MEETING:	**REGULAR MEETING OF THE PLAN COMMISSION**
DATE & TIME:	**Monday, March 9, 2026 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. **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 four (4) minute period per person with a time extension granted at the discretion of the Chairperson. Be advised that there may be limited discussion of the information received but no action will be taken under public comments.) Comments that may be injurious to village personnel or other individuals will not be allowed.*

IV. **MEETING MINUTES:**

A. PC Minutes 2-9-26

V. **NEW BUSINESS:**

A. Kevin H. Behnke, Property Owner and Agent for Apple Works Winery, W179 N12536 Fond du Lac Avenue - Application to amend the conditions of approval in Conditional Use Permit (CUP) No. 05-2022 that apply to the operation of the Apple Works Winery LLC, including the expansion of the hours of operation and uses to allow a morning coffee shop from 7:00am to 11:0am. (PUBLIC HEARING & ACTION)

B. Peter & Donna Maniaci, Property Owners. Conditional Use Permit (CUP) application to convert/expand an existing detached accessory structure (garage) into a "Mother-In-Law Suite" accessory dwelling unit and modify the provisions under Section 17.08(64) of the Zoning Code, for property located at W213N11111 Appleton Avenue. (PUBLIC HEARING & ACTION)

C. Virtus Development LLC, Agent for District One LLC, Property Owner W140 N10363 Fond du Lac Avenue (GTNV 351-965001 & GTNV 351-965002); Site Plan Application for a 4-unit Multi-Family Townhouse and 33-Stall Parking Lot. (ACTION)

D. Karen Dodge, Agent for MGAC Properties, LLC, Property Owner; Germantown Animal Hospital N112 W16017 Mequon Road; Sign Application for monument signage. (ACTION)

E. Village of Germantown Community Development Department - Proposed Text Amendments to Section 14 (Building) and Section 17 (Zoning) of the Village of Germantown Municipal Code. (PUBLIC HEARING AND ACTION)

F. Village of Germantown Community Development Department - Single-Family vs. Multi-Family Housing Definitions & Ratio Policy. (DISCUSSION)

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 hereby given that a possible quorum of other boards, committees, and/or commissions may attend this meeting to gather information about an item over which they have decision-making responsibility. This may constitute a meeting of these bodies per State ex rel. Badke v Greendale Village Board, even though these bodies will not take formal action at this meeting.

MEETING:	**REGULAR MEETING OF THE PLAN COMMISSION**
DATE AND TIME:	**Monday, February 9, 2026 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.*

II. **ROLL CALL:**

Committee Members Warren, Shadid, Tarantino, Williams and Ewert were all present. Committee Members Soderberg and Henk were absent excused. Also present were Community Development Director Retzlaff, Associate Planner Yanke and Administrative Coordinator Remich (both via Webex).

Motion: Appoint Trustee Warren as Chairman Pro Tem
Motioned By: William Shadid
Seconded By: Josh Tarantino
Yes: Robert Warren, William Shadid, Robert Williams, Josh Tarantino, Russell Ewert
No: None
Abstain: None
Motion Passed (Yes 5, No 0, Abstained 0)

III. **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 four (4) minute period per person with a time extension granted at the discretion of the Chairperson. Be advised that there may be limited discussion of the information received but no action will be taken under public comments.) Comments that may be injurious to village personnel or other individuals will not be allowed.*

Citizens that spoke included:
Melanie Smythe who lives on Cedar Lane.
Sarah Larson who lives on Butternut Road.

IV. **MEETING MINUTES:**

A. PC Minutes 1-12-26

Motion: Approve as presented
Motioned By: William Shadid
Seconded By: Josh Tarantino
Yes: Robert Warren, William Shadid, Robert Williams, Josh Tarantino, Russell Ewert
No: None
Abstain: None
Motion Passed (Yes 5, No 0, Abstained 0)

V. NEW BUSINESS:

A. Premier Real Estate Management, LLC, Agent for Victory Place, LLC, Property Owner. Application for Rezoning 6.87 acres from the I: Institutional Zoning District to the Rm-2: Multiple-Family Residential Zoning District for a 48-unit multi-family residential development located on Fond du Lac Avenue and Crimson Road (approximately W140 N9889 Fond du Lac Avenue) in the Victory Center Corridor. (PUBLIC HEARING & ACTION)

Director Retzlaff reviewed the history of multifamily proposals that have been brought to the Plan Commission for this location, with the last one being in 2024 which was denied due to the density. Retzlaff gave a brief summary of the current proposal and stated that this plan is consistent with the 2050 plan for the Victory Center Corridor and is an acceptable use. Retzlaff introduced Emily McFarland and Josh Kenitzer from PRE/3 Development. McFarland went over the background of PRE/3 and gave a review of their proposal and layout, which included four, 12-unit buildings totaling 48 homes each with 2-bedrooms and bathrooms, an attached garage with an onsite management office. The entrance to the development will be off Fond du Lac Avenue. Their goal is to begin construction in 2026 with home rentals to begin by the Fall of 2027. The density of the proposed project is in the 6.8/acre range, which is lower than the allowed density. Retzlaff went over the Village's housing ratio, financial and school district impacts and the potential for a bicycle/walking path through the development. He also stated that the Crimson Road extension if not critical to the local road system and could be abandoned.

Chairman Warren opened the Public Hearing at 7:08pm.
Residents that spoke included:
Jo Landry who lives on Knollcrest Circle was against the proposal due to the increased traffic, crime, noise and thinks property values will go down.
Todd Steiner who lives on Fond du Lac Avenue was against the proposal because he doesn't want any rentals, only owner-occupied homes.
Kim Glasshof who lives on Amber Drive is also against the proposal for the same reasons as Todd Steiner.
Chairman Warren closed the Public Hearing at 7:20pm.

Discussion Followed.
Plan Commission members' were positive about the lower density, private roads, walking path, onsite management and enhanced landscaping. Retzlaff stated that there is no Village ordinance that mandates only owner-occupied developments are allowed. And he stated that no other types of development for this property have been brought forward to the Plan Commission other than multifamily in years. McFarland stated they submitted references, and they have similar products in many of our surrounding communities. They encourage residents to drive by those developments and reach out to those references. Kenitzer stated they maintain all their properties and do not outsource their property management. Tenants are signed to 12-month leases and continue with month-to-month after that, a security deposit is required, and they perform background and criminal checks on prospective tenants. Commissioners feel that multifamily is an important part of a healthy community, single family housing in this corridor just doesn't work.

Staff recommends approval of this request to rezone the 7-acre Victory Place LLC property from the I: Institutional to the Rm-3: Multi-Family Residential Zoning District for purposes of developing a 48-unit multifamily residential community subject to the following conditions:

1. The final arrangement of buildings, parking, access and internal circulation, stormwater management facilities, public & private utilities, landscaping & lighting, sidewalks, pedestrian paths, and other amenities, the final number, density, and type of buildings and dwelling units, building architecture and materials, emergency vehicle access, and all other features of the development will be determined through the site development and building plan review and approval process. Detailed site development and building plans shall be submitted for review and approval by the Plan Commission pursuant to Section 17.43 of the Zoning Code prior to the issuance of any permits authorizing construction. Said plans shall be generally consistent with the Proposed Site Plan dated December 16, 2025, and conceptual elevations and renderings submitted in the rezoning application in terms of the number and layout of buildings and dwelling units, architecture and materials, access intersection and internal street layout.
2. A certified survey map (CSM) is required to combine the two parcels that comprise the Victory Place LLC property (GTNV_354978 & 354963) and memorialize the right-of-way vacation of Crimson Road through and adjacent to the property. Said CSM shall be submitted for Village approval prior to or concurrent with Site Development & Building Plan approval.
3. If the Village does not require the developer to construct the Crimson Road extension to Fond du Lac Ave/STH145 and agrees to vacate the Crimson Road right-of-way through the property, the developer shall:
    - Work cooperatively with the Village and pay all costs associated with said right-of-way vacation;
    - Accommodate any/all utility connections deemed necessary by the Village to/from the existing segment of Crimson Road;
    - Provide emergency access to/from the existing Crimson Road at the southwest corner of the property if deemed necessary by the Village as part of the site development and building plan approval process. The design of said emergency access to be reviewed and approved by the Village Engineer in cooperation with the Village Fire Department;
    - Include in the detailed site development plans a pedestrian/bicycle path to be installed along the southern property line starting at the existing Crimson Road segment west of the PRE/3 property and then across and through the multifamily development to connect to the required sidewalk along the west side of Fond du Lac Avenue. The design of said pedestrian/bicycle path to be reviewed and approved by the Village Engineer in cooperation with the Village Parks & Recreation Department;
4. As deemed necessary through the site development and building plan approval process, the developer will be required to enter into a Development Agreement with the Village pursuant to section 17.43 of the Zoning Code to address the responsibility for and timing of public and private improvements, including but not limited to the installation of water and sewer utilities, landscaping and street

trees, storm water management facilities, roadway & intersection improvements, pedestrian path & sidewalk, and any other provision(s) deemed necessary by the Village. Unless otherwise provided for in the Development Agreement, all development shall meet and comply with all applicable Village Code requirements and design standards for public improvements, including the construction of sidewalk adjacent to and the full length of property frontage along Fond du Lac Avenue.

5. Fond du Lac Avenue/STH 145 is under WisDOT access jurisdiction. A traffic impact analysis (TIA) shall be prepared to assess potential traffic impact on the abutting street system and the potential need for intersection improvements on Fond du Lac Ave/STH145. Said TIA to be prepared and submitted prior to or concurrent with Village Site Development & Building Plan review.

Motion: Approve as presented
Motioned By: William Shadid
Seconded By: Josh Tarantino
Yes: Robert Warren, Robert Williams, Josh Tarantino
No: William Shadid, Russell Ewert
Abstain: None
Motion Passed (Yes 3, No 2, Abstained 0)

B. Bradley Jansen, Agent and Prospective Owner for Rao Farms, LLC, Property Owner. Application to amend/transfer Conditional Use Permit No. 6-12 for the "Operation of a Commercial Stable and Horse Boarding Facility" pursuant to Section 17.13(2)(jj) of the Village Zoning Code from property located at N136W21238-21342 Bonniwell Road. (PUBLIC HEARING & ACTION)

Director Retzlaff stated that Brad Jansen, the applicant and prospective owner of the property, has applied for a CUP to allow the operation of a commercial stable and horse boarding facility at the location. Although the write-up included in the packet indicated this is a transfer of an existing CUP that was issued for the same use back in 2012 to the current owner, the Village will actually be issuing a new CUP to the applicant if approved as the existing CUP had a condition that it's non-transferable. The only change from the existing operation proposed by the applicant under a new CUP is an increase in the maximum number of horses allowed to be kept on site, from 12 to 18 horses for the commercial operation.

Chairman Warren opened the Public Hearing at 8pm.
No residents came forward to speak.
Chairman Warren closed the Public Hearing at 8:01pm.

Staff recommends approval of a Conditional Use Permit to allow for the operation of a commercial stable and horse boarding facility at N136W21238-21342 Bonniwell Road, subject to the following conditions:

1. The uses and activities allowed on the property shall be limited to those uses and activities specified in the Conditional Use Permit (CUP) application documents received January 5, 2026. Days and hours of operation shall be limited to those specified in the CUP documents submitted to the Village.

2. The total number of horses allowed to be kept on site at any one time that are not owned by the property owner shall not exceed eighteen (18). Hours of operation shall be Monday to Sunday 7AM– 7PM.
3. All manure shall be disposed of in a manner that does not create a nuisance affecting adjacent and/or nearby property owners. The spreading of manure on site or on adjacent land shall be in accordance with accepted practices and all applicable DNR regulations.
4. The owner/operator is responsible for reporting any significant changes in the type, intensity, amount, or location of the land uses and activities, days and hours of operation, size or location or other operational characteristics of said uses and activities authorized under this CUP to the Village Zoning Administrator.
5. If the use, activities and/or operation subject of this permit fall out of conformity with the conditions herein, or, where there is a change in the nature, character, intensity or extent of the activities or uses which cause problems or harmful effects that were not anticipated at the time of approval of this CUP, the Conditional Use Permit (CUP) may be modified or terminated by the Village Board by the amendment to or addition of conditions after public hearing thereon.
6. All temporary and permanent exterior signs require a permit and shall comply with all current sign regulations. Off-premises advertising and directional signage is regulated by the Village and requires a permit if/when allowed.
7. All future site improvements, including all building, parking area, landscaping, stormwater management facilities, signage, exterior lighting, and any other improvements made to or on the property that are necessary for the land uses and activities authorized under this CUP shall be submitted for review and approval by the Village through the Zoning Permit or Site Plan application process as determined by the Village Zoning Administrator. If required, Site Plan review and approval will include Plan Commission review and approval.
8. Pursuant to Section 17.47 of the Zoning Code, if the Village observes and/or receives complaints regarding negative impacts associated with and/or created by business-related activities conducted on the property, including but not limited to noise, dust or other airborne materials, the Property Owner/Operator shall work with the Village to identify the source of such impact(s), evaluate alternative mitigation measures, and implement a mutually-agreeable solution to mitigating the impact(s).
9. This Conditional Use Permit (CUP) shall be non-transferable. In the event there is a change in the owner/operator of the commercial stable and horse boarding facility for which this CUP was issued, this CUP shall become null and void. If the owner/operator wants to operate a commercial stable and horse boarding facility, a new CUP would have to be obtained pursuant to Sections 17.13 and 17.42 of the Zoning Code to operate said business from this property.

Motion: Approve as presented
Motioned By: William Shadid
Seconded By: Josh Tarantino
Yes: Robert Warren, William Shadid, Robert Williams, Josh Tarantino, Russell Ewert
No: None

Abstain: None
Motion Passed (Yes 5, No 0, Abstained 0)

C. Lisa Burck, Innovative Signs, Agent for Truck Country of WI, Inc. property owner; N128 W21795 Holy Hill Road; Sign Application for wall and monument signage. (ACTION)

Director Retzlaff reviewed the sign proposal for wall and monument signage, including a monument sign on the southwest corner of the property along the highway as well as multiple wall signs. The proposed wall signs are code compliant. There is a provision in the zoning code that provides for taller monument signs due to topographical challenges, allowing up to a maximum height of 75' but cannot be more than 25' higher topographically than the highest roadway within 200' of the sign location. The overall size can be increased up to 144' sqft per side or 288' sqft on all sides. This property sits very low, so this sign would need to be taller to be seen from the freeway, but cannot be higher than the elevation of the nearby off-ramp. They are requesting an increase in height of the sign from 10' to 50'. There are six criteria for discretionary allowances to be used by the Plan Commission to determine allowance. Retzlaff introduced Jamie Dieman and Brian Harrigan with Innovative Signs, who stated that they proposed the taller monument sign due to the site and visibility for truck traffic. Retzlaff stated that within 200' of this proposed sign is the Hwy 41 off ramp and that elevation is 975'. The code states that you can't be 25' higher than that top elevation and the proposed sign is at 999', so it is allowable. You won't be seeing a large portion of that sign, you will see the top sections and maybe 1 or 2 of the lower support sections.
Discussion Followed. Concerns included the brightness and timing on the digital portion of the sign and whether the sign meets all six (6) criteria specified in the Village code that would allow for the Plan Commission to approve.

Staff recommends approval of the proposed wall and monument sign package for Truck Country USA located at N128W21795 Holy Hill Road, subject to the following conditions:

1. The Plan Commission determines that the criteria under Section 17.50(g) are or can be met by the Truck Country sign proposal.
2. The Plan Commission determines that the proposed monument sign base, comprised of two pylons covered with aluminum shrouds, are code compliant and acceptable.
3. Applicant/owner shall obtain an electrical permit(s) from Building Inspection Services prior to sign installation.
4. Owner shall provide information required under 17.46(7)(h) and necessary to determine compliance with the electronic message center operational requirements.

Motion: Approve as presented
Motioned By: William Shadid
Seconded By: Russell Ewert
Yes: Robert Warren, William Shadid, Josh Tarantino, Russell Ewert
No: Robert Williams

Abstain: None
Motion Passed (Yes 4, No 1, Abstained 0)

D. Status Report on Village Center District Community Engagement Program (CEP)

Director Retzlaff updated the Plan Commission on the Village Center District Community Engagement Program. He stated that SRF gave a presentation of the engagement program to the Village Board on Feb. 2nd and one major change was made to the timeline, extending it out 1 month into July to allow for one of the pop-up events being held on July 4th. The program will include one community online and hard copy survey, an interactive mapping portal that will allow people to view and comment on various aspects of the project, a dedicated project website, email and social media postings and notifications along with traditional press releases, two focus group meetings with interest groups and two pop-up events. The Village Board also received a schedule of items that could be added as time goes on throughout the process. No additions were made but if we get to the point where we think we want to add another pop-up event or survey, we can do so. The original scope was to focus on the three properties already owned by the Village, but they voted to expand the scope to include the west main street properties. We will keep the Plan Commission apprised as we move forward on progress and activities.

VI. ANNOUNCEMENTS:

None.

VII. ADJOURNMENT:

Chairman Warren adjourned the meeting at 9:09pm.

CONDITIONAL USE PERMIT AMENDMENT

3/9/26 Plan Commission Meeting

Apple Works Winery LLC / Kevin Behnke

Planning & Zoning Report **Germantown, Wisconsin**

Summary

Kevin Behnke, property owner, is requesting approval of an amendment to Conditional Use Permit #05-22 to: remove CUP transfer restriction, allow the sale & service of hard liquor, expand the hours of operation, expand the hours for indoor music; remove the external sound monitoring requirement, and allow the tasting room to be used as a morning coffee shop from 7:00 to 11:0am daily on the 10.8 acre Apple Works Winery property located at W179 N12536 Fond du Lac Avenue.

Location: W179 N12536 Fond du Lac Avenue

Property Owner: Kevin Behnke
W179 N12536 Fond du Lac Avenue
Germantown, WI 53022

Current Zoning: A-2: Agricultural

Adjacent Land Uses		Zoning
North	Residential	Rs-1
South	Agricultural	A-1
East	Residential	Rs-1
West	Agricultural	A-1

Background

The original Apple Works Orchard was an early version of an "agri-tourism" operation that started in the early 1990's through 2000 that included the on-site sale of apple products, pumpkins, Christmas trees and other locally produced crafts and baked goods. Kevin Behnke purchased the property in 2002 and began restoring the property and buildings. In 2002, Behnke was granted a conditional use permit (CUP #12-02) for vehicle, boat, and equipment storage from the three (3) accessory buildings on the property. In 2004, the property was divided with a 15-acre portion rezoned for residential development with three (3) dwellings since constructed.

In 2013, CUP #01-13 was granted to Behnke for the operation of a winery and tasting room on the property with the intent that it would, once again, become a local agri-tourism operation. The current winery comprised of a 1,585 sqft tasting room/retail store, 2,880 sqft barn for events, and an outdoor patio permitted to operate 7 days per week.

In 2020, Behnke proposed an amendment to CUP #01-13 to expand the winery operation to include an event venue. The proposal included the following site and building improvements that would be added to the operation and CUP:

- Renovate Existing 2,880 sqft barn into wedding & event venue
    - 1536-square foot addition, a 512-square foot covered drive-through, and a 256-square foot enclosed entry to be added to the existing building
    - Catering Prep Kitchen
    - Indoor restrooms
    - Overhead garage doors on north and east elevations
    - Sound Safe Acoustic Barrier to be installed in the banquet hall walls
- Construct 35-50 vehicle gravel parking lot
    - installed north of outdoor patio and existing tasting room building
    - possibly paved in future

Although the proposed amendment received a positive recommendation from the Plan Commission subject to ten (10) conditions, the CUP request was denied by the Village Board in February, 2021 (meeting minutes attached).

In 2022, CUP #01-13 was amended and re-approved under CUP #05-22. The amendments approved at that time include:

- Expanded hours of operation for winery activities from 10:00am-9:00pm to 10:00am-11:00pm (2 extra hours in the evening);
- Expanded the winery operation to include a renovated 2,880 sqft barn with seating capacity up to 125 persons;
- Allow construction of a 35-50 vehicle gravel parking area north of the outdoor patio and tasting room building;
- Allow conversion of the existing dwelling on property into a "bed & breakfast" short-term rental (concurrent with construction of a new and separate single-family dwelling on the property for the owner).

Proposal

At this time, Behnke is requesting approval of six (6) amendments to Conditional Use Permit #05-22 that include the following:

1. Delete Condition #11 that restricts transferability of the CUP to only family members;

2. Delete Condition #12 that prohibits the sale or service of hard liquor without first obtaining approval from the Village to amend the CUP;

3. Condition #16. Expand the hours for indoor music in the Tasting Room & Barn:
    a. Current: 12:00pm to 6:00pm Sunday to Thursday &
       12:00pm to 10:00pm Friday & Saturday
    b. Proposed: 10:00am to 10:00pm Sunday to Saturday

4. Condition #17. Expand the hours of operation for winery activities:
    a. Current: 10:00am to 9:00pm Sunday to Thursday &
       10:00am to 11:00pm Friday & Saturday
    b. Proposed: 6:00am to 11:00pm Sunday to Saturday

5. Delete Condition #18 that requires installation and operation of a sound monitoring system at all times when the winery is operational.

6. Add use of the Tasting Room as a “morning coffee shop” to the list of permitted activities with hours of operation from 7:00am to 11:00am daily.

Staff Comments

General Comments

Although “winery” is not specified in the A-2 District as either an allowable or conditional use, the Apple Works Winery operation was processed and approved with under the conditional use permit provisions as an “unspecified use” specified in Section 17.07(3)(a)2. of the Zoning Code:

> ***17.07(3)(a)2. Unclassified or Unspecified Uses.***
> *Unclassified or unspecified uses may be permitted by the Plan Commission, provided that such uses are similar in character to the principal uses permitted in the district. If the Plan Commission determines that an unclassified or unspecified use is similar in character to a conditional use specified for that zoning district, the unclassified or unspecified use will require review and approval by both the Plan Commission and the Village Board in accordance with the procedures established in section 17.42 of this chapter [i.e. the Conditional Use Permit requirements].*

The “bed & breakfast” short-term rental is specifically listed as a conditional use in the A-2 District. Therefore, it was processed as a conditional use permit but incorporated into one overall condition use permit CUP #05-22; copy attached).

