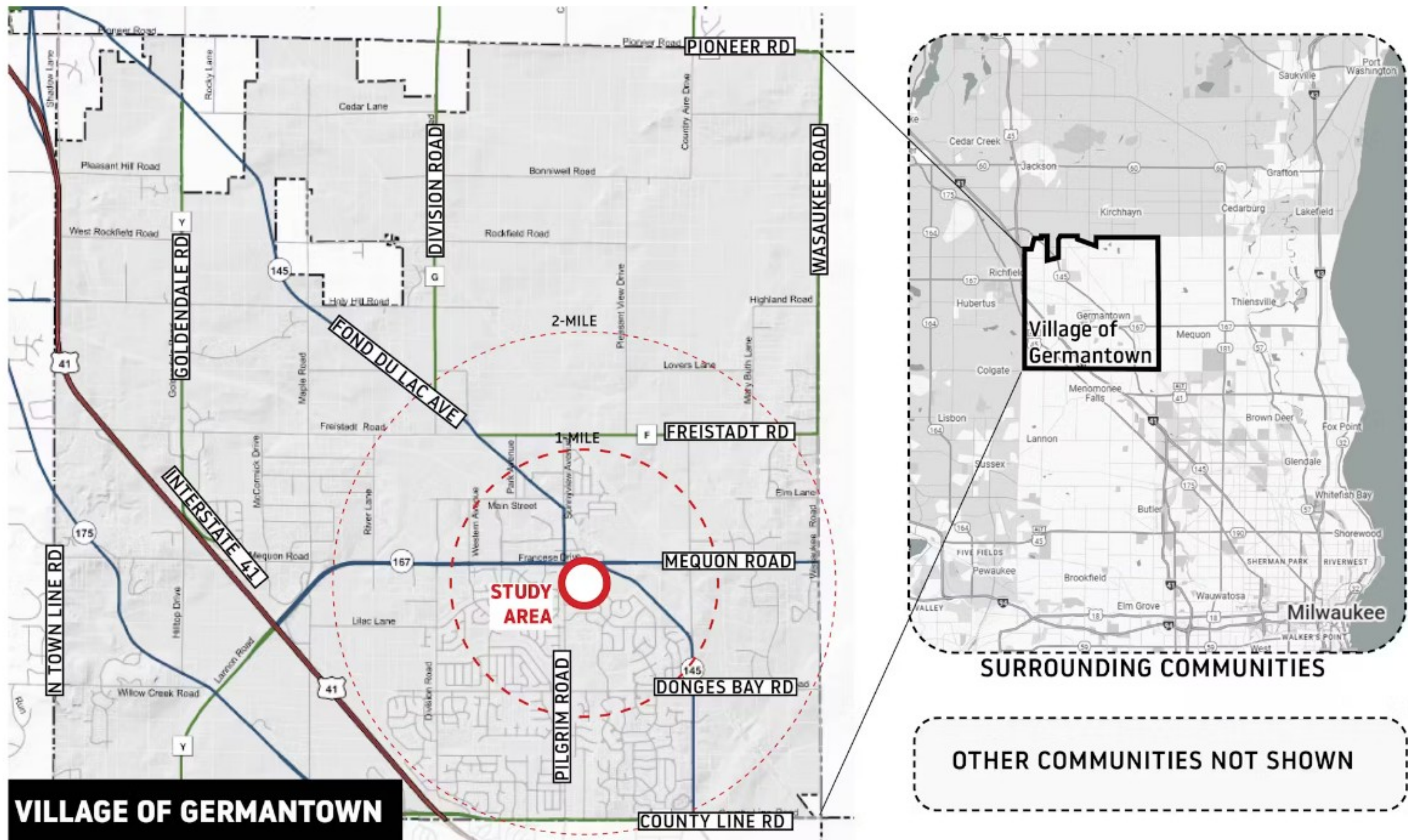
Where do you live?



Where do you work?



Where do you play?



In your opinion, what makes the Village of Germantown unique?

0 responses

2050 GERMANTOWN COMPREHENSIVE PLAN TAKEAWAYS



Guiding Principles

As the Village of Germantown works to realize their collective vision through implementation of this Comprehensive Plan, three core guiding principles should always remain at the center of decision making, policies, programs, and development. These three principles were first outlined in the Village of Germantown's 2020 Smart Growth Plan, which was adopted in 2004, but they are still relevant today.



Preserve and enhance the environment

Germantown is committed to preserving the natural resources and physical features of the community and landscape through regulations and partnerships, through quality new development, and by focusing on historic property and Germanic architectural features.



Invest in people, neighborhoods and communities

Germantown will balance land uses, preserve agricultural land, provide for diverse and supportive public facilities, and encourage safe and efficient transportation. The Village will also implement effective and responsive administrative practices, and coordinate actions between departments and adjacent communities.



Build a strong economic base

Germantown will support development that provides a diverse array of goods, services, and employment opportunities in the community. Germantown will also focus on encouraging infill development and promoting the Village as a tourist destination to bolster the Village's fiscal wellbeing.

2050 COMPREHENSIVE PLAN GUIDING PRINCIPLES

21,400
2025

26,300
2035

30,750
2050

PROJECTED POPULATION GROWTH



There are just a few more opportunities to provide feedback on the Village of Germantown's 2050 Comprehensive Plan. We will be holding community workshops on April 11th and May 23rd. Formal public meetings will be scheduled for June and July (dates to be determined), prior to adoption of the final plan. See details on the back of this page.

Please visit our Interactive Mapping Tool at the link below to see what others are saying and provide your input!

Germantown2050.com



2019 Community Survey Results

Survey Timeline:

September 9, 2019-
November 1, 2019

TOTAL SURVEY
RESPONDENTS

1,819

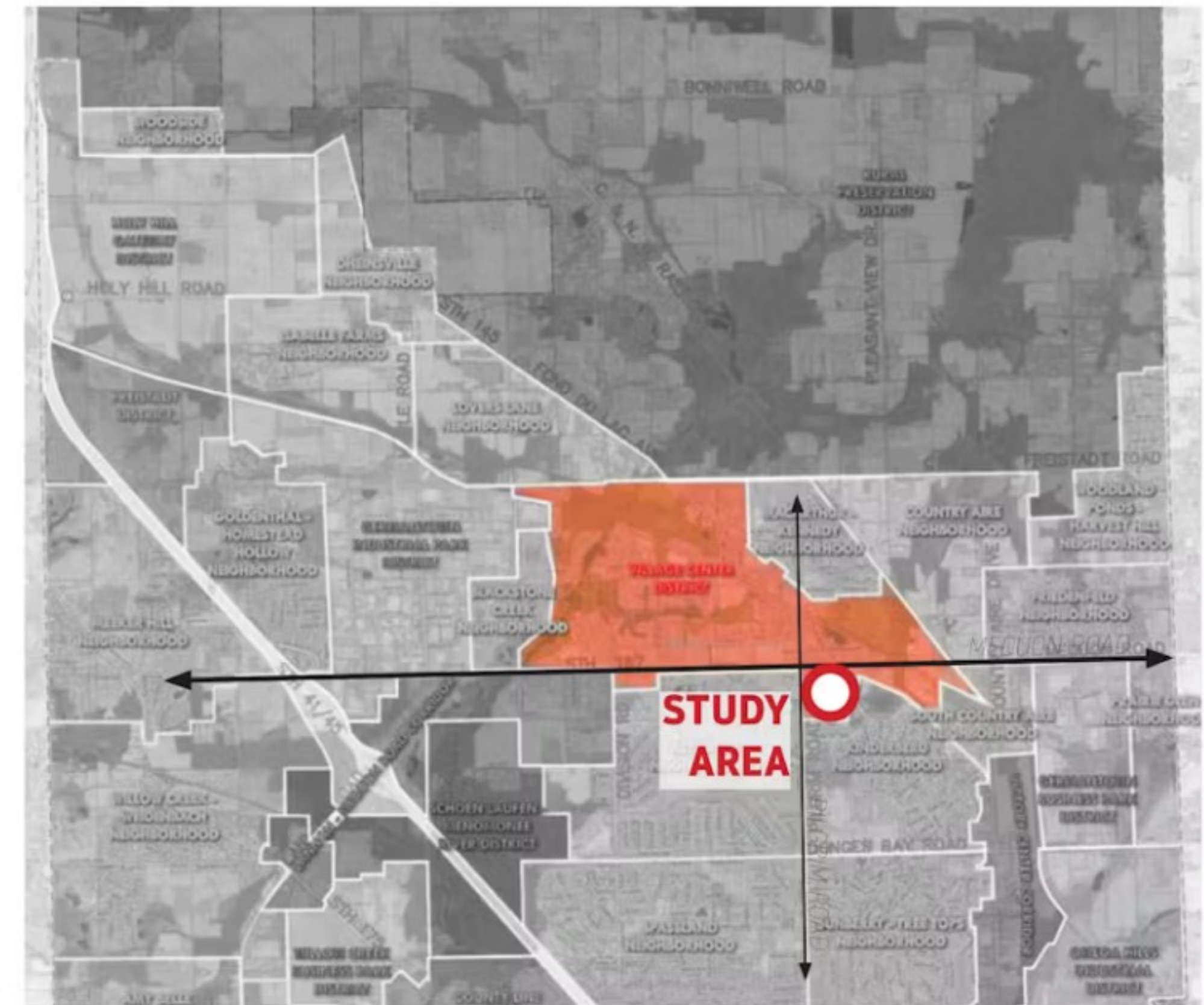
AVERAGE RESPONSES
PER QUESTION

1,633

2050 GERMANTOWN COMPREHENSIVE PLAN TAKEAWAYS

VILLAGE CENTER DISTRICT:

The Village of Germantown envisions a new town center that blends small-town heritage with modern growth, creating a vibrant community heart that enhances quality of life through natural spaces, local businesses, and strong community connections.



The village should invest in a town center. A combination of shops, restaurants, green space with trails, nicer town homes and public spaces. Carve out an area along Mequon, Main or some other area of undeveloped land closer to the interstate? **Right now there is no heart of Germantown.**

COMPREHENSIVE PLAN PARTICIPANT RESPONSE

What are the **benefits** of denser housing in Germantown?

More coffee shops, restaurants, and rec options

Denser housing attracts amenities. Research shows that millennials are more interested than prior generations in having amenities within walking or biking distance.

More housing options for all
Germantown residents

A diversity of housing types and densities provides residents with more choices and price points, allowing young families to afford homes in Germantown and empty nesters or retirees to downsize and stay within their own community.

More preserved agricultural and conservation land

Denser housing means that less open space needs to be developed to accommodate the same number of households, enabling the Germantown community to preserve more land for agriculture and conservation.

PLANNING PRINCIPLES

- Eight key principles have been developed for Germantown
- These principles will be used to guide the success of the masterplan
- We're asking for your input and feedback on these principles to guide the future masterplan



① AMENITY-RICH PUBLIC REALM

- Welcoming public spaces for social gatherings
- Enhance and protect the pedestrian experience
- Provide active public spaces
- Create access to outdoor activities





② STRONG ECONOMIC BASE

- Highest and best use of property to drive attract residents and businesses
- Create development that provides a diverse array of goods, services, and employment
- Encourage infill development and promote the village as a destination
- Provide residents and businesses with safe, reliable, and adequate utilities and facilities to meet current and future needs

“Antique stores, coffee shops, farm to table restaurants, green space, art/sculpture/museum or other things unique to downtown environments.”

COMPREHENSIVE PLAN PARTICIPANT RESPONSE

③. MAINTAIN GERMANTOWN UNIQUENESS AND CHARACTER

- Celebrate village values and identity
- Build upon the regional and cultural historical influences
- Protecting and preserve rural character and quality of life





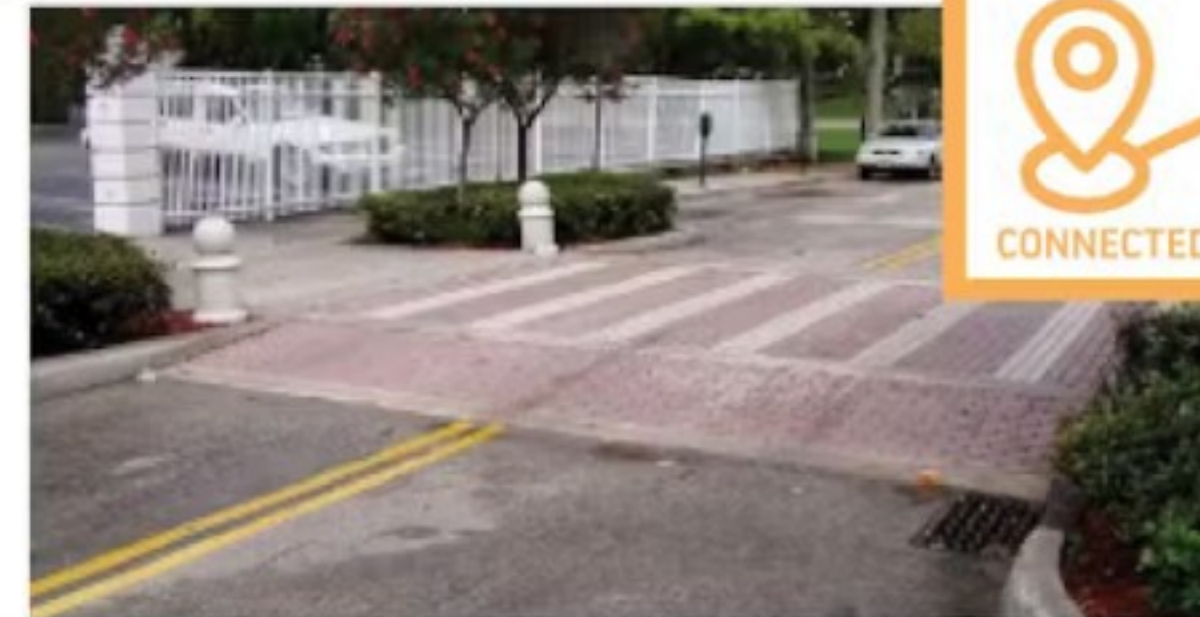
④. CREATE A WALKABLE COMMUNITY

- Pedestrian-Oriented
- Active ground-level uses
- Human-scaled buildings
- Services within walking distance of residents
- Tree-lined streets and sidewalks
- Create better connectivity to different neighborhoods and districts within the village
- Comprehensive sidewalk and trail network, connects downtown to river



⑤ CREATE CONNECTED NEIGHBORHOODS

- Enhance street infrastructure to protect the pedestrian experience
- Safe and frequent crosswalks, landscaping, and shade
- Design to accommodate all ages and abilities
- Wayfinding signage & Pedestrian-scaled safety lighting
- Coordination with the Washington County bikeway & trail network plan





⑥ CREATE A GATEWAY AND PUBLIC PLAZA

- Flexible space which allows multiple events and uses
- Serves as the community gathering space
- Thoughtful design allows passive and active uses through all seasons



⑦ USE MIX OF USE TO CREATE A DESTINATION

- Create a destination by concentrating different uses
- Provide a balanced mix of land uses - residential, retail, restaurant, entertainment, employment, civic, etc.
- Provide choices for people to experience downtown Germantown in different ways
- Parks and open spaces injected with entertainment

The village should invest in a town center. A combination of shops, restaurants, green space with trails, nicer town homes and public spaces. Carve out an area along Mequon, Main or some other area of undeveloped land closer to the interstate? **Right now there is no heart of Germantown.**

COMPREHENSIVE PLAN PARTICIPANT RESPONSE



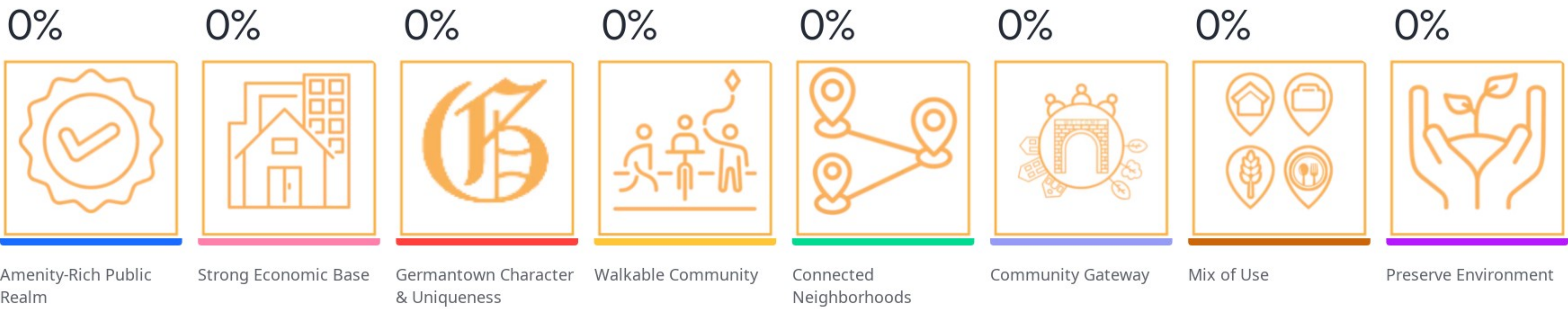


8. PRESERVE THE ENVIRONMENT

- Preserve natural and physical features of the community
- Creative stormwater management: green streets & blue roofs
- Maximize green spaces
- Leverage green corridors as public amenities
- Consider sustainability in the selection of materials and their application



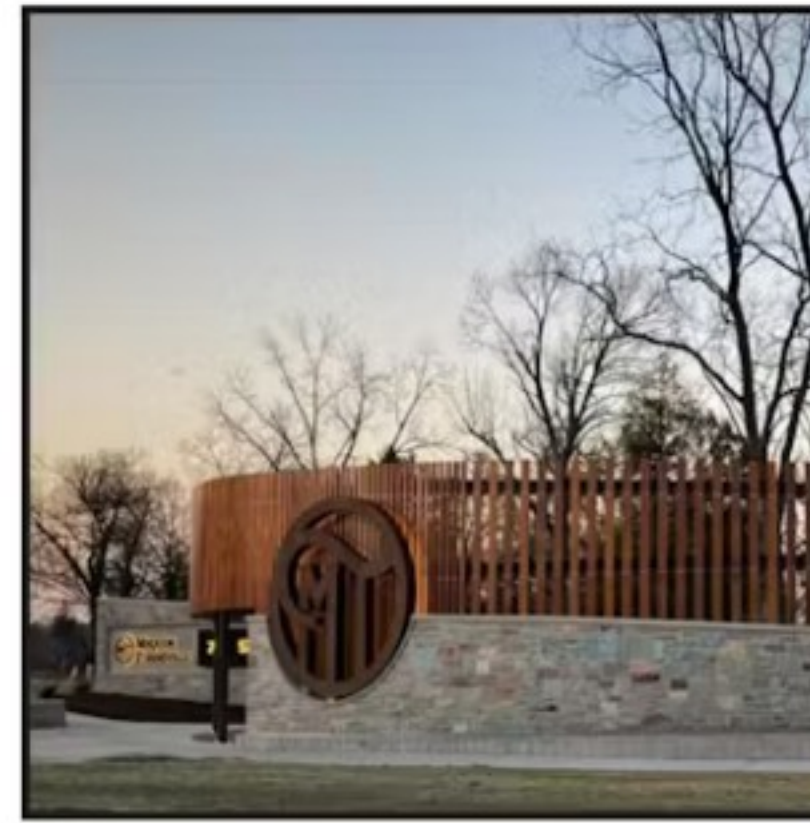
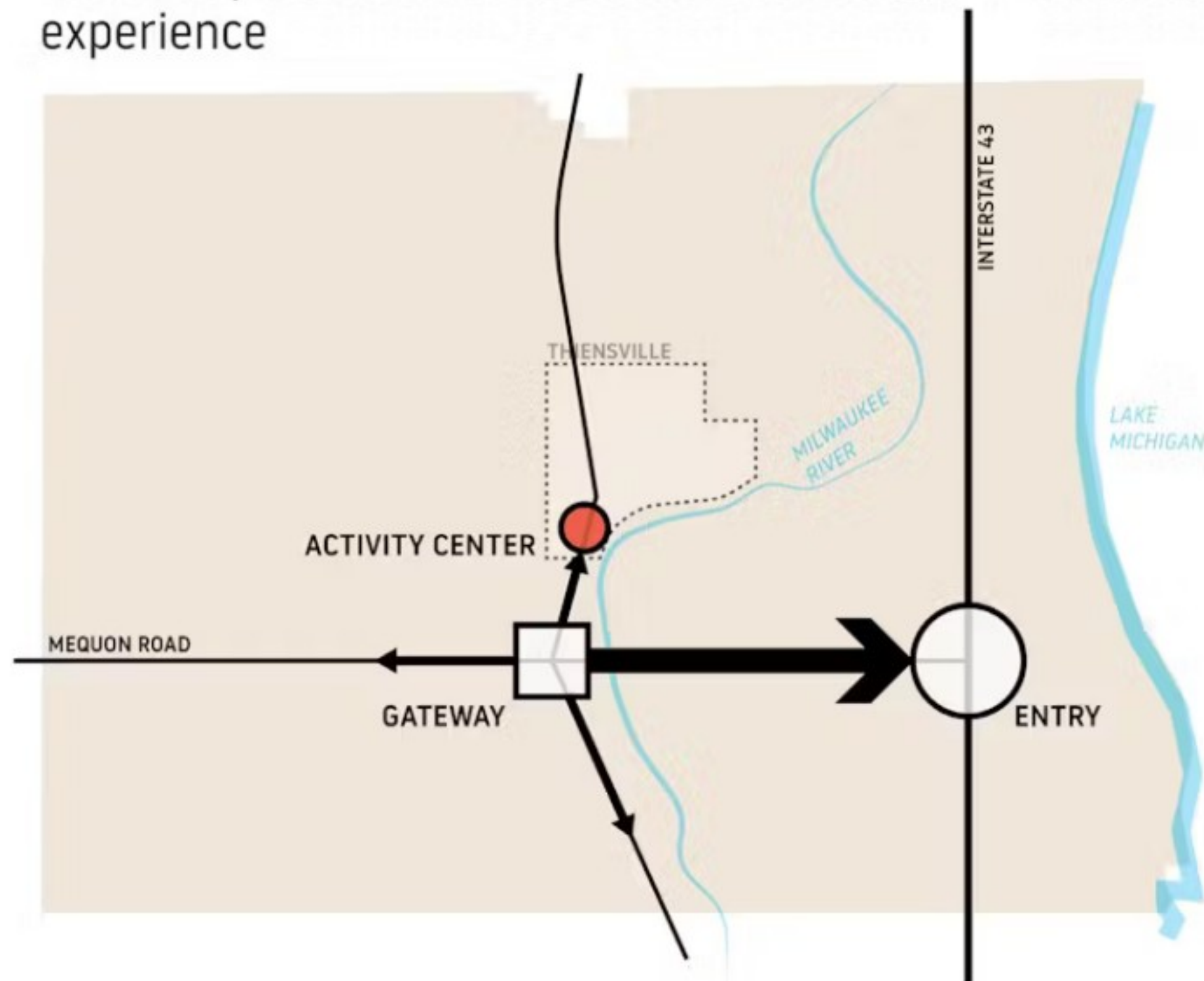
Which Planning Principles are most important?



NEIGHBORING COMMUNITY

MEQUON

- High quality development creates a sense of identity for the community
- Foxtown Development a direct comparison to our study area
- Similar redevelopment activities could come to Germantown
- Redevelopment activities focused around a destination experience





NEIGHBORING COMMUNITY

CEDARBURG

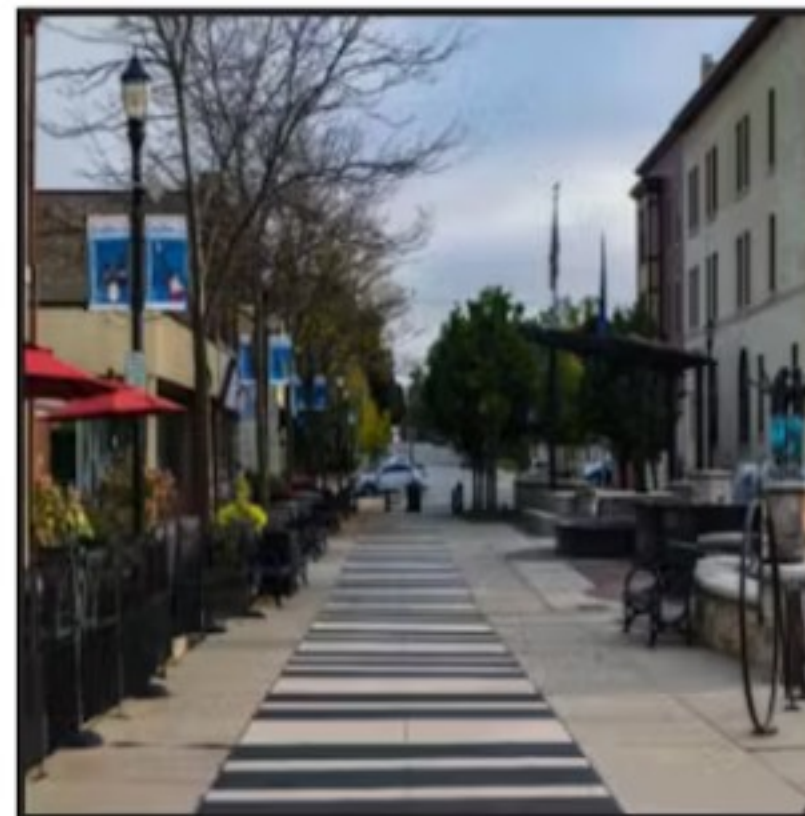
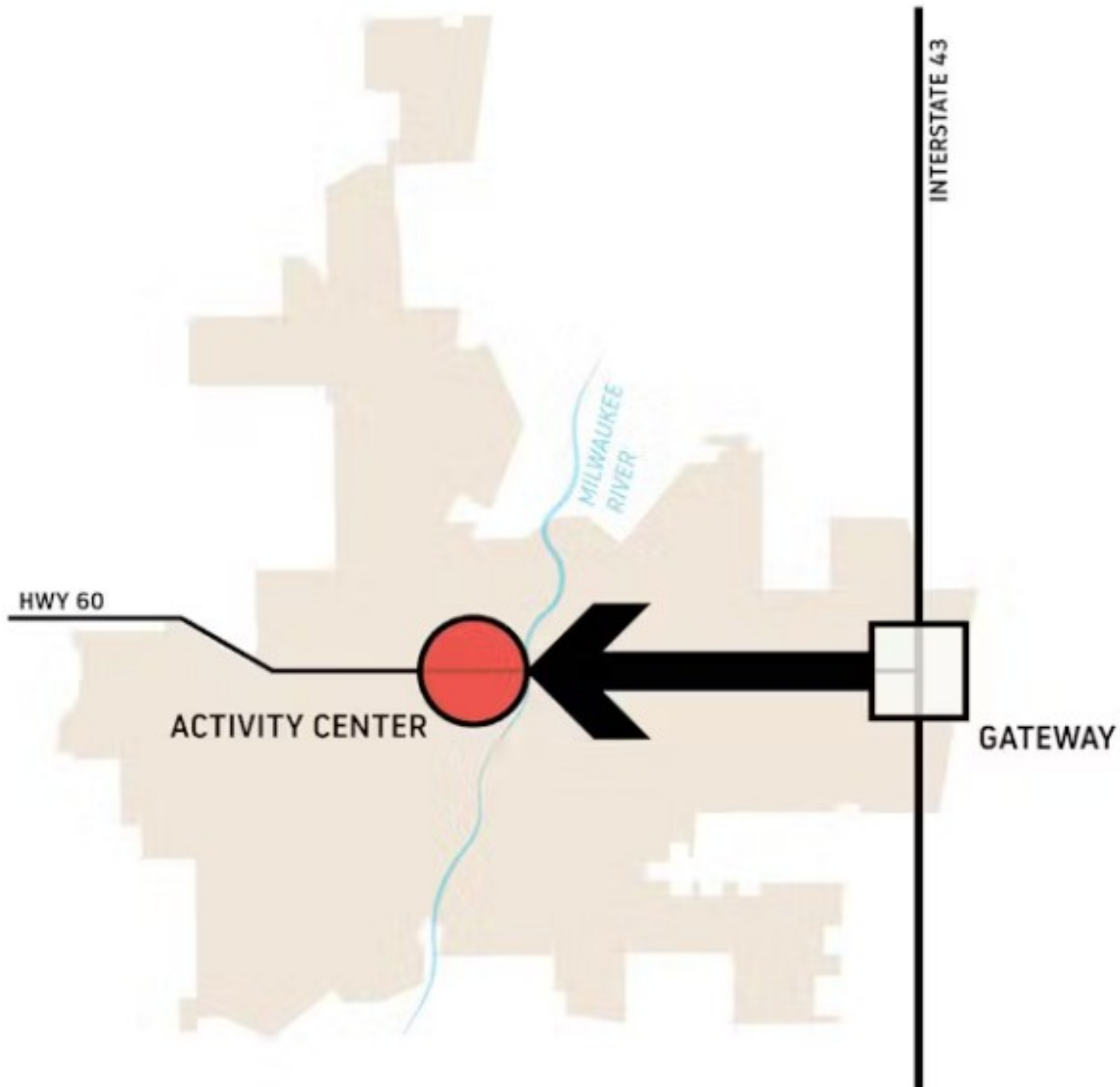
- Cedarburg downtown investment has created character and quality shops and restaurants
- Is a well known destination for the region
- With these investments comes high quality community events and activity



NEIGHBORING COMMUNITY

GRAFTON

- Created a gateway that connected perimeter development to their downtown
- Pedestrianized downtown experience has attracted multiple developments
- With these investments comes high quality community events and activity



GERMAN INSPIRATIONAL COMMUNITY - STUTTGART

MARKTPLATZ

The Marketplatz of Stuttgart is a central square which is surrounded with more modern construction mixed-use buildings, the square itself is highly flexible in programming of events throughout the year being a catalyst for community engagement. The square is highly accessible by vehicle by being right off the highway and by bikes and pedestrians as its a pedestrian only zone.

STUTT GART



MARKTPLATZ



KEY TAKEAWAYS:

- ACCESSIBLE
- FLEXIBLE
- MIXED-USE
- MODERN
- LARGE



GERMAN INSPIRATIONAL COMMUNITY - FREIBURG IM BREISGAU

RATHAUSPLATZ

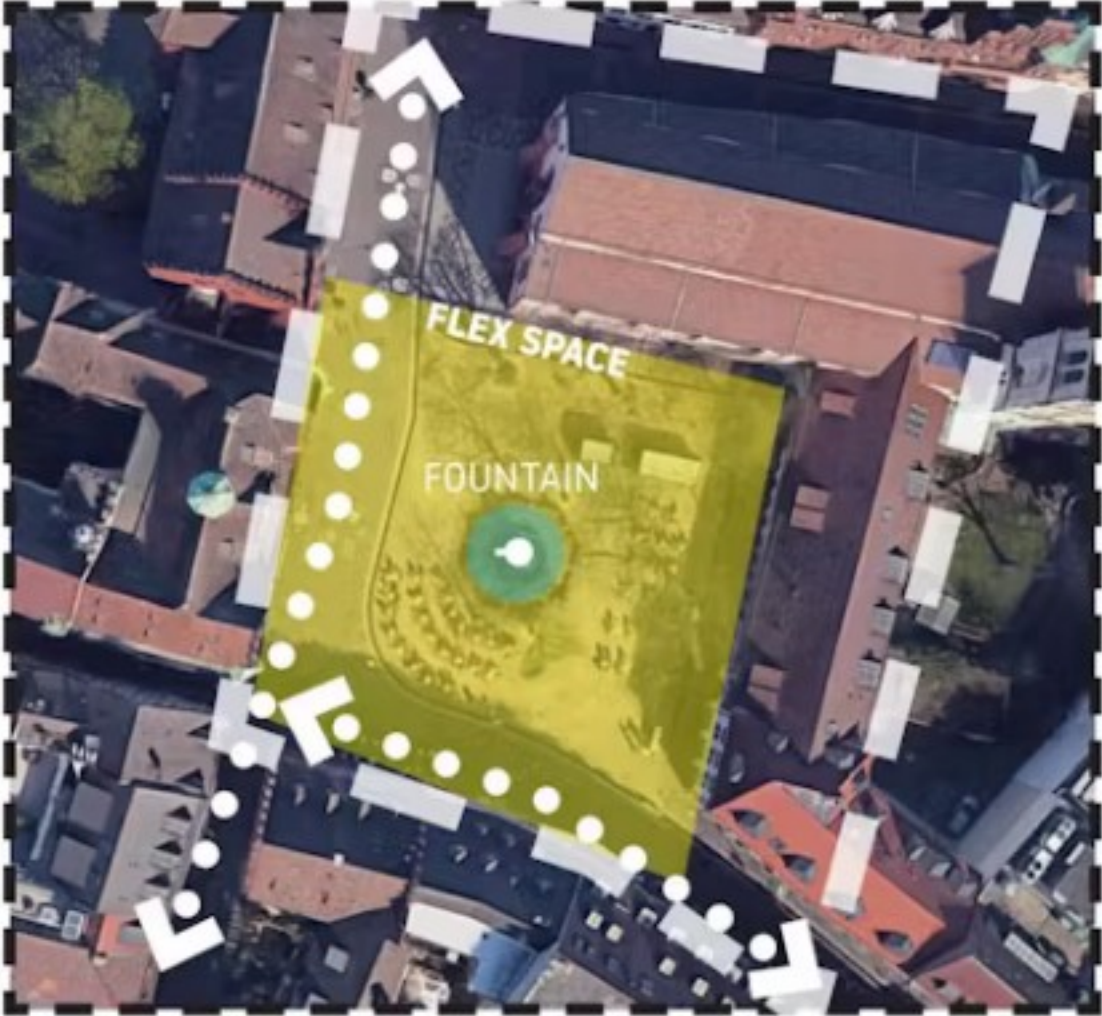
Surrounded by historic landmarks to represent a sense of arrival, this plaza is known for its vibrant atmosphere and is often used for festivals and public events. The pedestrian zone is surrounded on four sides by mixed-use buildings



FREIBURG IM BREISGAU



RATHAUSPLATZ

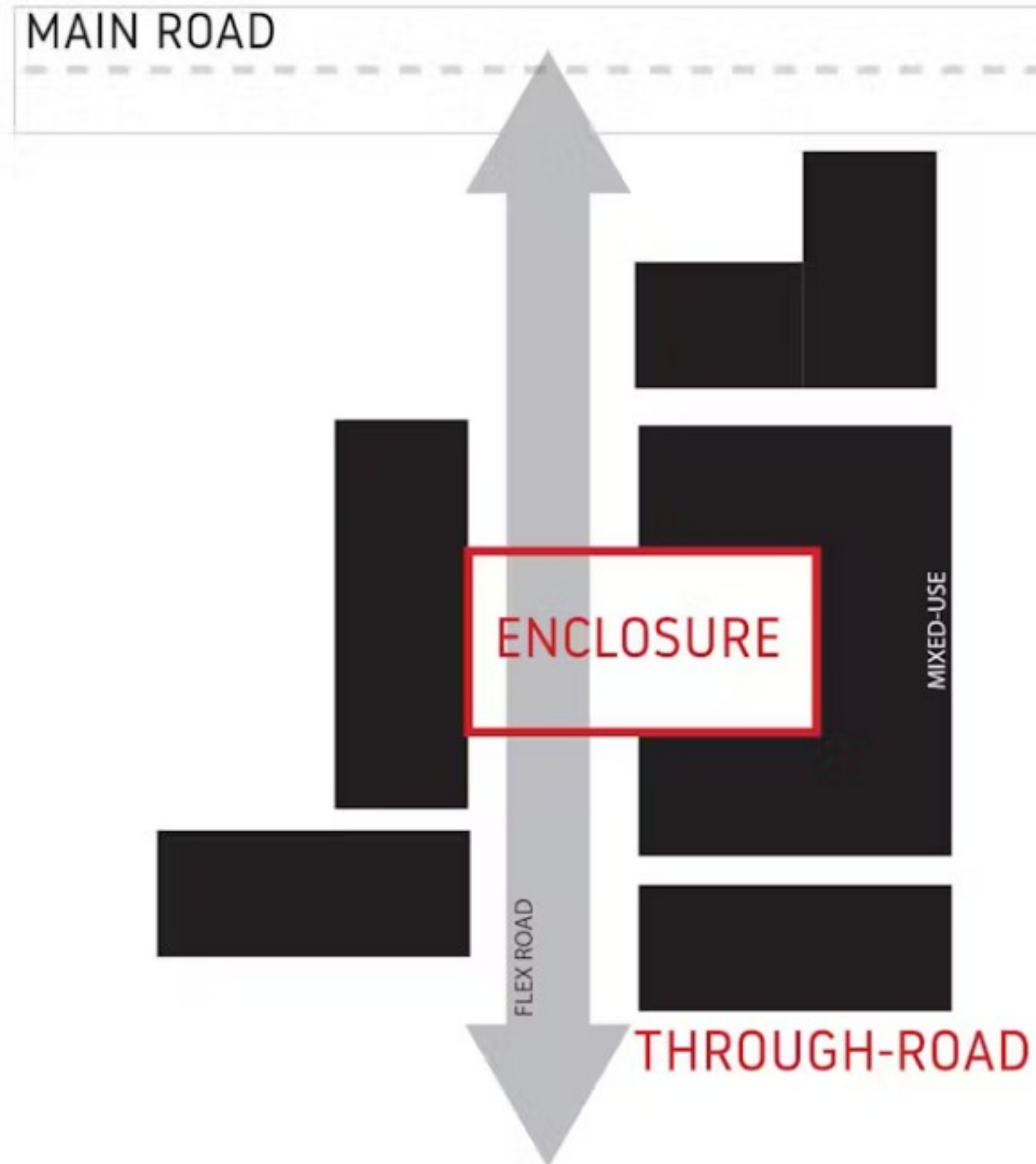


- KEY TAKEAWAYS:
- ACCESSIBLE
 - FLEXIBLE
 - MIXED-USE
 - HISTORIC
 - QUIANT

GERMANIC/MARKETPLATZE DESIGN QUALITIES

URBAN PLANNING PRINCIPLES

German Plaza's serve as the focal point of culture, commerce and arrival to a town. This area is typically retail and event oriented on the ground floor, while being supplemented with above grade residential.

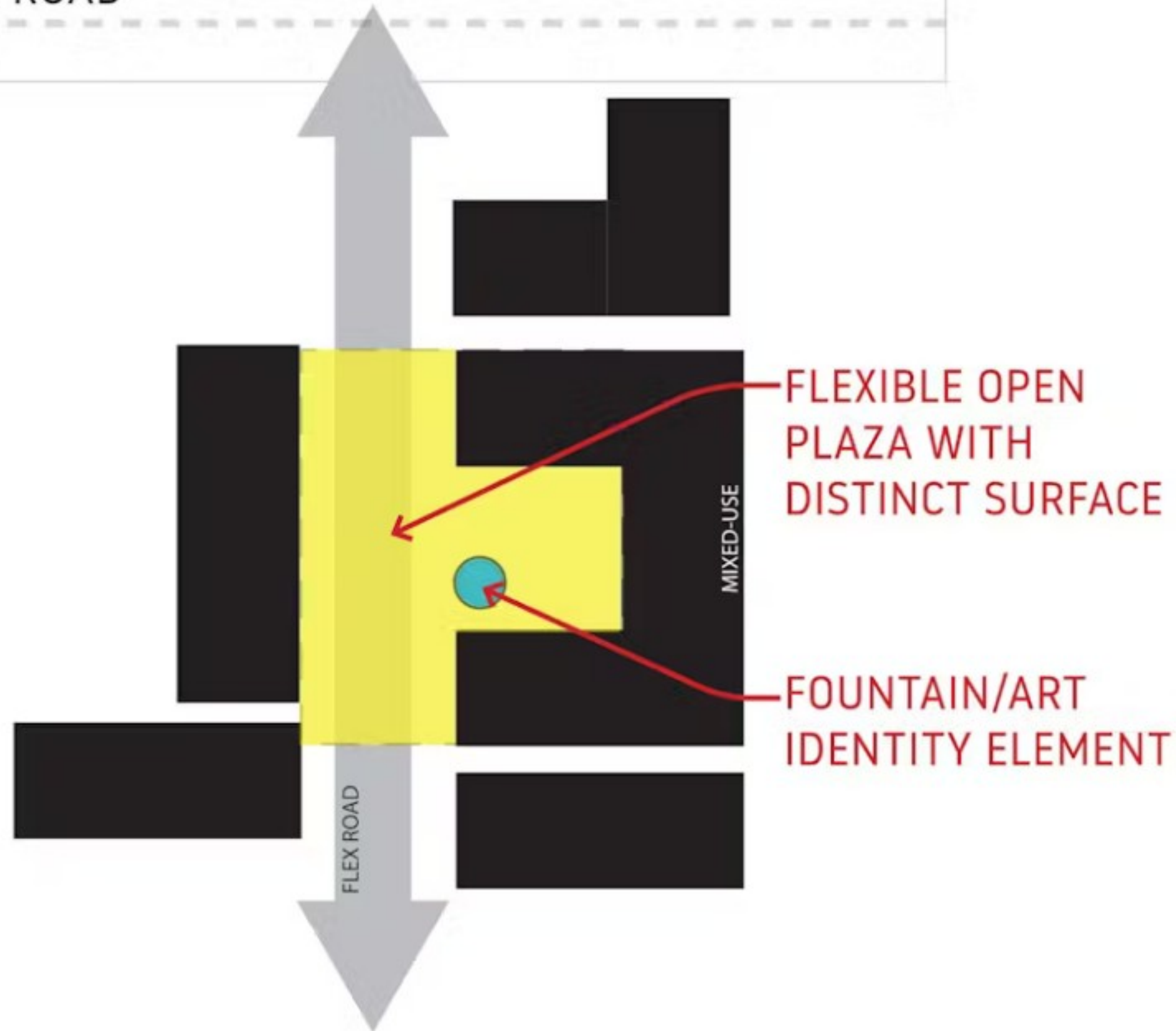


GERMANIC/MARKETPLATZE DESIGN QUALITIES

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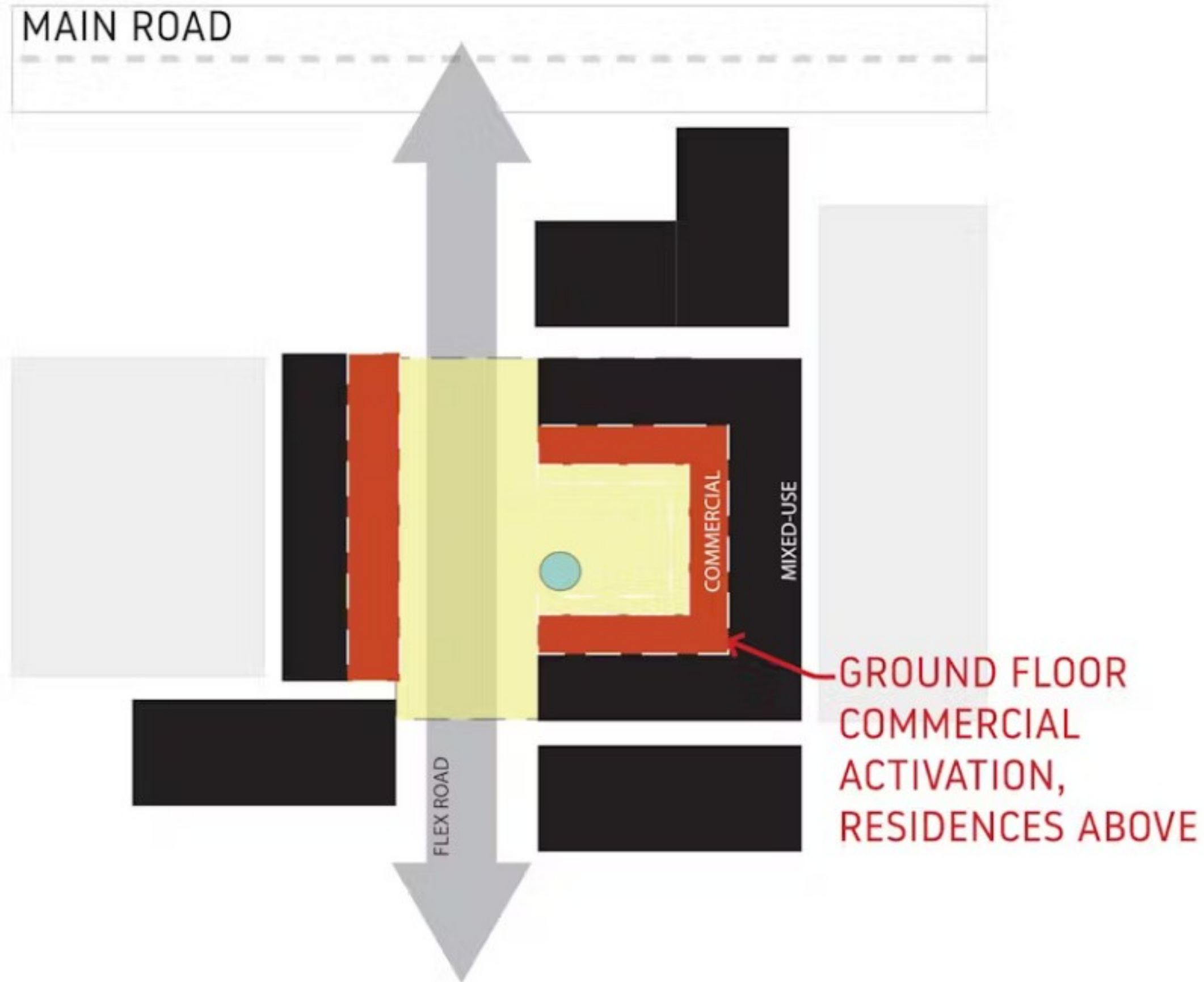
MAIN ROAD



GERMANIC/MARKETPLATZE DESIGN QUALITIES

URBAN PLANNING PRINCIPLES

German Plaza's serve as the focal point of culture, commerce and arrival to a town. This area is typically retail and event oriented on the ground floor, while being supplemented with above grade residential.



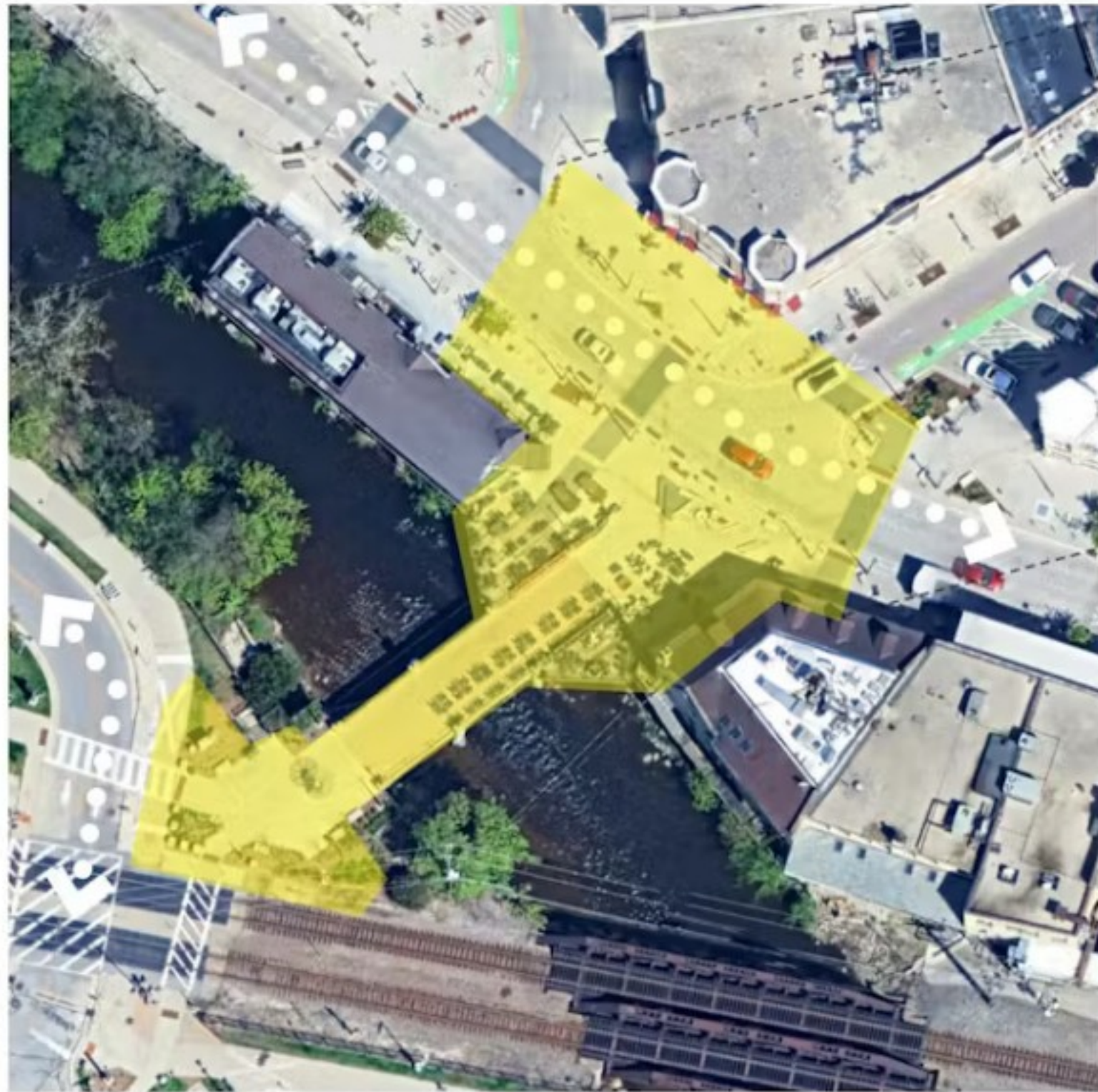
INSPIRATIONAL PLAZA'S

REGIONAL EXAMPLES

Two unique regional examples which represent a pedestrian first hardscaped marketplace, which acts as a destination, and blur the boundaries of business connecting to the public realm. The pedestrian experience and safety is the primary objective, with the use of traffic safety measures.

KEY TAKEAWAYS:

- ENCLOSED BY RETAIL
- BORDERED BY 2 ROADS
- PEDESTRIAN ACCESS FROM ALL SIDES
- OPEN HARDSCAPE AREA ALLOWS FLEX USE



WAUWATOSA VILLAGE CENTER

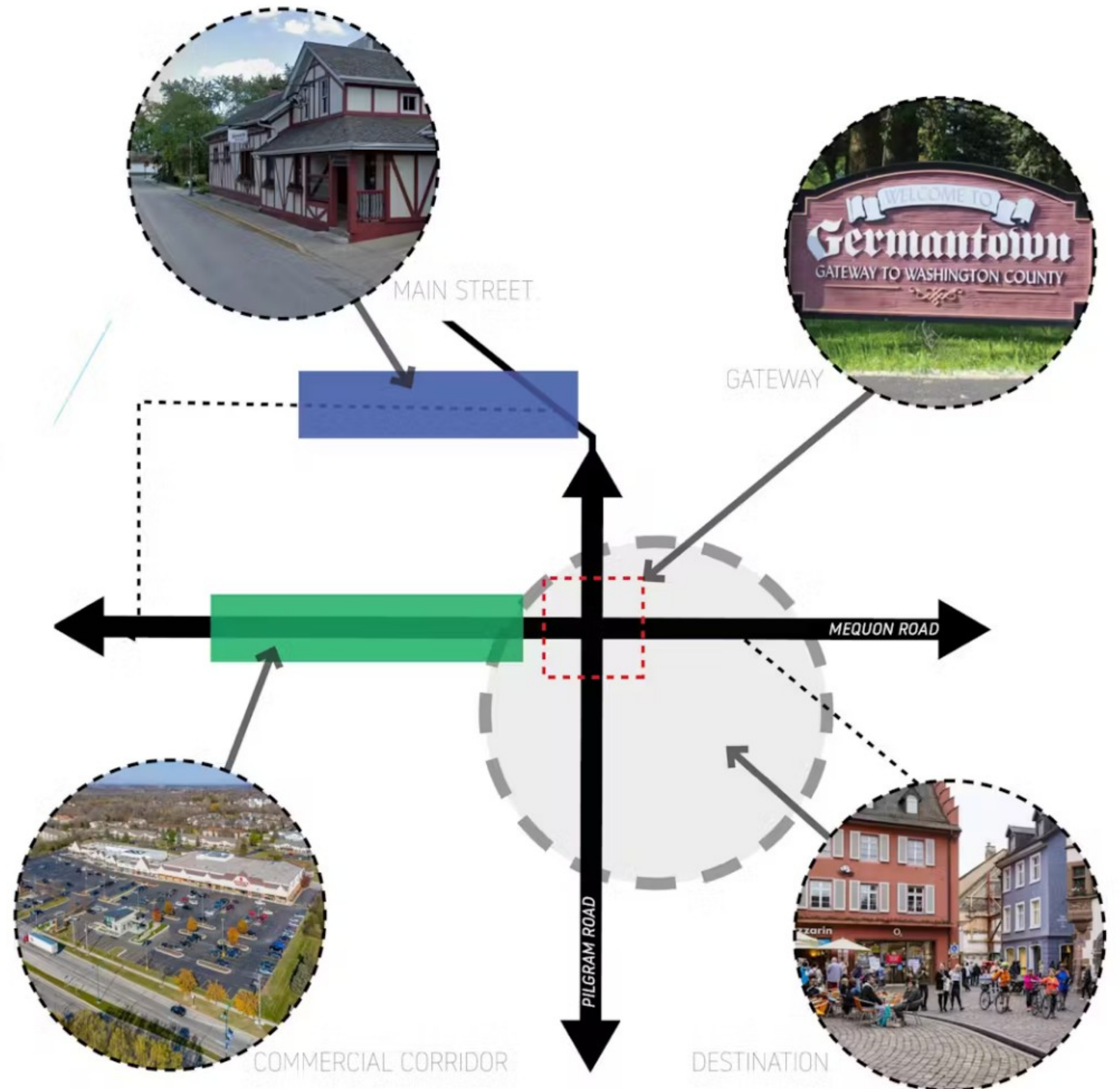
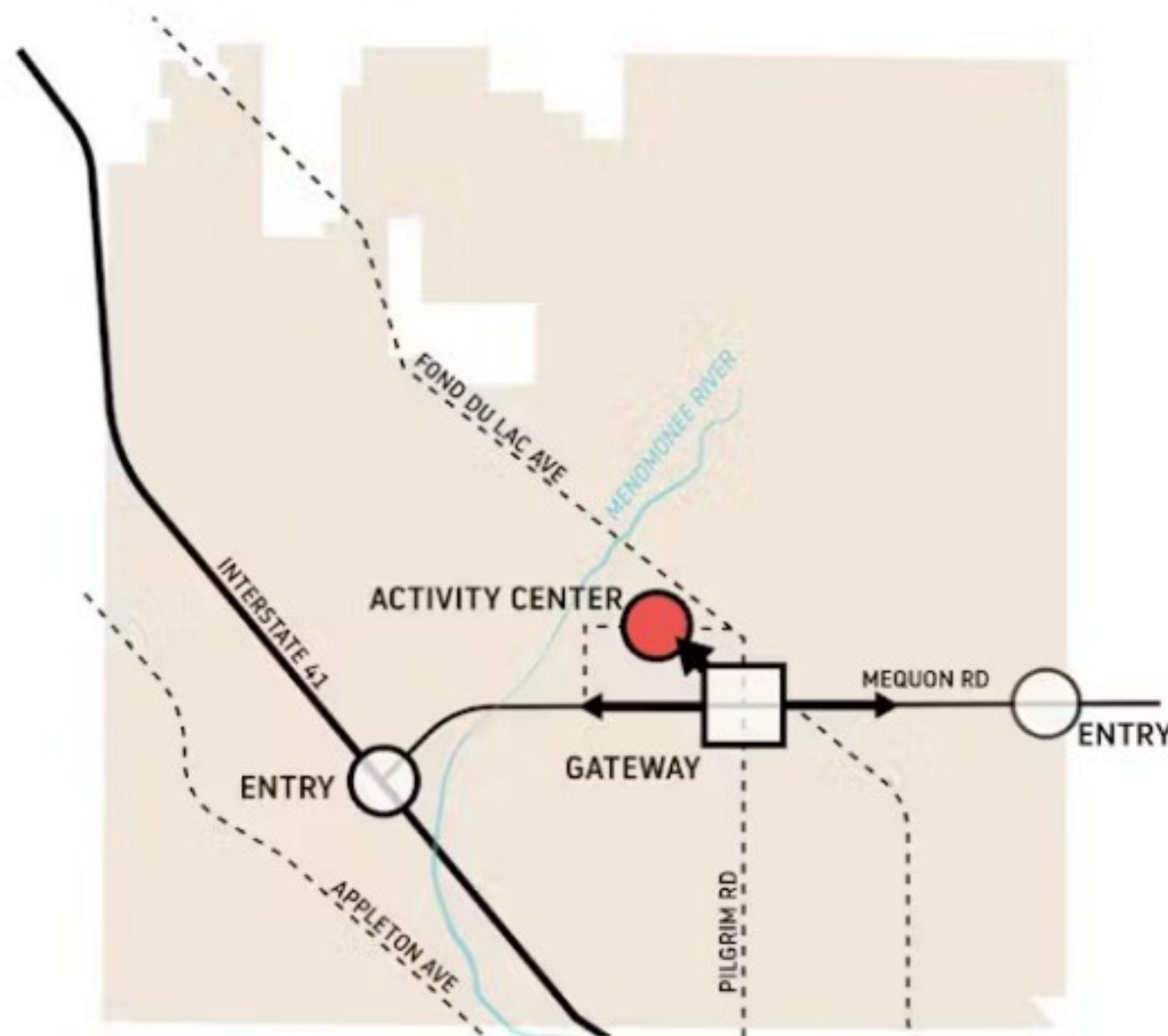


DEER DISTRICT

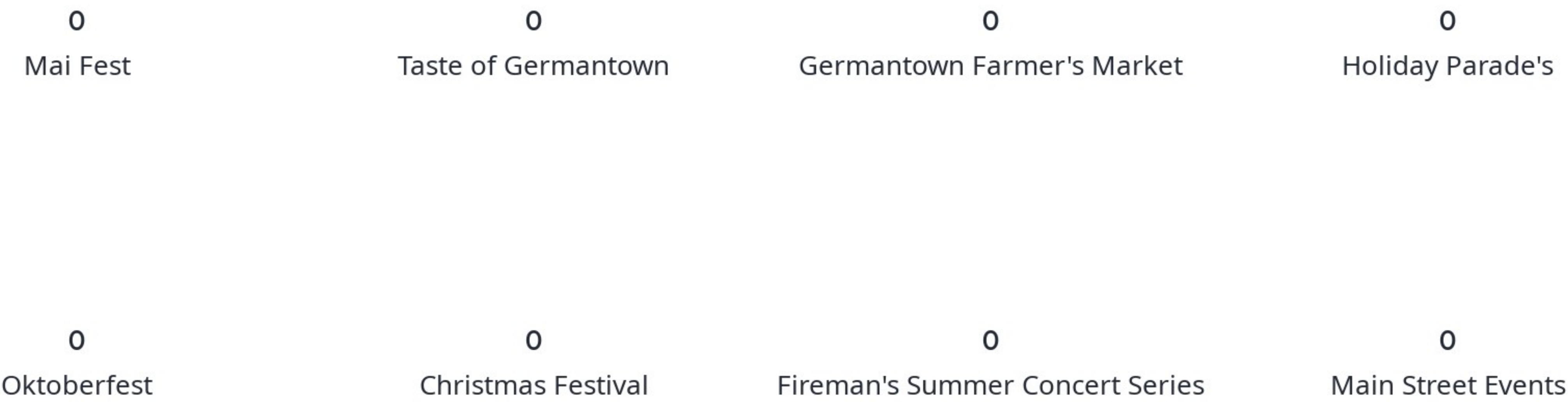
YOUR COMMUNITY

GERMANTOWN

- Need for a Gateway and sense of arrival to the Village and Village Center District
- Need for a pedestrian focused vibrant destination
- Social gathering destination can attract cafes, restaurants, and local businesses
- Create a community feel to the study area with a mix of uses and housing types
- Need to connect these to the surrounding neighborhoods and commercial corridors



Which existing Germantown public events do you look forward to most?



When you visit surrounding communities what, from those communities, would you like to see in the Village Center District in Germantown?

0 responses

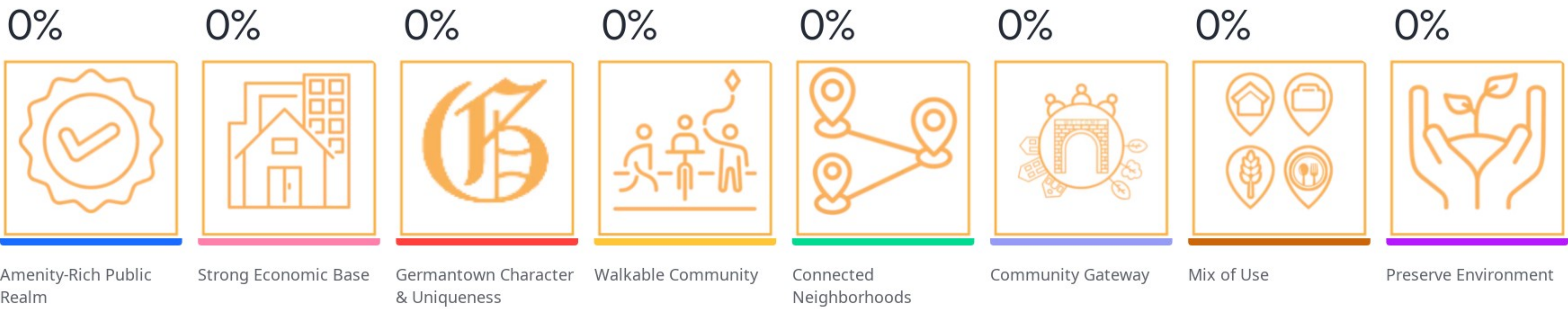
Ideal Experiences

Imagine together we create a new destination and gateway for Germantown. What kind of events would you like to see come to your community?

0 responses

PLANNING PRINCIPLES

After considering your neighboring communities and desired events, which Planning Principles are most important?



THANK YOU

NEXT STEPS

- Thank you for prioritizing the planning principles and providing feedback today
- We will use this information to begin creating concepts for this study area that we will bring back to you for further input
- The design and project leadership team is available for any specific questions

Please provide any other questions or comments for us to incorporate.



GERMANTOWN

COMMUNITY MASTERPLAN

VISIONING SESSION 02

RINKA+

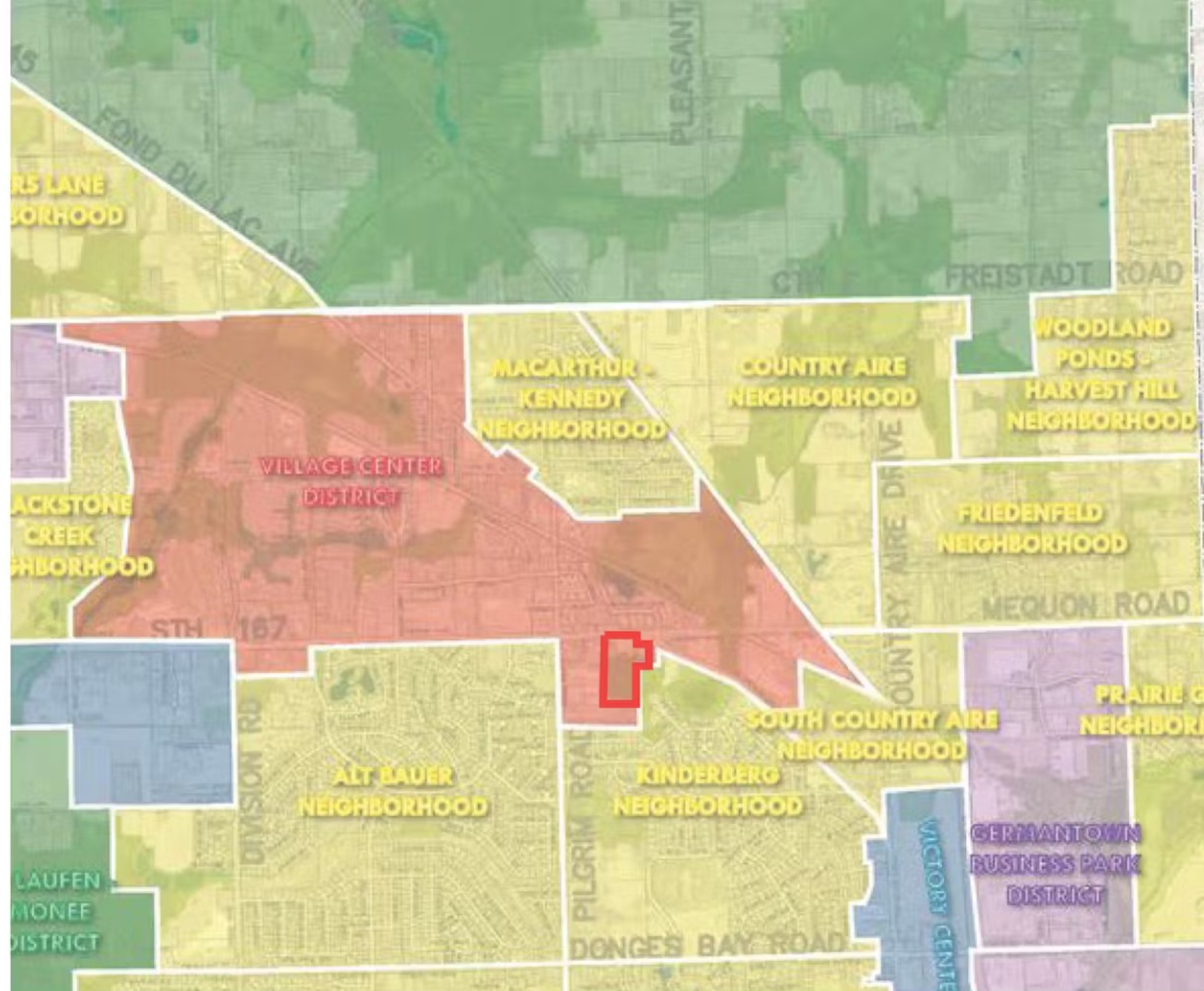
Village of
Germantown
Wisconsin



PURPOSE OF THIS MASTERPLAN

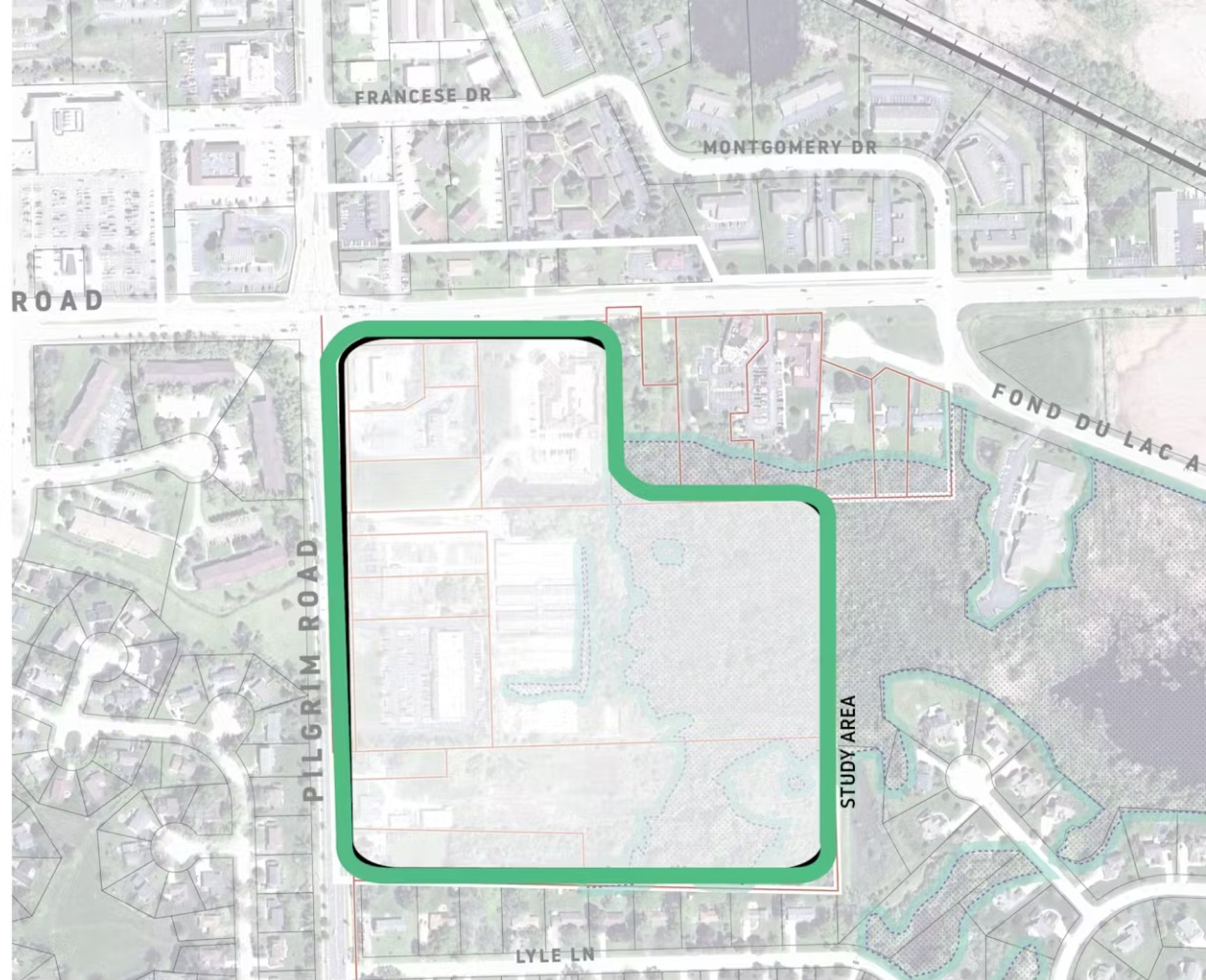
- We have a large catalytic opportunity zone within the Village Center District that presents an opportunity for a new direction for the community
- Build upon the 2050 plan
- Work to execute Village objectives
- Create a Vision for quality development

Without a clearly defined vision, this important area of Germantown may attract poor-quality development.



CATALYTIC OPPORTUNITY ZONE

- Agree upon a framework for quality development withing the catalytic opportunity zone
- What are our short and long term objectives for the development of this property?
- What public amenities do residents want and need in order for the Village of Germantown to thrive?

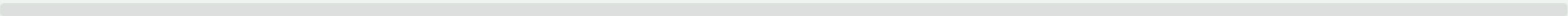


Instructions



How excited are you about the opportunities and potential this development area has for Germantown?

On Scale of 1-10



Not Excited at All

Thrilled

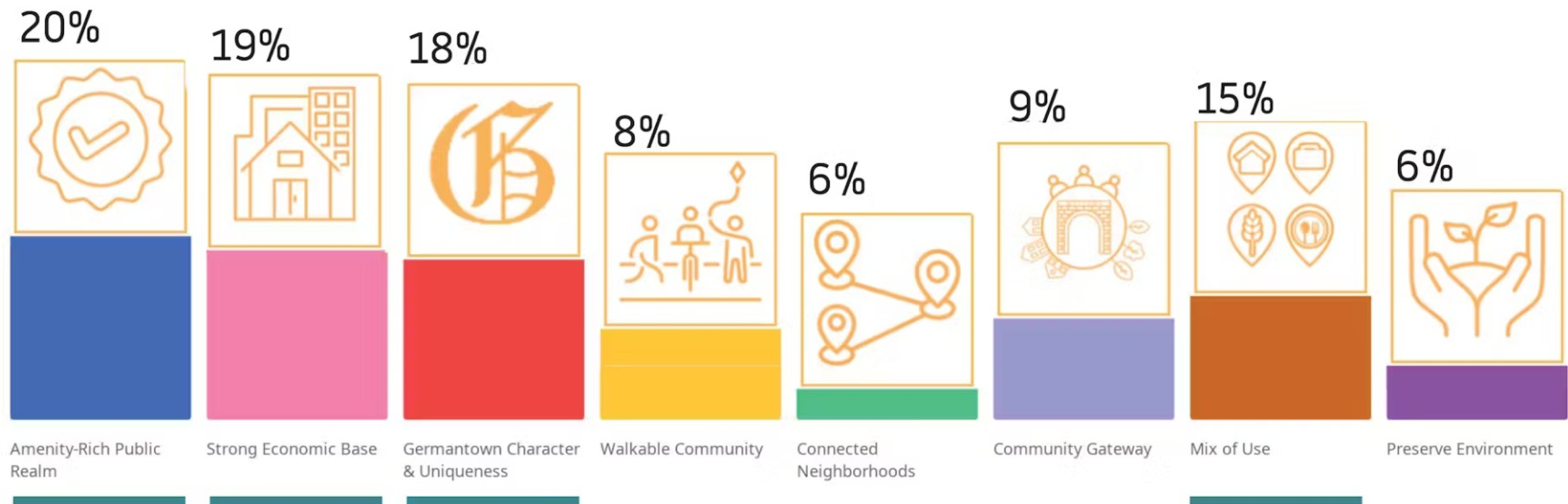




VISION STATEMENT:

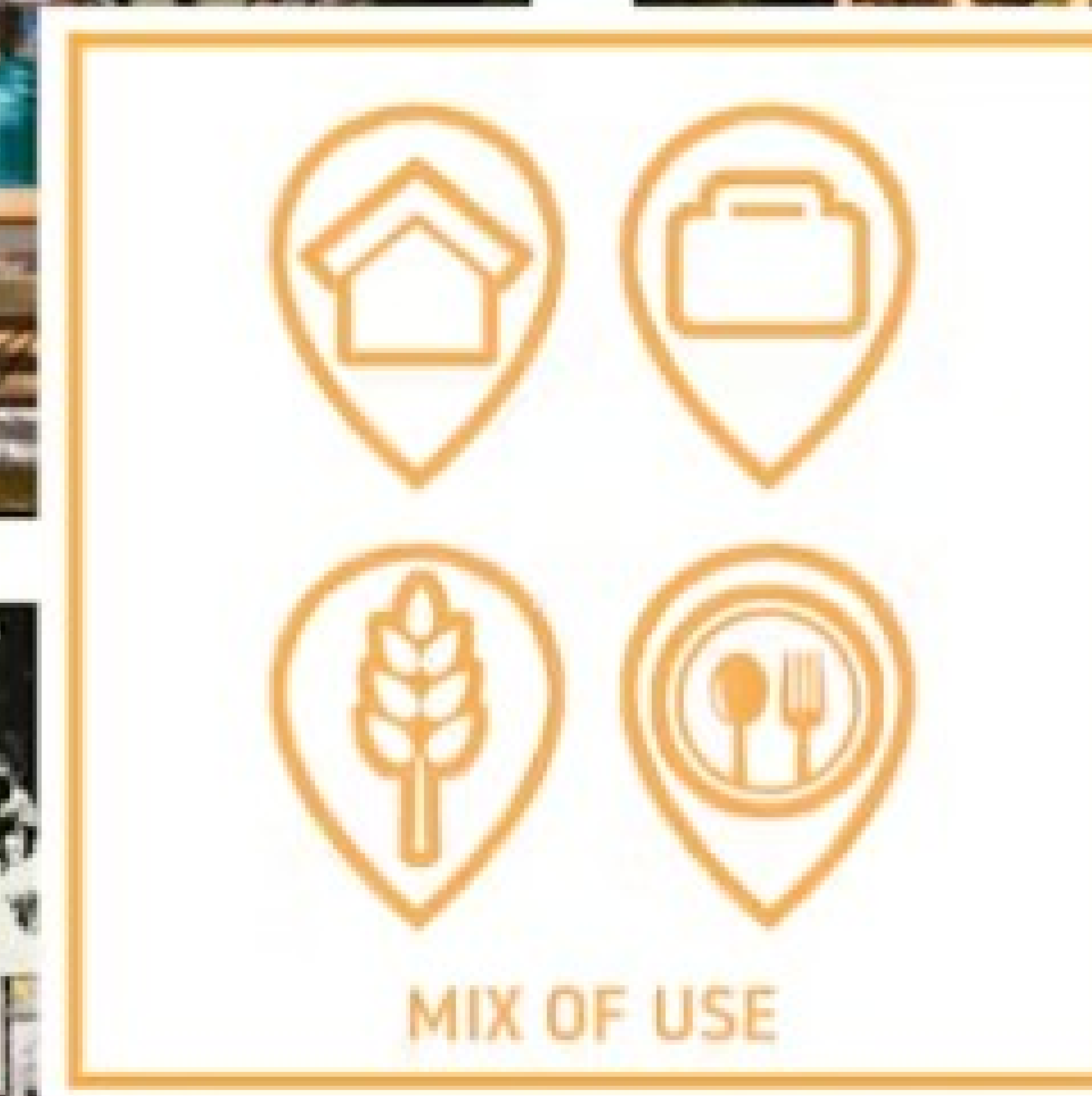
The vision for this site is to create a welcoming gateway to Germantown that reflects the community's rich heritage and enhances its **sense of place**. By embracing the goals of the 2050 Plan, the site will offer spaces that bring people together—diverse housing options, vibrant local businesses, and inviting **public space**—all connected through pedestrian-friendly infrastructure. This vision celebrates **Germantown's unique character** while fostering connections and opportunities for future generations.

PLANNING PRINCIPLES



MIX OF USE

- A)** Multigenerational Use
- B)** Creating Safe, Activated Spaces and Environments
- C)** Providing choices for people experiencing Germantown
- D)** Access to Parks and Open Space



Rank the **MIX OF USE** characteristics in order of importance:

1st

A) Multi Generational
Use

2nd

B) Creating safe,
activated spaces or
environments

3rd

C) Providing choices for
people experiencing
Germantown

4th

D) Access to parks and
open space

MIX OF USE

RESEARCH

In conversations with development professionals, there is a belief that there is a demand for retail, commercial, and office space in Germantown that will continue to grow in the future.

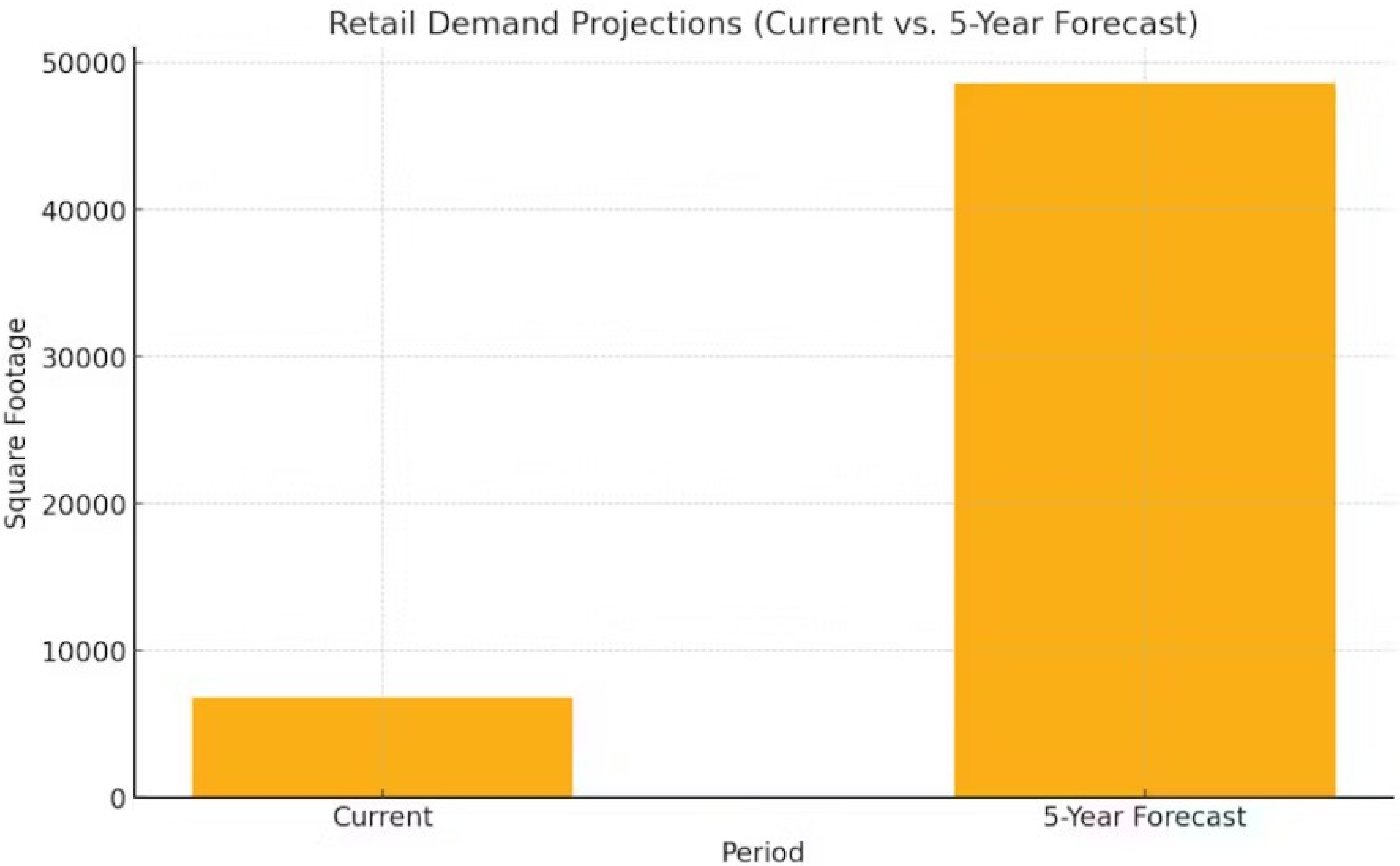
The demand for modern retail spaces is underscored by low vacancy rates and pent-up demand for newer facilities.

We have also engaged the brokerage community to discuss business viability on the busy intersection of Pilgrim Road and Mequon Road.

