

**VILLAGE OF GERMANTOWN
N112 W17001 MEQUON ROAD
GERMANTOWN, WI 53022**

MEETING:	REGULAR MEETING OF THE PLAN COMMISSION
DATE AND TIME:	Monday, March 27, 2023 6:30 PM
LOCATION:	Germantown Village Hall Board Room N112 W17001 Mequon Road

NOTICE: Pursuant to the recommendations of the Centers for Disease Control and Prevention concerning the prevention of COVID-19 infections, any member of the body and/or citizen may also attend the meeting virtually through the WebEx platform, Meeting #: 2556 793 1755 Password: MjxbFwT5b98 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=m145b715bb357e1c3ac525394e35e9775> 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. **CITIZEN INPUT:**
- IV. **APPROVAL OF MINUTES:**
 - A. February 27, 2023
- V. **UNFINISHED BUSINESS**
- VI. **PUBLIC HEARINGS:**
- VII. **NEW BUSINESS:**
 - A. Pinnacle Eng - Site Plan Review
 - B. Innovative Signs - Sign Review
- VIII. **ANNOUNCEMENTS OF FORTHCOMING EVENTS OF PUBLIC INTEREST**
- IX. **COMMITTEE AND DEPARTMENT REPORTS:**
- IX. **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)250-4740 at least 2 days prior to the meeting.



Fee must accompany application

\$275 Sign Review Fee

\$ 75 Sign Face Replacement

Paid h Date 1/24/23

SIGN REVIEW APPLICATION

Pursuant to Section 17.46 of the Municipal Code

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

1

APPLICANT OR AGENT

Innovative Signs, Inc.

21700 Doral Road - Waukesha, WI 53186

Phone () 262-432-1330

Fax ()

E-Mail Shaun@Innovative-Signs.com

PROPERTY OWNER

Goldendale 3

c/o The Dickman Company, Inc

626 East Wisconsin Ave, Suite 1200

Milwaukee, WI 53202

Phone () 262-710-0501 ext.301

mbyrne@brion.com

2

PROPERTY ADDRESS OR GENERAL LOCATION

W204 N13055 GOLDENDALE ROAD - GERMANTOWN, WISCONSIN 53022

3

SIGN INFORMATION

Sign Dimensions 40" height x 213" width Single/Multi Tenant (circle one)

Number of Sides 1

Building Frontage SF

Total Square Footage of Sign (include all sides) 59.17

Total height of the Sign 40"

Is the Sign to be illuminated yes no

Type of Sign Construction Materials Acrylic

Distance to Closest Property Line 400ft

Are there any existing signs on the property No

If yes, what is the total Square Footage of existing signs N/A

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

4

SIGNATURES -- ALL APPLICATIONS MUST BE SIGNED BY OWNER!

Shaun Pelken

12/09/2022

Applicant

Date

Joseph A Zanotti

Joseph A Zanotti (Jan 18, 2023 15:38 CST)

Owner

Jan 18, 2023

Date

BUSINESS OF THE PLAN COMMISSION

MEETING DATE: March 27, 2023

PLACEMENT: Action Item

ITEM TITLE: Pinnacle Eng - Site Plan Review

SUBMITTED BY:

SUMMARY EXPLANATION:

ATTACHMENT:

RECOMMENDATION:

ACTION BY Committee:

BUSINESS OF THE PLAN COMMISSION

MEETING DATE: March 27, 2023

PLACEMENT: Action Item

ITEM TITLE: Innovative Signs - Sign Review

SUBMITTED BY:

SUMMARY EXPLANATION:

ATTACHMENT:

1. FINAL PDF 3-13-23 Daikin Sign Review

RECOMMENDATION:

ACTION BY Committee:

SIGN REVIEW
3/13/23 Plan Commission Meeting

Innovative Signs Inc. / Goldendale 3 / Dickman Company Inc.

Planning & Zoning Report **Germantown, Wisconsin**

Summary

Innovative Signs Inc, agent for Goldendale 3 and the Dickman Company Inc, property owners, and Daikin-Goodman is requesting approval for a new wall sign for the multi-tenant building located at W204 N13055 Goldendale Road.