Given the history of this property and popularity of the winery operation, the proposed amendments constitute an expansion of the operation that is a characterized by Behnke as being necessary to remain competitive and meet current market changes and trends. As was the case in 2022 when the last amendments were approved, staff supports this operation because it is consistent with the overall desirability of agri-business and tourism uses in the Village's Rural Preservation District as expressed in the 2050 Comprehensive Plan. As far as staff is concerned, the underlying issue or question at hand is: to what extent should the overall operation be allowed to expand in terms the hours of operation, uses and activities allowed, and how much of the property is involved in the operation? At what point, if any, does the operation become too much or too big to remain compatible with the surrounding properties and rural character?

With that said, staff continues to have concerns regarding the compatibility of an expanded winery and large event space with the surrounding residential properties to the east and north. In 2013, commitments were made to the neighbors that the winery operation would be quiet, serve no hard alcohol, and only operate until 9:00pm. Although initially denied in 2020, the approved amendments in 2022 expanded the hours of operation, expanded the "footprint" of the overall operation by adding the renovated barn for larger events, adding additional parking spaces, and adding a short-term rental "bed & breakfast" option, has changed the character of the winery operation. As the winery operation expands in terms of operational hours, activities allowed, and overall footprint on the property, the type and number of events and patrons will be greater and more diverse. All of which has the potential for increased negative impacts on the surrounding neighborhood, e.g. noise, traffic.

Condition #11 (CUP Transferability)

This condition was added in 2022 when the CUP was last amended. Limits on the transferability of CUP's is a relatively new concept that started sometime around the Year 2000 but is/was not been included in all CUPs approved since then. In those instances where a condition limiting/prohibiting the transfer of A CUP has been included, it's generally been for those CUP's that involve an operation that, while said operation was considered acceptable under the specific terms and commitments of one operator, it may not be operated (nor acceptable) in the same manner under a different operator or owner. It has also been used where/when the operator or owner makes specific commitments that may be unique to that particular operator (e.g. voluntarily deploying a sound level metering system). Prohibiting and/or limiting the transferability of a CUP is one way in which the Village can ensure the operation continues to operate as committed to by the original operator when the CUP was initially granted.

With respect to the granting of conditional use permits, Wis. Stats. Section 62.23(7) generally provides that, once issued, a CUP runs with the land except that a municipality may include conditions of approval that specify the terms or conditions under which a CUP becomes invalid, such as upon the sale of the business or property for which the CUP was granted.

With that said, Staff agrees that a modification to the wording may be in order to address the owners concern regarding the substantial and long-term (and possibly generational) investment this type of operation involves while providing the Village the assurance that the operation would continue operating as permitted in the event of a sale of the property and/or Apple Works Winery operation. The following modifications to Condition #11 are proposed as an alternative to simply deleting this condition altogether:

11. This Conditional Use Permit shall be transferable ~~to an immediate family member only~~ provided that any change in the operator and/or property owner is reported to the Community Development Department along with any proposed changes to the operation, permitted uses & activities, and extent of the operation on the property. In the event there are any changes, Village staff shall work cooperatively with the new operator/owner to evaluate the need to enforce Condition #3 herein. ~~In the event there is a change in the owner/operator of the winery operation outside the immediate family, this CUP shall become null and void. A new CUP shall be required for a new owner/operator to commence operation of a winery, event venue and/or storage operation from this property.~~

Condition #12 (Sale & Service of Hard Liquor)

This condition was added to the CUP in 2022. At that time, the owner held a Class "B" Liquor License to serve beer and wine. The owner indicated that the winery may apply for a hard liquor license in the future but was not interested at that time. While Condition #12 prohibits the sale or dispensing of hard liquor, it also provides a path for the owner to obtain permission to sell and serve hard liquor that includes obtaining an amendment to the CUP first and prior to obtaining the necessary liquor license.

Since 2022, the process for obtaining liquor licenses for wineries has changed. Liquor licenses for wineries are obtained directly from the Department of Revenue (DOR) and no longer through the Village Clerk's Office. The owner indicates that he went ahead and obtained a full-service liquor license from the DOR back in July, 2024, before his Village-issued license expired. While the owner acted prematurely when obtaining a license from the DOR before seeking an amendment to the CUP, he is now requesting that the CUP be amended to allow the sale of hard liquor as part of the winery operation.

Condition #16 (Indoor Music Hours) & Condition #17 (Winery Hours of Operation)

Proposed revisions to the hours allowed for indoor music extend the current time period by additional 6 hours each day Sunday to Thursday (morning and evening) and an additional 2 hours each day Friday and Saturday (morning only). Similarly, proposed revisions to the overall hours of operation extend the current time period an additional 6 hours each day Sunday to Thursday (morning and evening) and an additional 4 hours on Friday and Saturday (morning only). As expressed earlier, staff's concern with these proposed amendments is that the extended hours have the potential for negative impacts on the surrounding neighborhood, e.g. noise, traffic, that are greater in the amount and/or spread out over a longer period of time.

Condition #18 (Sound Level Monitoring System)

With respect to the issue of increased sound levels (i.e. noise impact), to address the public comments about noise that were received by the Plan Commission and Village Board when previous amendment proposals were denied in 2021 and then approved in 2022, Behnke took proactive steps to address potential noise impacts.

First, Behnke agreed to restrict outdoor music and other entertainment to the outdoor patio area west/northwest of the tasting room building. No outdoor music is allowed from or around the renovated barn. Indoor music is allowed in the tasting room and the renovated barn.

Second, Behnke voluntarily restricted music at events to low impact acoustic-type instruments (typically a guitar) with low wattage amplifiers and PA system speakers performed by soloists or small ensembles. Pre-recorded “piped in” music is not amplified or played outdoors.

Third, Behnke installed a “NoiseAware” sound level monitoring and notification system on the property www.noiseaware.com . Sensors are mounted east of the renovated barn near the east property line near the closest residential area. In 2022, sound level data collected for a random sample of dates from June through September were provided that showed higher sound levels associated with background noise (primarily highway noise from STH145) than the sound levels measured when live music was played on a particular date. Staff’s review of the NoiseAware data provided at that time revealed that the sound level measured near the east property line on certain event dates when live music was played did not exceed a decibel level of 60dbA. These results, albeit limited, were consistent with the analysis and conclusions of the sound level analysis prepared for the Winery by Craig Schaefer, Acoustical Engineer, with Reidel & Associates. At that time, the consultant generally concluded that sound created by a music source located in or near the tasting room would be undifferentiated from the sound resulting from other background sources in the surrounding area (primarily vehicle and tire noise from STH145).

With that said, it is not unreasonable that the winery be required to implement a minimal amount/type of measures necessary to limit or mitigate potential noise impacts associated with winery activities and special events. Such measures may include limits on the days and hours music is allowed to be played, limits on the level of sound that is allowed to occur, and requirements on if and where speakers and amplifiers are allowed to be mounted and/or directed. Although the Village has general restrictions on noise disturbances that are enforced through the nuisance provisions in the Municipal Code, there are no prescribed decibel (dB) thresholds or criteria that are used to determine violations between the hours of 6:00am and 10:00pm. Because the Apple Works Winery is located in the rural area of the Village, it’s understandable that surrounding residents and property owners are concerned about and sensitive to changes in the type, timing and level of sounds created in the area. At the same time, however, different sounds that have are not typical or customary for the rural area are not automatically a public nuisance or code violation simply because those sounds are new or different for the area, particularly if they occur between the acceptable hours of 6:00am to 10:00pm.

For this reason, the continued use of a sound level system seems a reasonable cost-effective approach to monitoring the most significant concern of surrounding property owners (i.e. noise) and, in turn, be used as the basis for future enforcement action if/when deemed necessary.

According to Behnke, the sound level monitoring system that was installed back in 2022 has become antiquated and no longer supported by the manufacturer. The system has not been updated and is apparently no longer in use. Condition #18 requires a sound monitoring and notification system be installed on the property and operational at all times while the winery is operating. Apparently, this condition has not been satisfied for some period of time. Consequently, rather than update the system or install a different one, Behnke is requesting that this requirement be deleted from the CUP.

Addition of Morning Coffee Shop Use to Permitted Uses/Activities
Behnke is requesting that the list of permitted uses and activities be expanded to include a morning coffee shop that would be open from 7:00am to 11:00am Sunday to Saturday. Additional food (beyond the current frozen/pre-packaged items currently allowed to be sold) would also be sold to the extent allowed under the existing Food License issued by Washington County.

In 2022, Behnke stated that he had no intention of expanding the menu of food items served in the winery because he didn't want the business to become/include a restaurant. Behnke indicated that the catering kitchen in the barn was limited for catered events only. In support of his request, Behnke indicates that there is no desire for the business to become a full restaurant but wants flexibility serve a larger variety of food items prepared and sold on-site.

VILLAGE STAFF RECOMMENDATION

APPROVE the proposed amendments to CUP#05-2022 in part as specified below for the Apple Works Winery located at W179 N12536 Fond du Lac Avenue. Unless revised below, all existing conditions in CUP#05-2022 shall remain in full force and effect. All existing, revised, and additional conditions specified below shall be incorporated into a new CUP document recorded as a restriction on the property if approved by the Village Board:

1. Condition #11 in CUP#05-2022 shall be revised as follows:
   This Conditional Use Permit shall be transferable ~~to an immediate family member only~~ provided that any change in the operator and/or property owner is reported to the Community Development Department along with any proposed changes to the operation, permitted uses & activities, and extent of the operation on the property. In the event there are any changes, Village staff shall work cooperatively with the new operator/owner to evaluate the need to enforce Condition #3 herein. ~~In the event there is a change in the owner/operator of the winery operation outside the immediate family, this CUP shall become null and void. A new CUP shall be required for a new owner/operator to commence operation of a winery, event venue and/or storage operation from this property.~~

2. Condition #12 in CUP#05-2022 shall be revised as follows:
   The sale and dispensing of hard liquor shall be allowed on the winery premises subject to applicable Village and WI Department of Revenue licensing requirements and limitations. ~~There shall be no licensing for the sale or dispensing of hard liquor on site for business purposes. In the event the property owner would like to apply for additional liquor licensing (i.e. hard liquor license), an amendment to this Conditional Use Permit is required to be approved by the Village Plan Commission and Village Board prior to the issuance of said permit.~~

3. Condition #16 in CUP#05-2022 shall be revised as follows:
   Indoor music is allowed only in the tasting room building and the renovated barn ~~and shall be permitted~~ and only ~~between~~ during the hours from 10:00am to 10:00pm Sunday through Saturday~~12:00pm and 6:00pm only on Sunday through Thursday and from 12:00pm until 9:00pm on Friday and Saturday~~.

4. Condition #17 shall be revised as follows:
   The hours of operation for the winery shall be between 6:00am to 11:00pm Sunday through Saturday ~~10:00am and 9:00pm Sunday through Thursday, and between 10:00am and 11:00pm on Fridays and Saturdays.~~ Only clean-up type activities may take place between 10:00pm and 11:00pm ~~on Friday and Saturdays~~.

5. Condition #18 in CUP#05-2022 shall be revised as follows:
   A sound monitoring and notification system shall be installed and operational on the property during all hours of operation ~~at all times~~ while the winery is operating from the property. The owner/operator of the winery shall continuously monitor and keep records of sound levels during all hours of operation and implement whatever measures may be necessary to limit sound levels at or below 65dbA. In the event complaints are received concerning sound levels that may be in excess of 65dbA, the owner/operator shall make the sound level data collected on the date of said complaint(s) available for inspection by the Village.

6. Pursuant to Section 12.03 of the Germantown Municipal Code, and subject to the same restrictions and limitations set forth herein, the owner/operator of the winery shall obtain an outdoor entertainment permit for any outdoor music or entertainment provided on the property. *[This is a new condition recommended by staff]*

7. Use of the tasting room building and associated outdoor seating areas shall be allowed to be used as a “morning coffee shop” during the hours of 7:00am to 11:00am. The preparation and sale of food items from the morning coffee shop and winery shall be allowed subject to the terms and limitations of any food license issued by the Washington-Ozaukee County Health Department. *[This is a new condition recommended by staff]*

Village of Germantown ...Willkommen

Fee must accompany application

~~$1460~~ $1680 Paid Chk 1366 Date 1/16/26

CONDITIONAL USE PERMIT APPLICATION

Pursuant to Section 17.42 of the Municipal Code

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

1 APPLICANT OR AGENT

KEVIN H BEHNKE
W179 N12536 FOND DU LAC
GERMANTOWN, WI 53022

Phone (262) 677-1000
Fax ( )
E-Mail RELAXEDKHB@HOTMAIL.COM

PROPERTY OWNER

KEVIN H BEHNKE
W179 N12536 FON DU LAC
GERMANTOWN, WI 53022

Phone (262) 677-1857

2 TO WHOM SHOULD THE PERMIT BE ISSUED?

KEVIN H BEHNKE / APPLE WORKS WINERY LLC

3 PROPERTY ADDRESS

W179 N12536 FOND DU LAC AVE

TAX KEY NUMBER

GTNV-161-976

4 DESCRIPTION OF EXISTING OPERATION

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

SEE ATTACHED

5 DESCRIPTION OF PROPOSED OPERATION

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

CUP #05-22

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

SEE ATTACHED

6 METES AND BOUNDS LEGAL DESCRIPTION OF PROPERTY – REQUIRED

Attach pages as necessary

W179 N12536 Fond Du Lac Ave, Germantown, Wisconsin 53022
A 10.81 acre parcel being Lot 4 of Certified Survey Map No. 5843 and being a part of the NW ¼ and SW ¼ of the NE ¼ of Section 16, Township 9 North, Range 20 East in the Village of Germantown, Washington County, Wisconsin

7 SUPPORTING DOCUMENTATION:

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

8 READ AND INITIAL THE FOLLOWING:

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

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

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

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

9 SIGNATURES – ALL APPLICATIONS MUST BE SIGNED BY OWNER!

Applicant _____ 1/13/26 Date

Owner _____ 1/13/26 Date

Apple Works Winery at Behnke Estates LLC
W179 N12536 Fond Du Lac Ave
Germantown, Wisconsin 53022

For your consideration

I am submitting the Conditional Use Permit Application for modifications for your review. We have been open for almost 10 years and we feel we need to make some changes to our current CUP to be more in line with current market changes and needs so we can be more competitive with the current market conditions and trends in the community.

Proposal CUP Modifications.

Cup Item #11 This Conditional Use Permit shall be transferable to an immediate family member only. In the event there is a change in the owner/operator of the winery operation outside the immediate family, this CUP shall become null and void. A new CUP shall be required for a new owner/operator to commence operation of a winery, event venue and/or storage operation from this property.

Removal of this condition completely.
Reason: We feel that this restriction doesn't entertain the true complexity of the operation.
I voiced my concerns with this clause and the Board refused to discuss it.
I have said from the beginning that the operation of a Winery is a generational type business which is a long term operation that could outlive the original owner / founder.
The substantial financial investment and the long term aging required for most of the wines is between 3-5 years.
The operation has invested a substantial amount of cost in permits and improvements over the years and it has literally become part of the community.
How many other businesses with this type of operation have this clause?
Our original Cup #01-13 for the Winery Operation doesn't have this restriction.
Our original Cup #12-02 for the Equipment Storage doesn't have this restriction.

Cup Item #12 There shall be no licensing for the sale or dispensing of hard liquor on site for business purposes. In the event the property owner would like to apply for additional liquor licensing (i.e. hard liquor license), an amendment to this Conditional Use Permit is required to be approved by the Village Plan Commission and Village Board prior to the issuance of said permit.

Removal of this condition completely
The Village via mail, which I received on April 27th 2024, advised us that our licenses with the Village would be void as of May 1st 2024. Which was two months before the actual termination date.
Germantown said that our business information was sent to the State and we would need a state permit and not to contact the Village.
So that is the avenue we took, and the state was very helpful and we were advised that we qualified for a Retail Full Service Liquor License.
We currently hold a Full Service Retail Sales License dated July 30th 2024 to July 31st 2026.

Apple Works Winery at Behnke Estates LLC
W179 N12536 Fond Du Lac Ave
Germantown, Wisconsin 53022

We have treaded lightly with this permit as not to create any type of issues.
Remember when we first approached Germantown with opening the Winery, all the liquor licenses had been allocated.
This Full Service Retail Liquor License is a complement to our Event Space and remember we make and sell wine.
I believe that Old Germantown has a similar type of License.

Cup Item #16 Indoor music is allowed only in the tasting room building and in the renovated barn and shall be permitted between 12:00 pm and 6:00 pm only on Sunday through Thursday and from 12:00 pm until 10:00 pm on Friday and Saturday.

Modification to this restriction

Standardize indoor Music to 10:00 am to 10:00 pm in the Tasting Room and Renovated Barn

Cup Item #17 The hours of operation shall be between 10:00 am and 9:00 pm Sunday through Thursday, and between 10:00 am and 11:00 pm on Fridays and Saturdays. Only cleanup type activities may take place between 10:00 pm and 11:00 pm on Friday and Saturdays.

Modification to this restriction

Standardize hours of operation to 6:00 am to 11:00 pm for the Winery Operation and Equipment Storage
Cup #12-02 as reference

Cup Item #18 A sound monitoring and notification system shall be installed and operational on the property at all times while the winery is operating from the property.

Removal of this condition completely

We have never had a formal complaint to my knowledge since opening in 2016.
The original Monitor Business has been sold and the system needs to be updated and at this point we just do not see the need to maintain this system.
We can always shop for another system if the need arises.
Is there another business in Germantown with a lot line sound monitor service?
This system was installed to prove a point that the road noise is louder than any noise from the Winery.

New Cup Item

We currently have a Food License from Ozaukee / Washington County.
Over the last 40 years this property has had the following permits for food:
(Apple Sales, Farmers Market, Delicatessen, Bakery, Winery Events)
We want to expand the food offering available to include the following:
Morning Coffee Shop when Winery is not open. 7:00 AM to 11:00 AM
Expand our food offering per our Food License approval during open hours.

Apple Works Winery at Behnke Estates LLC
W179 N12536 Fond Du Lac Ave
Germantown, Wisconsin 53022

Both the Tasting Room and Event Space kitchens get inspected by the Germantown Fire Department (6 month) and Ozaukee / Washington County (Yearly)
We do not desire to become a full restaurant but need some flexibility to make a larger variety of what we can offer.

Google Maps

Imagery ©2026 Airbus, Maxar Technologies, Map data ©2026 50 ft

Village of

Germantown

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

01/19/2026 08:54AM PRAVINA P
001055-0029
Payment effective date 01/16/2026

MISCELLANEOUS	
CONDITIONAL USE PERMITS	
(GENCON)	
2026 GENCON	
1 @ $1680.00	$1,680.00
	$1,680.00
Subtotal	**$1,680.00**
Total	**$1,680.00**
Tenders	
CHECK	$1,680.00
Check Number1366	
Change due	**$0.00**

Thank you for your payment

CUSTOMER COPY

CUP # 05 – 22 Document No.	CONDITIONAL USE PERMIT Document Title

VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN
CONDITIONAL USE ZONING PERMIT

Document # **1573292**
WASHINGTON COUNTY WISCONSIN
2022-12-22 9:27:00 AM
Sharon A. Martin
SHARON A MARTIN
WASHINGTON COUNTY
REGISTER OF DEEDS
Fee: **$30.00**

Return via EMAIL
Pages: **5**

5

Whereas the Applicant:

Kevin Behnke, Property Owner, Apple Works Winery LLC & Behnke Estates

agree to comply with applicable Codes and Ordinances of the Village of Germantown, Wisconsin, and further agrees that all work done pursuant to the permission granted herewith will conform with the applications and drawings filed with and approvals granted by officials of the Village for the purpose of obtaining this permit.

This Conditional Use Permit replaces CUP#01-13 (recorded as Document #1328018 on 2/4/2013)

Now, therefore, this permit is issued to the Applicant to permit the operation of a winery, event venue, and short-term rental from the property located at W179 N12536 Fond du Lac Ave in the A-2: Agricultural Zoning District pursuant to Section 17.13 and 17.07(3)(a)2. of the Village Zoning Code.

Name & Return Address:
Village of Germantown
P.O. Box 337
Germantown, WI 53022

Parcel Identification No:
GTNV 161-976

On the following described property located in the Village of Germantown, Washington County, Wisconsin:

A 10.81-acre parcel being Lot 4 of Certified Survey Map No. 5843 and being a part of the NW ¼ and SW ¼ of the NE ¼ of Section 16, Township 9 North, Range 20 East in the Village of Germantown, Washington County, Wisconsin.
Tax Key No: 161-976
Address: W179 N12536 Fond du Lac Avenue

Pursuant to the following condition(s):

General Conditions and Provisions:

1. This permit authorizes limited uses and activities as set forth in the original application for CUP# 01-13 and the amendment application dated August 5, 2022, including special "events" and in the supporting documents made part of the application on file with the Village. All of the operational characteristics and services as described, as well as any commitments made by the Applicant as set forth in the application, supporting documents, and made during presentations to the Village Plan Commission, Village Board and Village staff are deemed to be conditions of approval.