TAKEAWAYS:

Market experts have estimated 20,000 SF of market demand for retail / office / commercial space.

High quality businesses and tenants are more likely to fill this demand if they are part of a vibrant masterplan.



GERMANTOWN UNIQUENESS & CHARACTER

- A)** Demonstrate Village values
- B)** Build upon the regional and cultural historical influences
- C)** Protect and preserve rural character
- D)** Celebrate Germantown's uniqueness by expanding its sense of identity



Rank **GERMANTOWN UNIQUENESS** characteristics in order of importance:

1st | A) Demonstrate Village Values

2nd | B) Build upon regional and cultural historical influences

3rd | C) Protect and preserve rural charcater

4th | D) Celebrate Germantown's uniqueness by expanding its sense of identity

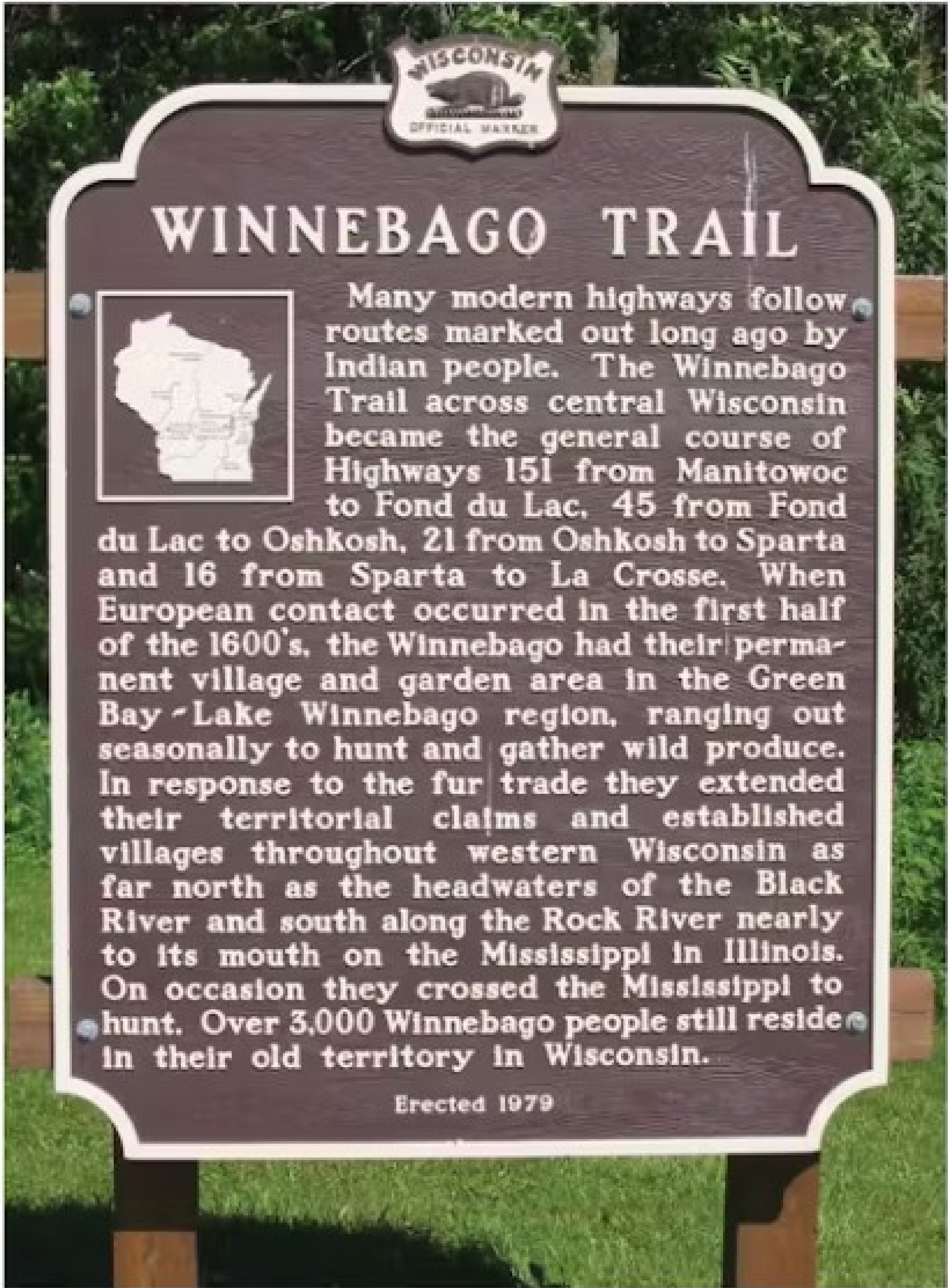
GERMANTOWN UNIQUENESS & CHARACTER

RESEARCH

We have met with the Executive Director of the Germantown Historical Society to learn more about what makes Germantown unique.

Germantown was founded by like-minded individuals who valued their freedoms and want to build a culture and community to support each other and thrive.

Wisconsin's first insurance company, founded in Germantown, provides evidence that Germantown's founding residents were interested in forming lasting ties to the community.



TAKEAWAYS:

- Celebrate early Germantown residents' pioneering spirit.
- There is an opportunity to memorialize the historic Fond Du Lac Indian walking trail on site.

STRONG ECONOMIC BASE

- A)** Attract residents and businesses
- B)** Diverse array of goods, services, and employment
- C)** Encourage infill development and promote the village as a destination
- D)** Safe, reliable, and adequate facilities
- E)** Increased tax base to improve the quality of public amenities



Rank **STRONG ECONOMIC BASE** characteristics in order of importance:

1st | A) Attracts residents and businesses

2nd | B) Diverse array of goods, services,
and employment

3rd | C) Encourage infill development and
promote the village as a destination

4th | D) Safe, reliable, and adequate
facilities

5th | E) Increased tax base to improve
quality of public amenities

STRONG ECONOMIC BASE

RESEARCH

Community-focused amenities that elevate quality of life can position Germantown to compete against surrounding communities.

We had a conversation with superintendent of the Germantown School District on the value of high quality development:

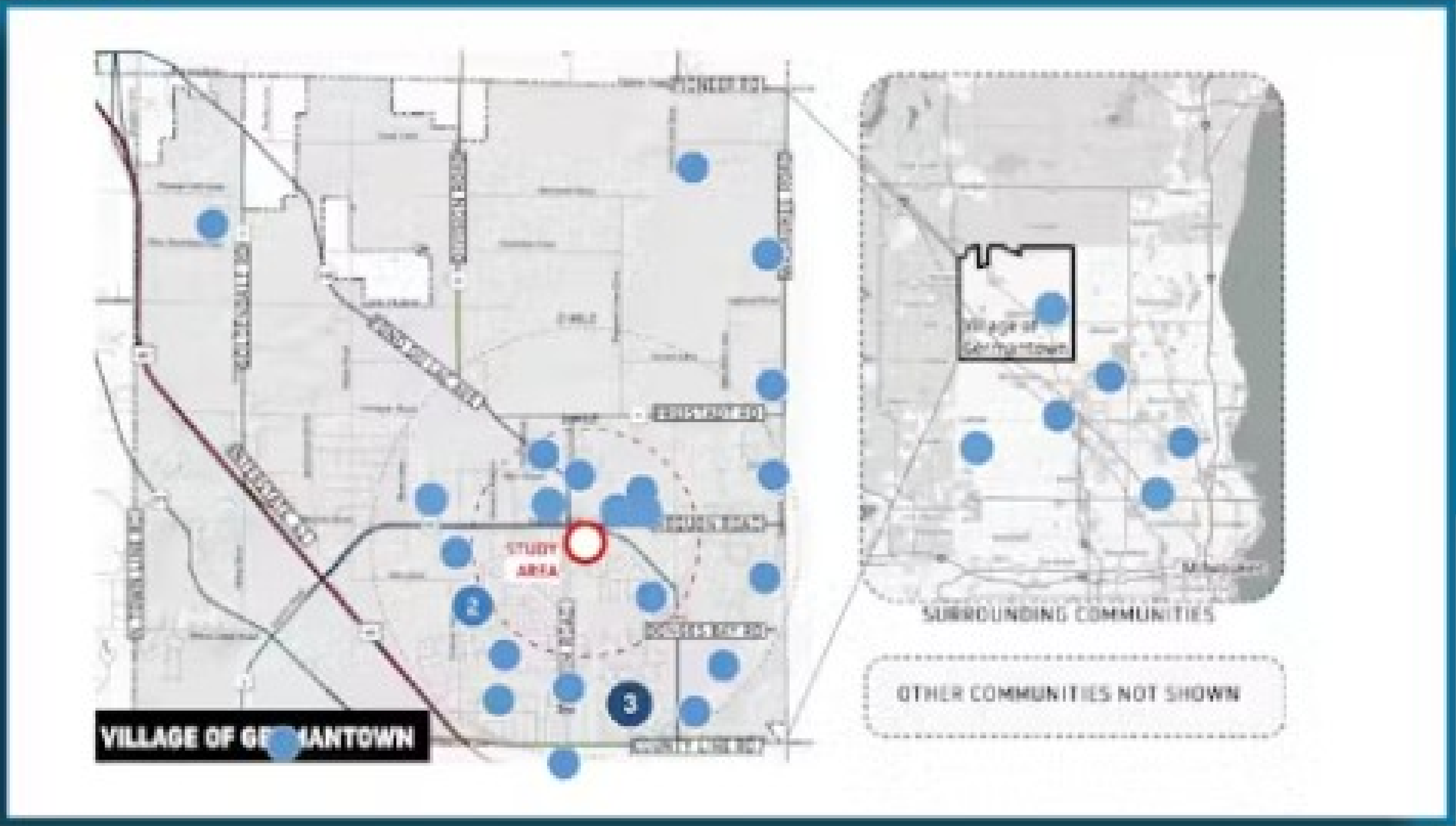
- Low-quality development can create higher turn-over rates of teachers and students, unpredictability, and hinder the overall quality of education.
- Research shows that high quality lifestyle opportunities, like diverse housing options, allows for the district to attract & retain teachers and students alike.

TAKEAWAYS:

There are opportunities to improve the way people live, work, and play in Germantown, which affects the overall quality of life for residents.

Low-quality housing and development can be a burden on the school system, where high-quality can help support overall improvement. Apartments have less demand on the number of students entering the system than single family neighborhoods.

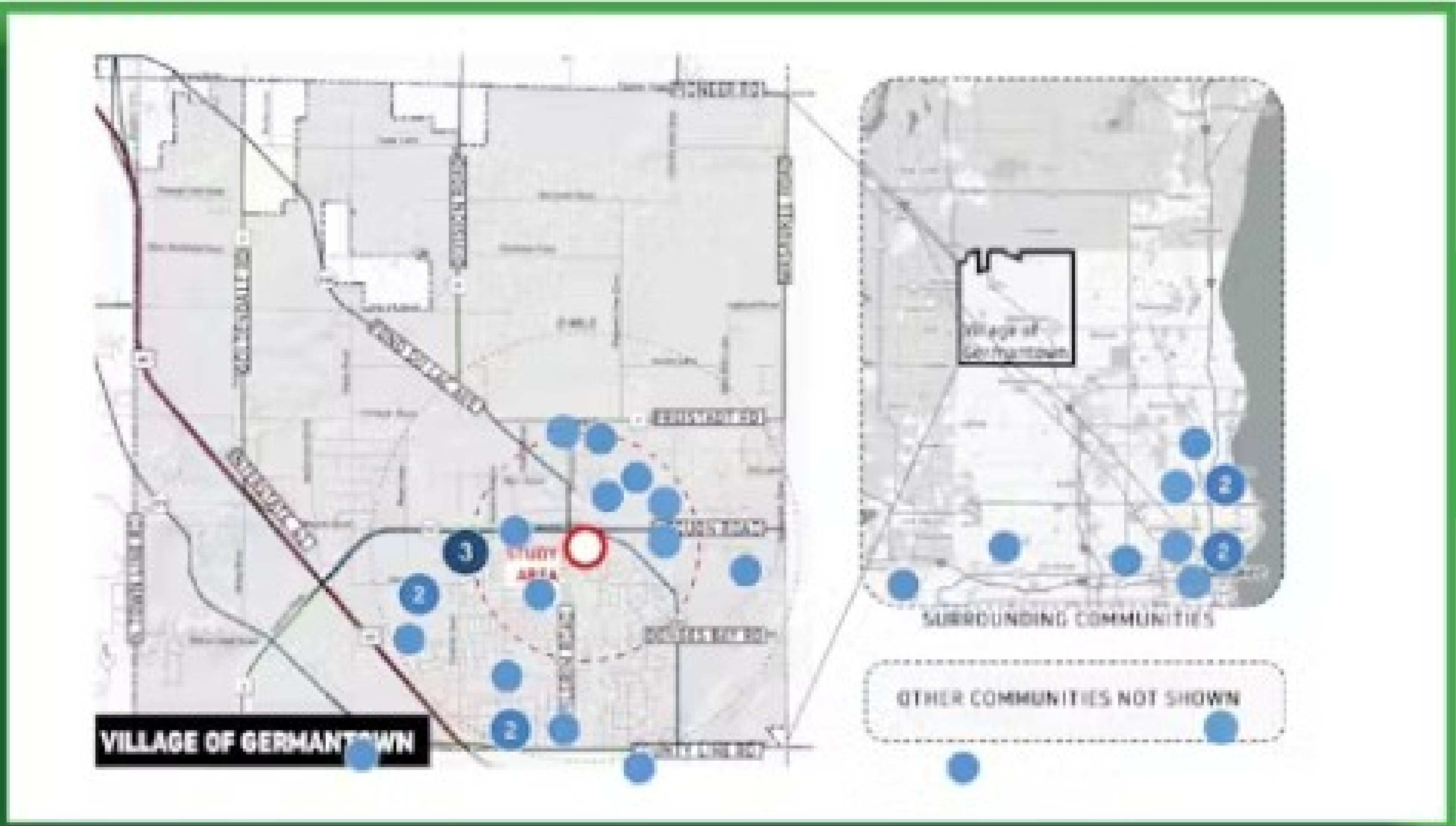
LIVE



82% of respondents live in Germantown.

A large majority of respondents live in Germantown within 2 miles of the study area.

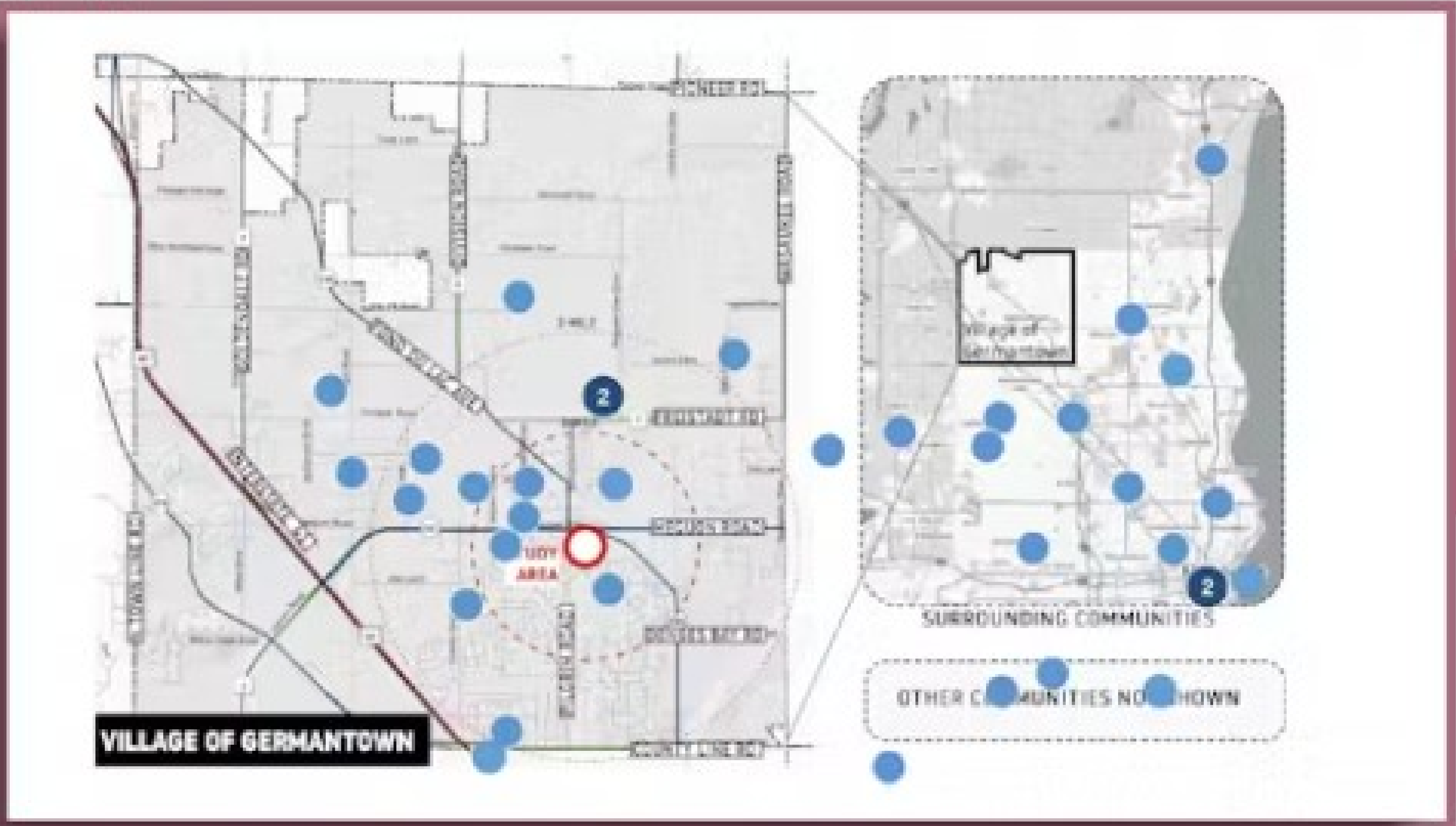
WORK



62% of respondents work in the Germantown.

Approximately 2/3 of respondents are working in Germantown within 2 miles of the study area.

PLAY



46% of respondents recreate in the Germantown.

Compared to living and working, less than half of respondents recreate in Germantown, and notably travel to other communities to do so.

AMENITY-RICH PUBLIC REALM

- A)** Welcoming public spaces for social gatherings
- B)** Enhanced and protected pedestrian experiences
- C)** Active public spaces
- D)** Outdoor activities



Rank **AMENITY-RICH PUBLIC REALM** characteristics in order of importance:

- 1st | A) Welcoming Public Spaces
- 2nd | B) Enhanced and protected pedestrian experiences
- 3rd | C) Active Public Spaces
- 4th | D) Outdoor Activities

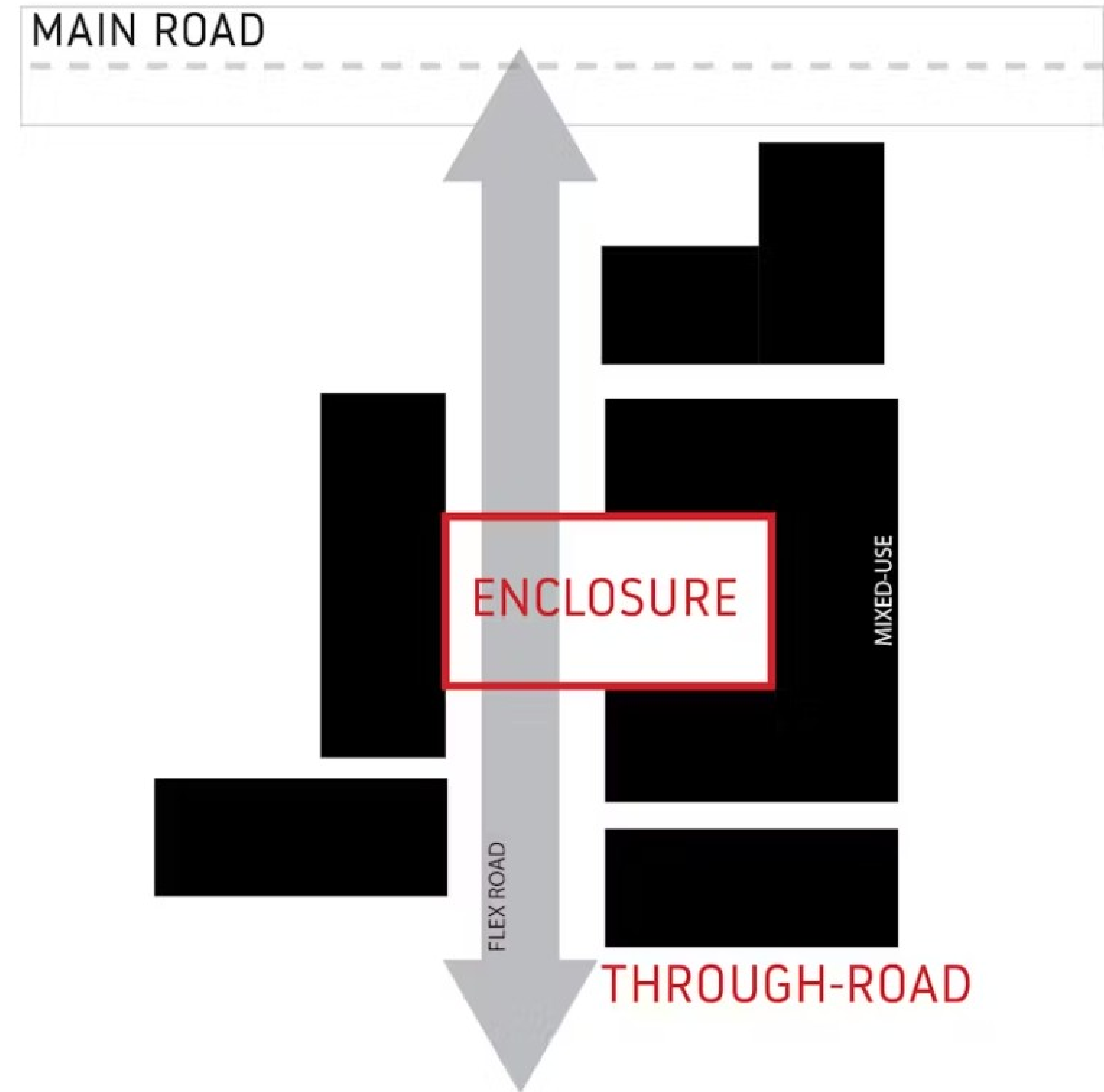


GERMANIC/MARKTPLATZ DESIGN QUALITIES

URBAN PLANNING PRINCIPLES

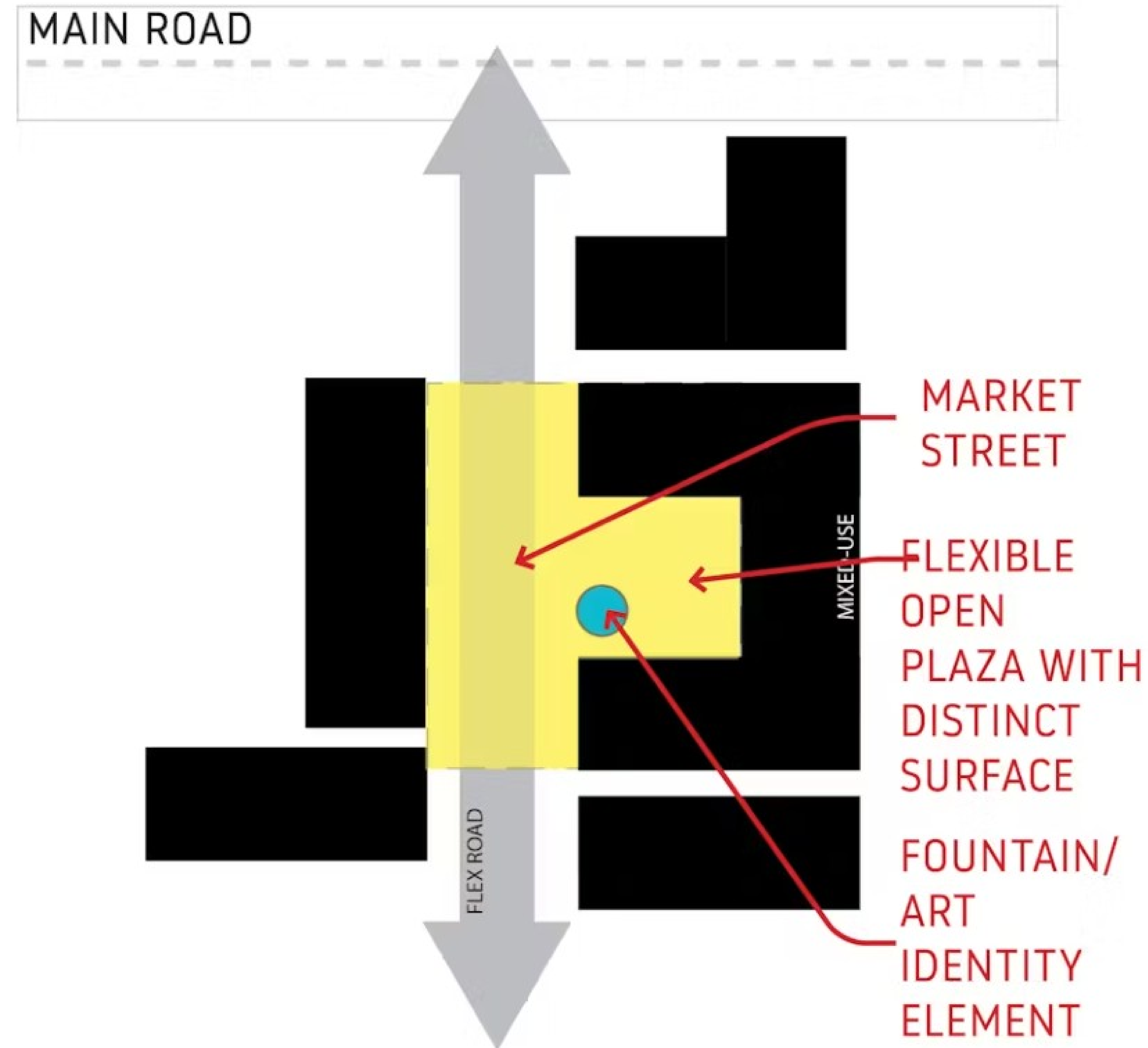


German plazas serve as a focal point of culture, commerce and arrival to a town. This area is typically retail and event oriented on the ground floor, while being supplemented with above grade residential.



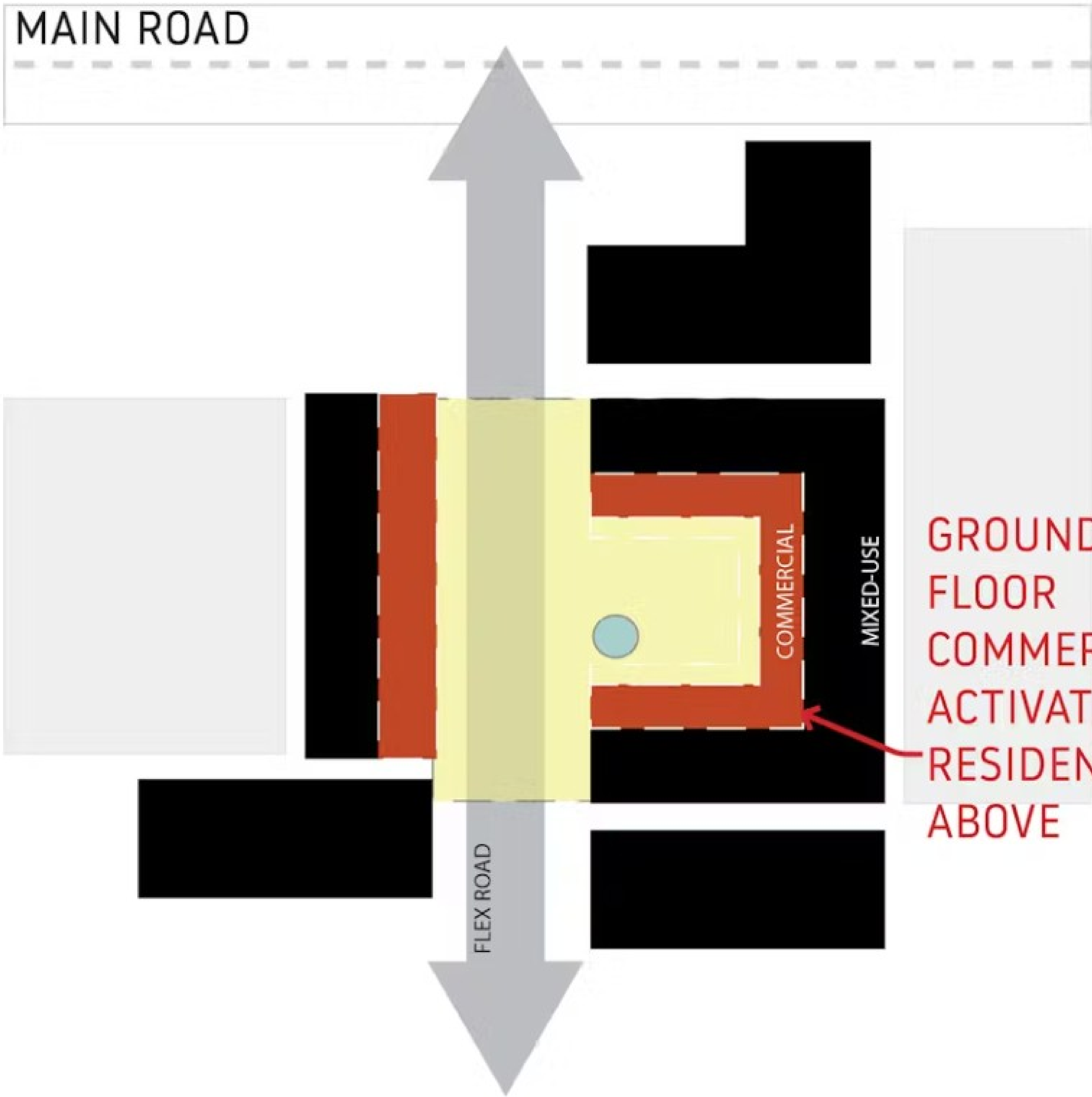
GERMANIC/MARKTPLATZ DESIGN QUALITIES

URBAN PLANNING PRINCIPLES



GERMANIC/MARKTPLATZ DESIGN QUALITIES

URBAN PLANNING PRINCIPLES



AMENITY-RICH PUBLIC REALM

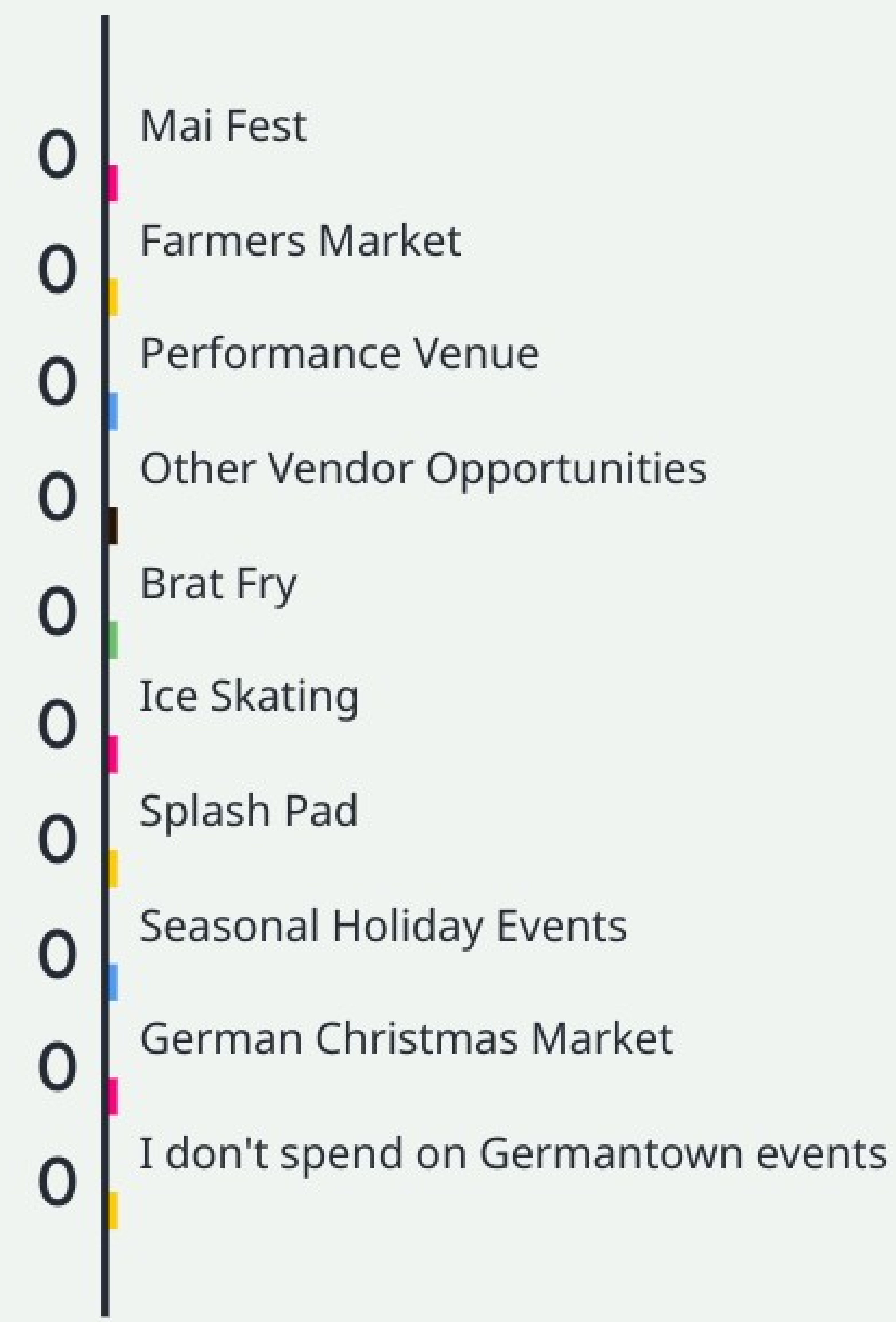
RESEARCH

We met with the Executive Director of the Chamber of Commerce, who suggested the following community events that could be accomodated at the study area:

- Mai Fest
- Farmers Market
- Smaller performance venue
- Vendor Opportunity for Charitable Events
- Brat Fry
- Ice Skating
- Splash Pad
- Seasonal Holiday Events
- German Christmas Market

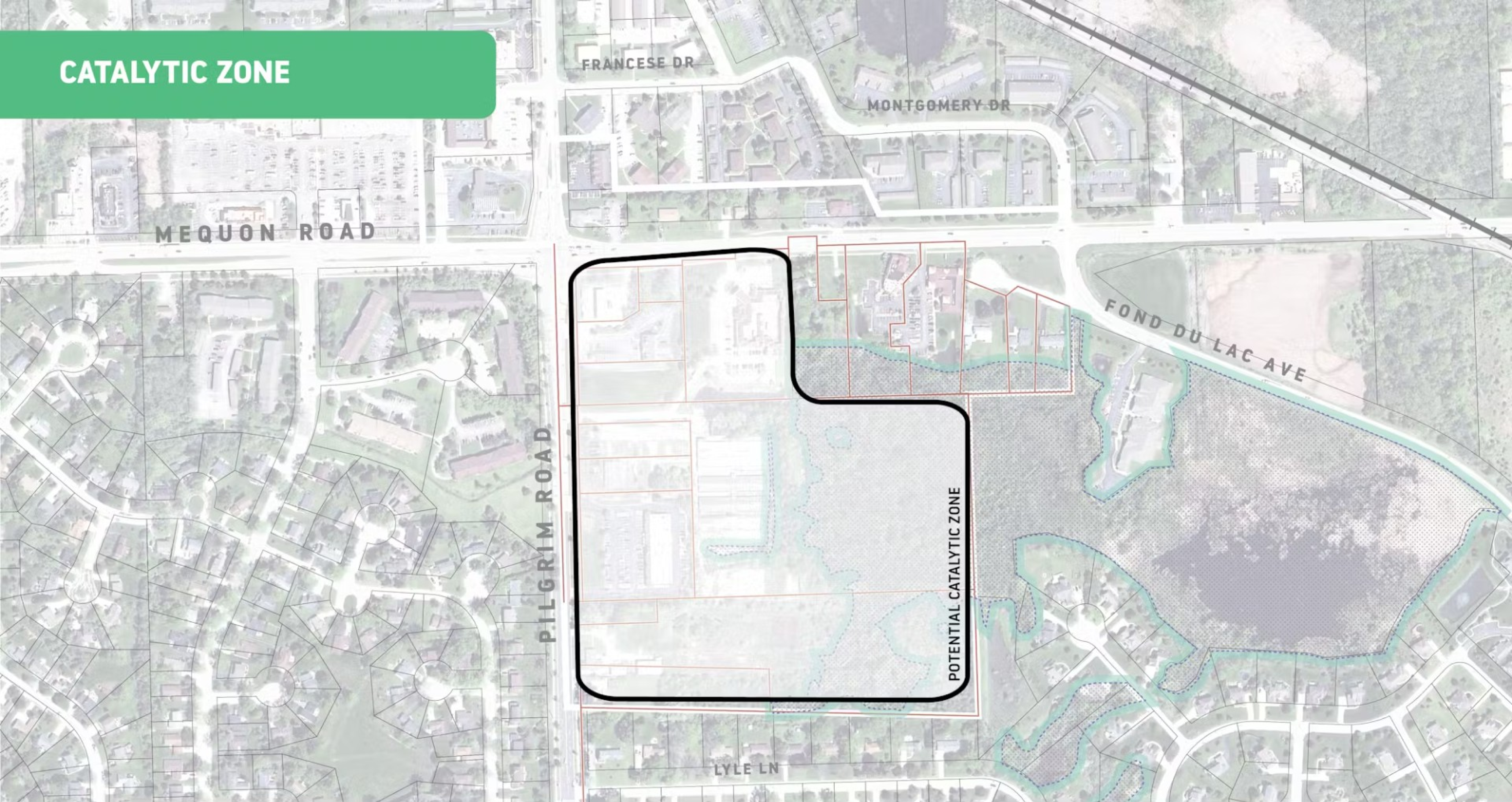


Give points to Events that you would like to see implemented on this site:



PLACEMAKING FRAMEWORK

CATALYTIC ZONE



COMMUNITY GATEWAY

FRANCESE DR

MONTGOMERY DR

MEQUON ROAD

MEQUON ROAD COMMERCIAL CORRIDOR

COMMUNITY GATEWAY

FOND DU LAC AVE

PILGRIM ROAD ARTERIAL ROADWAY CONNECTION

POTENTIAL CATALYTIC ZONE

LYLE LN

RINKA+

Village of
Germantown
Wisconsin

GERMANTOWN COMMUNITY VISIONING SESSION
January 22, 2025

COMMUNITY GATEWAY

FRANCESE DR

MONTGOMERY DR

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POTENTIAL CATALYTIC ZONE

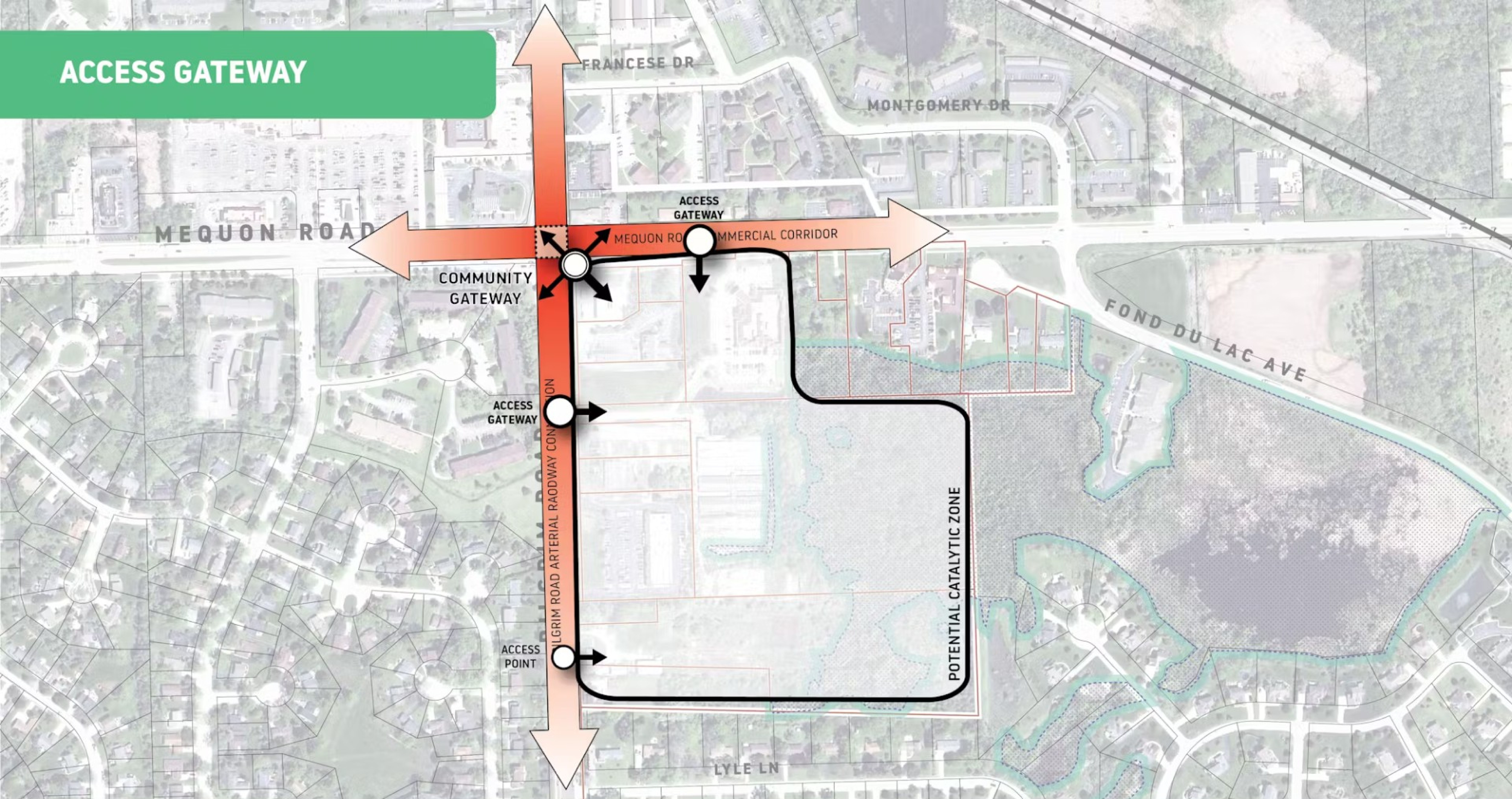
LYLE LN

RINKA+

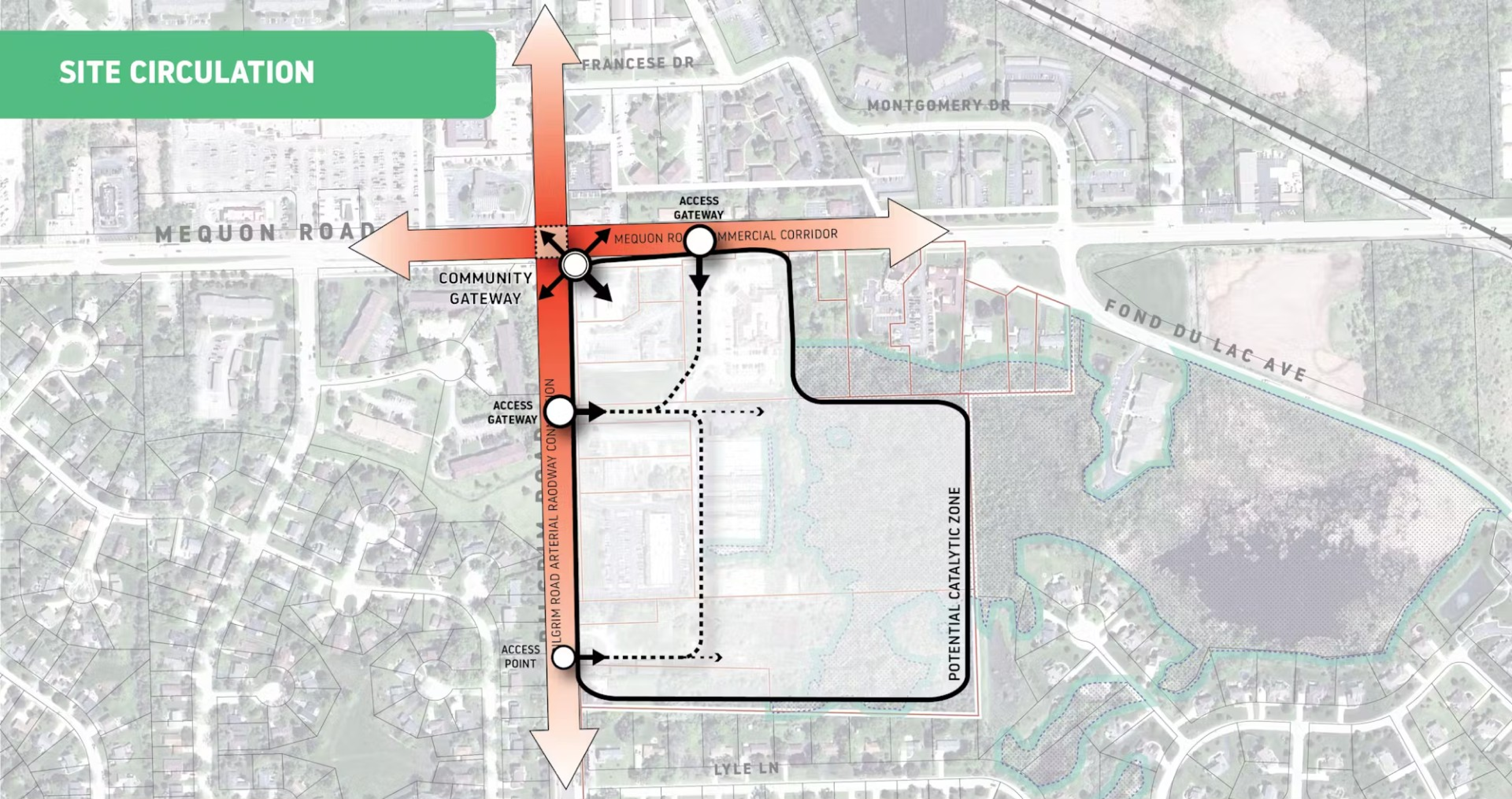
Village of
Germantown
Wisconsin

GERMANTOWN COMMUNITY VISIONING SESSION
January 22, 2025

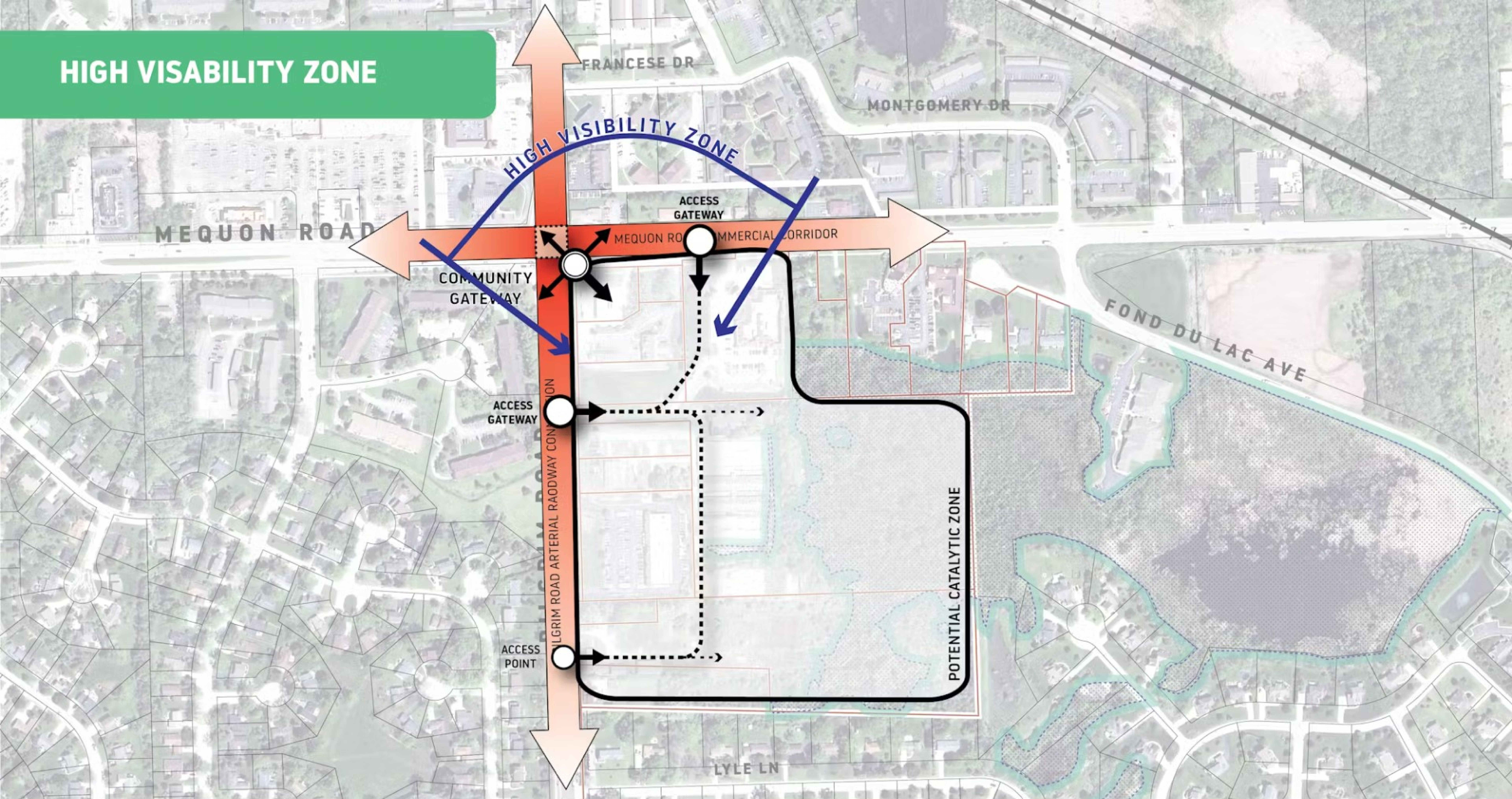
ACCESS GATEWAY



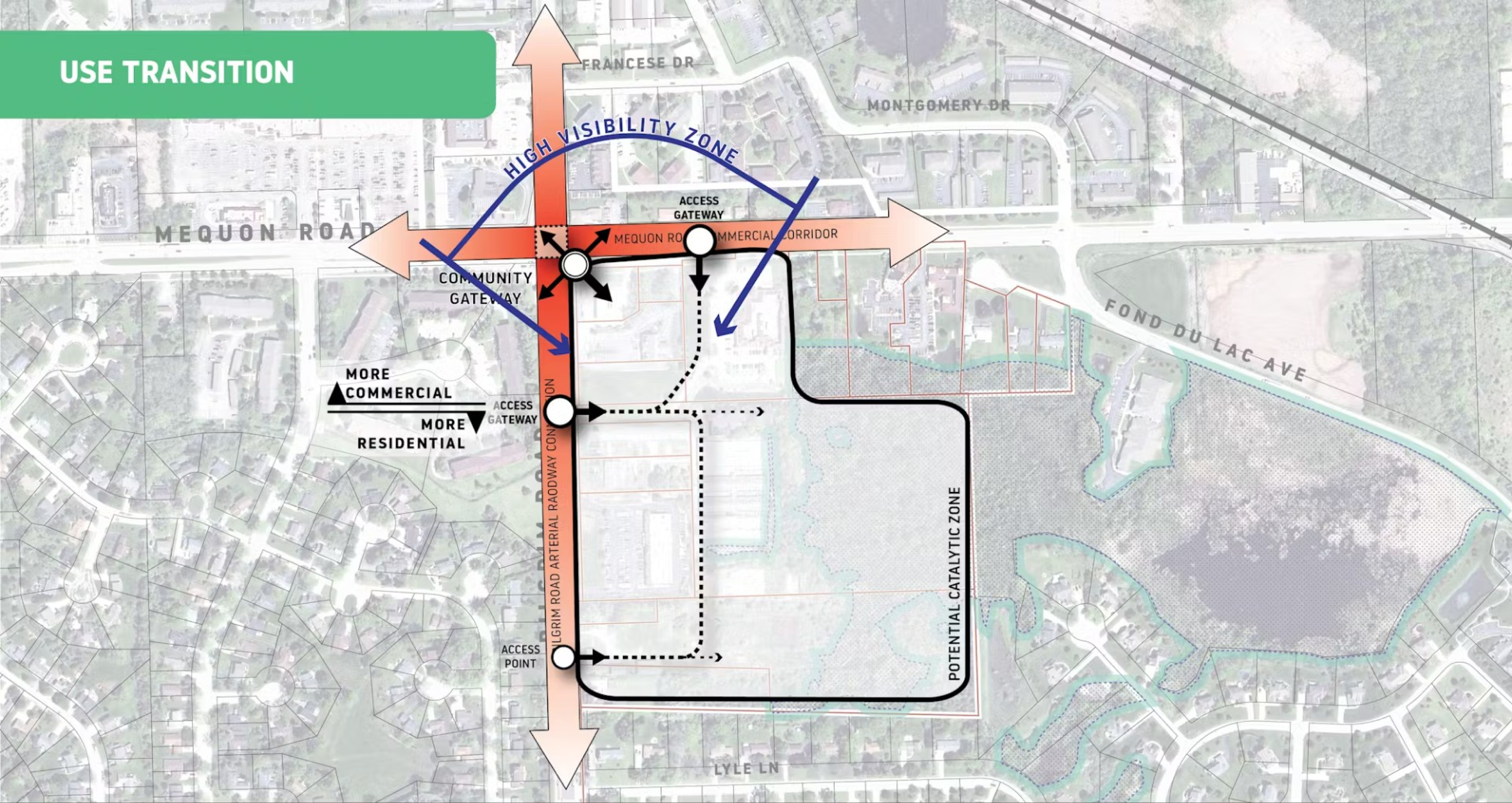
SITE CIRCULATION



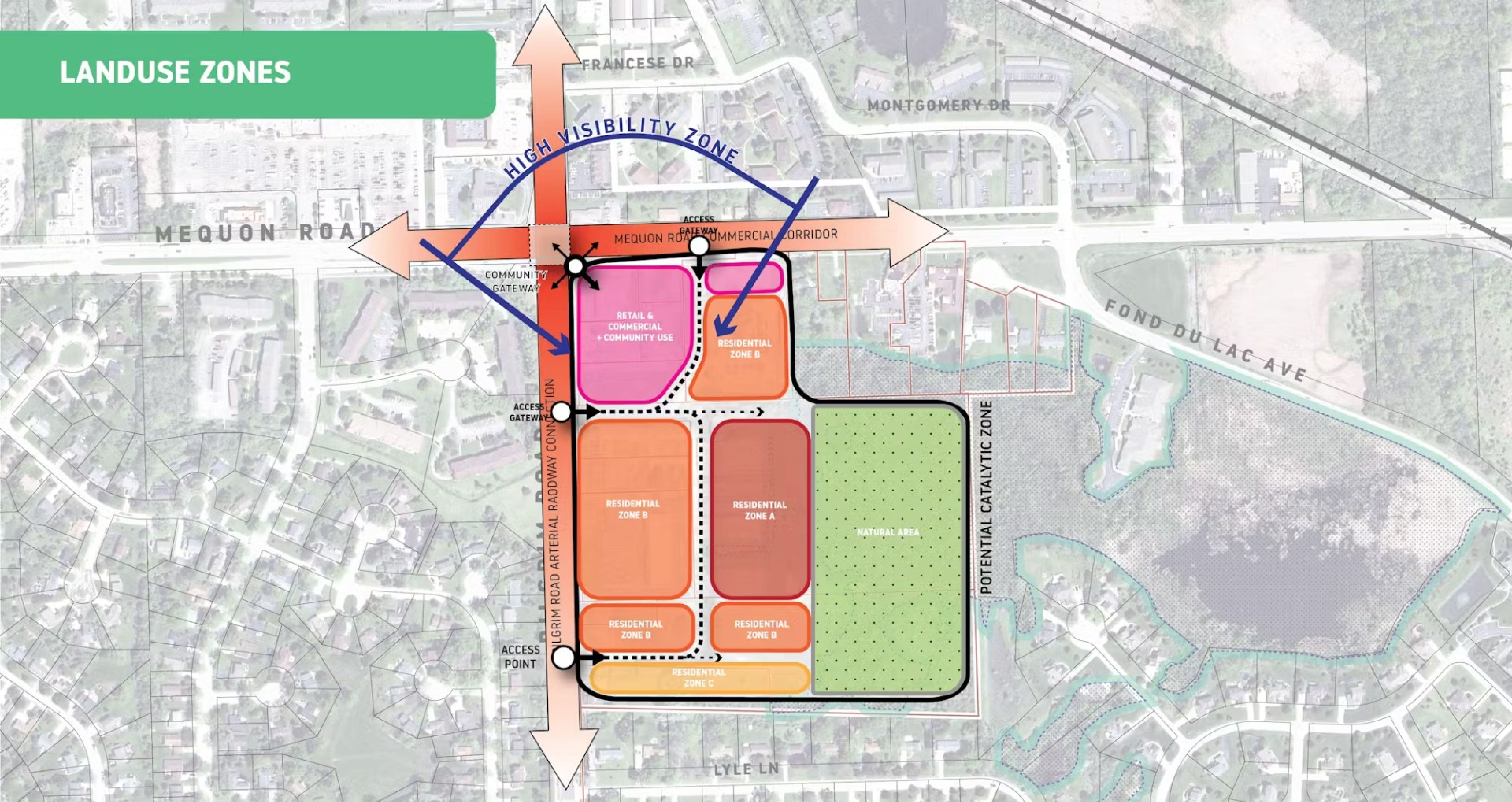
HIGH VISABILITY ZONE



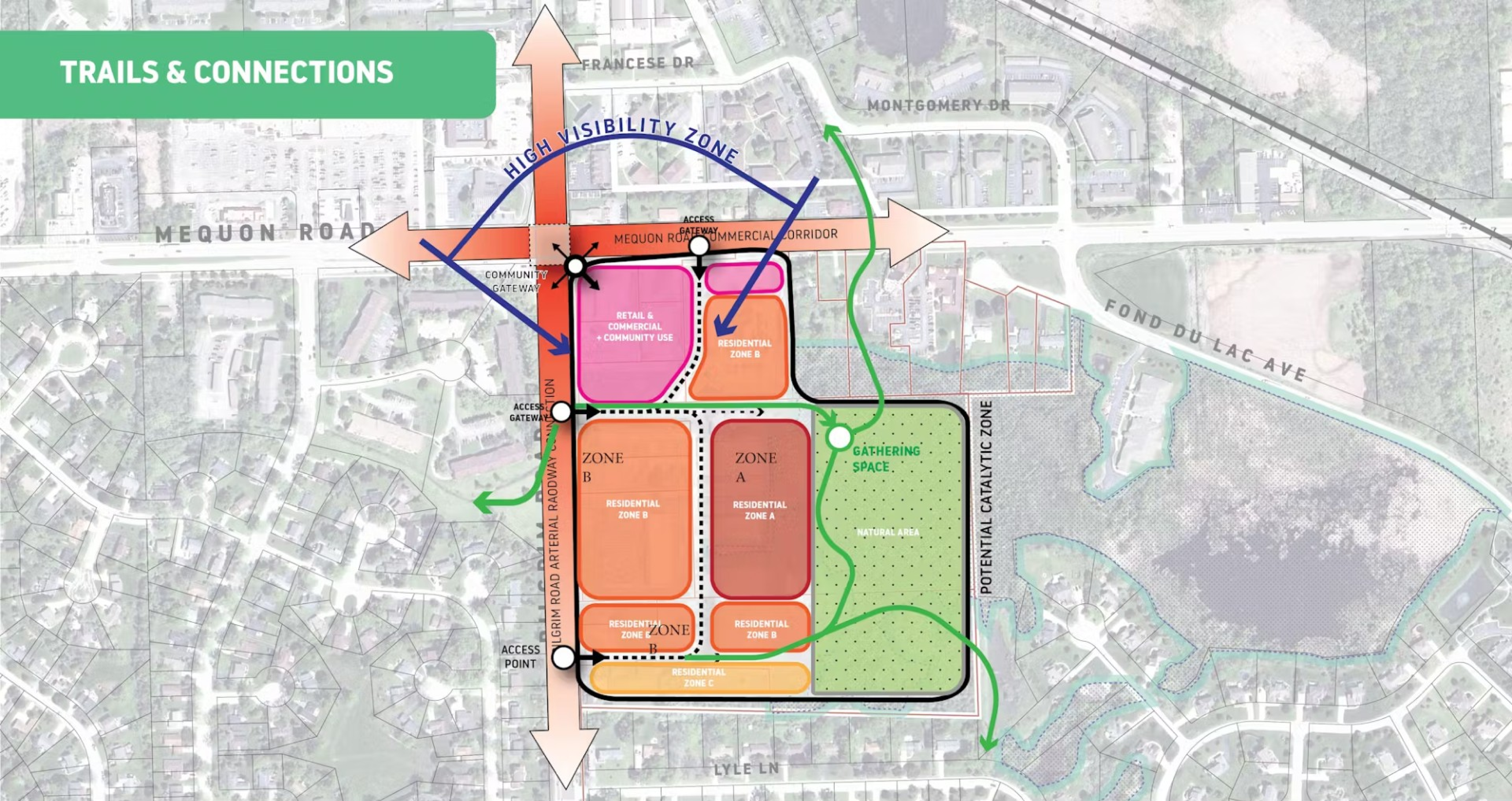
USE TRANSITION



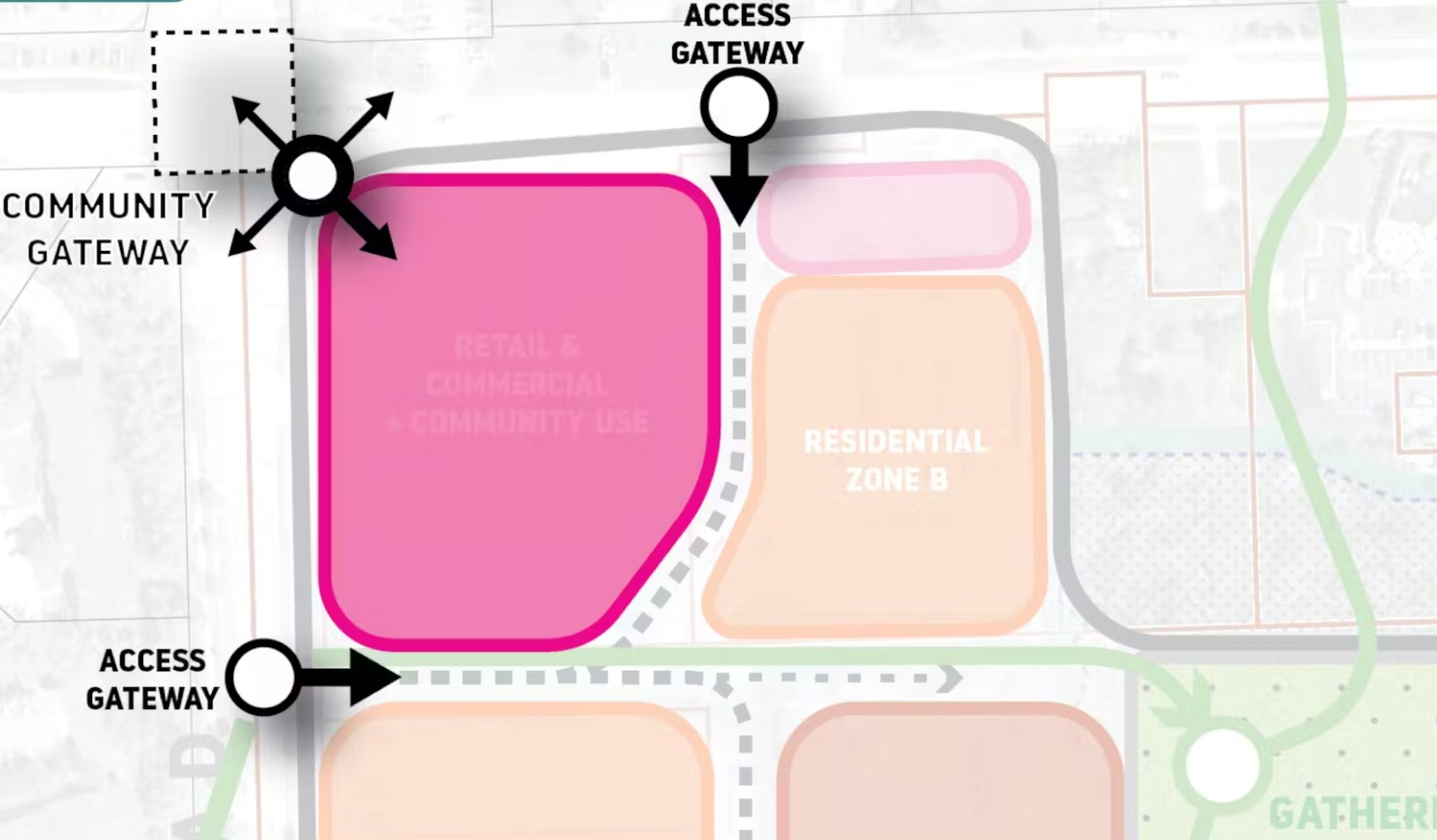
LANDUSE ZONES



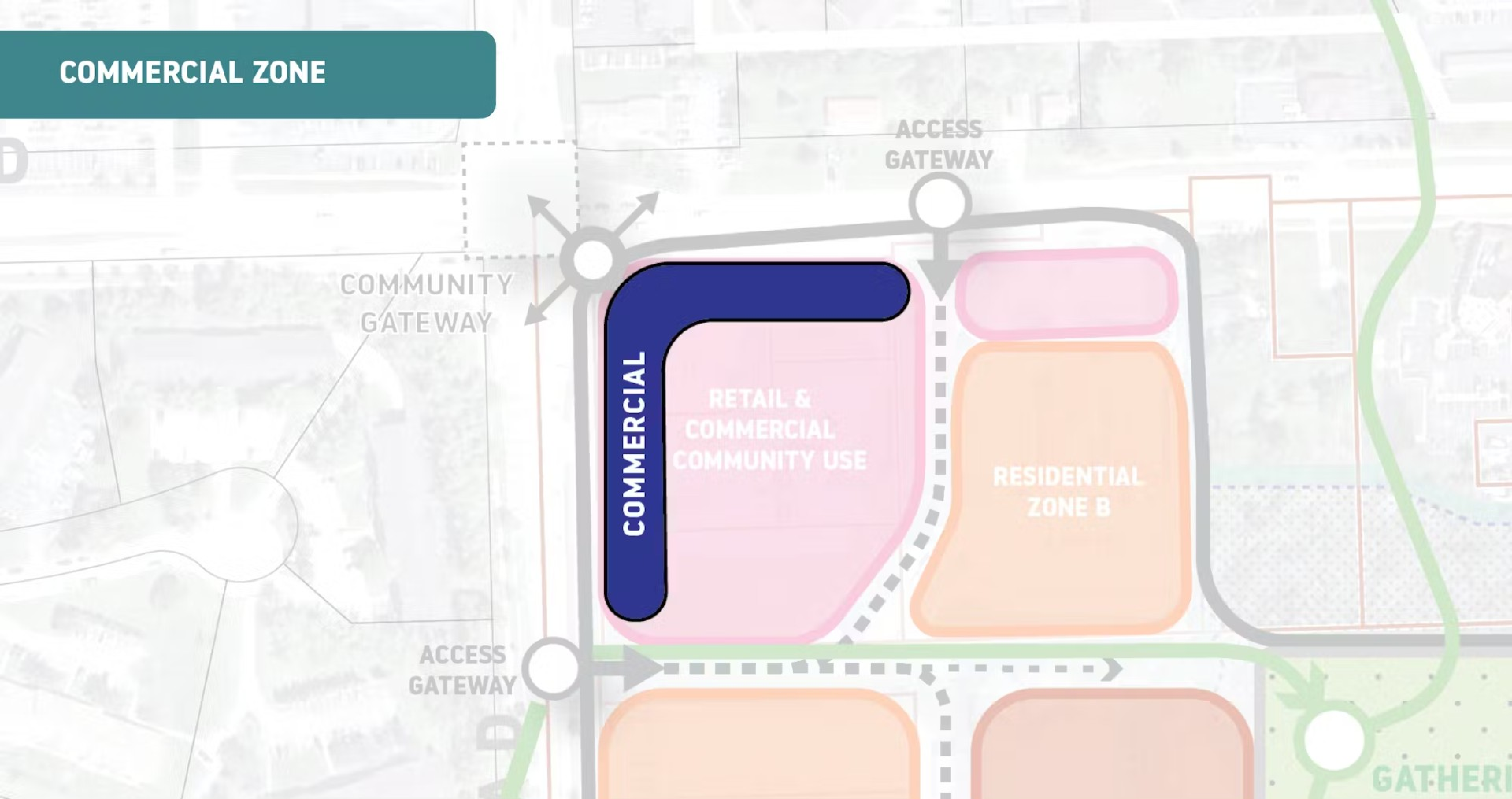
TRAILS & CONNECTIONS



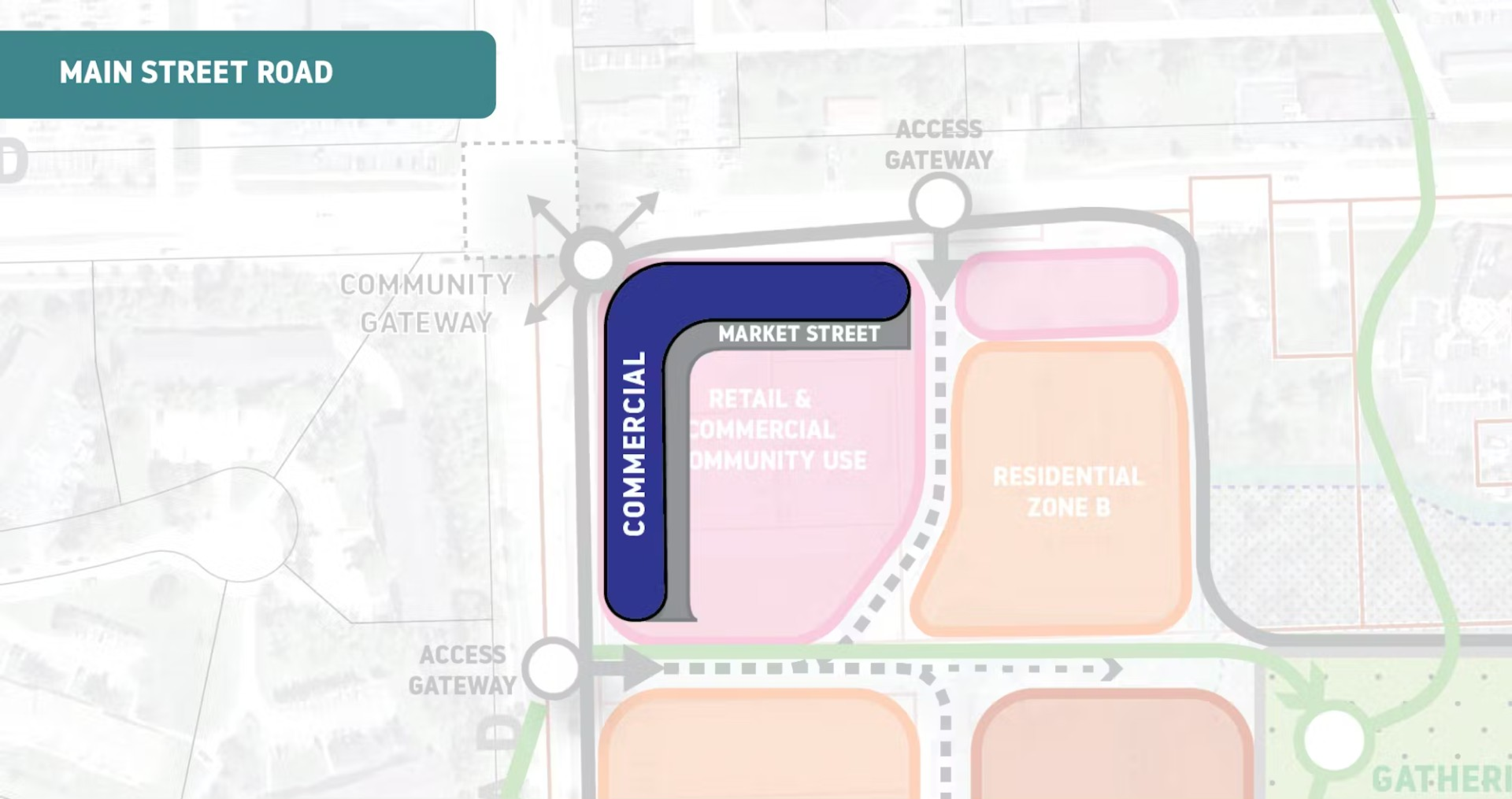
GATEWAY AREA



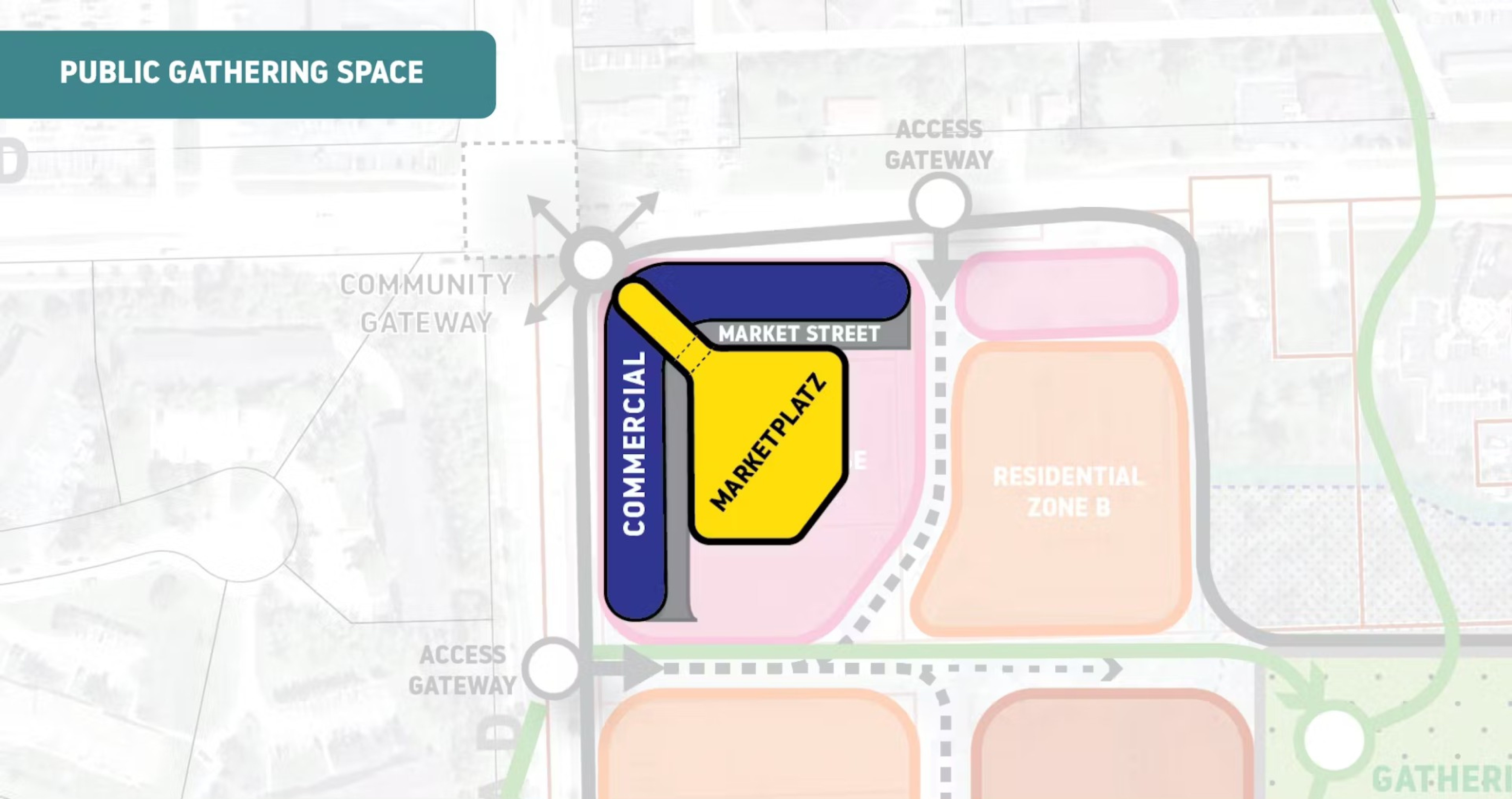
COMMERCIAL ZONE



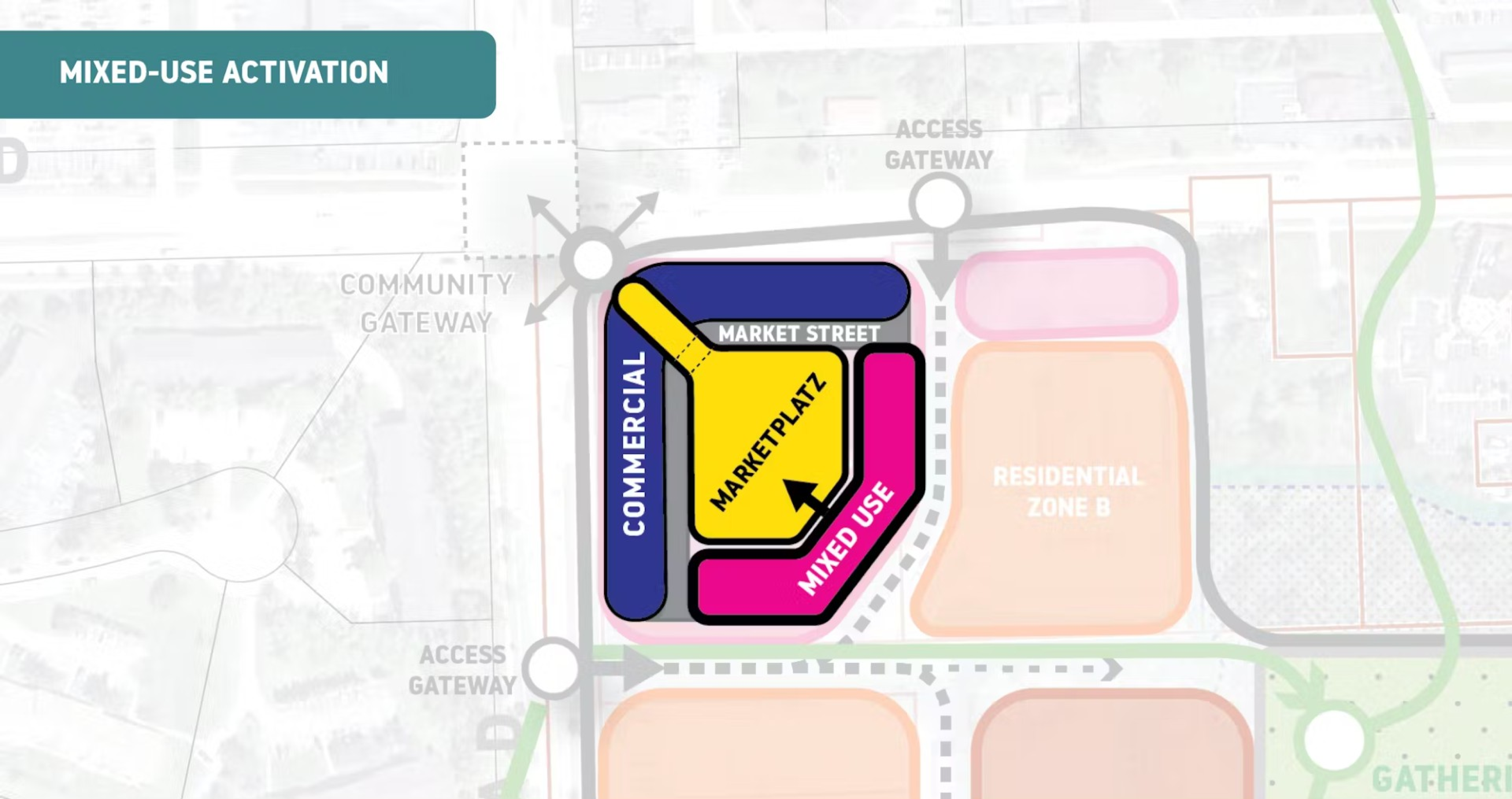
MAIN STREET ROAD



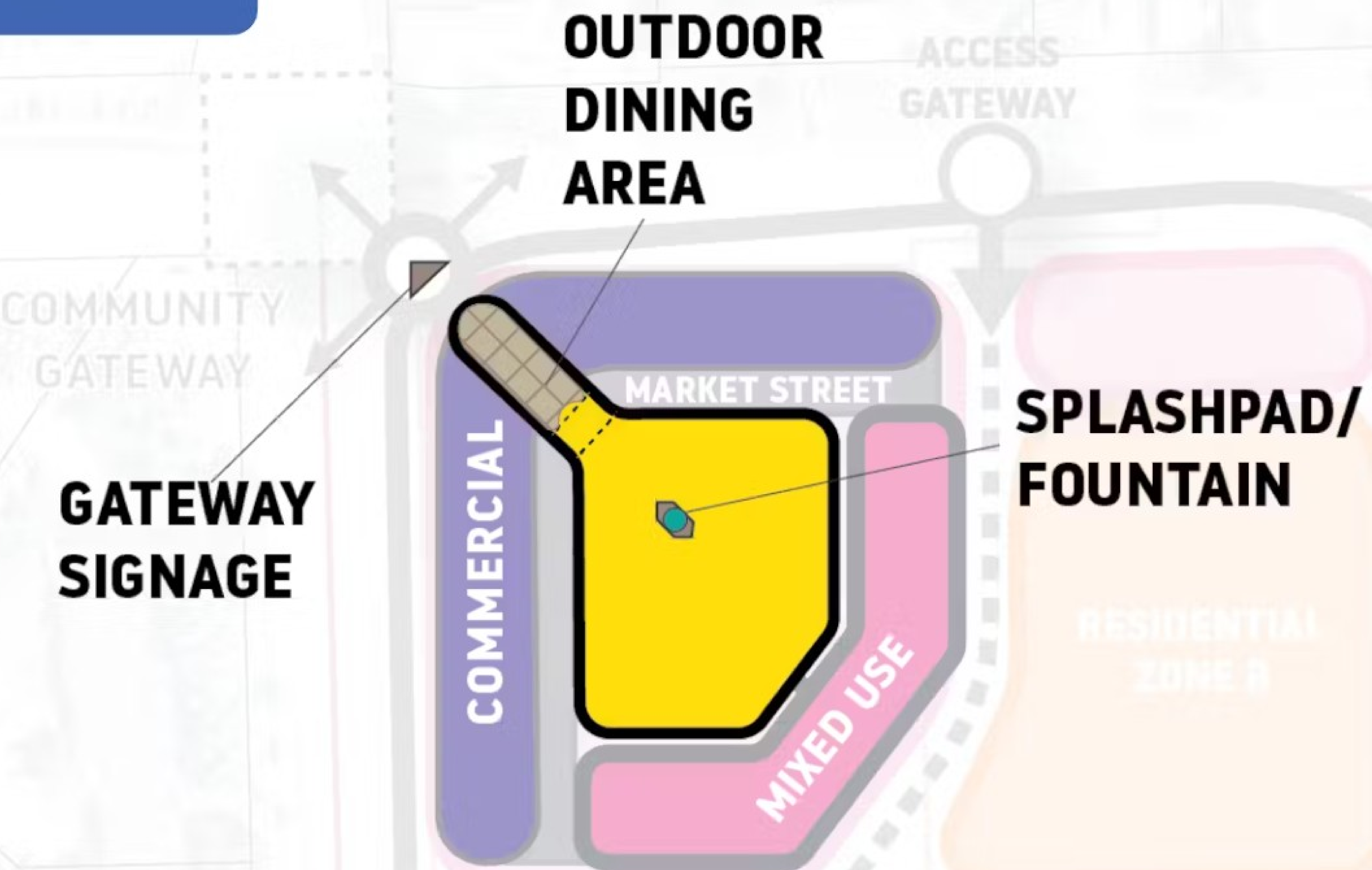
PUBLIC GATHERING SPACE



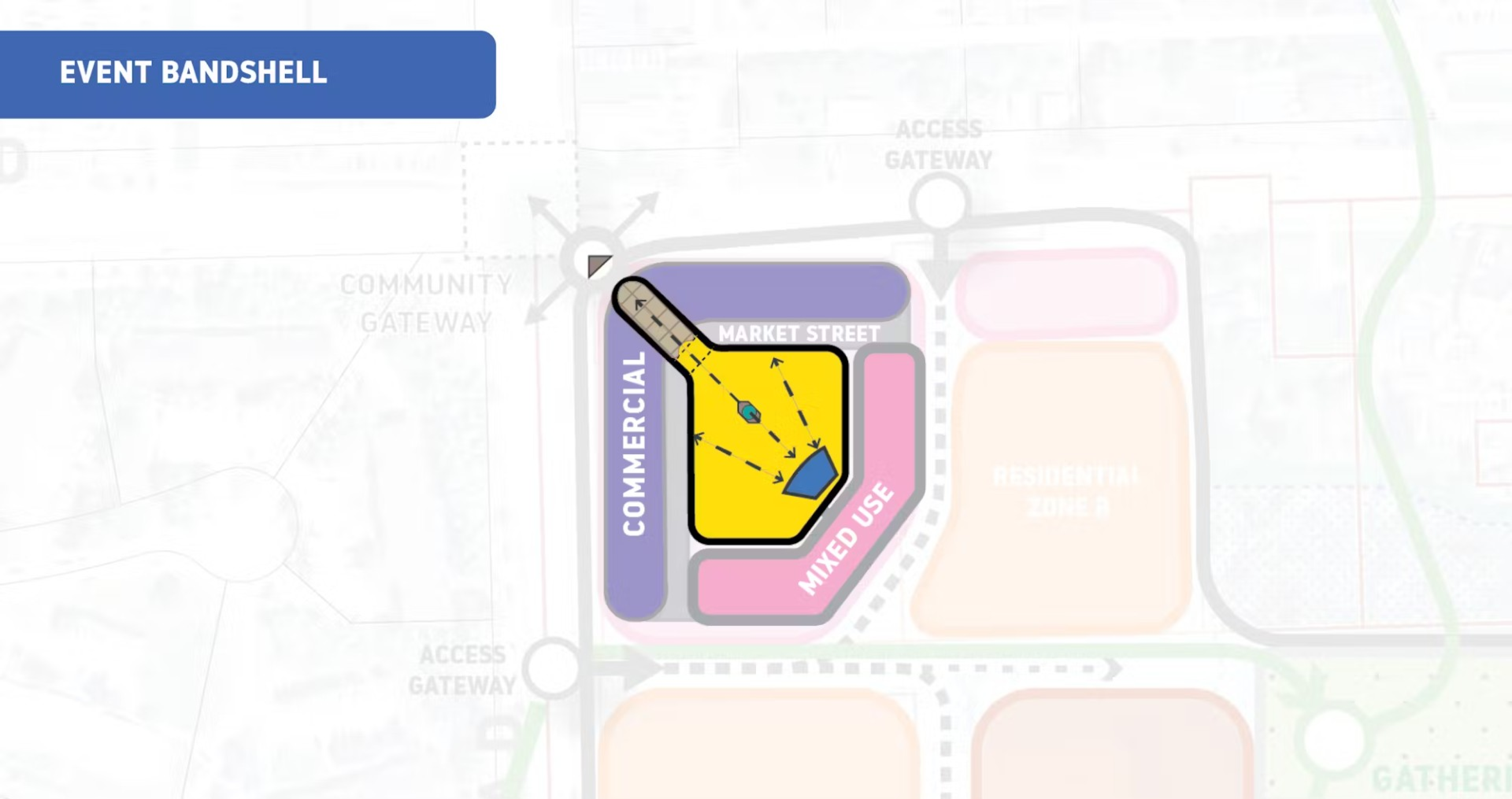
MIXED-USE ACTIVATION



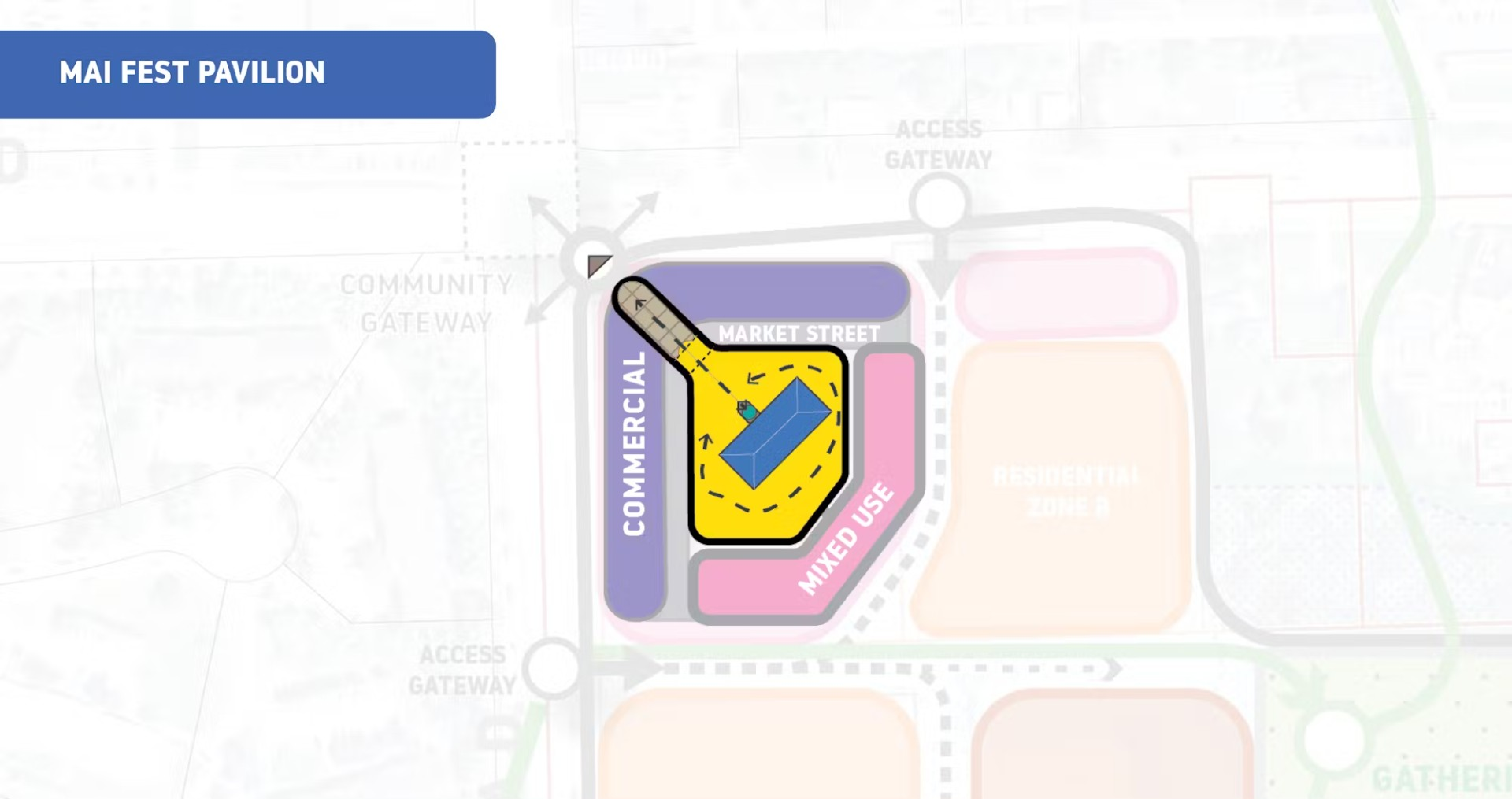
PERMANENT FEATURES



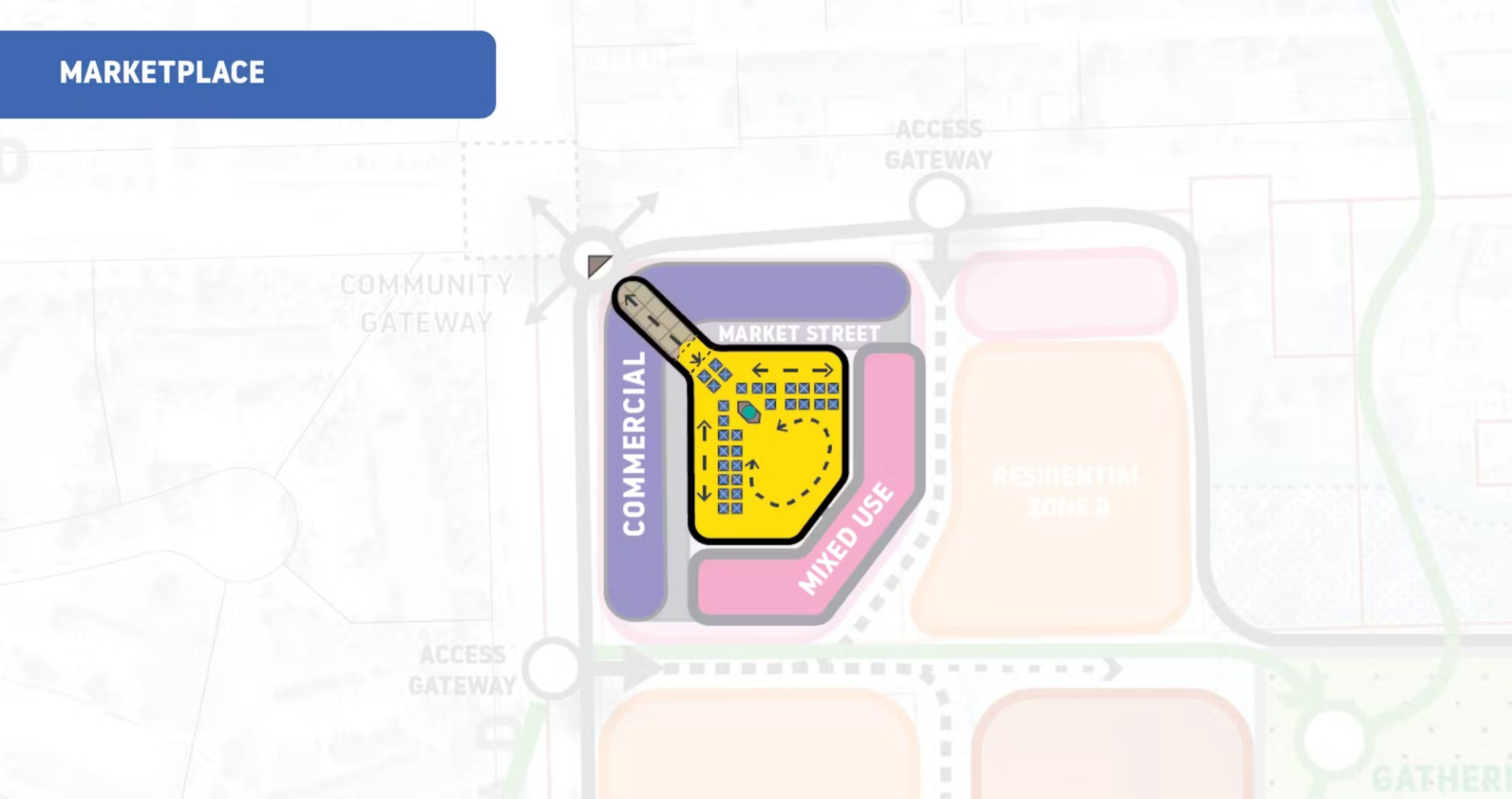
EVENT BANDSHELL



MAI FEST PAVILION

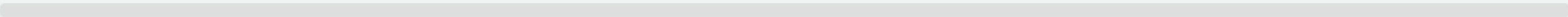


MARKETPLACE



After providing input on the planning framework, how excited are you about the opportunities and potential this development area has for Germantown?

On Scale of 1-10



Not Excited at All

Thrilled



GERMANTOWN

COMMUNITY MASTERPLAN

VISIONING SESSION 02

Tell us what you think!

RINKA+

Village of
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Wisconsin



GERMANTOWN

COMMUNITY MASTERPLAN

VISIONING SESSION 02

NEXT STEPS

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Wisconsin



THANK YOU!

VISIONING SESSION 02



IN PERSON QUESTIONS

Q1. How will the houses to the south be absorbed into the plan?

The two residential properties accessed from Pilgrim Road present future development opportunities that can be thoughtfully incorporated into the master development plan, if and when those property owners would like to redevelop. However, the properties on Lyle Lane will not be included in future development.

Q2. How will you address traffic and intersection issues?

A traffic impact analysis has been conducted to assess the potential effects of the new development on the surrounding areas. The Village is committed to implementing any necessary recommendations to ensure community safety. However, the full impact of the development will not be clear until further details are defined. It's important to note that, even before discussions about this development, the Department of Transportation (DOT) had already planned the required improvements to the intersection of Pilgrim Road and Mequon Road as part of a regularly scheduled repaving of State Highway 167.

Q3. Where will the parking be?

During the planning process, parking is carefully considered and will be provided to meet the needs of the development. The Village is committed to ensuring there is ample parking for all the different uses within the development. The Village team has also engaged with brokers, developers, and community stakeholders—especially for larger community events—to confirm their parking needs, which have been incorporated into the master development plan.

Q4. Will the presentation be available online?

Yes, here is the link to view which is also on the Village's Youtube Channel.

Q5. Is the Market Platz area large enough?

RINKA and the Real Estate team have engaged with community stakeholders, potential users of the space, to gather their requirements. Drawing on their extensive experience in planning community spaces, RINKA conducted test fittings based on the events the community expressed interest in hosting, ensuring there is adequate space for these activities in the design of the Marketplatz and its surrounding area.

Q6. Is the area that is being developed a wetland and how will it be addressed?

Yes, there are wetlands located within the development area. These wetlands will be preserved in accordance with DNR standards. The development team is exploring potential options, including the possibility of creating walking trails or other amenities for the community in these areas, pending approval. However, these plans are still under consideration and have not yet been finalized.

ONLINE QUESTIONS

Q7. What type of "anchor" businesses/establishments will be part of this development? Good examples nearby (Mequon, Tosa, Cedarburg) all have "anchor" businesses drawing people to the areas.

It's still too early to pinpoint exactly which businesses the new development will attract, but the Village's goal is to partner with the right developers and business owners to bring in the types of businesses residents have expressed interest in during community open house sessions and surveys, such as restaurants, bars, and shops. Conversations with the retail broker community—professionals who work closely with retailers and understand their market selection criteria—highlight that the key to attracting and ensuring the success of these businesses is increasing the immediate area's population, or density. This has been a challenge for the community in the past, as there hasn't been enough density to attract retailers. However, as the resident base grows, the area will become more appealing to businesses.

Q8. How will this development be funded? Will it affect taxes? Do we have a budget?

It's still too early to provide definitive answers, but the staff is collaborating with their consultants to address these specific questions. Funding options being explored include the creation of a Tax Increment District, as well as other available funding mechanisms. Additionally, as the project becomes more defined through the community open house process and the development of a master plan, the consultant team is working on finalizing the project budget. The Village Board has directed staff to develop alternatives for the project that do not affect residential property taxes.

Q9. So the strip mall, BMO Bank and BP gas station would all go?

The redevelopment of the prime corner, currently home to BMO Bank and BP, will be part of a phased development. Conversations with the property owners have been ongoing. This doesn't necessarily mean the businesses will close, but they may evolve in appearance or relocate, depending on the preferences of the business owners.

Q9. What options for development will there be? Shops? Apartments etc.

The master plan will be a mixed-use development designed to strategically integrate residential spaces to drive density. This will attract retail users, such as restaurants, bars, shops, and other community-focused services, creating a vibrant destination for both Village residents and the surrounding communities. Additionally, the plan includes a community market plaza to host local events and gatherings.

Q10. Why is so much residential included in a city center development?

A town center or newly developed community space requires multifamily and high-density development to make efficient use of land, support local businesses, provide much-needed housing and diverse housing options in the community, and promote walkability and a sense of community. A high concentration of housing in an area helps create economic sustainability by ensuring a sufficient population to support services and retail, while also fostering social interaction and community building. This approach aims to create a vibrant, sustainable, and accessible environment for residents.

Q11. Can you explain the different residential zones?

The different residential zones within a development would be designed with varying levels of density, tailored to the specific needs and characteristics of each area. Center zones, such as those near the town center, will require higher density to accommodate more residents and support a bustling, active environment. These areas are ideal for multifamily housing and mixed-use buildings. On the other hand, zones adjacent to single-family homes would require lower density, featuring more spacious lower density multi-family, single-family homes, or townhomes that maintain a more suburban feel. This zoning strategy ensures a balanced, diverse community with a range of living options to suit different preferences, while also maximizing the efficient use of land across the development.

Q12. Walkable from Wrenwood subdivision? Will be over 100 homes that may wish to be able to access the new “downtown” area.

This is a possibility, but the staff and consultants will need to collaborate with the homeowners and their association of this subdivision to determine if they would be open to such a connection and to discuss what the access might look like.

Q13. Will you include the paper ballots in the electronic survey?

Yes, the paper ballots, along with the online survey, will be included as part of the survey results. If you would like a paper ballot you can call or email the Village Administrator at 262-250-4775 or skreklow@germantownwi.gov

Q14. Where is the traffic study?

A traffic study was conducted for this development area; however, it will need to be updated as the project has evolved. The staff has a copy of the traffic study.

Q15. Could the new police station be here?

It is not conducive to locate the police station as part of this development, as there is not enough space and it is not in the right location to meet the needs of the police department.

Q16. What will developer give back to Germantown?

A well-planned development can give back to the community in several important ways. First, it can create job opportunities, both during construction and long-term, which boosts local employment and supports small businesses. This contributes to economic stability and growth, helping people in the community improve their standard of living.

Additionally, development projects can improve infrastructure, such as roads, parks, and public transportation, benefiting everyone in the area. These improvements can make the community more accessible, safer, and livable for current and future residents.

New developments also often increase the local tax base, providing more funding for public services like schools, healthcare, and emergency services. This allows the community to reinvest in itself and enhance the quality of life for all its members.

By offering a mix of residential, retail, and recreational spaces, a development can provide more options for people to live, work, shop, and socialize within their own neighborhood. This can help reduce commuting times, promote local businesses, and create a stronger sense of community.

Moreover, sustainable design practices in new developments can have long-term environmental benefits, such as reducing energy consumption, conserving water, and promoting green spaces. This contributes to a healthier, more resilient community for future generations.

Ultimately, thoughtful development has the potential to be a win-win situation, where growth supports the well-being of individuals, families, and the larger community as a whole.

Q17. What will the traffic control signals be to enter and leave the area?

It's still early to tell, but the Village will continue collaborating with the traffic impact consultant to ensure that the appropriate traffic control measures and infrastructure are implemented.

Q18. What does residential have to do with a Market Platz?

The addition of residential areas and an increase in density will not only attract new businesses to the area but also contribute to a stronger local economy. As the population grows, there will be greater demand for services and retail, which can help support the development of the market plaza. This increased economic activity will, in turn, expand the tax base, providing a steady source of revenue to fund both the initial construction and the ongoing maintenance of the plaza. Ultimately, the growth in residential density creates a sustainable foundation for long-term community development, ensuring that the plaza remains a vibrant and well-maintained asset for years to come.

SITE PLAN REVIEW

2/10/25 Plan Commission Meeting

Capstone Development Company / CQ WI 2021 LLC

Village Staff Report & Recommendation

Germantown, Wisconsin

Summary

Mike Faber, agent for Capstone Development Company and CQ WI 2021 LLC, property owner, is requesting approval of site development and building plans for Phase 3 of the Capstone 41 Business Park, including a 291,140 sqft industrial building within the Holy Hill Gateway District.

Property Location: N128 W20833 Holy Hill Road (Holy Hill Gateway District - TID#7)

Applicant/

Property Owner: Mike Faber, Capstone Development Co.
CQ WI 2021 LLC
W24222 Riverwood Drive
Waukesha, WI

Current 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

In August 2021, the Plan Commission approved site development and building plans for Phase 1 of the 52.5-acre Capstone 41 Business Park in the Holy Hill Gateway District. The Phase 1 building is a 203,580 sqft multi-tenant industrial building that is now fully occupied. At that time, a conditional use permit (CUP #06-2021) was granted to allow minor encroachment into the Village's "no touch" 25' wetland and 75' navigable waterway setback areas anticipated for all three phase of development within the Capstone 41 Business Park.

In January 2023, site development & building plans were approved for Phase 2 with a 294,614 sqft multi-tenant building. Soon after, a conditional use permit was granted to allow the maximum building height for the Phase 2 and Phase 3 buildings from 45 feet to 46 feet 6 inches. Revised building plans for the Phase 2 building with the taller wall height and other elevation modifications were also approved. To date, both the Phase 1 and Phase 2 buildings are 100 percent leased/occupied.

At this time, Capstone Development is requesting approval of site development and building plans for the Phase building that includes a 291,140 sqft industrial/warehouse multi-tenant building. As indicated in the January 8, 2025 project narrative, the Phase 3 building is designed to be a mirror image of the Phase 2 building with a slightly different color scheme. Phase 3 includes the following features:

Site Improvements

- Install perimeter and internal landscaping around the building and street trees along Holy Hill Road
- Access provided to directly to Holy Hill Road via a new, full-movement access driveway at the east end of the property and indirectly to the controlled intersection at Gateway Crossing via the internal access road and truck court around Building #2 and Building #3
- Completion of perimeter access road from Phase 2 connecting Holy Hill Road to the employee and visitor parking lot on the east side of the building serving a total of 212 vehicle parking stalls (9'x20')
- Truck parking along the west side of the site includes 80 truck/trailer stalls (12'x55') in a central truck court with 37 truck docks and another 32 truck/trailer stalls adjacent to the building

Building Improvements (see attached renderings & elevations; Sheets A1.1, A4.1 & A4.2)

- 291,140 sqft single-story building
- Painted, insulated pre-cast concrete wall panels w/ smooth finish w/ light & dark brown color scheme (w/ pre-cast wall panels at heights of 40'8", 42'6" and 46'6" w/ parapet)
- Three (3) primary entrances w/ canopies w/ prefinished aluminum storefront windows (and knockout panels for future windows)
- Thirty-seven (37) shipping & receiving loading dock bays (w/ room for an additional 34 dock bays) & four (4) overhead drive-in door bays

Storm Water Management. Additional building footprint and other impervious surfaces to be constructed in Phase 3 increases the total amount of impervious area to 1,116,150 sqft (25.62 acres) after full buildout of both Phase 2 and Phase 3 or 76% of the total 33.7-acre site (Lot 2 of CSM 7248 plus Outlot 3) leaving 354,988 sqft (8.15 acres) or 24% in open/green space (the maximum impervious surface area allowed in the M-1: Limited Industrial District is 80 percent).

Storm water facilities to be completed in Phase 3 include storm sewer, roof drains, and drain tiles to convey run-off from the building and parking areas to the existing storm water basin located in Outlot 3 of CSM 7248.

Landscaping & Buffering. Landscaping is proposed along Holy Hill Road (street trees) and the east side of the building and within the employee/visitor parking area. Plantings include a variety of deciduous street and shade trees, ornamental trees, evergreen trees, deciduous and evergreen shrubs, perennial plantings, and ornamental grasses. (see Sheets L-1 through L-4). The landscaping proposed is a continuation of the type and extent of landscaping installed for Phase 1 and Phase 2.

Lighting. Proposed exterior lighting of the site and building includes:

- (18) 133W LED cut-off building-mounted fixtures at a height of 32' (west, south, and east elevations);
- (4) 133W LED cut-off building-mounted fixtures at a height of 32' (north elevation);
- (6) 133W LED cut-off style pole-mounted fixtures mounted on a 30' pole and 5' base (35' total fixture height) in the east truck parking area;
- (12) 44W LED entrance lighting mounted at a height of 10 feet

Signage. A monument sign for the business park was approved by the Plan Commission at their August 8, 2022 meeting at the driveway intersection @ Holy Hill Road. Details for any wall-mounted signs for future tenants will be provided as part of separate and future sign permit applications.

Staff Comments

The proposed landscape plan is consistent in variation, quantity, and size with what was approved for both Phase 1 and Phase 2 of the Capstone 41 Business Park. Staff supports the landscape plan as proposed. Additional landscaping along the east property line of Lot 2 (east of the Phase 3 building) is required to better enhance the transition from the Capstone 41 business park to the undeveloped land and existing residential areas to the east (and to meet landscaping requirements as pointed out below by the Village Forester).

No roof plan has been provided at this time given the speculative nature of the building shell being constructed. Depending on future tenants, roof-mounted HVAC mechanicals may be installed in the future; While there is a 1-3' high parapet proposed along the roof line, no roof plan showing the actual location and possible sight lines has been provided. No screening is proposed at this time either. Future tenants should be required to provide a roof plan with RTU location and sightline diagrams as part of any

building “build out” plans. RTU’s should be screened from view by line of sight at 5’ above grade from all property lines around the building and the centerline of the adjacent roadways (Holy Hill Road and driveway). If RTU’s cannot be hidden from view, screen walls or other mutually acceptable features intended to shield the view of said RTU’s should be submitted to the Village Planner (or Plan Commission if determined necessary by the Village Planner) for review and approval prior to build out construction and tenant occupancy.

No details regarding the size, location and materials for any dumpster enclosure(s) have been provided. Dumpster enclosures should be designed to meet the Village’s dumpster enclosure guidelines. Future tenants should be required to provide proposed dumpster enclosure plans to be reviewed by staff prior to occupancy.

The proposed exterior lighting includes building-mounted fixtures at a height of 32 feet; exceeding the maximum 25 feet recommended by the Village. The height of all exterior lighting fixtures should not exceed a mounted height of 25 feet above the surrounding finished grade elevation. Also, no tilting of the fixtures should be permitted. The lighting plan needs to be modified so that illumination levels do not exceed 0.5 footcandles at the property boundaries (north and south property lines). Also, lighting along the east side of the building is wall mounted with light cast outward to the east parking lot area. In the event glare is evident to the residential areas to the east that results in nuisance complaints, the owner should cooperate with the Village to identify and implement solutions to reduce any glare or nuisance.

Finally, as presented in the revised Wetland Setback Mitigation Plan Narrative and exhibits dated February 4, 2025 (which updates the original July 16, 2021 filed with CUP #06-2021), a small amount of additional encroachment into the 25’ wetland and 75’ navigable setback areas will occur in the far southeast corner of the site in Phase 3 (see sheets C-3 & C-6 grading plan). As development has occurred, the original amount of encroachment anticipated has been less (a total of 1.129 ac with Phase 3 vs. the original projection of 1.782 ac). Because the amount of actual mitigation provided has increased from 2.232 ac to 2.344 ac, the required 2:1 ratio of mitigation area to encroachment area will continue to be more than the minimum required with Phase 3 development.

Community Development: Inspection Services

Inspection Services has indicated that the submission of state-approved plans will be required prior to issuing a building permit along with the required \$20,000 occupancy bond.

Village Forester

The following items need to be addressed in a revised landscape plan submitted to the Village Forester for review and approval prior to issuance of an occupancy permit or installation of landscaping, whichever occurs first:

1. Page L1. Per municipal code 17.43.5(c) – Interior parking lot landscaping shall include (one) 2” caliper tree for every ten parking spaces. This plan as submitted for the east parking lot does not meet this requirement.

2. Page L1. Per municipal code 17.43.5(c) – Parking lot landscaping, perimeter plantings are required around the parking lot for screening from adjacent properties. This plan does not include perimeter plantings along the East parking lot boundary to buffer from the adjacent property.
3. Page L1. Consider the following alternatives for maple trees and high number of honeylocust trees, and the planned black hills spruce.
 - a. Deciduous trees (maple alternatives)
 - i. Kentucky Coffeetree (*Gymnocladus dioicus*)
 - ii. London planetree (*Platanus x acerifolia*)
 - iii. Tuliptree (*Liriodendron tulipifera*)
 - b. Evergreen Trees (spruce alternatives)
 - i. Norway spruce (*Picea abies*)
 - ii. Serbian spruce (*Picea omorika*)
 - iii. Concolor fir (*Abies concolor*)
4. Page L4. Tree Planting Specs. Revise “Crown of root ball 1” above finished grade leaving trunk flare visible at top of root ball” to “Crown of root ball 1” above finished grade. Remove top 1/3 of planting material from root ball including twine and burlap and wire (if needed) leaving trunk flare visible at top of root ball”

Public Works/ Village Engineer/Village Surveyor

The Village Engineer and Public Works Department staff have identified several minor technical requirements that will need to be resolved prior to commencing construction activities and issuance of building permits in a January 15, 2025 review memo (copy attached).

Fire & Police Departments

No comments.

VILLAGE STAFF RECOMMENDATION

APPROVE the site development and building plans for development proposed by Capstone Quadrangle for Phase 3 of the Capstone 41 Business Park on Holy Hill Road, including a 291,140 sqft multi-tenant industrial/distribution building 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 plans unless superseded by subsequent plan sheets approved by Village Staff pursuant to revisions required herein and/or by the Plan Commission:
 - a. *Architectural plans dated December 4, 2024;*
 - b. *Civil Engineering plans dated November 18, 2024);*
 - c. *Landscaping plans dated November 18, 2024;*
 - d. *Lighting plans (photometric plan) dated December 4, 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 for the shell building.
 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. All technical requirements identified in the January 15, 2025 review memo from the Village Engineer and Public Works Department shall be resolved and reflected in additional information and/or revised plans submitted to Staff for further review, comment, and approval prior to commencing construction or issuance of building permits (excluding "early start" site clearing and footing/foundation work approved by the Village and/or WI DSPS).
 5. State agency (DSPS) approved plans and a \$20,000 occupancy bond are required by Inspection Services at the time of building permit application. The Village of Germantown is an authorized delegated agent of DSPS to provide all commercial plan review and inspection services through SAFEBuilt of WI and the Village of Germantown.
 6. The height of all exterior lighting fixtures shall not exceed a mounted height of 25 feet above the surrounding finished grade elevation (wall and pole mounted). Also, no tilting of the fixtures shall be permitted. The lighting plan needs to be modified so that illumination levels do not exceed 0.5 footcandles at the property boundaries (north and south property lines). An updated lighting plan shall be submitted for review and approval by the Village Planner prior to the issuance of building permits.
 7. Lighting on the east side of the building is wall mounted with light cast outward to the east parking lot. In the event glare is evident to the residential areas to the east that results in nuisance complaints received by the Village, the building owner should cooperate with the Village to identify and implement solutions to reduce any glare or nuisance.
 8. Dumpster enclosures shall be designed to meet the Village's dumpster enclosure guidelines. Future tenants shall be required to provide proposed dumpster enclosure plans for review and approval by the Village Planner prior to issuance of an occupancy permit for the tenant.
 9. Future tenants shall provide a roof plan with the location of all roof-mounted HVAC units and any other roof-mounted equipment along with sightline diagrams as part of all future building "build out" plans. RTU's shall be screened from view by line of sight at 5' above grade from all property lines around the building and the centerline of the adjacent roadways (Holy Hill Road and driveway). If RTU's cannot be hidden from view, screen walls or other mutually acceptable features intended to shield the view of said RTU's shall be submitted to the Village Planner (or Plan Commission if determined necessary by the Village Planner) for review and approval prior to build out construction and tenant occupancy.

-
10. The following items need to be addressed in a revised landscape plan submitted to the Village Forester for review and approval prior to issuance of an occupancy permit or installation of landscaping, whichever occurs first:
- a. Page L1. Per municipal code 17.43.5(c) – Interior parking lot landscaping shall include (one) 2" caliper tree for every ten parking spaces. This plan as submitted for the east parking lot does not meet this requirement.
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 - c. Page L1. Consider the following alternatives for maple trees and high number of honeylocust trees, and the planned black hills spruce.
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 1. Kentucky Coffeetree (*Gymnocladus dioica*)
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 1. Norway spruce (*Picea abies*)
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 - d. Page L4. Tree Planting Specs. Revise "Crown of root ball 1" above finished grade leaving trunk flare visible at top of root ball" to "Crown of root ball 1" above finished grade. Remove top 1/3 of planting material from root ball including twine and burlap and wire (if needed) leaving trunk flare visible at top of root ball".



Fee must accompany application

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

PAID

DATE

1/10/25
CHK # 18645

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
% CAPSTONE DEVELOPMENT COMPANY
N17W24222 RIVERWOOD DRIVE STE 160
WAUKESHA, WI 53188

Phone (262) 523-1122

E-Mail mike@capstonequadrangle.com

PROPERTY OWNER

CQ WI 2021, LLC (same)

Phone ()

E-Mail

2

PROPERTY ADDRESS

N128 W20833 HOLY HILL ROAD, GERMANTOWN WI
53076

3

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

North INDUSTRIAL GATEWAY (ZILBER)	South CONSERVANCY (MMSD)	East AGRICULTURAL (WETTERAU)	West 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.

5

SIGNATURES - ALL APPLICATION MUST BE SIGNED BY OWNER

Michael F. Elm 1/8/2025
Applicant Date

Michael F. Elm 1/8/2025
Owner Date
by: CAPSTONE GERMANTOWN LLC,
a co-managing member



Village of Germantown
 Date 1/8/2025 Type Bill Reference 1.8.2025 PCAPPLIC

Original Amt.
 3,460.00

Balance Due
 3,460.00

1/8/2025
 Discount
 Check Amount

Payment
 3,460.00
 3,460.00

Checking - BMO Harri Fee industrial PlanCommission Application

3,460.00

Village of



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

01/10/2025 09:22AM Mary S.
 000806-0017
 Payment Effective Date 01/09/2025

MISCELLANEOUS

PLAN COMMISSION REVIEW
 FEES (GENPLN)

2025 Item: GENPLN
 1 @ \$3,460.0000

PLAN COMMISSION REVIEW
 FEES (GENPLN)

\$3,460.00

\$3,460.00

Subtotal
 Total

\$3,460.00
\$3,460.00

CHECK
 Check Number 8645

\$3,460.00

Change due

\$0.00

Thank you for your payment

CUSTOMER COPY



8 January 2025

Mr. Jeffrey W. Retzlaff, AICP
Community Development Director
Village of Germantown
N112W17001 Mequon Road
Germantown, Wisconsin 53022-0337

RE: **Capstone 41 – Phase III:** Site Plan Request: GTVN 181979
N128 W208033 Holy Hill Road, Germantown Wisconsin
Plan Commission narrative

Dear Jeff,

As a component of our package submitted for Plan Commission consideration of our site plan and building design for Phase III of our Class A “Capstone 41 Business Park”, this letter is a description summarizing the design intent and what we are proposing.

Following the successful completion of our Phase II building and its full lease-up, we are now planning to move ahead with the Phase III building of the master development plan that we showed you when we began about 4 years ago.

This Phase III building is designed to be virtually a mirror image of Phase II, except slightly smaller in the NE corner in order to accommodate semi truck turning movements coming off Holy Hill Road to enter the north end of the truck court. Phase III is planned to be consistent with the industrial uses generally described in the M-1 Limited Industrial District zoning category of your zoning ordinance and the relevant Germantown Comprehensive Plan.

The park infrastructure is already completed and in-place, including the eastern entrance drive coming off Holy Hill Road and berming/landscaping along Holy Hill Road, as well as the water main laterals and the sanitary sewer main across the south end of our park. Our Phase I speculative building (203,580 SF) and Phase II (294,614 SF) are fully leased. Phase III, like Phase II, will be 36 foot structural clear height inside and approximately 290,000 SF. This design is aimed at being “state of the art”, and we hope to appeal to increasing tenant activity in the market.

Capstone Quadrangle
Chicago Milwaukee Kansas City San Francisco
N17 W24222 Riverwood Drive, Suite 160, Waukesha WI 53188-1134
(262) 523-1122 www.capstonequadrangle.com

Our design intent for Phase III, as we noted 2 years ago, is to create an aesthetic that conveys a sense of campus, so that the buildings feel like siblings and are related to each other, rather than being completely different.

- The paint “pattern” or scheme will feel related to Phase II and Phase I, but not an identical twin.
- Selected paint colors in the same “dark, medium, light” type of density, used in a similar manner as Phase II, in the warmer earth tones as the Plan Commission had suggested for Phase II, but lightly modified in colors compared to Phase II.

We believe our team has crafted an attractive and thoughtful Class A building, representing a “sibling” to Phase I and II, and consistent with those in the vicinity, that we and Germantown can be proud of, and we look forward to our time with you and the Plan Commission.

Regards,

A handwritten signature in blue ink, appearing to read "Michael Faber", with a small flourish at the end.

Michael Faber
Principal



CAPSTONE 41 - PHASE III

N128 W20833 HOLY HILL ROAD, GERMANTOWN, WI

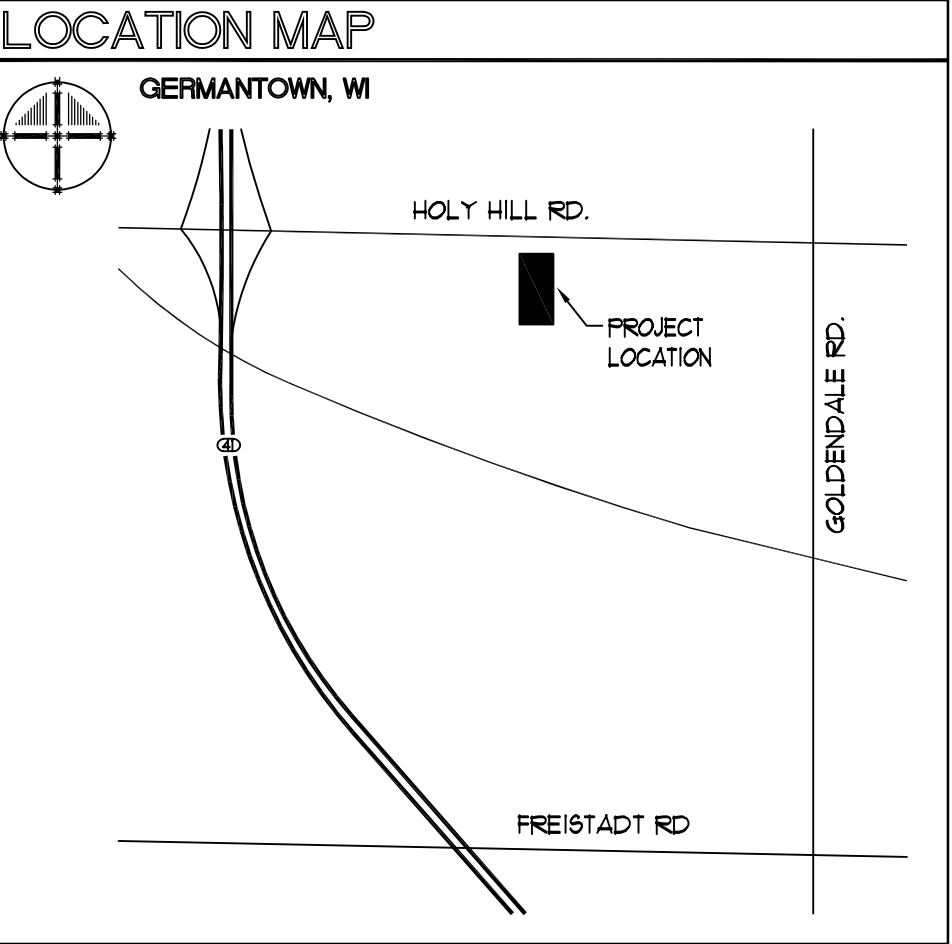
PROJECT DATA
APPLICABLE CODES: INTERNATIONAL BUILDING CODE - 1015 AS MODIFIED BY THE WISCONSIN ENROLLED COMMERCIAL BUILDING CODE IN CHAPTER SPS 362.
BUILDING CLASSIFICATION: MIXED USE NON-SEPARATED, UNLIMITED AREA BUILDING S-1 (MODERATE-HAZARD STORAGE) F-1 (MODERATE-HAZARD FACTORY) B (BUSINESS)
CONSTRUCTION CLASSIFICATION: TYPE IIB - UNPROTECTED WITH AUTOMATIC SPRINKLER SYSTEM
BUILDING AREA: 29140 SF.

GENERAL NOTES
1. DO NOT SCALE DRAWINGS.
2. CONTRACTOR SHALL FIELD VERIFY AND BECOME THOROUGHLY FAMILIAR WITH ALL CONDITIONS AND DIMENSIONS.
3. EACH CONTRACTOR SHALL REVIEW COMPLETE PLANS FOR RELATED WORK.
4. ALL WORK SHALL BE IN COMPLIANCE WITH STATE AND LOCAL CODES FOR RESPECTIVE TRADES.

SHEET INDEX
T1 TITLE SHEET
ARCHITECTURAL
A1 SITE PLAN & DETAILS
A31 OVERALL BUILDING PLAN
A41 EXTERIOR ELEVATIONS
A42 EXTERIOR ELEVATIONS & ALUMINUM FRAME ELEVATIONS

ABBREVIATIONS

ALT	ALTERNATE	HDUR	HARDWARE
A/E	ARCHITECT/ENGINEER	HM	HOLLOW METAL
APF	ABOVE FINISH FLOOR	HT	HEIGHT
ALUM	ALUMINUM	HU	HOT WATER
BD	BOARD	INT	INTERIOR
BO	BOTTOM OF	INSUL	INSULATION
CPT	CARPET	JOINT	JOINT
CL	CENTER LINE	LAV	LAVATORY
CLG	CEILING	MFR	MANUFACTURER
CJ	CONTROL JOINT	MN	MINIMUM
CMU	CONCRETE MASONRY UNIT	MO	MASONRY OPENING
CONC	CONCRETE	MTL	METAL
CONT	CONTINUOUS	NC	NOT IN CONTRACT
CO	CLEAN OUT	NTS	NOT TO SCALE
CW	COLD WATER	OC	ON CENTER
CT	CERAMIC TILE	OCF	OTHER FURNISHED, CONTRACTOR TO INSTALL
DBL	DOUBLE	OPP	OPPOSITE
DF	DRINKING FOUNTAIN	PLYD	PLYWOOD
DIA	DIAMETER	FL	PLASTIC LAMINATE
DIM	DIMENSION	PL	PLATE
DN	DOWN	FT	PORCELAIN TILE
DR	DOOR	QT	QUARRY TILE
DS	DOWNSPOUT	REQD	REQUIRED
DTL	DETAIL	RO	ROUGH OPENING
DWG	DRAWING	SH	SHEET
EA	EACH	SV	SHEET VINYL
EIFS	EXTERIOR INSULATION AND FINISH SYSTEM	SR	SIMILAR
EI	ELEVATION	SS	SOLID SURFACE
EJ	EXPANSION JOINT	ST	STAINLESS STEEL
EQ	EQUAL	STD	STANDARD
EQUIP	EQUIPMENT	SAT	SUSPENDED ACOUSTIC TILE
EXIST	EXISTING	CEILING	TO BE DETERMINED
EXT	EXTERIOR	TEMP	TEMPORARY
EWC	ELECTRIC WATER COOLER	T/O	TOP OF
FEC	FIRE EXTINGUISHER CABINET	T&G	TONGUE AND GROOVE
FIN	FINISH	TYP	TYPICAL
FD	FLOOR DRAIN	UNO	UNLESS NOTED OTHERWISE
FLR	FLOOR	VCT	VINYL COMPOSITION TILE
FRP	FIBERGLASS REINFORCED PLASTIC	VB	VINYL BASE
GA	GAUGE	VF	VERIFY IN FIELD
GALV	GALVANIZED	UD	WOOD
GYP BD	GYPSUM BOARD	WUF	WELDED WIRE FABRIC



CAPSTONE QUADRANGLE

CLIENT:

CAPSTONE QUADRANGLE
N 1110 4222 RIVERWOOD DRIVE SUITE 160
WILKESHA, WISCONSIN 53188
PHONE: 262.523.1122
ATTN: MIKE FABER

PartnersinDesign
ARCHITECTS

ARCHITECT:

PARTNERS IN DESIGN ARCHITECTS
2610 LAKE COOK ROAD, SUITE 280
RIVERWOOD, ILLINOIS 60005
PHONE: 847.340.0300
OR
CHAD SILVESTER, AIA
OR
CHAD SILVESTER, AIA

Pinnacle Engineering Group

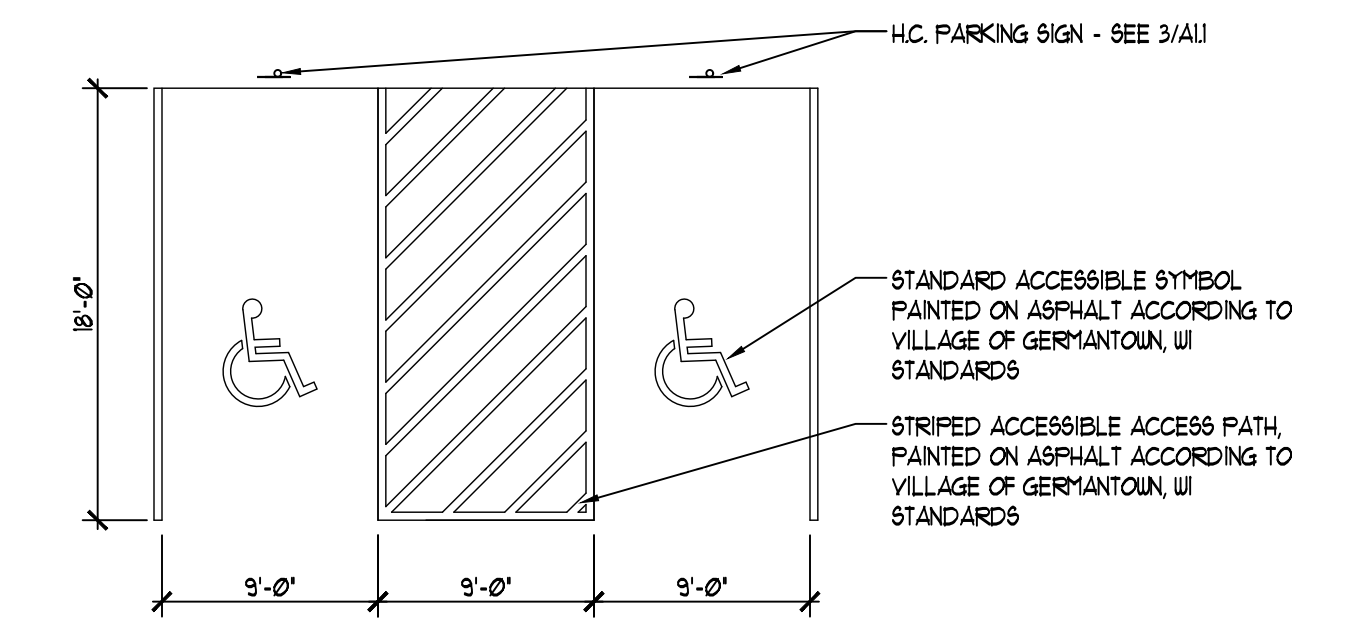
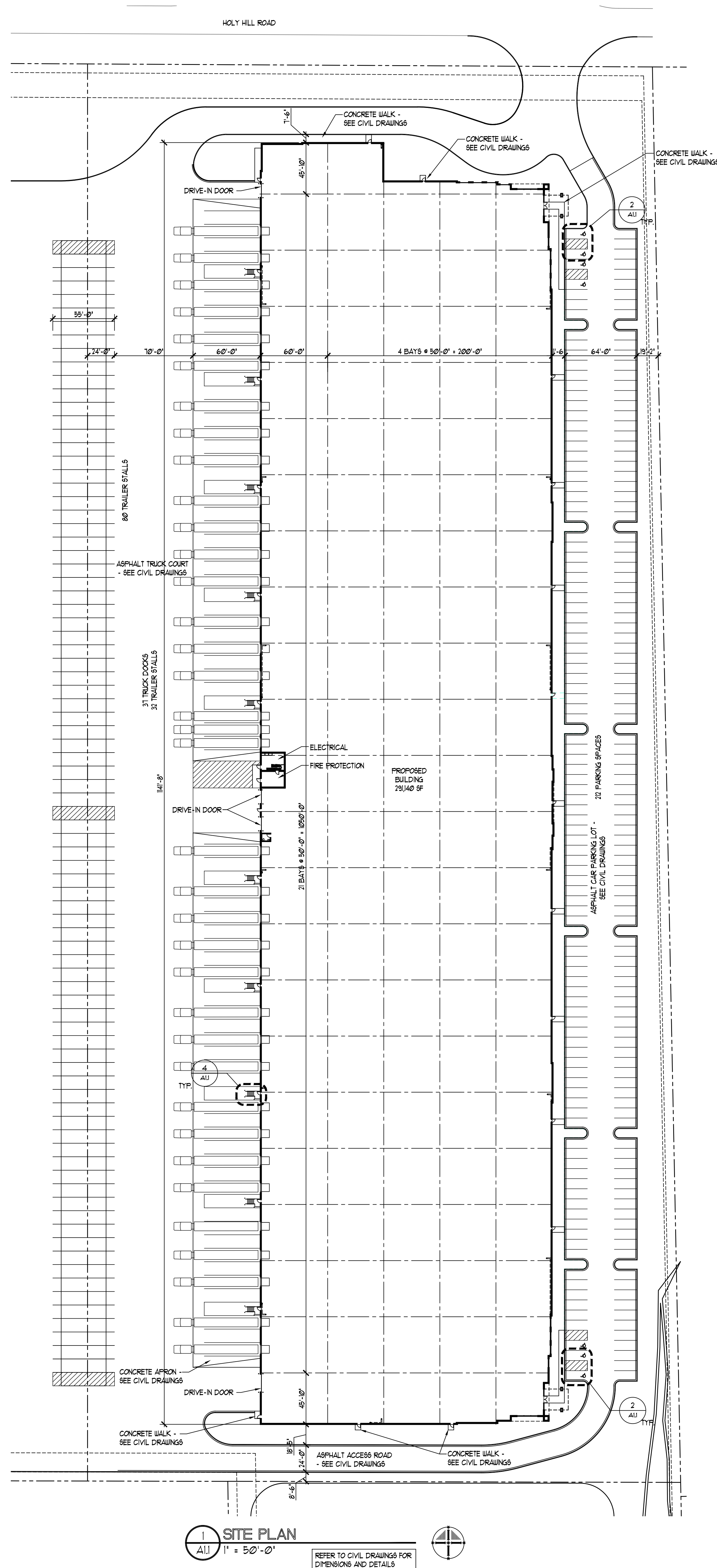
CIVIL ENGINEER:

PINNACLE ENGINEERING GROUP
5850 W. BLUEHOUND ROAD, SUITE 210
BROOKFIELD, WISCONSIN 53005
PHONE: 262.754.8800
ATTN: TODD MUELLER

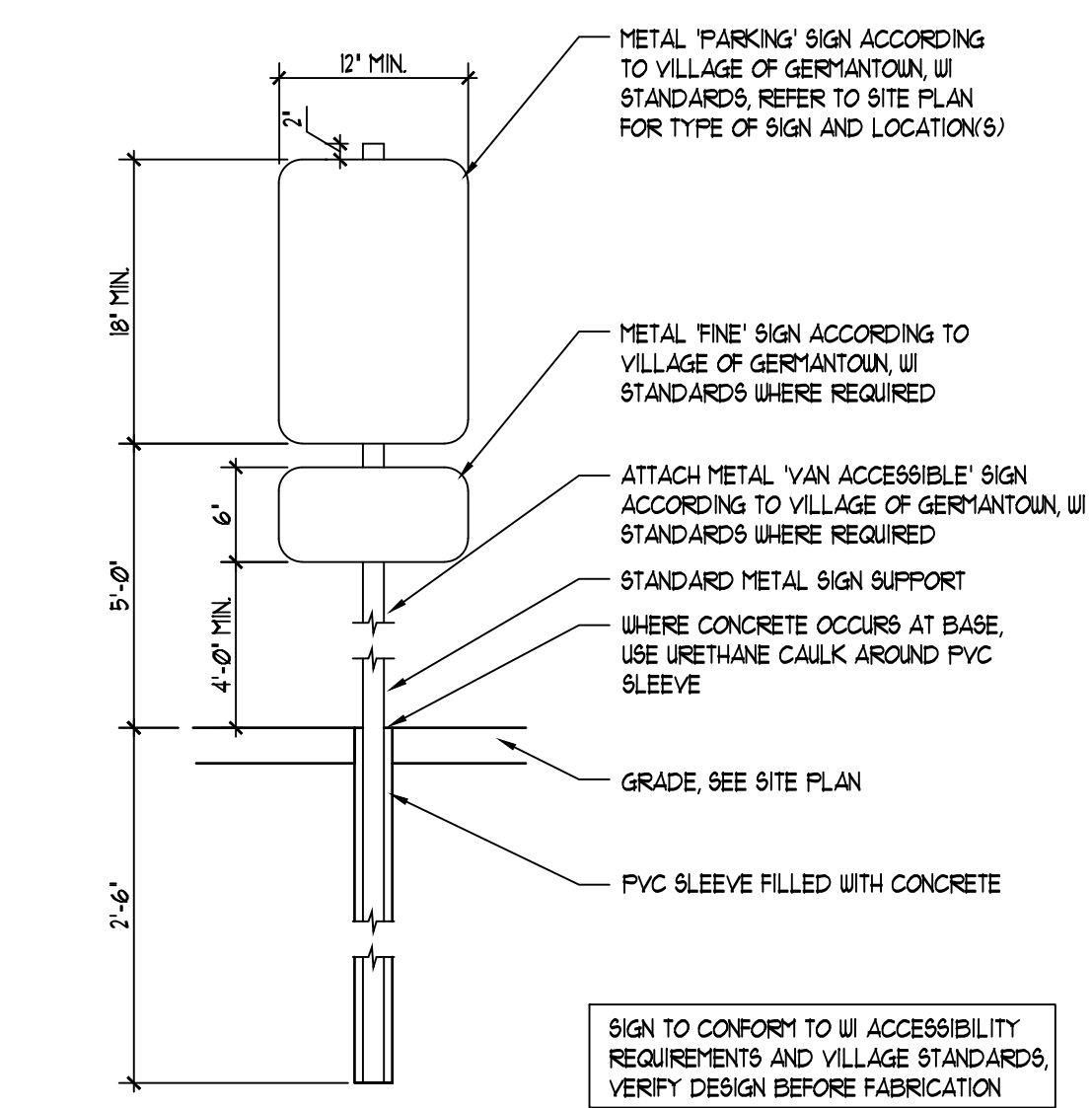
PartnersinDesign
ARCHITECTS

CAPSTONE 41 - PHASE III
PROJECT NUMBER: 079.22.121

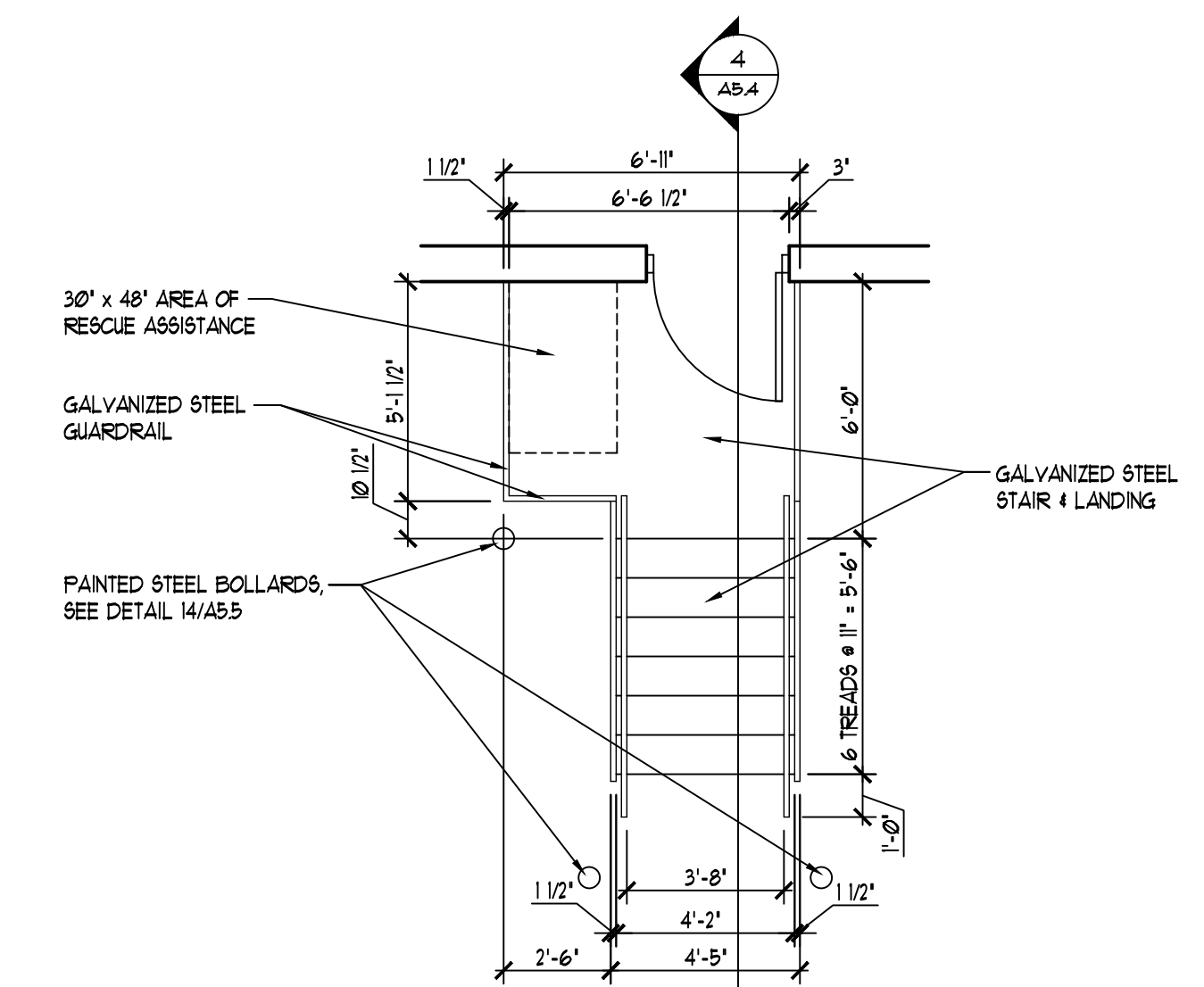
VILLAGE SET
ISSUE DATE: 12.04.24



2 TYP. H.C. PARKING STALL
All 1/8" = 1'-0"



3 SIGN MOUNTING DETAIL
A.I. 1' = 1'-0"

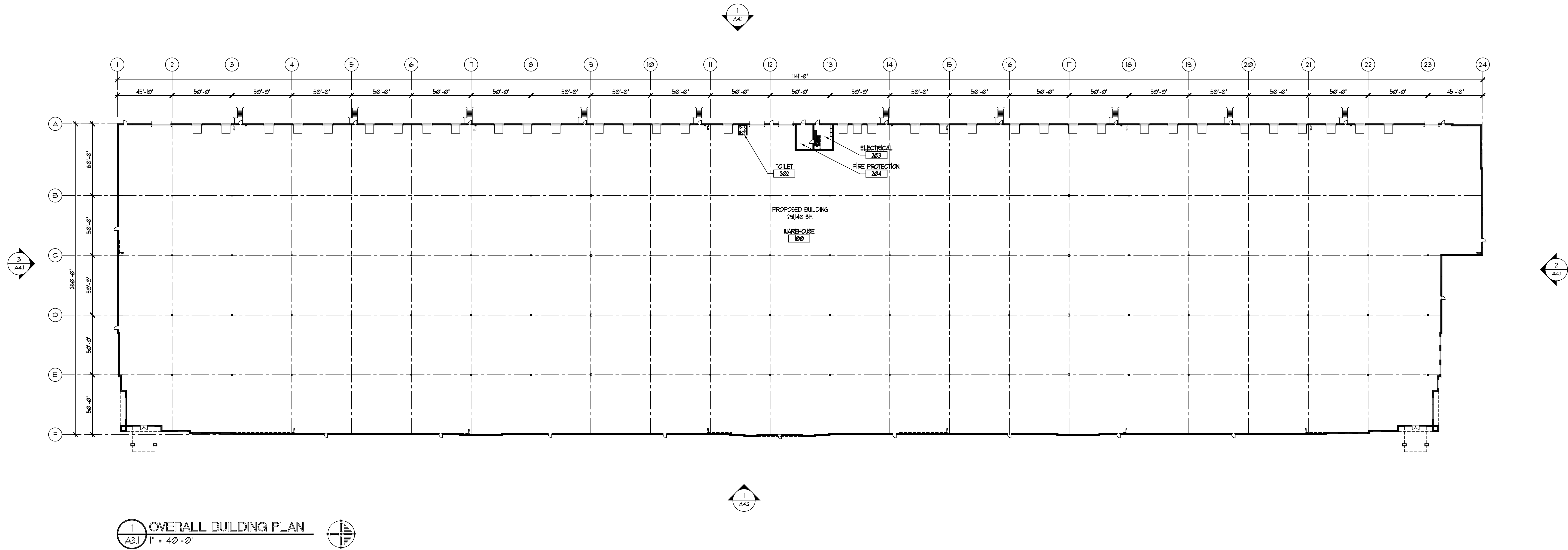


4 EGRESS STAIR PLAN
A.I. 1/4" = 1'-0"

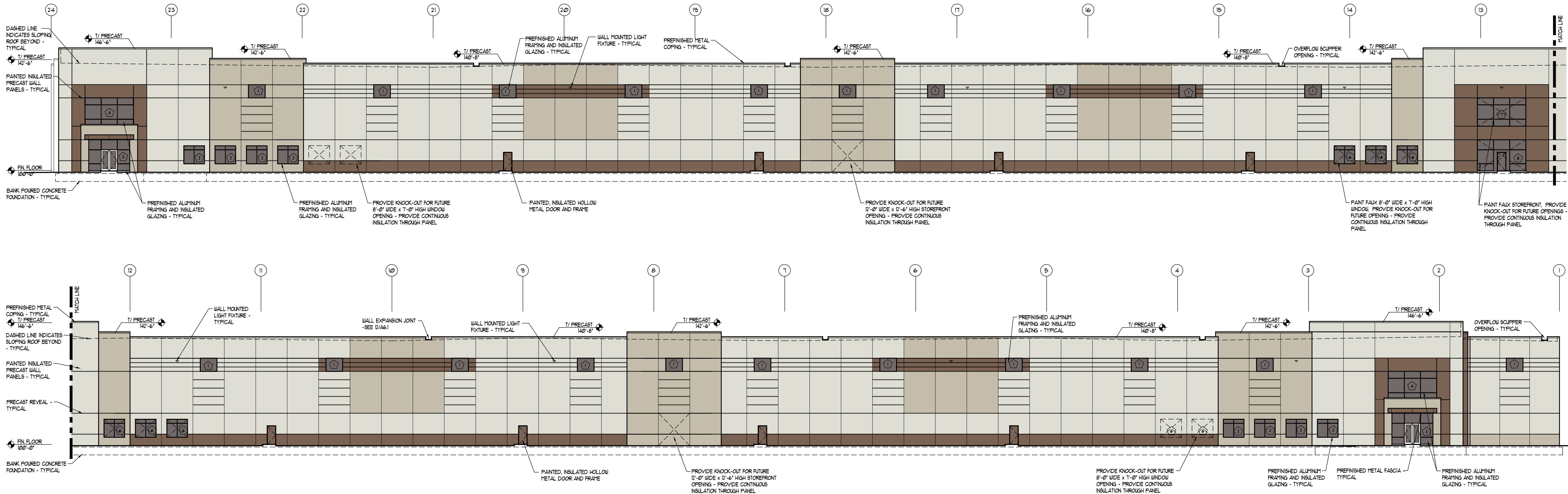
PROJECT SUMMARY

PHASE 2 BUILDING: 29140 SF
(N128 W00955 HOLY HILL ROAD)

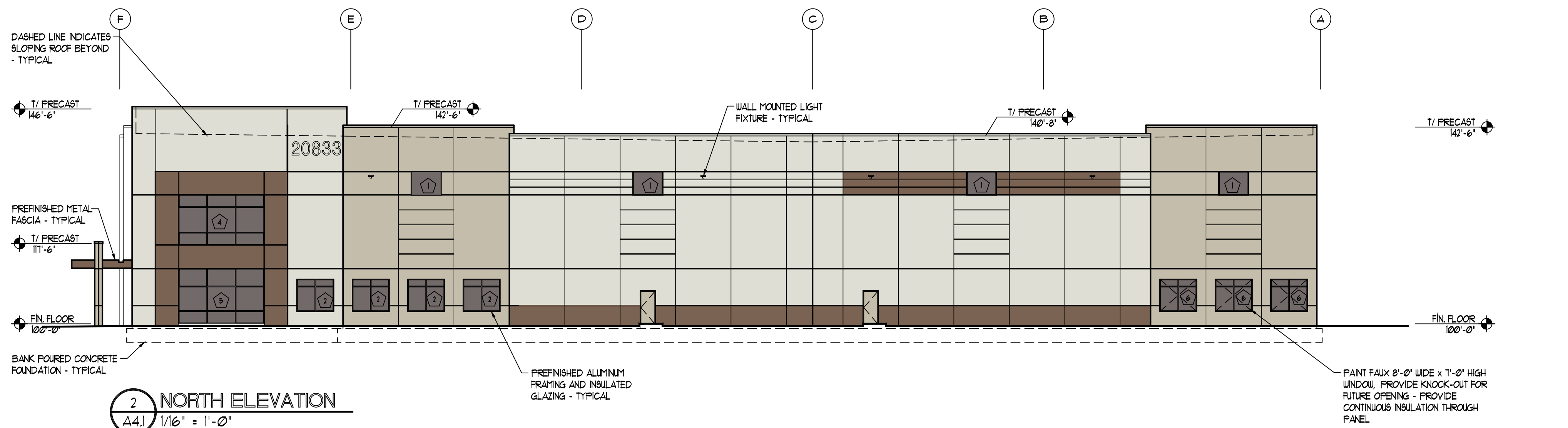
TRUCK DOCKS: 31
FUTURE TRUCK DOCKS: 32
DRIVE-IN DOORS: 4
TRAILERS (SHARED): 80
CAR PARKING: 212



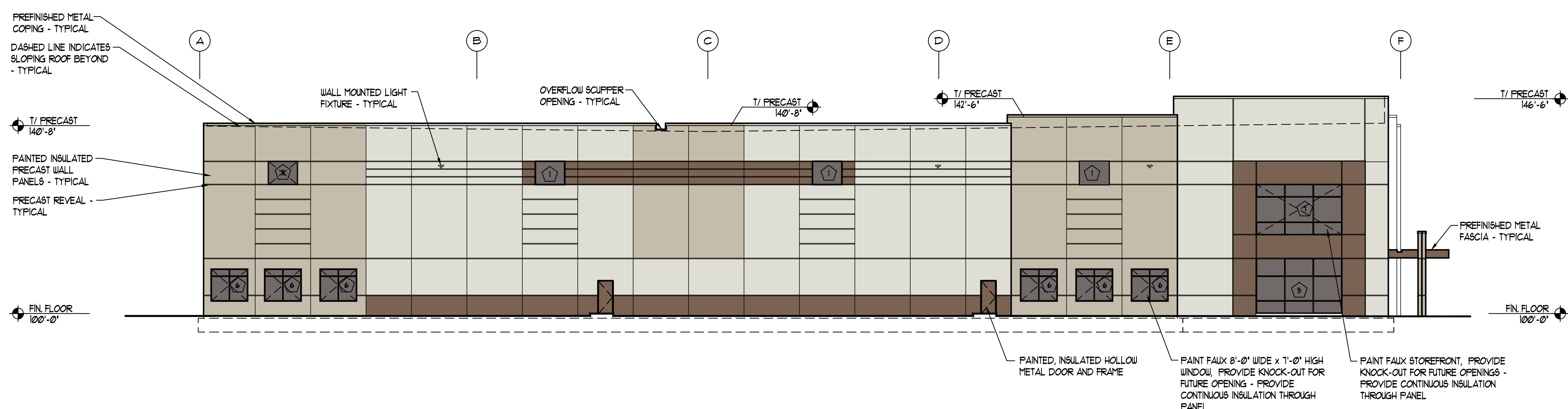
1 OVERALL BUILDING PLAN
A3.1 1" = 40'-0"



1 EAST ELEVATION
A4.1 1/16" = 1'-0"



2 NORTH ELEVATION
A4.1 1/16" = 1'-0"



3 SOUTH ELEVATION
A4.1 1/16" = 1'-0"

EXTERIOR FINISHES:

PAINT COLORS:

COLOR 1 (LIGHT FIELD COLOR CANOPY BOFFIT)
SHERWIN-WILLIAMS
COLOR: SW 1036 ACCESSIBLE BEIGE
COLOR 2 (MEDIUM ACCENT COLOR)
SHERWIN-WILLIAMS
COLOR: SW 1036 TONY TAUPE
COLOR 3 (DARK ACCENT COLOR UPPER BOFFITS)
SHERWIN-WILLIAMS
COLOR: SW 1039 VIRTUAL TAUPE

INSULATED GLASS: GRAY TINTED

COLOR 4 (FAUX GLASS COLOR)
SHERWIN-WILLIAMS
COLOR: SW 6994 GREENBLACK

COLOR 5 (FAUX ALUMINUM FRAME COLOR)
SHERWIN-WILLIAMS
COLOR: T80

ROOF COPING COLORS:

COLOR 1 (ADJACENT LIGHT FIELD + MEDIUM ACCENT COLOR)
PAC-CLAD
COLOR: SIERRA TAN

WINDOW FRAMES: CLEAR ANODIZED ALUMINUM

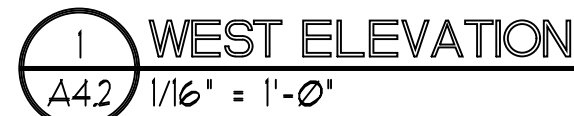
OVERHEAD DOORS: PREFINISHED ALUMINUM WHITE

EXTERIOR STAIRS: GALVANIZED STAIRS + RAILINGS

GENERAL NOTES:

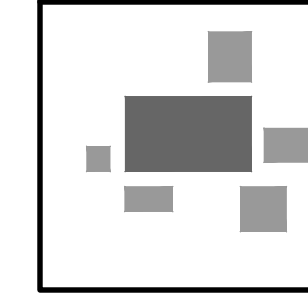
1. NO ROOF TOP UNITS WILL BE INSTALLED FOR THE CONSTRUCTION OF THE SHELL BUILDING. THE FUTURE TENANT BUILD-OUTS UNDER A SEPARATE PERMIT SUBMITTAL WILL PROVIDE ROOF TOP LOCATIONS AND SIGHTLINE DIAGRAM TO SHOW SCREENING COMPLIANCE. ROOF TOP UNITS SHALL BE SCREENED BY LINE OF SIGHT AT 5' ABOVE GRADE FROM THE PROPERTY LINE OR CENTERLINE OF THE ADJACENT STREET ON ALL SIDES OF THE BUILDING.





THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF PINNACLE ENGINEERING GROUP, LLC

DESIGNED: ADH
DRAFTED: TOM
REVIEWED: TOM



PINNACLE ENGINEERING GROUP
ENGINEERING | NATURAL RESOURCES | SURVEYING

PLAN | DESIGN | DELIVER
www.pinnacle-engr.com

WISCONSIN OFFICE:
20725 WATERLOO ROAD, SUITE 100
BROOKFIELD, WI 53150
(262) 754-8888

CHICAGO OFFICE:
1100 N. LAKE STREET, SUITE 200
CHICAGO, IL 60610
(773) 344-1100

Z:\PROJECTS\2018\1262.00C-WI\CAD\SHEETS\1262.00C-WI EXISTING CONDITIONS PLAN.DWG

REFERENCE BENCHMARK 1

NW CORNER, NE 1/4 (NE CORNER, NW 1/4)
SEC. 18, T9N, R20E - P.O.C.
(FOUND CONC. MON. W/ BRASS CAP)
N=481,119.72; E=2,452,363.90
(NORTH AMERICAN DATUM OF 1983/2011)
REFERENCE BENCHMARK EL.=916.61 (NAVD88)

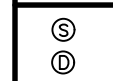
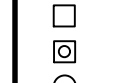
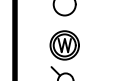
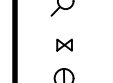
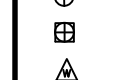
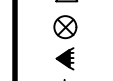
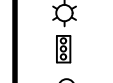
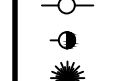
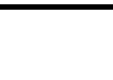
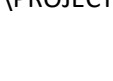
EXISTING CONDITIONS SURVEY

EXISTING CONDITIONS SURVEY PROVIDED BY PINNACLE ENGINEERING GROUP. ALTHOUGH PEG HAS NO REASON TO BELIEVE THE SURVEY IS INACCURATE, PEG MAKES NO WARRANTIES THAT EXISTING INFORMATION CONTAINED WITHIN THESE PLANS IS ALL-INCLUSIVE OR ACCURATE. CONTRACTOR SHALL UNDERTAKE NECESSARY EFFORTS TO VERIFY THE EXISTING CONDITIONS PRIOR TO THE START OF MATERIAL PROCUREMENT AND CONSTRUCTION EFFORTS/ACTIVITIES.

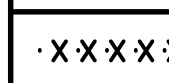
CONTRACTOR RESPONSIBILITY

THE INFORMATION SHOWN ON THIS DRAWING CONCERNING TYPE AND LOCATION OF UNDERGROUND UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL-INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATIONS AS TO THE TYPE AND LOCATION OF UNDERGROUND UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THEREOF. IF ADDITIONAL UTILITIES ARE KNOWN TO EXIST IN THE PROPERTY, THE OWNER WILL PROVIDE EXISTING PLANS OF OTHER UTILITIES SERVING THE SITE AND THE BUILDING THAT OTHERWISE CANNOT BE LOCATED BY A VISUAL OBSERVATION OF THE PROPERTY OR OF WHICH THE SURVEYOR WOULD HAVE NO KNOWLEDGE.

LEGEND OF SYMBOLS & ABBREVIATIONS

DEMOLITION LEGEND

	REMOVE EXISTING UNDERGROUND UTILITIES
	REMOVE EXISTING UTILITY
	SAWCUT EXISTING PAVEMENT
	REMOVE EXISTING GRAVEL
	REMOVE EXISTING PAVEMENT

CAPSTONE 41 - PHASE III

GERMANTOWN, WI

EXISTING CONDITIONS & DEMOLITION PLAN

REVISIONS

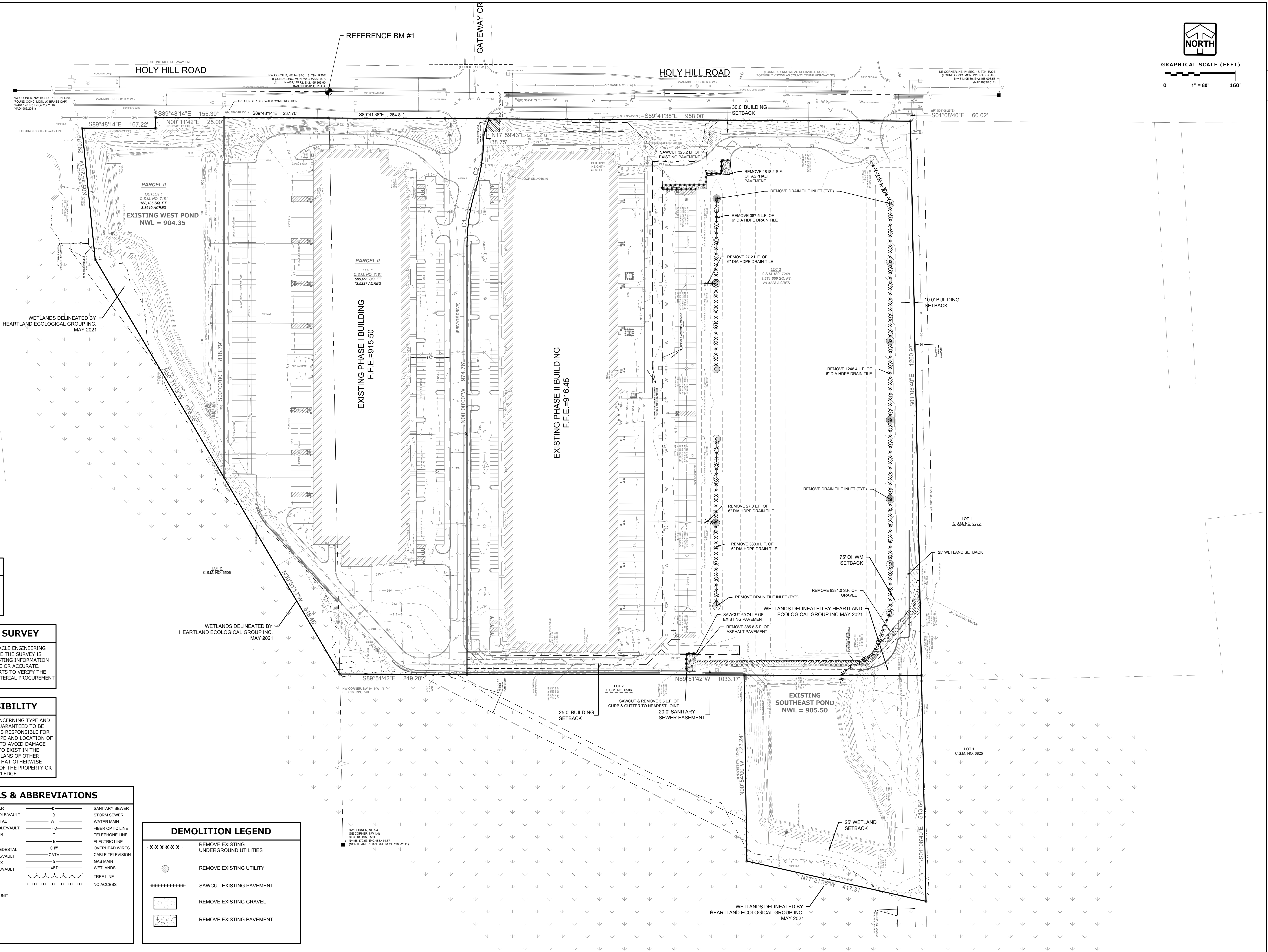
PEG JOB NO. 1262.00C	TOM	SHEET
PEG PM	START DATE 11/18/24	C-2
SCALE 1" = 80'	DATE	C-19

EXISTING CONDITIONS & DEMOLITION PLAN

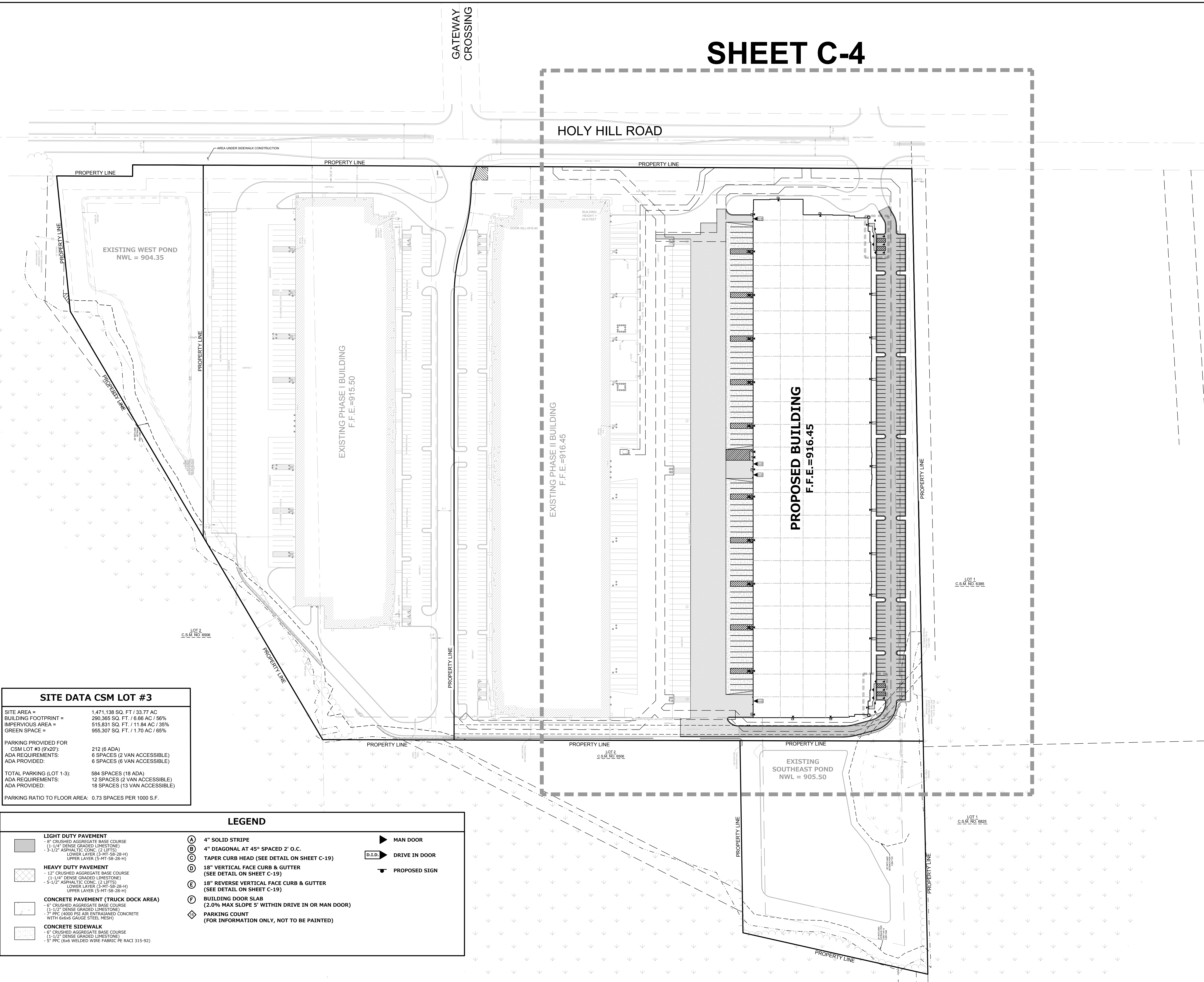
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GRAPHICAL SCALE (FEET)
0 1" = 80' 160'



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SITE DATA CSM LOT #3	
SITE AREA =	1,471,138 SQ. FT. / 33.77 AC
BUILDING FOOTPRINT =	290,365 SQ. FT. / 6.66 AC / 56%
IMPERVIOUS AREA =	515,831 SQ. FT. / 11.84 AC / 35%
GREEN SPACE =	955,307 SQ. FT. / 1.70 AC / 65%
PARKING PROVIDED FOR CSM LOT #3 (9'x20')	212 (6 ADA)
ADA REQUIREMENTS:	6 SPACES (2 VAN ACCESSIBLE)
ADA PROVIDED:	6 SPACES (6 VAN ACCESSIBLE)
TOTAL PARKING (LOT 1-3):	584 SPACES (18 ADA)
ADA REQUIREMENTS:	12 SPACES (2 VAN ACCESSIBLE)
ADA PROVIDED:	18 SPACES (13 VAN ACCESSIBLE)
PARKING RATIO TO FLOOR AREA:	0.73 SPACES PER 1000 S.F.