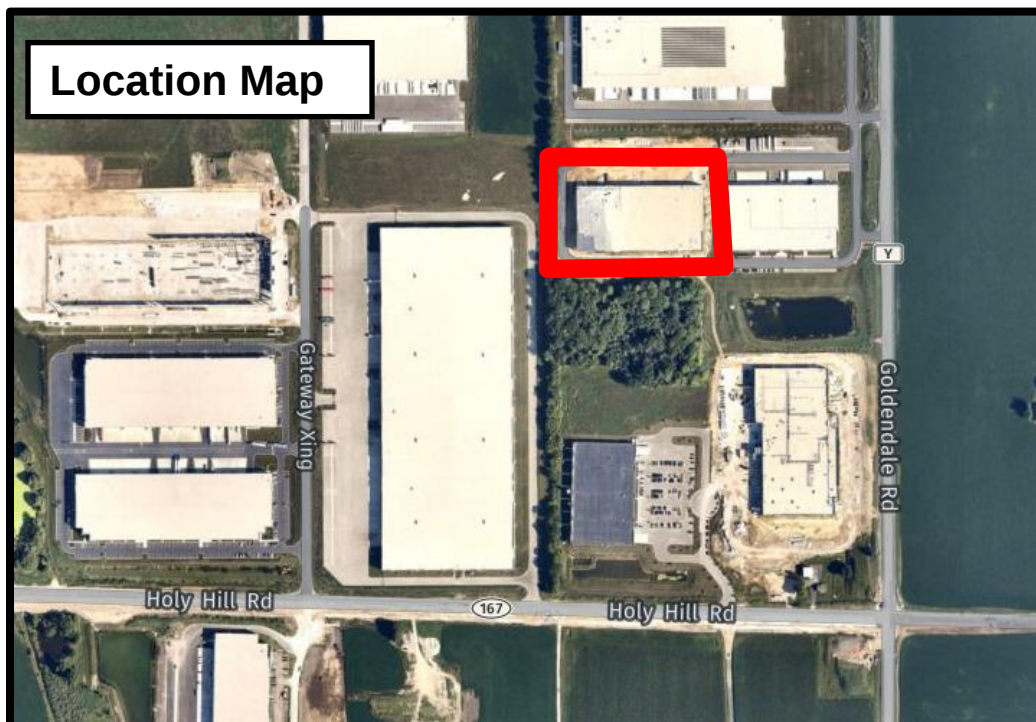
Location: W204 N13055 Goldendale Road

Agent/

Property Owners: Innovative Signs Inc. Goldendale 3 / Dickman Company
21700 Doral Road 626 East Wisconsin Ave, Suite 1200
Waukesha, WI 53186 Milwaukee, WI 53202

Zoning: M-1: Limited Industrial District

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



Background/Proposal

Innovative Signs Inc, agent for Goldendale 3 and the Dickman Company Inc, property owners, and Daikin-Goodman is requesting approval for a new wall sign for the multi-tenant building located at W204 N13055 Goldendale Road.

Wall Sign

- 3'6" x 17'9" (59 square feet), flat acrylic letters/logos stud-mounted flush to the south wall elevation. This sign is not illuminated.

Staff Comments

All requirements of the Village Sign Code have been met.

Village Staff Recommendation

APPROVE the proposed wall sign for Daikin-Goodman manufacturing facility located at W204 N13055 Goldendale Road as proposed.



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Shaun Pelken

12/09/2022

Applicant

Date

Joseph A Zanotti

Joseph A Zanotti (Jan 18, 2023 15:38 CST)

Owner

Jan 18, 2023

Date

Customer

BRIOHN Building Corp.
Dimensional Logos

Date

11/30/2022

Project Manager

Shaun R.

Order #

ISI - 10864

Designer

Brian H.

Materials & Specifics

Non Lit Dimensional Letters

- "DAIKIN COMFORT..."