2. For purposes of administration and enforcement of this CUP, the following terms are defined:
    a. "Event" or "events" is/are an organized or spontaneous party, meeting, dinner, wine tasting, celebration, ceremony, wedding, reception, workshop, conference, corporate function, or other similar activity held for the benefit of and attended by persons in addition to and/or other than the property owner for a common purpose that occurs on the property on an irregular, periodic or one-time basis. This definition does not include uses or activities that are typical and customary accessory uses to a single-family residential use, such as private parties, gatherings and similar activities conducted by and for the benefit of the property owner and his/her immediate family (spouse, domestic partner, child/stepchild, parent/stepparent). This definition does not include regular activities uses or activities that are typically and customarily associated with the daily operation of a café, restaurant, or bar/tavern.
3. If the use, activities and/or operation subject of this permit falls out of conformity with the conditions herein, or where there is a change in the nature, character, intensity or extent of the permitted conditional uses and activities which cause special problems or harmful effects associated with the permitted uses and activities that were not revealed or anticipated at the time this CUP was granted, or, where conditions imposed by this CUP that were anticipated to mitigate or eliminate harmful effects associated with the uses and activities but are subsequently insufficient to do so, or, for similar cause based upon consideration for the public comfort, safety, and welfare, this conditional use permit may be terminated or modified by the Village Board by the amendment to or addition of conditions after public hearing thereon.
4. In the event the Village receives complaints regarding noise, activities or other negative impacts on surrounding neighborhood and properties, the Owner/Operator shall work cooperatively with the Village to mitigate and resolve the issue.
5. Site improvements, buildings, signage, exterior lighting, and any other improvements on the property that are necessary for the land uses and activities authorized under this CUP shall be reviewed and approved by the Village through the Zoning Permit or Site Plan application process as determined by the Village Zoning Administrator. If required, Site Plan review and approval will include Plan Commission review and approval.
6. Building permits and commercial building code plan approval are required for the proposed remodeling; contact Inspection Services prior to any work for details on the required permits and plan approvals.
7. Washington County shall be consulted regarding compliance with all applicable POWTS sanitary requirements that may result from the expanded use of the renovated barn and overall property for public and private events and uses.
8. Applicant to obtain all required liquor licenses and/or permits from the state and Village prior to any events held on the property.
9. All signage, temporary and permanent, requires a permit; contact Planning & Zoning Services for details.
10. A pre-occupancy inspection of the renovated barn by the Village Building Inspector and Fire Chief is required prior to commencing use of the renovated barn for winery events.

11. This Conditional Use Permit shall be transferable to an immediate family member only. In the event there is a change in the owner/operator of the winery operation outside the immediate family, this CUP shall become null and void. A new CUP shall be required for a new owner/operator to commence operation of a winery, event venue and/or storage operation from this property.
12. There shall be no licensing for the sale or dispensing of hard liquor on site for business purposes. In the event the property owner would like to apply for additional liquor licensing (i.e. hard liquor license), an amendment to this Conditional Use Permit is required to be approved by the Village Plan Commission and Village Board prior to the issuance of said permit.
13. The property owner shall record a deed restriction for the subject property that limits access from STH145 to the existing driveway only and prohibits any new or additional access driveways unless approved by the WisDOT and Village of Germantown. Said deed restriction shall be recorded prior to or concurrent with Village approval of the Site Plan for the event venue project or six (6) months after the date of recording of this CUP, whichever comes first.
14. Not including service staff, the maximum property capacity shall not exceed 175 persons at any one time.
15. Outdoor music is allowed only on/from the outdoor patios north/northwest of the tasting room building. Outdoor music shall be permitted between 12:00pm and 6:00pm only on Sunday through Thursday, and from 12:00pm until 9:00pm on Friday and Saturday. Outdoor music shall be limited to low impact acoustic-type instruments (e.g. string instruments, piano, woodwind instruments) with small, low wattage amplifiers or personal-sized PA system speakers by solo artists or small ensembles.
16. Indoor music is allowed only in the tasting room building and in the renovated barn and shall be permitted between 12:00pm and 6:00pm only on Sunday through Thursday and from 12:00pm until 10:00pm on Friday and Saturday.
17. The hours of operation shall be between 10:00am and 9:00pm Sunday through Thursday, and between 10:00am and 11:00pm on Fridays and Saturdays. Only clean-up type activities may take place between 10:00pm and 11:00pm on Friday and Saturdays.
18. A sound monitoring and notification system shall be installed and operational on the property at all times while the winery is operating from the property.
19. The short-term rental can only operate if the owner of the dwelling also resides permanently on the property and serves as caretaker for the short-term rental;
20. If and when the dwelling used for the short-term rental is no longer used exclusively as a short-term rental, said dwelling would be deemed to no longer be an accessory structure and use thereof, and as a result, would have to be divided off onto a separate parcel pursuant to Section 17.13 in order for the dwelling to be used as a principal residential use;

ACCEPTANCE OF TERMS AND CONDITIONS BY OPERATOR

As property owner and agent for the Apple works Winery LLC, I, Kevin H. Behnke, hereby accept the terms and conditions set forth herein and realize that non-adherence to the terms and conditions as stated herein may result in the revocation of this Permit by the Village of Germantown.

Dated this 15 day of December, 2022

KEVIN H BEHNKE
Print Name on this line

Signature on this line (Kevin H. Behnke)

STATE OF WISCONSIN) SS
Washington COUNTY)

Personally came before me this 15 day of December, 2022, being the above named Kevin H Behnke, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Angela M. Henke
{type or print name of Notary on this line}

{signature of Notary on this line}

A.M. HENKE NOTARY PUBLIC STATE OF WISCONSIN

Notary Public, State of Wisconsin
My Commission Expires: 12/17/2024

Expires: _____

NOTARY ID: 239206

Drafted by - Village of Germantown

21. The owner/operator of the short-term rental shall satisfy all rules, regulations, and licensing requirements for short-term rentals adopted and enforced the Village of Germantown at the time the dwelling commences being used as a short-term rental, and, all applicable Washington County and State of Wisconsin regulations and licensing requirements, including but not limited to registration and licensing with the Wisconsin Department of Revenue (DOR) and/or Department of Agriculture, Trade & Consumer Protection (DATCP) for purposes of code compliance and collecting applicable state, county and local sales, room and other taxes.
22. Prior to commencing operation of the short-term rental, the owner/operator shall provide a detailed plan of operation to the Community Development Department.

Granted by the Village Board of the Village of Germantown, Washington County, Wisconsin on the 20 day of December, 2022.

Dean Wolter, Village President

ATTEST:

Deanna B. Braunschweig, WCMC/CMC, Village Clerk

STATE OF WISCONSIN) SS
WASHINGTON COUNTY)

Personally came before me this 20th day of December, 2022, the above named Dean Wolter, Village President, and Deanna B. Braunschweig, Village Clerk, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

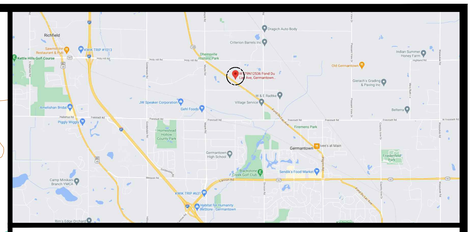
DEBORAH J. REMICH NOTARY PUBLIC STATE OF WISCONSIN

Deborah J. Remich
{type or print name of Notary on this line}

Deborah J. Remich
{signature of Notary on this line}

Notary Public, State of Wisconsin
My Commission Expires: 11/7/23

MySitePlan.com
Site Plans When You Need Them



VICINITY MAP

PROPOSED SITE PLAN
W179N12536 FOND DU LAC AVE
GERMANTOWN, WI 53022
PARCEL #:GTNV-161976
AREA:470,884.00 sqft (10.81 acres)

W179N12536 FOND DU LAC AVE GERMANTOWN, WI 53022
PARCEL #:GTNV-161976
AREA:470,884.00 sqft (10.81 acres)

LEGAL INFORMATION:**PT OF W1/2 NE CSM 5843 LOT 4 DOC 934451**
SUBDIVISION: **-**
LEGAL LOT: **4** LEGAL BLOCK: **-**
ZONING: **A2**
LAND USE CATEGORY: **AGRIBUSINESS**
LAND USE DESCRIPTION: **SINGLE FAMILY RESIDENCE**
OWNER NAME: **BEHNKE, KEVIN H**
OWNER ADDRESS:
W179N12536 FOND DU LAC AVE GERMANTOWN, WI 53022

DESIGNED BY: MySitePlan.com

SCALE:1":60'
DATE: NOVEMBER 2,022

REVISION #:	SHEET #:
1	2

SCALE=1":60'

NOTICE OF PUBLIC HEARING
VILLAGE OF GERMANTOWN

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

DATE: Monday, March 9th, 2026
TIME: 6:30 pm or later

The purpose of said hearing will be to hear all parties, their attorneys or agents, for or against the following application to amend Conditional Use Permit No. 05-2022 issued to Kevin Behnke, property owner, and Apple Works Winery LLC, to permit the operation of a winery, event venue, and short-term rental from the property described below. In this application, the owner is requesting that certain existing conditions of approval be revised and/or removed and that the permitted hours of operation and uses be expanded to allow a morning coffee shop from 7:00am to 11:00am.

Applicant: Kevin H. Behnke, Property Owner
Property Address: W179N12536 Fond du Lac Avenue (GTNV_161976)

Property Description:
W179N12536 Fond Du Lac Ave, Germantown, Wisconsin 53022. A 10.81 acre parcel being Lot 4 of Certified Survey Map No. 5843 and being a part of the NW ¼ and SW ¼ of the NE ¼ of Section 16, Township 9 North, Range 20 East in the Village of Germantown; Washington County, Wisconsin.

A copy of the application and a map showing the property described above are on file at the Community Development Department-Planning & Zoning Services office in the Germantown Village Hall.

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

Donna Ott, Village Clerk
Dated this 11th day of February 2026

To Be Published On: February 18th and February 25th, 2026

PLAN COMMISSION MINUTES
November 14, 2022

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

ROLL CALL: Chairman Dean Wolter, Trustee Representative David Baum, Commissioners Peter Nilles, Bill Shadid, Bob Williams and Josh Tarantino were present. Commissioner Tony Laszewski was absent and excused. Also present were Community Development Director Jeff Retzlaff, Associate Planner Emily Zandt and Planning Assistant Lori Johnson.

PUBLIC INPUT:

- Melanie Smythe, N140 W17938 Cedar Lane – said she has nothing against developers but she has a passion for this community and the quality of life and is saddened to see more of our green spaces and farm land disappearing by large warehouses. Her concern is for the quality of life for the people who have been here. She mentioned the referendum and that it passed by less than 5 percent.

APPROVAL OF MINUTES:

MOTION Baum second Shadid to Approve the minutes from October 10, 2022.
MOTION carried unanimously.

TID No. 9 Boundary Amendment and Project Plan - Tax Incremental District No. 9 (TID#9) is a 38.15-acre "industrial" TID located at the Donges Bay Road @ Wasaukee Road intersection. TID#9 was created in June 2022 under Village Board Resolution No. 23-2022. The purpose for TID#9 was to provide infrastructure financing necessary to support the creation of a new industrial district in the southeast corner of the Village and the public infrastructure needed for the construction of the Village's planned Department of Public Works facility. Associate Planner Zandt summarized the proposal. Phil Cosson, Ehlers, reviewed the proposed Amendment and Project Plan.

Public Hearing Opened 6:51 pm.

- Scott Hefle, W159 N10514 Old Farm Road, cautioned the Plan Commission that a TID uses tax payer dollars and they should carefully weigh what is going on and make good decisions. He asked if anyone had talked to Mequon residents about their concerns.
- Ryan Evans, N108 W12729 Coneflower Circle, asked for consideration with light pollution and the number of trucks. Put some berms up in consideration for the neighborhood.
- Luke Korth, 12122 W. Shawnee Pass, Mequon, had concerns with light and noise pollution and wetland filling. He asked if there are plans to install berms to help reduce noise and light pollution.

Public Hearing Closed 7:01 pm.

MOTION Baum second Shadid to Approve the amendments to the boundary map and Resolution 03-2022.

Discussion followed. Commissioner Williams asked a question on cash flow related to the tax value and asked if a sensitivity analysis was done. Mr. Cosson said it was not included in the packet but he could get a revised packet back to staff. Chairman Wolter questioned if the Developers agreement will be finalized at the time it goes before the Village Board. Village Administrator Steve Kreklow said the agreement would not be available at that point, but most of the terms that were laid out were included in the sale agreement. The bulk of what was negotiated on the initial parcel has nothing to do with the amendment. He said the sale on the Krause property is not final yet but the developer agreement will probably be much smaller since those other issues were already addressed.

MOTION carried unanimously.

Kevin Behnke, Apple Works Winery – W179 N12536 Fond du Lac Avenue. The property owner, is requesting approval of an amendment to Conditional Use Permit #01-13 to revise the hours of operation and expand the existing winery operation to include an existing 2,880 sqft renovated barn with a seating capacity of 125 persons, additional on-site vehicle parking, and use of the existing dwelling as a "bed & breakfast" type short-term rental on the 10.8 acre Apple Works Winery property. Director Retzlaff summarized the proposal.

Public Hearing opened at 7:19 pm.

- Adam Forstner, W190 N12705 Deerwood Circle, commented it's a very low-key place, small Business like this is sought after, he supports the changes.
- Jan Miller, W151 N10297 Windsong Circle West, spoke in favor of the proposal, classy, low-key business, has been in the community, checks off all the questions from the past, family owned business, should support bed and breakfast.
- Deborah Hembrook, N128 W17358 Holy Hill Road, supports the expansion, said it's a lovely place, owner greets everyone, barn is gorgeous place, very impressed when there, owners into safety and regulations.
- Bob Warren, W168 N10766 Juniper Drive, supports and is impressed with the operation, Behnke wants to work with neighbors and Village, put extra insulation in the barn, sound limits are proactive, confident concerns from abutting neighbors would be addressed
- Sam Kruschell, W177 N12581 Apple Blossom Lane, biggest concern is noise, sound monitoring system is great but questioned if it was done when there were 125 people there. Traffic comes down private driveway all the time, not super for it, for the winery but expanding is snowballing it.
- Kirk Will, W177 N12604 Apple Blossom Lane, Chairman Wolter read comments into the record. He is opposed, greatly increased traffic and noise if approved, owner doesn't follow through with promises, 2050 Plan falls under rural preservation district, asked to deny the proposal.

Public Hearing closed at 7:32 pm.

MOTION Baum second Shadid to Approve a conditional use permit amendment to CUP#01-13 for the 10.8-acre Apple Works Winery property located at W179 N12536 Fond du Lac Avenue subject to the following conditions (these conditions are inclusive of the conditions that apply to use of the property for the winery operation and associated activities; these conditions replace those adopted in the original permit #01-13:

1. ***This permit authorizes limited uses and activities as set forth in the original application for CUP# 01-13 and the amendment application dated August 5, 2022, including special "events" and in the supporting documents made part of the application on file with the Village. All of the operational characteristics and services as described, as well as any commitments made by the Applicant as set forth in the application, supporting documents, and made during presentations to the Village Plan Commission, Village Board and Village staff are deemed to be conditions of approval.***
2. ***For purposes of administration and enforcement of this CUP, the following terms are defined:***
    a. ***"Event" or "events" is/are an organized or spontaneous party, meeting, dinner, wine tasting, celebration, ceremony, wedding, reception, workshop, conference, corporate function, or other similar activity held for the benefit of and attended by persons in addition to and/or other than the property owner for a common***

purpose that occurs on the property on an irregular, periodic or one-time basis. This definition does not include uses or activities that are typical and customary accessory uses to a single-family residential use, such as private parties, gatherings and similar activities conducted by and for the benefit of the property owner and his/her immediate family (spouse, domestic partner, child/stepchild, parent/stepparent). This definition does not include regular activities uses or activities that are typically and customarily associated with the daily operation of a café, restaurant, or bar/tavern.

3. ***If the use, activities and/or operation subject of this permit falls out of conformity with the conditions herein, or where there is a change in the nature, character, intensity or extent of the permitted conditional uses and activities which cause special problems or harmful effects associated with the permitted uses and activities that were not revealed or anticipated at the time this CUP was granted, or, where conditions imposed by this CUP that were anticipated to mitigate or eliminate harmful effects associated with the uses and activities but are subsequently insufficient to do so, or, for similar cause based upon consideration for the public comfort, safety, and welfare, this conditional use permit may be terminated or modified by the Village Board by the amendment to or addition of conditions after public hearing thereon.***
4. ***In the event the Village receives complaints regarding noise, activities or other negative impacts on surrounding neighborhood and properties, the Owner/Operator shall work cooperatively with the Village to mitigate and resolve the issue.***
5. ***Site improvements, buildings, signage, exterior lighting, and any other improvements on the property that are necessary for the land uses and activities authorized under this CUP shall be reviewed and approved by the Village through the Zoning Permit or Site Plan application process as determined by the Village Zoning Administrator. If required, Site Plan review and approval will include Plan Commission review and approval.***
6. ***Building permits and commercial building code plan approval are required for the proposed remodeling; contact Inspection Services prior to any work for details on the required permits and plan approvals.***
7. ***Washington County shall be consulted regarding compliance with all applicable POWTS sanitary requirements that may result from the expanded use of the renovated barn and overall property for public and private events and uses.***
8. ***Applicant to obtain all required liquor licenses and/or permits from the state and Village prior to any events held on the property.***
9. ***All signage, temporary and permanent, requires a permit; contact Planning & Zoning Services for details.***
10. ***A pre-occupancy inspection of the renovated barn by the Village Building Inspector and Fire Chief is required prior to commencing use of the renovated barn for winery events.***
11. ***This Conditional Use Permit shall be transferable to an immediate family member only. In the event there is a change in the owner/operator of the winery operation outside the immediate family, this CUP shall become null and void. A new CUP shall be required in order for a new owner/operator to commence operation of a winery, event venue and/or storage operation from this property.***
12. ***In the event the Village receives complaints regarding noise, activities or other negative impacts on surrounding neighborhood and properties, the Owner/Operator shall work cooperatively with the Village to mitigate and resolve the issue.***
13. ***Applicant to obtain all required liquor licenses and/or permits from the State and***

Village.

14. ***There shall be no licensing for the sale or dispensing of hard liquor on site for business purposes. In the event the property owner would like to apply for additional liquor licensing (i.e. hard liquor license), an amendment to this Conditional Use Permit is required to be approved by the Village Plan Commission and Village Board prior to the issuance of said permit.***
15. ***The property owner shall record a deed restriction for the subject property that limits access from STH145 to the existing driveway only and prohibits any new or additional access driveways unless approved by the WisDOT and Village of Germantown. Said deed restriction shall be recorded prior to or concurrent with Village approval of the Site Plan for the event venue project or six (6) months after the date of recording of this CUP, whichever comes first.***
16. ***Not including service staff, the maximum property capacity shall not exceed 175 persons at any one time.***
17. ***Operational hours for the winery and events are permitted to be 10:00 am to 9:00 pm Sunday through Saturday.***
18. ***Outdoor music is allowed only on/from the outdoor patios north/northwest of the tasting room building. Outdoor music shall be permitted between 12:00pm and 6:00pm only on Sunday through Thursday, and from 12:00pm until 9:00pm on Friday and Saturday. Outdoor music shall be limited to low impact acoustic-type instruments (e.g. string instruments, piano, woodwind instruments) with small, low wattage amplifiers or personal-sized PA system speakers by solo artists or small ensembles.***
19. ***Indoor music is allowed only in the tasting room building and the renovated barn shall be permitted between 12:00pm and 6:00pm only on Sunday through Thursday and from 12:00pm until 9:00pm on Friday and Saturday.***
20. ***The hours of operation shall be between 10:00am and 9:00pm Sunday through Thursday, and between 10:00am and 11:00pm on Fridays and Saturdays. Only clean-up type activities may take place between 10:00pm and 11:00pm on Friday and Saturdays.***

Discussion followed. Mr. Behnke said he's held true to the 2013 proposal that the operation would be quiet but he can't control people driving on the private driveway. He said he does not serve hard alcohol and there are no police reports. He is asking for 2 additional hours and the bed and breakfast. The home was built by German immigrants and it would be nice to preserve that history. There have been no problems with the winery and people come from all over, it is a destination business. He explained the sound analysis equipment can produce sound data on any day and he monitors it 24/7. He stated he will keep the sound analysis system in. Mr. Behnke said he had a problem with Condition #11 as it relates to the CUP may transfer to a family member only.

Discussion continued. Mr. Behnke said the business expansion is 75-100 feet of area. He said he had remodeled the barn for his daughter to get married in. Director Retzlaff explained the new shed and renovated barn are not part of the current winery operation. He also explained the intent of Condition #11 is to require a non-family owner to get a permit and state what their intention is. Chairman Wolter stated a new owner would need to resubmit their application and if the business is the same the permit would be reissued to them or anything additional could be approved. Mr. Behnke asked if Old Germantown has that condition. He confirmed no hard alcohol would be served and is not included in this proposal. Trustee Baum commented that Plan Commission approved the last proposal but Village Board shot it down. He said he supported the proposal then and supports it now adding that

more neighbors came out to the last meeting. Chairman Wolter commented the Village Board did not want to mix the business with residential. But the Board is now changed with new members. He said the proposal is not much different than the last time and he supports it. Mr. Behnke added the proposal is a lot smaller. He said he has no intention to expand the menu past the frozen stuff he offers; he does not want to be a restaurant. He mentioned the catering kitchen is for catered events such as bridal showers that he has held there.

MOTION to Amend Baum second Williams to add Condition #21 that the sound measuring system be operational while the business is operational.
MOTION to Amend carried unanimously.

MOTION to Amend Shadid second Baum to revise Condition #19 that indoor music is permitted until 10 pm.
MOTION to Amend carried unanimously.

MOTION to Approve as amended carried unanimously.