LEGEND	
LIGHT DUTY PAVEMENT - 6" CRUSHED AGGREGATE BASE COURSE (1-1/4" DENSE GRADED LESTONE) - 3-1/2" ASPHALTIC CONC. (2 LIFTS) LOWER LAYER (3-MT-58-28-H) UPPER LAYER (5-MT-58-28-H)	MAN DOOR ▶
HEAVY DUTY PAVEMENT - 12" CRUSHED AGGREGATE BASE COURSE (1-1/4" DENSE GRADED LESTONE) - 5-1/2" ASPHALTIC CONC. (2 LIFTS) LOWER LAYER (3-MT-58-28-H) UPPER LAYER (5-MT-58-28-H)	D.I.D. ▶ DRIVE IN DOOR
CONCRETE PAVEMENT (TRUCK DOCK AREA) - 6" CRUSHED AGGREGATE BASE COURSE (1-1/2" DENSE GRADED LESTONE) - 7" PPC (4000 PSI AIR ENTRAINMENT CONCRETE WITH 6x6x6 GAUGE STEEL MESH)	▶ PROPOSED SIGN
CONCRETE SIDEWALK - 6" CRUSHED AGGREGATE BASE COURSE (1-1/2" DENSE GRADED LESTONE) - 5" PPC (646 WELDED WIRE FABRIC PE RACI 315-92)	
4" SOLID STRIPE	
4" DIAGONAL AT 45° SPACED 2' O.C.	
TAPER CURB HEAD (SEE DETAIL ON SHEET C-19)	
18" VERTICAL FACE CURB & GUTTER (SEE DETAIL ON SHEET C-19)	
18" REVERSE VERTICAL FACE CURB & GUTTER (SEE DETAIL ON SHEET C-19)	
BUILDING DOOR SLAB (2.0% MAX SLOPE 5' WITHIN DRIVE IN OR MAN DOOR)	
PARKING COUNT (FOR INFORMATION ONLY, NOT TO BE PAINTED)	

- NOTES
1. ALL DIMENSIONS ARE FACE OF CURB TO FACE OF CURB OR BUILDING UNLESS NOTED OTHERWISE. ALL UTILITY DIMENSIONS ARE TO THE CENTER OF STRUCTURE UNLESS OTHERWISE NOTED. ALL PAVING DIMENSIONS ARE TO FACE OF CURB OR TO EDGE OF PAVEMENT, EXCEPT FOR THE SETBACK FROM PARKING LOTS, MANEUVERING LANES AND FIRE ACCESS LANES, WHERE THE SETBACK IS MEASURED FROM THE BACK OF CURB TO THE PROPERTY LINE.

2. ALL CURB AND GUTTER RADII ARE MEASURED TO FACE OF CURB UNLESS NOTED OTHERWISE.

3. ALL "NON-SEMI TRAILER PARKING" CURB AND GUTTER SHALL BE 18" STANDARD CURB AND GUTTER (SEE DETAIL). UNLESS OTHERWISE NOTED, CURB AND GUTTER DRAINING AWAY FROM THE FACE OF CURB IS NOTED AS REVERSE CURB AND GUTTER.

4. BUILDING DIMENSIONS AND ADJACENT PARKING AND UTILITY LAYOUT HAVE BEEN PREPARED BASED UPON ARCHITECTURAL INFORMATION CURRENT AT THE DATE OF THIS DRAWING. SUBSEQUENT ARCHITECTURAL CHANGES MAY EXIST. THEREFORE CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR PRECISE BUILDING DIMENSIONS AND EXACT UTILITY ENTRANCE LOCATIONS AND NOTIFY THE ARCHITECT AND ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.

5. THE CONTRACTOR SHALL CONTACT DIGGERS HOTLINE (1-800-242-8511) PRIOR TO ANY WORK TO LOCATE UTILITIES AND SHALL CONTACT THE OWNER SHOULD UTILITIES APPEAR TO BE IN CONFLICT WITH THE PROPOSED IMPROVEMENTS.

6. IMPROVEMENTS ADJACENT TO BUILDING IF SHOWN SUCH AS TRUCK DOCK, RETAINING WALLS, SIDEWALKS, CURBING, FENCES, CANOPIES, RAMPS, HANDICAP ACCESS, PLANTERS, DUMPSTERS, AND TRANSFORMERS ETC. HAVE BEEN SHOWN FOR APPROXIMATE LOCATION ONLY. REFER TO ARCHITECTURAL & STRUCTURAL PLANS FOR EXACT LOCATIONS, SPECIFICATIONS, AND DETAILS.

7. REFER TO ELECTRICAL PLANS FOR LIGHTING LOCATIONS, SPECIFICATIONS, AND DETAILS.

8. SEE ADDITIONAL NOTES AND DETAILS ON SITE DIMENSIONAL PLANS AND CONSTRUCTION DETAILS.

9. CONTRACTOR SHALL CONFIRM STRIPING COLOR WITH OWNER PRIOR TO CONSTRUCTION.

10. FOR ON-SITE IMPROVEMENTS, PROVIDE CONTRACTOR GRADE ACRYLIC STRIPING PAINT FOR NEW ASPHALT OR COATED ASPHALT. APPLY 2 COATS OF MARKING PAINT AT A RATE OF ONE (1) GALLON PER THREE TO FOUR HUNDRED (300-400) LINEAL FEET OF FOUR (4) INCH WIDE STRIPES OR TO MANUFACTURER'S SPECIFICATION, WHICHEVER IS GREATER PAVEMENT MARKING WITHIN VILLAGE RIGHTS-OF-WAY SHALL BE EPOXY PER WISDOT SPECIFICATIONS.

11. THOROUGHLY CLEAN SURFACES FREE OF DIRT, SAND, GRAVEL, OIL AND OTHER FOREIGN MATTER. CONTRACTOR RESPONSIBLE TO INSPECT EXISTING PAVEMENT SURFACES FOR CONDITIONS AND DEFECTS THAT WILL ADVERSELY AFFECT QUALITY OF WORK, AND WHICH CANNOT BE PUT INTO AN ACCEPTABLE CONDITION THROUGH NORMAL PREPARATORY WORK AS SPECIFIED.

12. DO NOT PLACE MARKING OVER UNSOUND PAVEMENTS. IF THESE CONDITIONS EXIST, NOTIFY OWNER. STARTING INSTALLATION CONSTITUTES CONTRACTOR'S ACCEPTANCE OF SURFACE AS SUITABLE FOR INSTALLATION.

13. LAYOUT MARKINGS USING GUIDE LINES, TEMPLATES AND FORMS. STENCILS AND TEMPLATES SHALL BE PROFESSIONALLY MADE TO INDUSTRY STANDARDS. "FREE HAND" PAINTING OF ARROWS, SYMBOLS, OR WORDING SHALL NOT BE ALLOWED. APPLY STRIPES STRAIGHT AND EVEN.

14. PROTECT ADJACENT CURBS, WALKS, FENCES, AND OTHER ITEMS FROM RECEIVING PAINT.

15. BARRICADE MARKED AREAS DURING INSTALLATION AND UNTIL THE MARKING PAINT IS DRIED AND READY FOR TRAFFIC.

16. ALL PAVING SHALL CONFORM TO STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY & STRUCTURE CONSTRUCTION AND APPLICABLE VILLAGE OF GERMANTOWN ORDINANCES, AND SPECIFICATIONS CONTAINED WITHIN THIS PLAN SET.

17. ASPHALTIC CONCRETE PAVING SPECIFICATIONS-
CODES AND STANDARDS: THE PLACING, CONSTRUCTION AND COMPOSITION OF THE ASPHALTIC BASE COURSE AND ASPHALTIC CONCRETE SURFACING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS 450, 455, 460 AND 465 OF THE STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, EDITION OF 2015. HEREAFTER, THIS PUBLICATION WILL BE REFERRED TO AS THE STATE HIGHWAY SPECIFICATIONS.
WEATHER LIMITATIONS: APPLY TACK COATS WHEN AMBIENT TEMPERATURE IS ABOVE 50° F (10° C) AND WHEN TEMPERATURE HAS NOT BEEN BELOW 35° F (1° C) FOR 12 HOURS IMMEDIATELY PRIOR TO APPLICATION. DO NOT APPLY WHEN BASE IS WET OR CONTAINS EXCESS OF MOISTURE. CONSTRUCT ASPHALTIC CONCRETE SURFACE COURSE WHEN ATMOSPHERIC TEMPERATURE IS ABOVE 40° (4° C) AND WHEN BASE IS DRY AND WHEN WEATHER IS NOT RAINY. BASE COURSE MAY BE PLACED WHEN AIR TEMPERATURE IS ABOVE 30° F (-1° C).
GRADE CONTROL: ESTABLISH AND MAINTAIN REQUIRED LINES AND ELEVATIONS FOR EACH COURSE DURING CONSTRUCTION.
CRUSHED AGGREGATE BASE COURSE: THE TOP LAYER OF BASE COURSE SHALL CONFORM TO SECTIONS 301 AND 305, STATE HIGHWAY SPECIFICATIONS.
BINDER COURSE AGGREGATE: THE AGGREGATE FOR THE BINDER COURSE SHALL CONFORM TO SECTIONS 460.2.7 AND 315, STATE HIGHWAY SPECIFICATIONS.
SURFACE COURSE AGGREGATE: THE AGGREGATE FOR THE SURFACE COURSE SHALL CONFORM TO SECTIONS 460.2.7 AND 465, STATE HIGHWAY SPECIFICATIONS.
ASPHALTIC MATERIALS: THE ASPHALTIC MATERIALS SHALL CONFORM TO SECTION 455 AND 460, STATE HIGHWAY SPECIFICATIONS.
SURFACE PREPARATION: NOTIFY CONTRACTOR OF UNSATISFACTORY CONDITIONS. DO NOT BEGIN PAVING WORK UNTIL DEFICIENT SUBBASE AREAS HAVE BEEN CORRECTED AND ARE READY TO RECEIVE PAVING.
18. ADDITIONAL CONCRETE PAVING SPECIFICATIONS:
DOWEL BARS: PLACE AT ALL TRAVERSE AND LONGITUDINAL JOINTS IN TRUCK LOADING DOCK AREAS AND AT ALL TRAVERSE JOINTS IN ENTRANCE AREAS/ROADS PER WISDOT 13c13.
TIE BARS: PLACE AT ALL LONGITUDINAL JOINTS IN ENTRANCE AREAS/ROADS PER WISDOT 13c13. PLACE IN CURB AND GUTTER PER WISDOT 8401.

PLAN | DESIGN | DELIVER

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BROOKFIELD, WI 53156

(262) 754-8888

CHICAGO ILLINOIS OFFICE:

1111 N. LAKE STREET, SUITE 200

CHICAGO, IL 60610

(773) 344-8888

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CAPSTONE 41 - PHASE III

GERMANTOWN, WI

SITE DIMENSIONAL & PAVING PLAN

OVERVIEW

REVISIONS	

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DESIGNED: ACH
DRAWN: TOM
REVIEWED: TOM



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CHICAGO | MILWAUKEE | NATIONWIDE

LOT 1
C.S.M. NO. 6395

LOT 2
C.S.M. NO. 6606

CAPSTONE 41 - PHASE III

GERMANTOWN, WI

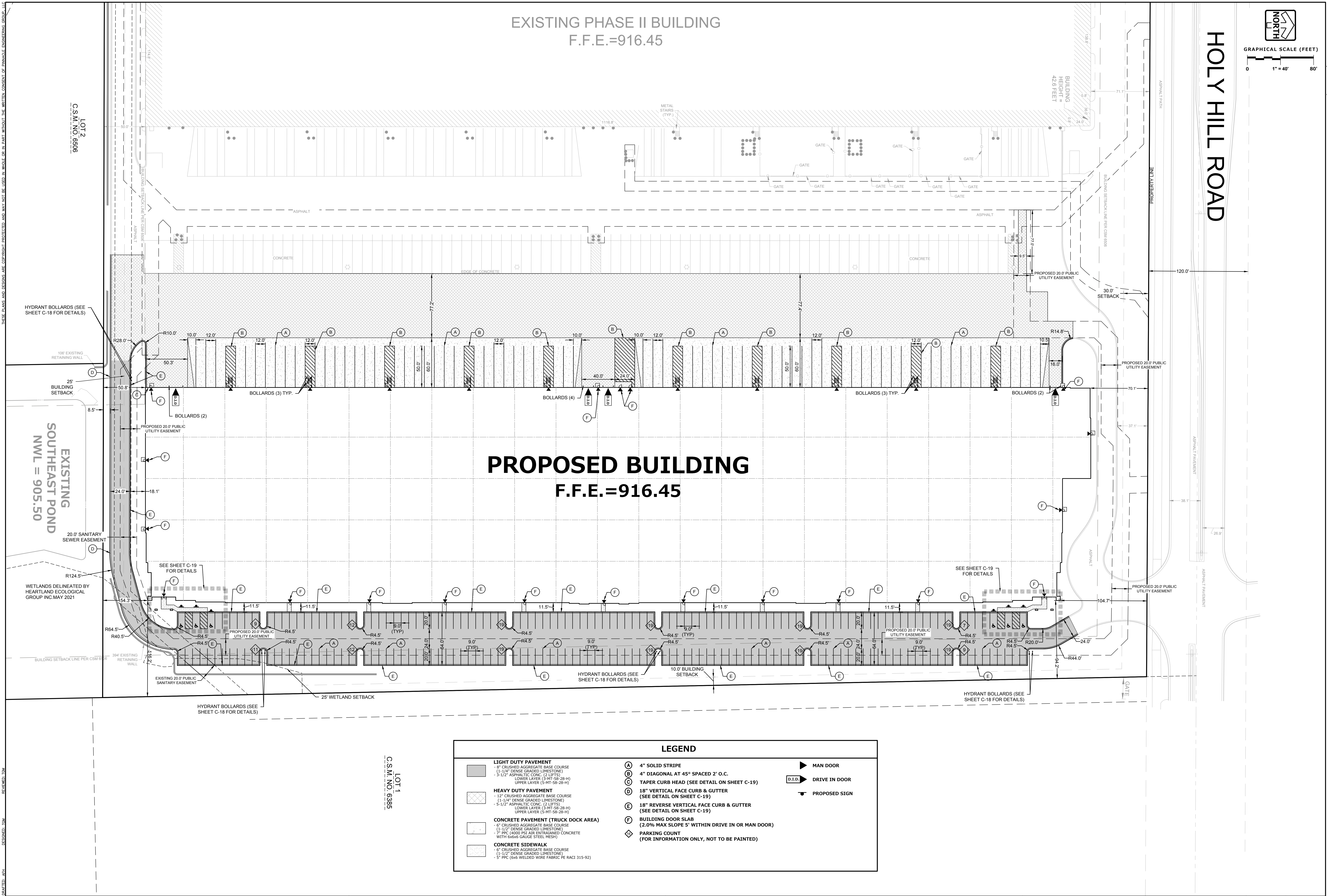
SITE DIMENSIONAL & PAVING PLAN

REVISIONS	

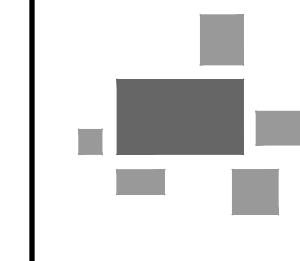
REG. JOB NO.: 1262.00C
TGM
START DATE: 11/18/24
SCALE: 1" = 40'

SHEET
C-4
of
C-19

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REVIEWED: TOM
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Z:\PROJECTS\2018\1262.00C-WI\CAD\SHEETS\1262.00C-WI GRADING PLAN.DWG

CAPSTONE 41 - PHASE III

GERMANTOWN, WI

GRADING PLAN OVERVIEW

REVISIONS

PROJECT No.: 1262.00C
SHEET No.: 1262.00C
START DATE: 11/18/24
SCALE: 1" = 80'

TOM

11/18/24

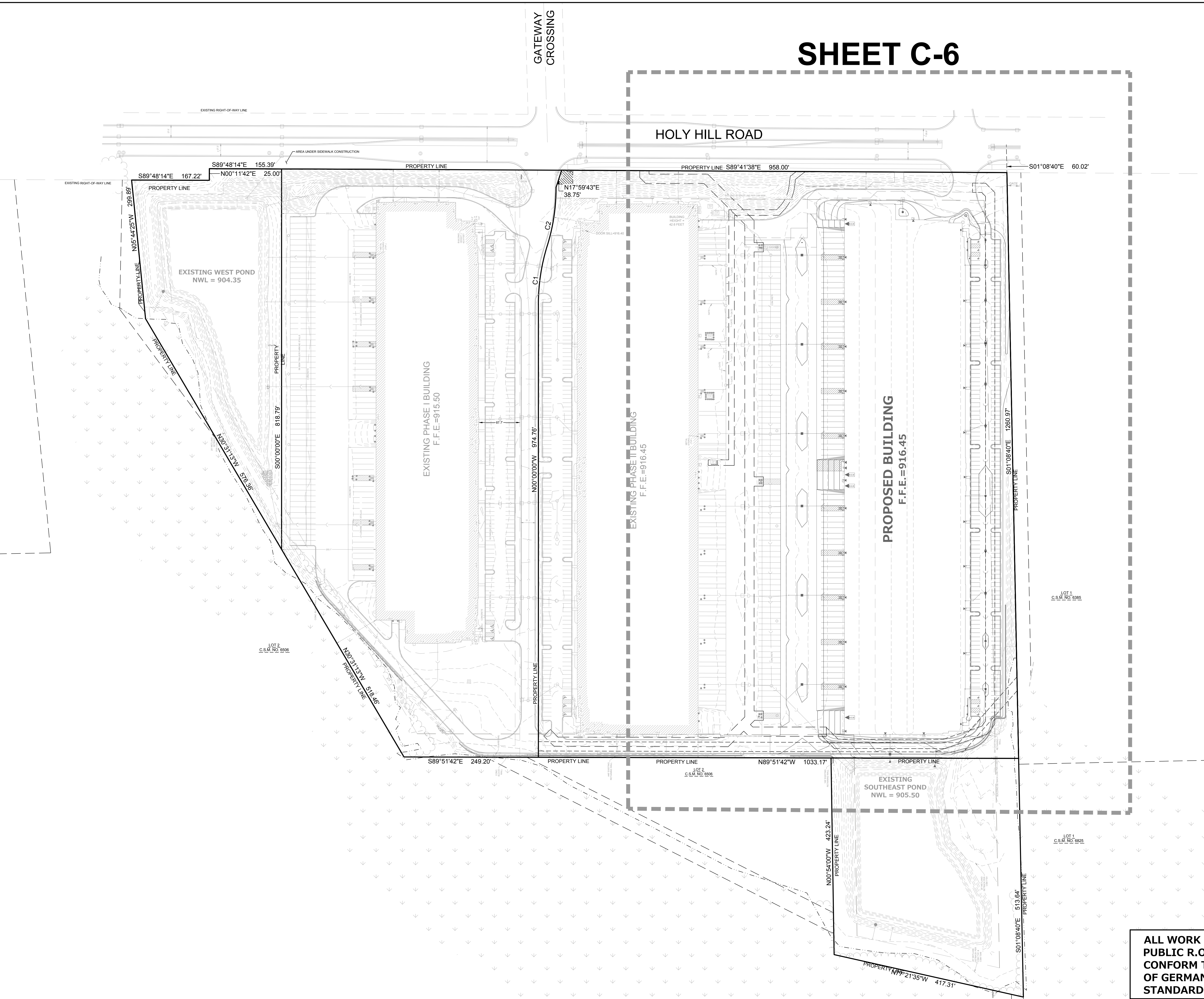
1" = 80'

SHEET

C-5

OF

C-19



GRADING NOTES

- CONTRACTOR SHALL VERIFY ALL GRADES, ENSURE ALL AREAS DRAIN PROPERLY AND REPORT ANY DISCREPANCIES TO PINNACLE ENGINEERING GROUP PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITIES.
- ALL EXISTING CONTOURS REPRESENT EXISTING SURFACE GRADES UNLESS OTHERWISE NOTED. ALL PROPOSED GRADES SHOWN ARE FINISH SURFACE GRADES UNLESS OTHERWISE NOTED.
- SPOT ELEVATIONS REPRESENT THE GRADE ALONG THE CURB AND GUTTER FLANGE LINE UNLESS OTHERWISE NOTED.
- ALL EXCAVATIONS AND MATERIAL PLACEMENT SHALL BE COMPLETED TO DESIGN ELEVATIONS AS DEPICTED IN THE PLANS.

CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR THE COMPUTATION(S) OF ALL GRADING QUANTITIES. WHILE PEG ATTEMPTS TO PROVIDE A COST EFFECTIVE APPROACH TO BALANCE EARTHWORK, GRADING DESIGN IS BASED ON MANY FACTORS, INCLUDING SAFETY, AESTHETICS, AND COMMON ENGINEERING STANDARD OF CARE, THEREFORE NO GUARANTEE CAN BE MADE FOR A BALANCED SITE.

THE CONTRACTOR MAY SOLICIT APPROVAL FROM ENGINEER/OWNER TO ADJUST FINAL GRADES FROM DESIGN GRADES TO PROVIDE AN OVERALL SITE BALANCE AS A RESULT OF FIELD CONDITIONS.
- GRADING ACTIVITIES SHALL BE IN A MANNER TO ALLOW POSITIVE DRAINAGE ACROSS DISTURBED SOILS, WHICH MAY INCLUDE EXCAVATION OF TEMPORARY DITCHES TO PREVENT PONDING, AND IF NECESSARY PUMPING TO ALLEVIATE PONDING. CONTRACTOR SHALL PREVENT SURFACE WATER FROM ENTERING INTO EXCAVATIONS. IN NO WAY SHALL OWNER BE RESPONSIBLE FOR REMEDIATION OF UNSUITABLE SOILS CREATED/ORIGINATED AS A RESULT OF IMPROPER SITE GRADING OR SEQUENCING. CONTRACTOR SHALL SEQUENCE GRADING ACTIVITIES TO LIMIT EXPOSURE OF DISTURBED SOILS DUE TO WEATHER.
- THE CONTRACTOR IS RESPONSIBLE FOR MEETING MINIMUM COMPACTION STANDARDS. THE CONTRACTOR SHALL NOTIFY ENGINEER/OWNER IF PROPER COMPACTION CANNOT BE OBTAINED. THE PROJECT'S GEOTECHNICAL CONSULTANT SHALL DETERMINE WHICH IN-SITU SOILS ARE TO BE CONSIDERED UNSUITABLE SOILS. THE ENGINEER/OWNER AND GEOTECHNICAL TESTING CONSULTANT WILL DETERMINE IF REMEDIAL MEASURES WILL BE NECESSARY.
- IN THE EVENT THAT ANY MOISTURE-DENSITY TEST(S) FAIL TO MEET SPECIFICATION REQUIREMENTS, THE CONTRACTOR SHALL PERFORM CORRECTIVE WORK AS NECESSARY TO BRING THE MATERIAL INTO COMPLIANCE AND RETEST THE FAILED AREA AT NO COST TO THE OWNER.
- WITH THE AUTHORIZATION OF THE ENGINEER/OWNER, MATERIAL THAT IS TOO WET TO PERMIT PROPER COMPACTION MAY BE SPREAD ON FILL AREAS IN AN EFFORT TO DRY. CONTRACTOR SHALL CLEARLY FIELD MARK THE EXTERIOR LIMITS OF SPREAD MATERIAL WITH PAINTED LATH AND SUBMIT A PLAN TO THE ENGINEER/OWNER THAT IDENTIFIES THE LIMITS. UNDER NO CONDITION SHALL THE SPREAD MATERIAL DEPTH EXCEED THE MOST RESTRICTIVE OF: THE EFFECTIVE TREATMENT DEPTH OF MACHINERY THAT WILL BE USED TO TURNOVER THE SPREAD MATERIAL; OR THE MAXIMUM COMPACTION LIFT DEPTH.
- THE CONTRACTOR SHALL IMMEDIATELY NOTIFY ENGINEER/OWNER IF GROUNDWATER IS ENCOUNTERED DURING EXCAVATION.
- CONTRACTOR IS SOLELY RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ADEQUATE AND SAFE TEMPORARY SHORING, BRACING, RETENTION STRUCTURES, AND EXCAVATIONS.
- THE SITE SHALL BE COMPLETED TO WITHIN 0.10-FT (+/-) OF THE PROPOSED GRADES AS INDICATED WITHIN THE PLANS PRIOR TO PLACEMENT OF TOPSOIL OR STONE. CONTRACTOR IS ENCOURAGED TO SEQUENCE CONSTRUCTION SUCH THAT THE SITE IS DIVIDED INTO SMALLER AREAS TO ALLOW STABILIZATION OF DISTURBED SOILS IMMEDIATELY UPON COMPLETION OF INDIVIDUAL SMALLER AREAS.
- CONTRACTOR SHALL CONTACT "DIGGER'S HOTLINE" FOR LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES AND SHALL BE RESPONSIBLE FOR PROTECTING SAID UTILITIES FROM ANY DAMAGE DURING CONSTRUCTION.
- CONTRACTOR SHALL PROTECT INLETS AND ADJACENT PROPERTIES WITH SILT FENCING OR APPROVED EROSION CONTROL METHODS UNTIL CONSTRUCTION IS COMPLETED. CONTRACTOR SHALL PLACE SILT FENCING AT DOWN SLOPE SIDE OF GRADING LIMITS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO ANY EXISTING FACILITIES OR UTILITIES. ANY DAMAGE SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE EXPENSE OF THE CONTRACTOR.
- WORK WITHIN ANY ROADWAY RIGHT-OF-WAY SHALL BE COORDINATED WITH THE APPROPRIATE MUNICIPAL OFFICIAL PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FEES. GRADING WITHIN RIGHT-OF-WAY IS SUBJECT TO APPROVAL BY SAID OFFICIALS. RESTORATION OF RIGHT-OF-WAY IS CONSIDERED INCIDENTAL AND SHALL BE INCLUDED IN THE COST OF GRADING. RESTORATION SHALL INCLUDE ALL ITEMS NECESSARY TO RESTORE RIGHT-OF-WAY IN-KIND INCLUDING LANDSCAPING.
- CONTRACTOR SHALL COMPLY WITH ALL VILLAGE OF GERMANTOWN CONSTRUCTION STANDARDS/ORDINANCES.
- LANDSCAPE AND TURF AREAS SHALL HAVE A MINIMUM OF 6-INCH TOPSOIL REPLACEMENT.
- TOPSOIL BERMING SHALL ACHIEVE 90% STANDARD PROCTOR DENSITY AT 3%(±) OPTIMUM MOISTURE CONTENT.
- SURVEY BENCHMARKS AND MAPPING HAS BEEN PROVIDED BY PINNACLE ENGINEERING GROUP. IN NO WAY DOES PEG WARRANT THE BASEMAP IS ALL INCLUSIVE OR REPRESENTATIVE OF ACTUAL CONDITIONS. CONTRACTOR SHALL PROVIDE CHECKS AS NECESSARY TO VERIFY THE BASEMAP CONTENT AND ACCURACY.

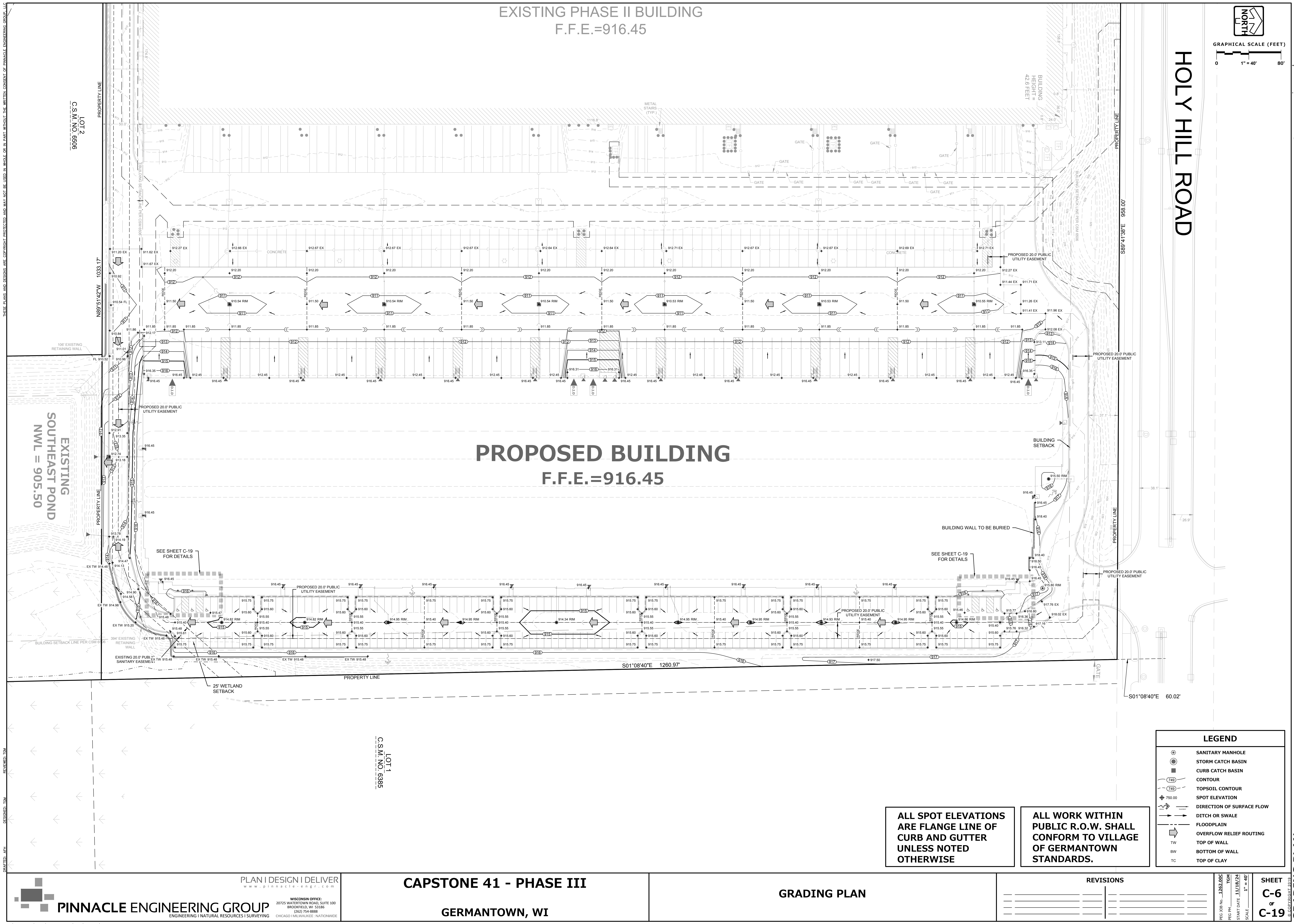
ALL WORK WITHIN PUBLIC R.O.W. SHALL CONFORM TO VILLAGE OF GERMANTOWN STANDARDS.

LEGEND

- SANITARY MANHOLE
- STORM CATCH BASIN
- CURB CATCH BASIN
- CONTOUR
- TOPSOIL CONTOUR
- SPOT ELEVATION
- DIRECTION OF SURFACE FLOW
- DITCH OR SWALE
- FLOODPLAIN
- OVERFLOW RELIEF ROUTING
- TOP OF WALL
- BOTTOM OF WALL
- TOP OF CLAY

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DESIGNED: ACH
DRAWN: TOM
REVIEWED: TOM

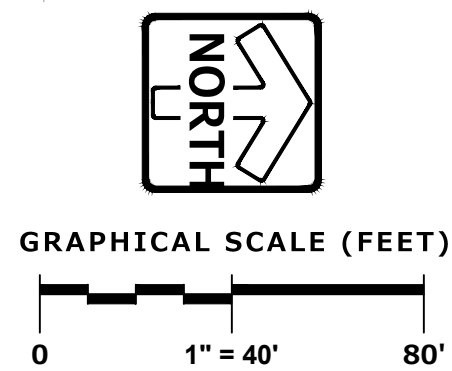


EXISTING PHASE II BUILDING
F.F.E.=916.45

PROPOSED BUILDING
F.F.E.=916.45

EXISTING
SOUTHEAST POND
NWL = 905.50

HOLY HILL ROAD



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ALL SPOT ELEVATIONS
ARE FLANGE LINE OF
CURB AND GUTTER
UNLESS NOTED
OTHERWISE

ALL WORK WITHIN
PUBLIC R.O.W. SHALL
CONFORM TO VILLAGE
OF GERMANTOWN
STANDARDS.

LEGEND	
	SANITARY MANHOLE
	STORM CATCH BASIN
	CURB CATCH BASIN
	CONTOUR
	TOPSOIL CONTOUR
	SPOT ELEVATION
	DIRECTION OF SURFACE FLOW
	DITCH OR SWALE
	FLOODPLAIN
	OVERFLOW RELIEF ROUTING
	TOP OF WALL
	BOTTOM OF WALL
	TOP OF CLAY

CAPSTONE 41 - PHASE III
GERMANTOWN, WI

GRADING PLAN

REVISIONS

REVISIONS

SHEET
C-6
C-19

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SHEET C-8



GRAPHICAL SCALE (FEET)
0 1" = 80' 160'

LEGEND	
	SANITARY SEWER MANHOLE
	STORM SEWER MANHOLE
	STORM SEWER CATCH BASIN (ROUND CASTING)
	STORM SEWER CATCH BASIN (RECTANGULAR CASTING)
	PRECAST CONCRETE FLARED END SECTION
	CLEANOUT
	VALVE BOX
	FIRE HYDRANT
	SANITARY SEWER
	STORM SEWER
	DRAIN TILE
	PRIVATE WATERMAIN
	PUBLIC WATERMAIN
	INLET DRAIN TILE

ALL WORK WITHIN
PUBLIC R.O.W. SHALL
CONFORM TO VILLAGE
OF GERMANTOWN
STANDARDS.

UTILITY NOTES

- EXISTING UTILITIES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE TYPE, LOCATION, SIZE AND ELEVATION OF UNDERGROUND UTILITIES AS THEY DEEM NECESSARY FOR PROPOSED UTILITY CONNECTIONS AND/OR TO AVOID DAMAGE THERETO. CONTRACTOR SHALL CALL "DIGGER'S HOTLINE" PRIOR TO ANY CONSTRUCTION.
- ALL UTILITY WORK SHALL BE DONE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN (LATEST EDITION AND ADDENDUM) AND ALL STATE AND LOCAL CODES AND SPECIFICATIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE WHICH SPECIFICATIONS AND CODES APPLY, AND TO COORDINATE ALL CONSTRUCTION ACTIVITIES WITH THE APPROPRIATE LOCAL AND STATE AUTHORITIES.
- UTILITY CONSTRUCTION AND SPECIFICATIONS SHALL COMPLY WITH THE VILLAGE OF GERMANTOWN DEVELOPMENT HANDBOOK DATED 2/12/20 AND WISCONSIN DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES SPS 382.
- LENGTHS OF PROPOSED UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND MAY VARY SLIGHTLY FROM PLAN. LENGTHS ARE SHOWN FOR CONTRACTOR CONVENIENCE ONLY. CONTRACTOR IS SOLELY RESPONSIBLE FOR COMPUTATIONS OF MATERIALS REQUIRED TO COMPLETE WORK. LENGTHS SHALL BE FIELD VERIFIED DURING CONSTRUCTION.
- CONTRACTOR SHALL ADJUST AND/OR RECONSTRUCT EXISTING UTILITY COVERS (SUCH AS MANHOLE COVERS, VALVE BOX COVERS, ETC.) TO MATCH FINISHED GRADES OF THE AREAS DISTURBED DURING CONSTRUCTION.
- CONTRACTOR SHALL FIELD VERIFY LOCATIONS, ELEVATIONS, AND SIZES OF PROPOSED UTILITIES AND CHECK ALL UTILITY CROSSINGS FOR CONFLICTS PRIOR TO ATTEMPTING CONNECTIONS AND BEGINNING UTILITY CONSTRUCTION AND NOTIFY THE OWNER OF ANY DISCREPANCIES/CONFLICTS.
- ALL NEW ON-SITE SANITARY, STORM AND WATER UTILITIES SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE PROPERTY OWNER.
- THE CONTRACTOR SHALL CONTACT THE VILLAGE OF GERMANTOWN PUBLIC WORKS DEPARTMENT - 48 HOURS IN ADVANCE OF SANITARY, WATER AND STORM CONNECTIONS TO THE VILLAGE-OWNED SYSTEM TO SCHEDULE INSPECTIONS.
- ROUTING OF GAS, ELECTRIC AND TELEPHONE SERVICES ARE SHOWN ON THE ARCHITECTURAL PLANS AND SUBJECT TO CHANGE BASED UPON FINAL REVIEW AND APPROVAL BY RESPECTIVE UTILITY COMPANIES AND OWNER. CONTRACTOR SHALL CONTACT EACH UTILITY COMPANY AND COORDINATE FINAL LOCATIONS FOR ALL UTILITY SERVICES PRIOR TO START OF CONSTRUCTION.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE WITH THE PROPER AUTHORITIES FOR ANY REQUIRED PERMITS, AUTHORIZATIONS, TRAFFIC CONTROL AND ANY PERMIT FEES REQUIRED.
- FIELD TILE CONNECTION - ALL FIELD TILE ENCOUNTERED DURING CONSTRUCTION SHALL BE INCLUDED IN THE UNIT PRICE(S) FOR STORM SEWER. TILE LINES CROSSED BY THE TRENCH SHALL BE REPLACED WITH THE SAME MATERIAL AS THE STORM SEWER.
- THE CONTRACTOR IS RESPONSIBLE FOR THE SIZE, TYPE AND NUMBER OF WATER MAIN BENDS, HORIZONTAL AND VERTICAL, REQUIRED TO COMPLETE CONSTRUCTION. COST FOR BENDS, HORIZONTAL AND VERTICAL, SHALL BE INCIDENTAL AND INCLUDED IN THE OVERALL COST OF THE CONTRACT.
- STORM SEWER SPECIFICATIONS -
PIPE - REINFORCED CONCRETE PIPE (RCP) SHALL MEET THE REQUIREMENTS OF ASTM CLASS C-76 WITH RUBBER GASKET JOINTS CONFORMING TO ASTM C-443. STRENGTH CLASSIFICATIONS SHALL BE IN ACCORDANCE WITH THE FOLLOWING:
HEIGHT OF COVER (FEET): 0-2 2-3 3-6 6-15 15-25 25+
MINIMUM CONCRETE PIPE CLASSIFICATION: II III II III IV
TO SPECIFY
HIGH DENSITY DUAL-WALL POLYETHYLENE N-12 CORRUGATED PIPE (HDPE) SHALL BE AS MANUFACTURED BY ADS OR EQUAL WITH WATER TIGHT JOINTS, AND SHALL MEET THE REQUIREMENTS OF AASHTO DESIGNATION M-294 TYPE "S", OR POLYVINYL CHLORIDE (PVC) - CLASS 1546 MEETING AASHTO H-278. AS NOTED, IF HDPE PIPE IS USED FOR POND OUTFALLS, A MINIMUM OF THREE (3) SECTIONS (2 STRAPS) SHALL BE STRAPPED TOGETHER.

INLETS/CATCH BASINS - INLETS/CATCH BASINS SHALL BE CONSTRUCTED IN ACCORDANCE WITH FILE NO. 25 OF THE "STANDARD SPECIFICATIONS" WITH A 1'-8" X 2'-6" MAXIMUM OPENING. FRAME & GRATE SHALL BE NEENAH R-2502 WITH TYPE D GRATE, OR EQUAL. CURB FRAME & GRATE SHALL BE NEENAH R-3067, OR EQUAL. THE SUMP DEPTH (VERTICAL DISTANCE FROM THE BASE OF THE STRUCTURE TO OUTFALL INVERT OF THE PIPE) SHALL BE 18" MIN. STRUCTURE SHOP DRAWINGS SHALL BE SUBMITTED TO PINNACLE ENGINEERING GROUP FOR REVIEW AND APPROVAL PRIOR TO MANUFACTURING AND INSTALLATION.

BACKFILL AND BEDDING - STORM SEWER SHALL BE CONSTRUCTED WITH GRAVEL BACKFILL AND CLASS "B" BEDDING IN ALL PAVED AREAS AND TO A POINT 5 FEET BEYOND THE EDGE OF PAVEMENT. TRENCHES RUNNING PARALLEL TO AND LESS THAN 5 FEET FROM THE EDGE OF PAVEMENT SHALL ALSO REQUIRE GRAVEL BACKFILL. SLURRY BACK FILL UNDER PUBLIC ROAD PAVEMENT. SLURRY LIMITS: FROM TOP OF COVER STONE TO PAVEMENT. SLURRY TO BE 1-BAG PORTLAND MIX. LANDSCAPED AREAS MAY BE BACKFILLED WITH EXCAVATED MATERIAL IN CONFORMANCE WITH SECTION 8.43.5 OF THE "STANDARD SPECIFICATIONS". MANHOLE FRAMES AND COVERS - MANHOLE FRAMES AND COVERS SHALL BE NEENAH R-1661 W/ NEENAH R-1660-0003 ROCKING COVER W/ 2 PICK HOLES AND 8 VENT HOLES.

- WATER MAIN SPECIFICATIONS -
PIPE - WATER MAIN SHALL BE POLYVINYL CHLORIDE (PVC) PIPE MEETING THE REQUIREMENTS OF AWWA STANDARD C-900, CLASS 225, DR-18, WITH CAST IRON O.D. AND INTEGRAL ELASTOMERIC BELL AND SPIGOT JOINTS. VALVES AND VALVE BOXES - GATE VALVES SHALL BE AWWA GATE VALVES MEETING THE REQUIREMENTS OF AWWA C-500 AND CHAPTER 8.27.0 OF THE "STANDARD SPECIFICATIONS". GATE VALVES AND VALVE BOXES SHALL CONFORM TO LOCAL PLUMBING ORDINANCES.
- HYDRANTS - HYDRANTS SHALL CONFORM TO THE SPECIFICATIONS OF THE VILLAGE OF GERMANTOWN AND IN ACCORDANCE WITH FILE NO. 38 OF THE "STANDARD SPECIFICATIONS". THE DISTANCE FROM THE GROUND LINE TO THE CENTERLINE OF THE LOWEST NOZZLE AND THE LOWEST CONNECTION OF THE FIRE DEPARTMENT SHALL BE NO LESS THAN 18-INCHES AND NO GREATER THAN 24-INCHES. HYDRANT MANUFACTURE: KENNEDY GUARDIAN. HYDRANT AND TAP VALVES: TRAFFIC MODEL W/ BREAKAWAY FLANGES, TWO 2-1/2" HOSE NOZZLES (7-12" NST) AND ONE 5-1/4" PUMPER OR STEAMER NOZZLE (4 NST), A 1-1/2" PENTAGON OPERATING NUT AND CCV OPENING, 6" MECHANICAL JOINT INLET CONNECTION.

BEDDING AND COVER MATERIAL - PIPE BEDDING AND COVER MATERIAL SHALL BE, CRUSHED STONE CHIPS OR CRUSHED STONE SCREENINGS CONFORMING TO CHAPTER 8.43.2 OF THE "STANDARD SPECIFICATIONS".

BACKFILL - BACKFILL MATERIAL AND INSTALLATION SHALL BE IN ACCORDANCE WITH CHAPTER 2.6.0 OF THE "STANDARD SPECIFICATIONS". GRAVEL BACKFILL IS REQUIRED IN ALL PAVED AREAS AND TO A POINT 5 FEET BEYOND THE EDGE OF PAVEMENT. TRENCHES RUNNING PARALLEL TO AND LESS THAN 5 FEET FROM THE EDGE OF PAVEMENT SHALL ALSO REQUIRE GRAVEL BACKFILL. SLURRY BACK FILL UNDER PUBLIC ROAD PAVEMENT. SLURRY LIMITS: FROM TOP OF COVER STONE TO PAVEMENT. SLURRY TO BE 1-BAG PORTLAND MIX. LANDSCAPED AREAS MAY BE BACKFILLED WITH EXCAVATED MATERIAL IN CONFORMANCE WITH SECTION 8.43.5 OF THE "STANDARD SPECIFICATIONS".

15. SANITARY SEWER SPECIFICATIONS -

PIPE - SANITARY SEWER PIPE MATERIAL SHALL BE POLYVINYL CHLORIDE (PVC) MEETING REQUIREMENTS OF ASTM D 3034, SDR-35, WITH INTEGRAL BELL TYPE FLEXIBLE ELASTOMERIC JOINTS, MEETING THE REQUIREMENTS OF ASTM D-3212.

BEDDING AND COVER MATERIAL - BEDDING AND COVER MATERIAL SHALL CONFORM TO THE APPROPRIATE SECTIONS OF THE "STANDARD SPECIFICATION" WITH THE FOLLOWING MODIFICATION: "COVER MATERIAL SHALL BE THE SAME AS USED FOR BEDDING AND SHALL CONFORM TO SECTION 8.43.2 (A). BEDDING AND COVER MATERIAL SHALL BE PLACED IN A MINIMUM OF THREE SEPARATE LIFTS, OR AS REQUIRED TO INSURE ADEQUATE COMPACTING OF THESE MATERIALS, WITH ONE LIFT OF BEDDING MATERIAL ENDING AT OR NEAR THE SPRINGLINE OF THE PIPE. THE CONTRACTOR SHALL TAKE CARE TO COMPLETELY WORK BEDDING MATERIAL UNDER THE HAUNCH OF THE PIPE TO PROVIDE ADEQUATE SIDE SUPPORT."

BACKFILL - BACKFILL MATERIAL AND INSTALLATION SHALL BE IN ACCORDANCE WITH CHAPTER 2.6.0 OF THE "STANDARD SPECIFICATIONS". SLURRY BACK FILL UNDER PUBLIC ROAD PAVEMENT. SLURRY LIMITS: FROM TOP OF COVER STONE TO PAVEMENT. SLURRY TO BE 1-BAG PORTLAND MIX. GRAVEL BACKFILL IS REQUIRED IN ALL PAVED AREAS AND TO A POINT 5 FEET BEYOND THE EDGE OF PAVEMENT. TRENCHES RUNNING PARALLEL TO AND LESS THAN 5 FEET FROM THE EDGE OF PAVEMENT SHALL ALSO REQUIRE GRAVEL BACKFILL. LANDSCAPED AREAS MAY BE BACKFILLED WITH EXCAVATED MATERIAL IN CONFORMANCE WITH SECTION 8.43.5 OF THE "STANDARD SPECIFICATIONS".

MANHOLES - MANHOLES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARD DETAIL DRAWING PER THE VILLAGE OF GERMANTOWN AND ALL SPECIAL PROVISIONS OF THE VILLAGE OF GERMANTOWN. STRUCTURE SHOP DRAWINGS SHALL BE SUBMITTED TO THE VILLAGE OF GERMANTOWN FOR REVIEW AND APPROVAL PRIOR TO MANUFACTURING AND INSTALLATION.

MANHOLE FRAMES AND COVERS - REFER TO DETAIL DRAWING

SANITARY MANHOLE ADJUSTMENTS - ADJUSTMENTS OF SANITARY MANHOLES SHALL MEET THE FOLLOWING REQUIREMENTS IF CHIMNEYS EXCEED 16 INCHES IN TOTAL HEIGHT.

ADDITION OF MANHOLE HEIGHT BY ADDING BARREL SECTIONS IF ADJUSTMENT RINGS EXCEED 16 INCHES IN TOTAL HEIGHT
ADDED BARREL SECTION SHALL INCLUDE:

- NEW MACWRAP AT DISTURBED BARREL JOINTS,
- INTERIOR / EXTERIOR COATING AS REQUIRED BY STANDARD DETAIL DRAWING,
- REPLACE EXISTING MANHOLE CASTING WITH PAVEMENT TYPE CASTING IF CURRENT CASTING ARE TURF TYPE (BOLT DOWN LIDS),
- REPLACEMENT / INSTALLATION OF ADAPTOR, INC SEALS. IF DAMAGED DURING REMOVAL, SEALS TO BE REPLACED (AS DETERMINED BY VILLAGE STAFF).

INSPECTION OF ALL WORK BY VILLAGE STAFF OR STAFF ASSIGNED BY VILLAGE. ALL COSTS FOR INSPECTION (STAFF OR CONSULTANT) SHALL BE THE RESPONSIBILITY OF THE DEVELOPER.

ALL MANHOLES IN PAVEMENT SHALL BE FINISHED WITH A 2 INCH IRON ADJUSTING RING SET TO 1/4 INCH BELOW FINISHED PAVEMENT GRADE. MANHOLES SHALL BE VAC-TESTED AFTER ADJUSTMENT IS COMPLETED.

- WATER MAIN AND SANITARY SEWER SHALL BE INSULATED WHEREVER THE DEPTH OF COVER IS LESS THAN 6 FEET. INSULATION AND PLACING OF INSULATION SHALL CONFORM TO CHAPTER 4.17.0 "INSULATION" OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN 6TH EDITION UPDATED WITH ITS LATEST ADDENDUM (TYP.).

- TRACER WIRE SHALL BE INSTALLED IN ACCORDANCE WITH THE PROVISIONS OF THESE CODE SECTIONS AS PER 182.0715(2R) OF THE STATUTES. TRACER WIRE: COPPERHEAD TRACERWIRE #10 SOLID CCS SUPERFLEX (BLUE). WIRE CONNECTORS SHALL BE SNAKEBITE (BLUE) MADE BY COPPERHEAD INDUSTRIES, LLC. THE TRACER WIRE FOR THE SANITARY SEWER LATERAL SHALL BE CONTINUOUS AND SHALL BE EXTENDED ABOVE GRADE VIA A 4-INCH PVC PIPE WITH SCREW-ON CAP ADJACENT TO THE PROPOSED TERMINATION POINT OF THE LATERAL FOR THE PROPOSED BUILDING.

- SEE UTILITY PLANS AND CONSTRUCTION DETAILS FOR ADDITIONAL INFORMATION.

16. WATER MAIN AND SANITARY SEWER SHALL BE INSULATED WHEREVER THE DEPTH OF COVER IS LESS THAN 6 FEET. INSULATION AND PLACING OF INSULATION SHALL CONFORM TO CHAPTER 4.17.0 "INSULATION" OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN 6TH EDITION UPDATED WITH ITS LATEST ADDENDUM (TYP.).

17. TRACER WIRE SHALL BE INSTALLED IN ACCORDANCE WITH THE PROVISIONS OF THESE CODE SECTIONS AS PER 182.0715(2R) OF THE STATUTES. TRACER WIRE: COPPERHEAD TRACERWIRE #1230 HS-30 MIL (BLUE). WIRE CONNECTORS SHALL BE SNAKEBITE (BLUE) MADE BY COPPERHEAD INDUSTRIES, THE TRACER WIRE FOR THE SANITARY SEWER LATERAL SHALL BE CONTINUOUS AND SHALL BE EXTENDED ABOVE GRADE VIA A 4-INCH PVC PIPE WITH SCREW-ON CAP ADJACENT TO THE PROPOSED TERMINATION POINT OF THE LATERAL FOR THE PROPOSED BUILDING.

18. SEE UTILITY PLANS AND CONSTRUCTION DETAILS FOR ADDITIONAL INFORMATION.

CONTRACTOR SHALL VERIFY LOCATION AND
ELEVATION OF ALL EXITSING UTILITIES PRIOR TO
INSTALLATION OF PROPOSED UTILITIES.

CAPSTONE 41 - PHASE III

GERMANTOWN, WI

STORM SEWER PLAN OVERVIEW

REVISIONS

REC'D NO. 1262.00C
REC'D NO. 1262.00C
TOM
START DATE 11/18/24
SCALE 1" = 80'

SHEET
C-7
of
C-19

STORM SEWER PLAN OVERVIEW

PLAN | DESIGN | DELIVER
www.pinnacle-engr.com

WISCONSIN OFFICE:
20725 WATERTOWN ROAD, SUITE 100
BROOKFIELD, WI 53106
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CHICAGO ILLINOIS OFFICE: NATIONWIDE

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0 1" = 80' 160

18. SEE UTILITY PLANS AND CONSTRUCTION DETAILS FOR ADDITIONAL INFORMATION

HYDRANTS - HYDRANTS SHALL CONFORM TO THE SPECIFICATIONS OF THE VILLAGE OF GERMANTOWN AND IN ACCORDANCE WITH FILE NO. 38 OF THE "STANDARD SPECIFICATIONS". THE DISTANCE FROM THE GROUND LINE TO THE CENTERLINE OF THE LOWEST NOZZLE AND THE LOWEST CONNECTION OF THE FIRE DEPARTMENT SHALL BE NO LESS THAN 18-INCHES AND NO GREATER THAN 24-INCHES. HYDRANT MANHOLE COVERS - NO. 15" DIA. CAST IRON COVERS, TRAFFIC MODEL 15" DIA. W/ BREAKAWAY FLANGES, TWO 2-1/2" HOSE NOZZLES (7-12" NSTO AND ONE 5-1/4" PUMPER OR STEAMER NOZZLE (4 NST), 1 1/2-1" PENTAGON OPERATING NUT AND CCW OPENING, 6" MECHANICAL JOINT INLET CONNECTION.

SANITARY SEWER & WATER MAIN PLAN OVERVIEW (PRIVATE)

F.F.E.=916.45

PROPOSED BUILDING

PROPERTY LINE

SANITARY SEWER & WATER MAIN PLAN (PRIVATE)

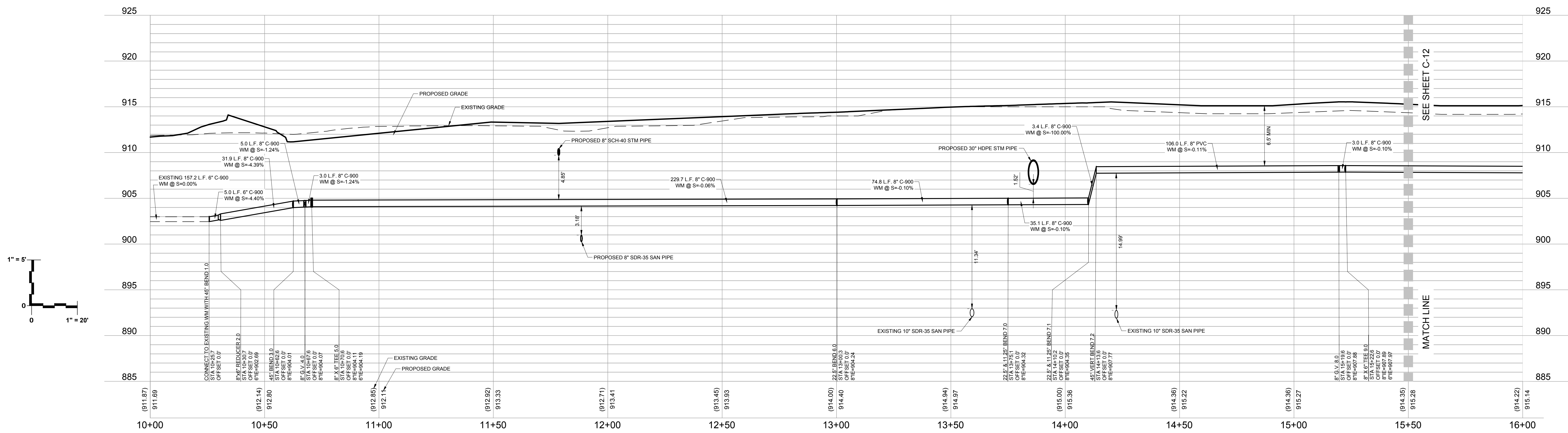
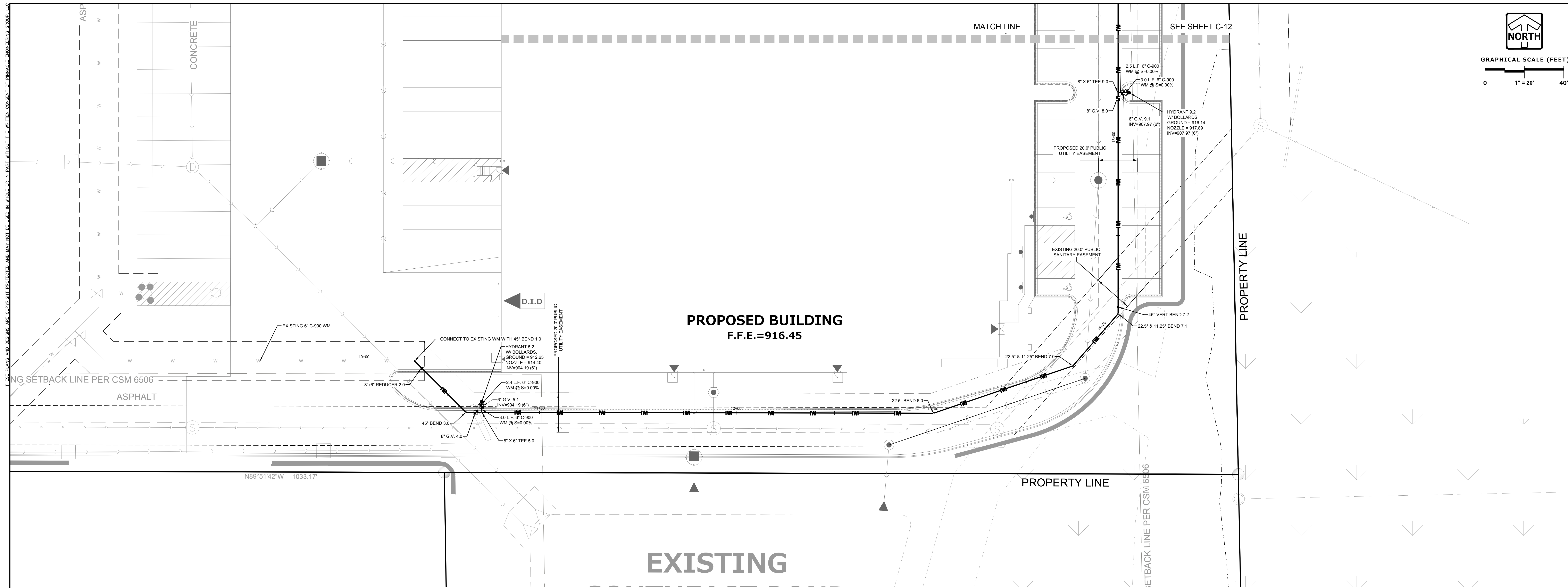
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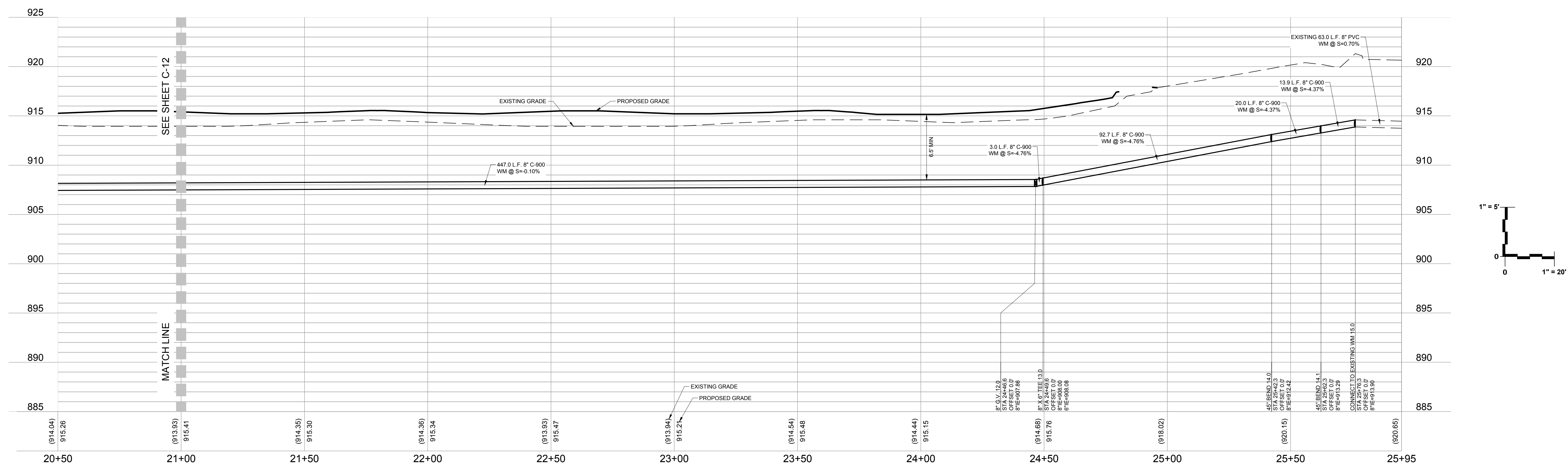
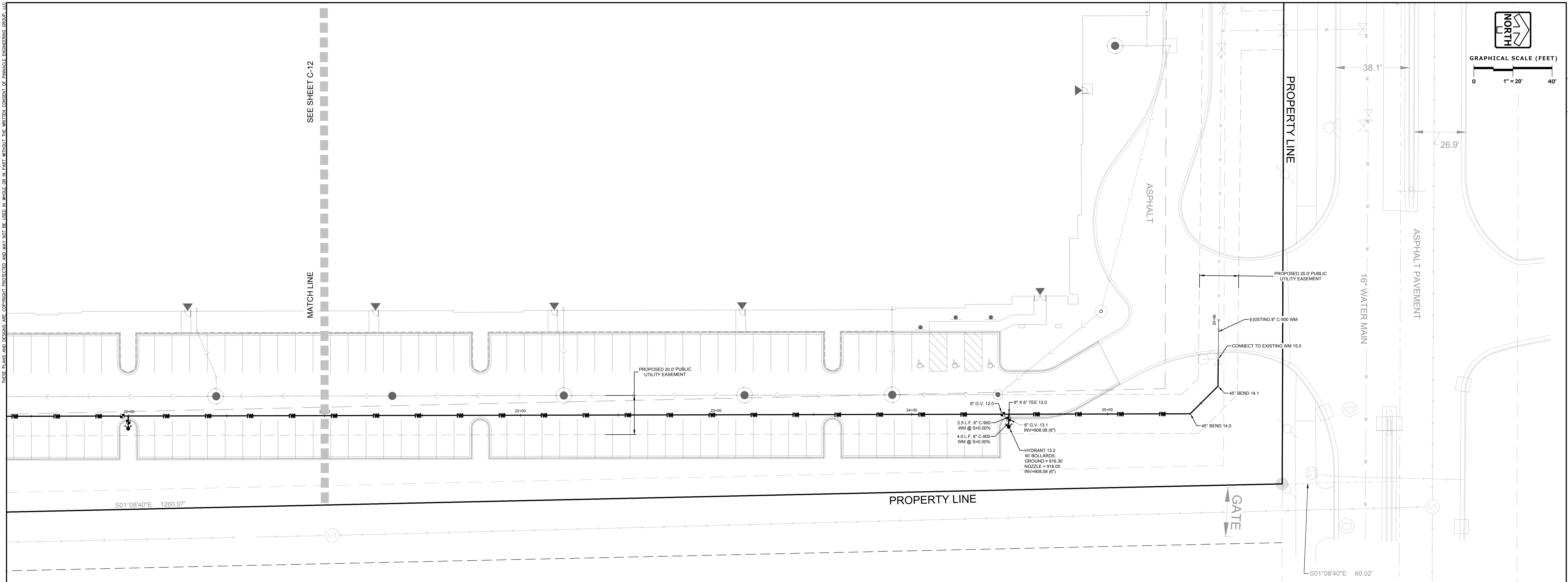
EG JOB No.	1262.00C
EG PM	TGM
START DATE	11/18/24
SCALE	1" = 40'

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SANITARY SEWER & WATER MAIN PLAN (PRIVATE)

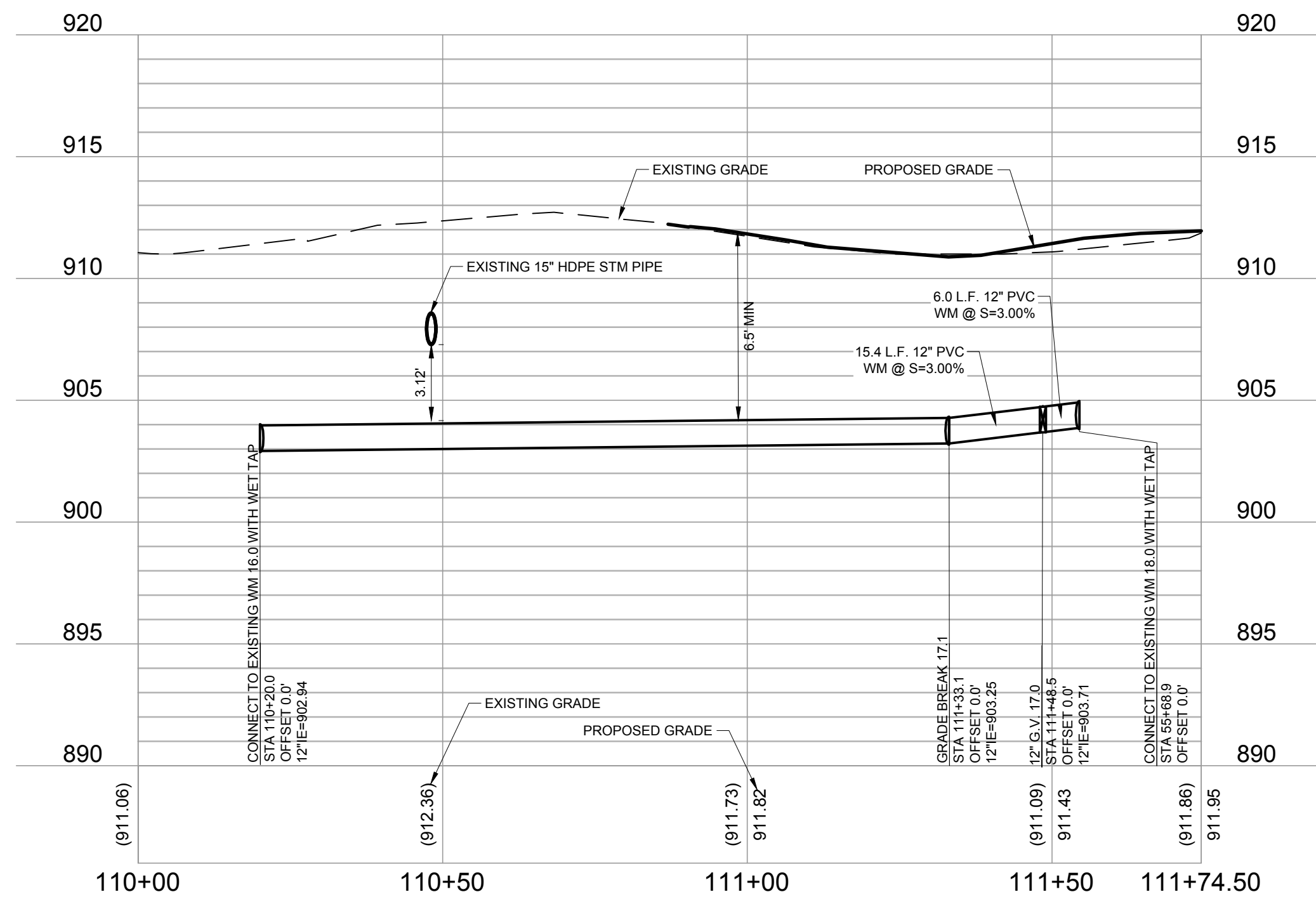
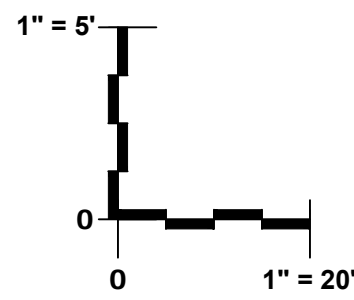
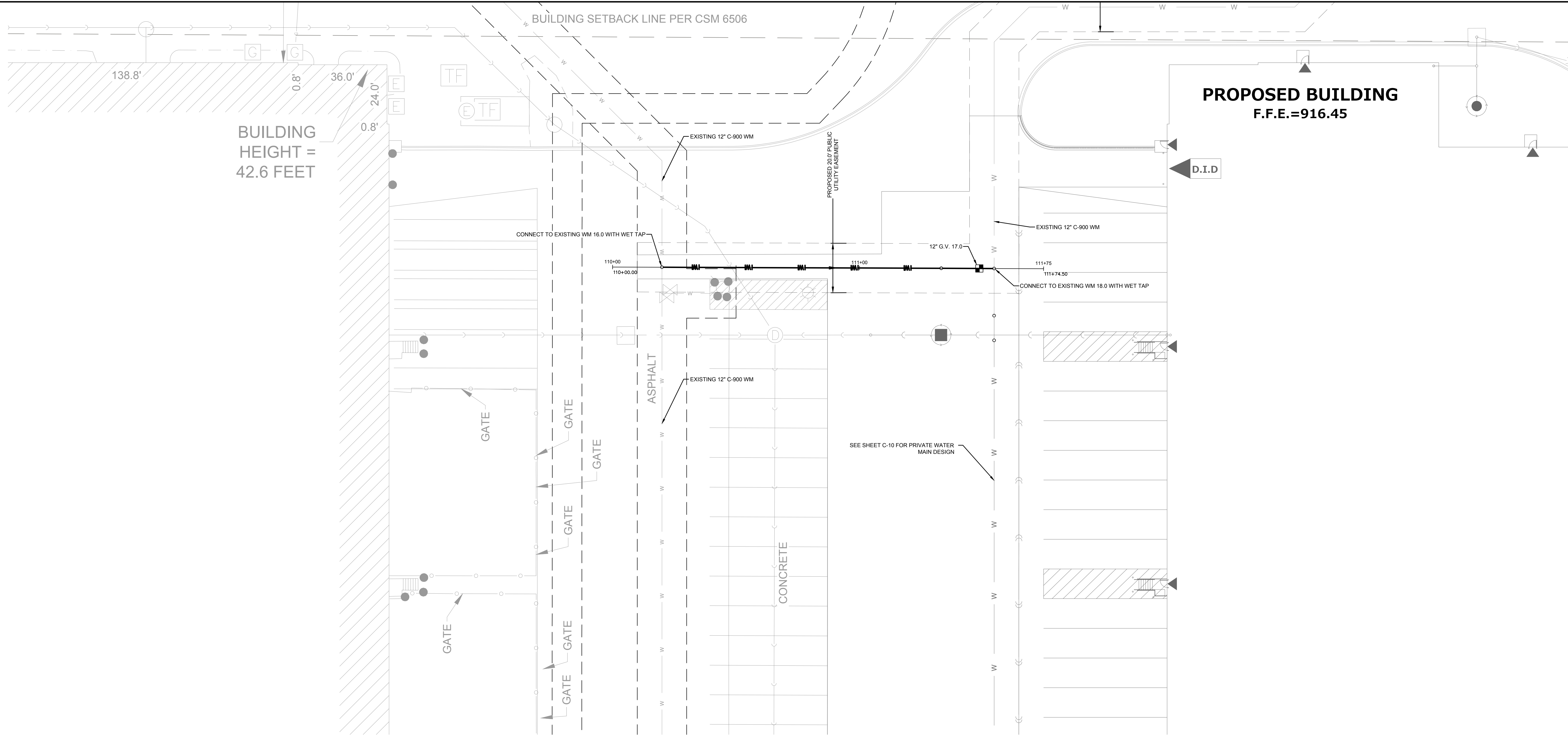
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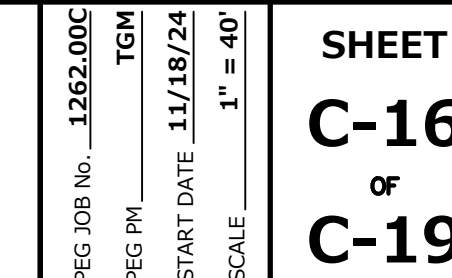
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DESIGNED: ADH
DRAWN: ADH
CHECKED: TOM
REVIEWED: TOM



HOLY HILL ROAD



of
C 19



**ALL WORK WITHIN
PUBLIC R.O.W. SHALL
CONFORM TO VILLAGE
OF GERMANTOWN
STANDARDS.**

EXISTING CONDITIONS SURVEY PROVIDED BY PINNACLE ENGINEERING GROUP. ALTHOUGH PEG HAS NO REASON TO BELIEVE THE SURVEY IS INACCURATE, PEG MAKES NO WARRANTIES THAT EXISTING INFORMATION CONTAINED WITHIN THESE PLANS IS ALL-INCLUSIVE OR ACCURATE. CONTRACTOR SHALL UNDERTAKE NECESSARY EFFORTS TO VERIFY THE EXISTING CONDITIONS PRIOR TO THE START OF MATERIAL PROCUREMENT AND CONSTRUCTION EFFORTS/ACTIVITIES.

	SANITARY SEWER MANHOLE
	STORM SEWER MANHOLE
	STORM STORM CATCH BASIN (ROUND CASTING)
	STORM SEWER CATCH BASIN (RECTANGULAR CASTING)
	RISER
	PRECAST FLARED END SECTION
	CLEANOUT
	VALVE BOX
	FIRE HYDRANT
	PROPOSED CONTOUR
	PROPOSED SPOT ELEVATION
	WETLANDS
	HIGH WATER LEVEL (HWL)
	NORMAL WATER LEVEL (NWL)
	DIRECTION OF SURFACE FLOW
	DIVISION SWALE
	DIVISION DITCH
	OVERFLOW RELIEF ROUTING
	SILT FENCE
	ORANGE SAFETY FENCE
	STRAW WATTLE
	INLET PROTECTION
	CONSTRUCTION ENTRANCE
	HYDROSEED (PER MANUFACTURER SPECIFICATIONS)
	EROSION CONTROL BLANKET (NORTH AMERICAN GREEN S75 OR EQUAL)

REG JOB No. 1262.00C
REG PM TGM
START DATE 11/18/24
1" = 40'

SHEET
C-16
OF
C-19

TAX KEY
#GTNV-181979
OWNER:
CQ WI 2021 LLC

SILT FENCE (TYP.)

20.0' SANITARY SEWER EASEMENT

EXISTING 20.0' PUBLIC UTILITY EASEMENT

F.F.E.=916.45

ON SE

C.S.M. NO. 6385

GERMANTOWN, WI

SITE STABILIZATION PLAN

PINNACLE ENGINEERING GROUP
ENGINEERING | NATURAL RESOURCES | SURVEYING

WISCONSIN OFFICE:
20725 WATERTOWN ROAD, SUITE 100
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1.0 POTENTIAL POLLUTANT SOURCES

GIVEN THE PROPOSED ACTIVITY ON THE PROJECT SITE, THE PRIMARY POTENTIAL POLLUTANT SOURCE ASSOCIATED WITH THIS CONSTRUCTION PROJECT IS SOIL EROSION AND TRANSPORTATION. REFER TO SECTION 4 OF THIS PLAN. ADDITIONAL POTENTIAL SOURCES OF POLLUTION MAY INCLUDE: FUEL TANKS, WASTE CONTAINERS, OIL OR OTHER PETROLEUM PRODUCTS, DETERGENTS, PAINTS, CONSTRUCTION DEBRIS, SANITARY STATIONS, FERTILIZERS, AND DUST. REFER TO SECTION 5 OF THIS PLAN.

2.0 EROSION AND SEDIMENT CONTROL IMPLEMENTATION

THE FOLLOWING ARE DESCRIPTIONS OF THE EROSION AND SEDIMENT CONTROL PRACTICES THAT SHALL BE IMPLEMENTED DURING CONSTRUCTION OF THIS PROJECT. IN ADDITION TO THESE MEASURES, CONTRACTOR SHALL DISTURB ONLY AREAS NECESSARY TO COMPLETE THE CONSTRUCTION PROJECT. ALL PRACTICES SHALL BE CONDUCTED IN ACCORDANCE WITH THE BEST MANAGEMENT PRACTICES (BMP).

2.1 CONSTRUCTION AND EROSION CONTROL SEQUENCING

CONSTRUCTION SEQUENCING WILL BE UTILIZED AS A MEANS OF CONTROLLING EROSION AND LIMITING SEDIMENT TRANSPORT. SEQUENCING AS LISTED BELOW IS GENERAL IN NATURE AND MAY VARY DEPENDING ON WEATHER CONDITIONS AND/OR PHASING OF CONSTRUCTION. THE CONTRACTOR SHALL SUBMIT A DETAILED SITE SEQUENCING PLAN TO OWNER FOR APPROVAL AT LEAST 5 BUSINESS DAYS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES. CONTRACTOR MAY MODIFY SEQUENCING AFTER ITEM 4 AS NEEDED TO COMPLETE CONSTRUCTION ONLY IF EROSION CONTROLS ARE MAINTAINED IN ACCORDANCE WITH THE CONSTRUCTION SITE EROSION AND SEDIMENT CONTROL REQUIREMENTS.

1. INSTALL TEMPORARY CONSTRUCTION ENTRANCES, INLET PROTECTION ON EXISTING STORM SEWER AND CULVERT INLET LOCATIONS, SEDIMENT TRAPS, DIVERSION BERMS, DITCH CHECKS, AND PERIMETER SILT FENCING.
2. INSTALL SILT FENCING ALONG THE PERIMETER OF PROPOSED TOPSOIL STOCKPILE LOCATIONS. THE FIRST TOPSOIL DEPOSITED WITHIN THE STOCKPILE LIMITS SHALL BE PLACED TO CREATE TEMPORARY BERMING ALONG THE SILT FENCE TO PREVENT DIRECT STORMWATER RUNOFF AGAINST SILT FENCING. CONTRACTOR SHALL LIMIT LAND DISTURBING ACTIVITIES ASSOCIATED WITH TEMPORARY BERMING TO A MINIMUM.
3. CONDUCT ROUGH GRADING OPERATIONS AND UTILITY PIPING INSTALLATION, DRAIN TILE SHALL NOT BE INSTALLED UNTIL UPLAND AREAS CONTRIBUTING STORMWATER RUNOFF ARE STABILIZED. DITCH CHECKS SHALL BE INSTALLED WITHIN DRAINAGE DITCHES IMMEDIATELY FOLLOWING CREATION OF DITCHES AND INLET PROTECTION SHALL BE INSTALLED TO PROTECT ANY STORM SEWER OR CULVERTS THAT WILL FUNCTION DURING CONSTRUCTION.
4. FINE GRADE SUB-GRADE SOILS WITHIN PAVEMENT AND BUILDING LIMITS. PLACE STONE BASE MATERIAL AS SOON AS POSSIBLE FOLLOWING COMPLETION OF FINE GRADING EFFORTS.
5. FINE GRADE REMAINING DISTURBED AREAS. PLACE SALVAGED TOPSOIL, EROSION BLANKETS/MATTING, AND SEED/MULCH AS SOON AS POSSIBLE FOLLOWING COMPLETION OF FINE GRADING EFFORTS.
6. EROSION CONTROLS SHALL NOT BE REMOVED UNTIL SITE IS FULLY STABILIZED OR 70% VEGETATIVE COVER IS ESTABLISHED. CONTRACTOR IS RESPONSIBLE FOR REMOVAL OF SILT FENCE, TEMPORARY FENCING/PROTECTION, DITCH CHECKS, AND OTHER TEMPORARY CONTROLS, AND RESTORATION PRACTICES AS NECESSARY, TO THE SATISFACTION OF THE OWNER.