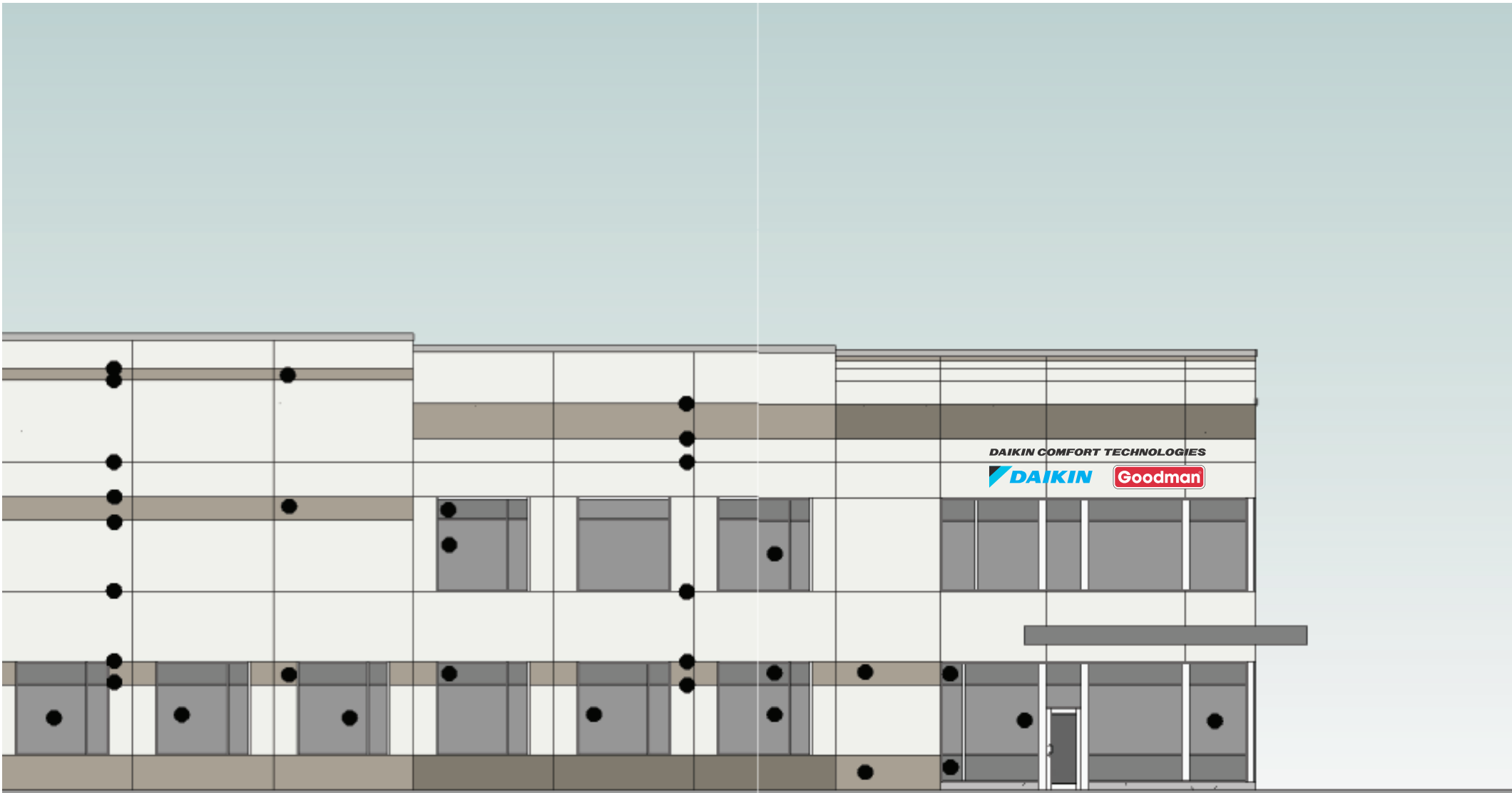
1/2" Black Dimensional Letters
+ Stud Mounted Flush To Wall

- "DAIKIN" & "Goodman"

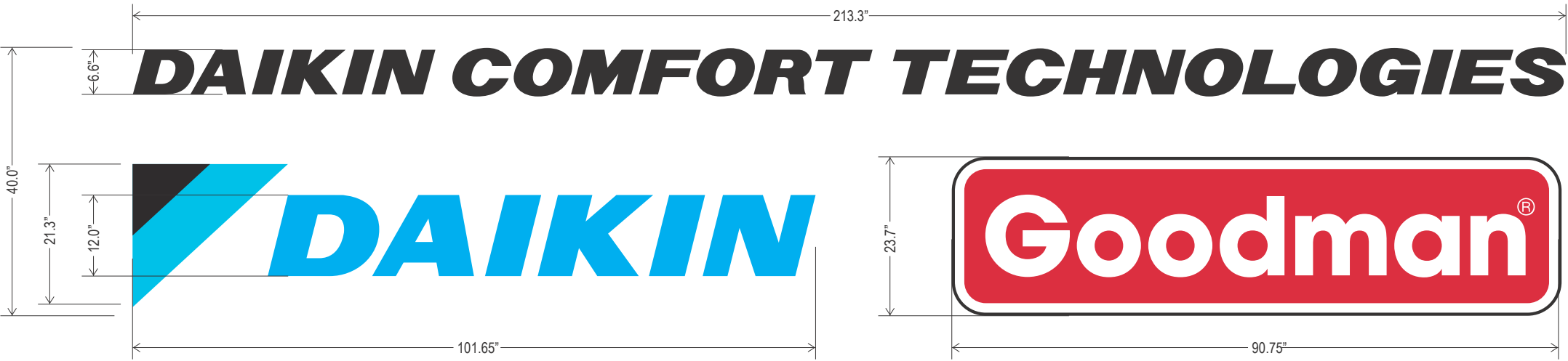
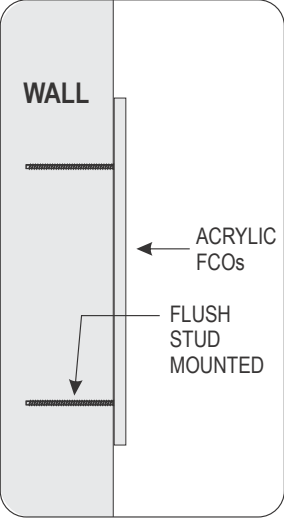
1/2" White Acrylic
+ Blue & Black Vinyl First Surface
+ Stud Mounted Flush to Wall