MOTION Baum second Shadid to Approve the proposed "bed & breakfast" style short-term rental, staff recommends adding the following conditions:

22. ***The short-term rental can only operate if the owner of the dwelling also resides on the property and serves as caretaker for the short-term rental;***
23. ***If and when the dwelling used for the short-term rental is no longer used exclusively as a short-term rental, said dwelling would be deemed to no longer be an accessory structure and use thereof, and as a result, would have to be divided off onto a separate parcel pursuant to Section 17.13 in order for the dwelling to be used as a principal residential use;***
24. ***The owner/operator of the short-term rental shall satisfy all rules, regulations, and licensing requirements for short-term rentals adopted and enforced the Village of Germantown at the time the dwelling commences being used as a short-term rental, and, all applicable Washington County and State of Wisconsin regulations and licensing requirements, including but not limited to registration and licensing with the Wisconsin Department of Revenue (DOR) and/or Department of Agriculture, Trade & Consumer Protection (DATCP) for purposes of code compliance and collecting applicable state, county and local sales, room and other taxes.***
25. ***Prior to commencing operation of the short-term rental, the owner/operator shall provide a detailed plan of operation to the Community Development Department.***

Trustee Baum commented he had the privilege of working on a farm style venue similar to this and it has been a hit of that facility. He said this would not be a detriment to the area.

MOTION carried unanimously.

Heritage Park – Keith Kindred, SEH, agent for Home Path Financial LP, property owner, is requesting approval of a final subdivision plat for "Heritage Park North" (35 single-family lots), a 32.98-acre residential development located east of Division Road and north of Revere Lane.

MOTION Baum second Nilles to Approve the final subdivision plat for the 35-lot Heritage Park North residential subdivision located east of Division Road and north of Revere Lane subject to the following conditions:

1. ***A Letter of "no objection" from the WI Department of Administration (DOA) shall be submitted to the Village prior to recording the final plat.***
2. ***As-built (record) drawings shall be submitted and accepted by the Public Works Department prior to the issuance of any building permits.***
3. ***All technical issues and corrections identified by the Village Surveyor (see September 16, 2022 memo) shall be addressed and reflected in the revised plat submitted and approved by Village Staff prior to the recording of the final plat.***
4. ***The Declaration of Covenants, Conditions and Restrictions of the Heritage Park North Subdivision shall be submitted prior to Village Board review. The document shall include the items specified under Section 9.11 of the Development Agreement.***

Chairman Wolter added his property backs up to this subdivision and said many of the people along Larkspur Lane were concerned about runoff and drainage. He commented when the big rain event happened that no water came across and flooded any of the properties. The drainage ditches worked to design and the retention ponds were full but not overflowing. He applauded the developer for the drainage and grading plan.

MOTION carried unanimously.

Associate Planner Zandt summarized the proposed subdivision sign.

MOTION Baum second Shadid to Approve the permanent real estate sign Heritage Park North residential subdivision subject to the following conditions:

1. ***Electrical permits shall be obtained from SafeBuilt prior to installation of any/all electrical components.***
2. ***The uplighting shall be shielded to reduce glare visible from Division Road and Tanglewood Drive by locating behind landscaping and/or with side shields.***

MOTION carried unanimously.

Mike Faber, Capstone Development Company – N128 W20955 Holy Hill Road. Site Plan Consultation for Phase II of the Capstone 41 Business Park and 294,600 sqft multi-tenant industrial building. Director Retzlaff summarized the proposal to for discussion. Mike Faber spoke on Phase II. He explained an opportunity opened up to receive precast concrete panels and to take advantage of they needed to have everything ready by May 2023. So footings and foundations would need to be done this fall, but they did not have enough time to fully design the building and go through the normal Plan Commission process. He explained they will put in the footings and foundation in December at their risk before Plan Commission approval. He is looking for discussion on any aspects of the plan. The building will feel like a close sibling to the other building with architecture in the same family. They know the expectation of the Village is to extend the exact same berm and landscaping that was approved for Phase 1 continuing along Holy Hill Road to the east and the grading of the site will probably provide better protection from the truck court. Both of the storm ponds were already constructed with Phase I.

Trustee Baum commented the plan looks like a bigger brother to the existing building, details and color are the same. Commissioner Shadid agreed. Chairman Wolter asked if the landscaping plan was similar. Director Retzlaff confirmed it was but asked about the color scheme. Trustee Baum suggested changing to more of an earthtone color pallet. Mr. Faber stated he currently has 2 interested users.

Taco Bell – N96 W17802 County Line Road. Lemberg Electric, agent for Michael Schmitz - Taco Bell, property owner, is requesting approval for ground, wall, and digital menu board for the new Taco Bell building. Associate Planner Zandt summarized the proposal.

MOTION Baum second Williams to Approve the proposed sign package for Taco Bell at N96W17801 County Line Road subject to the following conditions:

1. ***The applicant shall work with Planning Staff to modify the proposed pylon sign to meet the current requirements for ground signs as identified in Section 17.46 to include a masonry base (to match the masonry column of the building), 5" address coordinates, and a maximum height of 10'.***
2. ***Electrical permits shall be obtained from SafeBuilt prior to installation of any/all electrical components.***

MOTION carried 5-1 (Baum).

Raymond Company – N102 W19300 Willow Creek Way. Marilyn Renard, FastSigns, agent for Raymond (Stoffel Equipment Company, Inc) and Ryan Companies US, Inc property owner, is requesting approval for one (1) new wall sign. Associate Planner Zandt summarized the proposal.

MOTION Baum second Shadid to Approve the proposed wall sign for Raymond located at N102W19300 Willow Creek Way, Suite B.

MOTION carried unanimously.

ANNOUNCEMENTS: Chairman Wolter said anyone interested in the 2023 Budget should attend the Village Board meeting on 11/21/22.

ADJOURNMENT: There being no further business the meeting was adjourned at 8:35 pm.

Respectfully submitted,

Lori Johnson
Planning Assistant

VILLAGE OF GERMANTOWN
VILLAGE BOARD MEETING MINUTES
DECEMBER 5, 2022

CALL TO ORDER: The meeting was called to order at 7:30 p.m. by President Wolter.

ROLL CALL: Present: President Wolter, Trustees Baum, Hudson, Kaminski, J. Miller, R. Miller, Myers, Pieper, and Neureuther. Also present: Administrator Kreklow (Webex), Braunschweig, Manager Uselding, Director Standridge, Director Ratayczak, and Manager Hirn.

PLEDGE OF ALLEGIANCE:

PRESIDENT'S REPORT:

No Report.

ANNOUNCEMENTS OF FORTHCOMING EVENTS OF PUBLIC INTEREST/DEPARTMENT AND COMMITTEE REPORTS:

Tr. Pieper reported on the new Department of Public Works Building and the ground breaking ceremony.

Tr. J. Miller reported on the luminary night in the Windsong Circle neighborhood and thank you to the Police Department for their traffic assistance.

President Wolter reported on the upcoming Breakfast with Santa.

CITIZEN INPUT/PUBLIC APPEARANCE on items not subject to a public hearing:

Melanie Smythe of Cedar Lane came to the podium. She commented on the agenda items of real estate purchase and suggested to wait on the items and made comments on the Village making this purchase. She commented she is against the purchase and a TID.

Scott Hefle of Old Farm Road came to the podium and commented on the find a way to streamline process for neighbor or resident requests. He commented on the Village Centre, TID, and purchase of properties. He commented on the 2021 audit.

Debra Hembrook of Holy Hill Road came to the podium. She made comments in support of the Apple Works Winery expansion.

Jerry Schuster of Fond du Lac Avenue came to the podium. She made comments in support of the Apple Works Winery expansion. She lives across the street; noise has not been issue.

Bert Ehlert of Stonewall Drive of Jackson came to the podium. He is in support of the Apple Works Winery Expansion.

Jena Krushell of Apple Blossom Lane came to the podium. Her property is the closest to the winery. She is opposed to the Apple Works Winery Expansion.

Kurt Will of Apple Blossom Lane came to the podium. He is the second closest to the Apple Works Winery Expansion. He took a vacation day to make the meeting tonight. He is opposed to the Apple Works Winery Expansion and is against a wedding venue.

The email from Carol and Bill Schneider, entitled raises, cable channel, close meetings was on the dias for the Village Board.

CONSENT AGENDA:

A. Approval of Minutes November 21, 2022 Meeting.

B. Accounts payable/payroll:

1.	November 22, 2022	Payroll	$ 256,705.42
2.	November 23, 2022	Payroll-Election	$ 18,705.20
3.	November 21, 2022	Accounts Payable	$ 1,546,222.75
4.	November 25, 2022	Accounts Payable	$ 434,206.32

The following items were forwarded from the **General Government and Finance Committee** with a unanimous recommendation

C. Insurance Renewal.

Motion (Myers/Pieper) to approve consent agenda items A-C. Motion carried unanimously.

UNFINISHED BUSINESS:

A. None.

PUBLIC HEARING:

A. None.

NEW BUSINESS:

A. Keith Kindred, SEH Inc, Agent for Home Path Financial LP, Property Owner, Lot 6 Heritage Park and Outlot CSM 4988. Final Subdivision Plat for Heritage Park North, a 35-lot Residential Single-Family Subdivision.

Assistant Planner Zandt came to the podium and introduced the item. The preliminary plat and proposed final plat were shown. The Plan Commission recommended approval subject to four conditions.

Motion (Myers/Baum) to approve Keith Kindred, SEH Inc, Agent for Home Path Financial LP, Property Owner, Lot 6 Heritage Park and Outlot CSM 4988. Final Subdivision Plat for Heritage Park North, a 35-lot Residential Single-Family Subdivision. Larkspur Lane, Bittersweet Trail, and Guns Splint and Division will be connected.
Ken Frank of Home Path Financial expects to hear from the DOA in the next couple weeks. President Wolter reported that there have been no issues of drainage. He lives very close to the development. Motion carried unanimously.

B. Kevin H. Behnke, Agent and Property Owner of the Apple Works Winery LLC, W179 N12536 Fond du Lac Avenue. Application to Amend Conditional Use Permit No. 01-13 to Conditional Use Permit No. 05-2022 to revise the hours and expand the existing winery use to include a 2,880 square foot building with a seating capacity of 125 persons, additional on-site vehicle parking and use of the existing dwelling as a short-term bed & breakfast type rental on the property.

Director Retzlaff came to the podium. The site location map and property buildings map were shown. Director Retzlaff presented history and background to the request. The current proposal was reviewed. The property owners noise monitoring was reported on. The Bed and Breakfast is allowed as an accessory use, if the property owner builds his own house and lives on the property. The new conditional use has 22 conditions. Mr. Behnke came to the podium and on the noise and gave history to the business. The vineyard has not been planted yet. He brings grapes in from Chili and California.

Discussion ensued of the 2050 plan and if desirable. The use involves the use of a product, that is produced on the site. The vines do not exist but the apples do. The 2050 plan was adopted to be more flexible.

Mr. Behnke commented not looking for hard liquor at this time.

Discussion ensued of the capacity and hours of operation. Discussion ensued of the location of noise monitoring. Mr. Behnke pointed out the location of the noise monitoring devices are at the end of the property between the property to the residents.

Discussion ensued that the Conditional Use Permit can be revisited and reviewed at a later time if not followed. Discussion ensued that Mr. Behnke has made the investment for buildings that could be done. Discussion ensued of the hours of operation, parking, size of property, allowance for music and expanded hours of music, and capacity of 50 in the wine tasting and 125 in the venue. Discussion ensued of planting of trees or berms for noise buffer. The nearest house is 380 feet from the Northwest corner of the barn.

Motion (Baum/J. Miller) to approve Kevin H. Behnke, Agent and Property Owner of the Apple Works Winery LLC, W179 N12536 Fond du Lac Avenue. Application to Amend Conditional Use Permit No. 01-13 to Conditional Use Permit to No. 05-2022 with 22 conditions including to revise the hours and expand the existing winery use to include a 2,880 square foot building with a seating capacity of 125 persons, additional on-site vehicle parking and use of the existing dwelling as a short-term bed & breakfast type rental on the property.

Discussion ensued of the installation of a berm and buffer.

Amendment Motion (Pieper/Myers) to add condition number 23 and install 20, 6-8 feet sound barrier trees between the winery and Krushell property. Mr. Behnke commented that there are black walnut trees on the property that will limit the type of plantings. There is a large electrical wire there as well. The barn is built for four seasons and insulated. Motion failed.

Motion (Pieper/Myers) to amend to outdoor music until 8 pm. Motion failed.

Motion (Pieper/Baum) to amend with additional condition 23, and review the Conditional Use permit in six months by this board and then annually by this board separately. If there are not any concerns then would not review annually.

Discussion ensued to review during the license renewal time period. Discussion ensued that there are not any businesses with an annual conditional use review.

Discussion ensued of item #3 that is in place. An annual review would make this formal. Discussion ensued of how sound travels.

Discussion ensued of six months is too soon.

Amendment motion fails.

Motion (Neureuther/Pieper) to send the item back to Plan Commission. Motion failed.

Original Motion Carries. Baum, Kaminski, R. Miller, J. Miller, Myers, Neureuther voted aye.

Motion (Baum/Kaminski) to approve the bed and breakfast and four conditions. Motion pulled approved under Conditional Use Permit 05-2022.

Motion (Myers/Hudson) to reconsider the question/vote.

Discussion ensued of the placement of winery in rural preservation area. Can be acceptable under conditional use.

Motion to reconsider failed.

C. Denial of Operator's License for Katherine Rizer.

Motion (Baum/Neureuther) Denial of Operator's License for Katherine Rizer. Chief snow commented that this based on a theft felony from 2009. Public Safety recommended approval of the license. Motion carried.

D. 2023 Non-Union Merit Pool.

This comes from General Government and Finance without recommendation. Approval of merit pay for the end of 2022 to take effect in 2023. The budget approved 2% pool of salary base increases. Allocation from 2021 surplus for the one-time merit increases.

Tr. Myer was excused from the meeting 10:30 p.m.

The scale is the same as used last year and reduced the maximum. Limit on the percent for a bonus. Baker Tilley is schedule to come on site for 2021 close.

The 2% is approved with the budget.

Motion (Hudson/Kaminski) to approve Non-Union Base Pay Merit for the first two columns and the bonus to be determined in the first quarter of 2023.

Motion (Kaminski/Baum) with the bonus to be determined within the first quarter of next year. Motion carried Neureuther voted no.
Motion as amended carried. Neureuther, Baum, Pieper voted no.

E. Discussion of potential negotiating strategy relating to a potential intergovernmental agreement with MMSD with respect to that parcel of land located along the Goldendale Creek on the west side of Maple Road (Tax Id No. GTNV-174-992). The Village Board May Enter into Closed Session per Wis Stat § 19.85(1)(e) Deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session, and then may reconvene into open session to take such action as it deems appropriate; and,

F. Acquisition of Properties at N116W15843 Main Street and W157N11593 Fond du Lac Avenue. The Village Board May Enter into Closed Session per Wis Stat § 19.85(1)(e) Deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session, and then may reconvene into open session to take such action as it deems appropriate; and,

G. Administrator Performance Review – Process and Criteria. The Village Board May Enter into Closed Session per Wis Stat § 19.85(1)(c) Considering employment, promotion, compensation or performance evaluation data of any public employee over which the governmental body has jurisdiction or exercises responsibility, and then may reconvene into open session to take such action as it deems appropriate.

Motion (Pieper/Baum) to Convene into closed session at 10:05 pm and include the Village Board, Village Administrator, Village Attorney, Director Retzlaff and Director Standridge for Item E; include the Village Board, Village Administrator, Village Attorney, and Director Retzlaff for Item F; and include the Village Board and Village Attorney for Item G. Roll Call Vote Carried Unanimously.

ADJOURNMENT.
ADJOURNMENT: There being no further business, the meeting adjourned at 10:40 p.m.

The next regular meeting of the Village Board will be on Monday, December 19, 2022, at 7:00 p.m.

Respectfully Submitted,
Deanna Braunschweig

CONDITIONAL USE PERMIT AMENDMENT

11/14/22 Plan Commission Meeting

Apple Works Winery LLC / Kevin Behnke

Planning & Zoning Report **Germantown, Wisconsin**

Summary

Kevin Behnke, property owner, is requesting approval of an amendment to Conditional Use Permit #01-13 to revise the hours of operation and expand the existing winery operation to include an existing 2,880 sqft renovated barn with a seating capacity of 125 persons, additional on-site vehicle parking, and use of the existing dwelling as a “bed & breakfast” type short-term rental on the 10.8 acre Apple Works Winery property located at W179 N12536 Fond du Lac Avenue.

Location: W179 N12536 Fond du Lac Avenue

Property Owner: Kevin Behnke
W179 N12536 Fond du Lac Avenue
Germantown, WI 53022

Current Zoning: A-2: Agricultural

Adjacent Land Uses		Zoning
North	Residential	Rs-1
South	Agricultural	A-1
East	Residential	Rs-1
West	Agricultural	A-1

Background

The original Apple Works Orchard was an early version of an "agri-tourism" operation that started in the early 1990's through 2000 that included the on-site sale of apple products, pumpkins, Christmas trees and other locally produced crafts and baked goods. Kevin Behnke purchased the property in 2002 and began restoring the property and buildings. In 2002, Behnke was granted a conditional use permit (CUP #12-02) for vehicle, boat, and equipment storage from the three (3) accessory buildings on the property. In 2004, the property was divided with a 15-acre portion rezoned for residential development with three (3) dwellings since constructed.

In 2013, CUP #01-13 was granted to Behnke for the operation of a winery and tasting room on the property with the intent that it would, once again, become a local agri-tourism operation. The current winery, tasting room and outdoor patio operation is permitted to operate during the hours of 10:00am to 9:00pm, 7 days per week. The winery currently includes a 1,585-square foot tasting room/retail store, a 432 sqft outdoor patio w/ pergola, and a 960 sqft patio w/ 600 cedar shelter w/ black metal roof constructed in 2022.

In 2020, Behnke proposed an amendment to CUP #01-13 to expand the winery operation to include an event venue. The proposal included the following site and building improvements that would be added to the operation and CUP:

- Renovate Existing 2,880 sqft barn into wedding & event venue
    - 1536-square foot addition, a 512-square foot covered drive-through, and a 256-square foot enclosed entry to be added to the existing building
    - Catering Prep Kitchen
    - Indoor restrooms
    - Overhead garage doors on north and east elevations
    - Sound Safe Acoustic Barrier to be installed in the banquet hall walls
- Construct 35-50 vehicle gravel parking lot
    - installed north of outdoor patio and existing tasting room building
    - possibly paved in future

Although the proposed amendment received a positive recommendation from the Plan Commission subject to ten (10) conditions, the CUP request was denied by the Village Board in February, 2021 (meeting minutes attached).

Proposal

At this time, Behnke is requesting approval of a similar amendment to Conditional Use Permit #01-13 including the following:

1. Revise the hours of operation for winery activities:
    a. current: 10:00am to 9:00pm
    b. proposed: 10:00am to 11:00pm (10:00 to 11:00pm for clean-up)

2. Expand the winery operation to include use of the existing 2,880 sqft barn with a maximum capacity of 125 persons (leave tasting room capacity at 50 persons)

3. Construct a 35-50 vehicle parking area
    a. installed north of outdoor patio and existing tasting room building
    b. gravel or pervious pavement

4. Convert the existing dwelling on property into a “bed & breakfast” type short-term rental (to coincide with construction of a new and separate single-family dwelling on the property for Behnke)

NOTE: In the application materials, Behnke discusses other improvements as part of his overall 5-year plan for the property, including installation of wind and/or solar energy conversions systems on the property. Since these items do not require conditional use permit approval, they are not included in the proposed CUP amendment. Wind and solar energy conversion systems are permitted uses in the A-2: Agricultural Zoning District and do not require CUP approval in order to be installed.

As has been the case in the past, the winery will continue to host “events” that include both business events and personal events including, but not limited to, wedding related activities, anniversaries, birthday parties, graduation parties, bridal showers, baby showers, as well as family gatherings.

Finally, the Apple Works Winery currently holds a Class B Liquor License to serve wine and beer. Behnke has indicted that the winery may apply for a Hard Liquor License in the near future, but not at this particular time. Any such request/application would be handled through the licensing procedures administered by the Village Clerk/Treasurer’s Office and not require separate approval through the conditional use permit process.

Staff Analysis/Comments
Although “winery” is not specified in the A-2 District as either an allowable or conditional use. the Apple Works Winery operation was processed and approved with a conditional use permit under the “unspecified use” provisions in Section 17.07(3)(a)2. Of the Zoning Code:

17.07(3)(a)2. Unclassified or Unspecified Uses.
Unclassified or unspecified uses may be permitted by the Plan Commission, provided that such uses are similar in character to the principal uses permitted in the district. If the Plan Commission determines that an unclassified or unspecified use is similar in character to a conditional use specified for that zoning district, the unclassified or unspecified use will require review and approval by both the Plan Commission and the Village Board in accordance with the procedures established in section 17.42 of this chapter [i.e. the Conditional Use Permit requirements].

The proposed expansion summarized above is being processed in thew same way and can be allowed with a revised CUP. The proposed “bed & breakfast” short-term rental is specifically listed as a conditional use in the A-2 District. Therefore, we are processing the overall proposal as a conditional use permit application. If approved, we will simply

amend CUP #01-13.

Given the history of this property and popularity of the winery operation, the proposed expansion is a logical step for the operation and is consistent with some of the desirability of agri-business and tourism uses in the Village's Rural Preservation District as expressed in the recently adopted 2050 Comprehensive Plan.

However, Staff continues to have concerns regarding the compatibility of an expanded winery use with the surrounding residential properties to the east and north. In 2013, commitments were made to the neighbors that the winery operation would be quiet, serve no hard alcohol, and only operate until 9:00pm (see Village Board meeting minutes from 1-7-2013 when CUP #01-13 was granted). Like the proposal in 2020 to add an event venue, the current proposal is essentially the same and will change the character of the winery operation going forward. As a consequence of expanding the winery operation as proposed, the type and number of events and patrons will be greater and more diverse with the potential for increased negative impacts on the surrounding neighborhood, e.g. noise, traffic.