2.2 STABILIZATION PRACTICES

THE DATES WHEN MAJOR GRADING ACTIVITIES OCCUR, WHEN CONSTRUCTION ACTIVITIES TEMPORARILY OR PERMANENTLY CEASE ON A PORTION OF THE SITE, AND WHEN STABILIZATION MEASURES ARE INITIATED, SHALL BE RECORDED ON THE STABILIZATION SCHEDULE FOR MAJOR GRADING ACTIVITIES.

STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED. NO MORE THAN SEVEN (7) DAYS SHALL PASS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS PERMANENTLY CEASED UNLESS:

THE INITIATION OF STABILIZATION MEASURES BY THE SEVENTH (7) DAY AFTER CONSTRUCTION ACTIVITY TEMPORARILY OR PERMANENTLY CEASE IS PRECLUDED BY SNOW COVER. IN THAT EVENT, STABILIZATION MEASURE SHALL BE INITIATED AS SOON AS PRACTICABLE.

CONSTRUCTION ACTIVITY WILL RESUME ON A PORTION OF THE SITE WITHIN FOURTEEN (14) DAYS FROM WHEN ACTIVITIES CEASED. (I.E. THE TOTAL TIME PERIOD THAT THE CONSTRUCTION ACTIVITY IS TEMPORARILY CEASED IS LESS THAN FOURTEEN (14) DAYS). IN THAT EVENT, STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF THE SITE BY THE SEVENTH (7) DAY AFTER CONSTRUCTION ACTIVITY HAS TEMPORARILY CEASED. SEE THE SOIL PROTECTION CHART PRESENTED IN THE CONSTRUCTION DOCUMENTS FOR RATES OF PERMANENT AND TEMPORARY VEGETATION.

STABILIZATION MEASURES SHALL BE DETERMINED BASED ON SITE CONDITIONS AT THE TIME CONSTRUCTION ACTIVITY HAS CEASED, INCLUDING BUT NOT LIMITED TO WEATHER CONDITIONS AND LENGTH OF TIME MEASURE MUST BE EFFECTIVE. THE FOLLOWING ARE ACCEPTABLE STABILIZATION MEASURES:

- PERMANENT SEEDING, IN ACCORDANCE WITH APPROVED LANDSCAPING PLAN
- TEMPORARY SEEDING MAY CONSIST OF SPRING OATS (10 LBS/ACRE) AND/OR WHEAT OR CEREAL RYE (150 LBS/ACRE)
- HYDRO-MULCHING WITH A TACKIFIER
- GEOTEXTILE EROSION MATTING
- SODDING

2.3 STRUCTURAL PRACTICES

THE FOLLOWING ARE DESCRIPTIONS OF STRUCTURAL PRACTICES TO BE IMPLEMENTED TO DIVERT FLOWS FROM EXPOSED SOILS, STORE FLOWS, OR OTHERWISE LIMIT THE DISCHARGE OF POLLUTANTS FROM EXPOSED AREAS OF THE SITE INCLUDING THE PROPOSED AND EXISTING WETLAND AREAS. SUCH PRACTICES COULD INCLUDE SILT FENCE, PROTECTION FENCE, CONSTRUCTION ENTRANCE, DITCH CHECK, EROSION CONTROL, MATTING, DIVERSION BERM/SWALE, SEDIMENT TRAP, LEVEL SPREADER, INLET PROTECTION, OUTLET PROTECTION, AND TEMPORARY OR PERMANENT SEDIMENT BASIN. THE FOLLOWING STRUCTURAL PRACTICES ARE TO BE UTILIZED DURING THIS PROJECT.

SILT FENCE SHALL BE PLACED DOWN SLOPE OF DISTURBED AREAS OF THE CONSTRUCTION SITE AND AROUND THE PERIMETER OF THE TOPSOIL STOCKPILE. THIS INCLUDES PROTECTION OF EXISTING WETLAND AREAS TO BE MAINTAINED. SILT FENCE MAY ALSO BE USED AS A TEMPORARY CONTROL DEVICE WHERE SEDIMENTATION RUNOFF IS DISCOVERED.

CONSTRUCTION ENTRANCE SHALL BE INSTALLED TO REDUCE SOIL EROSION POLLUTANTS FROM LEAVING THE SITE DURING CONSTRUCTION ACTIVITIES. IF THE CRUSHED STONE DOES NOT ADEQUATELY REMOVE MUD FROM VEHICLE TIRES, THEY SHALL BE HOSED OFF BEFORE ENTERING A PAVED ROADWAY. ANY SOIL DEPOSITED ON THE PUBLIC PAVED ROAD WAY SHALL BE REMOVED IMMEDIATELY.

DITCH CHECK SHALL BE INSTALLED IN DRAINAGE CHANNELS AS NEEDED.

EROSION CONTROL MATTING SHALL BE PLACED ON AREAS OR EMBANKMENTS HAVING SLOPES GREATER THAN OR EQUAL TO 3H:1V, BEFORE VEGETATION IS ESTABLISHED.

INLET PROTECTION SHALL BE INSTALLED AT STORMWATER DRAINAGE INLETS TO REDUCE SEDIMENT WITHIN STORM SEWER CONVEYANCE FEATURES.

OUTLET SCOUR PROTECTION SHALL BE INSTALLED AT STORMWATER DRAINAGE OUTLETS TO DIFFUSE FLOWS.

3.0 ADDITIONAL PRACTICES

ADDITIONAL POLLUTANT CONTROL MEASURES TO BE IMPLEMENTED DURING CONSTRUCTION ACTIVITIES SHALL INCLUDE, BUT NOT BE LIMITED TO THE FOLLOWING:

CONSTRUCTION WASTE SHALL BE PROPERLY DISPOSED OF. THIS INCLUDES ALL CONSTRUCTION SITE WASTE MATERIAL, SANITARY WASTE, AND WASTE FROM VEHICLE TRACKING OF SEDIMENTS. THE CONTRACTOR SHALL ENSURE THAT NO MATERIAL WASTES OR UNUSED BUILDING MATERIALS SHALL BE BURIED, DUMPED, BURNED, OR DISCHARGED TO THE WATERS OF THE STATE. VEHICLES HAULING MATERIAL AWAY FROM THE SITE SHALL BE COVERED WITH A TARPULIN TO PREVENT BLOWING DEBRIS.

DUST CONTROL SHALL BE ACCOMPLISHED BY ONE OR MORE OF THE FOLLOWING METHODS:

- COVERING 30% OR MORE OF THE SOIL SURFACE WITH A NON-ERODIBLE MATERIAL.
- ROUGHENING (EQUIPMENT TRACKING) THE SOIL TO PRODUCE RIDGES PERPENDICULAR TO THE PREVAILING WIND. RIDGES SHALL BE AT LEAST SIX (6) INCHES IN HEIGHT.
- FREQUENT WATERING OF EXCAVATION AND FILL AREAS.
- PROVIDING GRAVEL OR PAVING AT ENTRANCE/EXIT DRIVES, PARKING AREAS AND TRANSIT PATHS.
- STREET SWEEPING** SHALL BE PERFORMED TO IMMEDIATELY REMOVE ANY SEDIMENT TRACKED ON PAVEMENTS.

4.0 EROSION AND SEDIMENT STRUCTURAL PRACTICE MAINTENANCE

THE FOLLOWING MAINTENANCE PRACTICES SHALL BE USED TO MAINTAIN, IN GOOD AND EFFECTIVE OPERATING CONDITIONS, VEGETATION, EROSION AND SEDIMENT CONTROL MEASURES, AND OTHER PROTECTIVE MEASURES IDENTIFIED IN THIS PLAN. UPON IDENTIFICATION, DEFICIENCIES IN STORMWATER CONTROLS SHALL BE ADDRESSED IMMEDIATELY. THE MAINTENANCE PROCEDURES FOR THIS DEVELOPMENT SHALL INCLUDE, BUT NOT BE LIMITED TO THE BELOW:

SILT FENCE - REPAIR OR REPLACE ANY DAMAGED FILTER FABRIC AND/OR STAKES. REMOVE ACCUMULATED SEDIMENT WHEN IT HAS REACHED ONE-HALF THE ABOVE GROUND HEIGHT OF THE FENCE.

CONSTRUCTION ENTRANCE - AS NEEDED, ADD STONE TO MAINTAIN CONSTRUCTION ENTRANCE DIMENSIONS AND EFFECTIVENESS.

DITCH CHECK - RE-SECURE STAKES; ADJUST OR REPOSITION BALES TO ADDRESS PROPER FLOW OF STORMWATER; AND REMOVE ACCUMULATED SEDIMENT WHEN IT HAS REACHED ONE-HALF THE HEIGHT OF THE BALE.

EROSION CONTROL MATTING - REPAIR MATTING IMMEDIATELY IF INSPECTION REVEALS BREACHED OR FAILED CONDITIONS. REPAIR AND RE-GRADE SOIL WHERE CHANNELIZATION HAS OCCURRED.

INLET PROTECTION - CLEAN, REPAIR OR REPLACE FILTER FABRIC AND/OR STONE WHEN CONTROL MEASURE IS CLOGGED. INLET FILTER BAGS SHALL BE REPLACED ONCE ONE-HALF FULL OF SEDIMENT.

OUTLET PROTECTION - CLEAN, REPAIR OR REPLACE FILTER FABRIC, TURF REINFORCEMENT MATTING AND/OR STONE WHEN CONTROL MEASURE IS ONE-HALF FULL OF SEDIMENT.

5.0 INSPECTION

INSPECTIONS SHALL BE COMPLETED WITHIN TWENTY-FOUR (24) HOURS OF THE END OF A RAINFALL EVENT THAT IS ONE-HALF INCH OR GREATER OR EQUIVALENT SNOWFALL, OR AT A MINIMUM ONCE EVERY SEVEN (7) CALENDAR DAYS. INSPECTIONS SHALL BE UNDERTAKEN BY QUALIFIED PERSONNEL PROVIDED BY THE CONTRACTOR, AND SHALL INCLUDE: DISTURBED AREAS OF THE CONSTRUCTION SITE THAT HAVE NOT BEEN FINALLY STABILIZED, STRUCTURAL CONTROL MEASURES, AND LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE. A STORMWATER POLLUTION PREVENTION PLAN INSPECTION REPORT SHALL BE COMPLETED AND ADDED TO THE SWPPP. RAINFALL SHALL BE RECORDED ON THE SWPPP RAINFALL LOG. CONTRACTOR SHALL IMMEDIATELY ARRANGE FOR REPAIR OR REPLACEMENT OF ANY DAMAGED OR DEFICIENT CONTROL MEASURES OBSERVED DURING THE INSPECTION.

QUALIFIED PERSONNEL MEANS A PERSON KNOWLEDGEABLE IN THE PRINCIPLES AND PRACTICES OF EROSION AND SEDIMENT CONTROL MEASURES, SUCH AS A LICENSED PROFESSIONAL ENGINEER, A CERTIFIED PROFESSIONAL IN EROSION AND SEDIMENT CONTROL, A CERTIFIED EROSION SEDIMENT OR STORMWATER INSPECTOR, OR OTHER TRAINED INDIVIDUAL.

6.0 SPILL PREVENTION

6.1 GENERAL MATERIAL MANAGEMENT PRACTICES

THE GOOD HOUSEKEEPING PRACTICES LISTED BELOW SHALL BE FOLLOWED THROUGHOUT THE CONSTRUCTION PROJECT.

1. CONTRACTOR SHALL STORE ONLY ENOUGH PRODUCTS REQUIRED TO COMPLETE THIS PROJECT.
2. ALL MATERIAL SHALL BE STORED IN A NEAT, ORDERLY MANNER IN THEIR ORIGINAL CONTAINERS CONTAINING MANUFACTURER'S LABEL.
3. MANUFACTURERS' RECOMMENDATIONS FOR PROPER USE AND DISPOSAL SHALL BE FOLLOWED.
4. MATERIALS REQUIRED TO HAVE A MATERIAL SAFETY DATA SHEET (MSDS) SHALL HAVE A COPY STORED IN THE PROJECTS MSDS DATABASE.

6.2 SPILL CONTROL PRACTICES

THE PRACTICES LISTED BELOW SHALL BE FOLLOWED FOR SPILL PREVENTION AND CLEANUP.

1. MATERIALS AND EQUIPMENT NECESSARY FOR SPILL CLEANUP SHALL BE MAINTAINED ONSITE.
2. IMMEDIATELY UPON DISCOVERY, ALL SPILLS SHALL BE CLEANED UP ACCORDING TO THE MANUFACTURERS' RECOMMENDED METHODS.
3. PERSONNEL CLEANING UP A SPILL SHALL USE PERSONAL PROTECTIVE EQUIPMENT.
4. IMMEDIATELY UPON DISCOVERY, SPILLS OF TOXIC OR HAZARDOUS MATERIALS SHALL BE REPORTED TO THE OWNER AND GENERAL CONTRACTOR.
5. NOTIFICATION AND REPORTING TO THE APPROPRIATE FEDERAL, STATE, AND LOCAL GOVERNMENT AGENCIES SHALL BE MADE AS REQUIRED.

GENERAL INFORMATION:

THIS STORMWATER POLLUTION PREVENTION PLAN (SWPPP) HAS BEEN DEVELOPED TO FULFILL ONE OF THE REQUIREMENTS OF THE GENERAL ENVIRONMENTAL PROTECTION AGENCY (EPA) NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (WISCONSIN POLLUTION DISCHARGE ELIMINATION SYSTEM "WPDES") FOR THE DISCHARGE OF STORMWATER ASSOCIATED WITH CONSTRUCTION PROJECTS DISTURBING ONE ACRE OR MORE. THE OWNER AND CONTRACTORS SHALL COMPLY WITH ALL REQUIREMENTS OF THE WPDES FOR ALL SUCH CONSTRUCTION PROJECTS. THE STORMWATER DISCHARGES ASSOCIATED WITH THE CONSTRUCTION ACTIVITY FROM THIS SITE ARE SUBJECT TO THE CONDITIONS AND REQUIREMENTS OF THE PERMITS.

THE EXECUTED OWNER CERTIFICATION AND THE CONTRACTOR CERTIFICATIONS SHALL BE KEPT ONSITE WITH THE APPROVED PLANS.

SWPPP AVAILABILITY:

THE OWNER SHALL RETAIN A COPY OF THE SWPPP AT THE CONSTRUCTION SITE FROM THE DATE OF THE PROJECT INITIATION TO THE DATE OF FINAL STABILIZATION.

KEEPING PLANS CURRENT:

THE CONTRACTOR SHALL AMEND THE PLAN WHENEVER THERE IS A CHANGE IN DESIGN, CONSTRUCTION, OPERATION, OR MAINTENANCE, WHICH HAS A SIGNIFICANT EFFECT ON THE POTENTIAL FOR THE DISCHARGE OF POLLUTANTS TO THE WATERS OF THE STATE AND WHICH HAS NOT OTHERWISE BEEN ADDRESSED IN THE PLAN OR IF THE PLAN PROVES TO BE INEFFECTIVE IN ELIMINATING OR SIGNIFICANTLY CONTROLLING POLLUTANTS IN STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION SITE ACTIVITY. IN ADDITION, THE PLAN SHALL BE AMENDED TO IDENTIFY ANY NEW CONTRACTOR AND/OR SUBCONTRACTOR THAT WILL IMPLEMENT A MEASURE OF THE PLAN. AMENDMENTS TO THE PLAN MAY BE REQUIRED BY THE MUNICIPALITY, OWNER, OR OTHER REVIEWING AGENCY. COPIES OF THE AMENDMENTS SHALL BE KEPT ONSITE AS PART OF THE SWPPP.

RETENTION OF RECORDS:

THE OWNER SHALL RETAIN COPIES OF THIS AND ALL REPORTS AND NOTICES REQUIRED BY THIS PERMIT, AND RECORDS OF ALL DATA USED TO COMPLETE THE NOTICE OF INTENT TO BE COVERED BY THIS PERMIT, FOR A PERIOD OF AT LEAST THREE YEARS FROM THE DATE PERMIT COVERAGE EXPIRES OR IS TERMINATED. THIS PERIOD MAY BE EXTENDED BY THE REQUEST OF THE AGENCY AT ANY TIME. IN ADDITION, THE OWNER SHALL RETAIN A COPY OF THE PLAN REQUIRED BY THIS PERMIT AT THE CONSTRUCTION SITE FROM THE DATE OF PROJECT INITIATION TO THE DATE OF FINAL STABILIZATION.

A NOTICE OF INTENT (NOI) APPLICATION MUST BE COMPLETED AND INCORPORATED INTO THE SWPPP.

WPDES NOTICE OF TERMINATION GUIDANCE:

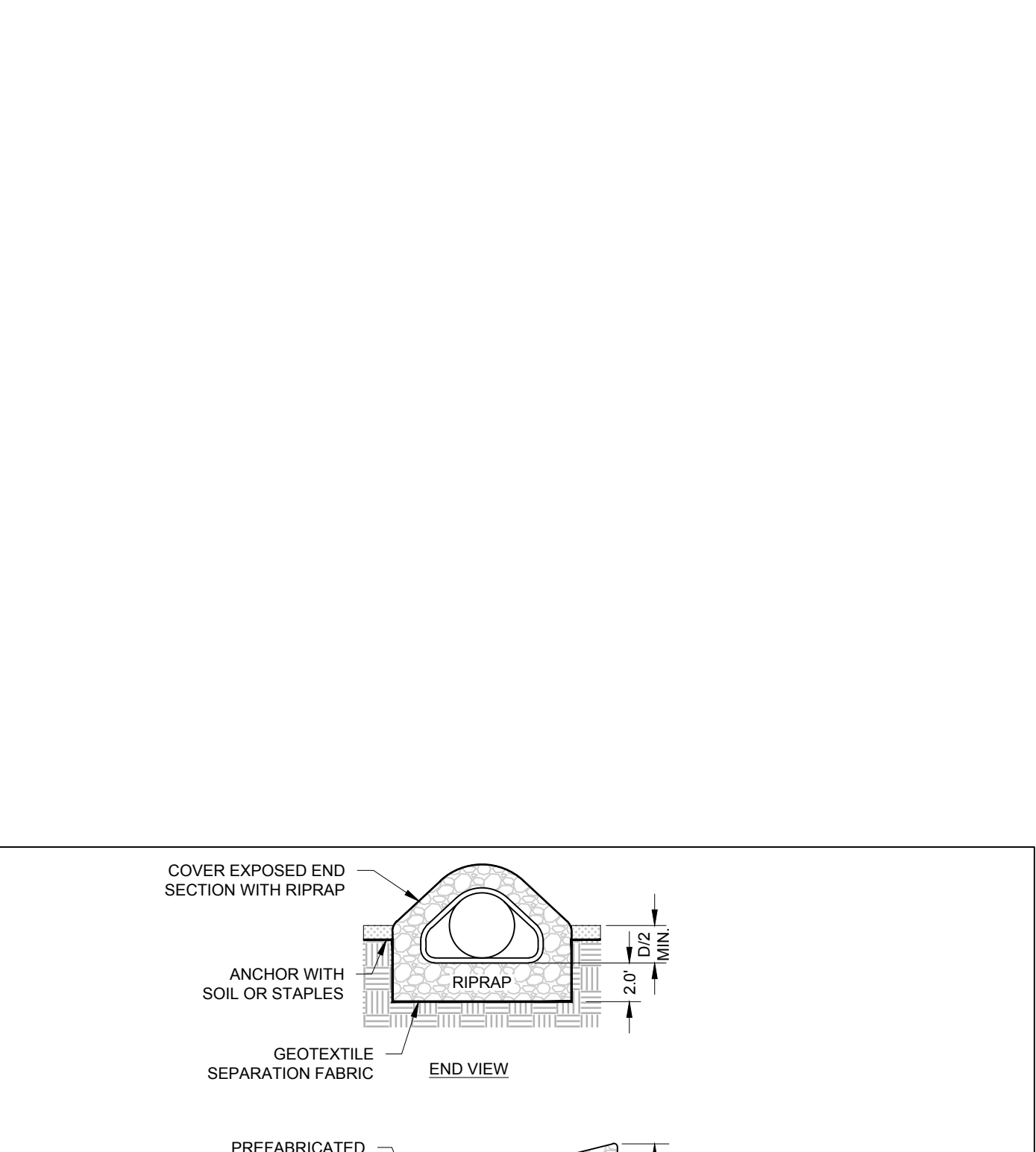
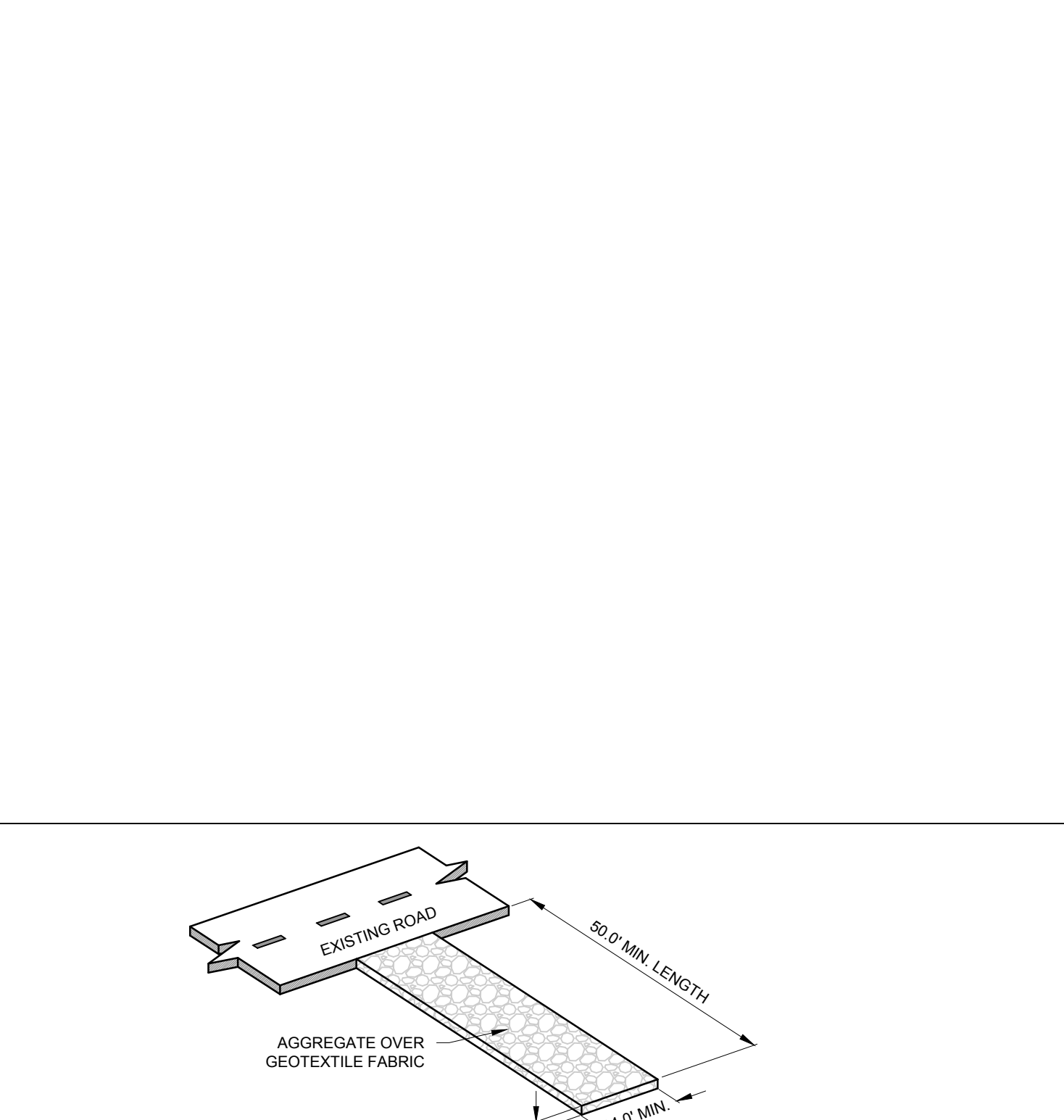
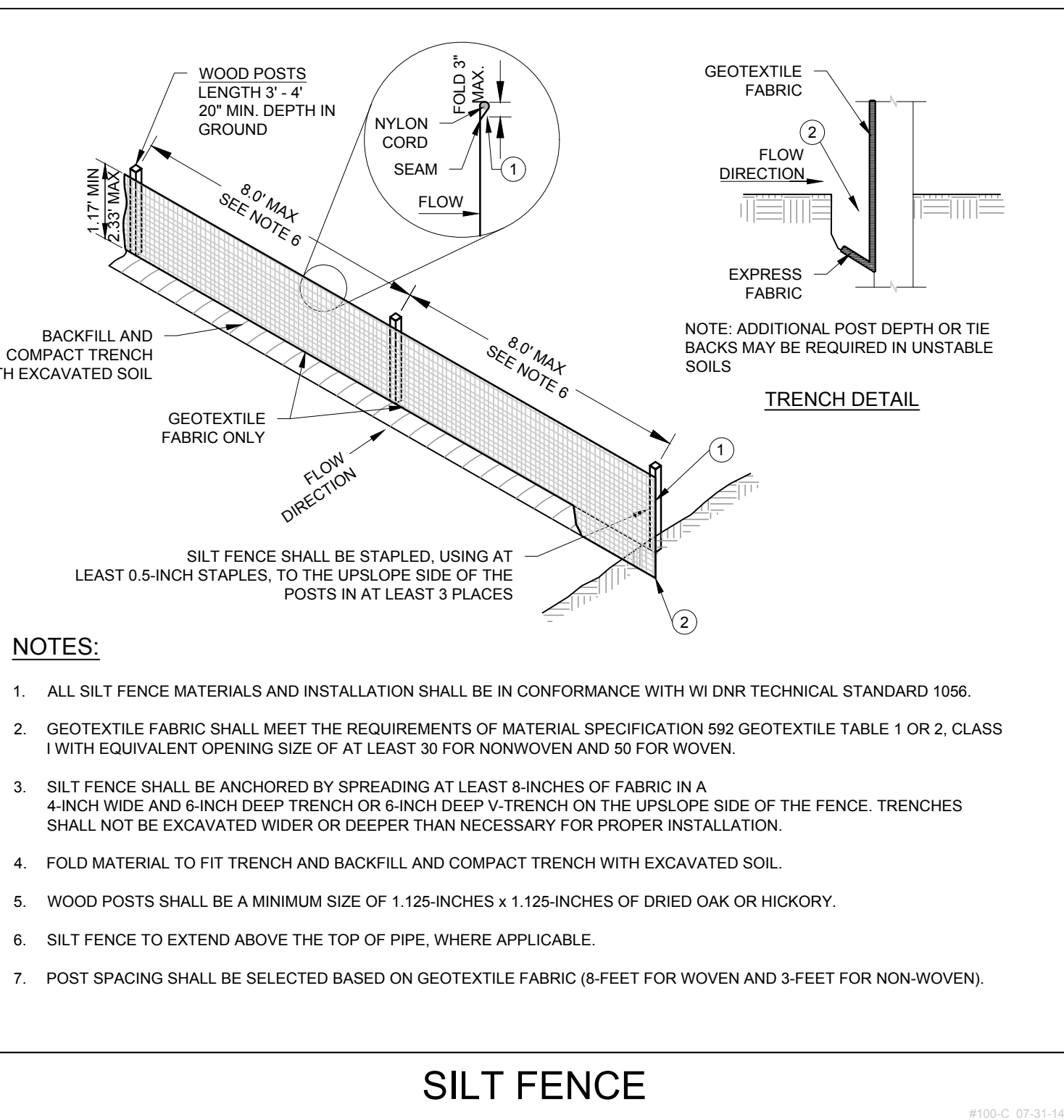
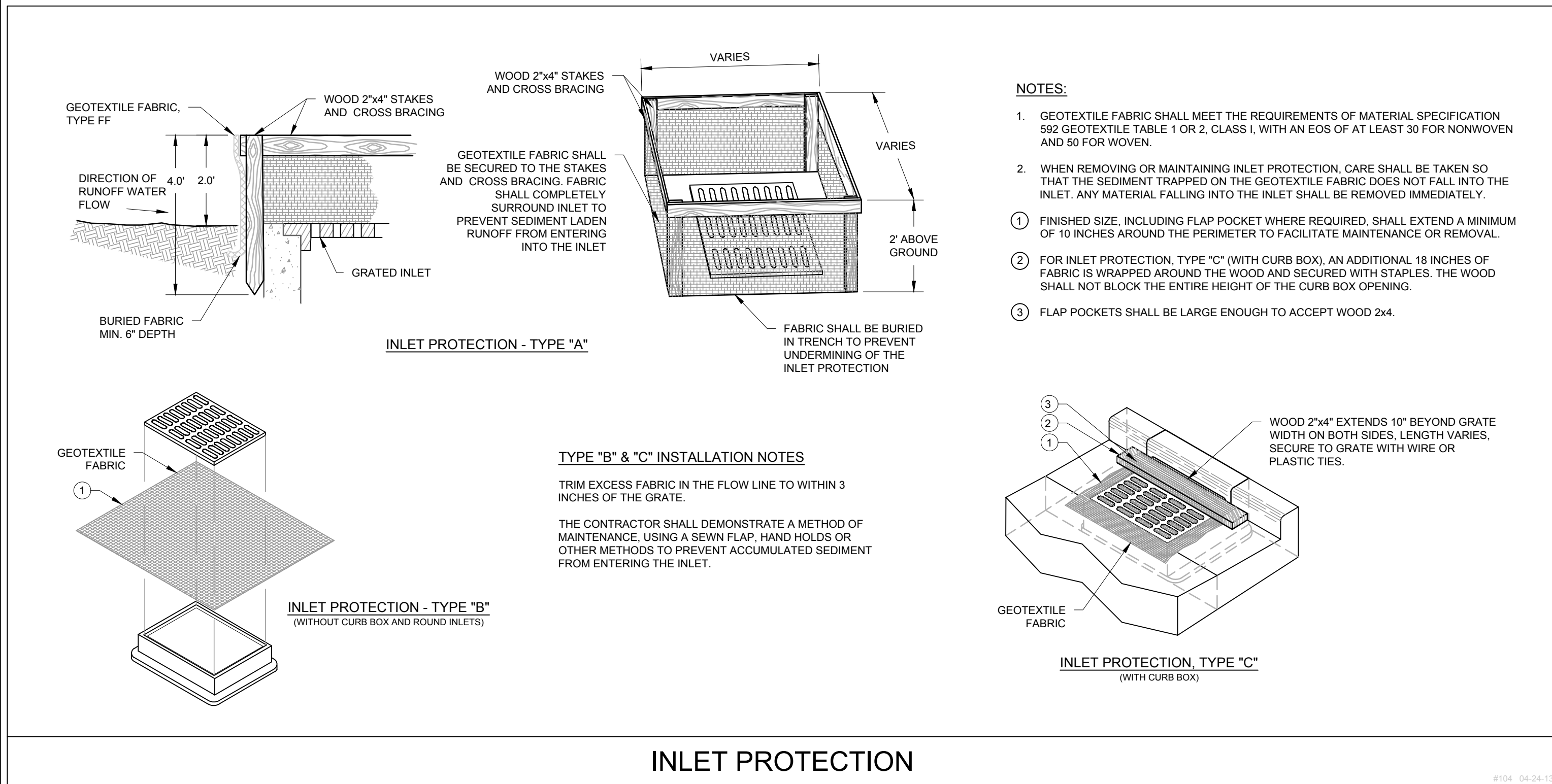
WHEN A SITE HAS BEEN FINALLY STABILIZED AND ALL STORMWATER DISCHARGES FROM CONSTRUCTION SITES THAT ARE AUTHORIZED BY THE PERMIT ARE ELIMINATED, THE OWNER OF THE FACILITY MUST SUBMIT A COMPLETED NOTICE OF TERMINATION THAT IS SIGNED IN ACCORDANCE WITH THE PERMIT. CONTRACTOR SHALL SUBMIT A COMPLETED NOTICE OF TERMINATION TO OWNER FOR EXECUTION PRIOR TO THEIR FINAL PAY APPLICATION REQUEST.

CONTROL MEASURE GROUP	CONTROL MEASURE	CONTROL MEASURE CHARACTERISTICS
VEGETATIVE SOIL COVER	TEMPORARY SEEDING	PROVIDES QUICK TEMPORARY COVER TO CONTROL EROSION WHEN PERMANENT SEEDING IS NOT DESIRED OR TIME OF YEAR IS INAPPROPRIATE.
	PERMANENT SEEDING	PROVIDES PERMANENT VEGETATIVE COVER TO CONTROL EROSION. FILTERS SEDIMENT FROM WATER, MAY BE PART OF FINAL LANDSCAPE PLAN.
NON VEGETATIVE SOIL COVER	AGGREGATE COVER	PROVIDES TEMPORARY COVER ON ROADS AND PARKING LOTS AND AREAS WHERE VEGETATION CANNOT BE ESTABLISHED. PREVENTS MUD FROM BEING PICKED UP AND TRANSPORTED OFF-SITE.
	PAVING	PROVIDES PERMANENT COVER ON PARKING LOTS AND ROADS OR OTHER AREAS WHERE VEGETATION CANNOT BE ESTABLISHED.
DIVERSIONS	DIVERSION BERM / SWALE	DIVERTS RUNOFF TO A SEDIMENT TRAP OR OTHER CONTROL.
ENCLOSED DRAINAGE	STORM SEWER	CONVEYS SEDIMENT LADEN WATER TO A SEDIMENT BASIN.
OUTLETS	APRON ENDWALL OR RIPRAP	PROTECTS DOWNSTREAM CHANNEL FROM HIGH VELOCITY OF FLOW DISCHARGING FROM STRUCTURE.
SEDIMENT BASINS	TEMPORARY SEDIMENT TRAP	CONSTRUCTED TO REMOVE SILTATION FROM RUNOFF FROM SITE. DIVERSION BERM/SWALES AND IN OVERLAND FLOOD ROUTES CAN BE CONVERTED TO PERMANENT SEDIMENT BASIN.
SEDIMENT FILTERS	SILT FENCE	PLACED DOWN SLOPE OF DISTURBED AREA TO KEEP RUNOFF CONTAINED ONSITE.
	INLET PROTECTION	INSTALLED IN OPEN GRATE STRUCTURES TO COLLECT SEDIMENT.
	DITCH CHECK	PLACED IN DRAINAGE CHANNELS TO FILTER SEDIMENT FROM RUNOFF.
MUD AND DUST CONTROL	CONSTRUCTION ENTRANCE	REDUCES SOIL EROSION POLLUTANTS BEING TRANSPORTED OFF-SITE.
	STREET SWEEPING	REDUCES POLLUTANTS TRACKED FROM CONSTRUCTION SITE.
	DUST CONTROL	PREVENTS DUST FROM LEAVING CONSTRUCTION SITE.

STABILIZATION EFFECTIVENESS (TIME OF YEAR)

STABILIZATION TYPE	STABILIZATION UTILIZATION PERIODS											
	JAN.	FEB.	MAR.	APR.	MAY	JUNE	JULY	AUG.	SEPT.	OCT.	NOV.	DEC.
PERMANENT SEEDING			A	*	*	*	*	*	*			
DORMANT SEEDING	B										B	
TEMPORARY SEEDING			C	*	*	*	*	*	*			
SODDING			E	*	*	*	*	*	*			

- A. KENTUCKY BLUEGRASS 90 LBS/ACRE MIXED WITH PERENNIAL RYEGRASS 30 LBS/ACRE.
- B. KENTUCKY BLUEGRASS 135 LBS/ACRE MIXED WITH PERENNIAL RYEGRASS 45 LBS/ACRE + 2 TONS STRAW MULCH/ACRE.
- C. SPRING OATS 100 LBS/ACRE.
- D. WHEAT OR CEREAL RYE 150 LBS/ACRE.
- E. SOD.
- F. STRAW MULCH 2 TONS/ACRE.
- * IRRIGATION/WATERING REQUIRED TO SUPPORT ESTABLISHMENT AS NEEDED.



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CAPSTONE 41 - PHASE III

GERMANTOWN, WI

CONSTRUCTION DETAILS

CONSTRUCTION ENTRANCE

RIP RAP AT END SECTIONS

REVISIONS

REC'D NO. 1262.00C

REC'D PM

START DATE 11/18/24

SCALE 1"=40'

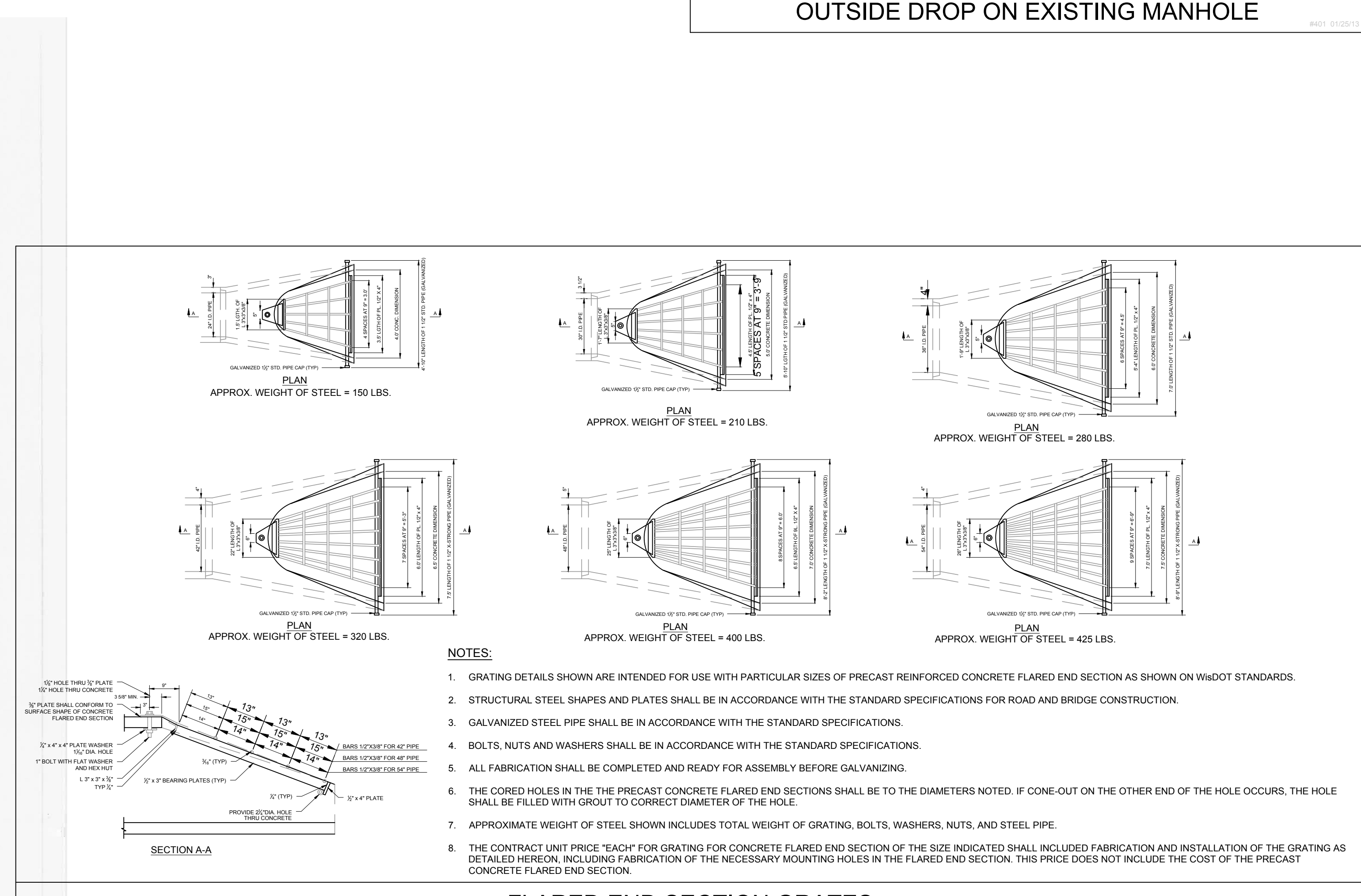
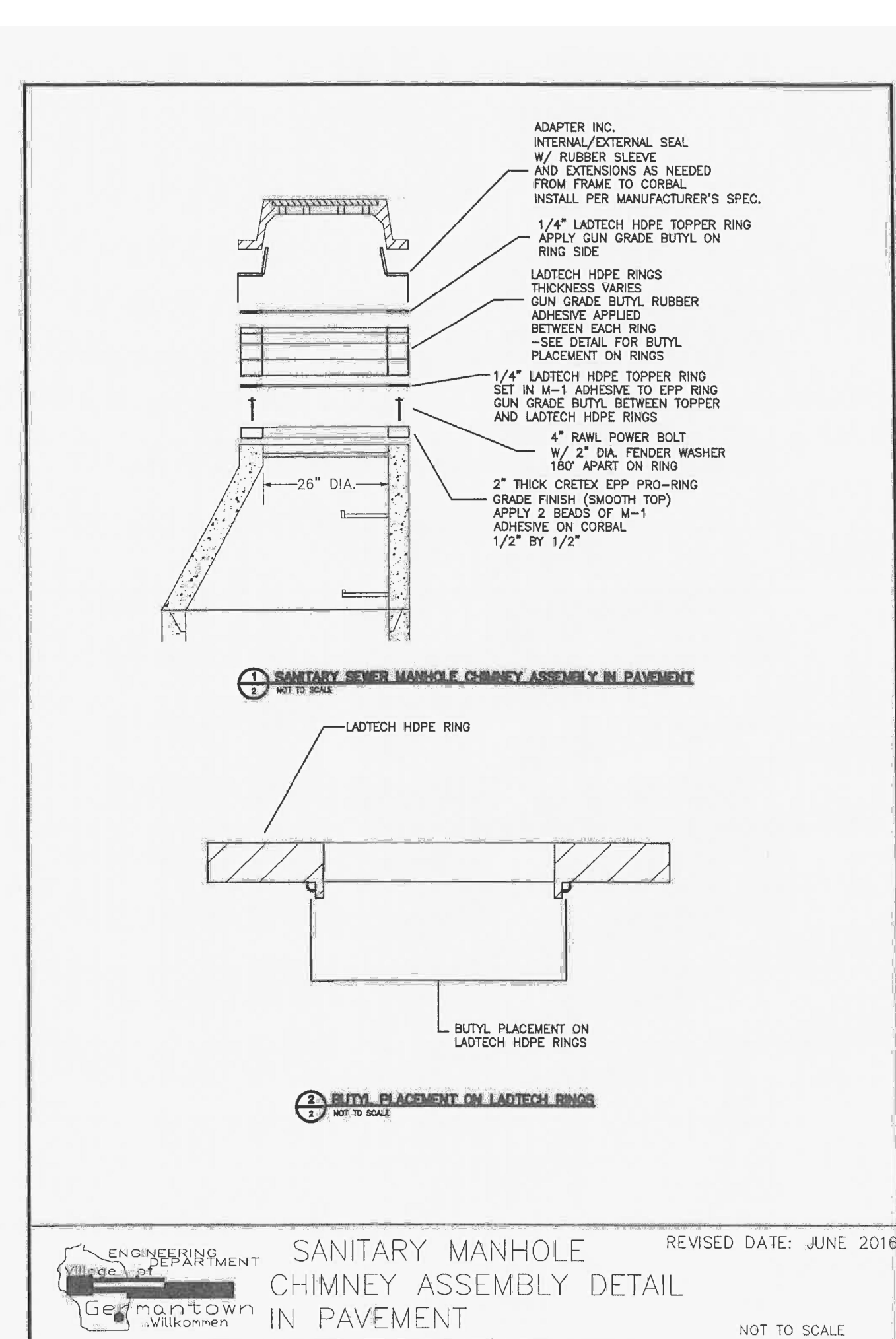
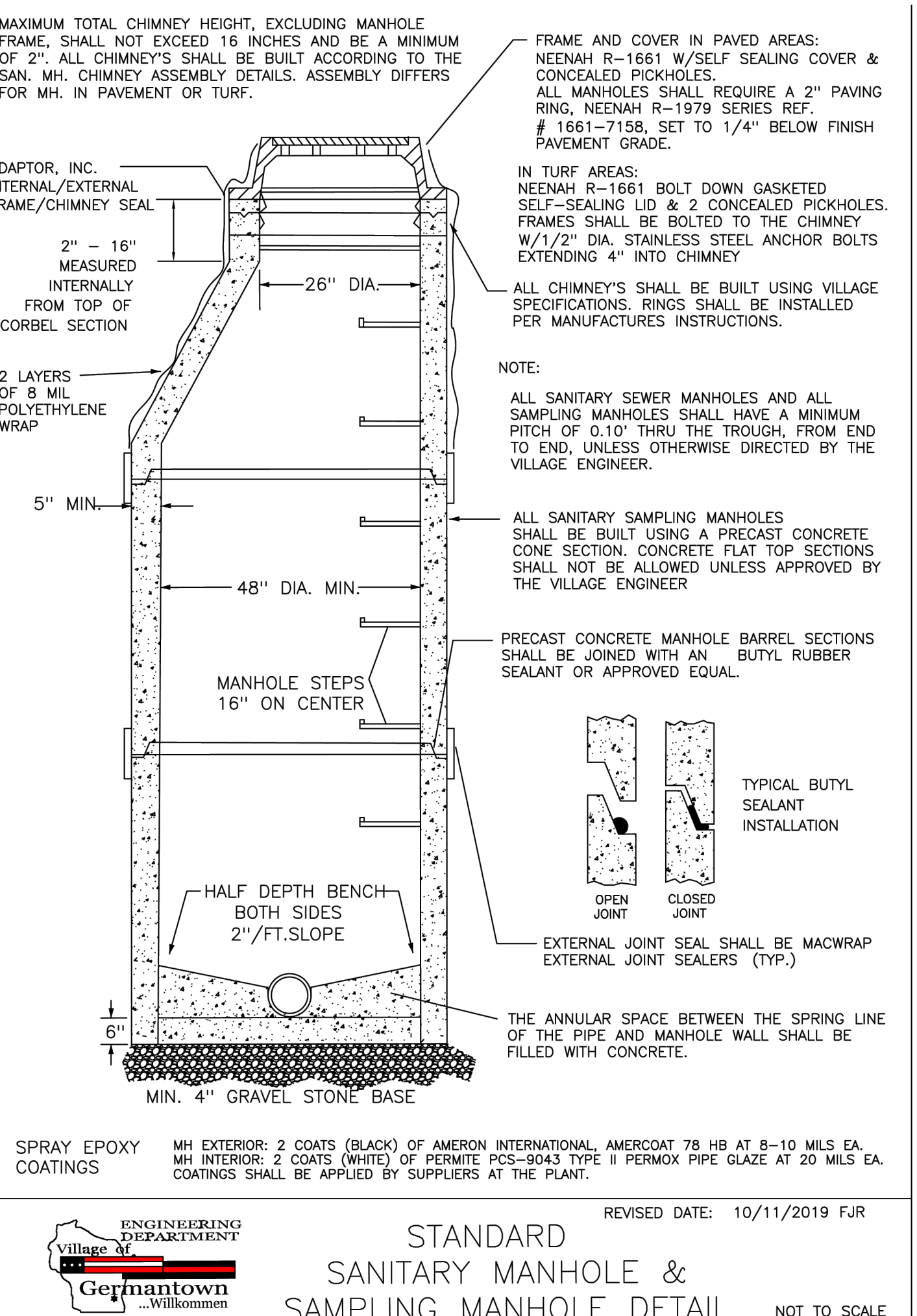
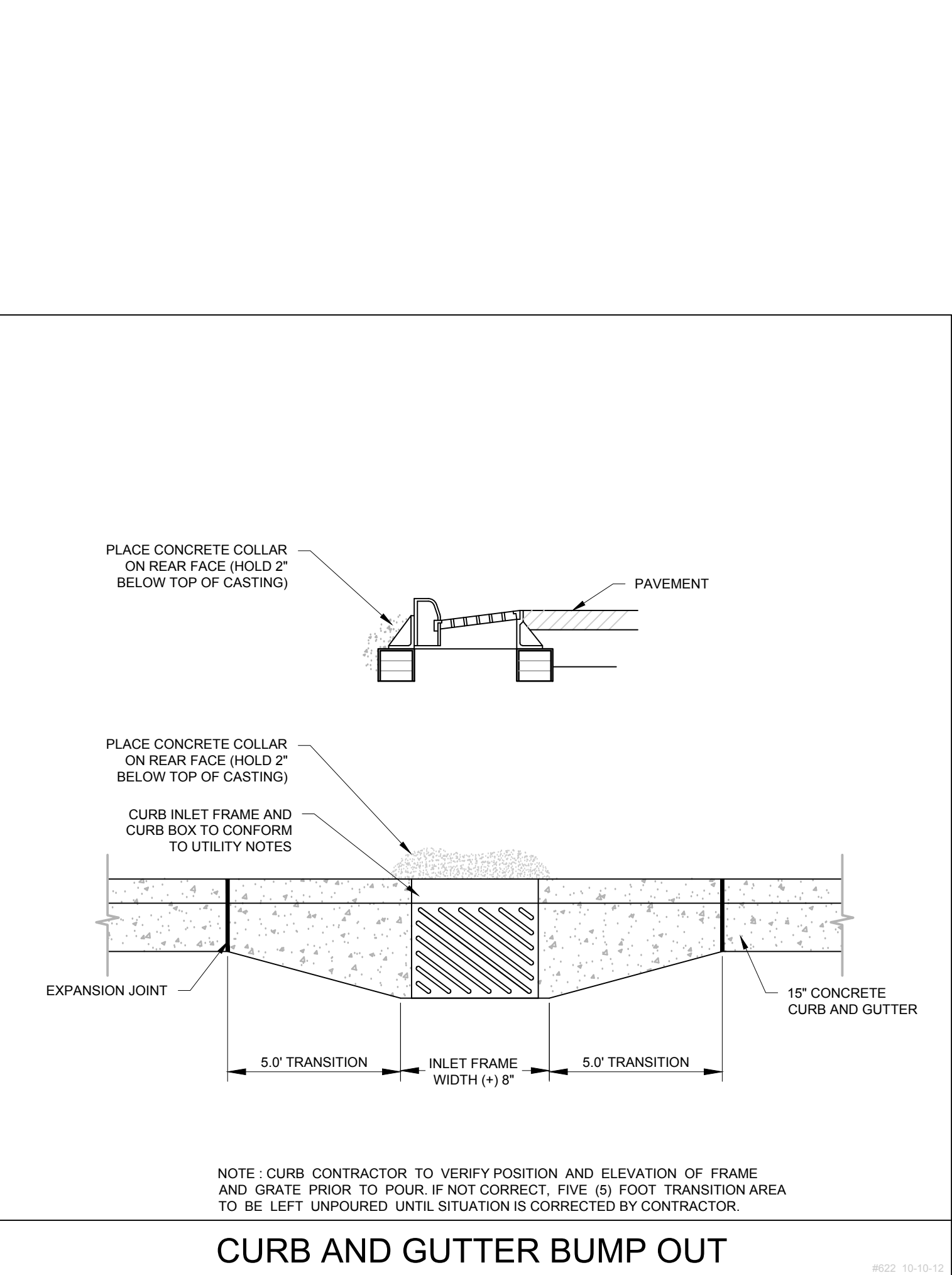
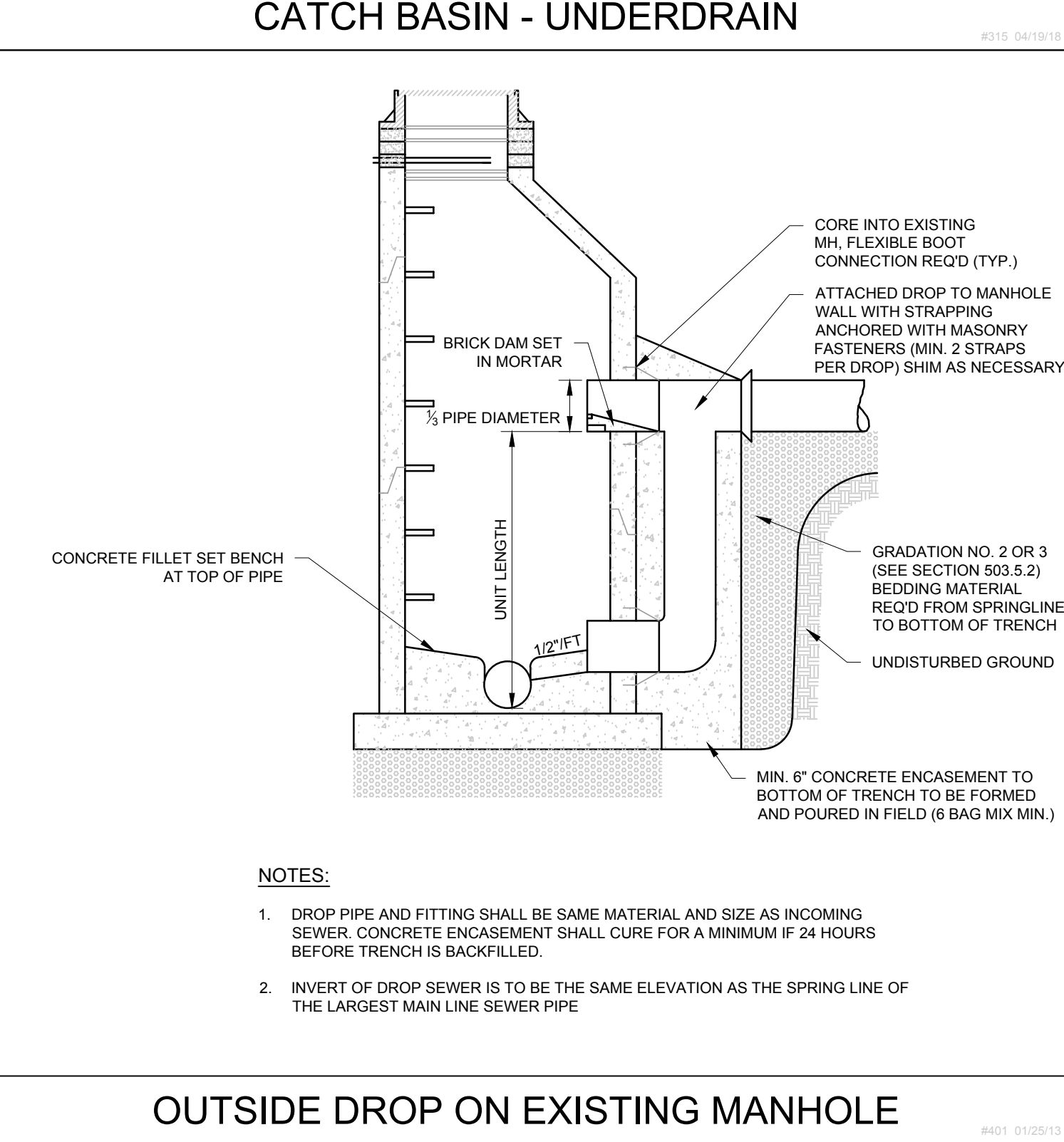
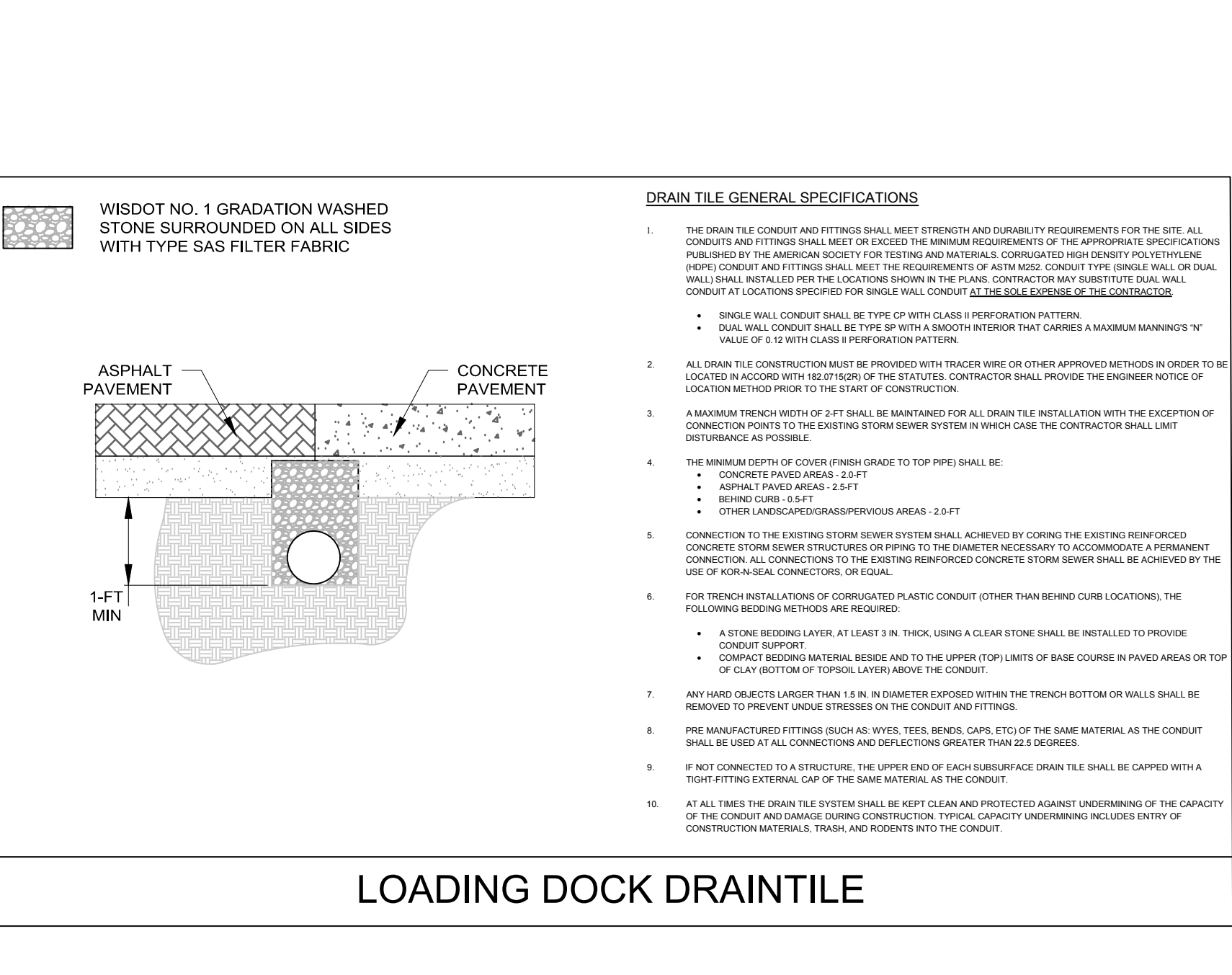
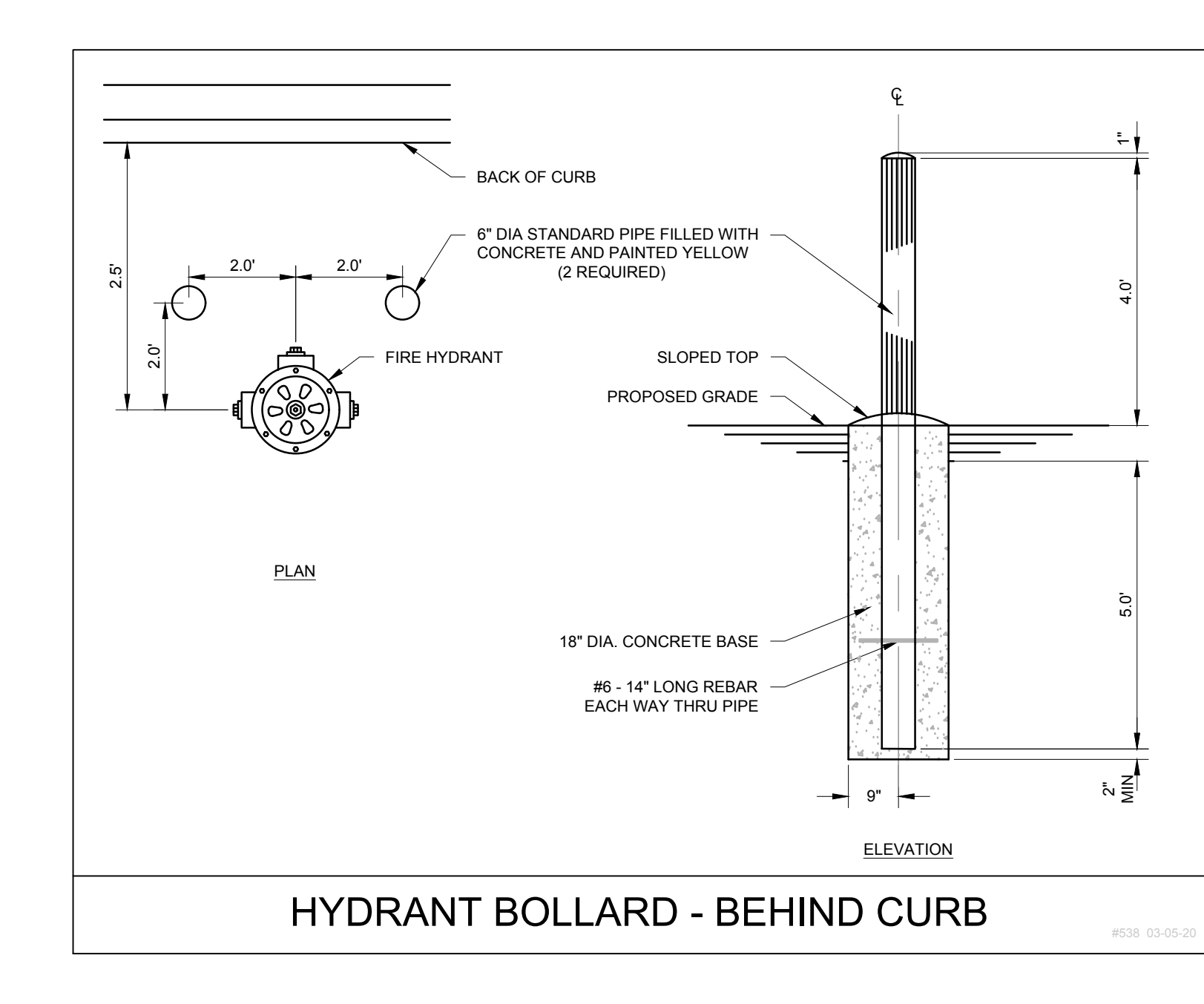
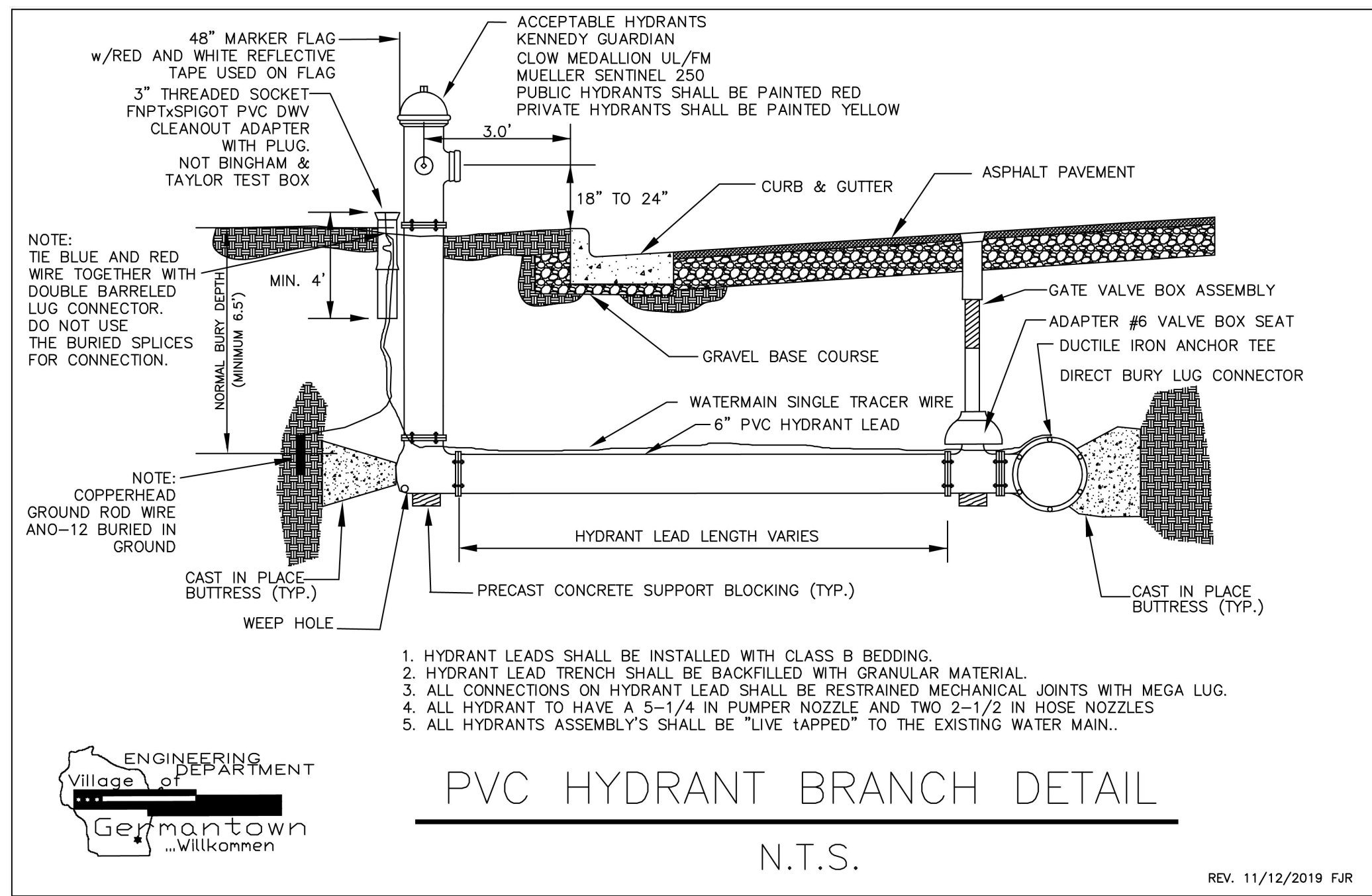
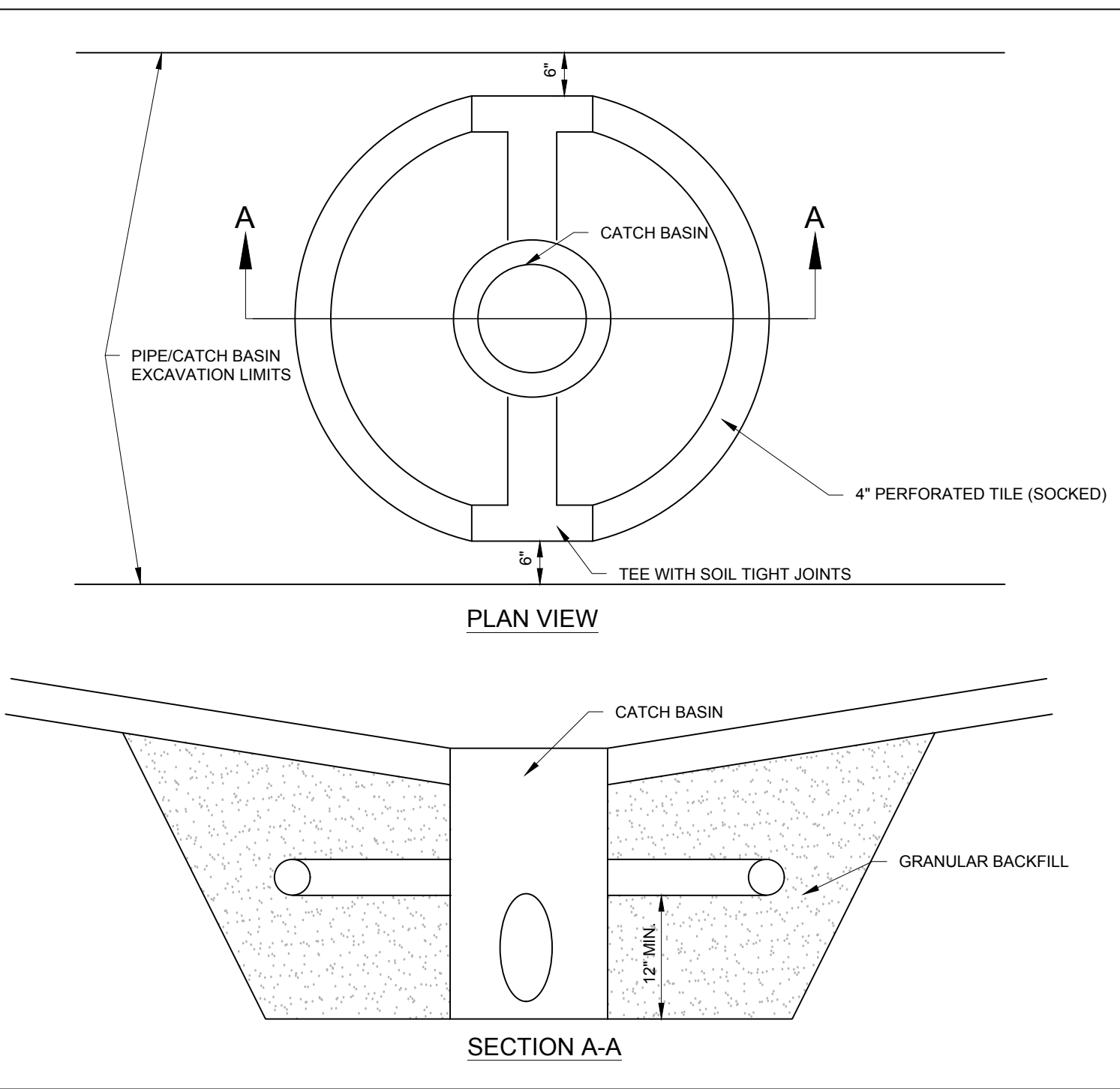
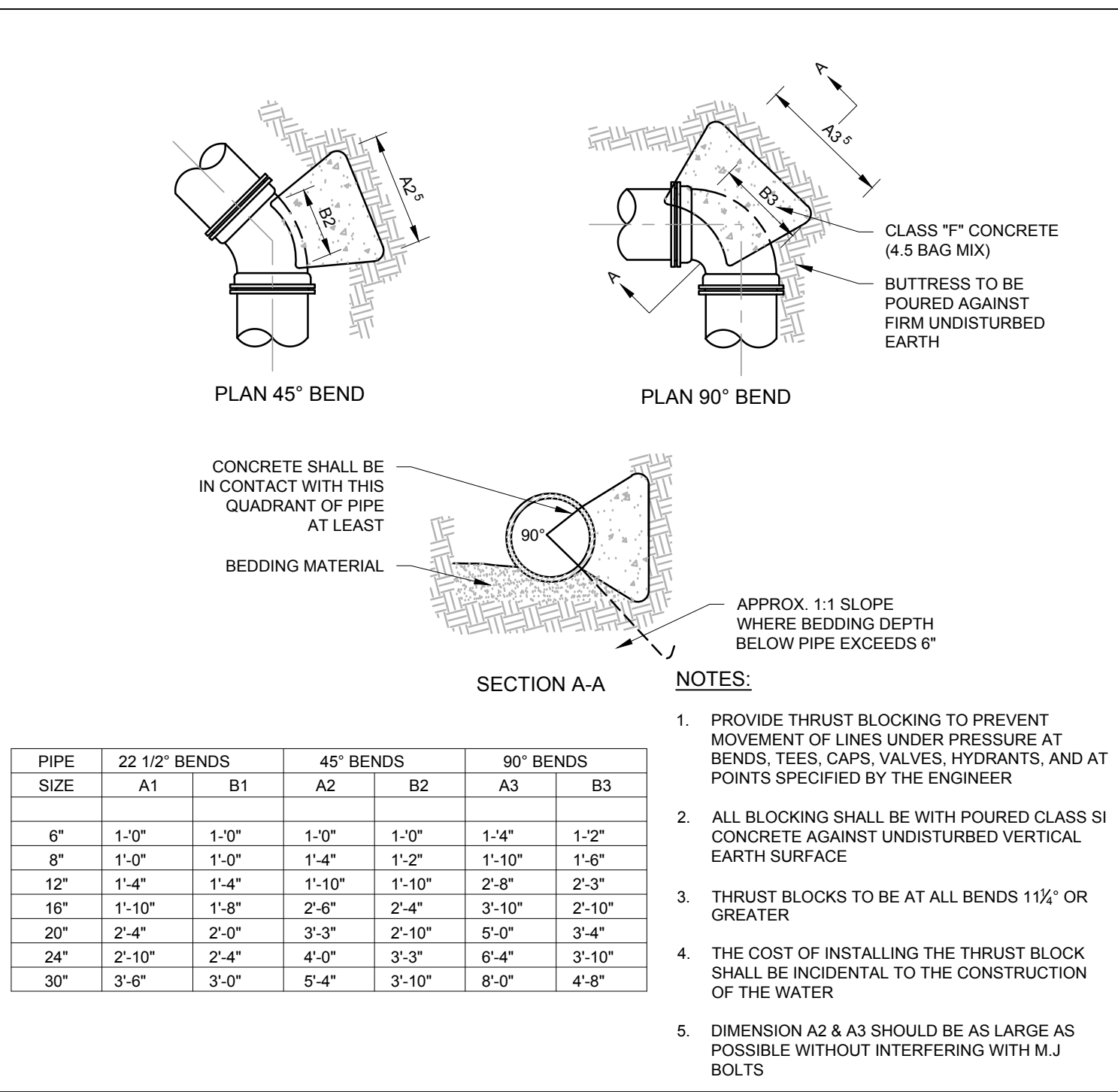
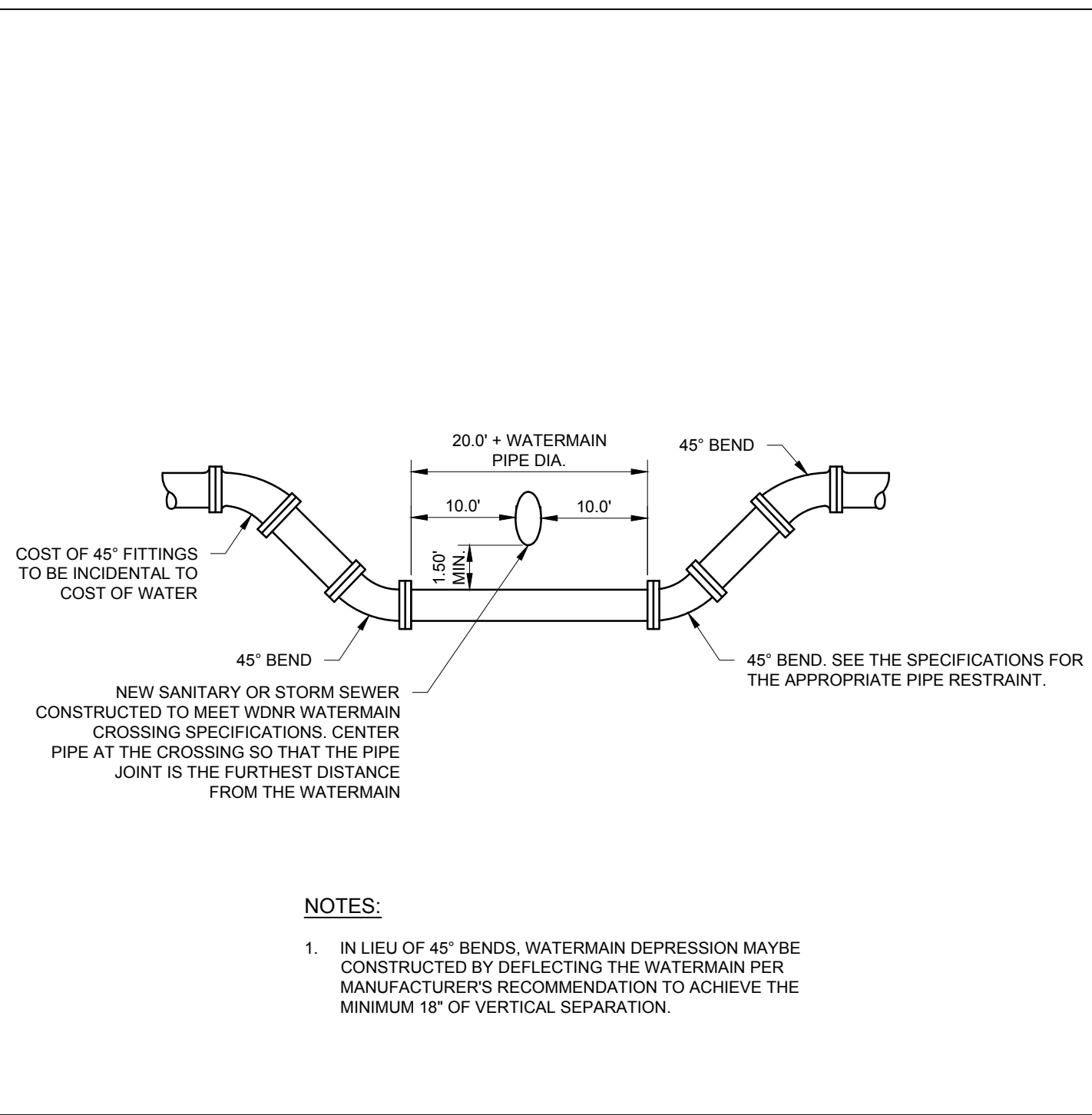
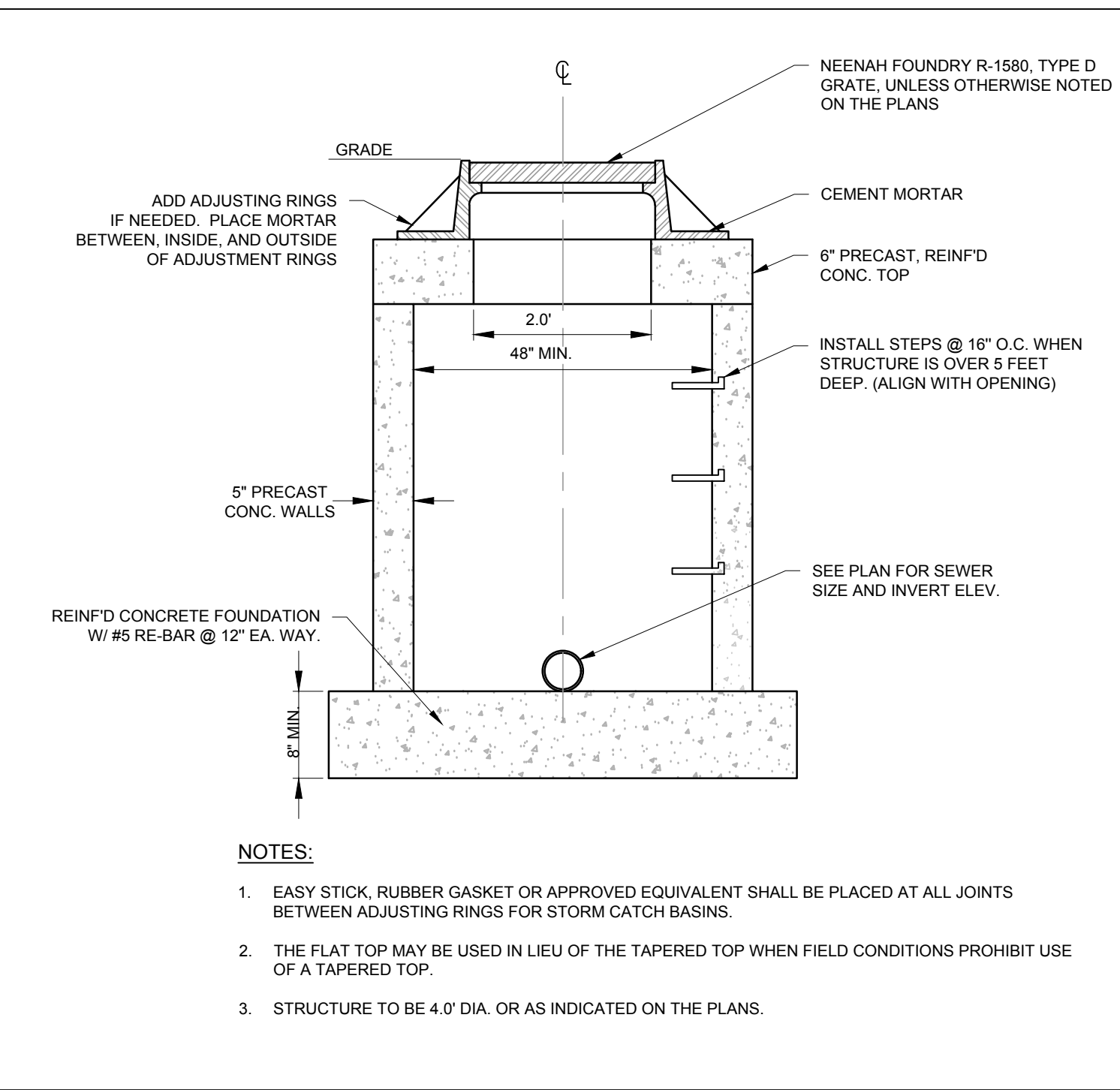
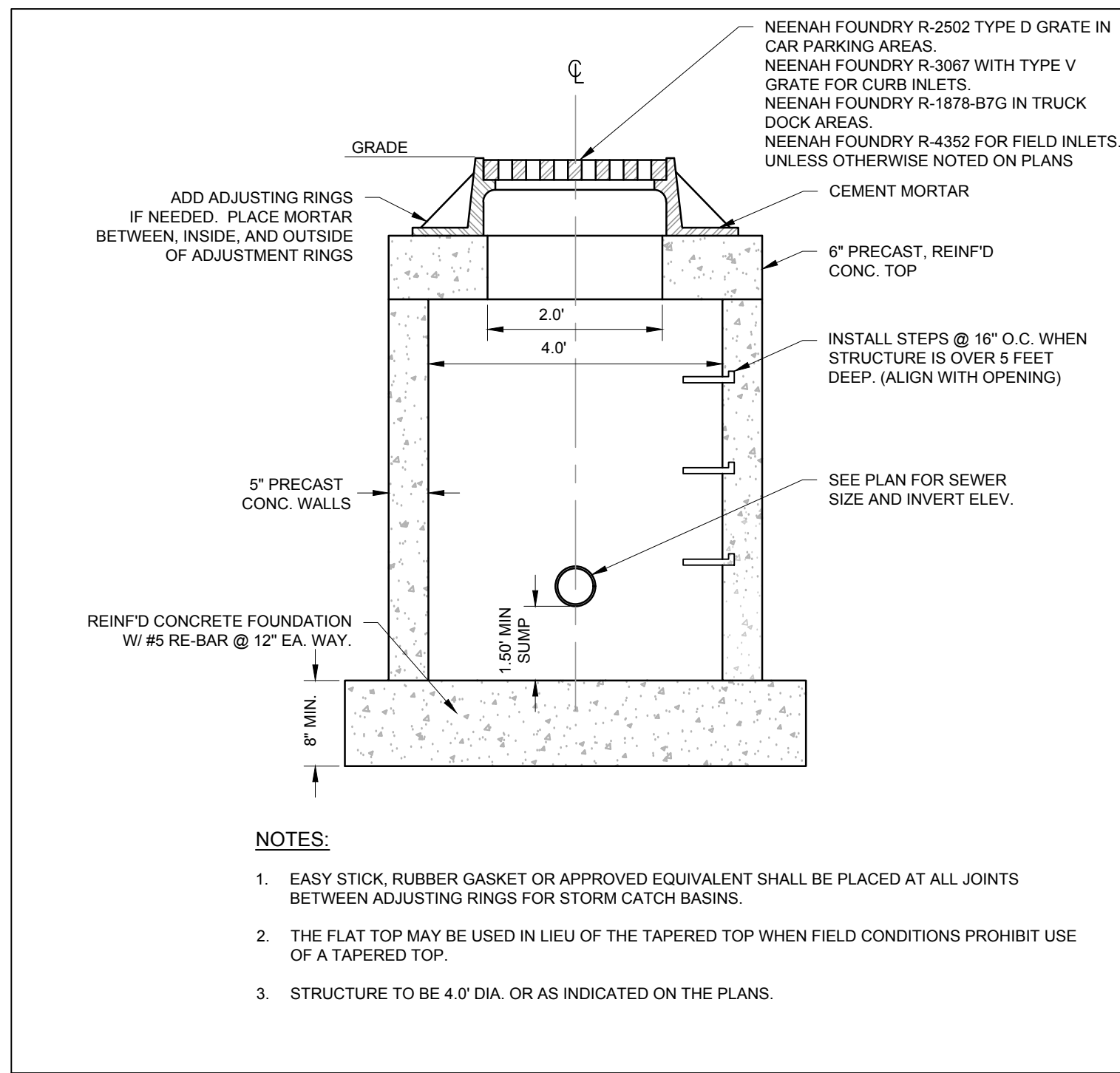
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CONSTRUCTION DETAILS