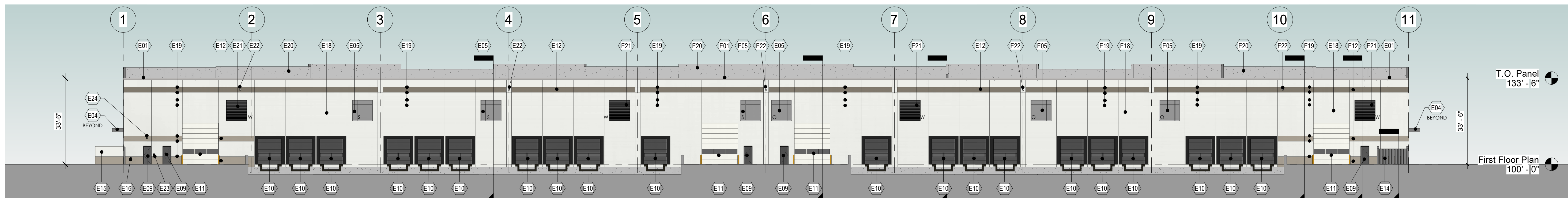
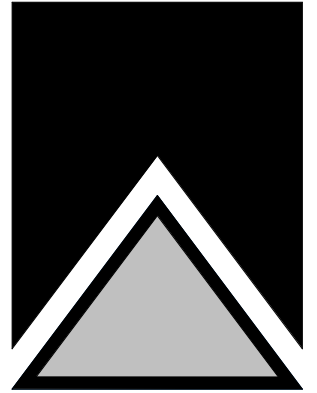
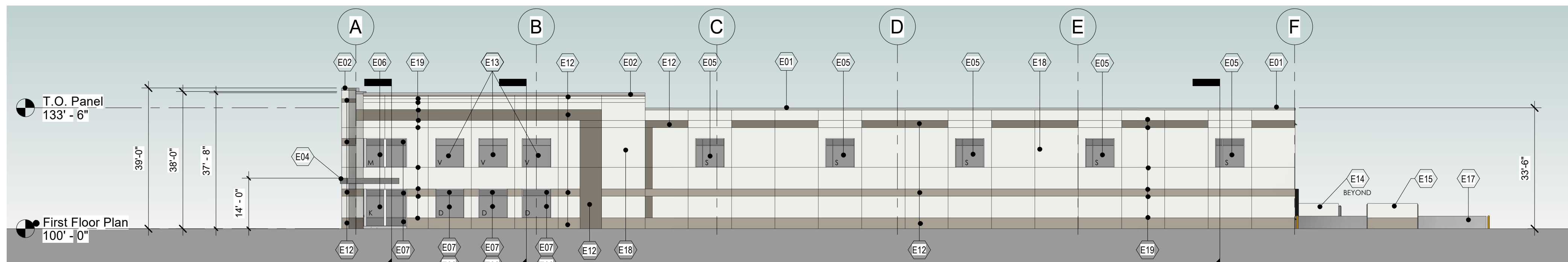
Colors