With respect to the issue of noise, as a result of the public comments received and discussion by the Plan Commission and Village Board leading up to the VB's eventual decision to deny the previous CUP amendment application in 2021, Behnke has taken steps to address potential noise complaints.

First, Behnke has agreed with Staff to clarify language in the CUP to restrict outdoor music and other entertainment to the outdoor patio area west/northwest of the tasting room building. No outdoor music will be allowed from or around the renovated barn. Indoor music will be allowed in the tasting room building and the renovated barn. Second, Behnke has voluntarily restricted music at events to low impact acoustic-type instruments (typically a guitar) with low wattage amplifiers/PA system speakers performed by soloists or small ensembles. Pre-recorded "piped in" music is not amplified and played outdoors. Third, Behnke has installed a "NoiseAware" sound level monitoring and notification system on the property www.noiseaware.com . Sensors are mounted east of the renovated barn near the east property line (and closest residential area). Sound level data results for a sampling of dates from June through September have been provided that show higher sound levels associated with background noise than the sound levels measured when live music was being played on a particular event date. According to Staff's review of the NoiseAware data provided, the sound level measured near the east property line on event dates when live music was played did not exceed the 40-60dB level (which corresponds to the NoiseAware "risk score" of 10 on their proprietary scale). These results, albeit limited, are consistent with the analysis and conclusions provided in the February 3, 2021 sound level analysis prepared for the Apple Works Winery by Craig Schaefer, Acoustical Engineer, with Reidel & Associates. At that time, the prediction was that sound created by a music source located in or near the tasting room building would not be distinguishable from the level of sound from surrounding background sources.

With that said, reasonable measures should be taken to limit or mitigate potential noise impacts associated with any winery activities and special events, including limits on the days and hours music is allowed to be played, limits on the level of sound that is allowed to occur, and requirements on how and where amplifies/speakers are allowed to be mounted and/or directed. Although the Village has some general restrictions on noise disturbances that are enforced through the nuisance provisions in the Municipal Code, there are no prescribed decibel (dB) thresholds or criteria that are used to determine violations between the hours of 6:00am and 10:00pm. Because the Apple Works Winery is located in the rural area of the Village, it's understandable that surrounding residents and property owners may be concerned about and sensitive to changes in the type, timing and level of sounds in the area. However, different sounds that have not been typical or customary for this rural area are not necessarily a public nuisance or code violation simply because those sounds are new or different, particularly if they occur between the hours of 6:00am and 10:00pm.

With respect to the proposed "Bed & Breakfast" short-term rental, rules and regulations concerning these types of uses are constantly changing; more so at the state level than by the Village. Recent case law and Wisconsin's "short-term rental law" adopted under Wis. Act 59 adopted in September 2017, limits to some degree how far municipalities can go in terms of prohibiting and regulating "short-term rentals". The Village's requirements for a "Bed & Breakfast" are clear that a B&B must be owner-occupied. In this case, Behnke has indicated that he does not intend to live in the existing residential dwelling at the same time as it being used as a short-term rental. Behnke's intention is to construct a new single-family dwelling on the property first (with no current timeline in mind) and then convert the existing dwelling (referred to as the Christian Jaehnig home) for short-term rental purposes. While it possible to construct a second single-family home on a property in the A-2 District, there are limitations that are not acceptable to the owner; specifically the need to divide the second dwelling onto a separate 5-acre parcel. Section 17.13(2)(u) of the A-2 District reads as follows:

"A second single-family residential dwelling if the need for more than one single-family dwelling to support and carry on the principal or approved conditional use can be established to the satisfaction of the Plan Commission before issuance of a building permit. If approval for a second farm dwelling is granted, the additional dwelling shall be placed on a parcel separated from the farm lot provided that any parcel so created conforms with all regulations set forth in section 17.14 of this chapter." [which is the Rs-1: Single-Family District that requires a minimum 5-acre parcel size].

While Staff is supportive of the concept because of the tourism-related benefits such a use will have to offer, the unknown timing of when this transition may occur, changing regulations affecting the use of property for short-term rentals, and the lack of any "short-term rental" regulations in the Village Code at this time makes this aspect of the proposal difficult to support at this time.

With that said, Staff is of the opinion that, the only the Village could approve the proposal to convert the existing dwelling into a bed & breakfast-style "short-term rental" AND construct a new home on the property without any land division is to make specific

accommodations in the CUP where the existing home would be designated as an accessory structure and that the following conditions be included in the CUP:

1. The short-term rental can only operate if the owner of the dwelling also resides on the property and serves as caretaker for the short-term rental;

2. If and when the dwelling used for the short-term rental is no longer used exclusively as a short-term rental, said dwelling would be deemed to no longer be an accessory structure and use thereof, and as a result, would have to be divided off onto a separate parcel pursuant to Section 17.13 in order for the dwelling to be used as a principal residential use;

3. The owner/operator of the short-term rental shall satisfy all rules, regulations, and licensing requirements for short-term rentals adopted and enforced the Village of Germantown at the time the dwelling commences being used as a short-term rental, and, all applicable Washington County and State of Wisconsin regulations and licensing requirements, including but not limited to registration and licensing with the Wisconsin Department of Revenue (DOR) and/or Department of Agriculture, Trade & Consumer Protection (DATCP) for purposes of code compliance and collecting applicable state, county and local sales, room and other taxes.

With respect to the proposed parking area, depending on the type of construction material used a stormwater management plan and erosion control measures may be required, subject to the following triggers:

- Between 5,000 SF and 21,780 SF (1/2 acre) - Green infrastructure improvements per MMSD requirements. (see attached document)
- Over ½ acre of additional impervious (cumulative) - MMSD Chapter 13 requirements kick in.
- Over 1 acre of site disturbance (cumulative)- WDNR stormwater management requirements kick in.

Therefore, prior to construction of the parking area or any other site improvements being completed on the site, the owner/applicant will need to submit a site development and building plan application with a detailed site plan to include (but not limited to) the following items:

- Scaled site and engineering plans of the improved areas, stamped by a professional engineer or surveyor, showing the following:
    - Existing buildings and site features, topography, and property lines.
    - Proposed improvements and relationship to existing features, property lines with setback callouts, etc.
    - Grading and erosion control plans

These items will need to be reviewed and approved by the Plan Commission prior to obtaining necessary building, grading or erosion control permits.

Village Staff Recommendation

APPROVE a conditional use permit amendment to CUP#01-13 for the 10.8-acre Apple Works Winery property located at W179 N12536 Fond du Lac Avenue subject to the following conditions (these conditions are inclusive of the conditions that apply to use of the property for the winery operation and associated activities; these conditions replace those adopted in the original permit #01-13:

1. This permit authorizes limited uses and activities as set forth in the original application for CUP# 01-13 and the amendment application dated August 5, 2022, including special “events” and in the supporting documents made part of the application on file with the Village. All of the operational characteristics and services as described, as well as any commitments made by the Applicant as set forth in the application, supporting documents, and made during presentations to the Village Plan Commission, Village Board and Village staff are deemed to be conditions of approval.
2. For purposes of administration and enforcement of this CUP, the following terms are defined:
    a. “Event” or “events” is/are an organized or spontaneous party, meeting, dinner, wine tasting, celebration, ceremony, wedding, reception, workshop, conference, corporate function, or other similar activity held for the benefit of and attended by persons in addition to and/or other than the property owner for a common purpose that occurs on the property on an irregular, periodic or one-time basis. This definition does not include uses or activities that are typical and customary accessory uses to a single-family residential use, such as private parties, gatherings and similar activities conducted by and for the benefit of the property owner and his/her immediate family (spouse, domestic partner, child/stepchild, parent/stepparent). This definition does not include regular activities uses or activities that are typically and customarily associated with the daily operation of a café, restaurant, or bar/tavern.
3. If the use, activities and/or operation subject of this permit falls out of conformity with the conditions herein, or where there is a change in the nature, character, intensity or extent of the permitted conditional uses and activities which cause special problems or harmful effects associated with the permitted uses and activities that were not revealed or anticipated at the time this CUP was granted, or, where conditions imposed by this CUP that were anticipated to mitigate or eliminate harmful effects associated with the uses and activities but are subsequently insufficient to do so, or, for similar cause based upon consideration for the public comfort, safety, and welfare, this conditional use permit may be terminated or modified by the Village Board by the amendment to or addition of conditions after public hearing thereon.
4. In the event the Village receives complaints regarding noise, activities or other negative impacts on surrounding neighborhood and properties, the

Owner/Operator shall work cooperatively with the Village to mitigate and resolve the issue.

5. Site improvements, buildings, signage, exterior lighting, and any other improvements on the property that are necessary for the land uses and activities authorized under this CUP shall be reviewed and approved by the Village through the Zoning Permit or Site Plan application process as determined by the Village Zoning Administrator. If required, Site Plan review and approval will include Plan Commission review and approval.
6. Building permits and commercial building code plan approval are required for the proposed remodeling; contact Inspection Services prior to any work for details on the required permits and plan approvals.
7. Washington County shall be consulted regarding compliance with all applicable POWTS sanitary requirements that may result from the expanded use of the renovated barn and overall property for public and private events and uses.
8. Applicant to obtain all required liquor licenses and/or permits from the state and Village prior to any events held on the property.
9. All signage, temporary and permanent, requires a permit; contact Planning & Zoning Services for details.
10. A pre-occupancy inspection of the renovated barn by the Village Building Inspector and Fire Chief is required prior to commencing use of the renovated barn for winery events.
11. This Conditional Use Permit shall be transferable to an immediate family member only. In the event there is a change in the owner/operator of the winery operation outside the immediate family, this CUP shall become null and void. A new CUP shall be required in order for a new owner/operator to commence operation of a winery, event venue and/or storage operation from this property.
12. In the event the Village receives complaints regarding noise, activities or other negative impacts on surrounding neighborhood and properties, the Owner/Operator shall work cooperatively with the Village to mitigate and resolve the issue.
13. Applicant to obtain all required liquor licenses and/or permits from the State and Village.
14. There shall be no licensing for the sale or dispensing of hard liquor on site for business purposes. In the event the property owner would like to apply for additional liquor licensing (i.e. hard liquor license), an amendment to this Conditional Use Permit is required to be approved by the Village Plan Commission and Village Board prior to the issuance of said permit.
15. The property owner shall record a deed restriction for the subject property that limits access from STH145 to the existing driveway only and prohibits any new or additional access driveways unless approved by the WisDOT and Village of Germantown. Said deed restriction shall be recorded prior to or concurrent with Village approval of the Site Plan for the event venue project or six (6) months after the date of recording of this CUP, whichever comes first.
16. Not including service staff, the maximum property capacity shall not exceed 175 persons at any one time.
17. Operational hours for the winery and events are permitted to be 10:00 am to 9:00 pm Sunday through Saturday.

18. Outdoor music is allowed only on/from the outdoor patios north/northwest of the tasting room building. Outdoor music shall be permitted between 12:00pm and 6:00pm only on Sunday through Thursday, and from 12:00pm until 9:00pm on Friday and Saturday. Outdoor music shall be limited to low impact acoustic-type instruments (e.g. string instruments, piano, woodwind instruments) with small, low wattage amplifiers or personal-sized PA system speakers by solo artists or small ensembles.
19. Indoor music is allowed only in the tasting room building and the renovated barn shall be permitted between 12:00pm and 6:00pm only on Sunday through Thursday and from 12:00pm until 9:00pm on Friday and Saturday.
20. The hours of operation shall be between 10:00am and 9:00pm Sunday through Thursday, and between 10:00am and 11:00pm on Fridays and Saturdays. Only clean-up type activities may take place between 10:00pm and 11:00pm on Friday and Saturdays.

If the Plan Commission is inclined to **APPROVE** the proposed “bed & breakfast” style short-term rental, staff recommends adding the following conditions:

21. The short-term rental can only operate if the owner of the dwelling also resides on the property and serves as caretaker for the short-term rental;

22. If and when the dwelling used for the short-term rental is no longer used exclusively as a short-term rental, said dwelling would be deemed to no longer be an accessory structure and use thereof, and as a result, would have to be divided off onto a separate parcel pursuant to Section 17.13 in order for the dwelling to be used as a principal residential use;

23. The owner/operator of the short-term rental shall satisfy all rules, regulations, and licensing requirements for short-term rentals adopted and enforced the Village of Germantown at the time the dwelling commences being used as a short-term rental, and, all applicable Washington County and State of Wisconsin regulations and licensing requirements, including but not limited to registration and licensing with the Wisconsin Department of Revenue (DOR) and/or Department of Agriculture, Trade & Consumer Protection (DATCP) for purposes of code compliance and collecting applicable state, county and local sales, room and other taxes.

24. Prior to commencing operation of the short-term rental, the owner/operator shall provide a detailed plan of operation to the Community Development Department.

CONDITIONAL USE PERMIT (CUP)

03/09/26 Plan Commission Meeting

Peter & Donna Maniaci

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

SUMMARY

Peter & Donna Maniaci, Property Owners. Conditional Use Permit (CUP) application to convert/expand an existing detached accessory structure (garage) into a "Mother-In-Law Suite" accessory dwelling unit and modify the provisions under Section 17.08(64) of the Zoning Code, for property located at W213 N11111 Appleton Avenue.

Property Location: W213 N11111 Appleton Avenue

Property Owner: Peter & Donna Maniaci
W213 N11111 Appleton Avenue
Germantown, WI 53022

Zoning: Rs-1: Single-Family Residential District

Adjacent Land Uses		Zoning
North	Business/Residential	B-3
South	Agricultural/Residential	A-2
East	Business/Residential	B-3/Rs-3
West	Agricultural/Residential	A-2/Rs-2

Background

Peter & Donna Maniaci, Property Owners. Conditional Use Permit (CUP) application to convert/expand an existing detached accessory structure (garage) into a "Mother-In-Law Suite" accessory dwelling unit and modify the provisions under Section 17.08(64) of the Zoning Code, for property located at W213 N11111 Appleton Avenue.

The subject property is approximately 6.5 acres in size and was created in 1977 as part of Certified Survey Map 1708. Currently, the property contains a principal single-family dwelling, two (2) detached accessory structures, and a private recreational pond. The property owners, Peter & Donna Maniaci, purchased the property in 2022 with the intention of turning the property into a "generational legacy" as indicated in the submitted project narrative. As stated, the owners intend to reside on the property themselves and build a separate home for their son (Justin) and his family.

In January 2025, the owners submitted a building permit application proposing a conversion/expansion of an existing detached accessory structure (garage) on the property into a single-family dwelling. Because the property's zoning designation is Rs-1: Single-Family Residential District and zoning laws stipulate that only one (1) dwelling unit is allowed on the property, the building permit was denied. After informing the owners of this, Village staff met with the owners to discuss a path forward. In consultation with the Village Attorney, staff deemed that a Conditional Use Permit (CUP) application for a "Mother-In-Law Suite" (MILS) could be filed by the owners for their proposal. While this determination was conveyed to the owners and a formal CUP application has since been submitted, staff also indicated that the proposal could/would not meet the standard criteria for an MILS (see following page) under the Village's Zoning Code. Thus, staff advised the owners that they would need to request certain criteria to be modified by the Plan Commission and Village Board as part of their CUP proposal.

Proposal

As shown in the application materials, Peter & Donna Maniaci are proposing a conversion/expansion of an existing detached accessory structure (garage) into a second dwelling unit for their son and his family. The existing garage is approximately 1,400 sqft in size, and if approved the structure would increase to approximately 2,590 sqft. As proposed, the MILS includes the following features:

- 2-story structure; maximum height 24' (per permit records for original structure)
- 4 bedrooms
- 2 bathrooms
- Laundry room, dining room, kitchen, and great room
- Separate utilities from primary home (electric meter, well, septic)
- *NOTE: Existing principal dwelling is approximately 3,000 sqft*

As indicated in the application, the owners state that their request for a second dwelling (MILS) and modifications to the standard provisions above are due to physical, agricultural, and construction limitations associated with the property. The project narrative mentions the challenges that the existing conditions (retaining walls, vegetation, slope constraints) of the property create when attempting to design an MILS that would meet the standard MILS code provisions.

The owners also indicate that the detached MILS would better serve the needs of their son, Justin, who is a disabled honorably discharged Marine combat veteran who suffers from PTSD and other related factors (refer to submitted narrative for full details).

Staff Comments

Community Development: Planning and Zoning

As specified in the Zoning Code, a single-family dwelling may include a "Mother-In-Law Suite" provided it meets the minimum requirements established under Section 17.08(64), as summarized below:

17.08(34) DWELLING, SINGLE-FAMILY. *A detached building designed, arranged, used for and occupied by one family. A single-family dwelling may include a "mother-in-law suite" as provided for and defined herein subject to the granting of a* ***conditional use permit*** *by the Village Board.*

17.08(64) MOTHER-IN-LAW SUITE. *One or more rooms within the principal dwelling that are designed, arranged, and occupied by one or more members of the same family occupying the principal dwelling provided that such rooms do not constitute a separate dwelling unit. Further, for purposes of this provision, and unless otherwise provided for as a condition of approval in a* ***conditional use permit****, a "mother-in-law suite" shall meet the following minimum requirements and limitations:*

a. *The "mother-in-law suite" cannot have a separate entry arranged so as to be used as the principal and exclusive means of access to the "mother-in-law" suite;*
b. *The "mother-in-law suite" must share the main entry that provides the principal means of access to the principal dwelling;*
c. *The "mother-in-law suite" can have separate rooms within the single-family dwelling such as a living room, bedroom, bathroom, kitchen and laundry room but shall also have one or more rooms or areas that are shared in common with the principal dwelling;*
d. *The "mother-in-law suite" cannot be used or occupied by a non-family member or for rental purposes;*
e. *The "mother-in-law suite" cannot be served by a separate electric, water or other utility connection or meter;*
f. *The "mother-in-law suite" cannot have a separate mailing address;*
g. *The owner of the single-family dwelling must live in the principal dwelling;*
h. *The "mother-in-law suite" cannot occupy more than 50% of the total dwelling unit floor area;*
i. *The principal dwelling cannot be constructed or modified such that the scale or appearance is different than a typical and customary dwelling or the single-family dwellings on surrounding properties;*
j. *Additional restrictions and/or limitations may be adopted as part of a conditional use permit granted by the Village Board.*

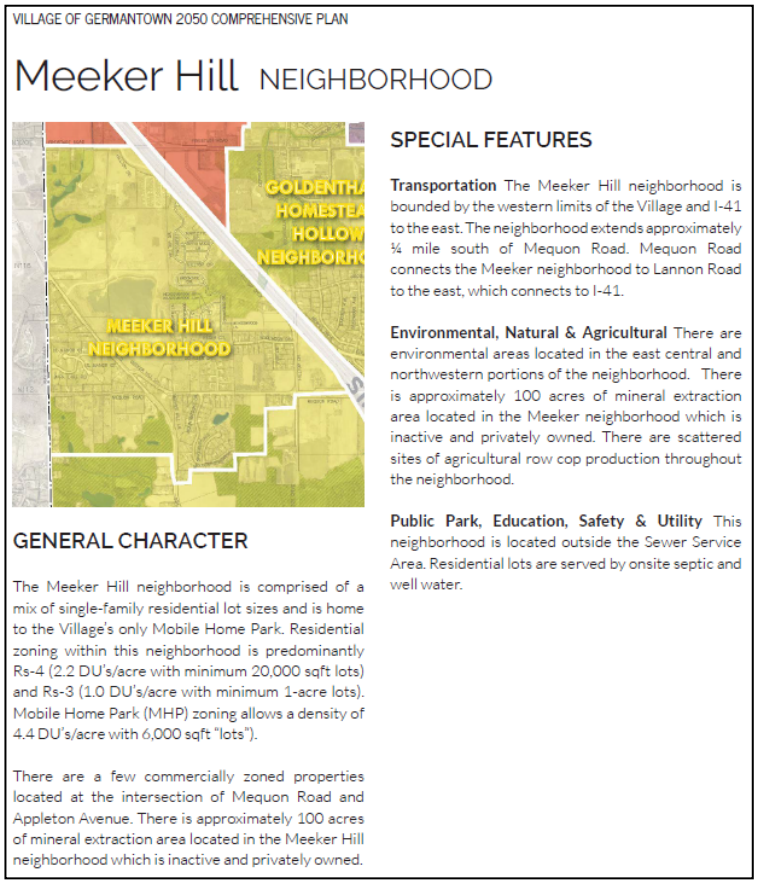
As part of this CUP application, the owners understand that their proposal requires modifications to the minimum requirements under 17.08(64). Each requirement (a, b, c, e, f) that cannot be met by the Maniaci proposal that would have to be “removed/deleted” by the Plan Commission and Village Board, is shown in red text above.

Arguably, the primary limitation for an MILS under the zoning ordinance is that it cannot constitute a separate dwelling unit from a principal dwelling. The Village created the MILS provisions in 2008, and its intent was to grant property owners the ability to create a designated living area (bedrooms, kitchen, bathroom, etc.) for family member(s) within a principal dwelling where the owner resides. In other words, a living area that acts as a separate space but is not technically a separate dwelling with separate entrance, utilities,

and address, as you commonly see with duplex units or in this specific CUP proposal, a detached MILS.

In consultation with the Village Attorney, staff determined the language in the Zoning Code provides the Village with an opportunity to grant an MILS Conditional Use Permit (CUP) but with modifications to the list of standard criteria. Consequently, the owners are requesting approval of a CUP for an MILS provided the Village modifies/removes minimum requirements under Section 17.08(64), including items *a, b, c, e, and f*.