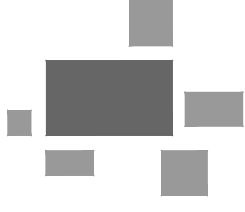
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DESIGNED: ADH
DRAWN: TOM
REVIEWED: TOM



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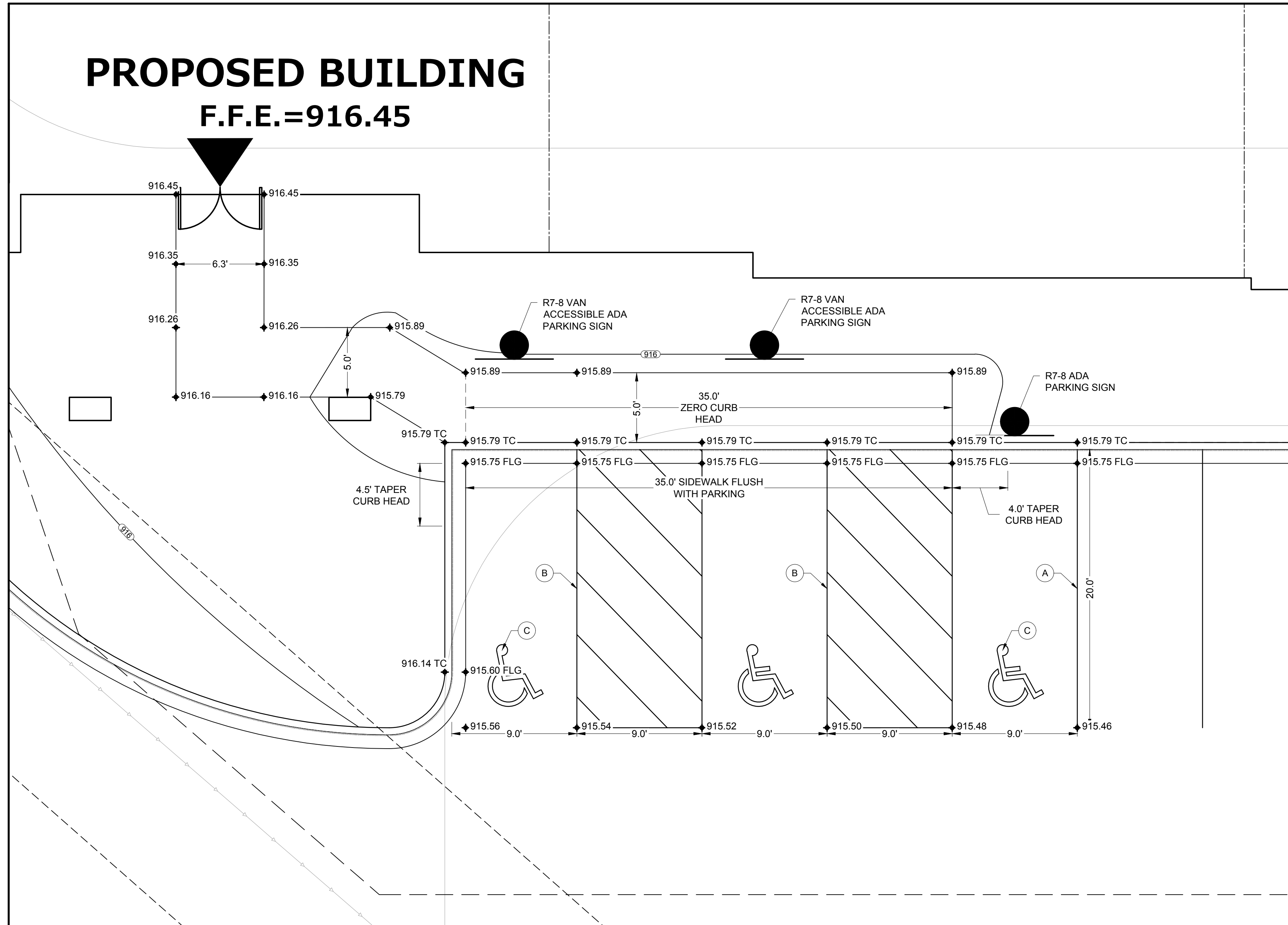
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CAPSTONE 41 - PHASE III

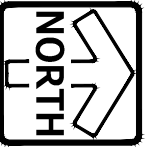
GERMANTOWN, WI

PROPOSED BUILDING
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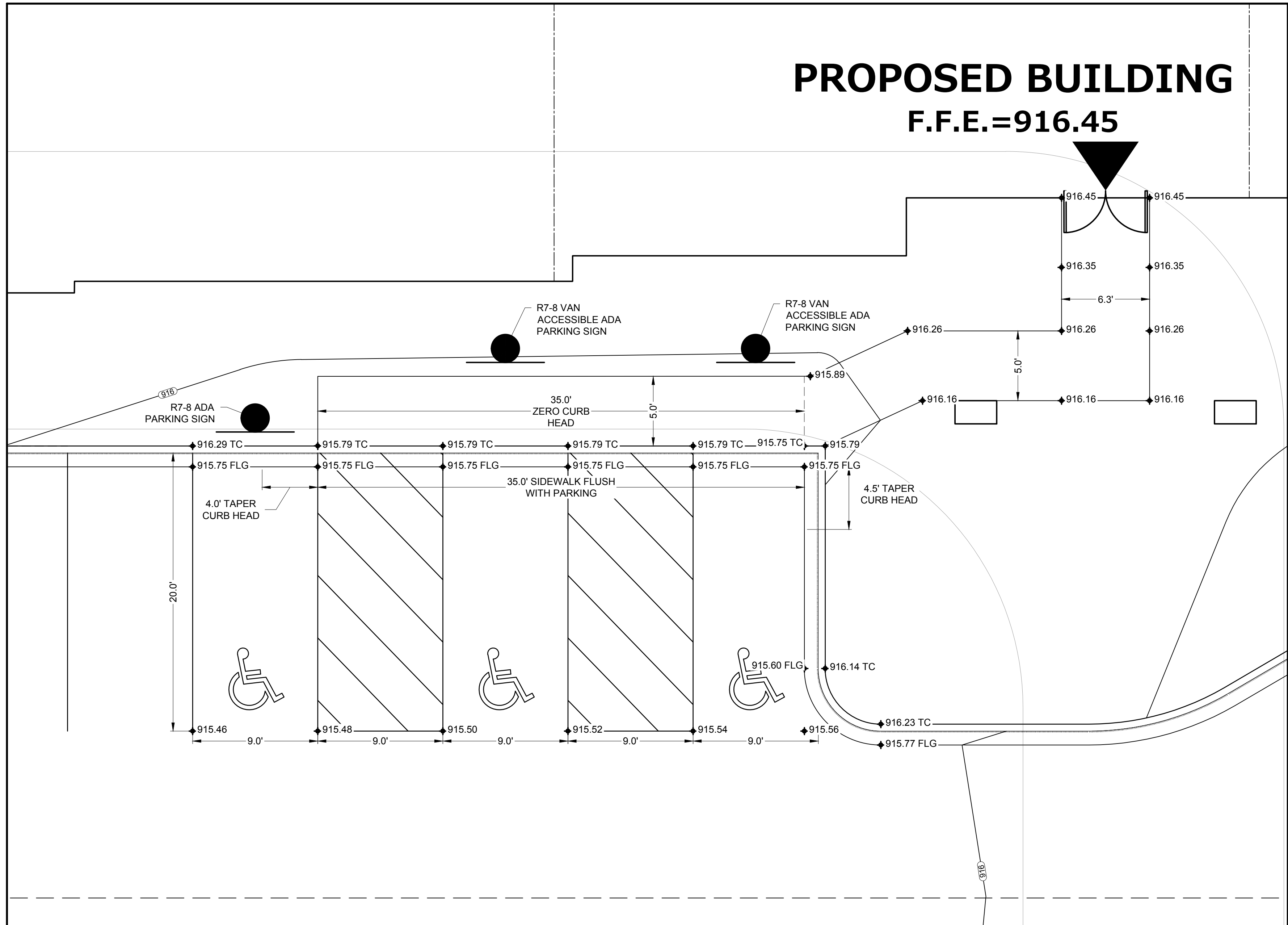
ADA PARKING DETAILS
SOUTHEAST BUILDING III CORNER

SCALE: 1" = 5'



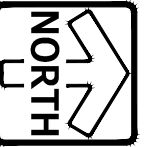
LEGEND	
(A)	4" SOLID WHITE STRIPE
(B)	4" DIAGONAL AT 45° SPACED 2' O.C.
(C)	ADA STALL INSIGNIA

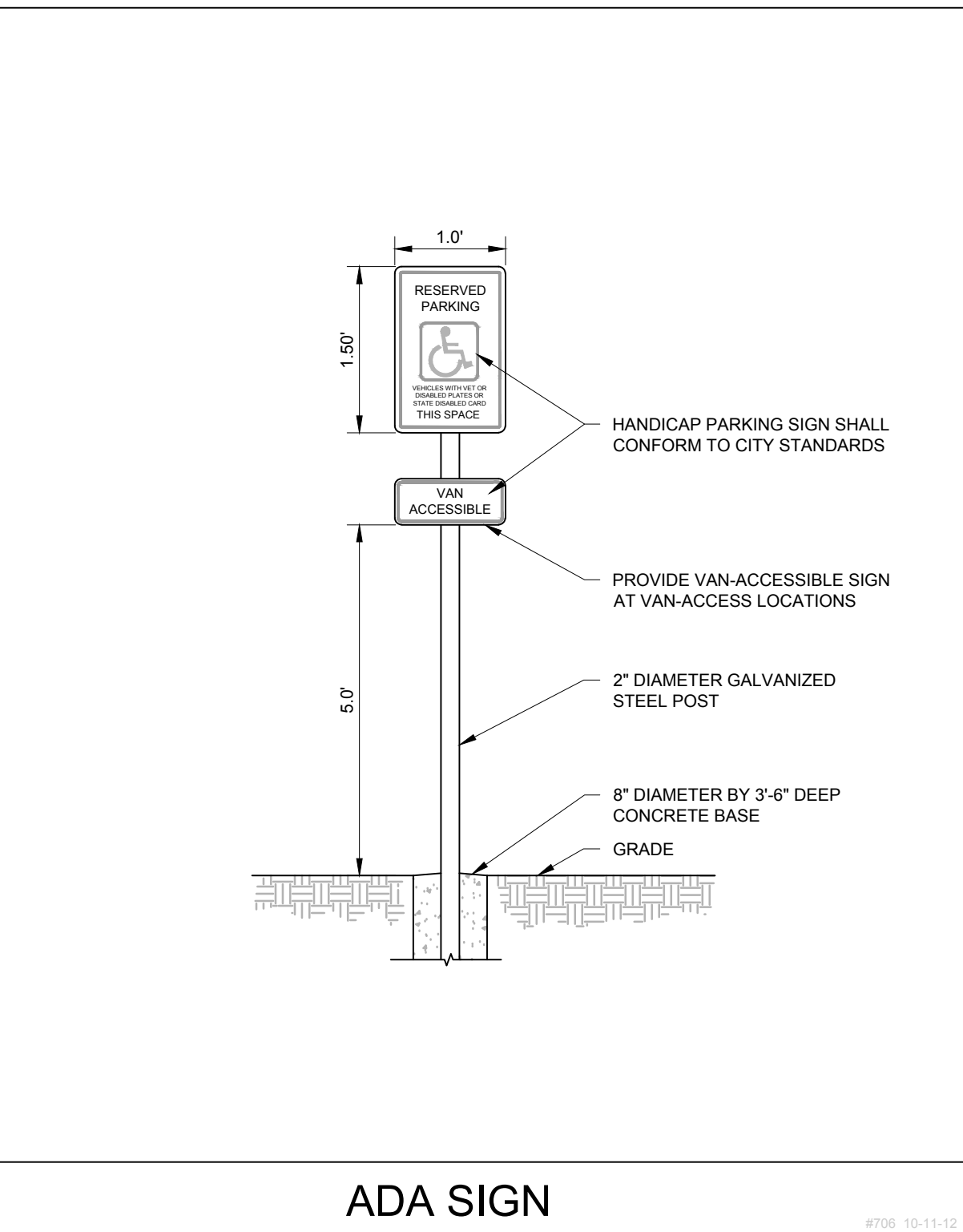
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F.F.E.=916.45



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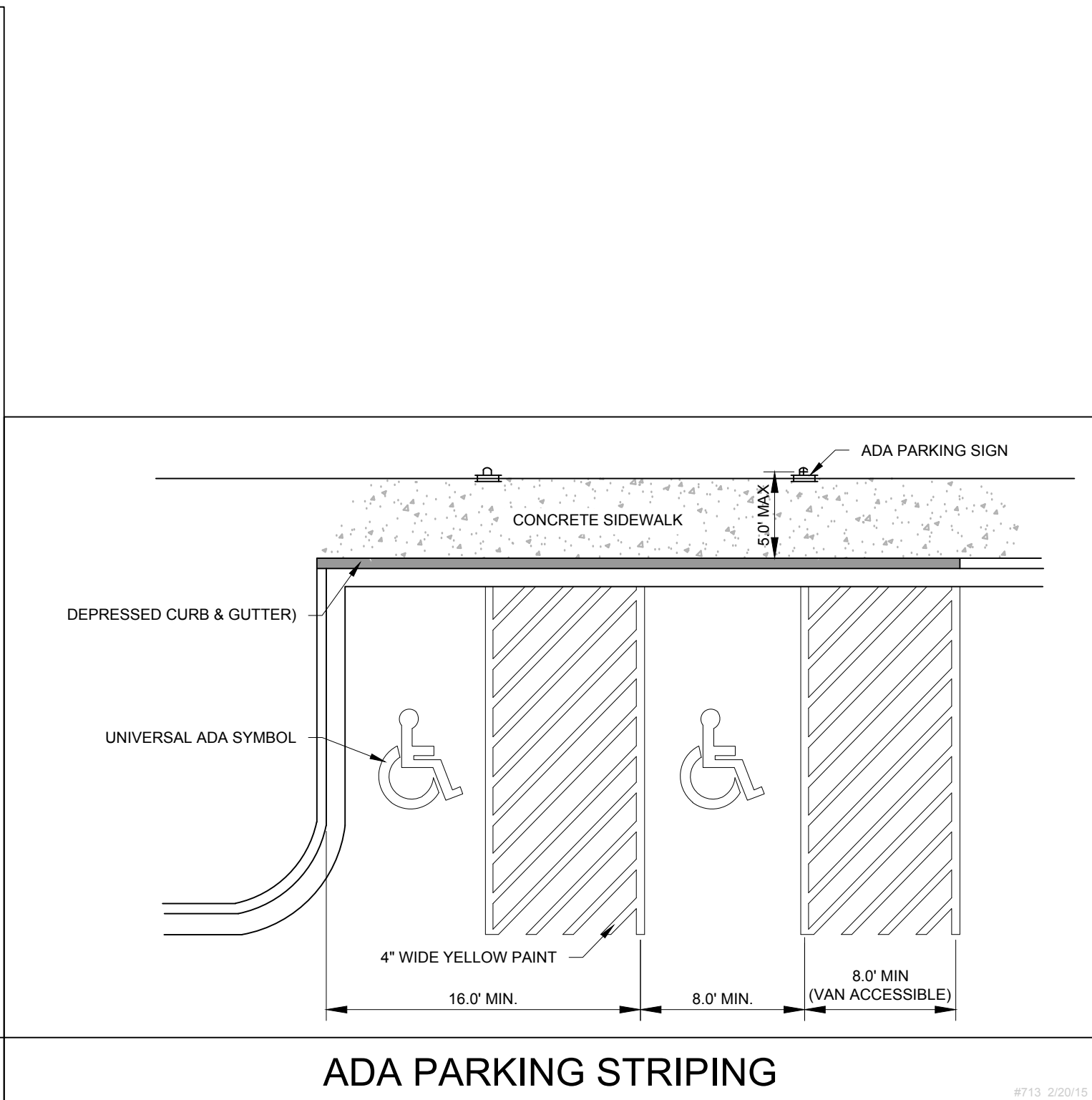
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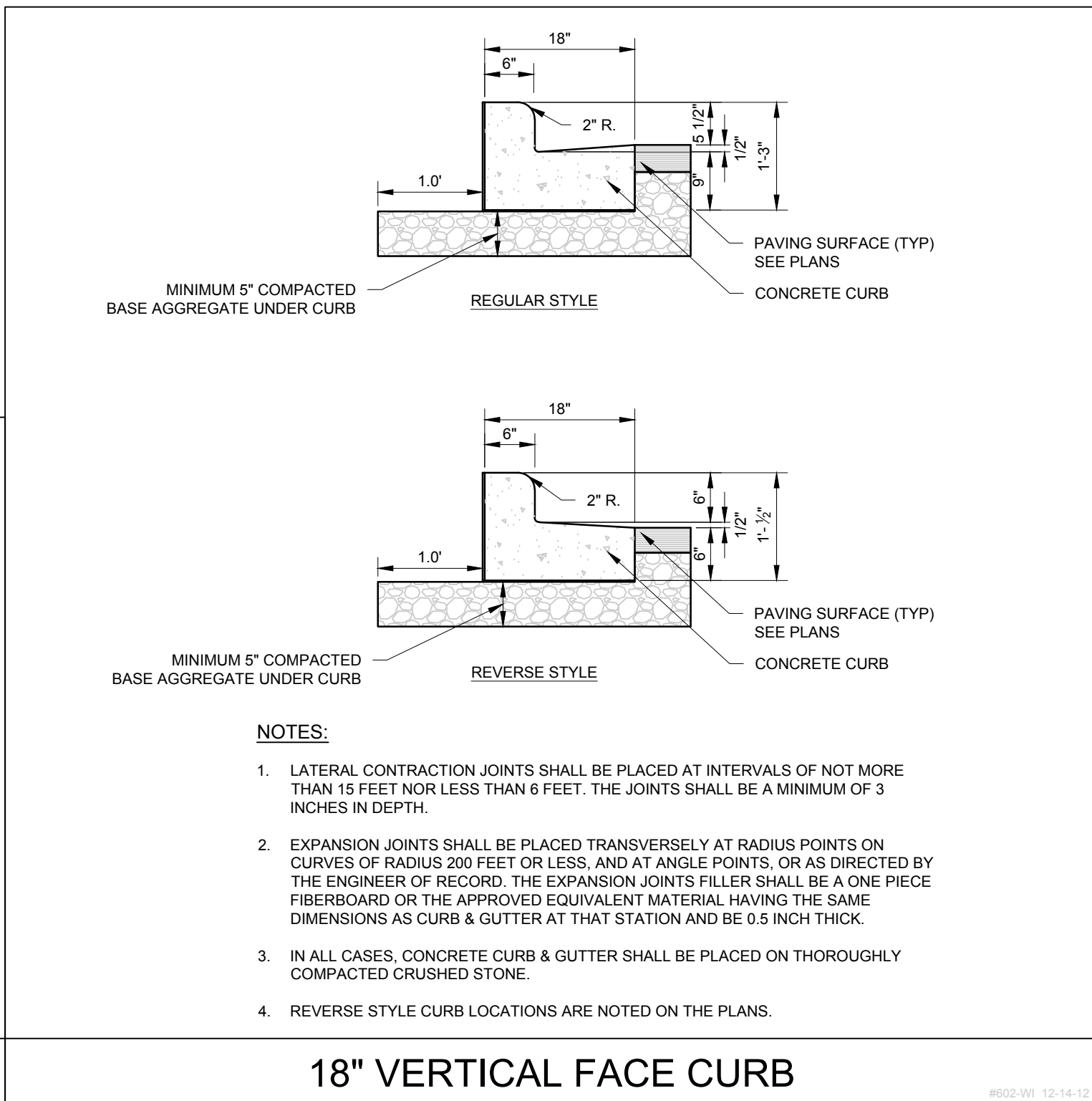
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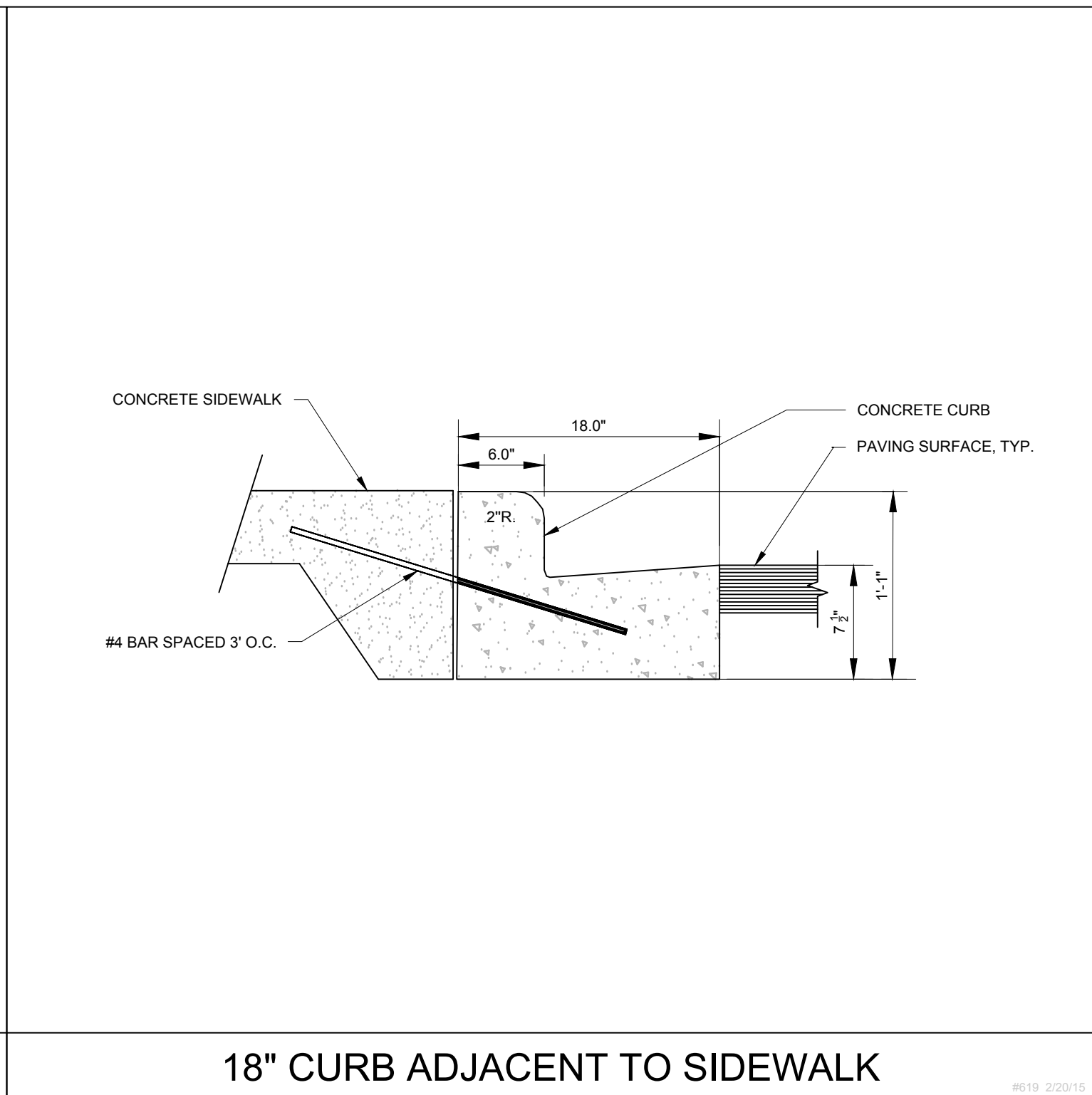
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8/13/2018



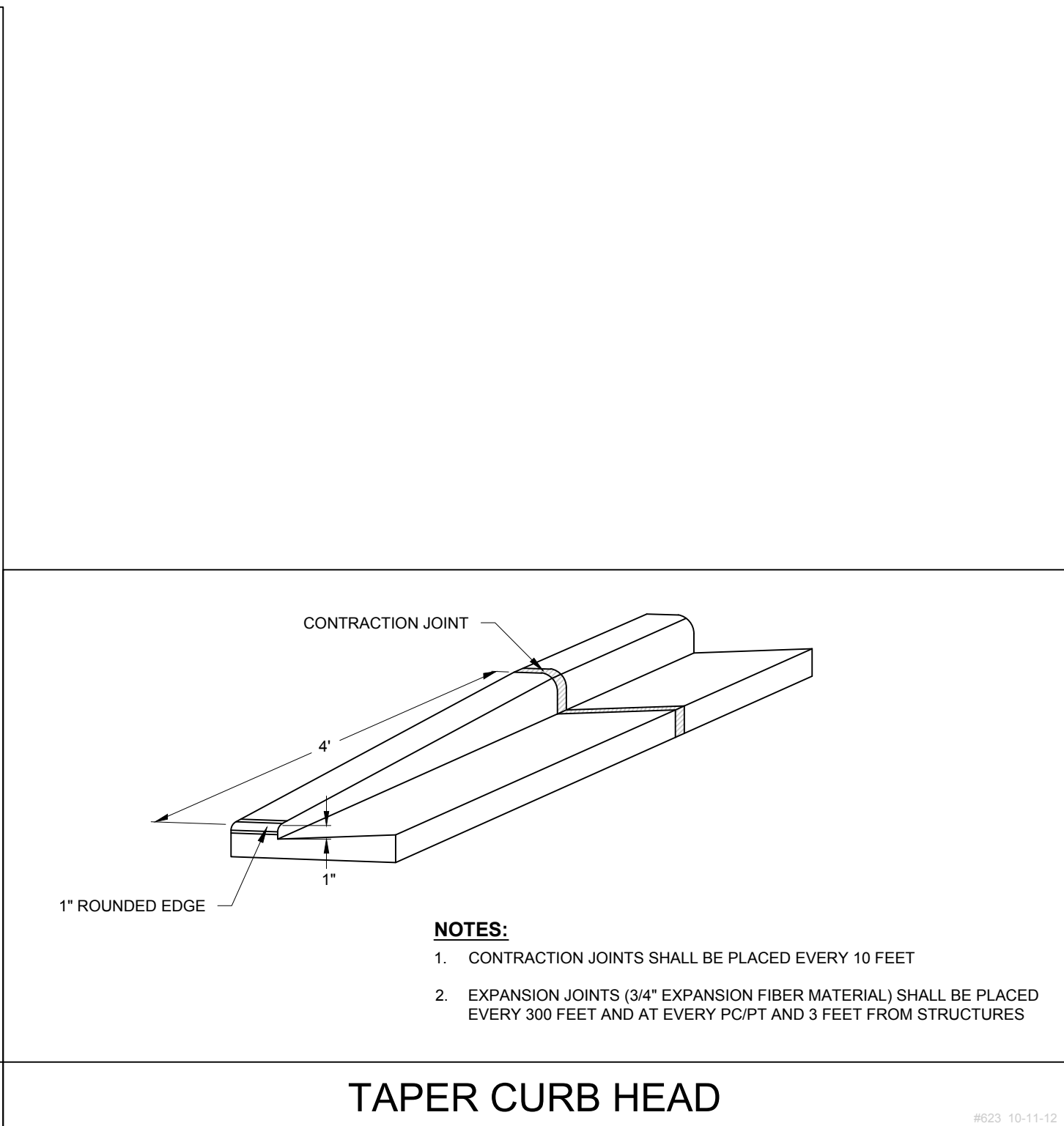
18" VERTICAL FACE CURB

8/19/16 12:54:12



18" CURB ADJACENT TO SIDEWALK

8/19/16 10:14:12



TAPER CURB HEAD

8/23/16 10:14:12

CONSTRUCTION DETAILS

REVISIONS	

REG. JOB No. 1262.00C
TGM
REG. PM.
START DATE 11/18/24
SCALE 1"=40'

SHEET
C-19
of
C-19

CONSTRUCTION DETAILS

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CONSTRUCTION DETAILS

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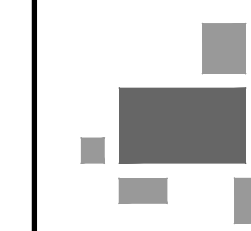
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CAPSTONE 41 - PHASE III

GERMANTOWN, WI

LANDSCAPE OVERVIEW & TREE PLAN

REVISIONS

REVISION NO. 1262.DOC
REVISED BY TCM
START DATE 11/18/24
SCALE 1" = 40'
SHEET L-1 OF L-4

PLANT SCHEDULE

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
TREES					
ASM2	2	Acer saccharum	Sugar Maple	3" Cal.	60' T x 45' W
AAB	3	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	8' Ht.	20' T x 20' W
GTS	11	Gleditsia triacanthos inermis 'Shademaster'	Shademaster Locust	2.5" Cal.	60' T x 50' W
GDK	4	Gymnocladus dioica	Kentucky Coffee Tree	2.5" Cal.	60' T x 45' W
TTS	8	Tilia tomentosa 'Sterling'	Sterling Silver Linden	2.5" Cal.	60' T x 35' W
EVERGREEN TREES					
PGB	8	Picea glauca 'Densata'	Black Hills Spruce	5' Ht.	30' T x 15' W

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
SHRUBS					
CAF	10	Cornus stolonifera 'Arctic Fire'	Arctic Fire Dogwood	2' Ht.	3' T x 4' W
HAN	6	Hydrangea arborescens 'Annabelle'	Annabelle Smooth Hydrangea	2' Ht.	5' T x 5' W
HBO	5	Hydrangea paniculata 'Bobo'	Bobo Hydrangea	2' Ht.	3' T x 3' W
HVS	37	Hydrangea paniculata 'Vanilla Strawberry'	Vanilla Strawberry Panicle Hydrangea	2' Ht.	6' T x 5' W
IV	9	Itea virginica 'Henry's Garnet'	Henry's Garnet Sweetgum	2' Ht.	6' T x 5' W
RPP	24	Rosa rugosa 'Purple Pavement'	Purple Pavement Rugosa Rose	2' Ht.	5' T x 5' W
SSE	2	Sambucus nigra 'Black Lace'	Black Lace Elderberry	2' Ht.	7' T x 7' W
SMC	6	Spiraea japonica 'Magic Carpet'	Magic Carpet Spirea	2' Ht.	2' T x 3' W
SMP	4	Syringa meyeri 'Palibin'	Dwarf Korean Lilac	2' Ht.	5' T x 6' W
WWR	4	Weigela florida 'Wine & Roses'	Wine & Roses Weigela	2' Ht.	5' T x 5' W

EVERGREEN SHRUBS					
JOG	3	Juniperus chinensis 'Old Gold'	Old Gold Juniper	2' Ht.	3' T x 4' W
JSG	18	Juniperus chinensis 'Sea Green'	Sea Green Juniper	2' Ht.	5' T x 6' W
JBO	4	Juniperus sabina 'Buffalo'	Buffalo Juniper	24" W	1' T x 6' W
PPS	13	Picea abies 'Pumila'	Pumila Spruce	24" W	3' T x 4' W
TTI	6	Taxus x media 'Tauntoni'	Tauton Yew	2' Ht.	4' T x 5' W
TC	2	Taxus x media 'SMITHDC'	Hetz Midget Arborvitae	2' Ht.	10' T x 4' W
THS	9	Thuja occidentalis 'Hetz Midget'	Hetz Midget Arborvitae	2' Ht.	4' T x 4' W
THH	7	Thuja occidentalis 'Holmstrup'	Holmstrup Cedar	4' Ht.	14' T x 4' W

ORNAMENTAL GRASSES

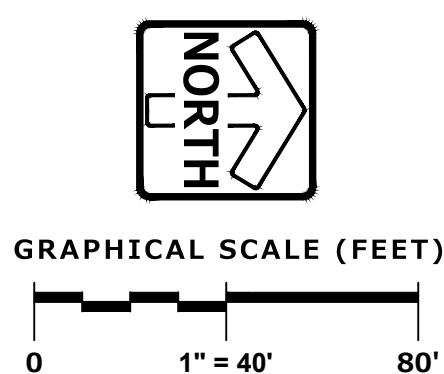
CFO	18	Calamagrostis x a 'Overdam'	Overdam Reed Grass	1 gal.	24" T x 24" W
CKG	18	Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass	1 gal.	36" T x 30" W
ESP	12	Eragrostis spectabilis	Purple Love Grass	1 gal.	24" T x 18" W
MSO	12	Miscanthus sinensis 'Oktoberfest'	Oktoberfest Miscanthus	1 gal.	48" T x 36" W
PNS	24	Panicum virgatum 'Northwind'	Switch Grass	1 gal.	48" T x 30" W
SB4	24	Schizachyrium scoparium 'Blue Heaven'	Blue Heaven Little Bluestem	1 gal.	36" T x 30" W
STD	12	Sporobolus heterolepis 'Tara'	Prairie Dropseed	1 gal.	15" T x 20" W

PERENNIALS

HA2	6	Hosta x 'Sum and Substance'	Sum and Substance Hosta	1 gal.	30" T x 48" W
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CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	REMARKS
AS2	12	Allium x 'Summer Beauty'	Summer Beauty Allium	4.5" cont.	24" o.c.	18" T x 18" W
AVR	14	Astilbe chinensis 'Vision in Red'	Vision in Red Astilbe	4.5" cont.	18" o.c.	15" T x 18" W
CVZ	32	Coreopsis verticillata 'Zagreb'	Zagreb Coreopsis	4.5" cont.	15" o.c.	20" T x 18" W
EMS	39	Echinacea purpurea 'Magnus Superior'	Magnus Superior Coneflower	4.5" cont.	15" o.c.	28" T x 18" W
HPP	18	Heuchera m 'Palace Purple'	Palace Purple Coral Bells	4.5" cont.	15" o.c.	18" T x 18" W
LBS	54	Leucanthemum x 'Becky'	Becky Shasta Daisy	4.5" cont.	15" o.c.	15" T x 15" W
NWL	48	Nepeta x 'Walker's Low'	Walker's Low Catmint	4.5" cont.	24" o.c.	20" T x 28" W

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	REMARKS
GROUND COVERS				
	32,647 sf	Turf Hydroseed	Reinders - Cadet 70/30 Fescue/Blue Mix	
TURF				
	14,783 sf	Turf Hydroseed Low Grow	Reinders No Mow/Low Grow Mix	

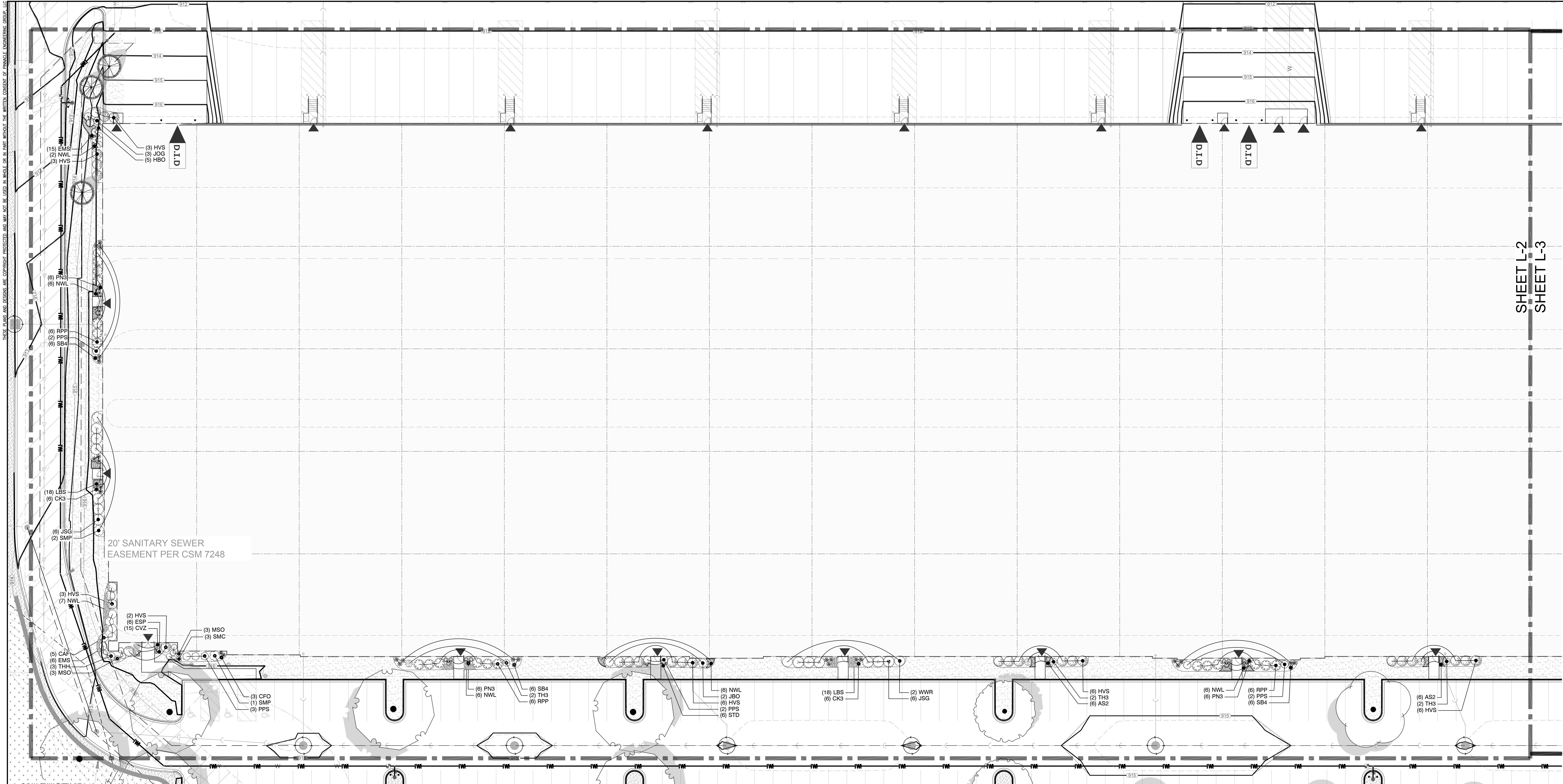


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REVISIONS: DUB

REVISIONS: SAT

REVISIONS: SAT



PLANT KEY

CODE	BOTANICAL NAME	COMMON NAME
TREES		
ASM2	Acer saccharum	Sugar Maple
AAB	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry
GTS	Gleditsia triacanthos inermis 'Shademaster'	Shademaster Locust
GDK	Gymnocladus dioica	Kentucky Coffee Tree
TTS	Tilia tomentosa 'Sterling'	Sterling Silver Linden
EVERGREEN TREES		
PGB	Picea glauca 'Densata'	Black Hills Spruce
SHRUBS		
CAF	Cornus stolonifera 'Arctic Fire'	Arctic Fire Dogwood
HAN	Hydrangea arborescens 'Annabelle'	Annabelle Smooth Hydrangea
HBO	Hydrangea paniculata 'Bobo'	Bobo Hydrangea
HVS	Hydrangea paniculata 'Vanilla Strawberry'	Vanilla Strawberry Panicle Hydrangea
IV	Itea virginica 'Henry's Garnet'	Henry's Garnet Sweetpire
RPP	Rosa rugosa 'Purple Pavement'	Purple Pavement Rugosa Rose
SBE	Sambucus nigra 'Black Lace'	Black Lace Elderberry
SMC	Spiraea japonica 'Magic Carpet'	Magic Carpet Spirea
SMP	Syringa meyeri 'Palibin'	Dwarf Korean Lilac
WWR	Weigela florida 'Wine & Roses'	Wine & Roses Weigela
EVERGREEN SHRUBS		
JOG	Juniperus chinensis 'Old Gold'	Old Gold Juniper
JSG	Juniperus chinensis 'Sea Green'	Sea Green Juniper
JBO	Juniperus sabina 'Buffalo'	Buffalo Juniper
PPS	Picea abies 'Pumila'	Pumila Spruce
TTI	Taxus x media 'Tauntonii'	Taunton Yew
TC	Taxus x media 'SMNTHDC'	Stonehenge® Anglo-Japanese Yew
TH3	Thuja occidentalis 'Hetz Midget'	Hetz Midget Arborvitae
THH	Thuja occidentalis 'Holmstrup'	Holmstrup Cedar

ORNAMENTAL GRASSES

CFO	Calamagrostis x a 'Overdam'	Overdam Reed Grass
CK3	Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass
ESP	Eragrostis spectabilis	Purple Love Grass
MSO	Miscanthus sinensis 'Oktoberfest'	Oktoberfest Miscanthus
PN3	Panicum virgatum 'Northwind'	Switch Grass
SB4	Schizachyrium scoparium 'Blue Heaven'	Blue Heaven Little Bluestem
STD	Sporobolus heterolepis 'Tara'	Prairie Dropseed

PERENNIALS

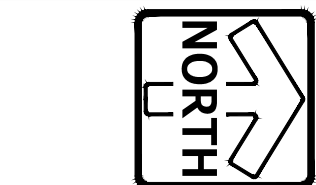
HA2	Hosta x 'Sum and Substance'	Sum and Substance Hosta
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PERENNIALS

AS2	Allium x 'Summer Beauty'	Summer Beauty Allium
AVR	Astilbe chinensis 'Vision in Red'	Vision in Red Astilbe
CVZ	Coreopsis verticillata 'Zagreb'	Zagreb Coreopsis
EMS	Echinacea purpurea 'Magnus Superior'	Magnus Superior Coneflower
HPP	Heuchera m 'Palace Purple'	Palace Purple Coral Bells
LBS	Leucanthemum x 'Becky'	Becky Shasta Daisy
NWL	Nepeta x 'Walker's Low'	Walker's Low Catmint

PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME
GROUND COVERS		
	Turf Hydroseed	Reinders - Cadet 70/30 Fescue/Blue Mix
TURF		
	Turf Hydroseed Low Grow	Reinders No Mow/Low Grow Mix



GRAPHICAL SCALE (FEET)

0 1" = 20' 40'

CAPSTONE 41 - PHASE III

GERMANTOWN, WI

LANDSCAPE ENLARGEMENT

REVISIONS

REG. NO. 1262.DOC

REG. PM. TCM

START DATE 11/18/24

SCALE 1" = 20'

SHEET

L-2

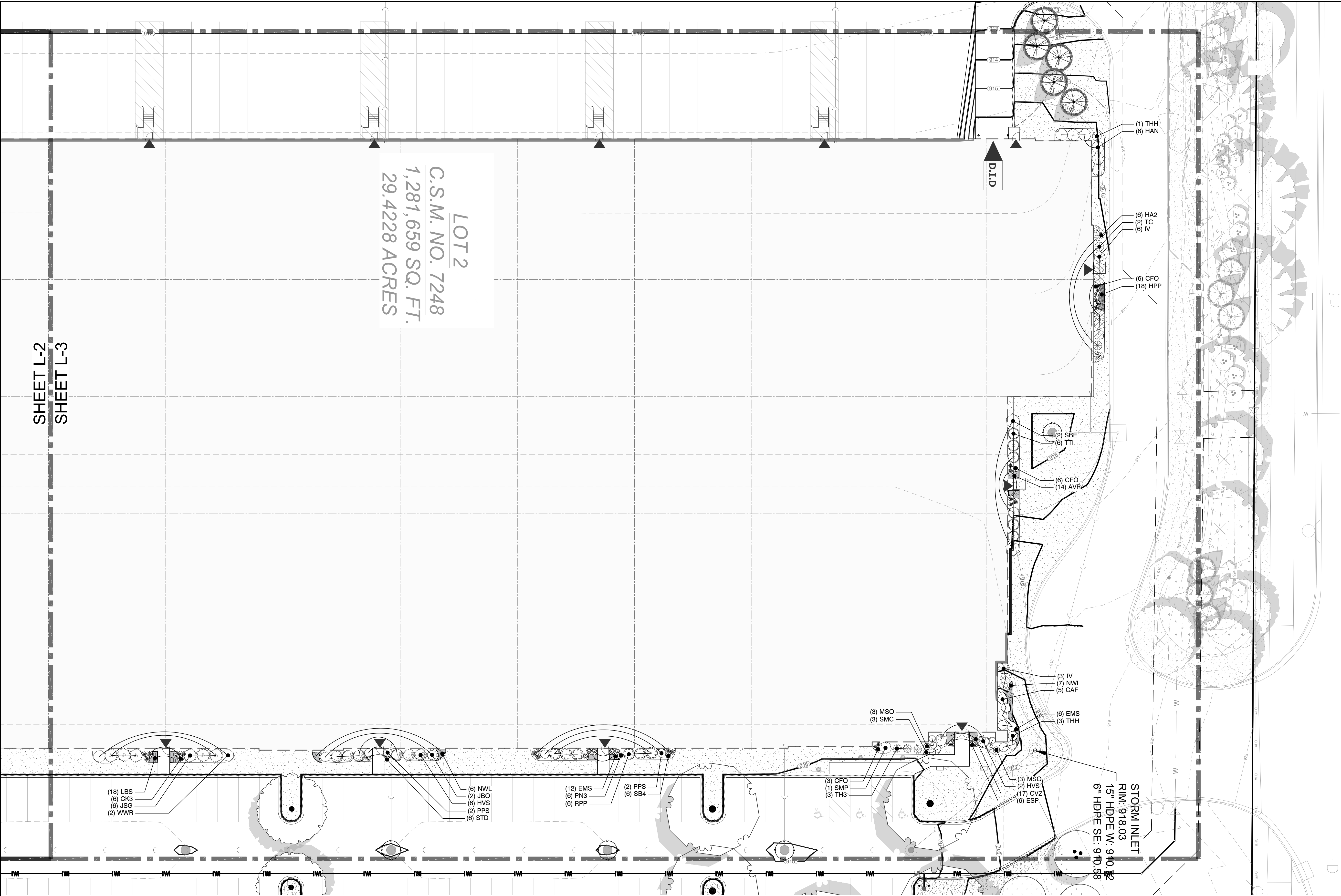
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REVISIONS: DUE DATE: SAT

DATE: 11/18/24



PLANT KEY

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AAB	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry
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SHRUBS		
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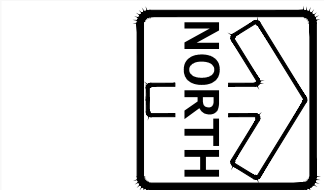
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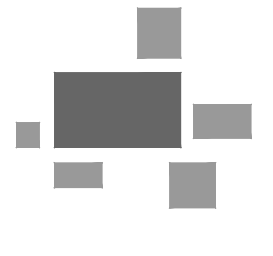
PERENNIALS		
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PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME
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TURF		
	Turf Hydroseed Low Grow	Reinders No Mow/Low Grow Mix





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CAPSTONE 41 - PHASE III

GERMANTOWN, WI

LANDSCAPE ENLARGEMENT

REVISIONS

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REG. NO. 1262.DOC
REG. PM. TCM
START DATE 11/18/24
SCALE 1" = 20'

SHEET
L-3
OF
L-4

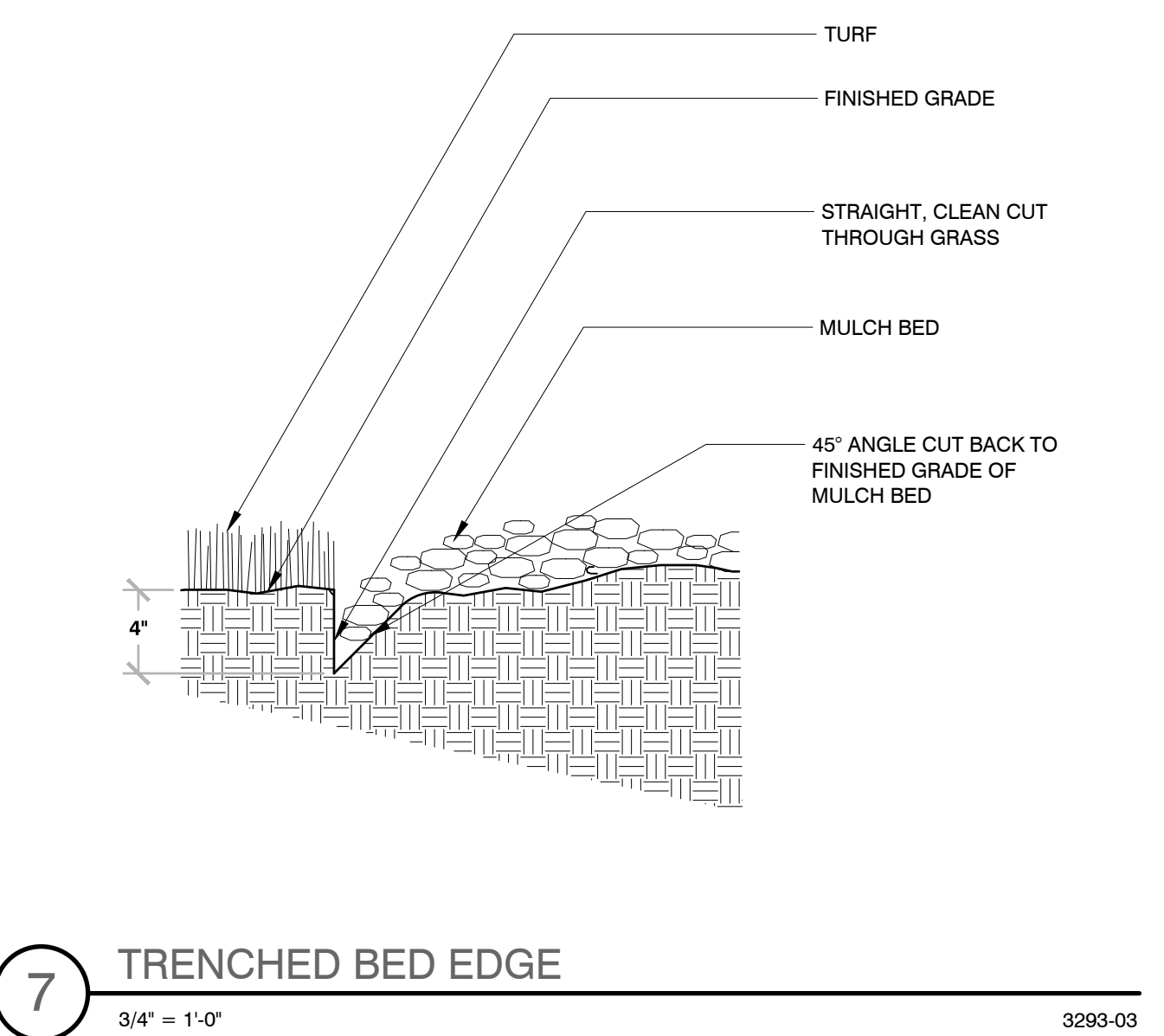
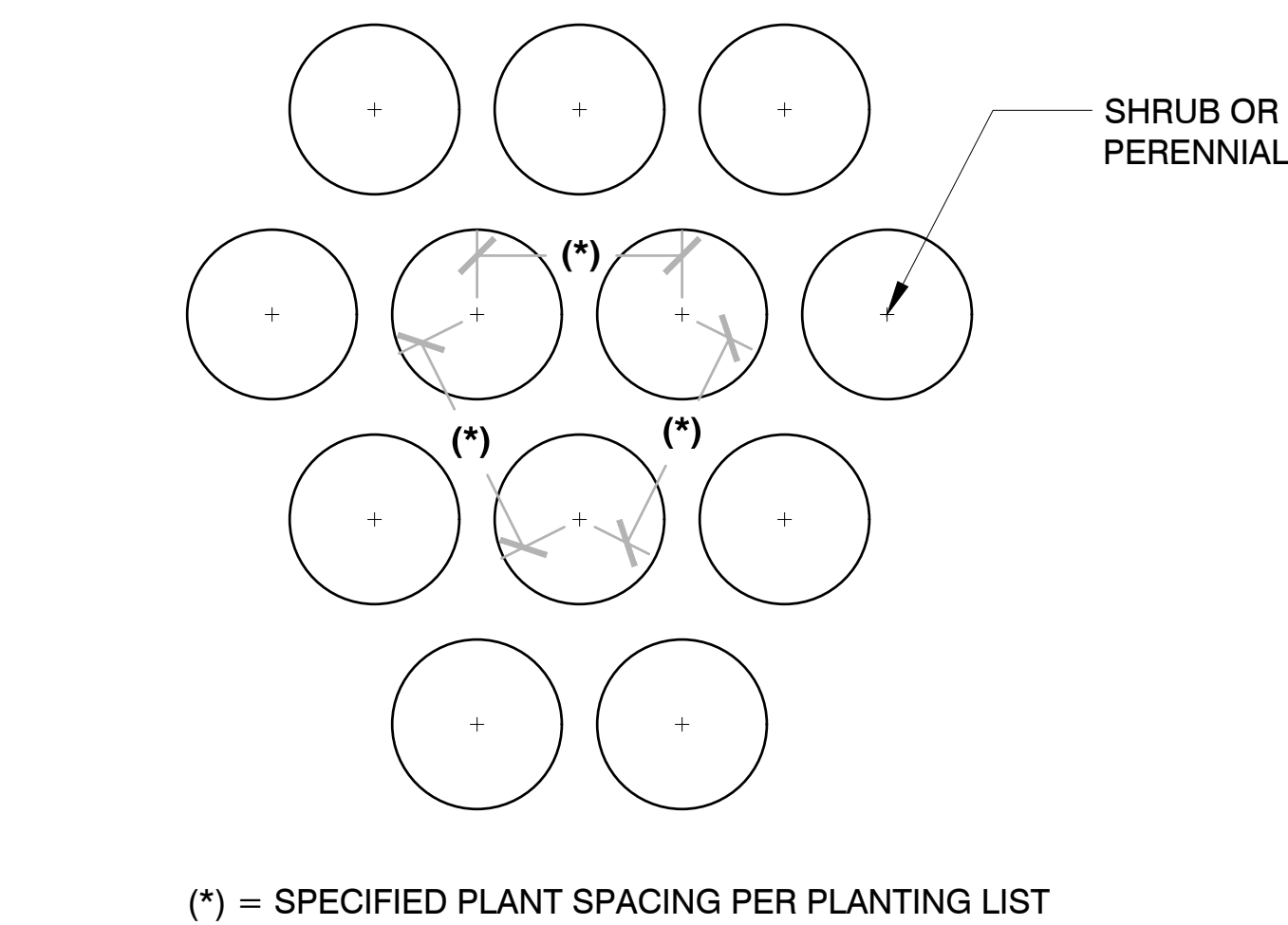
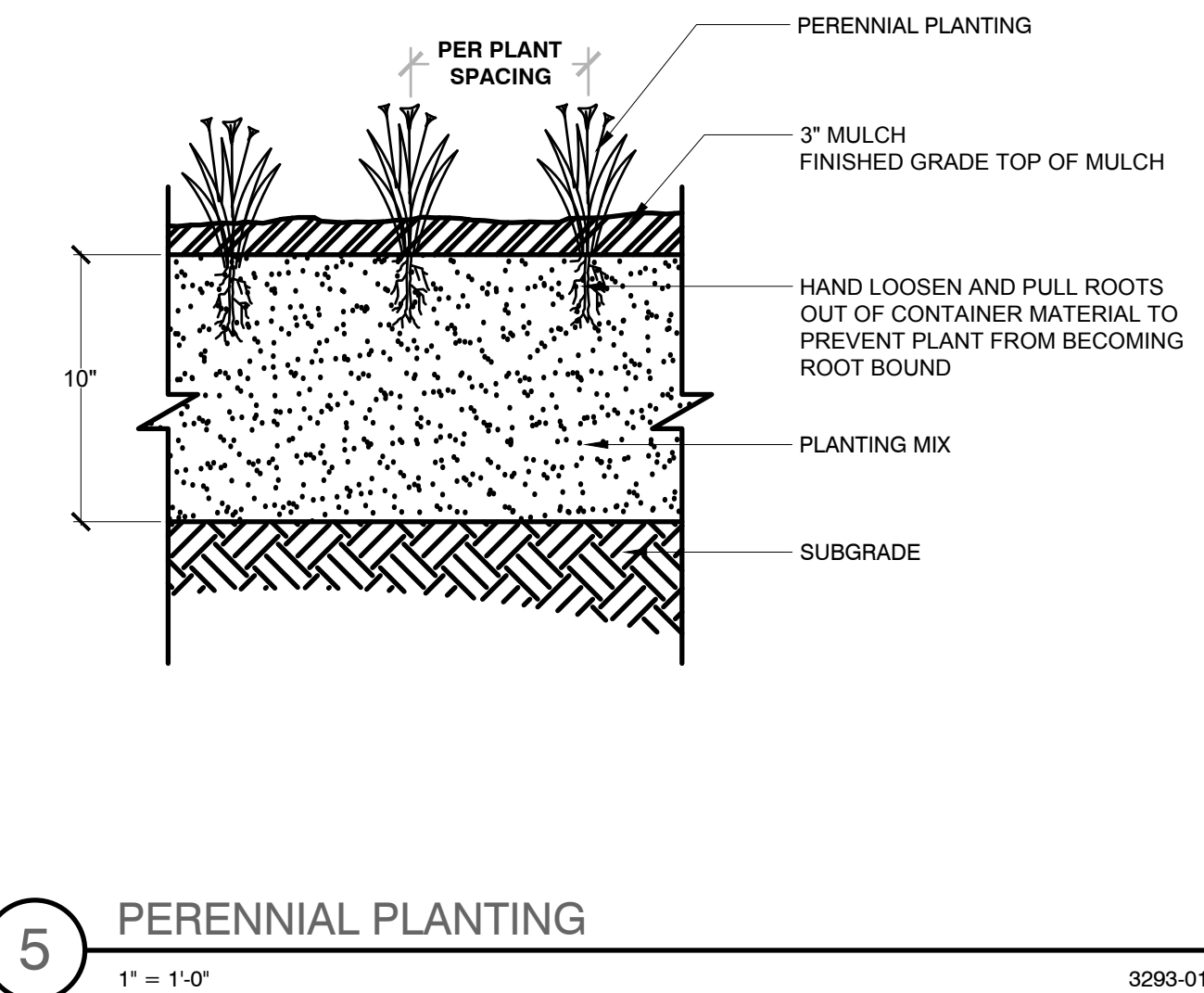
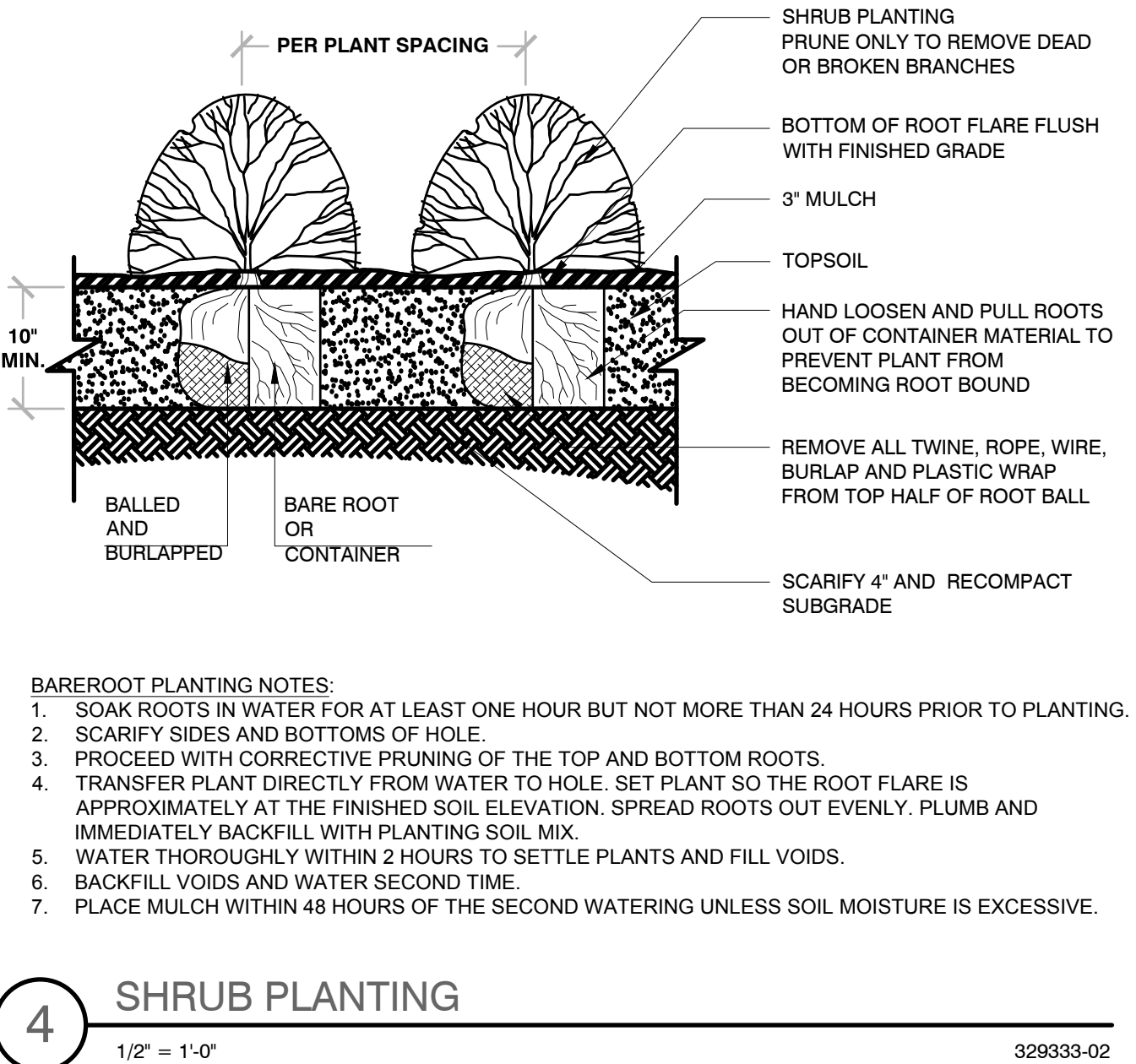
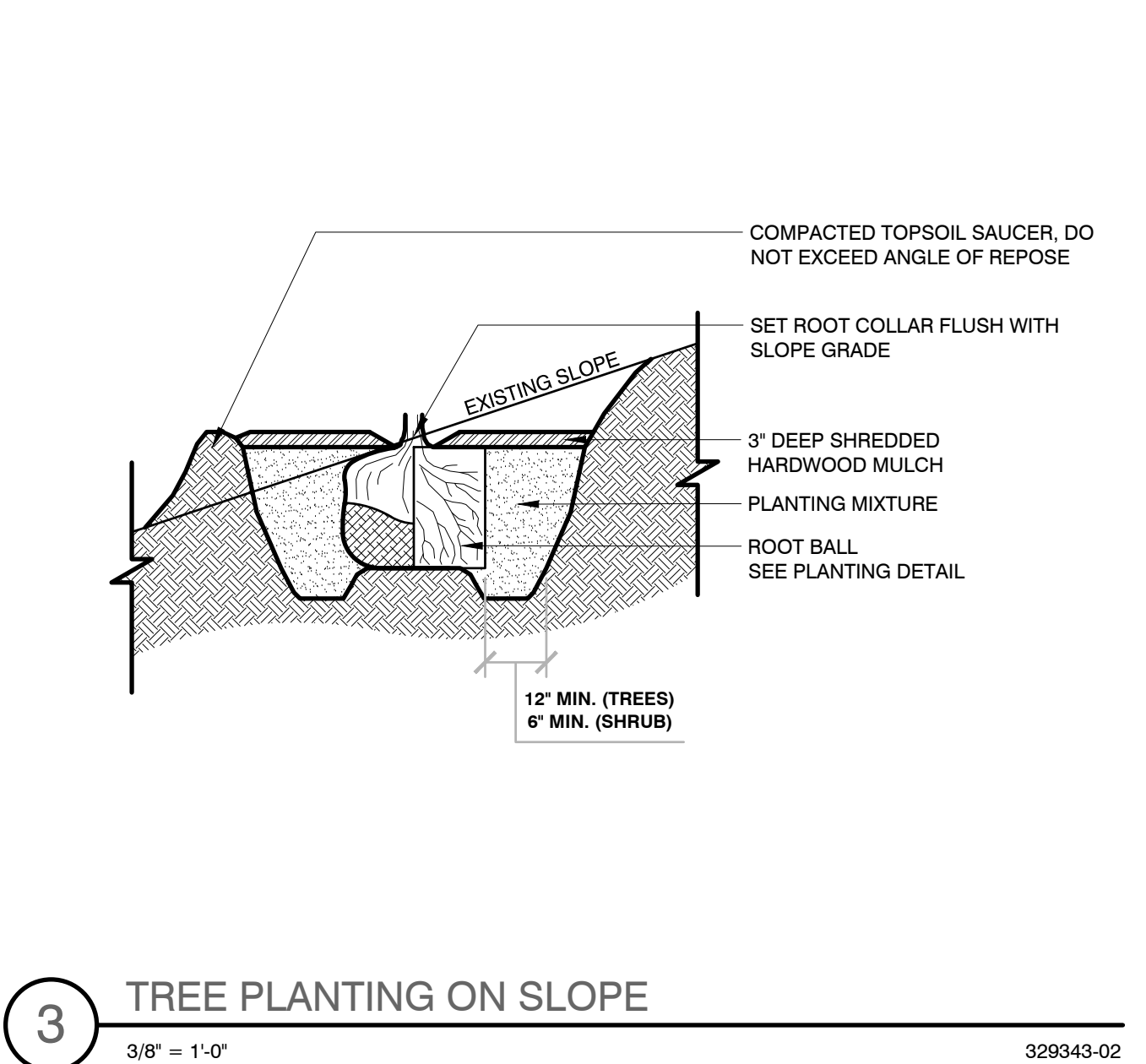
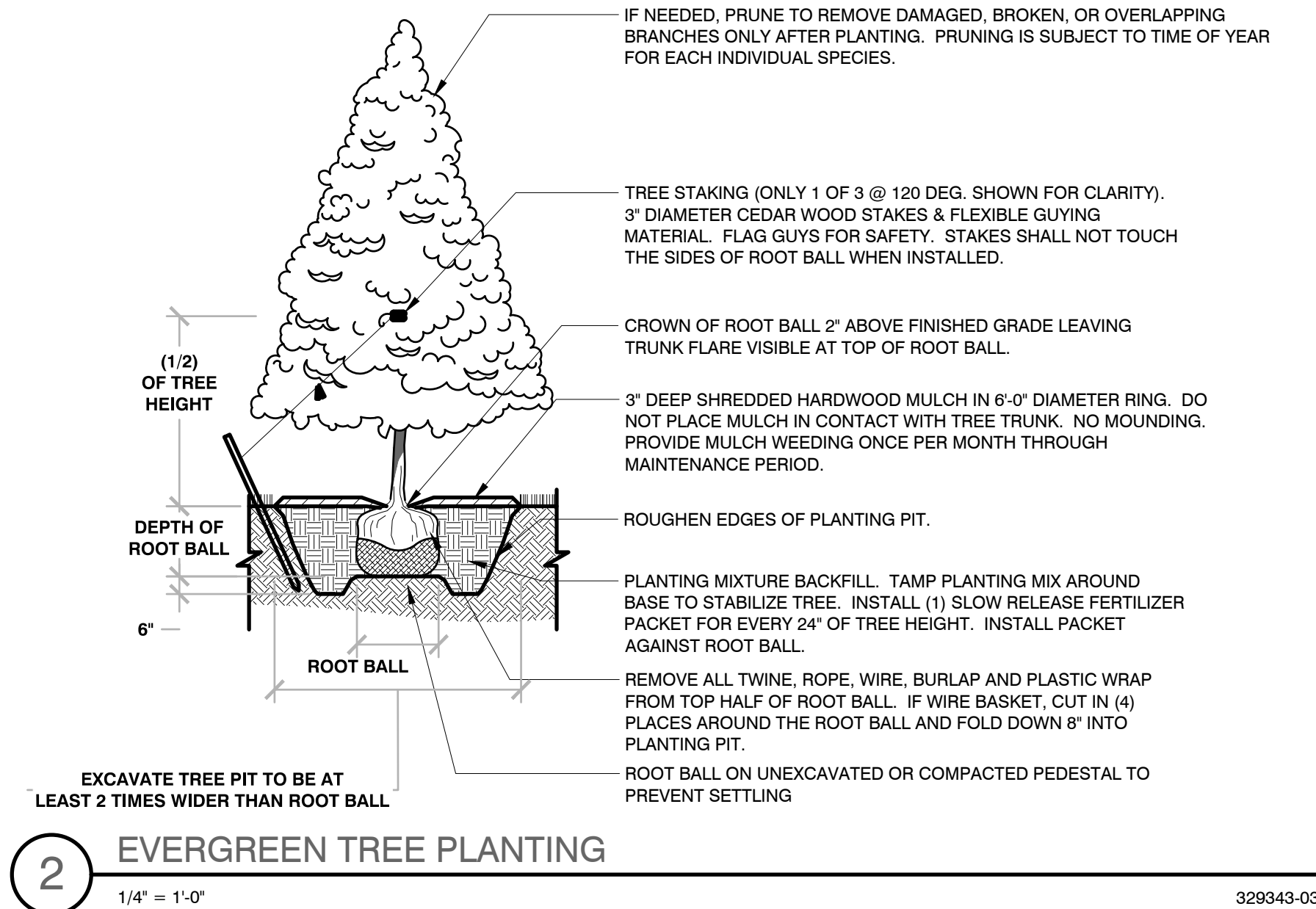
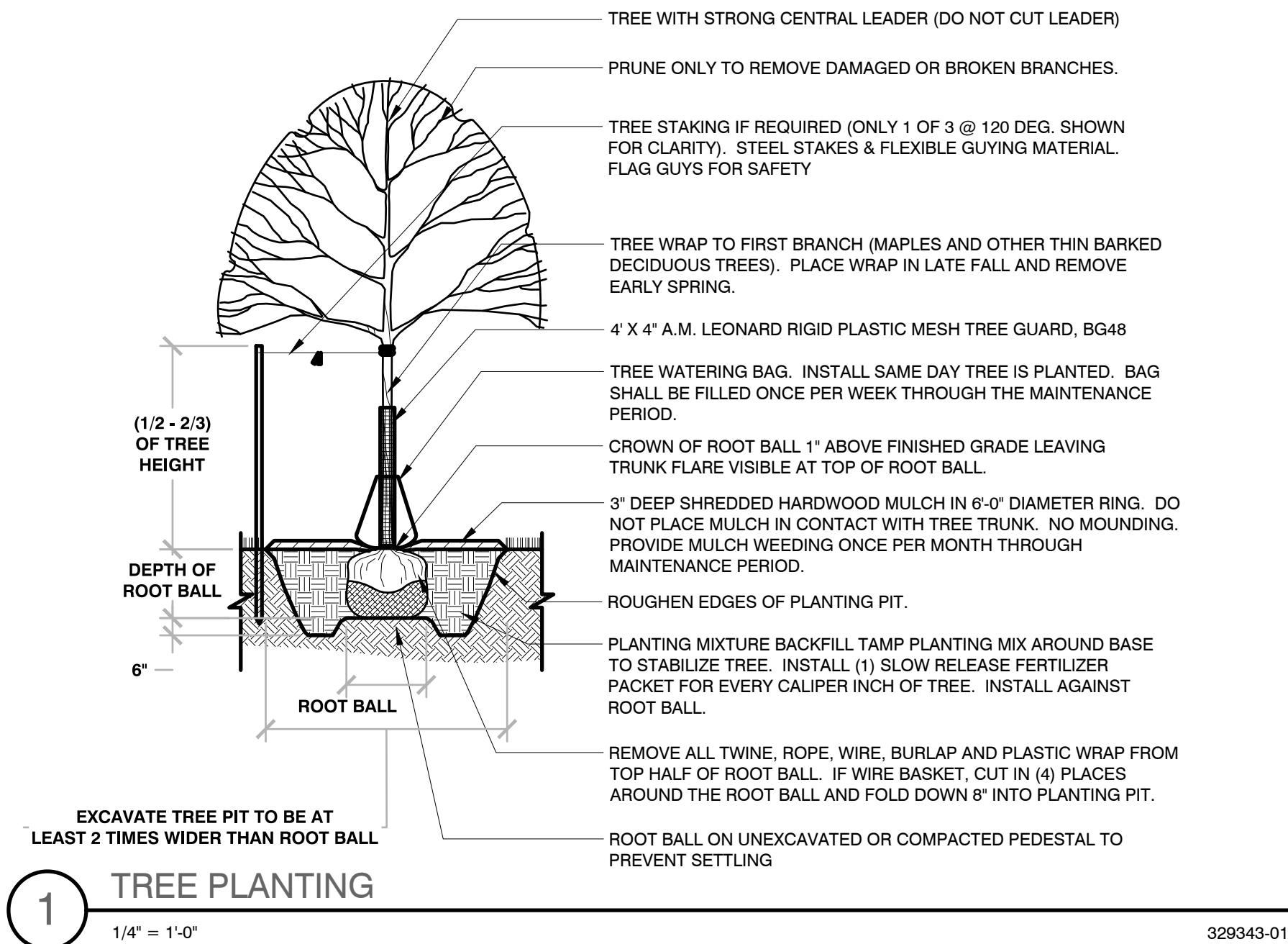
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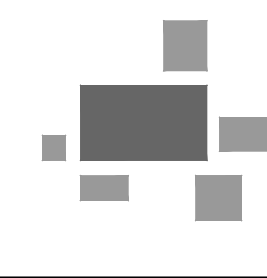
GENERAL PLANTING NOTES

- THE LAYOUT OF ALL PLANTING BEDS AND INDIVIDUAL TREES AND SHRUBS SHALL BE STAKED BY THE CONTRACTOR IN ADVANCE OF INSTALLATION. FLAGGING, STAKES, OR PAINT MAY BE USED TO DELINEATE LOCATIONS AS SCALED FROM THE PLANS. AN APPROVED REPRESENTATIVE WILL REVIEW THESE LOCATIONS WITH THE CONTRACTOR AND MAKE MINOR ADJUSTMENTS AS NECESSARY. BED LAYOUT SHALL ALSO INCLUDE PERENNIAL GROUPINGS BY SPECIES.
- THE CONTRACTOR IS RESPONSIBLE FOR INDEPENDENTLY DETERMINING THE PLANT MATERIAL QUANTITIES REQUIRED BY THE LANDSCAPE PLANS. REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT.
- NO PLANT MATERIAL OR PLANT SIZE SUBSTITUTIONS WILL BE ACCEPTED WITHOUT APPROVAL BY THE LANDSCAPE ARCHITECT. ANY CHANGES SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT IN WRITING PRIOR TO INSTALLATION.
- ALL BNB STOCK SHALL BE NURSERY GROWN IN A CLAY LOAM SOIL FOR A MINIMUM OF THREE GROWING SEASONS WITHIN 200 MILES OF PROJECT LOCATION. IN A ZONE COMPATIBLE WITH USDA HARDINESS ZONE 5A. SEED SHALL BE PROVIDED FROM A NURSERY (WITHIN 200 MILES) WITH A SIMILAR PLANT HARDINESS ZONE AS PROJECT LOCATION. EXISTING SOIL SHALL BE AMENDED PER SOIL ANALYSIS REPORT TO ENSURE A PROPER GROWING MEDIUM IS ACHIEVED.
- ALL PLANT MATERIAL SHALL COMPLY WITH STANDARDS DESCRIBED IN AMERICAN STANDARD OF NURSERY STOCK - Z60.1 ANSI. LANDSCAPE ARCHITECT OR OWNERS AUTHORIZED REPRESENTATIVE RESERVES THE RIGHT TO INSPECT AND POTENTIALLY REJECT ANY PLANT MATERIAL DEEMED TO NOT MEET THE REQUIRED STANDARDS.
- ALL STOCK SHALL BE FREE OF DISEASES AND HARMFUL INSECTS, DAMAGE, DISORDERS AND DEFORMITIES.
- TREES SHALL HAVE SINGLE, STRAIGHT TRUNKS AND WELL-BALANCED BRANCH SYSTEMS. MULTI-STEM TREES SHALL HAVE 3-4 STRAIGHT TRUNKS AND WELL-BALANCED BRANCH SYSTEMS. HEIGHT-TO-CALIPER RATIOS SHALL BE CONSISTENT WITH THE LATEST EDITION OF ANSI Z60.1.
- ROOT SYSTEMS SHALL BE LARGE ENOUGH TO ALLOW FOR FULL RECOVERY OF THE TREE, AND SHALL CONFORM TO STANDARDS AS THEY APPEAR IN THE MOST CURRENT REVISION OF THE AMERICAN ASSOCIATION OF NURSERYMEN'S AMERICAN STANDARD OF NURSERY STOCK ANSI Z60.1.
- BNB TREES SHALL BE DUG WITH A BALL OF SOIL, NOT SOFT BALLED OR POTTED AND SHALL BE FIRM IN THEIR ROOTBALL. ROOT BALL SHALL BE WRAPPED (WITH BIODEGRADABLE MATERIAL). THE TREE ROOT FLARE, OR COLLAR, SHALL BE AT OR WITHIN THE TOP THREE INCHES OF GRADE.
- ALL SPRING TREES MUST BE FRESHLY DUG IN THE MOST RECENT SPRING.
- ALL AUTUMN TREES MUST BE FRESHLY DUG IN THE MOST RECENT AUTUMN.
- TREES SHALL BE ALIVE, HEALTHY AND APPROPRIATELY MOIST, AT TIME OF DELIVERY. TREES SHALL BE SUBJECT TO INSPECTION FOR CONFORMITY TO SPECIFICATION REQUIREMENTS AND APPROVAL BY THE LANDSCAPE ARCHITECT OR OWNERS REPRESENTATIVE. THE LANDSCAPE ARCHITECT OR OWNERS REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY TREES THAT DO NOT MEET THE SPECIFICATIONS OR THAT HAVE BEEN DAMAGED DURING SHIPMENT. THE LANDSCAPE INSTALLER MUST RECEIVE APPROVAL FROM LANDSCAPE ARCHITECT FOR ANY SUBSTITUTIONS OR ALTERATIONS.
- ALL PLANT MATERIAL SHALL BE INSTALLED IN ACCORDANCE WITH PLANTING DETAILS.
- ALL PLANTING BEDS SHALL HAVE A MINIMUM 10" DEPTH OF PREPARED SOIL. WITH APPROVAL, EXISTING SOIL MAY BE UTILIZED PROVIDED THE PROPER SOIL AMENDMENTS ARE TILLED THOROUGHLY INTO THE TOP 10" OF SOIL. REFER TO SOIL PLACEMENT NOTES.
- WHILE PLANTING TREES AND SHRUBS, BACKFILL $\frac{3}{4}$ OF PLANTING HOLE AND WATER TREE THOROUGHLY BEFORE INSTALLING THE REMAINDER OF SOIL MIXTURE. AFTER ALL SOIL HAS BEEN PLACED INTO THE PLANTING HOLE WATER THOROUGHLY AGAIN.
- THE CONTRACTOR MUST LABEL ALL TREES WITH THE COMMON AND BOTANICAL NAMES PRIOR TO FINAL INSPECTION.
- ALL PLANTING BEDS SHALL BE MULCHED WITH 3" DEEP SHREDDED HARDWOOD MULCH, AND ALL TREES PLANTED IN TURF AREAS SHALL RECEIVE A 3" DEEP SHREDDED HARDWOOD MULCHED RING AS SHOWN IN PLANTING DETAILS.
- ALL PLANTING BEDS AND TREE RINGS SHALL HAVE A 4" DEEP TRENCHED BED EDGE CREATED BY EITHER A FLAT LANDSCAPE SPADE OR MECHANICAL EDGER. BED EDGES ARE TO BE CUT CLEAN AND SMOOTH AS SHOWN ON LANDSCAPE PLANS WITH A CLEAR DEFINITION BETWEEN TURF AND PLANTING AREAS.
- ALL TURF SEED AREAS SHALL RECEIVE A MINIMUM OF 6" DEPTH OF TOPSOIL. WITH APPROVAL, EXISTING SOIL MAY BE UTILIZED PROVIDED THE PROPER SOIL AMENDMENTS ARE TILLED THOROUGHLY INTO THE TOP 6" OF SOIL AS INDICATED IN THE SOIL PLACEMENT NOTES. REQUIRED AMENDMENTS SHALL BE DETERMINED BASED ON A SOIL ANALYSIS TO BE PERFORMED. ALL TOPSOIL AMENDMENT SHALL BE AGED WEED FREE MANURE OR CLASS 1 ORGANIC MATTER.
- FOR LAWN SEEDING, APPLY A STARTER FERTILIZER AND SEED UNIFORMLY AT THE RATE RECOMMENDED BY MANUFACTURER, AND PROVIDE A MULCH COVERING THAT IS SUITABLE TO PROMOTE SEED GERMINATION AND TURF ESTABLISHMENT. CONTRACTOR TO PROVIDE FERTILIZER, SEED, AND MULCH SPECIFICATIONS TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION. EROSION CONTROL MEASURES ARE TO BE INSTALLED IN THOSE AREAS REQUIRING STABILIZATION (SWALES, SLOPES EXCEEDING 1:3, AND THOSE LOCATIONS INDICATED IN CIVIL DRAWINGS).
- THE CONTRACTOR TO ENSURE A SMOOTH, UNIFORM QUALITY TURF IS ACHIEVED WITH NO BARE SPOTS LARGER THAN 6" X 6". ANY BARE SPOTS LARGER THAN 6" X6" AT THE END OF ESTABLISHMENT PERIOD SHALL BE RESEED AT THE CONTRACTORS EXPENSE TO OBTAIN A DENSE, UNIFORM LAWN.
- ALL FINISH GRADING AND LAWN AREAS TO BE INSTALLED BY LANDSCAPE CONTRACTOR.
- ALL DISTURBED AREAS WITHIN THE PROJECT SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION.
- ALL DISTURBED AREAS OUTSIDE THE LIMITS OF WORK SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION AT NO ADDITIONAL COST TO THE OWNER.
- THE CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES, INCLUDING ANY IRRIGATION LINES, PRIOR TO DIGGING. CONSULT DIGGERS HOTLINE.
- TREES SHALL BE INSTALLED NO CLOSER THAN:
 - 10 FEET FROM ANY FIRE HYDRANT
 - 7 FEET FROM STORM SEWER, SANITARY SEWER LATERALS, DRIVEWAYS, AND WATER SERVICE
- THE CONTRACTOR SHALL ENSURE THAT SOIL CONDITIONS AND COMPACTION ARE ADEQUATE TO ALLOW FOR PROPER DRAINAGE AROUND THE CONSTRUCTION SITE. UNDESIRABLE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING OF WORK. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE PROPER SURFACE AND SUBSURFACE DRAINAGE IN ALL AREAS
- THE CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS, FEES, AND LICENSES NECESSARY FOR THE INSTALLATION OF THIS PLAN.
- THE CONTRACTOR IS TO REVIEW ALL SITE ENGINEERING DOCUMENTS PRIOR TO INSTALLATION. ANY CONFLICTS MUST BE REPORTED TO THE LANDSCAPE ARCHITECT. THESE LANDSCAPE DRAWINGS ARE FOR THE INSTALLATION OF PLANT MATERIALS ONLY UNLESS OTHERWISE STATED.
- THE CONTRACTOR SHALL PROVIDE WATERING AND MAINTENANCE SERVICES FOR A PERIOD OF 60 DAYS TO ENSURE VEGETATIVE ESTABLISHMENT. UPON COMPLETION OF THE PROJECT, CONTRACTOR SHALL SUPPLY THE OWNER IN WRITING WITH ONGOING WATERING AND MAINTENANCE INSTRUCTIONS.
- PLANT MATERIALS SHALL BE GUARANTEED FOR A PERIOD OF ONE (1) YEAR FROM TIME OF OWNER ACCEPTANCE. ONLY ONE REPLACEMENT PER PLANT WILL BE REQUIRED DURING THE WARRANTY PERIOD EXCEPT IN THE EVENT OF FAILURE TO COMPLY WITH THE SPECIFIED REQUIREMENTS.
- THE CONTRACTOR IS RESPONSIBLE TO CONDUCT A FINAL WALK THROUGH WITH THE LANDSCAPE ARCHITECT AND OR OWNERS REPRESENTATIVE TO ANSWER QUESTIONS, PROVIDE INSTRUCTIONS, AND ENSURE THAT PROJECT REQUIREMENTS HAVE BEEN MET.