- Pantone 1797c
- Pantone 311c
- Pantone 801c
- Black Acrylic
- White Acrylic

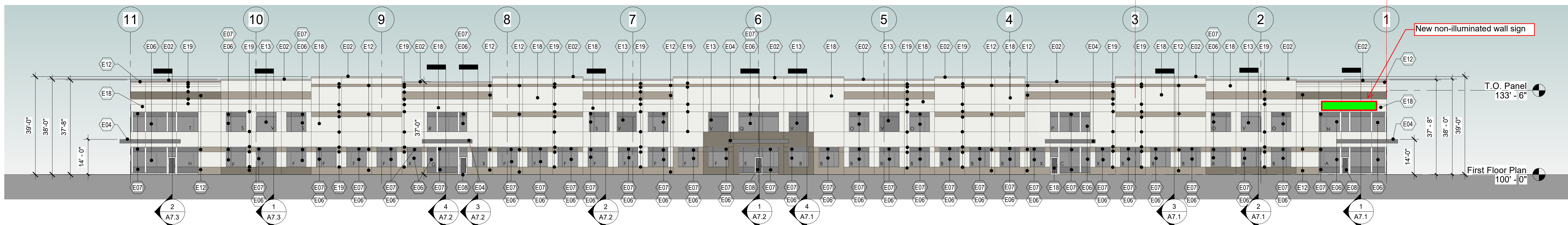
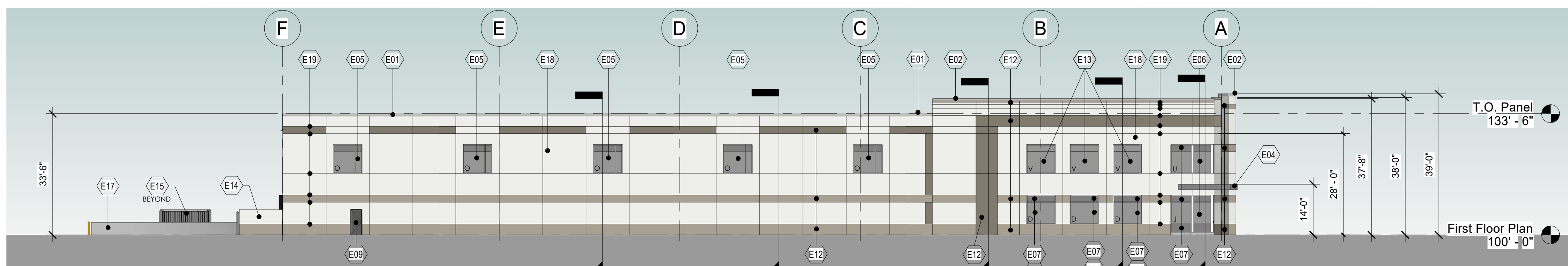


FLAT CUT OUT (FCO)
ACRYLIC LETTERS



1 NORTH ELEVATION
1" = 20'-0"2 EAST ELEVATION
1" = 20'-0"

SAFETY GLAZING:
PER IBC 2406.4 PROVIDE SAFETY GLAZING IN HAZARDOUS LOCATIONS AS REQUIRED
DEFINED IN THIS CODE SECTION. GLAZING SHALL MEET CPSC SAFETY GLAZING TEST.
NOTE: ALL SPANDREL GLAZING SHALL BE TEMPERED/SAFETY GLAZING.

3 SOUTH ELEVATION
1" = 20'-0"4 WEST ELEVATION
1" = 20'-0"

ELEVATION PAINT COLOR KEY:

	PAIN T COLOR 1: SHERWIN WILLIAMS "SW" 7004 EXTRA WHITE - BASE FIELD COLOR
	PAIN T COLOR 2: SHERWIN WILLIAMS "SW" 7045 INTELLECTUAL GRAY - MEDIUM ACCENT COLOR
	PAIN T COLOR 3: SHERWIN WILLIAMS "SW" 7046 ANONYMOUS - MEDIUM SECONDARY ACCENT COLOR

NOTE:
ALL EXTERIOR DOORS SHALL BE NUMBERED ON EXTERIOR SIDE
REQUIRED BY THE VILLAGE OF GERMANTOWN FIRE DEPARTMENT.

NOTE:
ALL WINDOWS SHALL BE LOW "E" COATED BRONZE-GRAY TINTED 1" INSULATED GLAZING SET IN THERMALLY BROKEN "CLEAR" ANODIZED ALUMINUM WINDOW FRAMES WITH ACCENT METAL WHERE REFERENCED ON THE ELEVATIONS SHALL MATCH "CLEAR" COLOR. SPANDREL GLASS SHALL BE "BRONZE" TO COMPLEMENT VISION GLASS. U - VALUE / FACTOR - .29 WITH SH GC - .41