It's important to note that Peter & Donna Maniaci do not have other alternatives in terms of applications that could be filed for their detached accessory dwelling unit (MILS) proposal. After a thorough review of the existing property, it became clear that a land division, rezoning, or variance are not feasible based on the property's current size (6.5 acres), lack of municipal water and sewer utility access, its Rs-1: Single-Family Residential Zoning District classification, and its location within the Meeker Hill Neighborhood as described by the Village's 2050 Comprehensive Plan (attached). Quite simply, properties within the Meeker Hill Neighborhood without access to municipal water and sewer can only be developed at a density of 1 du/5 acres. Since the subject site does not have access to municipal water or sewer and is 6.5 acres with an existing dwelling, a land division application to create another parcel for another dwelling unit is not possible. A rezoning to a district that allows multiple dwellings on one parcel is not supported by the 2050 Plan designation nor provided for under zoning policy, as those districts are intended to be served by municipal utilities. Finally, a variance application is not appropriate as the Zoning Code states "use variances shall not be granted" under Section 17.52.



VILLAGE OF GERMANTOWN 2050 COMPREHENSIVE PLAN

Meeker Hill NEIGHBORHOOD

GENERAL CHARACTER

The Meeker Hill neighborhood is comprised of a mix of single-family residential lot sizes and is home to the Village's only Mobile Home Park. Residential zoning within this neighborhood is predominantly Rs-4 (2.2 DU's/acre with minimum 20,000 sqft lots) and Rs-3 (1.0 DU's/acre with minimum 1-acre lots). Mobile Home Park (MHP) zoning allows a density of 4.4 DU's/acre with 6,000 sqft "lots").

There are a few commercially zoned properties located at the intersection of Mequon Road and Appleton Avenue. There is approximately 100 acres of mineral extraction area located in the Meeker Hill neighborhood which is inactive and privately owned.

SPECIAL FEATURES

Transportation The Meeker Hill neighborhood is bounded by the western limits of the Village and I-41 to the east. The neighborhood extends approximately ¼ mile south of Mequon Road. Mequon Road connects the Meeker neighborhood to Lannon Road to the east, which connects to I-41.

Environmental, Natural & Agricultural There are environmental areas located in the east central and northwestern portions of the neighborhood. There is approximately 100 acres of mineral extraction area located in the Meeker neighborhood which is inactive and privately owned. There are scattered sites of agricultural row cop production throughout the neighborhood.

Public Park, Education, Safety & Utility This neighborhood is located outside the Sewer Service Area. Residential lots are served by onsite septic and well water.

While this request departs from past "Mother-In-Law Suite" CUPs the Village has approved under the aforementioned criteria, there is no indication that it would cause adverse impacts to the surrounding neighborhood or alter the character of the property in a substantially different manner than if the owners constructed an MILS meeting all provisions in the Zoning Code (i.e. incorporated/attached to principal dwelling). In fact, given the "lay of the land" around the principal dwelling which presents a combination of topographical constraints, adjacent hard surface walks and flatwork, retaining walls, and vegetation, and limited space between the principal dwelling and rear property line, it's arguable that

the proposed detached MILS location may be the most feasible alternative to trying to construct an addition on the existing principal dwelling.

The owners understand they will need to comply with all necessary building code provisions under the Uniform Dwelling Code (UDC) for the conversion/expansion of the detached garage into an MILS dwelling unit. Further, the owners will be required to obtain all necessary well and on-site sanitary (i.e. septic) permits from Washington County Land Resources. A condition of approval has been added that the owners provide these permits from Washington County prior to recording of the Conditional Use Permit (CUP) and issuance of a building permit from SAFEBuilt Inspection Services for construction.

NOTE: In October 2025, Senate Bill 473 was introduced at the State level, which relates to local regulation of accessory dwelling units (ADU). SB 473 would require communities to allow at least one (1) ADU per parcel that is zoned for residential use on which an existing single-family dwelling is located. SB 473 includes language that an ADU can be attached or detached with complete independent living facilities and separate entrance from an existing single-family residence (principal). While SB 473 also stipulates that an ADU can be allowed without a conditional use permit or variance approval from a local authority, it does provide the opportunity for local municipalities to enact an ordinance regulating certain size, height, and locational standards for ADUs. Finally, SB 473 was passed by the respective Senate and Assembly committees, but the current legislative session has ended without scheduled floor votes in the Senate or Assembly, so it's not expected that the Bill will be enacted this session. If this ADU legislation that pre-empts local authority is brought back for consideration in the future and is enacted, the Village will have to amend our local MILS regulations accordingly.

VILLAGE STAFF RECOMMENDATION

APPROVE the Conditional Use Permit (CUP) application for Peter & Donna Maniaci to convert/expand an existing detached accessory structure into a "Mother-In-Law Suite" accessory dwelling unit and modify the provisions under Section 17.08(64) of the Zoning Code, for property located at W213 N11111 Appleton Avenue, subject to the following conditions:

1. The MILS shall be constructed consistent with the building/floor plan dated November 13, 2024, as presented to the Village Plan Commission and Village Board.
2. The MILS shall comply with MILS requirements *d, g, h, i, and j* as defined in Section 17.08(64) of the Zoning Code on an ongoing basis. The MILS shall not be subject to MILS requirements *a, b, c, e, and f* as defined by the same code section.
3. The property owner shall notify the Community Development Director/Village Zoning Administrator if/when use of the detached accessory structure changes or ceases to be used as a "Mother-In-Law Suite" accessory dwelling.
4. This Conditional Use Permit (CUP) shall be non-transferable to a subsequent owner unless said owner is a member of the Maniaci family. In the event there is a change in the owner, this CUP shall become null and void, and a new CUP would have to be obtained pursuant to Sections 17.08(64) and 17.42 of the Zoning Code.
5. Prior to recording of the Conditional Use Permit (CUP) and issuance of building permits from the Village for the conversion/expansion work, the owner shall obtain necessary well and on-site sanitary (i.e. septic) permits from Washington County to ensure the proposed MILS accessory dwelling unit complies with all applicable plumbing code requirements.

Village of
Germantown
...Willkommen

Fee must accompany application

X $1460 Paid CK# 5199 Date 1/7/26

CONDITIONAL USE PERMIT APPLICATION

Pursuant to Section 17.42 of the Municipal Code

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

1 **APPLICANT OR AGENT**

Donna + Peter Maniaci
W213 N 11111 Appleton Ave
Germantown WI
53022

Phone (414) 915-2839

Fax ( )

E-Mail maniacip@live.com

PROPERTY OWNER

Same as applicant

Phone ( )

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

Donna + Peter Maniaci

3 **PROPERTY ADDRESS**

W213 N 11111 Appleton Ave Germantown WI 53022

TAX KEY NUMBER

302967

4 **DESCRIPTION OF EXISTING OPERATION**

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

See attached

5 **DESCRIPTION OF PROPOSED OPERATION**

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

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

See attached

RECEIVED
JAN - 7 REC'D
OFFICE OF THE VILLAGE PLANNER
VILLAGE OF GERMANTOWN

6 METES AND BOUNDS LEGAL DESCRIPTION OF PROPERTY – REQUIRED

Attach pages as necessary

7 SUPPORTING DOCUMENTATION:

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

8 READ AND INITIAL THE FOLLOWING:

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

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

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

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

9 SIGNATURES – ALL APPLICATIONS MUST BE SIGNED BY OWNER!

[signature] 1/29/2025		[signature] 1/29/2025	
Donna Manicci 1/29/25		Donna Manicci 1/29/25	
Applicant	Date	Owner	Date

4. DESCRIPTION OF EXSITING OPERATION

The property is currently zoned as RS-1 and is used as a single-family residence which includes an approximately 1400 square foot outbuilding which is the subject of the proposed CUP. Adjacent zoning is a mix of RS-3, B-3, and AG-2.

Overall property is 6.5acres. Design and layout of property is slightly convoluted.

There is one driveway onto the property from HWY 175.

Along the driveway there are 2 &1/2 foot retaining walls and mass vegetation.

The entire property consists of mass vegetation, pine trees, stone etc.

The main house, including garage is about 3000sq ft. It is a mid-hill raised ranch style house. Brick exterior construction with stone siding. It is set back and is surrounded by concrete retaining walls as well as natural vegetation and landscape.

5. DESCRIPTION OF PROPOSED OPERATION

We are seeking a Conditional Use Permit for a “Mother-In-Law Suite” per Germantown Municipal code.

Based on the existing character of the lot stated above, it would be extremely costly to modify the principal dwelling and doing so would not properly fit the needs of our son and his family. Therefore, we are requesting CUP to flex or modify the stipulations under (51a) specifically (j). Also, with consideration the statute being 15-20 years old.

Being able to flex or modify would still serve the overall initial purpose of a MILS.

We wish to convert a portion of the existing outbuilding into a MILS pursuant to Ord. #12-08, attached hereto for reference. This proposal will directly serve a family member and be non-rental but will not be standard MILS in the sense that the building will be detached from the existing single-family residence.

As part of the renovation, approximately 620 sq. ft. would be added to the building footprint, as well as adding some additional bedrooms on 2nd floor of approximately 570 sq. ft. Utilities already exists in the outbuilding and we are aware we may need to inspect and potentially replace the existing utilities in the event they are found not to be code compliant.

Attaching the Mother-in-law suite on the adjacent outbuilding will allow for an open concept design and for the master bedroom to be located on the 1st floor. This will make it easily accessible to Justin. Something that can't easily, and cost effectively be done with the existing setup due to many limitations previously listed. Having the CUP to alter/modify the MILS provision in the village code due to all the physical, agricultural/construction limitations with the property and being cost prohibitive.

Our son Justin is 100% disabled honorably discharged Marine combat vet. He suffers from multiple physical issues that we anticipate will worsen with time and age. We want to make sure any modifications/additions will meet his needs now and into the future.

Justin also suffers from PTSD and other related factors that by providing an open concept space would be calming and help alleviate stress and undue hardships.

Our family is asking that the Village of Germantown family help us make this a reality.

We moved to Germantown on this property about 4 years ago with the intent of providing our son and his family with a safe place where we can coexist and build a generational legacy.

Unfortunately, our realtor did not fully research what it would take to make this happen. We were under the impression it was feasible to build a separate home for our son and his family. We understand that is not the case. We also understand this is a unique situation and appreciate your support in finding a way forward to ensure our son and his family have the safe space they need and deserve as a family.

Just a little more about us-

Our grandchildren Ashton & Nolan attend Amy Belle elementary school.

Their mother Maria works at Aurora.

Justin has finally found a career that is fulfilling for him as a Loss Prevention Public Safety Supervisor for Aurora that works well with his specific needs.

Our daughter Gianna attends UWM and is in her final semester for a business/human resource degree.

Donna has 30 years with Walgreens as a Store Manager in Brookfield and

I, Pete, am part owner of H&H mechanical located in Menomonee Falls.

We love what Germantown has to offer, and we look forward to having a positive impact to our community for years to come.

Thank you for your time & consideration,

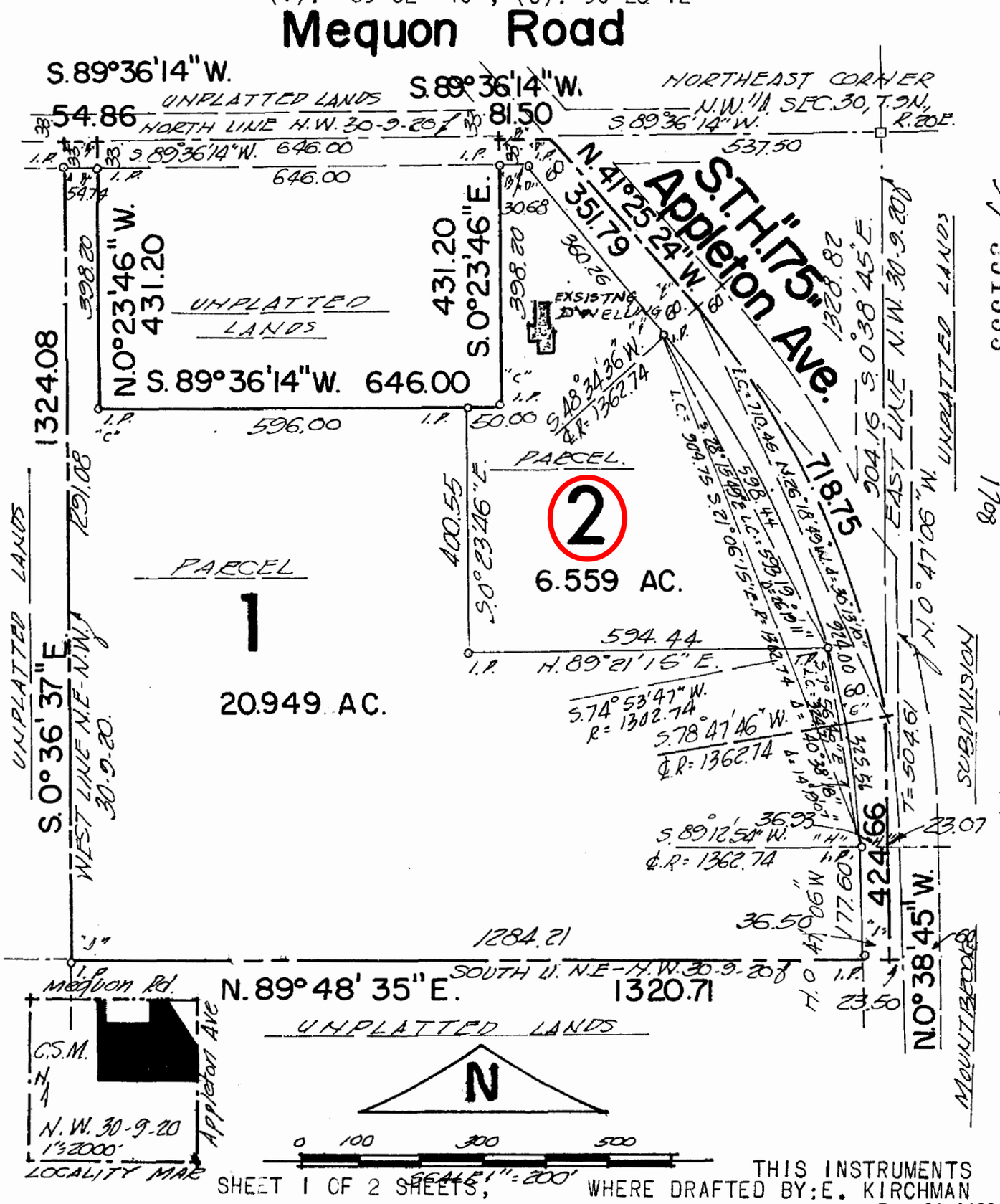
Donna & Pete Maniaci

CERTIFIED SURVEY MAP NO.___.

BEING A PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4, SECTION 30, TOWNSHIP 9 NORTH, RANGE 20 EAST, IN THE VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN.

NOTES:

C DENOTES 1"X24" IRON PIPE, WEIGHT OF 1.13LBS/LI.FT.
DENOTES CONCRETE MONUMENT 6" SQUARE WITH BRASS CAP.
BEARINGS REFERED TO THE GRID NORTH OF THE WISCONSIN STATE PLANE COORDINATE SYSTEM, ZONE SOUTH.
ANGLES: (A) : 89°47' 09", (B): 90°00'00", (C): 270°00'00", (D): 131°01' 38", (E):164°53'25", (G): 154° 19'56", (I): 89° 32' 40", (J): 90° 25'12"



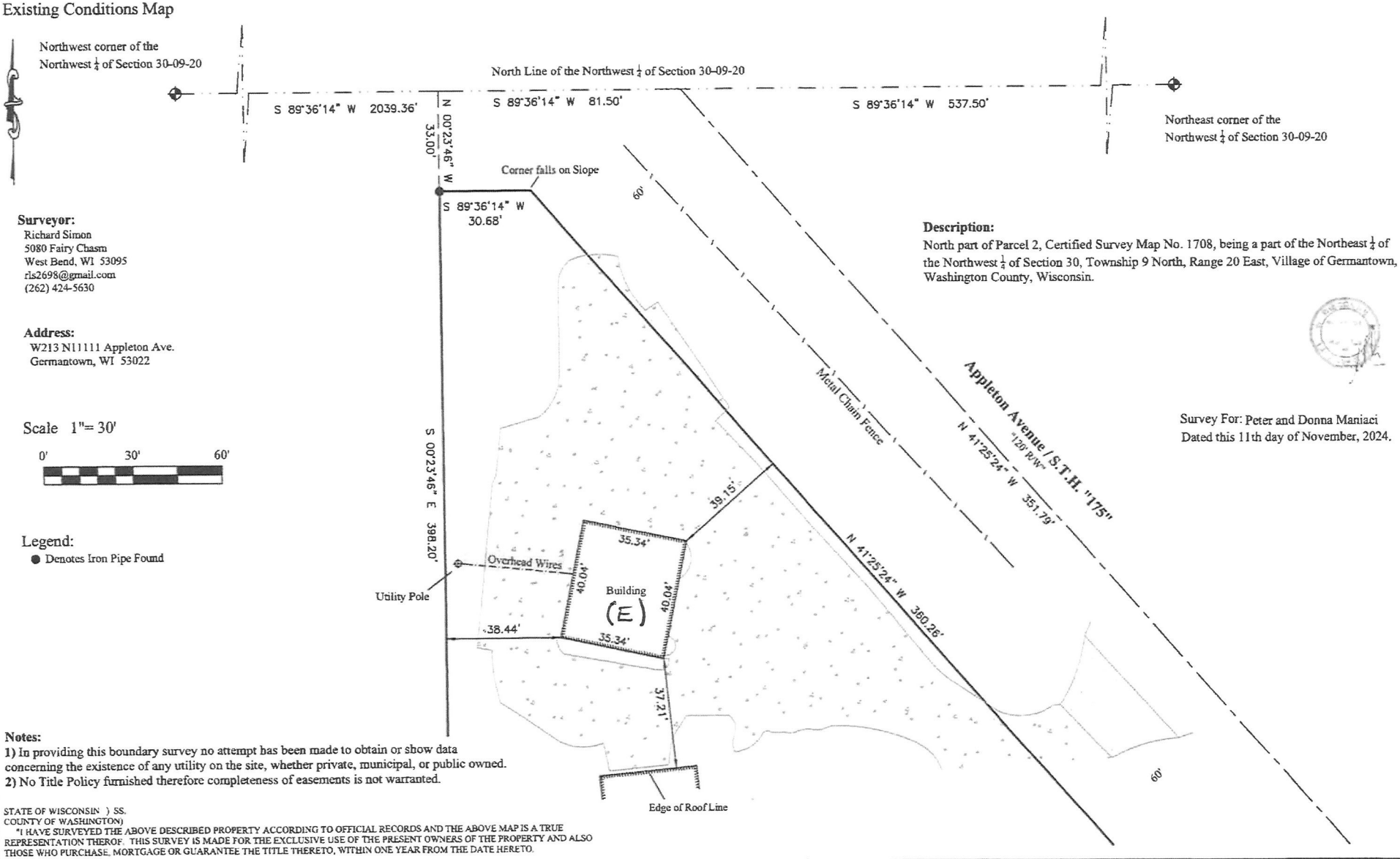
SHEET 1 OF 2 SHEETS, THIS INSTRUMENTS WHERE DRAFTED BY: E. KIRCHMAN

Map #1~~7078~~ 1708 Volume 9 Page ~~10~~ 17

~~/~~ 391553

Cornerstone Land Surveying, Inc.

Existing Conditions Map



Surveyor:
Richard Simon
5080 Fairy Chasm
West Bend, WI 53095
rls2698@gmail.com
(262) 424-5630

Address:
W213 N11111 Appleton Ave.
Germantown, WI 53022

Scale 1"= 30'

0' 30' 60'

Legend:
● Denotes Iron Pipe Found

Description:
North part of Parcel 2, Certified Survey Map No. 1708, being a part of the Northeast ¼ of the Northwest ¼ of Section 30, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin.

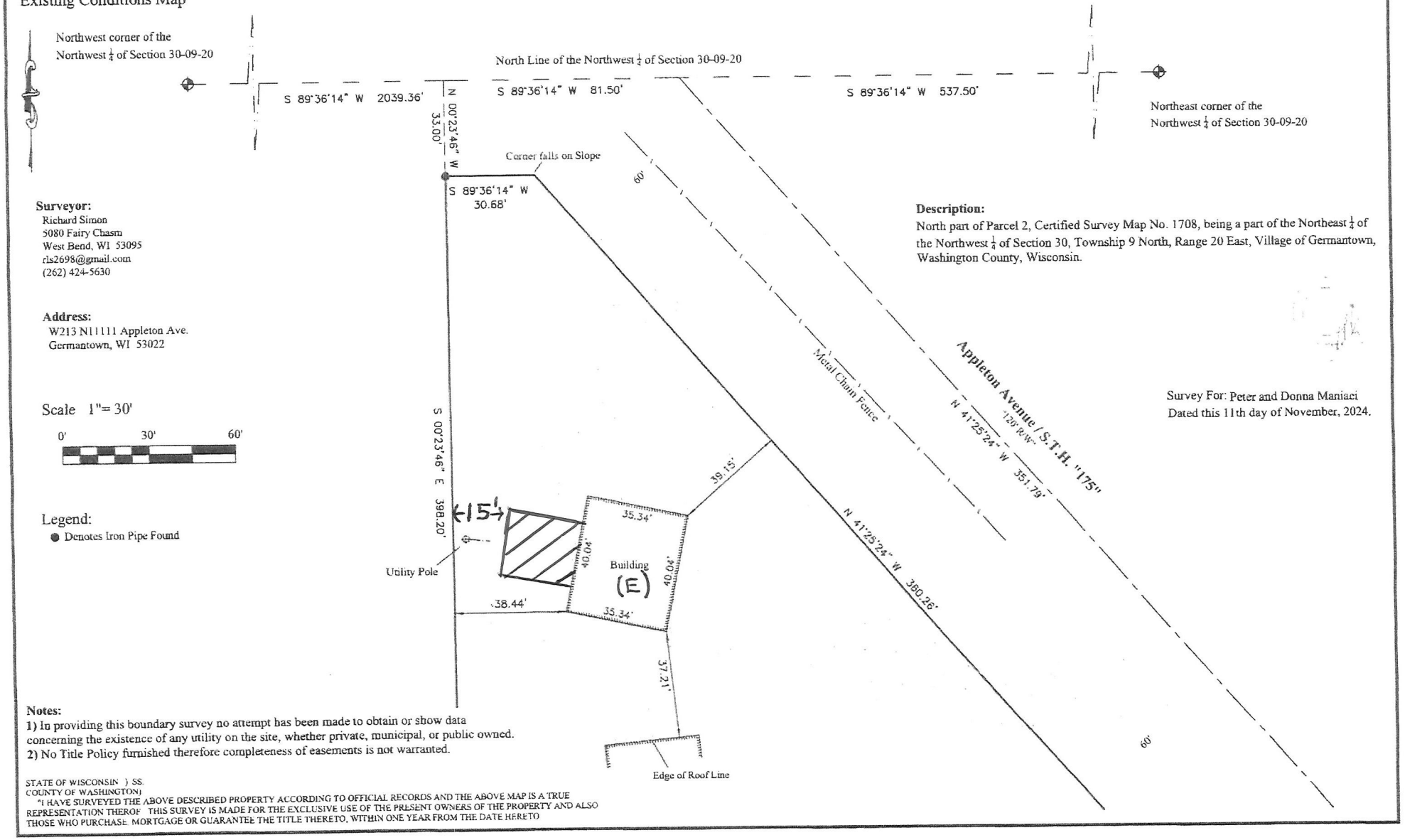
Survey For: Peter and Donna Maniaci
Dated this 11th day of November, 2024.