SOIL PLACEMENT NOTES

- LOOSEN SUBGRADE TO A MINIMUM DEPTH INDICATED IN PLANTING NOTES USING A CULTI-MULCHER OR SIMILAR EQUIPMENT, AND REMOVE STONES MEASURING OVER 1-1/2 INCHES IN ANY DIMENSION, STICKS, RUBBISH AND OTHER EXTRANEIOUS MATTER. AREAS ADJACENT TO WALKS AND PAVEMENT SHALL BE FREE OF EXCESS STONE AND PAVING MATERIALS SO AS TO PROVIDE AN UNINTERRUPTED CROSS SECTION OF SOIL. INTERNAL PARKING ISLANDS SHALL BE LOOSENEED TO A DEPTH OF 30".
- THOROUGHLY BLEND PLANTING SOIL MIX FOR PLANTING BED AREAS. (1 PART EXISTING SOIL, 1 PART TOPSOIL, 1 PART ORGANIC SOIL AMENDMENT, 2.9 POUNDS PER CUBIC YARD OF 4-4-4 ANALYSIS SLOW-RELEASE FERTILIZER)
- TREE AND SHRUB HOLES SHALL BE FILLED WITH A PREPARED PLANTING MIXTURE OF 1 PART TOPSOIL, 2 PARTS PLANTING SOIL MIX.
- SPREAD SOIL AND SOIL AMENDMENTS TO DEPTH INDICATED ON DRAWINGS, BUT NOT LESS THAN REQUIRED TO MEET FINISH GRADES AFTER NATURAL SETTLEMENT. (FINISH GRADE OF PLANTING BEDS SHALL BE 3" BELOW ALL ADJACENT SURFACES, FINISH GRADE OF TURF SEEDING AREAS SHALL BE 1" BELOW ALL ADJACENT HARD SURFACES, WALKS, AND CURBS.)
- PLACE APPROXIMATELY 1/2 OF TOTAL AMOUNT OF SOIL REQUIRED. WORK INTO TOP OF LOOSENEED SUBGRADE TO CREATE A TRANSITION LAYER, THEN PLACE REMAINDER OF THE SOIL. SOIL TRANSITION LAYER SHALL BE TILLED TO A MINIMUM DEPTH OF 6" BELOW THE DEPTH OF NEWLY PLACED SOIL. PARKING LOT ISLANDS SHALL BE CROWNED TO A HEIGHT OF 6" TO PROVIDE PROPER DRAINAGE UNLESS OTHERWISE NOTED.
- DO NOT SPREAD IF PLANTING SOIL OR SUBGRADE IS FROZEN, MUDDY, OR EXCESSIVELY WET.
- FINISH GRADING: GRADE SOIL TO A SMOOTH, UNIFORM SURFACE PLANE WITH A LOOSE, UNIFORMLY FINE TEXTURE.
- ROLL AND RAKE, REMOVE RIDGES, AND FILL DEPRESSIONS TO MEET FINISH GRADES.
- RESTORE PLANTING BEDS IF ERODED OR OTHERWISE DISTURBED AFTER FINISH GRADING AND BEFORE PLANTING.





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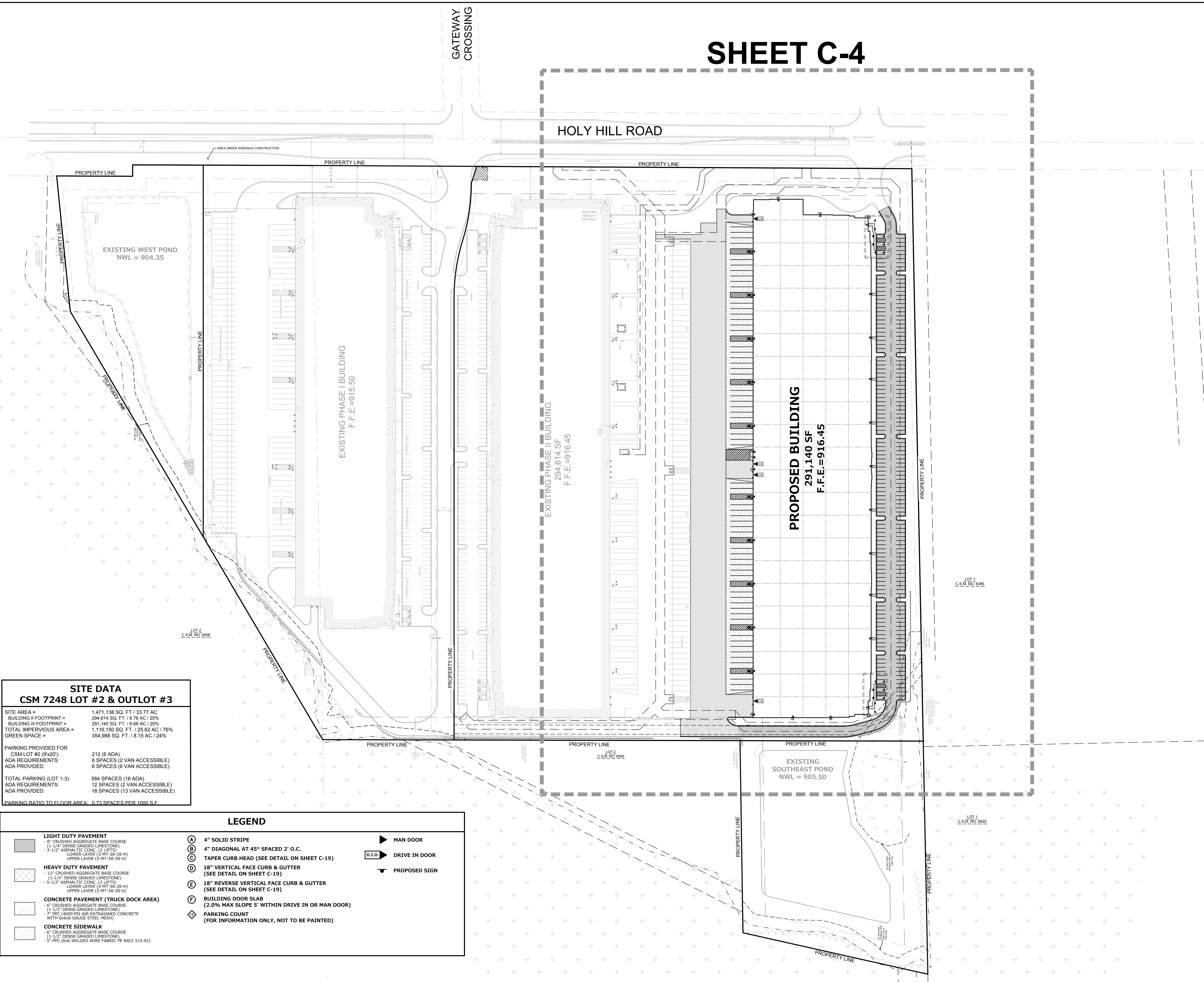
CAPSTONE 41 - PHASE III
GERMANTOWN, WI

LANDSCAPE GENERAL NOTES & DETAILS

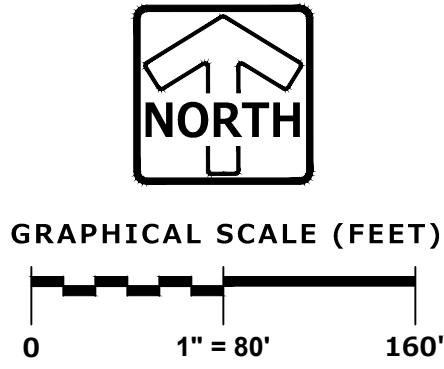
REVISIONS	

PEG JOB No. 1262.00C	TGM	SHEET
PEG PM	START DATE 11/18/24	L-4
SCALE	VARIES	L-4

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SHEET C-4



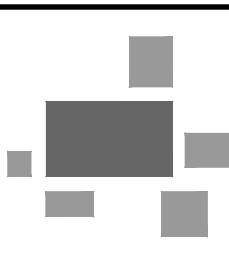
NOTES

- ALL DIMENSIONS ARE FACE OF CURB TO FACE OF CURB OR BUILDING UNLESS NOTED OTHERWISE. ALL UTILITY DIMENSIONS ARE TO THE CENTER OF STRUCTURE UNLESS OTHERWISE NOTED. ALL PAVING DIMENSIONS ARE TO FACE OF CURB OR TO EDGE OF PAVEMENT, EXCEPT FOR THE SETBACK FROM PARKING LOTS, MANEUVERING LANES AND FIRE ACCESS LANES, WHERE THE SETBACK IS MEASURED FROM THE BACK OF CURB TO THE PROPERTY LINE.
- ALL CURB AND GUTTER RADII ARE MEASURED TO FACE OF CURB UNLESS NOTED OTHERWISE.
- ALL "NON-SEMI TRAILER PARKING" CURB AND GUTTER SHALL BE 18" STANDARD CURB AND GUTTER (SEE DETAIL). UNLESS OTHERWISE NOTED, CURB AND GUTTER DRAINING AWAY FROM THE FACE OF CURB IS NOTED AS REVERSE CURB AND GUTTER.
- BUILDING DIMENSIONS AND ADJACENT PARKING AND UTILITY LAYOUT HAVE BEEN PREPARED BASED UPON ARCHITECTURAL INFORMATION CURRENT AT THE DATE OF THIS DRAWING. SUBSEQUENT ARCHITECTURAL CHANGES MAY EXIST. THEREFORE CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR PRECISE BUILDING DIMENSIONS AND EXACT UTILITY ENTRANCE LOCATIONS AND NOTIFY THE ARCHITECT AND ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL CONTACT DIGGERS HOTLINE (1-800-242-8511) PRIOR TO ANY WORK TO LOCATE UTILITIES AND SHALL CONTACT THE OWNER SHOULD UTILITIES APPEAR TO BE IN CONFLICT WITH THE PROPOSED IMPROVEMENTS.
- IMPROVEMENTS ADJACENT TO BUILDING IF SHOWN SUCH AS TRUCK DOCK, RETAINING WALLS, SIDEWALKS, CURBING, FENCES, CANOPIES, RAMPS, HANDICAP ACCESS, PLANTERS, DUMPSTERS, AND TRANSFORMERS ETC. HAVE BEEN SHOWN FOR APPROXIMATE LOCATION ONLY. REFER TO ARCHITECTURAL & STRUCTURAL PLANS FOR EXACT LOCATIONS, SPECIFICATIONS, AND DETAILS.
- REFER TO ELECTRICAL PLANS FOR LIGHTING LOCATIONS, SPECIFICATIONS, AND DETAILS.
- SEE ADDITIONAL NOTES AND DETAILS ON SITE DIMENSIONAL PLANS AND CONSTRUCTION DETAILS.
- CONTRACTOR SHALL CONFIRM STRIPING COLOR WITH OWNER PRIOR TO CONSTRUCTION.
- FOR ON-SITE IMPROVEMENTS, PROVIDE CONTRACTOR GRADE ACRYLIC STRIPING PAINT FOR NEW ASPHALT OR COATED ASPHALT. APPLY 2 COATS OF MARKING PAINT AT A RATE OF ONE (1) GALLON PER THREE TO FOUR HUNDRED (300-400) LINEAL FEET OF FOUR (4) INCH WIDE STRIPES OR TO MANUFACTURER'S SPECIFICATION, WHICHEVER IS GREATER PAVEMENT MARKING WITHIN VILLAGE RIGHTS-OF-WAY SHALL BE EPOXY PER WISDOT SPECIFICATIONS.
- THOROUGHLY CLEAN SURFACES FREE OF DIRT, SAND, GRAVEL, OIL AND OTHER FOREIGN MATTER. CONTRACTOR RESPONSIBLE TO INSPECT EXISTING PAVEMENT SURFACES FOR CONDITIONS AND DEFECTS THAT WILL ADVERSELY AFFECT QUALITY OF WORK, AND WHICH CANNOT BE PUT INTO AN ACCEPTABLE CONDITION THROUGH NORMAL PREPARATORY WORK AS SPECIFIED.
- DO NOT PLACE MARKING OVER UNSOUND PAVEMENTS. IF THESE CONDITIONS EXIST, NOTIFY OWNER. STARTING INSTALLATION CONSTITUTES CONTRACTOR'S ACCEPTANCE OF SURFACE AS SUITABLE FOR INSTALLATION.
- LAYOUT MARKINGS USING GUIDE LINES, TEMPLATES AND FORMS. STENCILS AND TEMPLATES SHALL BE PROFESSIONALLY MADE TO INDUSTRY STANDARDS. "FREE HAND" PAINTING OF ARROWS, SYMBOLS, OR WORDING SHALL NOT BE ALLOWED. APPLY STRIPES STRAIGHT AND EVEN.
- PROTECT ADJACENT CURBS, WALKS, FENCES, AND OTHER ITEMS FROM RECEIVING PAINT.
- BARRICADE MARKED AREAS DURING INSTALLATION AND UNTIL THE MARKING PAINT IS DRIED AND READY FOR TRAFFIC.
- ALL PAVING SHALL CONFORM TO STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY & STRUCTURE CONSTRUCTION AND APPLICABLE VILLAGE OF GERMANTOWN ORDINANCES, AND SPECIFICATIONS CONTAINED WITHIN THIS PLAN SET.
- ASPHALTIC CONCRETE PAVING SPECIFICATIONS:
CODES AND STANDARDS: THE PLACING, CONSTRUCTION AND COMPOSITION OF THE ASPHALTIC BASE COURSE AND ASPHALTIC CONCRETE SURFACING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS 450, 455, 460 AND 465 OF THE STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, EDITION OF 2015. HEREAFTER, THIS PUBLICATION WILL BE REFERRED TO AS THE STATE HIGHWAY SPECIFICATIONS.
WEATHER LIMITATIONS: APPLY TACK COATS WHEN AMBIENT TEMPERATURE IS ABOVE 50° F (10° C) AND WHEN TEMPERATURE HAS NOT BEEN BELOW 35° F (1° C) FOR 12 HOURS IMMEDIATELY PRIOR TO APPLICATION. DO NOT APPLY WHEN BASE IS WET OR CONTAINS EXCESS OF MOISTURE. CONSTRUCT ASPHALTIC CONCRETE SURFACE COURSE WHEN ATMOSPHERIC TEMPERATURE IS ABOVE 40° F (4° C) AND WHEN BASE IS DRY AND WHEN WEATHER IS NOT RAINY. BASE COURSE MAY BE PLACED WHEN AIR TEMPERATURE IS ABOVE 30° F (-1° C).
GRADE CONTROL: ESTABLISH AND MAINTAIN REQUIRED LINES AND ELEVATIONS FOR EACH COURSE DURING CONSTRUCTION.
CRUSHED AGGREGATE BASE COURSE: THE TOP LAYER OF BASE COURSE SHALL CONFORM TO SECTIONS 301 AND 305, STATE HIGHWAY SPECIFICATIONS.
BINDER COURSE AGGREGATE: THE AGGREGATE FOR THE BINDER COURSE SHALL CONFORM TO SECTIONS 460.2.7 AND 315, STATE HIGHWAY SPECIFICATIONS.
SURFACE COURSE AGGREGATE: THE AGGREGATE FOR THE SURFACE COURSE SHALL CONFORM TO SECTIONS 460.2.7 AND 465, STATE HIGHWAY SPECIFICATIONS.
ASPHALTIC MATERIALS: THE ASPHALTIC MATERIALS SHALL CONFORM TO SECTION 455 AND 460, STATE HIGHWAY SPECIFICATIONS.
SURFACE PREPARATION: NOTIFY CONTRACTOR OF UNSATISFACTORY CONDITIONS. DO NOT BEGIN PAVING WORK UNTIL DEFICIENT SUBBASE AREAS HAVE BEEN CORRECTED AND ARE READY TO RECEIVE PAVING.

- ADDITIONAL CONCRETE PAVING SPECIFICATIONS:
DOWEL BARS: PLACE AT ALL TRAVERSE AND LONGITUDINAL JOINTS IN TRUCK LOADING DOCK AREAS AND AT ALL TRAVERSE JOINTS IN ENTRANCE AREAS/ROADS PER WISDOT 13c13.
TIE BARS: PLACE AT ALL LONGITUDINAL JOINTS IN ENTRANCE AREAS/ROADS PER WISDOT 13c13. PLACE IN CURB AND GUTTER PER WISDOT 8401.

SITE DATA	
CSM 7248 LOT #2 & OUTLOT #3	
SITE AREA =	1,471,138 SQ. FT. / 33.77 AC
BUILDING II FOOTPRINT =	294,614 SQ. FT. / 6.76 AC / 20%
BUILDING III FOOTPRINT =	291,140 SQ. FT. / 6.68 AC / 20%
TOTAL IMPERVIOUS AREA =	1,116,150 SQ. FT. / 25.62 AC / 76%
GREEN SPACE =	354,988 SQ. FT. / 8.15 AC / 24%
PARKING PROVIDED FOR CSM LOT #2 (9'x20'):	212 (6 ADA)
ADA REQUIREMENTS:	6 SPACES (2 VAN ACCESSIBLE)
ADA PROVIDED:	6 SPACES (6 VAN ACCESSIBLE)
TOTAL PARKING (LOT 1-3):	584 SPACES (18 ADA)
ADA REQUIREMENTS:	12 SPACES (2 VAN ACCESSIBLE)
ADA PROVIDED:	18 SPACES (13 VAN ACCESSIBLE)
PARKING RATIO TO FLOOR AREA:	0.73 SPACES PER 1000 S.F.

LEGEND	
LIGHT DUTY PAVEMENT - 6" CRUSHED AGGREGATE BASE COURSE (1-1/4" DENSE GRADED LIMESTONE) - 3-1/2" ASPHALTIC CONC. (2 LIFTS) LOWER LAYER (3-MT-58-28-H) UPPER LAYER (5-MT-58-28-H)	MAN DOOR ▶
HEAVY DUTY PAVEMENT - 12" CRUSHED AGGREGATE BASE COURSE (1-1/4" DENSE GRADED LIMESTONE) - 5-1/2" ASPHALTIC CONC. (2 LIFTS) LOWER LAYER (3-MT-58-28-H) UPPER LAYER (5-MT-58-28-H)	D.I.D. ▶ DRIVE IN DOOR
CONCRETE PAVEMENT (TRUCK DOCK AREA) - 6" CRUSHED AGGREGATE BASE COURSE (1-1/2" DENSE GRADED LIMESTONE) - 7" PCC (4000 PSI AIR ENTRAINMENT CONCRETE WITH 6x6x6 GAUGE STEEL MESH)	▶ PROPOSED SIGN
CONCRETE SIDEWALK - 6" CRUSHED AGGREGATE BASE COURSE (1-1/2" DENSE GRADED LIMESTONE) - 5" PCC (646 WELDED WIRE FABRIC PER ACI 315-92)	
18" VERTICAL FACE CURB & GUTTER (SEE DETAIL ON SHEET C-19)	
18" REVERSE VERTICAL FACE CURB & GUTTER (SEE DETAIL ON SHEET C-19)	
BUILDING DOOR SLAB (2.0% MAX SLOPE 5' WITHIN DRIVE IN OR MAN DOOR)	
PARKING COUNT (FOR INFORMATION ONLY, NOT TO BE PAINTED)	



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BROOKFIELD, WI 53186
(262) 754-8888

CHICAGO ILLINOIS OFFICE:
NATIONWIDE

CAPSTONE 41 - PHASE III

GERMANTOWN, WI

SITE DIMENSIONAL & PAVING

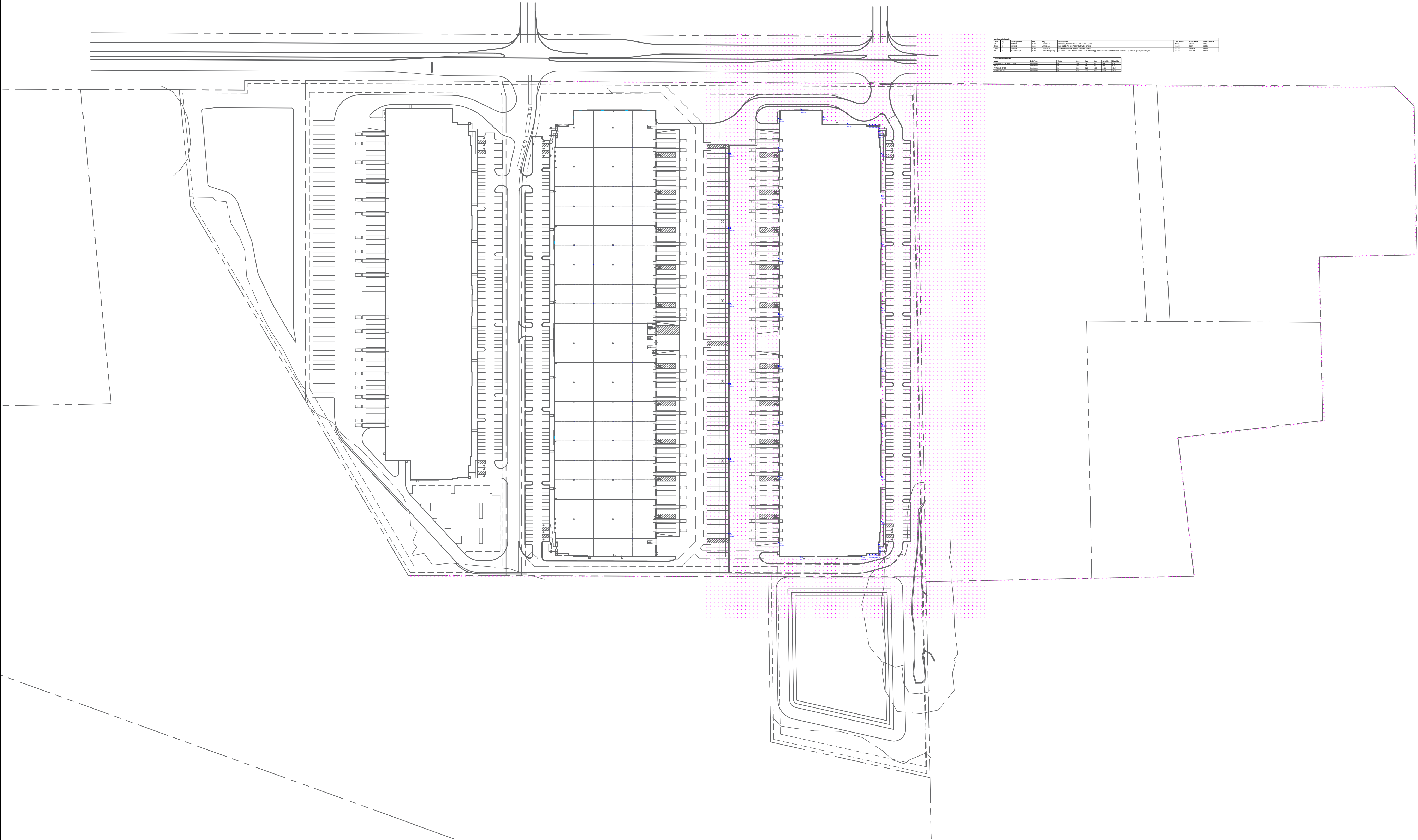
PLAN OVERVIEW

SUPPLEMENTAL EXHIBIT 2.7.25

REVISIONS		SHEET
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NOTES:

- Customers are responsible for confirming mounting heights, fixture suspension types/ lengths, color temperature, CRI, linear fixture lengths, pole lengths, and bollard heights/ lengths prior to ordering.
- Mounting height (MH) is measured from the bottom of the fixture to the floor.
- This Lighting layout assumes the following unless values are specified and must be confirmed by the customer prior to ordering.
 - Room reflectance of 80, 50, 20 for standard ceilings and 50, 50, 20 for exposed ceilings
 - Wall sconces are mounted at 7' for calculation purposes. Customer must confirm desired mounting height before rough in.



CAPSTONE 41 BUILDING III
GERMANTOWN, WISCONSIN
SITE LIGHTING

DRAWN BY : LB
DATE : DEC 04, 2024
SCALE : 1/128" = 1'-0"

REVISIONS		
#	DATE	COMMENTS



Wetland Setback Mitigation Plan Narrative
Capstone Quadrangle Development Company

Capstone 41 Development

July 16th, 2021

Updated February 4th, 2025

(Addendum 1)

updates shown in red

Capstone is proposing the development of parcel #181987 located on the South side of Holy Hill Road directly across from Gateway Crossing. Phase 1 of the development will include an industrial use building which is 203,019 sf along with two stormwater basins. Every effort has been taken to avoid wetland impacts resulting from this proposed development, but there are areas where disturbances are needed within the 25' wetland setback. These disturbances are primarily due to grading associated with the stormwater basins; with some disturbance resulting from a needed access drive. These disturbances are shown on Exhibit A. Restoration of the wetland setback areas are proposed, along with native plantings around the stormwater basins. Native vegetated connections are proposed between the stormwater basins and the existing wetlands to create more opportunities for wildlife. Restoration areas are shown on Exhibit B.

In conjunction with the development of Phase III, additional impacts into the 25' wetland setback and the 75' Navigable water setback were needed. With the knowledge that there may be additional impacts needed over the course of the various phases of development, the original mitigation plan provided a mitigation ration of 2.5 instead of the required 2.0 ratio with the intent that the additional mitigation would offset any additional impacts that may be needed. Also, as plans were refined following the creation of this original wetland mitigation narrative and associated exhibits, there were a few areas where the impacts became less and areas where the impacts became slightly larger. These changes along with the Phase III impacts are captured in the updated exhibits dated 2.3.25.

Wetland Setback Disturbance

Disturbance within the 25' wetland setback will be considered wetland setback disturbance. ~~The total wetland setback disturbance is 0.676 acres. Refer to Exhibit A for detailed locations of impact.~~

The total wetland setback disturbance for the entire site, including Phase III is 0.795 Acres. Refer to the updated "Exhibit A" dated 2.3.25 for detailed locations of impact.

Navigable Water Setback Disturbance

Disturbance within the 75' navigable water setback will be considered navigable water setback disturbance. ~~The total navigable water setback disturbance is 0.215 acres. Refer to Exhibit A for detailed locations of impact.~~

The total navigable water setback disturbance for the entire site, including Phase III is 0.334 Acres. Refer to the updated "Exhibit A" dated 2.3.25 for detailed locations of impact.

Wetland Disturbance

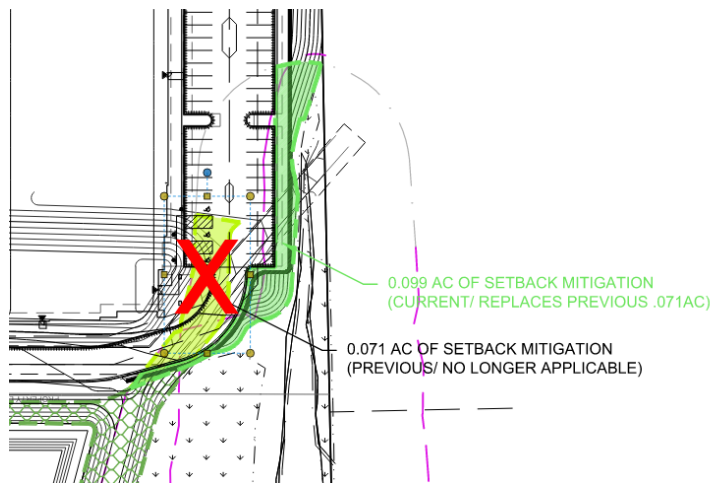
Disturbance of delineated wetland is considered wetland disturbance. Existing wetlands on site shall not be impacted through the development process.

Existing wetlands on site remain unimpacted.

Wetland Mitigation Plan

Exhibit B identifies post-construction areas of wetland setback disturbance mitigation. Disturbed wetland setback areas will be restored to create a new wetland buffer. These buffers will consist of native plantings, trees and shrubs, and mown turf dependent on specific locations. Refer to Exhibit B for more detailed information. The primary reason for disturbance of existing wetland buffers is due to grading operations related to the two stormwater management ponds. In an effort to create/restore wildlife habitat, native plantings will be utilized surrounding the pond locations. Native plantings are also being proposed to connect the stormwater ponds to the existing wetlands and native plantings are being proposed to enhance certain wetland buffer areas through overseeding existing vegetation.

The mitigation approach remains the same as was shown on Exhibit A & B from 8.4.21, but there has been an adjustment to the area of mitigation located at the SE of the site, adjacent to the SE corner of Building III. The previous 0.071 acre mitigation area shown on "Exhibit B" will now be located in a paved area and will therefore no longer be applicable as mitigation area. To offset the loss of this 0.071 acre area, an additional mitigation area of 0.099 acres has been added just to the East, located within the setback and outside of the paved area. This added mitigation area increases the overall mitigation provided beyond what was originally listed on the 8.4.21 exhibits.



Summary

~~25' Wetland Setback / 75' navigable water setback disturbance: -0.891 AC (1:2 Mitigation required)~~

Current 25' Wetland Setback / 75' navigable water setback disturbance with Phase III: -1.129 AC
(1:2 Mitigation required)

~~Restored wetland buffer –turf with a mix of landscaping: +0.253 AC~~

Current Restored wetland buffer –turf with a mix of landscaping: +0.281 AC

Restored wetland buffer – Native plantings: +0.964 AC (current number remains the same)

Created pond edge/buffer – Native plantings: ~~+1.015 AC~~ (1.099 AC)

(Originally provided pond edge/buffer mitigation area increased to 1.099 Acre as shown on Exhibit B dated 8.4.21 as a result of pond adjustments, and was not captured in the previously prepared July narrative. This 1.099 Acre mitigation remains current on the updated exhibit B dated 2.3.25)

~~Required Mitigation: 1.782 AC~~

Current required mitigation including Phase III (refer to Exhibit A 2.3.25): 2.258 Acres

Provided Mitigation: ~~2.232 AC~~ (2.316 AC)

(Originally provided mitigation increased to 2.316 acres based on “Exhibit B” dated 8.4.21 as a result of pond adjustments, and was not captured in the previously prepared July narrative.)

Current provided mitigation including Phase III (refer to Exhibit B 2.3.25): 2.344 Acres

~~Mitigation Ratio: 2.5~~

Current mitigation ratio: 2.08

MANAGEMENT OF NATIVE PLANTINGS

The following methods shall be used to maintain and ensure high quality native plantings and wetland buffers. These methods shall be performed in accordance with the following schedule.

	<i>Task</i>	Year 1 Quarter	Year 2 Quarter	Year 3 Quarter	Year 4 Quarter	Year 5 Quarter
1.	Mowing: Conducted twice in the first and second years, and once annually thereafter if needed to control invasive species. June and August are ideal mowing dates.					
		1 [2][3]4	1 [2][3]4	1 2 3 4	1 2 3 4	1 2 3 4

2.	Herbicide Application: Conducted at least twice annually for weed control, or as supplement to mowing and brushing.					
		1 [2][3] 4	1 [2][3] 4	1 [2][3] 4	1 [2] [3] 4	1 [2] [3] 4
3.	Supplemental Seeding/Planting: Only if required to meet guarantees for native vegetation cover.					
		1 [2] [3] 4	1 [2] [3] 4	1 [2] [3] 4	1 2 3 4	1 2 3 4
4.	Woody Species Removal: Conducted as needed to meet performance standards, preferably during winter months.					
		[1] 2 3 [4]	[1] 2 3 [4]	[1] 2 3 [4]	1 2 3 4	1 2 3 4
5.	Prescribed Burn: Conduct burn in early spring or late fall at least every three years.					
		1 2 3 4	1 2 3 4	1 2 3 4	1 [2] 3 4	1 2 3 4

MOWING

Native plant communities shall be mown to a height of 6-10" after vegetation in said areas reaches a height of 24" and before non-native species go to seed. Mowing should be performed at least two times during the first growing season. Mowing shall be performed to a height of 12" two times during the second growing season (approximately mid-June and mid-August) and one time during the third growing season (approximately mid-June) unless the owner's consulting ecologist determines that mowing is not needed. Mowing should be done with a rotary bush hog style mower to ensure clippings are dispersed rather than deposited in dense mats, which smother vegetation, or the clippings/branches should be removed from the mowed area.

HERBICIDE APPLICATION

Weeds and other herbaceous invasive species shall be treated with an appropriate herbicide based on the specific locations on Site. Application of herbicide shall be wick or spot treatment with rodeo, or other approved herbicide. Reed canary grass, teasel, buckthorn, thistles, sweet clover, purple loosestrife, and any other non-native or invasive species present in the project vicinity should be treated directly with a 2% solution of rodeo. The best application period is just before or during the very earliest stages of flowering. Where large patches of target weeds are present, it may be necessary to use a larger wick unit that can be attached to an all-terrain-vehicle or tractor. Several back-to-back treatments may be useful in greatly reducing these plants.

SUPPLEMENTAL SEEDING/PLANTING

Areas of planting failure will need to be replanted. Areas of failure and a determination for the reason for failure shall be identified to ensure viability of reseeded areas.

PRESCRIBED BURNING

Prescribed burning shall be the primary method for long-term ecological management and weed control on the site. Burning shall be conducted in the fall (November or December) of the third year following

initial planting or spring (mid-March or April) of the fourth year following planting. Burning should be conducted by an entity experienced in burn planning and permit application as well as prescribed burn management. Prior to the commencement of prescribed burning, the owner or contractor shall compile a burn plan that outlines a plan of action, identifies contingencies, and lists the names and phone numbers of emergency agencies (fire department, police department, etc.). Proper notice of intent to burn shall be given. The owner shall apply for and receive all required permits prior to the commencement of prescribed burning. Burning shall be repeated every three to four years.

If prescribed burning is not possible, vegetation shall be cut/mowed as close to the ground as possible during the time that the burning was to occur. All cut vegetation shall be removed and disposed of offsite. This type of mowing shall occur every three to four years in place of regular burning.

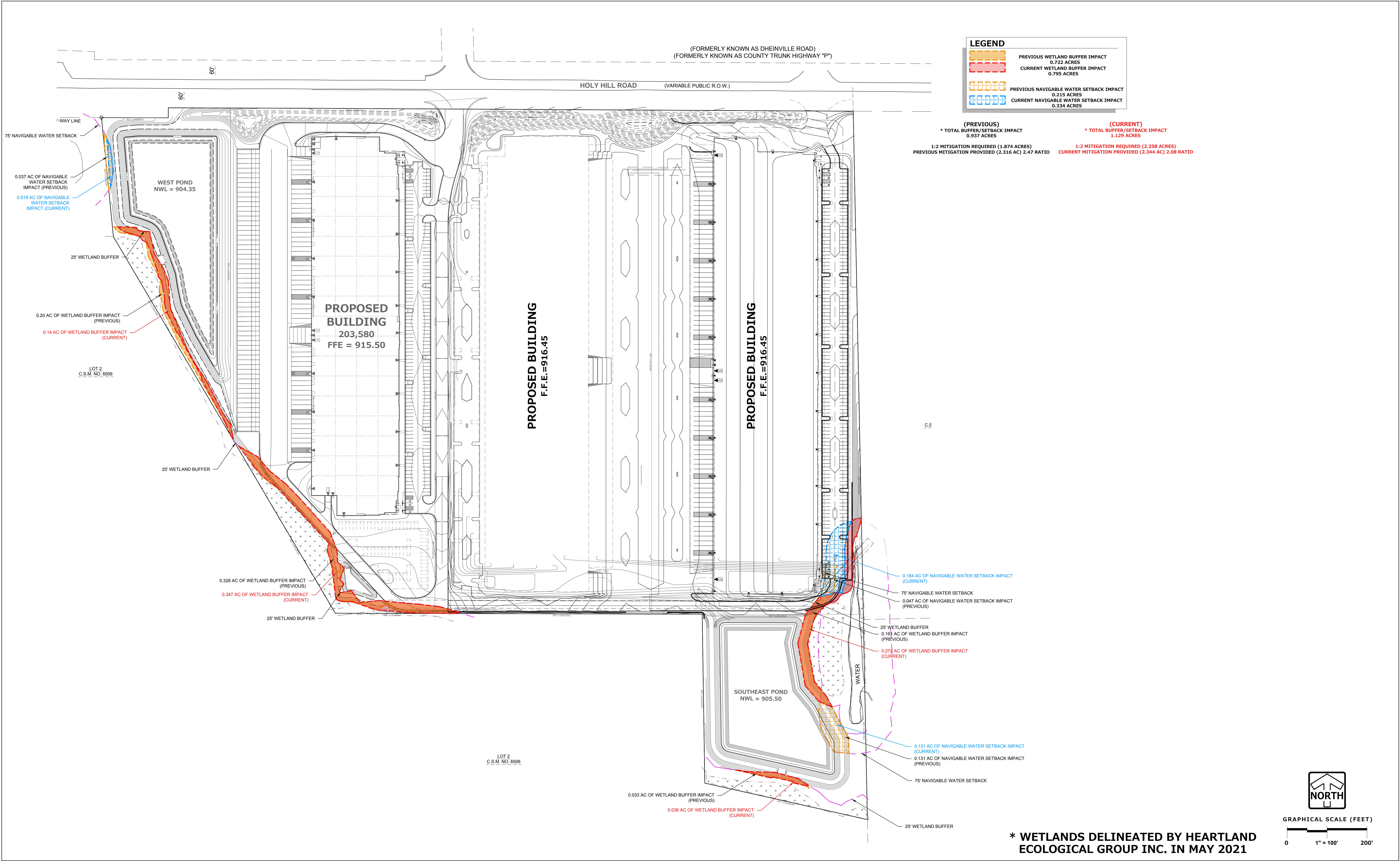
MONITORING

- Twice annual monitoring of all plant communities shall be conducted for three full growing seasons following initial implementation.
- The annual site visits each year shall be conducted between May 1 and September 30.
- Each visit shall be conducted by a qualified professional with adequate plant identification skills and who is also able to make recommendations regarding management of native plant communities and associated maintenance. The site inspector shall collaborate over the needed maintenance requirements for a given year with the owner and/or maintenance contractor.
- The vegetation monitoring shall be conducted using the “meander search” method to:
 - 1) Identify dominant vegetation (native vs. Non-native) within each plant community.
 - 2) Identify the approximate percent vegetative coverage by native and non-native species within each plant community.
 - 3) Identify a species list for each plant community that can be compared to installed plant lists.
 - 4) Make recommendations related to site management to meet performance standards.
- Representative photographs of the restored native plant communities shall be taken to document the site conditions through time.

REPORTING

- A brief memo report shall be prepared and submitted to the owner after each inspection.
- The second report of the year shall identify management recommendations and services that have been conducted throughout the growing season and outline future management recommendations.

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CAPSTONE 41 | WETLAND BUFFER IMPACT EXHIBIT (EXHIBIT A)

PINNACLE ENGINEERING GROUP

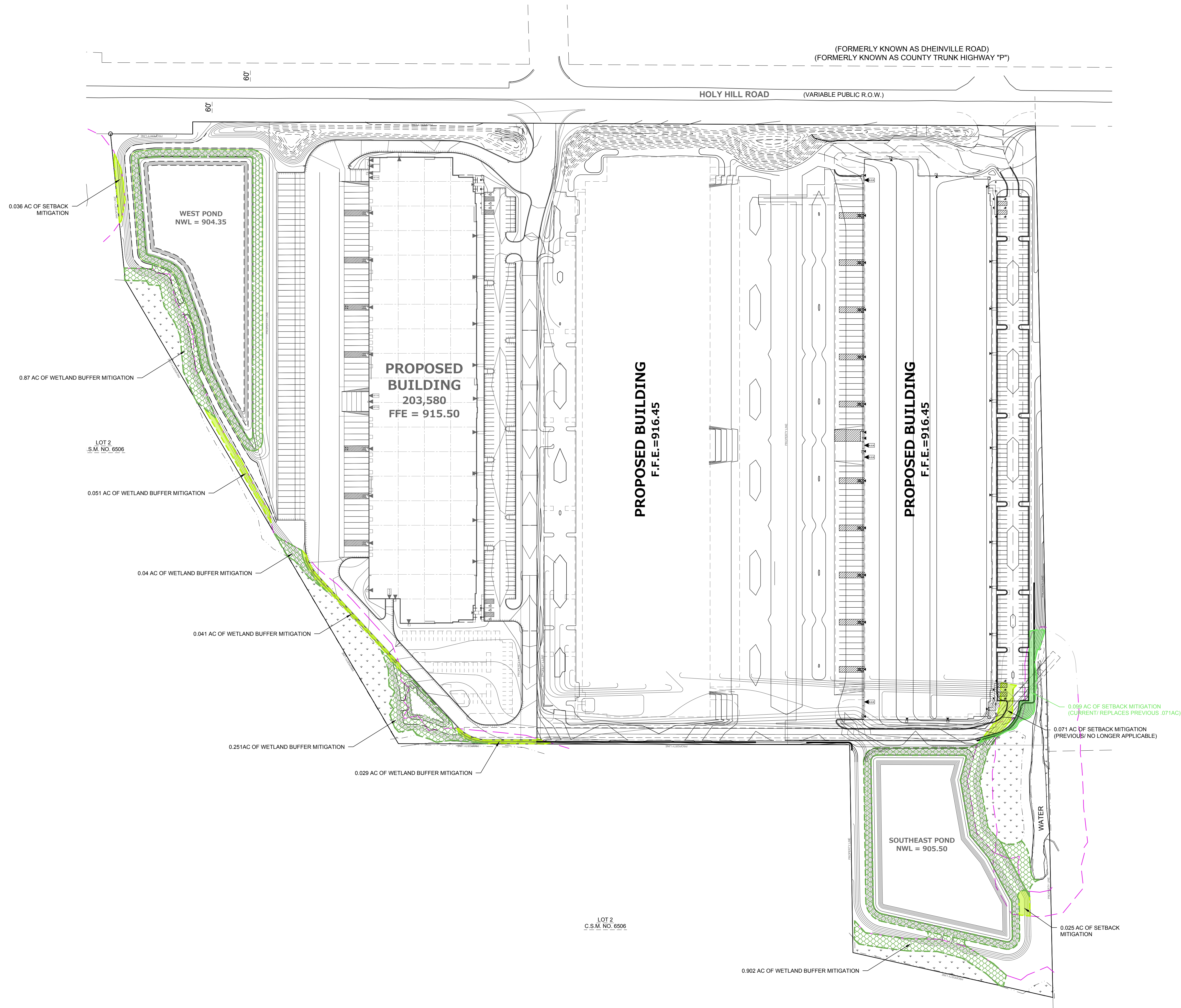
20725 WATERTOWN ROAD | SUITE 100 | BROOKFIELD, WI 53186 | WWW.PINNACLE-ENGR.COM |

PLAN | DESIGN | DELIVER

PEGJOB# 1262.00A

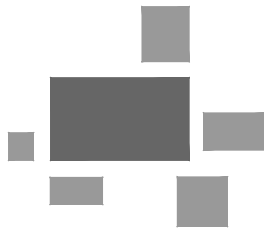
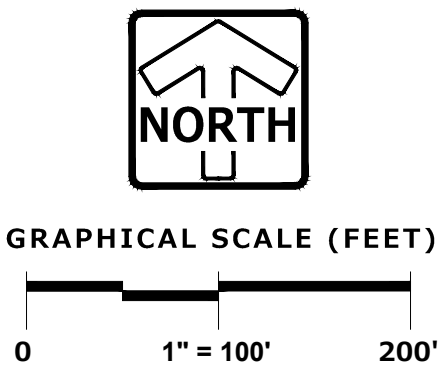
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LEGEND	
	BUFFER IMPACT MITIGATION - TURF AND LANDSCAPE - 0.253 ACRES (PREVIOUS)
	BUFFER IMPACT MITIGATION - TURF AND LANDSCAPE - 0.281 ACRES (CURRENT)
	BUFFER IMPACT MITIGATION - NATIVE PLANTINGS 2.063 ACRES (UNCHANGED)
(PREVIOUS)	
* TOTAL MITIGATION PLANTINGS	2.316 ACRES
(CURRENT)	
* TOTAL MITIGATION PLANTINGS	2.344 ACRES
MITIGATION RATIO (2.08)	

* WETLANDS DELINEATED BY HEARTLAND ECOLOGICAL GROUP INC. IN MAY 2021



CAPSTONE 41 | WETLAND BUFFER MITIGATION EXHIBIT (EXHIBIT B)

PINNACLE ENGINEERING GROUP

20725 WATERTOWN ROAD | SUITE 100 | BROOKFIELD, WI 53186 | WWW.PINNACLE-ENGR.COM |

PLAN | DESIGN | DELIVER

PEGJOB# 1262.00A

2.3.25

CERTIFIED SURVEY MAP
NO. _____

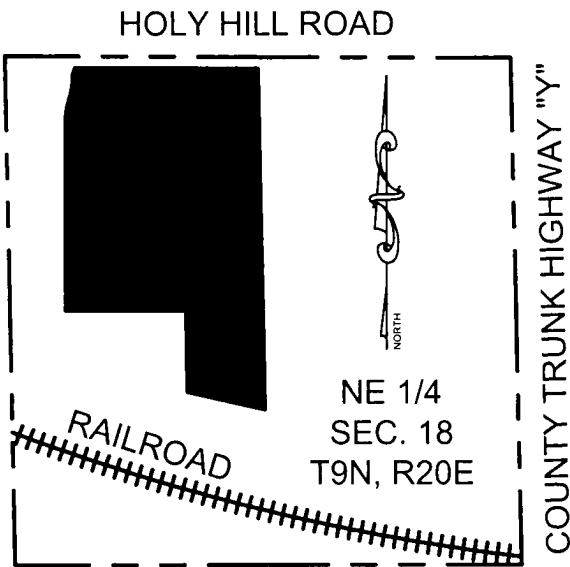
Being all of Lot 2 of Certified Survey Map No. 7181, located in the Northwest 1/4 and Southwest 1/4 of the Northeast 1/4 of Section 18, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin

Document # 1571463
MAP # 7248
VOLUME: 56 PAGE: 86
WASHINGTON COUNTY WISCONSIN
2022-11-14 11:32:00 AM

Sharon A. Martin
SHARON A MARTIN
WASHINGTON COUNTY
REGISTER OF DEEDS
Fee: \$30.00

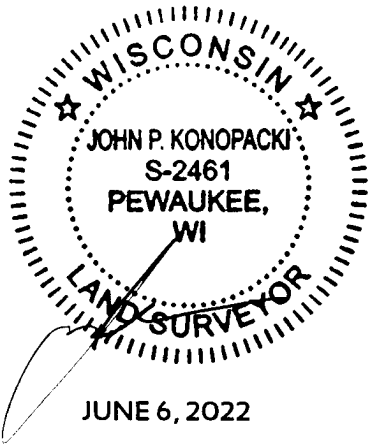
Pages: 6

VICINITY MAP
SCALE 1"=1000'



NOTES:

- All measurements have been made to the nearest one-hundredth of a foot.
- All angular measurements have been made to the nearest one second.
- This survey is based on the Wisconsin State Plane Coordinate System, South Zone, based on the North American Datum 1983/2011 adjustment, with north line of the NW 1/4 of Section 18, T9N, R20E bearing S89°48'14"E.
- Wetlands delineated by Heartland Ecological Group, Inc. in MAY, 2021.
- Development within the Wetland Setback or Ordinary High Water Mark Setback areas are prohibited unless otherwise allowed pursuant to the provisions of Chapter 24 (Shoreland-Wetland Zoning Code) in the Germantown Municipal Code.
- The property within this Certified Survey Map are Zoned: M-1



Prepared By:

PINNACLE ENGINEERING GROUP
20725 WATERTOWN ROAD I SUITE 100
BROOKFIELD, WI 53186
OFFICE: (262) 754-8888

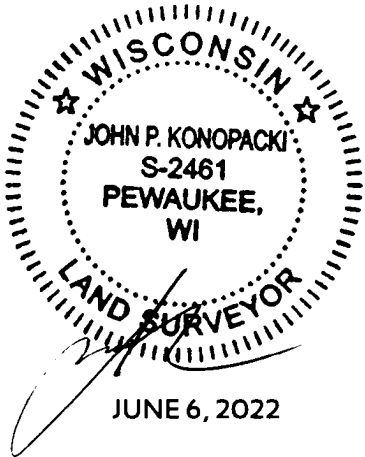
Prepared for:
CQ WI 2021, LLC
N17 W24222 Riverwood - Suite 160
Waukesha, WI 53188

This instrument drafted by John P. Konopacki, PLS-License No. S-2461

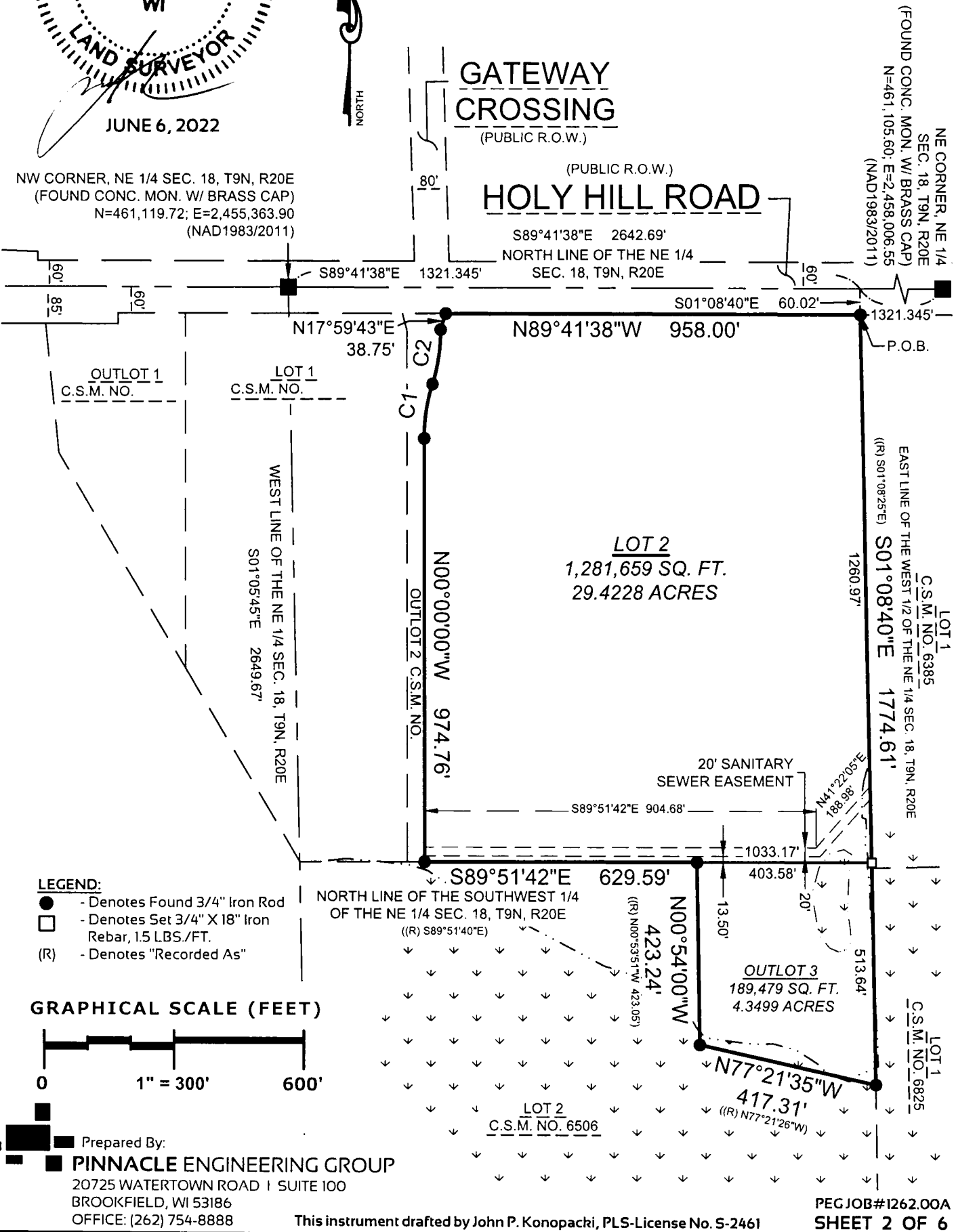
PEG JOB#1262.00A
SHEET 1 OF 6

CERTIFIED SURVEY MAP NO. _____

Being all of Lot 2 of Certified Survey Map No. 7181, located in the Northwest 1/4 and Southwest 1/4 of the Northeast 1/4 of Section 18, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin

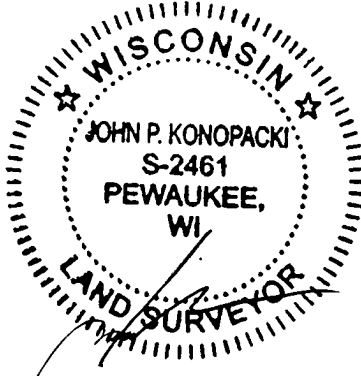


CURVE TABLE				
CURVE NO.	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	128.23'	425.00'	N08°38'36"E	127.74'
C2	127.34'	417.00'	N08°32'17"E	126.85'



CERTIFIED SURVEY MAP NO. _____

Being all of Lot 2 of Certified Survey Map No. 7181, located in the Northwest 1/4 and Southwest 1/4 of the Northeast 1/4 of Section 18, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin



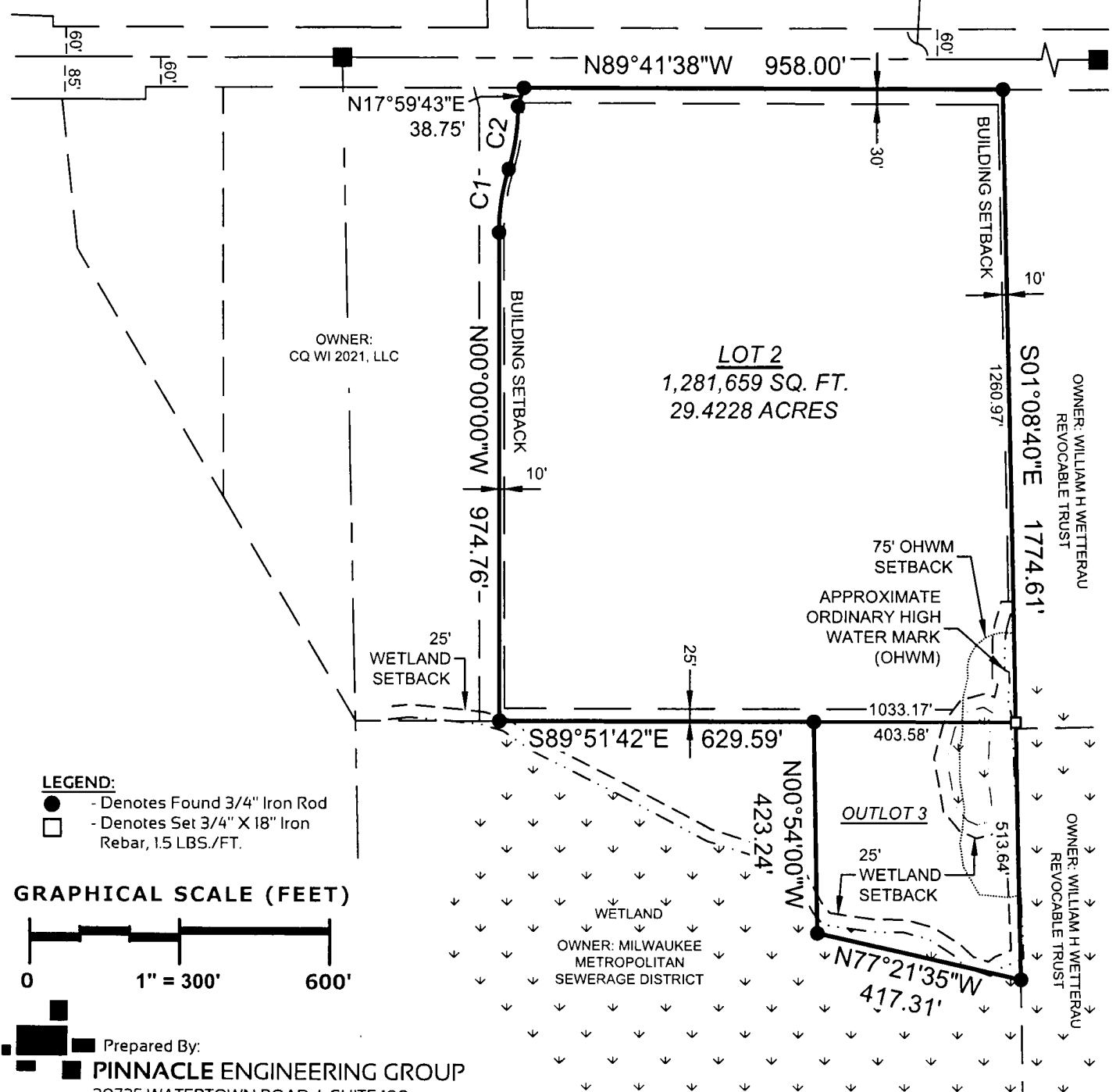
JUNE 6, 2022

BUILDING SETBACKS:
FRONT YARD=30 FEET
SIDE YARD=10 FEET
REAR YARD=25 FEET

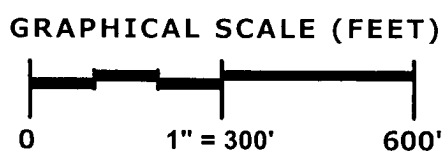


GATEWAY CROSSING
(PUBLIC R.O.W.)

HOLY HILL ROAD



LEGEND:
● - Denotes Found 3/4" Iron Rod
□ - Denotes Set 3/4" X 18" Iron Rebar, 1.5 LBS./FT.



Prepared By:
PINNACLE ENGINEERING GROUP
20725 WATERTOWN ROAD 1 SUITE 100
BROOKFIELD, WI 53186
OFFICE: (262) 754-8888

This instrument drafted by John P. Konopacki, PLS-License No. S-2461

PEG JOB#1262.00A
SHEET 3 OF 6

CERTIFIED SURVEY MAP NO. _____

Being all of Lot 2 of Certified Survey Map No. 7181, located in the Northwest 1/4 and Southwest 1/4 of the Northeast 1/4 of Section 18, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN)
WAUKESHA COUNTY) SS

I, John P. Konopacki, Professional Land Surveyor, do hereby certify:

That I have surveyed, mapped and divided all of Lot 2 of Certified Survey Map No. 7181, as recorded in the Register of Deeds office for Washington County as Document No. 1550987, located in the Northwest 1/4 and Southwest 1/4 of the Northeast 1/4 of Section 18, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin, bounded and described as follows:

Commencing at the northwest corner of the Northeast 1/4 of said Section 18;
Thence South 89°41'38" East along the north line of said Northeast 1/4, 1321.345 feet;
Thence South 01°08'40" East, 60.02 feet to the south right of way line of Holy Hill Road and the Point of Beginning;

Thence continuing South 01°08'40" East along the west line of Lot 1 of Certified Survey Map No. 6385 and then along the west line of Lot 1 of Certified Survey Map No. 6825, 1774.61 feet to a northerly line of Lot 2 of Certified Survey Map No. 6506;
Thence North 77°21'35" West along said northerly line, 417.31 feet;
Thence North 00°54'00" West along said northerly line, 423.24 feet;
Thence North 89°51'42" West along said northerly line, 629.59 feet;
Thence North 00°00'00" West, 974.76 feet to a point of curvature;
Thence northeasterly 128.23 feet along the arc of said curve to the right, whose radius is 425.00 feet and whose chord bears North 08°38'36" East, 127.74 feet to a point of reverse curve;
Thence northeasterly 127.34 feet along the arc of said reverse curve to the left, whose radius is 417.00 feet and whose chord bears North 08°32'17" East, 126.85 feet;
Thence North 17°59'43" East, 38.75 feet to the aforesaid south right of way line of Holy Hill Road;
Thence South 89°41'38" East along said south right of way line, 958.00 feet to the Point of Beginning.

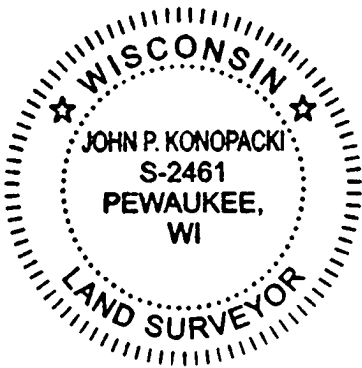
Containing 1,471,138 square feet (33.7727 acres) of land, more or less.

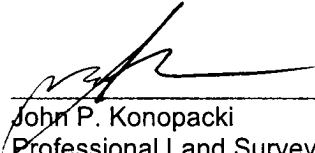
That I have made such survey, land division and map by the direction of CQ WI 2021, LLC, owner of said land.

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

That I have fully complied with the requirements of Chapter 236 of the Wisconsin State Statutes and Chapter 18 of the Village of Germantown Subdivision Control Ordinance in surveying, mapping and dividing the land with in this certified survey map.

Date: JUNE 6, 2022




John P. Konopacki
Professional Land Surveyor S-2461

 Prepared By:
PINNACLE ENGINEERING GROUP
20725 WATERTOWN ROAD | SUITE 100
BROOKFIELD, WI 53186
OFFICE: (262) 754-8888

This instrument drafted by John P. Konopacki, PLS-License No. S-2461

PEG JOB#1262.00A
SHEET 4 OF 6

CERTIFIED SURVEY MAP NO. _____

Being all of Lot 2 of Certified Survey Map No. 7181, located in the Northwest 1/4 and Southwest 1/4 of the Northeast 1/4 of Section 18, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin

OWNER'S CERTIFICATE

CQ WI 2021, LLC, a limited liability company duly organized and existing under and by virtue of the laws of the State of Delaware, as owner, does hereby certify that said limited liability company caused the land described on this certified survey map to be surveyed, divided and mapped as represented on this certified survey map.

CQ WI 2021, LLC, as owner, does further certify that this certified survey map is required by Chapter 236 of the Wisconsin State Statutes to be submitted to the following for approval or objection:

1. Village of Germantown

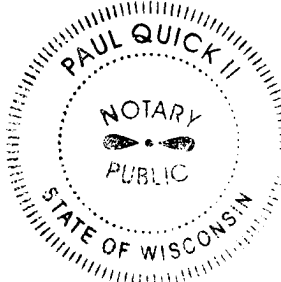
IN WITNESS WHEREOF, the said CQ WI 2021, LLC, has caused these presents to be signed by Capstone Germantown LLC, its co-managing member, by Michael Faber it's manager, at (city) Pewaukee, Waukesha County, State of Wisconsin, on this 13th day of October, 2022.

Michael Faber
Michael Faber, Manager (signature)

STATE OF WISCONSIN)
WAUKESHA COUNTY) SS

Personally came before me this 13th day of OCTOBER, 2022, Michael Faber, Manager, of the above named limited liability company, to me known to be the person who executed the foregoing instrument, and to me known to be such Manager of said limited liability company and acknowledged that they executed the foregoing instrument as such officer as the deed of said limited liability company, by its authority.

Paul Quick II
Notary Public
Name: PAUL QUICK II
State of WISCONSIN
My Commission Expires: 1-2-23



CONSENT OF CORPORATE MORTGAGEE

ASSOCIATED BANK, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing and mapping of the land described in the forgoing affidavit of John P. Konopacki, surveyor, and does hereby consent to the above certification of owners.

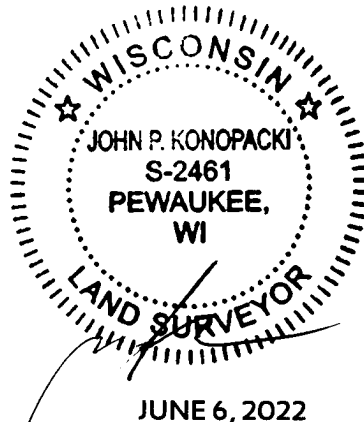
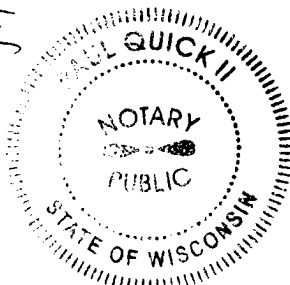
IN WITNESS WHEREOF, the said ASSOCIATED BANK, has caused these presents to be signed by RORY H. DUNN, its SENIOR VP, and its corporate seal to be hereunto affixed this 20th day of OCTOBER, 2022.

Rory H. Dunn
Date 10/20/22 Title: SENIOR VICE PRESIDENT

STATE OF WISCONSIN)
WAUKESHA COUNTY) SS

Personally came before me this 20th day of OCTOBER, 2022, to me known to be the person who executed the foregoing instrument and to me known to be such officer of said corporation and acknowledged the same.

Paul Quick II
Notary Public
Name: PAUL QUICK II
State of WISCONSIN
My Commission Expires: 1-2-23



Prepared By:

PINNACLE ENGINEERING GROUP
20725 WATERTOWN ROAD | SUITE 100
BROOKFIELD, WI 53186
OFFICE: (262) 754-8888

This instrument drafted by John P. Konopacki, PLS-License No. S-2461

PEGJOB#1262.00A
SHEET 5 OF 6

CERTIFIED SURVEY MAP NO. _____

Being all of Lot 2 of Certified Survey Map No. 7181, located in the Northwest 1/4 and Southwest 1/4 of the Northeast 1/4 of Section 18, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin

PLANNING COMMISSION APPROVAL

This Certified Survey Map is hereby approved by the Planning Commission of the, Village of Germantown, on this 10th day of October, 2022.

10-28-2022
Date

[Signature]
Dean Wolter, Chairman

10-28-22
Date

[Signature]
Laura A. Johnson, Secretary

STATE OF WISCONSIN)
Washington COUNTY) SS

Personally came before me this 28 day of October, 2022,
(names) Laura A. Johnson, Dean Wolter, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

[Signature]
Notary Public
Name: Angelica V. Rettler
State of Wisconsin
My Commission Expires: 8/6/2024



VILLAGE OF GERMANTOWN BOARD APPROVAL

This Certified Survey Map being all of Lot 2 of Certified Survey Map No. 7181, located in the Northwest 1/4 and Southwest 1/4 of the Northeast 1/4 of Section 18, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin, having been approved by the Planning Commission being the same, is hereby approved and accepted by the Village Board of Trustees of the Village of Germantown on this 17 day of October, 2022.

10-28-2022
Date

[Signature]
Dean Wolter, Village President

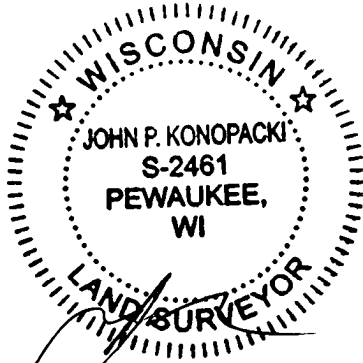
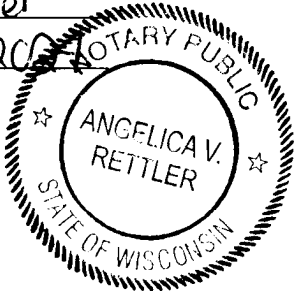
10-28-2022
Date

[Signature]
Deanna Braunschweig, Village Clerk

STATE OF WISCONSIN)
Washington COUNTY) SS

Personally came before me this 28 day of October, 2022,
(names) Dean Wolter, Deanna Braunschweig, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

[Signature]
Notary Public
Name: Angelica V. Rettler
State of Wisconsin
My Commission Expires: 8/6/2024



JUNE 6, 2022

Prepared By:
PINNACLE ENGINEERING GROUP
20725 WATERTOWN ROAD | SUITE 100
BROOKFIELD, WI 53186
OFFICE: (262) 754-8888

This instrument drafted by John P. Konopacki, PLS-License No. S-2461

PEG JOB#1262.00A
SHEET 6 OF 6



Engineering Department Memorandum

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

From: Kevin R. Driscoll, PE, Village Engineer

Date: January 15, 2025

Re: Site Plan Review – Capstone Phase III

Items Reviewed:

1. Site Plan Review Application Dated: 1/10/2025
2. Plan Set dated: 11/18/2024

General Comments:

1. Please respond to each item below. **A written response addressing each item shall be included in your submittal.**
2. The submitted plans have been reviewed for general conformance with State and Village design guidelines. Additional comments could arise as a result of the plan completion and modifications. The items listed below will need to be fully resolved before the Engineering Dept. can recommend a formal approval of the plans and permit for construction.
3. Refer to Village of Germantown Development Handbook for the current standard specifications: <https://www.germantownwi.gov/179/Standard-Specifications-Details>
4. This project will require a WRAPP/NOI from the DNR. Please submit a copy of the approved permit prior to final approval.
5. Provide copies of approved artificial wetland exemptions.
6. As-builts prepared to Village standards shall be prepared and provided to the Village post-construction (for all applicable items) with contributed quantities on each sheet.
7. A professional engineer's original seal is to be affixed, signed and dated on the final set of construction plans.
8. Utility permits and permits for work within the ROW are required. Contact the Village engineering department to obtain permits.
9. Provide documentation for WisDOT approval of the work shown in the ROW.
10. As a guide to the review response: Items in *italics* are resolved or acknowledged, items in regular font are to be addressed yet, items in **Bold** are additional feedback to remaining original comment.

Sanitary

1. Crossings on Sheet C-10, Index of crossings is provided, however the corresponding call-outs for respective locations is missing. Update crossings with call-out corresponding locations.

2. Lateral on Sheets C-10 & C-11, connection lateral to mainline. Sample manhole is required. Per Village of Germantown Development Handbook, (3.1.6.2.5), Lateral connections to manholes shall not be made unless pre-approved by the Wastewater Superintendent. Connections to manholes in new construction shall not be above the outlet sewer crown and have a smooth paved channel constructed to convey lateral waste to main outlet channel.
3. Lateral on Sheet C-11, Contractor to provide submittals for water tight connection consistent with requirements in Development Handbook.
4. Sanitary Submittals to be transmitted to Wastewater Utility Superintendent and Village Engineer for review prior to the pre-construction meeting.

Water

- Easement - Draft and deliver updated Water Main Easement for review by Village staff.
- C-9 provide overview plan sheet of new water mains per Development Handbook, 1.7.2.5 using consistent linework, new work in bold.
- Construct valves on all branches and install a valve every 800 feet, per Dev. Handbook (2.1.4.2). Revise plans and retransmit to Village Engineer and Water Utility Superintendent for review.
- 2.1.7 Hydrants - Contractor shall provide for a 6.5-ft burial depth for all hydrant leads shown on plans. If a water main burial depth is greater than 6.5-ft, Contractor shall install fitting(s) to raise the hydrant lead to meet the required burial depth.
- 2.1.7 Hydrants – Acceptable hydrant manufacturers are: Kennedy Guardian K-81 UL/FM; Mueller A-403 Super Centurion; Mueller Super Centurion UL/FM; or Pre-approved equal. Strike out Clow as it is not accepted.
- Sheet C-9 - Utility Note #14 this section of Pipe references conformance to the local Plumbing code. Revise to also refer to Village of Germantown Development Handbook adopted by Village Board in 2024.
- Sheet C-9 - Tracer Wire – Note #17 Tracer wire references state statute but does not refer to Village of Germantown Development Handbook. Revise to reference compliance with Section 2.1.11 of the Villages standards where Open Cut tracer wire will be Copperhead #1230-HS-30mil.
- Sheet C-9 - Tracer Wire – Note #15, the tracer wire section is an incorrect call out, remove #10 solid and use #12 solid wire.
- Sheet C-11, At the connection point from Ph III to Ph II. Remove and salvage existing hydrant. Install new hydrant. Contact Water Utility for salvaging hydrant.
- Sheet C-16 note reads: Note All work in Public Right of Way shall conform to Village of Germantown Standards. Revise to read: All work in Public Right of Way and work on water main shall conform to Village of Germantown Standards.
- C-17, Details Sheet – Hydrant Branch Detail. Remove Double barrel lug connectors through Connection-Replace it with “wire nuts and anti-corrosive agent inside the wire nut” and Remove reference to Clow. Coordinate with Village Engineer for CAD file in DWG if needed.
- Water Submittals to be transmitted to Water Utility Superintendent and Village Engineer for review prior to the pre-construction meeting.

Storm Water Management

1. Storm Water Management Plan approved November 2021.
2. Storm Water Maintenance Agreement Recorded in January 2025 for Pond #170.
3. Install erosion control with industry best management practices.
4. Provide Erosion Control permit with calculation of disturbed area.

Landscape Plan

1. Avoid trees in easement as any obstructions may need to be removed.

CERTIFIED SURVEY MAP (CSM)

02/10/25 Plan Commission Meeting

Brionh Design Group / TDC Willow Creek, LLC

Village Staff Report & Recommendation

Germantown, Wisconsin

SUMMARY

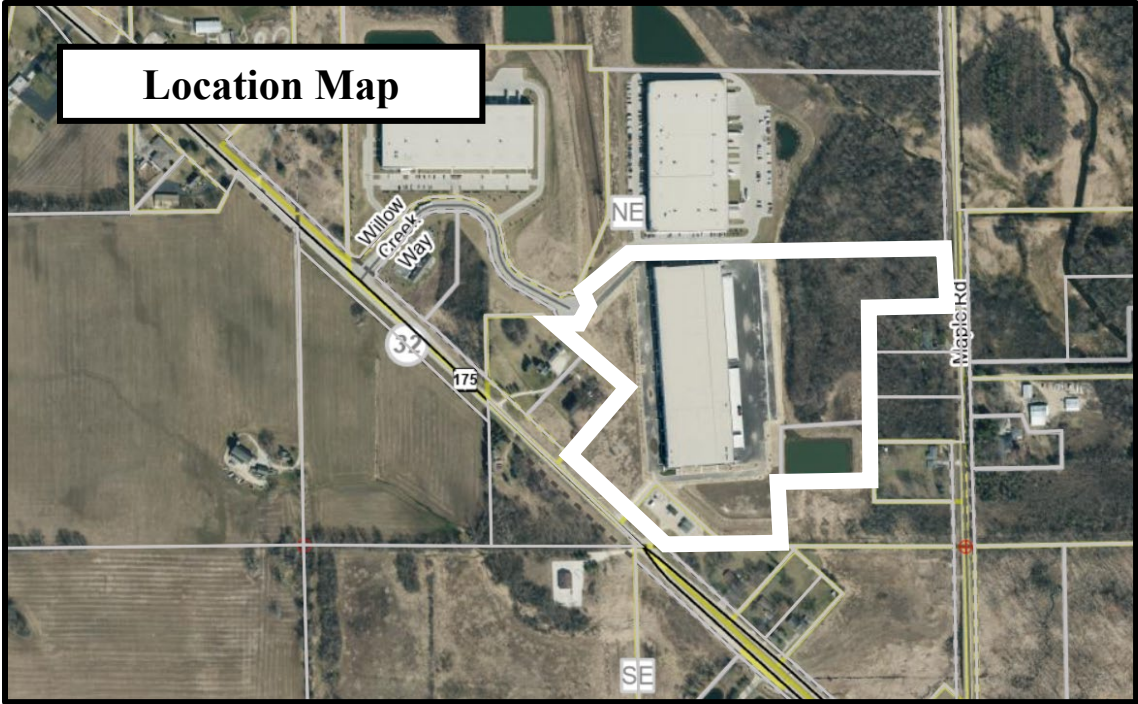
Brionh Design Group, Agent for TDC Willow Creek, LLC, Property Owner. Certified Survey Map (CSM) application to convey an existing Village-owned pond located at N102 W19200 Willow Creek Way to TDC Willow Creek, LLC.

Location: N102 W19200 Willow Creek Way

Applicant /	Brionh Design Group, LLC	TDC Willow Creek, LLC
Property Owner:	3885 N Brookfield Rd, Suite 200 Brookfield, WI 53045	3885 N Brookfield Rd, Suite 200 Brookfield, WI 53045

Zoning: M-1: Limited Industrial

Adjacent Land Uses		Zoning
North	Industrial	M-1
South	Industrial/Residential	M-1/Rs-3
East	Agricultural/Residential	A-1/Rs-3
West	Industrial	M-1



Background/Proposal

Briohn Design Group, agent for TDC Willow Creek, LLC, property owner. Certified Survey Map (CSM) application to convey an existing Village-owned pond located at N102 W19200 Willow Creek Way to TDC Willow Creek, LLC.