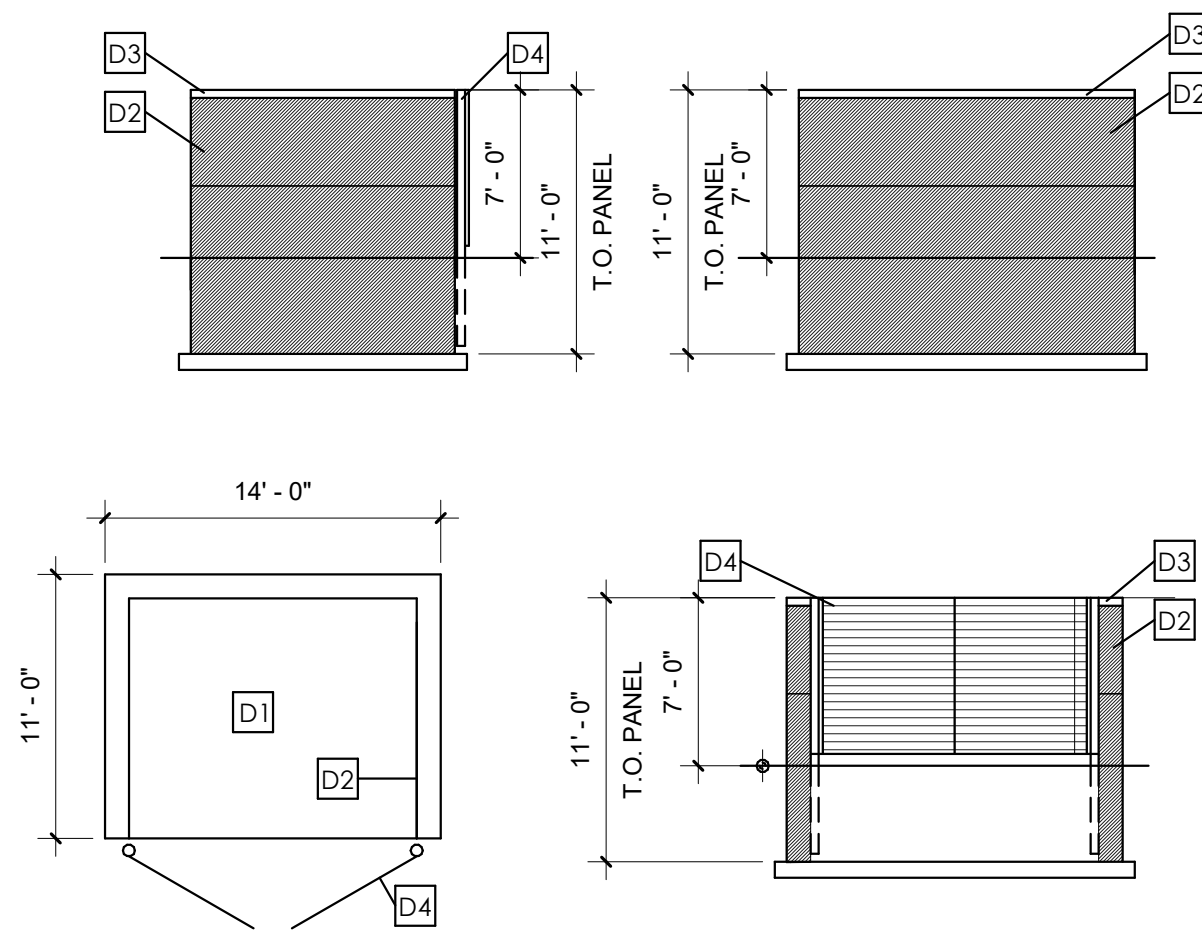
WINDOW TYPE NOTES:
SEE WINDOW TYPES ON SHEET A5.2 FOR INFORMATION ON SPECIFIED WINDOWS.