Notes:
1) In providing this boundary survey no attempt has been made to obtain or show data concerning the existence of any utility on the site, whether private, municipal, or public owned.
2) No Title Policy furnished therefore completeness of easements is not warranted.

STATE OF WISCONSIN) SS.
COUNTY OF WASHINGTON)
"I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY ACCORDING TO OFFICIAL RECORDS AND THE ABOVE MAP IS A TRUE REPRESENTATION THEROF. THIS SURVEY IS MADE FOR THE EXCLUSIVE USE OF THE PRESENT OWNERS OF THE PROPERTY AND ALSO THOSE WHO PURCHASE, MORTGAGE OR GUARANTEE THE TITLE THERETO, WITHIN ONE YEAR FROM THE DATE HERETO.

Cornerstone Land Surveying, Inc.

Existing Conditions Map



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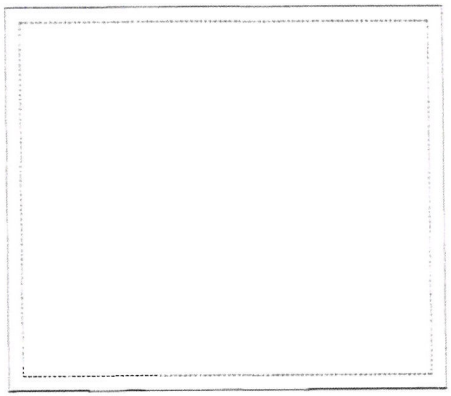
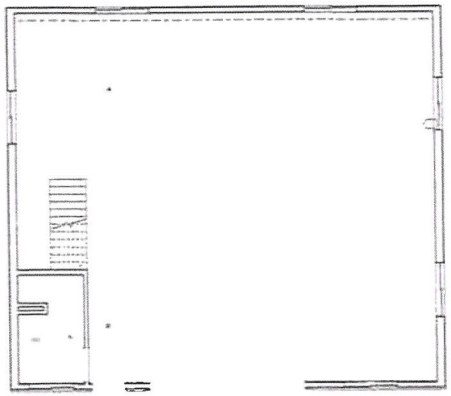


EXIST. FOUNDATION PLAN
1/8"=1'-0"



EXIST. MAIN FLOOR PLAN
1/8"=1'-0"

EXIST. FIRST FLOOR: 1,406 SQ. FT.
PROP. FIRST FLOOR: 624 SQ. FT.
PROP. SECOND FLOOR: 557 SQ. FT.
TOTAL UNDER ROOF: 2,587 SQ. FT.
Total Under Roof Area is taken to outside edge of sheathing.

GENERAL NOTES:
-FIRST FLOOR WALL HEIGHT IS 8'-0"
-SECOND FLOOR WALL HEIGHT IS 8'-0"
-VERIFY MONOSLAB DETAILS & SPECS, BY OTHERS
-VERIFY TYPE & LOCATION OF ALL MECHANICALS & METERS
-ADJUST AS NEEDED FOR FINAL GRADING PLANS
-NOTE: PLEASE ADJUST WALLS/CLG. AS NEEDED FOR EXIST. CONDITIONS.
-ELECTRICAL NOTE: PLUGS WILL BE PLACED PER CODE
-BATH: EXHAUST FAN ON (1) SWITCH, VENTED TO EXTERIOR TO COMPLY WITH 323.0293(d).
-MECHANICAL : INSURE FURNACE & HOT WATER HEATER ARE PROVIDED WITH ADEQUATE COMBUSTION AIR PER SPS 323.06 (IF APPLICABLE)
-ROOF: VERIFY EXIST. ROOF PITCHES, BEFORE ORDERING MATERIALS

WALL BRACING NOTE:
CONTINUOUS SHEATHING (CS-WSP TABLE 321.25 G): ALL EXTERIOR WALLS TO BE 1/2" OSB SHEATHING FASTENED W/ 6d COMMON OR 8d BOX NAILS @ 6" EDGES & 12" FIELD.

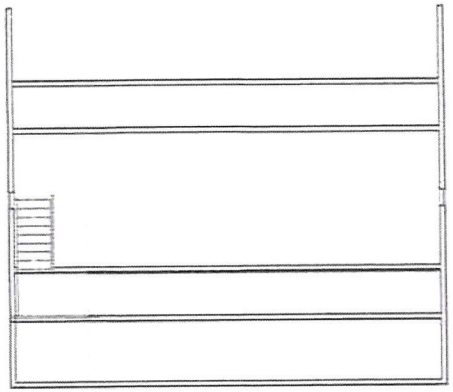
STRUCTURAL NOTES:
-ALL HEADERS, UNLESS CALLED OUT, ARE TO BE (3) 2x8s W/ 1/2" PLYWOOD IN BETWEEN
-VERIFY W/ LUMBER/FRAMING PLAN, AS IT SUPERSEDES THIS PLAN

DIMENSION NOTES:
-ALL DIMENSIONS ARE FINISH DIMENSIONS AND PULLED TO THE FINISHED DRYWALL.
-PLEASE NOTE THE ARROWS, TO SEE WHICH SIDE OF THE WALL THE DIMENSIONS ARE DRAWN TO.

WALL TYPES:
-ADJUST EXISTING WALL S AS NEEDED TO BRING TO CURRENT CODE
EXIST. 2x STUD WALL, ADJUST AS NEEDED
NEW 2x STUD WALL @ 16" O.C, W/ 1/2" DRYWALL

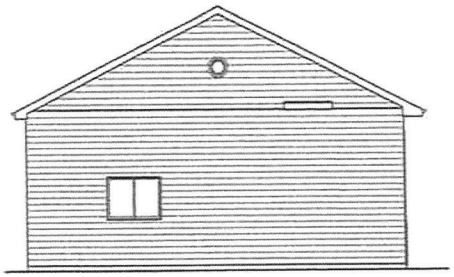
WINDOW SCHEDULE
NO. W.H. H.P. DESCRIPTION
W1 2 3'-0" 5'-0" 5'-0" SINGLE HUNG
W2 4 3'-0" 4'-0" 5'-0" SINGLE HUNG

DOOR SCHEDULE
NO. W. H. DESCRIPTION
D1 3'-0" 6'-8" BIFOLD
D2 2'-6" 6'-8" BIFOLD
D3 16'-0" 6'-8" SLIDER
D4 3'-0" 6'-8" SLIDER

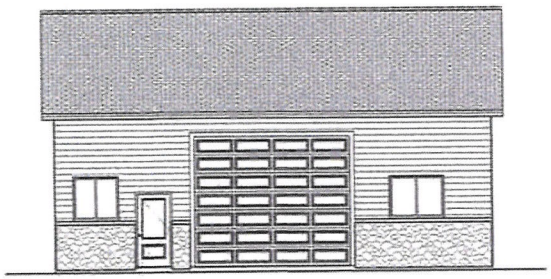


EXIST. LOFT FLOOR PLAN
1/8"=1'-0"

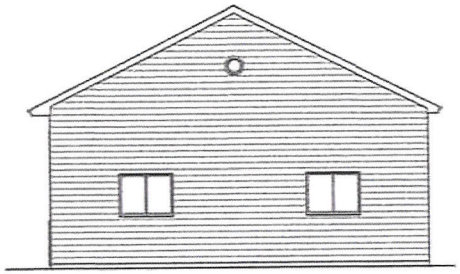
EXIST. ROOF PLAN
1/8"=1'-0"



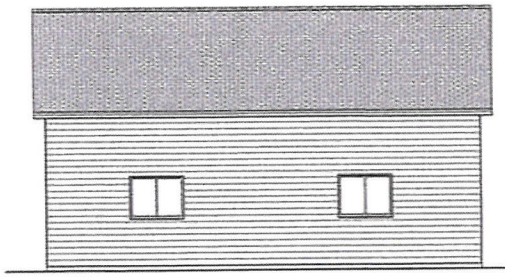
EXIST. LEFT ELEVATION
1/8"=1'-0"



EXIST. FRONT ELEVATION
1/8"=1'-0"



EXIST. RIGHT ELEVATION
1/8"=1'-0"



EXIST. REAR ELEVATION
1/8"=1'-0"

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MANIACI RESIDENCE
W213N11111 APPLETON AVENUE
GERMANTOWN, WISCONSIN

N·C·B·D·C

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3380 N 129TH ST BROOKFIELD, WI 53005
262.707.9293 DRAFTSMITH@GMAIL.COM

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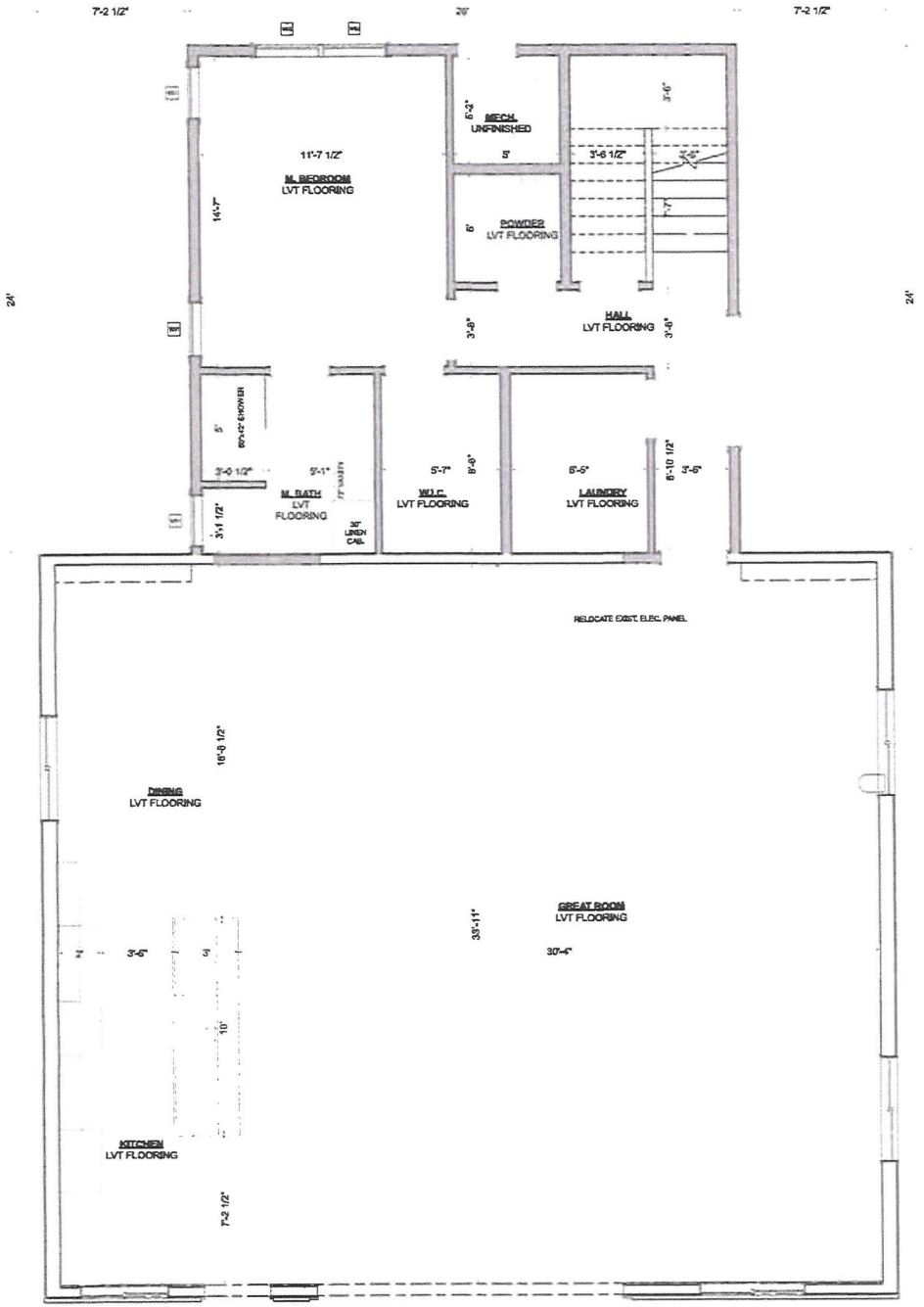
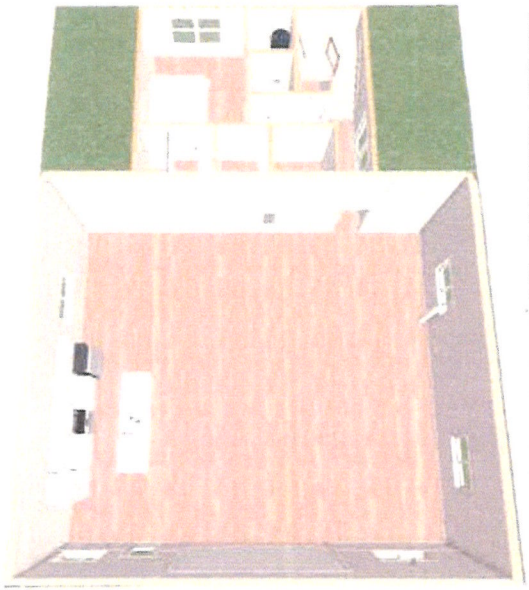
DATE: 11/13/2024
PROJECT: 2024.271
SHEET: 1





EXIST. FIRST FLOOR: 1,406 SQ. FT.
PROP. FIRST FLOOR: 524 SQ. FT.
PROP. SECOND FLOOR: 557 SQ. FT.
TOTAL UNDER ROOF: 2,587 SQ. FT.
Total Under Roof Area is taken to outside edge of sheathing.

GENERAL NOTES:
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-VERIFY TYPE & LOCATION OF ALL MECHANICALS & METERS
-ADJUST AS NEEDED FOR FINAL GRADING PLANS
-NOTE: PLEASE ADJUST WALLS/CLG. AS NEEDED FOR EXIST. CONDITIONS.
-ELECTRICAL NOTE: PLUGS WILL BE PLACED PER CODE
-BATH: EXHAUST FAN ON (1) SWITCH, VENTED TO EXTERIOR TO COMPLY WITH 323.02(3)(d).
-MECHANICAL : INSURE FURNACE & HOT WATER HEATER ARE PROVIDED WITH ADEQUATE COMBUSTION AIR PER SPS 323.06 (IF APPLICABLE)
-ROOF: VERIFY EXIST. ROOF PITCHES, BEFORE ORDERING MATERIALS

WALL BRACING NOTE:
CONTINUOUS SHEATHING (CS-WSP TABLE 321.25 G): ALL EXTERIOR WALLS TO BE 1/2" OSB SHEATHING FASTENED W/ 6d COMMON OR 8d BOX NAILS @ 6" EDGES & 12" FIELD.

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NEW 2x STUD WALL @ 16" O.C. W/ 1/2" DRYWALL

WINDOW SCHEDULE
[illegible] NO. DESCRIPTION
[illegible] SINGLE HUNG
[illegible] SINGLE HUNG

DOOR SCHEDULE
[illegible] NO. DESCRIPTION
DR 1 [illegible] BEDROOM
DR 1 [illegible] SHOWER
DR 1 [illegible] BI-FOLD
DR 1 [illegible] BI-FOLD
DR 1 [illegible] SLIDER
DR 1 [illegible] SLIDER

MAIN FLOOR PLAN
1/4"=1'-0"

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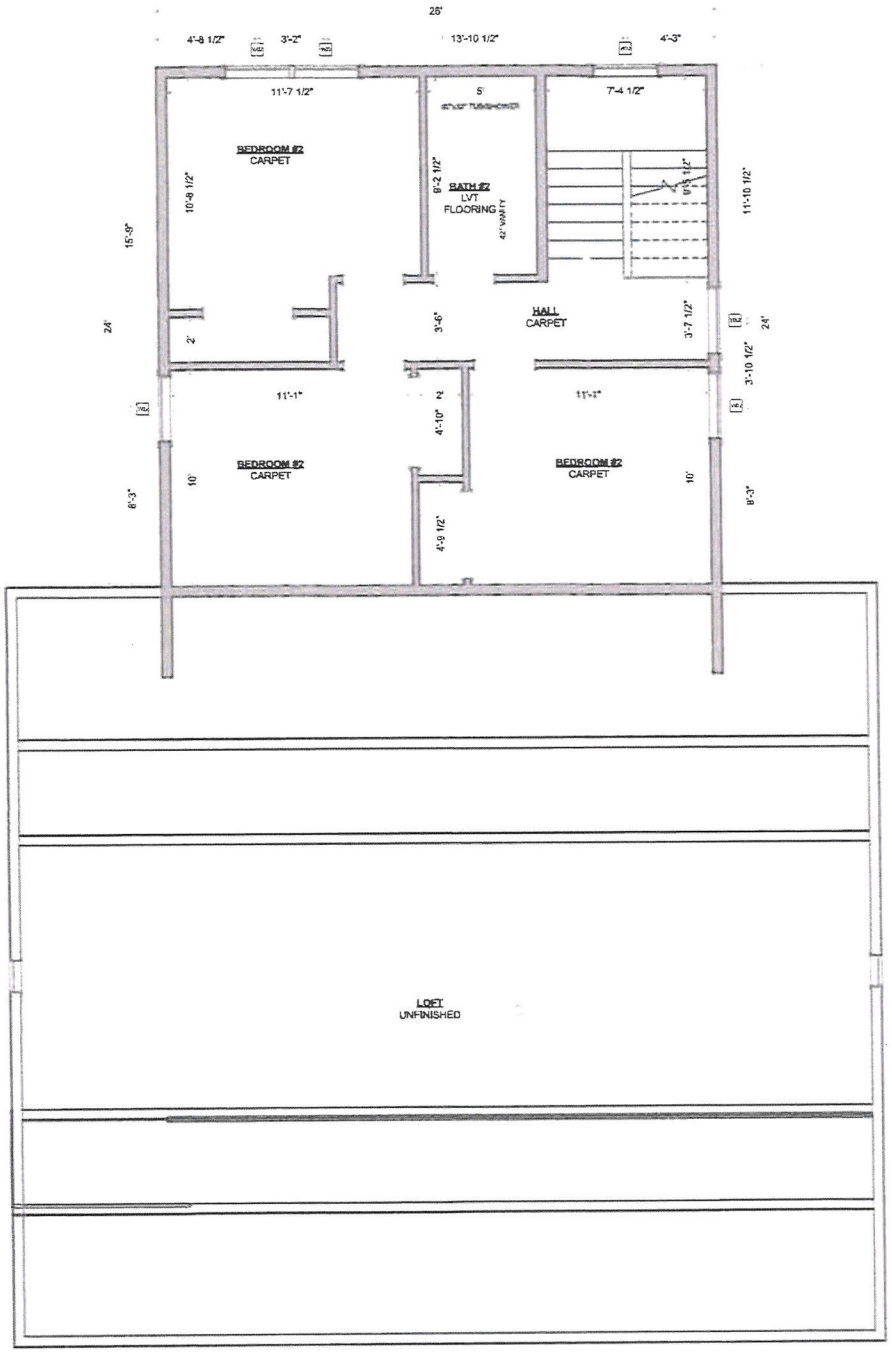
DATE: 11/13/2024
PROJECT: 2024.271
SHEET: 2



SECOND FLOOR PLAN

1/4"=1'-0"