The land subject to the proposed Certified Survey Map (CSM) was originally platted in 2017 (CSM 6782) as part of the Willow Creek Business Park. In 2023, the Village approved site development and building plans for a 209,329 square foot multi-tenant industrial building on Lot 4 of CSM 6782 (attached). The referenced pond was originally platted as part of Outlot 2 in the CSM for the purpose of developing a stormwater detention facility to serve the industrial lot. The outlot/pond is currently owned and maintained by the Village.

In December 2024, the Village approved site development plans for Lot 4 that authorized an outdoor storage area for a new tenant in the industrial building (Xylem). The approval process included a revision to the original storm water management plan for the Business Park to account for the additional impervious area resulting from the outdoor storage area. Per the revised plan, storm water runoff is directed to the subject pond owned by the Village.

During the site plan review process, the Village Engineer and the industrial lot owner (TDC Willow Creek) discussed the possibility of transferring ownership and/or maintenance responsibility for the stormwater pond because the basin only serves the lot with the industrial building. Through these discussions the owner agreed to the transfer/conveyance of the pond, thus creating the need for the submitted Certified Survey Map (CSM). The proposed CSM illustrates the 2.67-acre piece of land that includes the pond that will be transferred from the existing outlot (Outlot 2) to the industrial building lot (existing Lot 4). Please reference the attachments to this memo for a visual description and the following table for a condensed summary of the proposed changes to the lots:

OWNER	BEFORE 2.67-ACRE TRANSFER	AFTER 2.67-ACRE TRANSFER
TDC WILLOW CREEK, LLC	INDUSTRIAL LOT (26.68 ACRES)	INDUSTRIAL/POND LOT (29.35 ACRES)
VILLAGE OF GERMANTOWN	POND/GREEN SPACE OUTLOT (5.39 ACRES)	GREEN SPACE OUTLOT (2.72 ACRES)

Staff Comments

Community Development: Planning & Zoning

The existing parcels subject to the proposed Certified Survey Map (CSM) are currently zoned M-1 Limited Industrial and meet applicable development standards. The proposed lots will maintain the same zoning designation and maintain compliance with zoning standards. No change in access to the lots is proposed as part of this CSM, which is strictly a transfer of land containing an existing stormwater facility (pond) between the Village and a private property owner.

Public Works/Village Engineer/Village Surveyor

The Village Surveyor has identified minor technical corrections in a January 20, 2025, memo that will need to be addressed by the applicant in a revised CSM prior to recording, if still applicable.

<u>VILLAGE STAFF RECOMMENDATION</u>
--

APPROVE the proposed 2-lot Certified Survey Map (CSM) for TDC Willow Creek, LLC, for property located at N102 W19200 Willow Creek Way, subject to the following condition:

1. All technical issues and corrections identified by the Village Surveyor (see January 20, 2025, memo from Bob Beilfuss, PLC) shall be addressed and reflected in a revised CSM reviewed and approved by Village staff prior to recording.

Fee must accompany application

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

Paid _____ Date _____

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

Rizal Iskandarsjach PE, PLS
Briohn Design Group, LLC
3885 N. Brookfield Rd., Ste. 200
Brookfield, WI 53045
Phone (262) 790-0501 ext. 404
Fax ()
E-Mail riz@briohn.com

PROPERTY OWNER

TDC Willow Creek LLC
c/o Briohn Building Corp.
3885 N. Brookfield Rd., Ste. 200
Brookfield, WI 53045
Phone (262) 790.0500

PROPERTY ADDRESS OR GENERAL LOCATION

TAX KEY NUMBER

2

N102W19200 Willow Creek Way

GTNV 321973 and 321976

3

PURPOSE OF LAND SPLIT

Willow Creek - Xylem tenant development pond land conveyance from the Village to TDC Willow Creek

Will the land split require rezoning?

No

From

To

4

READ AND INITIAL THE FOLLOWING:

- ☒ I understand that the Certified Survey Map is not valid until recorded at the Washington County Register of Deeds. The Village will record the document and charge the applicant all applicable recording fees.
- ☒ I understand that the Map will not be placed on the Village Board agenda until all the technical corrections to the CSM are made, the payment of any outstanding impact fees are paid to the Village Clerk's Department, and the original signed and stamped copy of the Map is submitted on the proper paper.
- ☒ I understand that parcels created outside the Sewer Service Area will require a soil test. I also understand that all properties abutting a State Highway will require DOT approval and I will be responsible for securing such approval prior to recording.
- ☒ I understand all delinquent property taxes on any of the properties involved shall be paid prior to recording.

5

SIGNATURES -- ALL APPLICATIONS MUST BE SIGNED BY OWNER!

Digitally signed by Rizal W. Iskandarsjach
PLS, PE
DN: c=US, e=riz@briohn.com, o=BDG,
cn=Rizal W. Iskandarsjach PLS, PE
Date: 2025.01.06 16:24:57-0600

Applicant

Date

Owner

Date

1438853



RECORDED
September 28, 2017 10:13 AM
SHARON A MARTIN
REGISTER OF DEEDS
WASHINGTON COUNTY, WI
Recording Fee Paid: \$30.00
Exemption: 77.25(2R)

CERTIFIED SURVEY MAP NO.

Part of the Northwest 1/4, Northeast 1/4, Southwest 1/4 and Southeast 1/4 of the Northeast 1/4 of Section 32, and part of the Southeast 1/4 of the Southeast 1/4 of Section 29 all in Town 9 North, Range 20 East, in the Village of Germantown, County of Washington, State of Wisconsin.

Bearings are referenced to the Wisconsin State Plane Coordinate System, South Zone (NAD 1927 datum) in which the South line of the NE 1/4 of Section 32 bears N89°56'02"W.

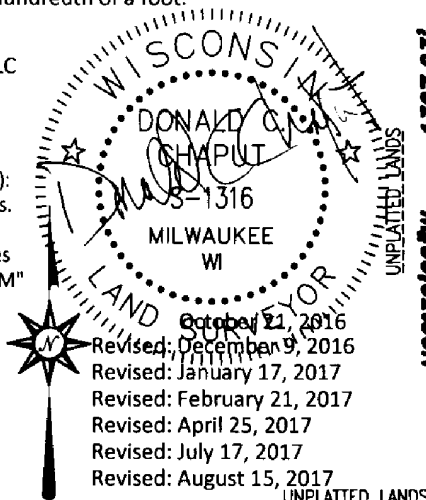
All dimensions shown are measured to the nearest hundredth of a foot.
All bearings are measured to the nearest second.

Owner/Subdivider: MLG Germantown Investment LLC
13400 Bishops Lane
Suite 270
Brookfield, WI 53005

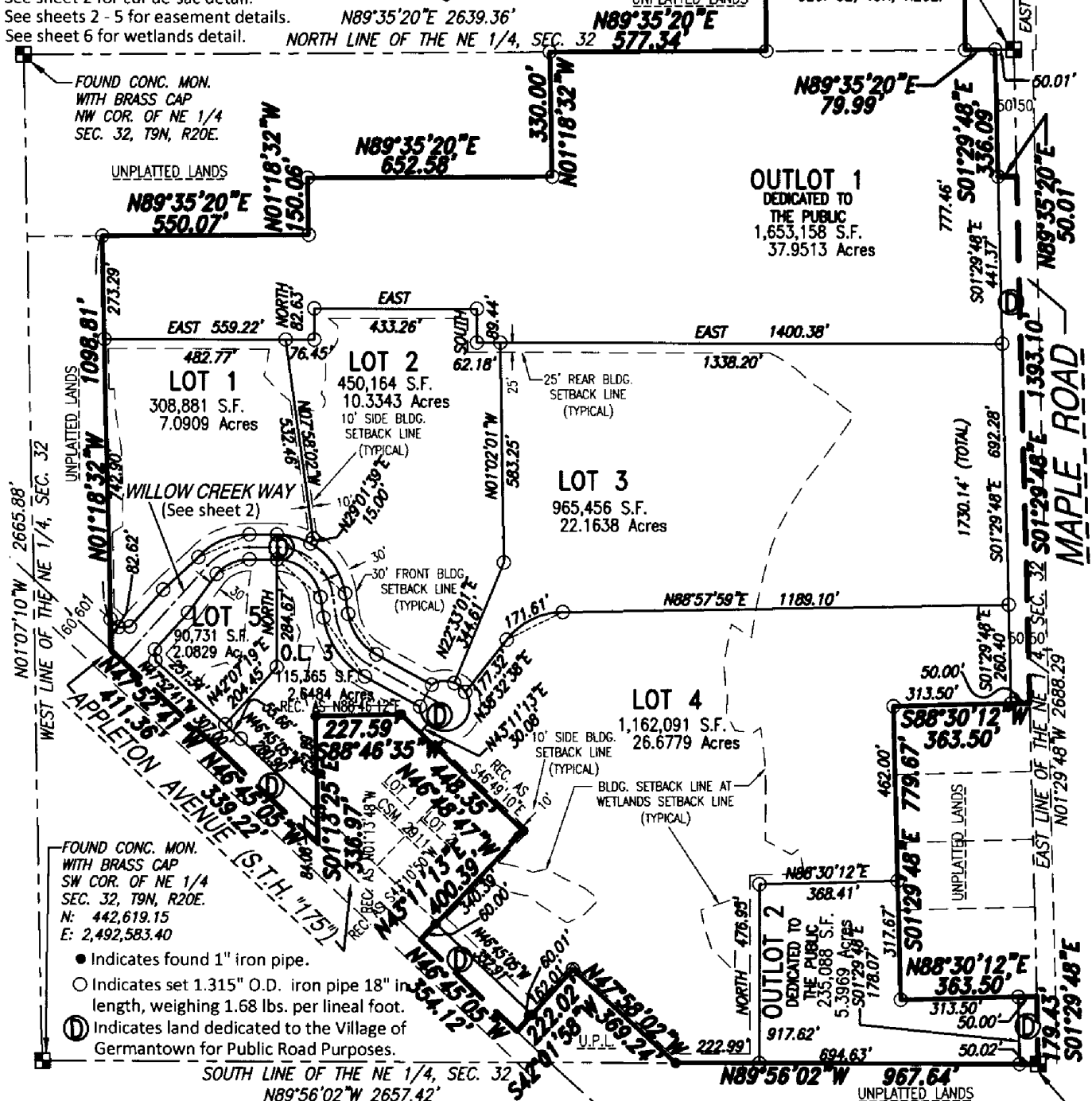
Per the Village of Germantown Municipal Code 18.06 (6): Subject to the requirements and limitations of Wis. Stats. 236.34(1), a certified survey map may be used for the subdivision of land up to ten (10) parcels or building sites located within a business ("B" designation), industrial ("M" designation) or a mixed-use ("PDD" designation) zoning district. (Cr. Ord. #25-14)

Note:

Outlot 1 and 2 are to be dedicated to the Village of Germantown.
Outlot 3 is to be dedicated to the Willow Creek Business Park Association, Inc.
See sheet 2 for cul-de-sac detail.
See sheets 2 - 5 for easement details.
See sheet 6 for wetlands detail.



October 21, 2016
Revised: December 9, 2016
Revised: January 17, 2017
Revised: February 21, 2017
Revised: April 25, 2017
Revised: July 17, 2017
Revised: August 15, 2017



CHAPUT LAND SURVEYS LLC

234 W. FLORIDA STREET
MILWAUKEE, WI 53204
414-224-8068
www.chaputlandsurveys.com

Drawing No. 1665-grb

This instrument was drafted by Donald C. Chaput
Professional Land Surveyor S-1316



Sheet 1 of 12 Sheets

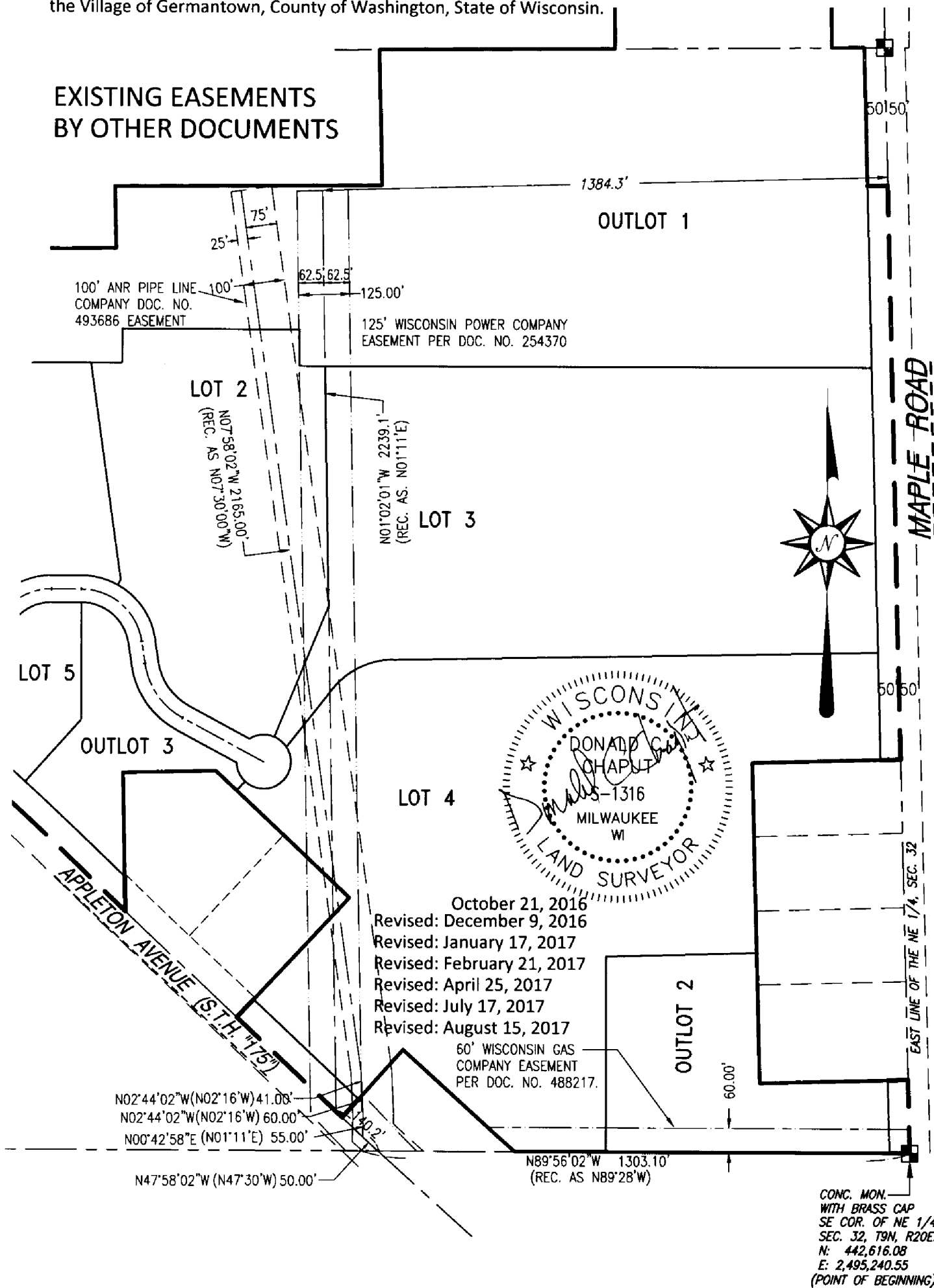
FOUND CONC. MON.
WITH BRASS CAP
SE COR. OF NE 1/4
SEC. 32, T9N, R20E.
N: 442,616.08
E: 2,495,240.55
(POINT OF BEGINNING)

Map No. 6782 Vol 53 Page 160

CERTIFIED SURVEY MAP NO. _____

Part of the Northwest 1/4, Northeast 1/4, Southwest 1/4 and Southeast 1/4 of the Northeast 1/4 of Section 32, and part of the Southeast 1/4 of the Southeast 1/4 of Section 29 all in Town 9 North, Range 20 East, in the Village of Germantown, County of Washington, State of Wisconsin.

EXISTING EASEMENTS BY OTHER DOCUMENTS



Map No. 4783 Vol 58 Page 164

DOC# 1438853

This instrument was drafted by Donald C. Chaput
Professional Land Surveyor S-1316

Drawing No. 1665-grb
Sheet 5 of 12 Sheets

BEING A REDIVISION OF ALL OF LOT 4 AND OUTLOT 2 OF CERTIFIED SURVEY MAP NO. 6782, LOCATED IN THE SOUTHEAST 1/4 AND THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 9 NORTH, RANGE 20 EAST, VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN.

CONC. PANEL BUILDING

WILLOW CREEK
66' PUBLIC R/W
OUTLOT 3
CSM NO.
6782

CONC. PANEL
BUILDING

POND

N89°56'02
50.0

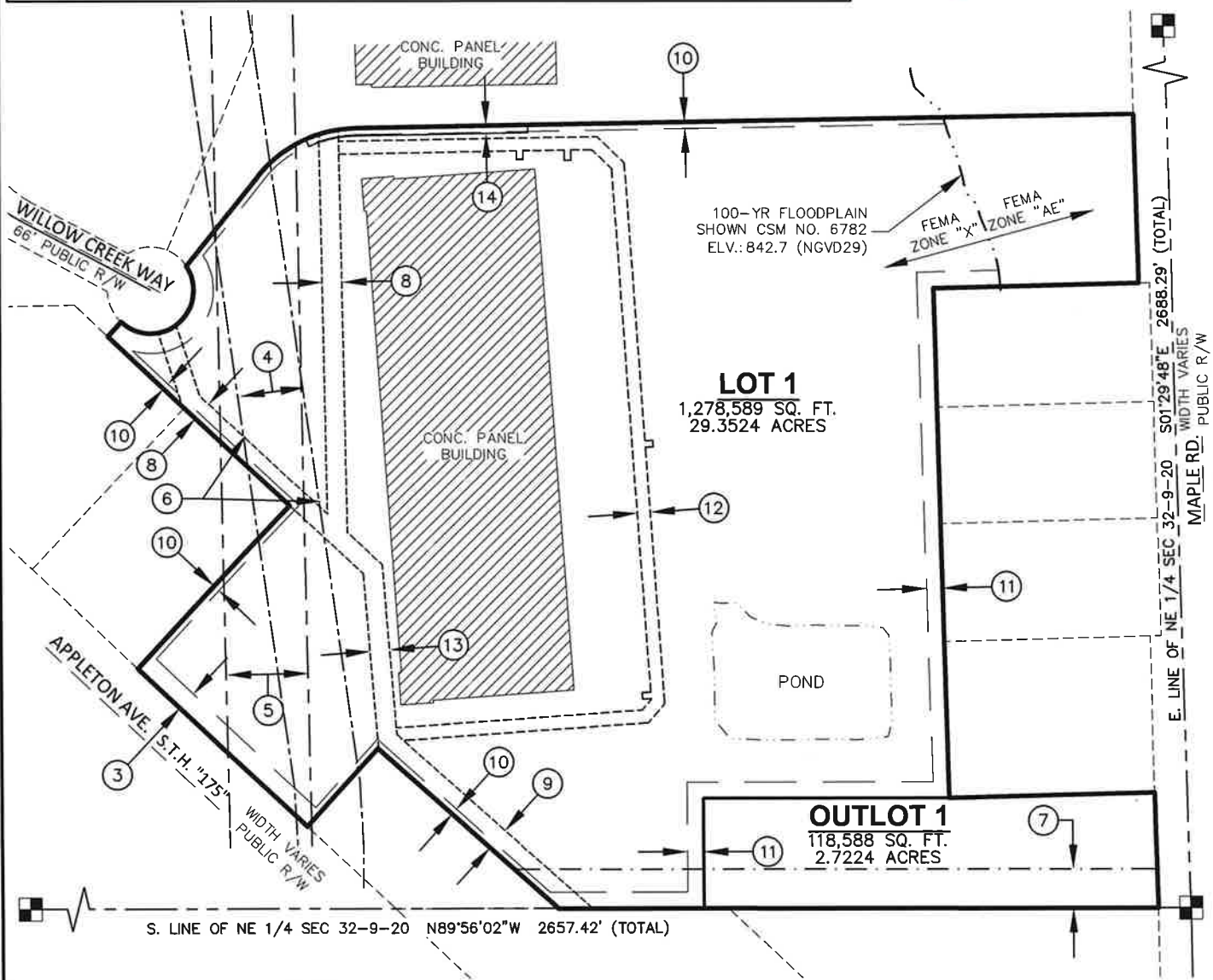
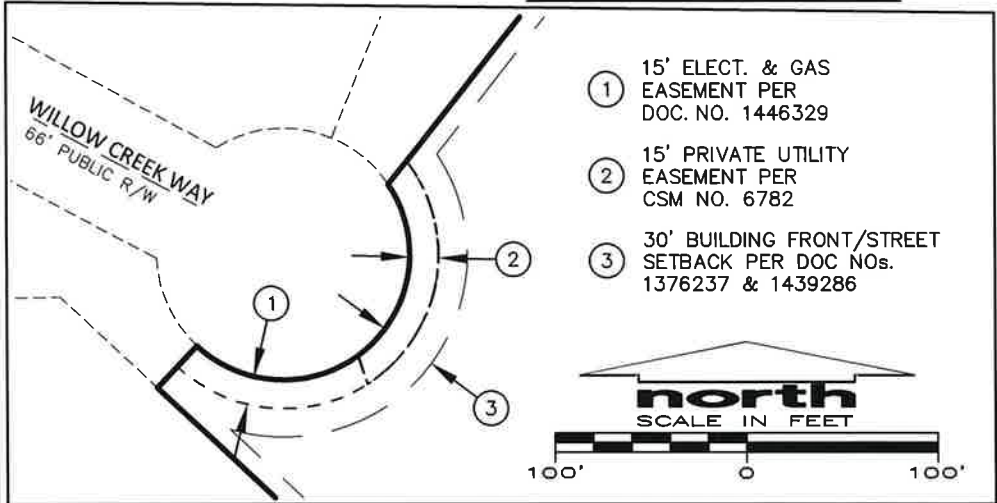
A red circular notary seal for the State of Wisconsin. The outer ring contains the text "WISCONSIN" at the top and "STATE OF MILWAUKEE" at the bottom, separated by two five-pointed stars. The center of the seal contains the text "RIZAL W. ISKANDARSJACH", "S-2738", and "MILWAUKEE, WI". A blue ink signature is written across the bottom half of the seal.

SHEET 1 OF 7

CERTIFIED SURVEY MAP No.

BEING A REDIVISION OF ALL OF LOT 4 AND OUTLOT 2 OF CERTIFIED SURVEY MAP NO. 6782, LOCATED IN THE SOUTHEAST 1/4 AND THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 9 NORTH, RANGE 20 EAST, VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN.

EXISTING EASEMENTS



- | | | |
|---|--|---|
| 4 100' ANR PIPELINE EASEMENT PER DOC. NO. 493686, SHOWN ON CSM NO. 6782 | 9 35' PUBLIC SANITARY & WATERMAIN EASEMENT PER CSM NO. 6782 | 14 12' UNDERGROUND WEPCO EASEMENT PER DOC NO. 1591526 |
| 5 125' WISCONSIN ELECTRIC POWER CO. EASEMENT PER DOC. NO. 254370, SHOWN ON CSM NO. 6782 | 10 10' BUILDING SIDE SETBACK PER DOC NOS. 1376237 & 1439286 | |
| 6 APPROXIMATE LOCATION OF EASEMENT ENCROACHMENT AGREEMENT PER DOC. NO. 1443512 | 11 25' BUILDING REAR SETBACK PER DOC NOS. 1376237 & 1439286 | |
| 7 60' PIPELINE EASEMENT PER DOC. NO. 488217, SHOWN ON CSM NO. 6782 | 12 20' PUBLIC WATERMAIN EASEMENT PER DOC NO. 1583208 | |
| 8 30' PUBLIC SANITARY & WATERMAIN EASEMENT PER CSM NO. 6782 | 13 30' PUBLIC SANITARY SEWER AND PUBLIC WATERMAIN EASEMENT PER DOC NO. 1583208 | |

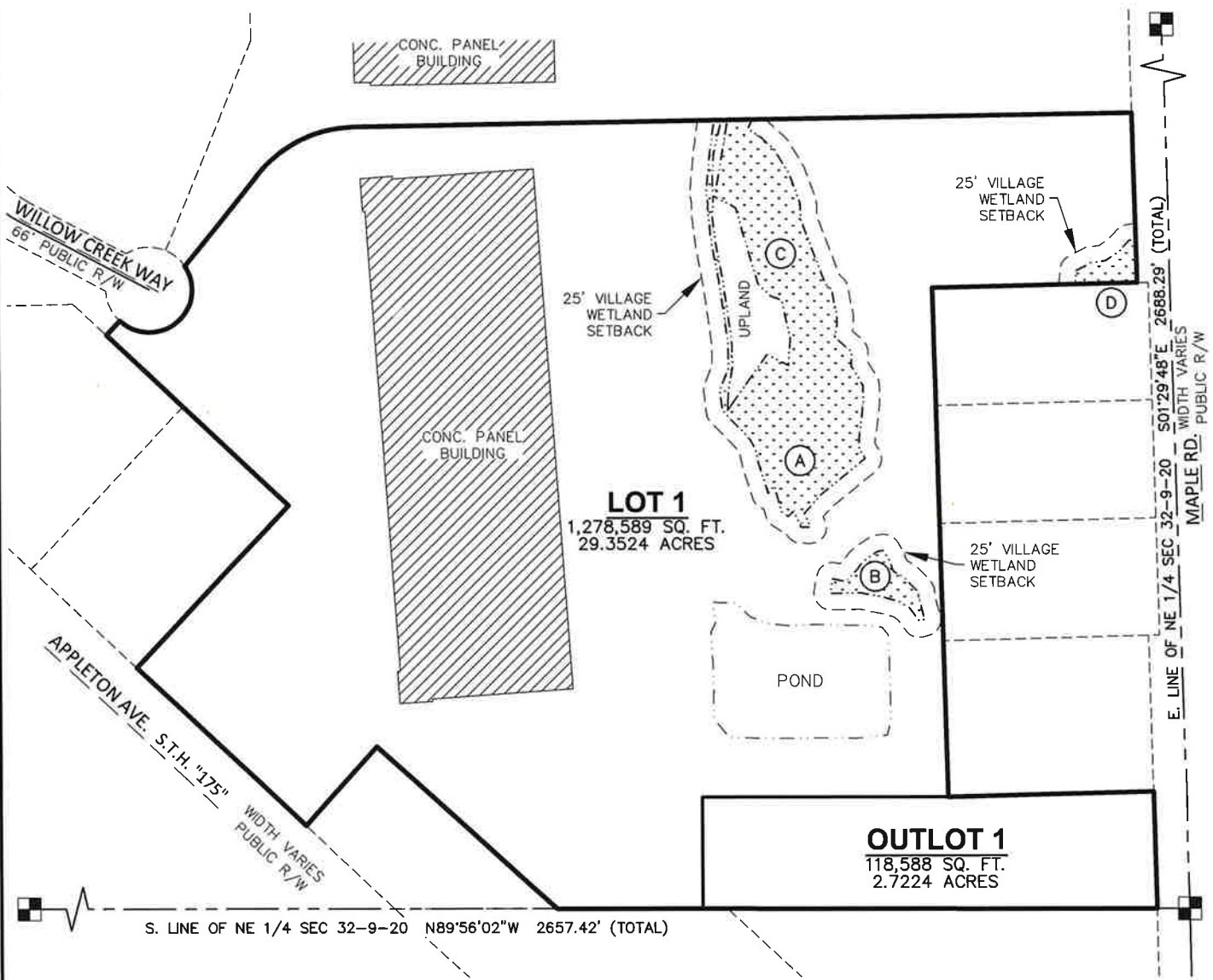


DATED THIS 27th DAY OF JANUARY, 2025
THIS INSTRUMENT WAS DRAFTED BY RIZAL W. ISKANDARSJACH, S-2738

CERTIFIED SURVEY MAP No. _____

BEING A REDIVISION OF ALL OF LOT 4 AND OUTLOT 2 OF CERTIFIED SURVEY MAP NO. 6782, LOCATED IN THE SOUTHEAST 1/4 AND THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 9 NORTH, RANGE 20 EAST, VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN.

EXISTING WETLANDS



- (A) WETLAND DELINEATION BY K. SHERFINSKI (LANDCO2)
PER REPORT DATED AUG. 8, 2024
(W-B: 13,548 SF)
- (B) WETLAND DELINEATION BY K. SHERFINSKI (LANDCO2)
PER REPORT DATED AUG. 8, 2024
(W-C: 5,685 SF)
- (C) WETLAND DELINEATION BY K. SHERFINSKI (LANDCO2)
PER REPORT DATED SEPT. 4, 2024
(W-D: 57,714 SF)
- (D) WETLAND DELINEATION BY T. MYERS (raSMITH)
PER REPORT DATED NOV. 19, 2018
(W-2: 3,401 SF)



DATED THIS 27th DAY OF JANUARY, 2025
THIS INSTRUMENT WAS DRAFTED BY RIZAL W. ISKANDARSJACH, S-2738

K:\Projects\240101 - Xylem\07 Design\Drawings\2024\CIVIL\DWG\240101 CSM.dwg

BEING A REDIVISION OF ALL OF LOT 4 AND OUTLOT 2 OF CERTIFIED SURVEY MAP NO. 6782, LOCATED IN THE SOUTHEAST 1/4 AND THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 9 NORTH, RANGE 20 EAST, VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN.

State of Wisconsin)
) SS
Washington County)

Commencing at the southeast corner of the Northeast 1/4 of said Section 32; thence North 89°56'02" West along the south line of said Northeast 1/4 section, 50.02 feet to the west right-of-way line of Maple Road and the point of beginning;

Thence continuing North 89°56'02" West along said south line, 917.62 feet; thence North 47°58'02" West, 369.24 feet; thence South 42°01'58" West, 162.01 feet to the northerly line of Appleton Avenue (State Trunk Highway "175"); thence North 46°45'05" west along said northerly line, 352.91 feet to the south corner of Lot 2 of Certified Survey Map No. 2911; thence North 43°11'13" East along the southerly line of said Certified Survey Map, 340.39 feet to the east corner of said Lot 2; thence North 46°48'47" West along the northerly line of said Certified Survey Map, 379.02 feet to the south corner of Outlot 3 of said Certified Survey Map No. 6872; thence North 43°11'13" East along the southerly line of said Outlot 3, 30.08 feet to the easterly right-of-way line of Willow Creek Way and a point on a curve; thence northeasterly 192.37 feet along said easterly line and along the arc of said curve to the left whose radius is 66.00 feet and chord bears North 49°41'07" East, 131.15 feet to a south corner of Lot 3 of said Certified Survey Map No. 6782; thence North 38°32'38" East along the southerly line of said Lot 3, 177.32 feet to a point of curve; thence northeasterly 171.61 feet along said southerly line and along the arc of said curve to the right whose radius is 195.00 feet and chord bears North 63°45'18.5" East, 166.12 feet; thence North 88°57'59" East along said southerly line, 1189.10 feet to the west right-of-way line of said Maple Road; thence South 01°29'48" East along said west line, 260.40 feet; thence South 88°30'12" West, 313.50 feet; thence South 01°29'48" East, 776.67 feet to the southwest corner of Lot 1 of Certified Survey Map No. 6737; thence North 88°30'12" East along the south line of said Lot 1, 363.50 to the west right-of-way line of said Maple Road; thence South 01°29'48" East along said west line, 178.07 feet to the point of beginning.

That I have fully complied with the provisions of Chapter 236 of the Wisconsin Statutes and Chapter 18 of the Village of Germantown requirements for Certified Survey Maps in surveying, dividing and mapping the same.

DATED THIS 27th DAY OF JANUARY, 2025


Rizal W. Iskandarsjach, P.L.S.
Professional Land Surveyor, S-2738



CERTIFIED SURVEY MAP No. _____

BEING A REDIVISION OF ALL OF LOT 4 AND OUTLOT 2 OF CERTIFIED SURVEY MAP NO. 6782, LOCATED IN THE
SOUTHEAST 1/4 AND THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 9 NORTH,
RANGE 20 EAST, VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN.

OWNERS' CERTIFICATE (As to Lot 4 of CSM No. 6782)

TDC WILLOW CREEK, LLC, as owner, do hereby certify that said company caused the land described in the foregoing affidavit of Rizal W. Iskandarsjach, to be surveyed, divided and mapped as represented on this map, in accordance with the provisions of Chapter 236 of the Wisconsin Statutes and Chapter 18 of the Village of Germantown Codes for Certified Survey Maps.

TDC WILLOW CREEK, LLC

_____(sign)
_____(print), _____(title) _____Date

State of Wisconsin)
) SS
_____ County)

Personally came before me this _____ day of _____, 2025, the above named _____, _____ of the above named company and acknowledged that they executed the foregoing instrument as such officers as the deed of said company, as Manager, by its authority.

_____(sign)
_____(print)
Notary Public, _____ County, _____
My Commission Expires _____

CONCENT OF CORPORATE MORTGAGEE (As to Lot 4 of CSM No. 6782)

OLD NATIONAL BANK, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above decribed land, does hereby concent to the surveying, dividing and mapping of the land described in this Certified Survey Map, and does hereby consent to the above certificate of WILLOW CREEK, LLC, owner.

OLD NATIONAL BANK

_____(sign)
_____(print), _____(title) _____Date

_____(sign)
_____(print), _____(title) _____Date

State of Wisconsin)
) SS
_____ County)

Personally came before me this _____ day of _____, 2025, the above named _____ and _____ of the above named cocorporation and acknowledged that they executed the foregoing instrument as such officers as the deed of said corporation, by its authority.

_____(sign)
_____(print)
Notary Public, _____ County, _____
My Commission Expires _____



DATED THIS 27th DAY OF JANUARY, 2025
THIS INSTRUMENT WAS DRAFTED BY RIZAL W. ISKANDARSJACH, S-2738

CERTIFIED SURVEY MAP No. _____

BEING A REDIVISION OF ALL OF LOT 4 AND OUTLOT 2 OF CERTIFIED SURVEY MAP NO. 6782, LOCATED IN THE
SOUTHEAST 1/4 AND THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 9 NORTH,
RANGE 20 EAST, VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN.

OWNERS' CERTIFICATE (As to Outlot 2 of CSM No. 6782)

VILLAGE OF GERMANTOWN, as owner, does hereby certify that said municipality caused the land described in the foregoing affidavit of Rizal W. Iskandarsjach, to be surveyed, divided and mapped as represented on this map, in accordance with the provisions of Chapter 236 of the Wisconsin Statutes and Chapter 18 of the Village of Germantown Codes for Certified Survey Maps..

VILLAGE OF GERMANTOWN

(sign)
(print)
(title at village) Date _____

State of Wisconsin)
) SS
_____ County)

Personally came before me this _____ day of _____, 2025, the above named _____, _____ of the above named municipality and acknowledged that they executed the foregoing instrument as such officers as the deed of said municipality, as the signatory authority.

Notary Public, _____ County, _____
My Commission Expires _____
(sign)
(print)



DATED THIS 27th DAY OF JANUARY, 2025
THIS INSTRUMENT WAS DRAFTED BY RIZAL W. ISKANDARSJACH, S-2738

K:\Projects\240101 - Xylem\07 Design\Drawings\2024 CIVIL\DWG\240101 CSM.dwg

BEING A REDIVISION OF ALL OF LOT 4 AND OUTLOT 2 OF CERTIFIED SURVEY MAP NO. 6782, LOCATED IN THE
SOUTHEAST 1/4 AND THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 9 NORTH,
RANGE 20 EAST. VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN.

This Certified Survey Map is hereby approved by the Plan Commission of the Village of Germantown, on this _____ day of _____, 2025.

Date _____

Date _____

This Certified Survey Map, being a division of a part of the Southeast 1/4 and Southwest 1/4 of the Northeast 1/4 of Section 32, Township 9 North, Range 20 East, in the Village of Germantown, Washington County, Wisconsin, having been approved by the Planning Commission being the same, is hereby approved by the Village Board of the Village of Germantown.

on this _____ day of _____, 2025.

Date _____

Date

DATED THIS 21st DAY OF JANUARY, 2025
THIS INSTRUMENT WAS DRAFTED BY RIZAL W. ISKANDARSJACH, S-2738

SHEET 7 OF 7

LAND TO BE CONVEYED FROM VILLAGE OF GERMANTOWN TO TDC WILLOW CREEK, LLC

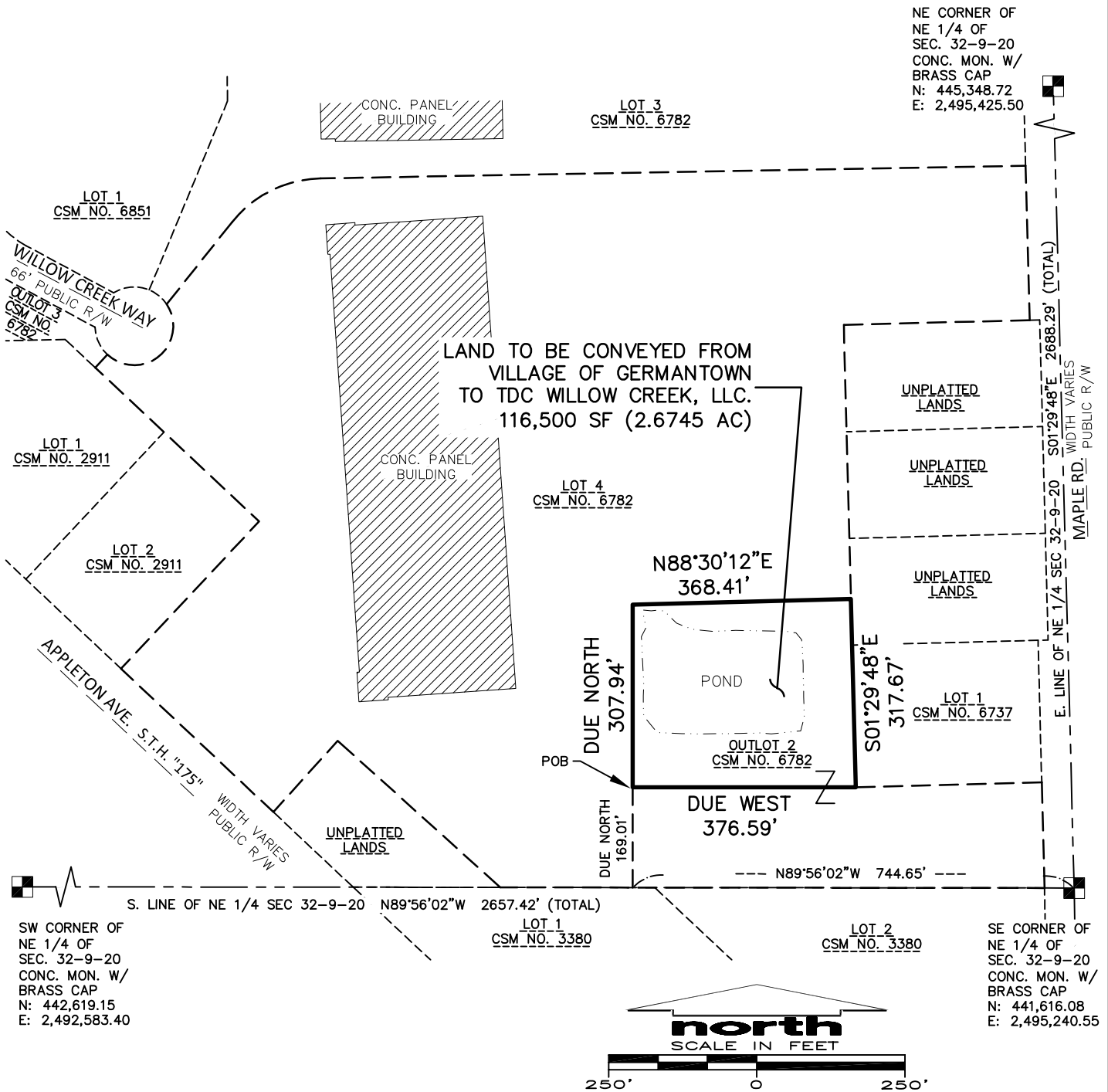
Being a part of Outlot 2 Certified Survey Map No. 6782, located in the Southeast 1/4 of the Northeast 1/4 of Section 32, Township 9 North, Range 20 East, Village of Germantown, Washington, Wisconsin, bounded and described as follows:

Commencing at the southeast corner of the Northeast 1/4 of said Section 32; thence North 89°56'02" West along the south line of said Northeast 1/4 section, 744.65 feet to the southwest corner of said Outlot 2; thence Due North along the west line of said Outlot 2, 169.01 feet to the point of beginning;

Thence continuing Due North along said west line, 307.94 feet to the northwest corner of said Outlot 2; thence North 88°30'12" East along the north line of said Outlot 2, 368.41 feet to the northeast corner of said Outlot 2; thence South 01°29'48" East along the east line of said Outlot 2, 317.67 feet to the southwest corner of Lot 1 of Certified Survey Map No. 6737; thence Due West, 376.59 feet to the point of beginning.

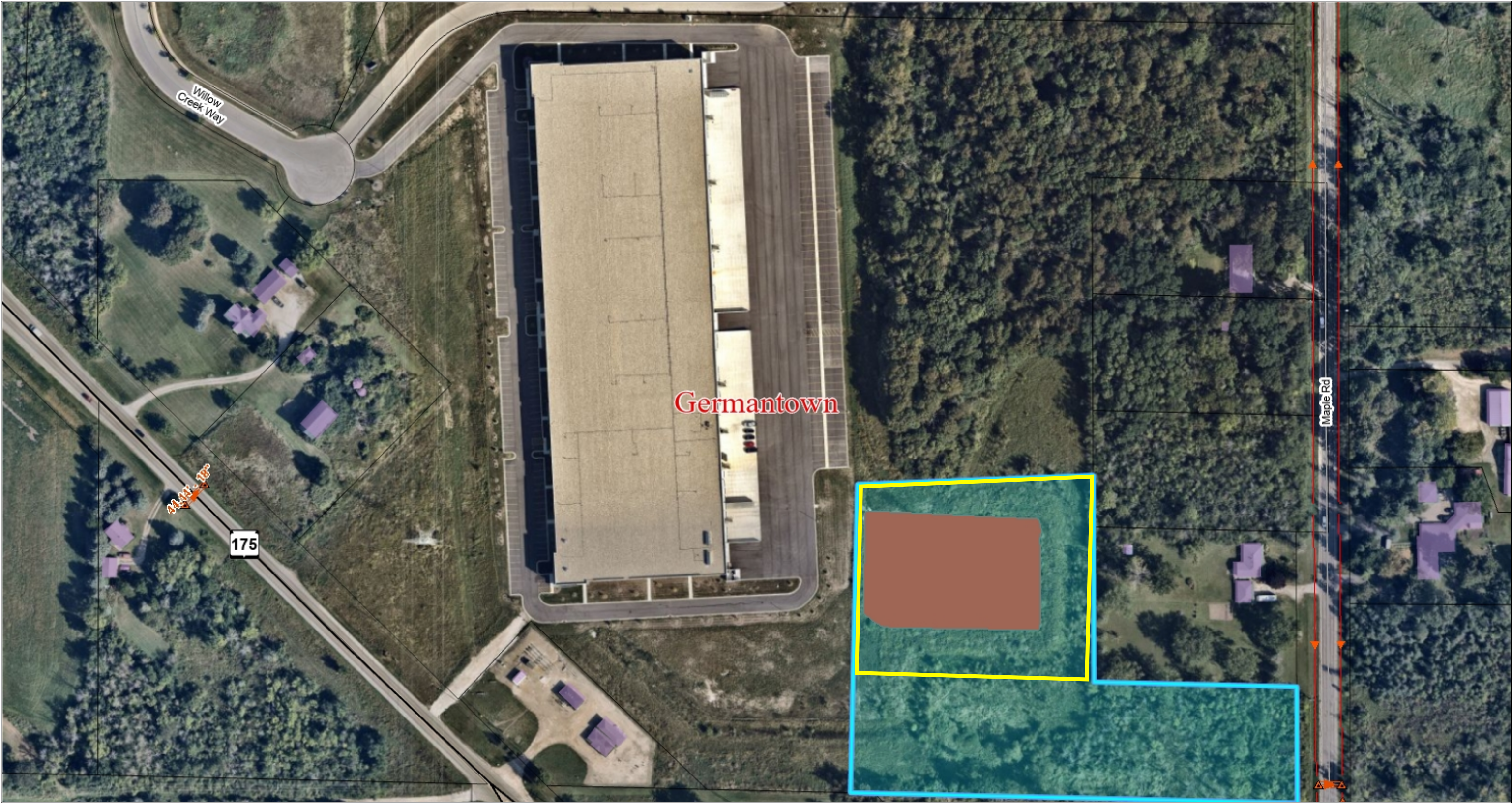
Containing in all 116,500 square feet (2.6745 acres) of land, more or less.

EXHIBIT A



THIS INSTRUMENT WAS DRAFTED BY RIZAL W. ISKANDARSJACH, S-2738

K:\Projects\240101 - Xylem\07 Design\Drawings\2024 CIVIL\DWG\240101 CSM.dwg



Village of Germantown GIS
GTNV_321976

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 = 200'



Village Of Germantown
N112 W17001 Mequon Road
Germantown, WI 53022
262-250-4700

Print Date: 11/25/2024

To: Kevin Driscoll, Village Engineer

CC: Jeff Retzlaff Village Planner

From: Bob Beilfuss, PLS

Date: January 20, 2025

Re: Xylem CSM

Kevin and Jeff,

Here are my review comments for the CSM received from TDC Willow Creek LLC c/o Greywolf Partners, LLC.

Certified Survey Map

Applicant or Owner: TDC Willow Creek LLC. c/o Briohn Building Corp.

Land Surveyor/Firm: Rizal Iskandarsjach, PLS – Kapur

1. There are professional land surveyor seals on each sheet, but no signatures of the professional land surveyor who prepared the document to any of the 6 sheets of the document.
2. The bearing basis is based on the North American Datum of 1927 which is incorrect. All bearings **should** be based on North American Datum of 1983, (2011 Adjustment). This includes the CADD file.
3. The CADD file (.dwg) that was submitted on January 7th **should** be resubmitted in the correct NAD83 (2011 Adjustment datum
4. Is there a mortgage on this property and is a certificate of mortgagee needed?

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 CONSULTATION

02/10/25 Plan Commission Meeting

Cirrus Property Group, LLC / Faith Lutheran Church

Village Staff Report & Recommendation

Germantown, Wisconsin

SUMMARY

Cirrus Property Group, LLC, Agent for Faith Lutheran Church, Property Owner; Site Plan Consultation for a 4.72-acre residential development comprised of 42 total dwelling units. Property is located at W172 N11187 Division Road in the *Lannon-Mequon Road Corridor*.

Location: W172 N11187 Division Road

Applicant/

Owner:	Cirrus Property Group, LLC	Faith Lutheran Church
	1661 N Water Street, Suite 500	W172 N11183 Division Road
	Milwaukee, WI 53202	Germantown, WI 53022

Zoning: Institutional (I)

Adjacent Land Uses		Zoning
North	Commercial	PDD
South	Residential	Rs-1
East	Commercial/Institutional/Residential	B-1/I/Rm-1
West	Commercial	B-4



Background/Proposal

The project site contains a longstanding religious facility known as Faith Lutheran Church. The property is 10.4 acres in size and includes the existing church, parking lot/driveways, and a parsonage to the south of the church. Most of the southern half of the existing property is currently undeveloped.

At this time, Cirrus Property Group, LLC, agent for Faith Lutheran Church, property owner, is seeking feedback on a potential 42-unit (for-lease) residential development for 4.72 acres of the existing 10.4 acres, which the developer would acquire from the church through a division of parcel.

As presented in the attached summary and concept plan, the residential development would have the following characteristics:

- Total number of dwellings (42) on 4.72 acres
- Overall density proposed at 8.9 du/acre
- Housing types:
 - 2-family dwellings (duplexes)
 - 3-family dwellings (triplexes)
 - Units including 1, 2, and 3 bedrooms
 - 2-story buildings
- Parking counts:
 - 1-bedroom units: 1-car attached garage + 1 apron spot
 - 2-bedroom and 3-bedroom units: 2-car attached garage + 2 apron spots
- Each unit to have private front entrance and enclosed yard
- Private drive serving development with (1) point of access for residents/visitors to Division Road
- Detention area off-site connecting to existing stormwater facility on Faith Lutheran Church parcel

Staff Analysis

The property is currently zoned (I) Institutional District. This property is in the *Lannon-Mequon Road Corridor* under the Village's 2050 Comprehensive Plan. The preferred uses within the neighborhood include multi-family residential as "allowable". The 2050 Plan calls for an average density 10 du/acre for multi-family in the neighborhood classification. It is expected that the development will be a Planned Development District (PDD) with Rm-3 Multi-Family as the underlying zoning district with an overall density of 8.9 du/acre.

This property is part of the existing Sewer Service Area (SSA) and currently served by Village sewer and water utilities. The proposed development would require the following permits/approvals by the Plan Commission/Village Board:

- a. Planned Development District (PDD) & rezoning applications
- b. CSM/subdivision plat
- c. Site plan approval for multi-family structures

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.



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

PAID _____ DATE _____

SITE PLAN REVIEW APPLICATION

Pursuant to Section 17.43 of the Municipal Code

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

1 **APPLICANT OR AGENT**
Cirrus Property Group, LLC
Daniel Hasbani, VP of Development

 Phone () (414) 617-3217
 E-Mail daniel@cirrusre.com

PROPERTY OWNER
Faith Lutheran Church
Tanner Hahn, Trustee

 Phone () (608) 415-0857
 E-Mail tannerhahn1919@gmail.com

2 **PROPERTY ADDRESS**

W172N11187 Division Rd, Germantown, WI 53022

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

North Church	South Agricultural	East Village Hall / Multifamily	West Commercial
-----------------	-----------------------	---------------------------------------	--------------------

4 **READ AND INITIAL THE FOLLOWING:**

- X I am aware of the Village of Germantown ordinance requiring fire sprinklers in most new construction.
- X I understand that all new development is subject to Impact and/or Connection Fees that must be paid before building permits will be issued.
- X 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!**

1/17/2025

Applicant

Date

Owner

1/20/25

Date

January 17, 2025

Village of Germantown – Planning & Zoning Services

N112W17001 Mequon Road
Germantown, WI 53022
Attn: Mr. Jordan Yanke

Re: The Carillon at Germantown – Project Narrative

Dear Mr. Yanke,

Cirrus Property Group, LLC (“**Cirrus**”) is pursuing the acquisition of approximately 4.72 acres of real property located at W72N11183 Division Road (the “**Project Site**”) in the Village of Germantown for its proposed residential development to be named “The Carillon at Germantown” (the “**Project**”), a 42-unit two-family and three-family for-lease community.

The Project Site is owned by Faith Lutheran Church and is part of a larger 10.40-acre parcel currently zoned Institutional. The Project Site makes up the southern portion of the parcel, which includes a vacant parsonage and vacant land. As part of the proposed development, Cirrus is requesting a rezone to a new Detailed Planned Development with RM-3 Multi-Family Residential base zoning and will be submitting a Certified Survey Map to subdivide the Project Site.

The Project Site falls within the Lannon-Mequon Corridor in the Village of Germantown’s 2050 Comprehensive Plan, which permits multi-family development with densities up to 10 dwelling units per acre. At approximately 8.89 dwelling units per acre, The Carillon at Germantown is in conformance with the policies outlined in the 2050 Comprehensive Plan and does not require a comprehensive plan amendment.

The Carillon at Germantown is a proposed two-family and three-family for-lease community that will consist of 42 total units in a range of open concept 1-, 2-, and 3-bedroom floor plans. The development will offer upscale, market-rate rental housing options not available in the current market. Each 1-bedroom unit will include a 1-car-attached garage with a driveway apron space, and each 2- and 3-bedroom unit will include a 2-car-attached garage with two driveway apron spaces. This totals 3.78 parking spaces per unit, which greatly exceeds the minimum required parking count.

Access will be provided through a newly-constructed private drive off Division Road, and a traffic impact analysis will be conducted to ensure effective coordination with the Village as plans progress for the reconstruction of Division Road. Stormwater will be managed offsite with plans to connect to and, if required, upsize the existing detention pond located on Faith Lutheran Church’s remaining property just north of the Project Site.



Cirrus Property Group, LLC

1661 N Water St, Suite 500

Milwaukee, WI 53202

In addition to high-quality interior finishes consistent with new construction standards, each unit will feature its own private front entrance and private enclosed yard, such that the Project will have the appearance and feel of a single-family community. Enclosed is precedent imagery that depicts the anticipated architectural style of the Project, which aims to integrate seamlessly into the existing neighborhoods while featuring modern design elements. The Carillon at Germantown provides a transitional use bridging the commercial properties to the north and west and the residential communities further south along Division Road.

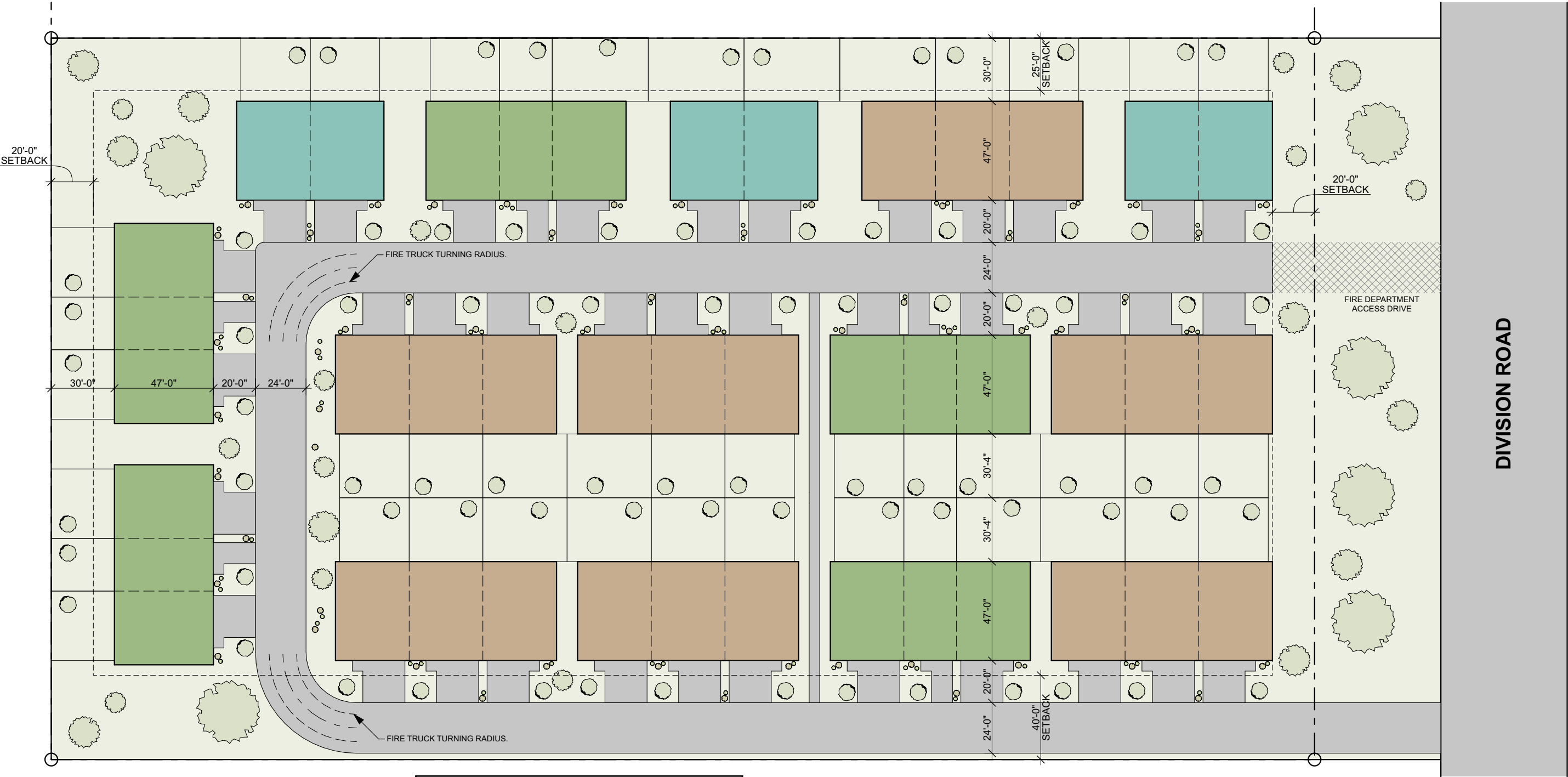
We respectfully submit this rezone request for your consideration, and we look forward to continuing to work with the Village of Germantown on increasing its available housing options.

Sincerely,

Daniel Hasbani

Daniel Hasbani

Cirrus Property Group, LLC



-  **TRIPLEX** [105'-0" x 47'-0"] [4,935 SF]
-  **2-1-2 TRIPLEX** [95 x 47] [4,465 SF]
-  **DUPLEX** [70 x 47] [3,290 SF]

Total Site: ~4.72 acres
Proposal: 42 total units (~8.89 du/acre)

Setbacks:
Front Setback: 20'
Rear Setback: 20'
Side Setbacks: 25-40'

Parking:
1-BR Units: 1-car attached garage + 1 apron spot per unit
2-BR / 3-BR Units: 2-car attached garage + 2 apron spots per unit

Max building height: 2 stories





Lannon-Mequon Road CORRIDOR



GENERAL CHARACTER

The Lannon-Mequon Corridor is predominantly a mixed-use commercial corridor with service-oriented uses, including hotels and event venues, appliance sales, banking and financial uses, truck & trailer rental services, medical and general offices, institutional and government uses, independent senior and assisted living communities, and some single-family residential uses.

SPECIAL FEATURES

Transportation The Lannon-Mequon corridor includes land abutting portions of Lannon Road on both sides of I-41 and Mequon Road from Lannon Road east to Division Road.

Environmental, Natural & Agricultural The Menomonee River and associated primary environmental corridor is located across the middle of the corridor west of River Lane.

Public Park, Education, Safety & Utility The corridor is served by Village sewer and water.

PREFERRED FUTURE LAND USE

Lannon-Mequon Road Corridor

Preferred Future Land Uses												Enviro Corr.	SSA	Preferred Site Design			Maximum Density (residential uses)
Existing Uses (+ existing non-conforming zoning) See NOTE 5 for details	Residential: Single Family	Residential: Two to Four Family	Residential: Multi-family / Senior	Mixed-Use: Commercial / Residential	Mixed-Use: Commercial / Industrial	Commercial (includes "Activity Centers")	Institutional	Open Space & Recreational	Mineral Extraction	Industrial	Agricultural / Hobby Farming / Agribusiness	Contains an Environmental Corridor?	Sewered? (Y/N/Partial)	Traditional Neighborhood	Suburban Subdivision	Conservation Subdivision**	Dwelling Units / Acre See NOTE 4 for details
A	A	A	A	A	A	D	A	A	u	u	u	Yes	P	D	U	U	SF: 2.9 units/ac 2-4F: 6 units/ac MF: 10 units/ac

The Lannon-Mequon Road corridor is intended to further develop as a mixed-use area with commercial, mixed-use commercial, institutional, and residential development. Residential development is intended to develop 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, hospitality and other service-oriented uses.

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.

SIGN REVIEW APPLICATION

02/10/25 Plan Commission Meeting

Maysteel Industries / Zilber Property Group

Village Staff Report & Recommendation

Germantown, Wisconsin

SUMMARY

Maysteel Industries, Agent for Zilber Property Group, Property Owner. Sign Review Application for property located at W210 N12975 Gateway Crossing in the Holy Hill Gateway District.

Location: W210 N12975 Gateway Crossing

Applicants/

Owner:	Maysteel Industries	Zilber Property Group
	6199 County Road W	710 N Plankinton Ave, Suite 1100
	Allenton, WI 53002	Milwaukee, WI 53203

Zoning: M-1: Limited Industrial/Planned Development District (PDD-46)

Adjacent Land Uses		Zoning
North	Industrial	M-1/PDD
South	Industrial	M-1/PDD
East	Industrial	M-1
West	Industrial	M-1



Background/Proposal

Maysteel Industries, agent for Zilber Property Group, property owner, is requesting approval for a wall sign for the industrial building located at W210 N12975 Gateway Crossing in the Holy Hill Gateway District.

The site development and building plans for the subject building (Zilber 5) were approved by the Village in 2022 and are part of a larger development known as the Germantown Gateway Corporate Park Planned Development District (PDD-46). In 2024, Maysteel Industries received zoning permit approval to occupy a portion (approx. 43,500 square feet) of the building on its eastern end. The company provides sheet metal fabrication with a focus on design for manufacturing. The details of the proposed sign are listed as follows:

Wall Sign

20'0" x 5'0" (100 square feet), single-sided aluminum and acrylic letters mounted above building entry. The proposed sign is illuminated.

Staff Comments

The proposed wall sign is compliant with the Village's Sign Code.

VILLAGE STAFF RECOMMENDATION

APPROVE the proposed wall sign for Maysteel Industries for property located at W210 N12975 Gateway Crossing, subject to the following condition:

1. Applicant/owner shall obtain an electrical permit from Building Inspection Services prior to sign installation.


Germantown
...Willkommen

Paid ~~2/8~~ Date 1/6/23
CHK# 721301

Pursuant to Section 17.46 of the Municipal Code

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

Robert Swann
Zilber Property Group
710 N. Plankinton AVE
Milwaukee, WI 53203
Phone (414) 274 2623

W 210 M 12975 Gateway Crossway, Germantown WI

E. M. McShane 12/26/2024
Owner Date



Maysteel[®]

6199 COUNTY RD W, ALLENTON, WI 53002

Maysteel®

 $20' - 0''$

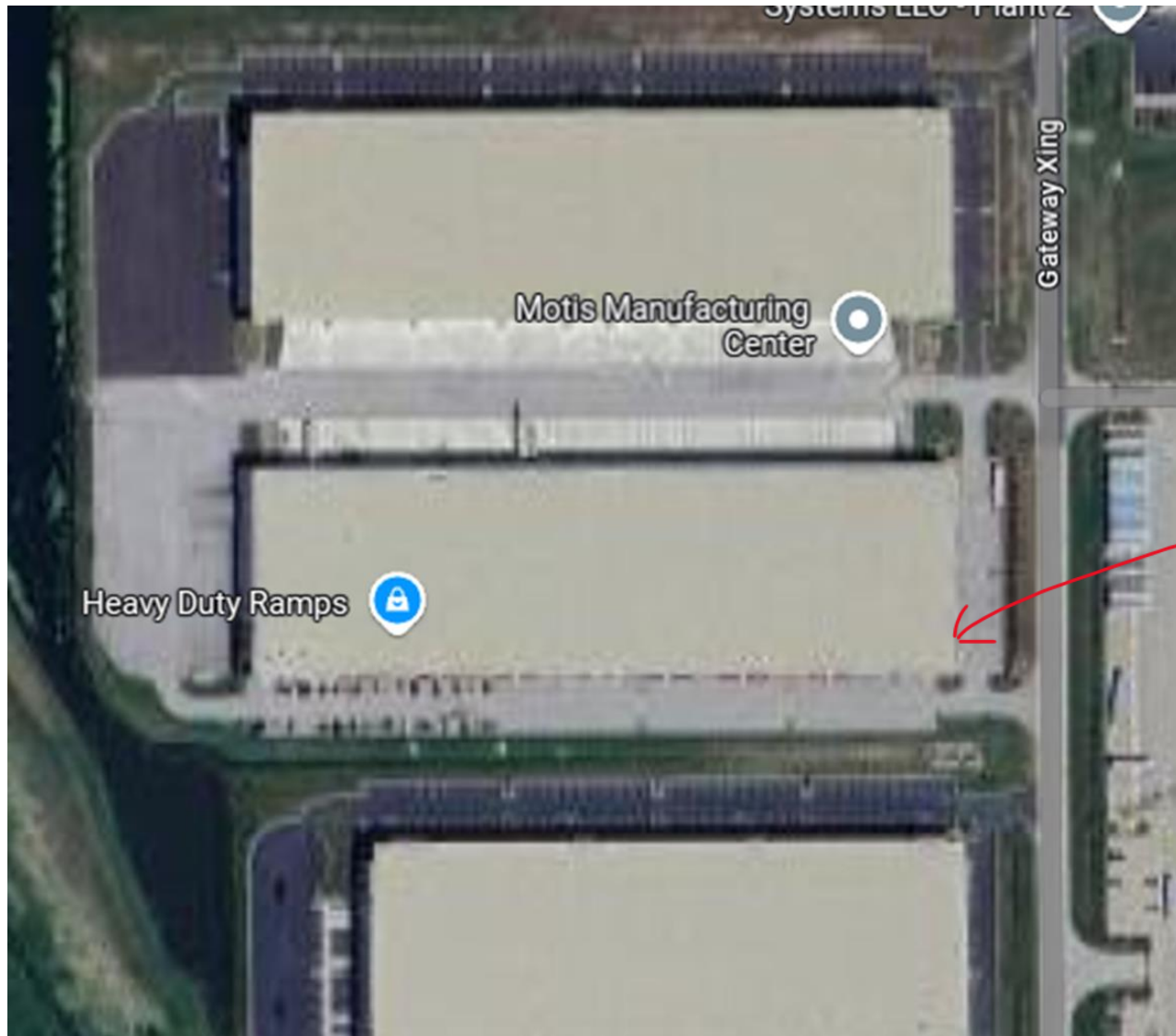
Figure 1 is a cross-sectional diagram of a wall detail. It shows a precast concrete wall on the left, connected to a steel frame on the right. The wall has a vertical reinforcement bar (labeled 'REINFORCING BAR') and a horizontal reinforcement bar (labeled 'REINFORCING BAR'). The steel frame consists of a column and a beam. The wall is connected to the column via a 'WELDED JOINT' and a 'SEALANT'. The wall is also connected to the beam via a 'WELDED JOINT' and a 'SEALANT'. The diagram includes labels for 'COLUMN', 'BEAM', 'WELDED JOINT', 'SEALANT', 'REINFORCING BAR', and 'WELDED JOINT'.

Page 202 of 212



EXAMPLE IMAGE





Sign location

SIGN REVIEW APPLICATION

02/10/25 Plan Commission Meeting

Supreme Signs / Buzdums Pub and Grill

Village Staff Report & Recommendation

Germantown, Wisconsin

SUMMARY

Supreme Signs, Agent for Boro Buzdum, Property Owner. Sign Review Application for Buzdums Pub and Grill located at W188 N10515 Maple Road in the Schoen Laufen – Menomonee River District.

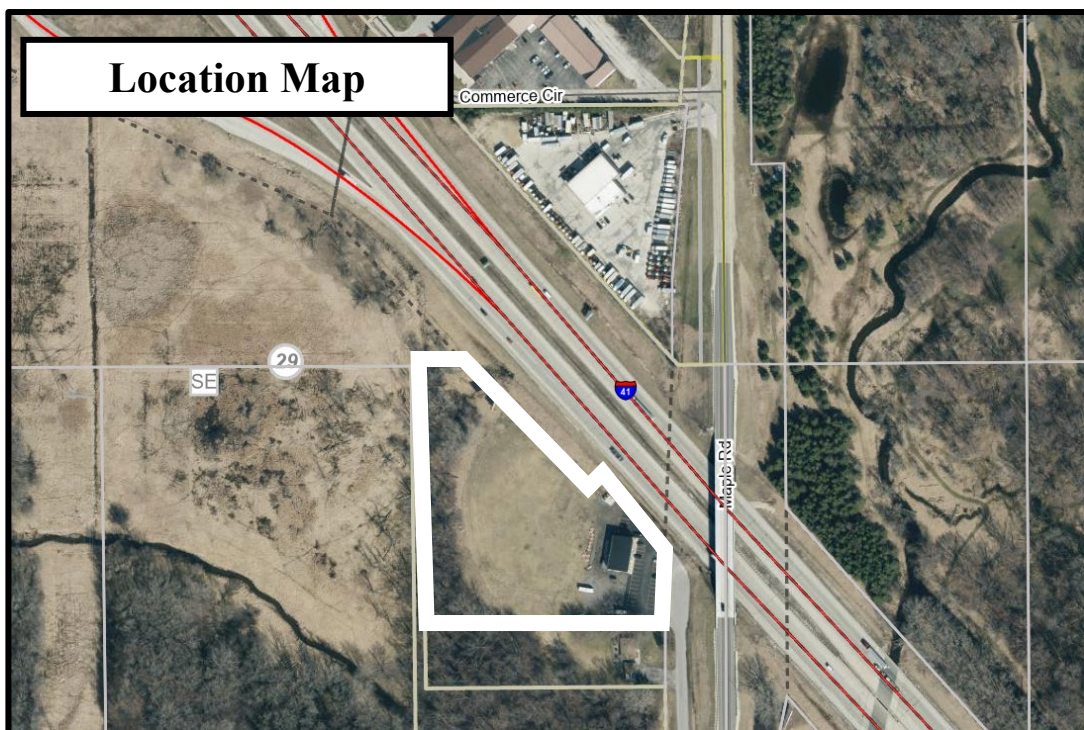
Location: W188 N10515 Maple Road

Applicants/

Owner:	Supreme Signs	Boro Buzdum/Buzdum Trust
	3045 Beechwood Industrial Ct	316 Kames Ct
	Hubertus, WI 53033	Slinger, WI 53086

Zoning: B-3: General Business

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

Supreme Signs, agent for Boro Buzdum, property owner, is requesting approval of wall signs for Buzdums Pub and Grill located at W188 N10515 Maple Road in the Schoen Laufen – Menomonee River District.

Buzdums Pub and Grill is an existing business located in the B-3 General Business District. The owner is proposing two (2) wall signs to improve visibility and branding of the business. While the sign code permits wall signs at a maximum size of 1.5 square feet per linear foot of building frontage (up to 300 square feet for any individual use), signage is only permitted on the building frontage. However, the Plan Commission may approve signage on any façade of a building when deemed appropriate for the use. In this instance the “building front” is the eastern façade that faces Maple Road since it contains the primary public entrance. The details of the proposed signs are listed as follows:

- Wall Sign (Eastern façade facing Maple Road)
9’0” x 3’0” (27 square feet), single-sided aluminum and polycarbonate letters mounted on façade above building entry. The proposed sign is illuminated.
- Wall Sign (Northern façade facing Interstate 41)
9’0” x 3’0” (27 square feet), single-sided aluminum and polycarbonate letters mounted on façade. The proposed sign is illuminated.

***NOTE:** The property has been the subject of multiple zoning applications dating back to 2022. The applications have proposed several improvements to the property, including a land division and a Conditional Use Permit (CUP) for a commercial indoor self-storage facility. Site development and building plans were also under review in 2023 for a patio extension and architectural/façade enhancements to the building, although some work proposed under the application was completed prior to formal submittal and without proper permitting.*

While the land division and CUP were eventually withdrawn, the Plan Commission approved a scaled down version of the building improvements in September 2023. This approval authorized (partially after-the-fact) a 935 square foot patio extension, covered seating, cooler equipment area, and improvements to the building, most notably metal wall panels, aluminum-framed glass panel overhead doors, and metal roofing. Soon thereafter, Buzdums agent informed the Village that the project would not be completed, leaving the issue of the work already completed without permits (patio extension and building improvements) unresolved. Since that time, staff has been in contact with the owner and has approved a storage shed (10’ x 16’) for the property and encouraged the owner to work with the Village to fully implement the previously approved site/building plans and obtain the necessary permits to closeout the remaining compliance issues. Although these compliance issues are still outstanding, staff views the sign proposal as a separate matter and does not have an issue with the signs being installed.

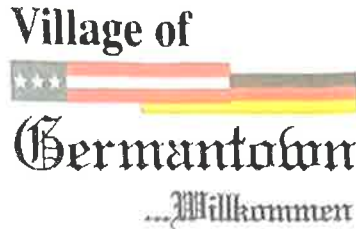
Staff Comments

The wall signs comply with square footage allowance based on linear foot measurements of each building wall/façade they are proposed to be located on. Staff finds the wall sign on the northern façade to be appropriate, given its proximity and visibility in relation to Interstate 41, in addition to its consistent appearance/size with the sign on the building front (eastern façade).

VILLAGE STAFF RECOMMENDATION

APPROVE the proposed wall signs for Buzdums Pub and Grill for property located at W188 N10515 Maple Road, subject to the following condition:

1. Applicant/owner shall obtain an electrical permit(s) from Building Inspection Services prior to sign installation.



Fee must accompany application

\$275 Sign Review Fee

\$ 75 Sign Face Replacement

Paid ☒ Date

1/21/25
CHK# 1181

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

Craig Podraza
Supreme Signs

Phone (262) 354-2344

Fax ()

E-Mail SupremeSigns@aigila.com

PROPERTY OWNER

Boro BORDUN

Phone (262) 844-9429

2 PROPERTY ADDRESS OR GENERAL LOCATION

W188N10515 Maple Road

3 SIGN INFORMATION

Sign Dimensions 36" height x 108 width ☒ Single ☐ Multi Tenant (circle one)
Number of Sides 1
Total Square Footage of Sign (include all sides) 27 ft²
Total height of the Sign 36"
Is the Sign to be illuminated ☒ yes ☐ no
Type of Sign Construction Materials aluminum & polycarbonate
Distance to Closest Property Line 69 feet

Are there any existing signs on the property Yes
If yes, what is the total Square Footage of existing signs 6 ft²

What are the intentions for the existing signs: Take down ☐ Remain ☒

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

Craig Podraza 01/07/25
Applicant Date

Boro BORDUN
Owner Date

1-7-2025





APPROVED	
Landlord/Developer:	_____
Customer:	_____


 W134N5504 Campbell Dr.
 Menomonee Falls, WI 53051
 LAN: 262-289-9481
 Web: 414-206-3529
 www.optimumsignswi.com
 © 2020 Optimum Signs

Sales: _____ Designer: _____
 Date: _____ Project Mgr: _____

This is an original drawing created by Optimum Signs. It is, and at all times shall remain the intellectual property of Optimum Signs. Said drawing may be used in design and planning of project. Said property shall not be reproduced, distributed exhibited in any fashion.

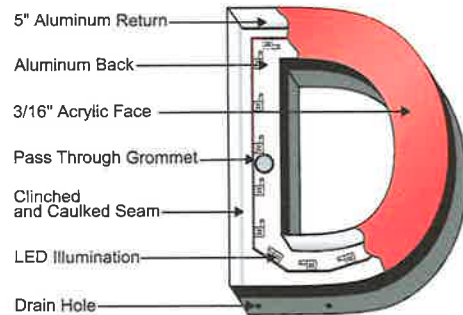
Revisions:

All signs will be manufactured with 120 or 377 volts AC. All primary electrical service and final connection is the responsibility of buyer. All work is to be done in accordance with the purchase agreement attached within. In the event of variance between specifications of purchase agreement and said drawings, approved drawings will prevail.

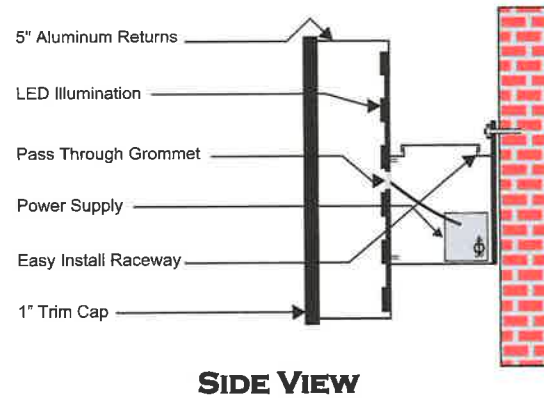
All signs are intended to be installed in accordance with the requirements of article 600 of the National Electrical Code and all other state and local codes. This includes proper grounding and electrical bonding of sign. All final connections are to be performed by a reputable and licensed electrician.

Revisions:
 Sales: _____ Date: _____
 Proj. Mgr: _____ Date: _____
 Design: _____ Date: _____
 Client: _____ Date: _____

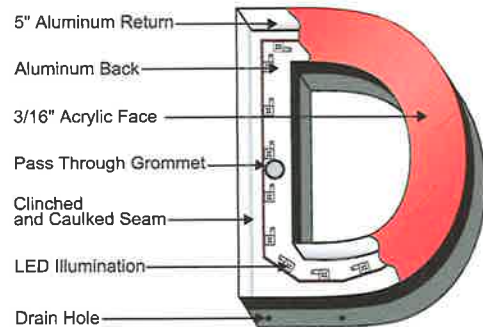
Front Lit Channel Letters (Raceway)



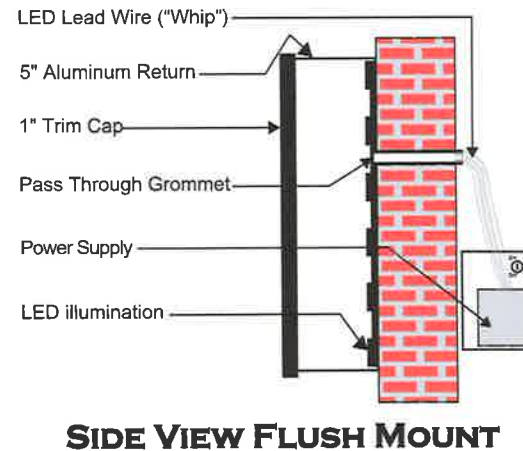
FRONT VIEW



Front Lit Channel Letters



FRONT VIEW



APPROVED

Landlord/Developer: _____

Customer: _____

Sales: _____ Designer: _____

Date: _____ Project Mgr. _____

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Revisions:

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Revisions:

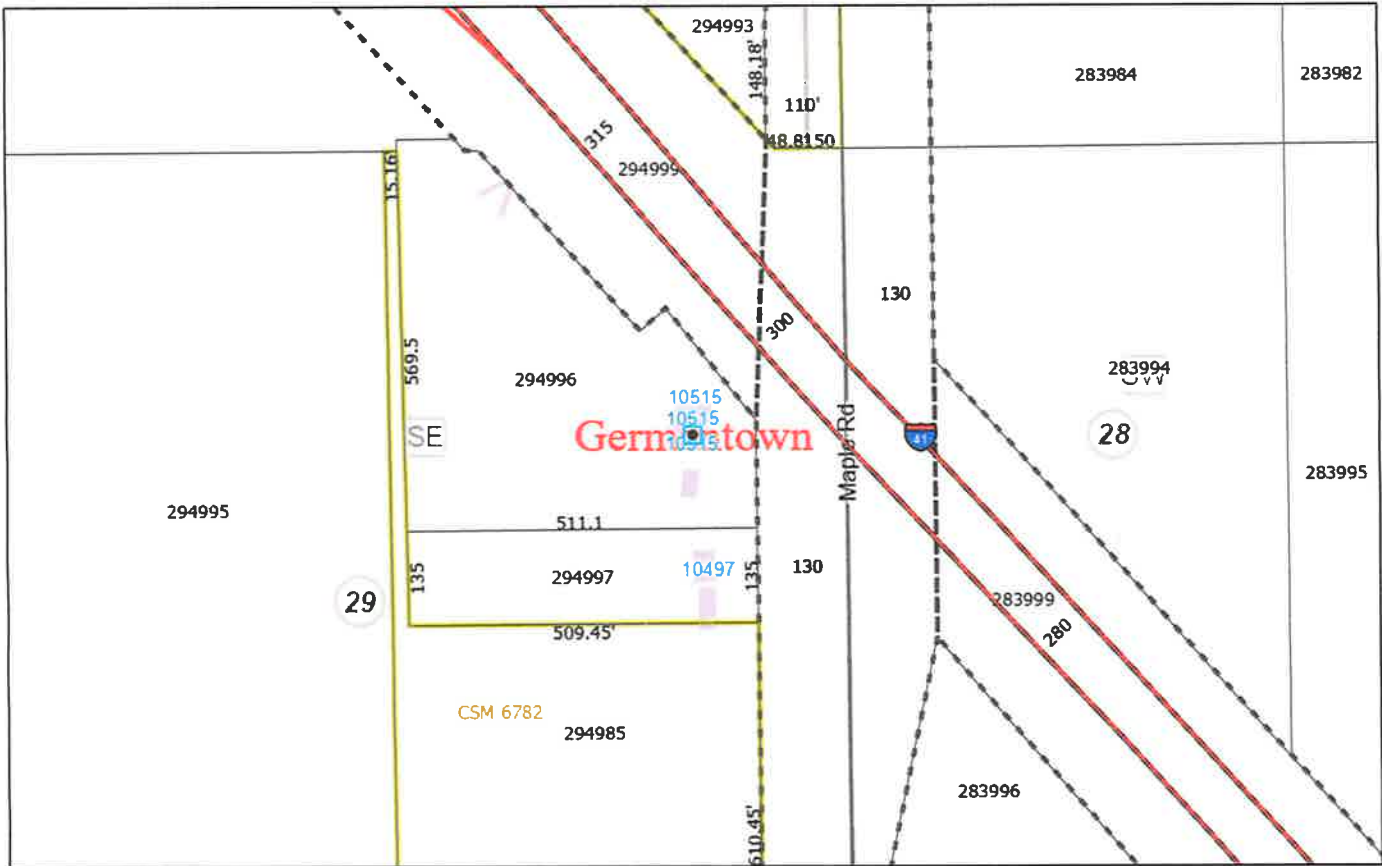
Sales: _____ Date: _____

Proj. Mgr: _____ Date: _____

Design: _____ Date: _____

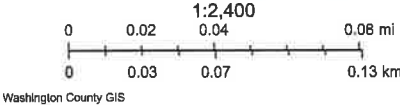
Client: _____ Date: _____

Washington County, Wisconsin



4/25/2024, 9:21:15 AM

Current Parcel
Road Centerline STH, CTH
Ramp
Road Centerline I, USH
Interstate
Address Point
Lot Number
Certified Survey Number
Leader Lines
Parcel Taxkey & Acreage
PLSS Boundary
PLSS Section
PLSS Quarter
Lot
Plat
Certified Survey Map
Right-of-Way
Municipality
Local Road Labels
Local Road



Washington County GIS

Washington County GIS | Washington County | Southeast Wisconsin Regional Planning Commission | Calvin Lawrence, Dennis Weise, Nina Rihn | Washington County, US Census Bureau |

APPROVED

Landlord/Developer: _____
Customer: _____

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