KEYNOTE LEGEND ELEVATION

MARK	ELEVATION CODED NOTES
E01	PRE FINISHED METAL 24 GA. GRAVEL STOP COLOR SHALL BE "CLEAR ANODIZED FINISH".
E02	PRE FINISHED METAL 24 GA. METAL CAP/COPING FINISH COLOR SHALL BE "CLEAR ANODIZED FINISH".
E04	PRE FINISHED METAL 24 GA. METAL CANOPY AND SOFFIT FINISH COLOR SHALL BE "GREY FINISH" AS INDICATED ON ELEVATIONS.
E05	FIXED AND THERMALLY BROKEN PRE FINISHED ALUMINUM FRAMED AND 1" INSULATED LOW-E TINTED CLERSTORY WINDOWS UNITS.
E06	FIXED AND THERMALLY BROKEN PRE FINISHED ALUMINUM FRAMED AND 1" INSULATED LOW-E TINTED STANDARD WINDOWS UNITS - VISION.
E07	FIXED AND THERMALLY BROKEN PRE FINISHED ALUMINUM FRAMED AND 1" INSULATED LOW-E TINTED STANDARD WINDOWS UNITS - SPANDREL.
E08	FIXED AND THERMALLY BROKEN PRE FINISHED ALUMINUM FRAMED AND 1" INSULATED LOW-E TINTED STANDARD WINDOW AND ENTRY UNITS.
E09	3'-0" x 7'-0" INSULATED AND PAINTED GALVANIZED HOLLOW METAL DOOR AND FRAME WITH ADA HARDWARE - PAINTED TO MATCH ADJACENT WALL COLOR (PROVIDE HEAD RAIN TRIM).
E10	9'-0" x 10'-0" INSULATED FACTORY PRE FINISHED "WHITE" STEEL OVERHEAD DOOR AND FRAME WITH WEATHER-SEAL - PRE FINISHED COLOR TO COMPLEMENT OFF WHITE COLOR OF WALL COLOR. NOTE PROVIDE FULL PANEL VISION LITES. PROVIDE 6" DIA x 3'-6" H PAINTED STEEL BOLLARDS, DOCKSEALS AND SHELTERS TO BE CONFIRMED BY BRIOHN BASED ON TENANTS REQUIREMENTS PRIOR TO INSTALLATION (PROVIDE RAIN GUARD).
E11	14'-0" x 14'-0" INSULATED FACTORY PRE FINISHED "WHITE" STEEL OVERHEAD DOOR AND FRAME WITH WEATHER-SEAL - PRE FINISHED COLOR TO COMPLEMENT OFF WHITE COLOR OF WALL COLOR. NOTE PROVIDE FULL PANEL VISION LITES. PROVIDE 6" DIA x 3'-6" H PAINTED STEEL BOLLARDS.
E12	PRE FINISHED METAL ACCENT BAND "COLOR TO MATCH COLOR KEY".
E13	PAINTED WINDOW ACCENT - LIGHT GREY.
E14	TRASH ENCLOSURE SIDEWALLS TO BE CONSTRUCTED OF PAINTED POURED AND REINFORCED 12" CONCRETE WALLS OR PAINTED PRE-CAST CONCRETE 10" WALLS "PAINT FINISH TO MATCH OFF WHITE OF MAIN BUILDING WALLS AS INDICATED ON ELEVATIONS". REFER TO STRUCTURAL DRAWINGS AND DETAIL 5/A5.1.
E15	FREE STANDING TRASH ENCLOSURE SIDEWALLS TO BE CONSTRUCTED OF PAINTED POURED AND REINFORCED 12" CONCRETE WALLS OR PAINTED PRE-CAST CONCRETE 10" WALLS "PAINT FINISH TO MATCH OFF WHITE OF MAIN BUILDING WALLS AS INDICATED ON ELEVATIONS". REFER TO STRUCTURAL DRAWINGS AND DETAIL 5/A5.1.
E16	FDG FIRE DEPARTMENT CONNECTION AND ALARM AS REQUIRED BY GERMANTOWN FIRE DEPARTMENT.
E17	FREE STANDING POURED IN PLACE AND REINFORCED 12" CONCRETE WALLS EXTENDS TO 3'-6" OFF THE FINISH FLOOR FLANKING LOADING DOCK AREA WHERE SHOWN ON FLOOR PLAN.
E18	TYPICAL FOR - BUILDING WALLS SHALL BE CONSTRUCTED OF 10" INSULATED AND PAINTED PRE-CAST CONCRETE WALL PANELS "PAINT FINISH SHALL BE THREE COLORS WITH THE MAIN FIELD COLOR - OFF WHITE WITH THREE ACCENT COLORS AS INDICATED ON ELEVATIONS.
E19	TYPICAL FOR - BUILDING WALLS SHALL BE CONSTRUCTED OF 10" INSULATED AND PAINTED PRE-CAST CONCRETE WITH 1 1/2" REVEALS AS INDICATED ON ELEVATIONS".
E20	PARAPET WALLS LOCATED BEYOND, FULL HEIGHT RUBBER MEMBRANE FLASHING REFER TO SECTIONS / DETAILS REFERENCED).
E21	MECHANICAL LOUVER (SIZE TO FIT IN TYP. WINDOW ROUGH OPENING) - COORDINATE WITH MECHANICAL LOUVERS TO BE SELF DRAINING.
E22	APPROXIMATE LOCATIONS OF PRE-FINISHED METAL ESCUTCHEON (LAMBS TONGUE STYLE) SECONDARY ROOF DRAINS AND COVERS.
E23	PROVIDE KNOX BOX - VERIFY LOCATION WITH FIRE INSPECTOR PRIOR TO INSTALLATION.
E24	PROVIDE ALARM (HORN / STROBE).

DUMPSTER ENCLOSURE CODED NOTES:

- D1 6" THICK CONCRETE REINFORCED FLOOR SLAB ON COMPACTED GRAVEL BASE.
- D2 PRECAST WALL PANELS DOWN TO FOOTING, FINISH AND COLOR TO MATCH BUILDING
- D3 REFINISHED METAL COPING. (24 GA.) COLOR: TO MATCH WALL COLOR
- D4 HORIZONTAL COMPOSITE SLATS ON GALVANIZED STEEL GATE FRAME. SLAT COLOR: GREY TO MATCH WALL COLOR. PROVIDE GALVANIZED SUPPORT POSTS.

5 TRASH ENCLOSURE
18" = 1'-0"

THE PROPOSED COMMERCIAL NON-RESIDENTIAL BUILDING TO BE LOCATED IN CLIMATE ZONE 6 (PER IECC SECTION 502) PER TABLE 502.2 (1). BUILDING ENVELOPE REQUIREMENTS - OPAQUE ASSEMBLIES.

ROOFS - PROPOSED ROOF INSULATION ENTIRELY ABOVE DECK R-20ci REQUIRED AND R-25ci PROVIDED MEETS OR EXCEEDS CODE MINIMUM.

WALLS ABOVE GRADE PROPOSED EXTERIOR WALL - MASS (PRECAST INSULATED CONCRETE) R-13.3ci REQUIRED AND R-15.37ci PROVIDED MEETS OR EXCEEDS CODE MINIMUM.

SLAB-ON-GRADE FLOORS - PROPOSED UNHEATED SLABS R-10 FOR 24 INCHES BELOW REQUIRED AND R-10 FOR 24 INCHES OR MORE PROVIDED MEETS OR EXCEEDS CODE MINIMUM.

PER TABLE 502.3 BUILDING ENVELOPE REQUIREMENTS: FENESTRATION
VERTICAL FENESTRATION (40% MAXIMUM ALLOWED ABOVE GRADE) 10.32% ACTUAL PROVIDED. REQUIRED U-FACTOR .40; ACTUAL PROVIDED .29 AND SHGC .41

PER 2015 IECC:

C402.5 AIR LEAKAGE THERMAL ENVELOPE.
PROPOSED BUILDING COMPLIES.

C402.5.1 AIR BARRIER PER C402.5.1.2.1 MATERIALS SEE EXCEPTION 13 CAST-IN-PLACE AND PRECAST CONCRETE.
PROPOSED BUILDING COMPLIES.

C402.5.2 AIR LEAKAGE FENESTRATION SEE EXCEPTION 1. FIELD FABRICATED FENESTRATION ASSEMBLIES THAT ARE SEALED IN ACCORDANCE WITH SECTION C402.5.1.
PROPOSED BUILDING COMPLIES.

C402.5.3 ROOMS CONTAINING FUEL - BURNING APPLIANCES EXCEPTION 1. DIRECT VENT APPLIANCES WITH BOTH INTAKE AND EXHAUST PIPES INSTALLED CONTINUOUS TO OUTSIDE.
PROPOSED BUILDING COMPLIES.

C402.5.4 DOORS AND ACCESS OPENINGS TO SHAFTS, CHUTES, STAIRWAYS AND ELEVATOR LOBBIES.
NOT APPLICABLE TO PROPOSED BUILDING.

C402.5.5 AIR INTAKES, EXHAUST OPENINGS, STAIRWAYS AND SHAFTS. IF REQUIRED TO BE DAMPERED.
PROPOSED BUILDING COMPLIES.

C402.5.6 LOADING DOCK WEATHER SEALS TO BE PROVIDED FOR LOADING DOCK DOORS.
PROPOSED BUILDING COMPLIES.

C402.5.7 VESTIBULES EXCEPTION 2. DOORS NOT INTENDED TO BE USED BY THE PUBLIC, SUCH AS DOORS TO MECHANICAL OR ELECTRICAL EQUIPMENT ROOMS, ON INTENDED SOLELY FOR EMPLOYEE USE. EXCEPTION 4 DOORS THAT OPEN DIRECTLY FROM A SPACE LESS THAN 3,000 SQUARE FEET IN AREA. EXCEPTION 6 DOORS USED PRIMARILY TO FACILITATE VEHICULAR MOVEMENT OR MATERIAL AND ADJACENT PERSONNEL DOORS.
PROPOSED BUILDING COMPLIES.

C402.5.8 RECESSED LIGHTING.
NOT APPLICABLE TO PROPOSED BUILDING.