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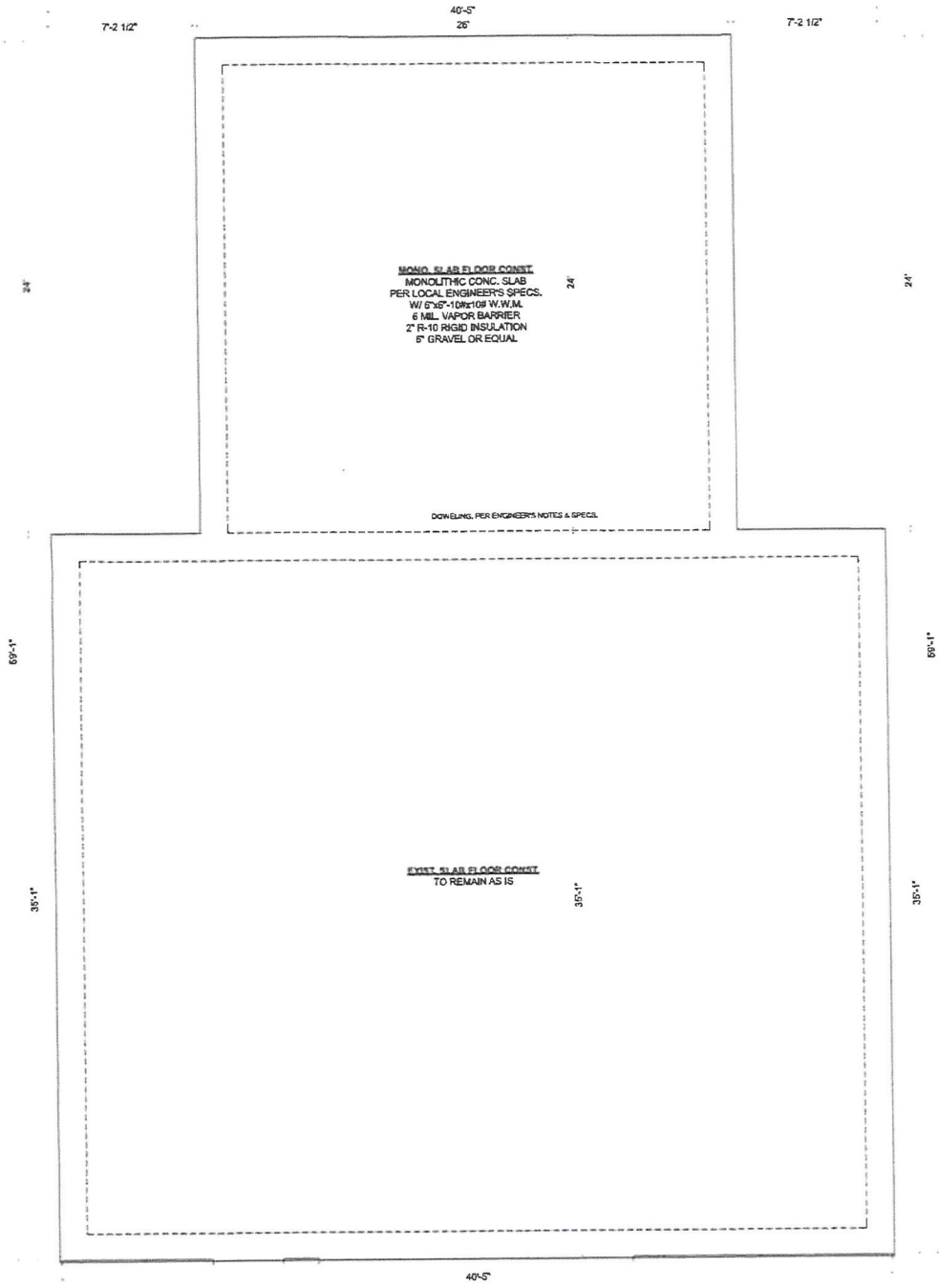
DATE: 11/13/2024

PROJECT: 2024.271

SHEET: 3



FOUNDATION PLAN

1/4"=1'-0"

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-**NOTE:** PLEASE ADJUST WALLS/CLG. AS NEEDED FOR EXIST. CONDITIONS.
-**ELECTRICAL NOTE:** PLUGS WILL BE PLACED PER CODE
-**BATH:** EXHAUST FAN ON (1) SWITCH, VENTED TO EXTERIOR TO COMPLY WITH 323.0203(6).
-**MECHANICAL :** INSURE FURNACE & HOT WATER HEATER ARE PROVIDED WITH ADEQUATE COMBUSTION AIR PER SPS 323.06 (IF APPLICABLE)
-**ROOF:** VERIFY EXIST. ROOF PITCHES, BEFORE ORDERING MATERIALS

WALL BRACING NOTE:
CONTINUOUS SHEATHING (CS-WSP TABLE 321.25 G): ALL EXTERIOR WALLS TO BE 1/2" OSB SHEATHING FASTENED W/ 6d COMMON OR 8d BOX NAILS @ 6" EDGES & 12" FIELD.

STRUCTURAL NOTES:
-ALL HEADERS, UNLESS CALLED OUT, ARE TO BE (3) 2x8s W/ 1/2" PLYWOOD IN BETWEEN
-VERIFY W/ LUMBER/FRAMING PLAN, AS IT SUPERSEDES THIS PLAN

DIMENSION NOTES:
-ALL DIMENSIONS ARE FINISH DIMENSIONS AND PULLED TO THE FINISHED DRYWALL.
-PLEASE NOTE THE ARROWS, TO SEE WHICH SIDE OF THE WALL THE DIMENSIONS ARE DRAWN TO.

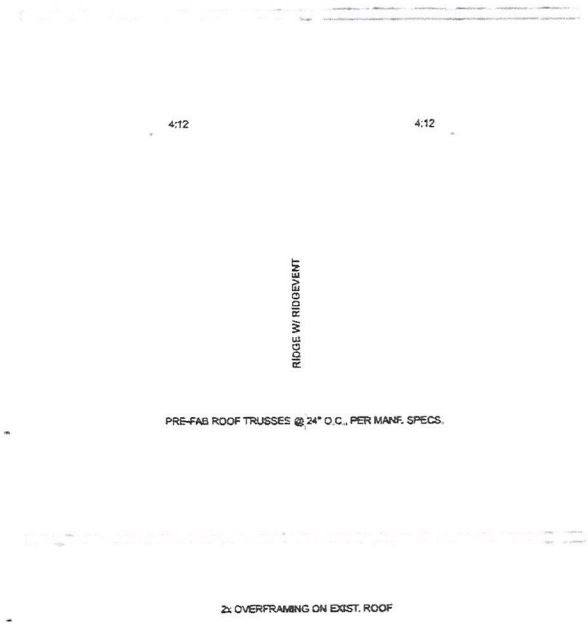
WALL TYPES:
-ADJUST EXISTING WALL S AS NEEDED TO BRING TO CURRENT CODE
EXIST. 2x STUD WALL, ADJUST AS NEEDED
NEW 2x STUD WALL @ 16" O.C. W/ 1/2" DRYWALL

WINDOW SCHEDULE

#	Q'TY	W	H	RD	DESCRIPTION
W1	1	30"	18"	60"	SINGLE HUNG
W2	3	36"	48"	120"	SINGLE HUNG

DOOR SCHEDULE

#	Q'TY	W	H	DESCRIPTION
D1	1	3'-0"	6'-8"	SHOWER
D2	1	2'-6"	6'-8"	HOLLOW
D3	1	2'-0"	6'-8"	HOLLOW
D4	1	2'-6"	6'-8"	HOLLOW
D5	1	2'-6"	6'-8"	HOLLOW
D6	1	2'-6"	6'-8"	HOLLOW



ROOF NOTE:
ROOF LAYOUT AND STRUCTURE, PER ROOF MANF. SPECS
-12" OVERHANG ON ALL SOFFITS & GABLES, UNLESS NOTED OTHERWISE
-VERIFY EXIST. ROOF PITCHES BEFORE ORDERING MATERIALS
-VERIFY W/ ROOF TRUSS PLAN, AS IT SUPERSEDES THIS PLAN

ROOF PLAN
1/4"=1'-0"

EXIST. FIRST FLOOR: 1,406 SQ. FT.
PROP. FIRST FLOOR: 624 SQ. FT.
PROP. SECOND FLOOR: 557 SQ. FT.
TOTAL UNDER ROOF: 2,587 SQ. FT.
Total Under Roof Area is taken to outside edge of sheathing.

GENERAL NOTES:
-FIRST FLOOR WALL HEIGHT IS 8'-0"
-SECOND FLOOR WALL HEIGHT IS 8'-0"
-VERIFY MONOSLAB DETAILS & SPECS, BY OTHERS
-VERIFY TYPE & LOCATION OF ALL MECHANICALS & METERS
-ADJUST AS NEEDED FOR FINAL GRADING PLANS
-NOTE: PLEASE ADJUST WALLS/CLG. AS NEEDED FOR EXIST. CONDITIONS.
-**ELECTRICAL NOTE:** PLUGS WILL BE PLACED PER CODE
-**BATH:** EXHAUST FAN ON (1) SWITCH, VENTED TO EXTERIOR TO COMPLY WITH 323.02(3)(d).
-**MECHANICAL :** INSURE FURNACE & HOT WATER HEATER ARE PROVIDED WITH ADEQUATE COMBUSTION AIR PER SPS 323.06 (IF APPLICABLE)
-**ROOF:** VERIFY EXIST. ROOF PITCHES, BEFORE ORDERING MATERIALS

WALL BRACING NOTE:
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STRUCTURAL NOTES:
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WALL TYPES:
-ADJUST EXISTING WALL S AS NEEDED TO BRING TO CURRENT CODE
EXIST. 2x STUD WALL, ADJUST AS NEEDED
NEW 2x STUD WALL @ 16" O.C. W/ 1/2" DRYWALL

WINDOW SCHEDULE
MARK QUANTITY WIDTH HEIGHT DESCRIPTION
W1 3 3'-0" 5'-0" (N) SINGLE HUNG
W2 5 2'-6" 4'-0" (N) SINGLE HUNG

DOOR SCHEDULE
MARK QUANTITY WIDTH HEIGHT DESCRIPTION
D1 1 3'-0" 6'-8" (N) SWING
D2 1 2'-6" 6'-8" (N) SWING
D3 1 2'-8" 6'-8" (N) SWING
D4 1 6'-0" 6'-8" (N) SLIDER

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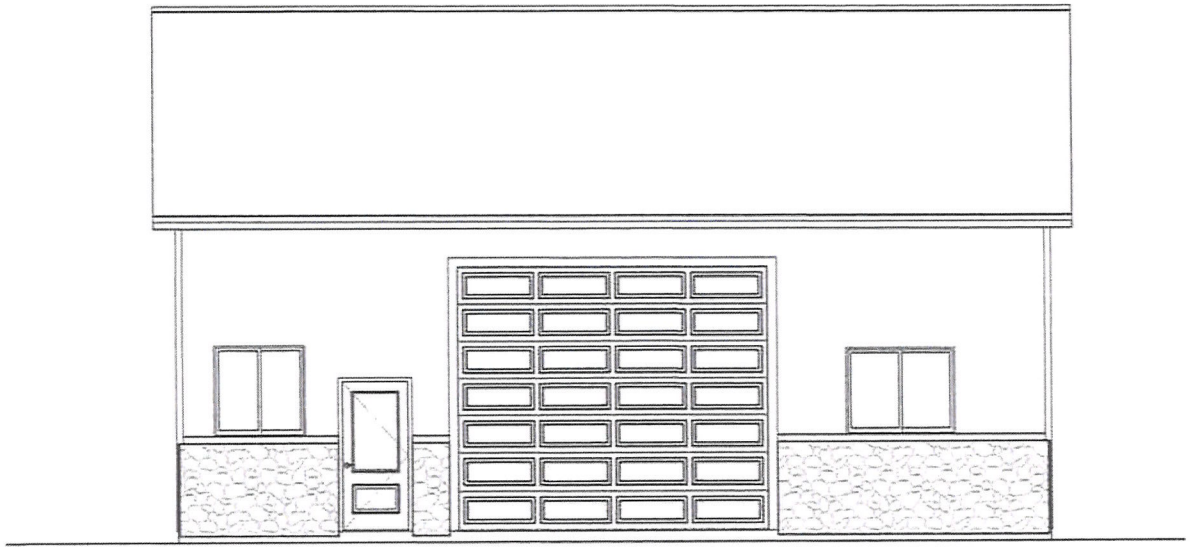
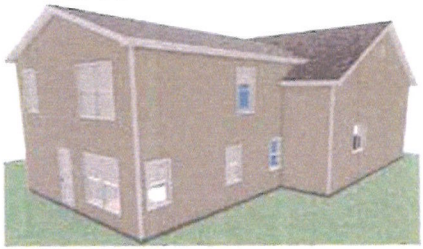
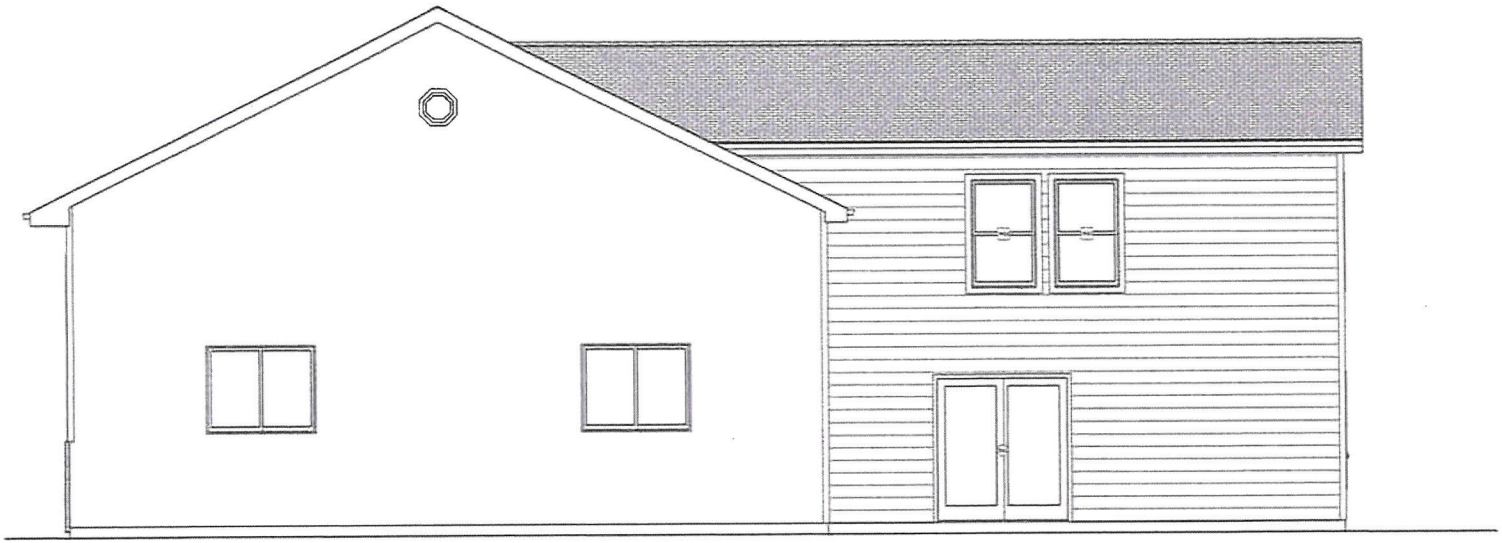


FRONT ELEVATION

1/4"=1'-0"





RIGHT ELEVATION

1/4"=1'-0"

EXIST. FIRST FLOOR:	1,406 SQ. FT.
PROP. FIRST FLOOR:	624 SQ. FT.
PROP. SECOND FLOOR:	557 SQ. FT.
TOTAL UNDER ROOF:	2,587 SQ. FT.

Total Under Roof Area is taken to outside edge of sheathing.

GENERAL NOTES:

-FIRST FLOOR WALL HEIGHT IS 8'-0"
-SECOND FLOOR WALL HEIGHT IS 8'-0"
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-VERIFY TYPE & LOCATION OF ALL MECHANICALS & METERS
-ADJUST AS NEEDED FOR FINAL GRADING PLANS
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WALL BRACING NOTE:

CONTINUOUS SHEATHING (CS-WSP TABLE 321.25 G): ALL EXTERIOR WALLS TO BE 1/2" OSB SHEATHING FASTENED W/ 6d COMMON OR 8d BOX NAILS @ 6" EDGES & 12" FIELD.

STRUCTURAL NOTES:

-ALL HEADERS, UNLESS CALLED OUT, ARE TO BE (3) 2x8s W/ 1/2" PLYWOOD IN BETWEEN
-VERIFY W/ LUMBER/FRAMING PLAN, AS IT SUPERSEDES THIS PLAN

DIMENSION NOTES:

-ALL DIMENSIONS ARE FINISH DIMENSIONS AND PULLED TO THE FINISHED DRYWALL.
-PLEASE NOTE THE ARROWS, TO SEE WHICH SIDE OF THE WALL THE DIMENSIONS ARE DRAWN TO.

WALL TYPES:

-ADJUST EXISTING WALL S AS NEEDED TO BRING TO CURRENT CODE
EXIST. 2x STUD WALL, ADJUST AS NEEDED
NEW 2x STUD WALL @ 16" O.C. W/ 1/2" DRYWALL

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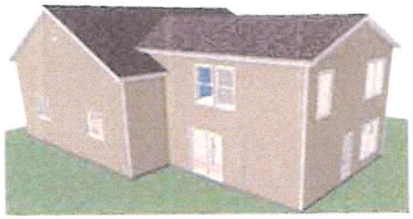
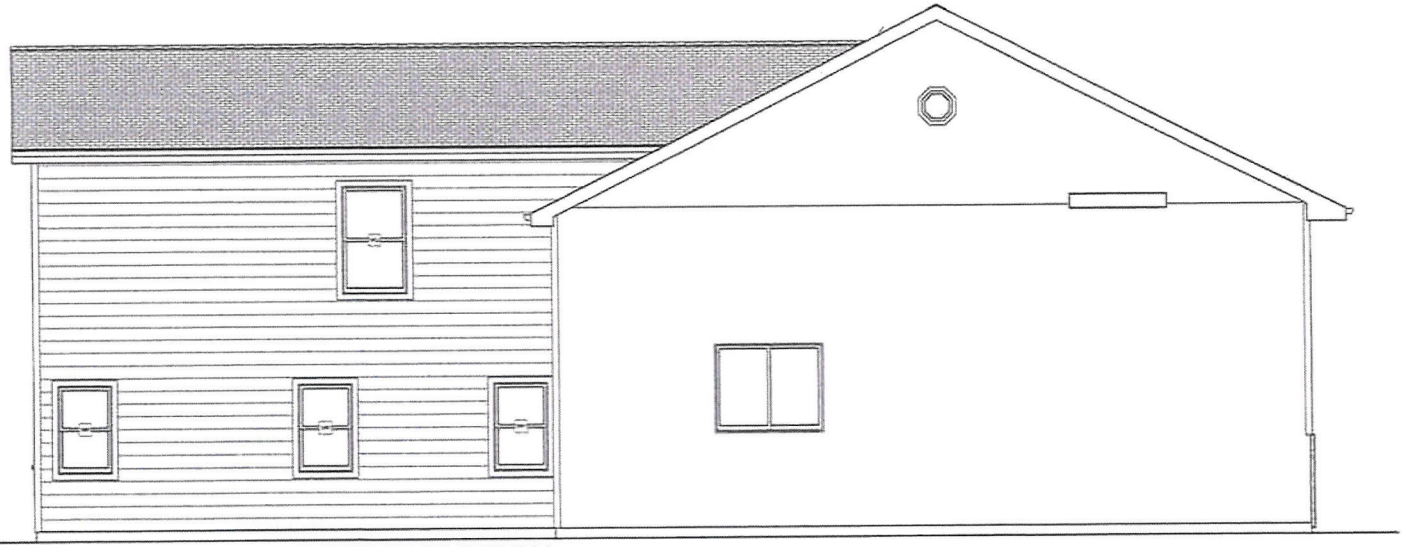
REAR ELEVATION

1/4"=1'-0"





LEFT ELEVATION

1/4"=1'-0"

EXIST. FIRST FLOOR:	1,406 SQ. FT.
PROP. FIRST FLOOR:	624 SQ. FT.
PROP. SECOND FLOOR:	557 SQ. FT.
TOTAL UNDER ROOF:	2,587 SQ. FT.

Total Under Roof Area is taken to outside edge of sheathing.

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NEW 2x STUD WALL @ 16" O.C. W/ 1/2" DRYWALL

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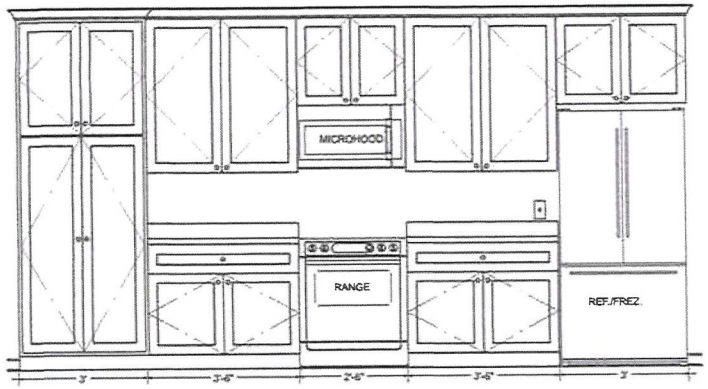
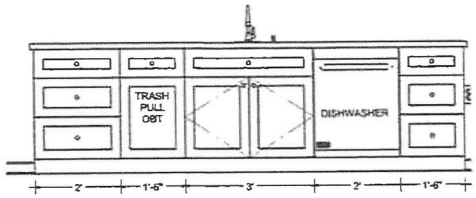
PROJECT: 2024.271

SHEET: 7





KITCHEN ELEVATIONS

1/2"=1'-0"

ADDITION CROSS-SECTION

1/2"=1'-0"

EXIST. FIRST FLOOR: 1,406 SQ. FT.
PROP. FIRST FLOOR: 624 SQ. FT.
PROP. SECOND FLOOR: 557 SQ. FT.
TOTAL LIVING ROOF: 2,587 SQ. FT.
Total Under Roof Area is taken to outside edge of sheathing.

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WALL BRACING NOTE:
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WALL TYPES:
-ADJUST EXISTING WALL S AS NEEDED TO BRING TO CURRENT CODE
EXIST. 2x STUD WALL, ADJUST AS NEEDED
NEW 2x 6STUD WALL @ 16" O.C. W/ 1/2" DRYWALL

WINDOW SCHEDULE

MK	QTY	W	H	HD	DESCRIPTION
W1	3	30"	4'	6'8"	SINGLE HUNG
W2	3	5'		6'8"	SINGLE HUNG

DOOR SCHEDULE

MK	QTY	W	H	DESCRIPTION
D1	1	2'-8"	6'-8"	SLIDING
D2	1	2'-8"	6'-8"	SLIDING
D3	1	2'-8"	6'-8"	HINGED

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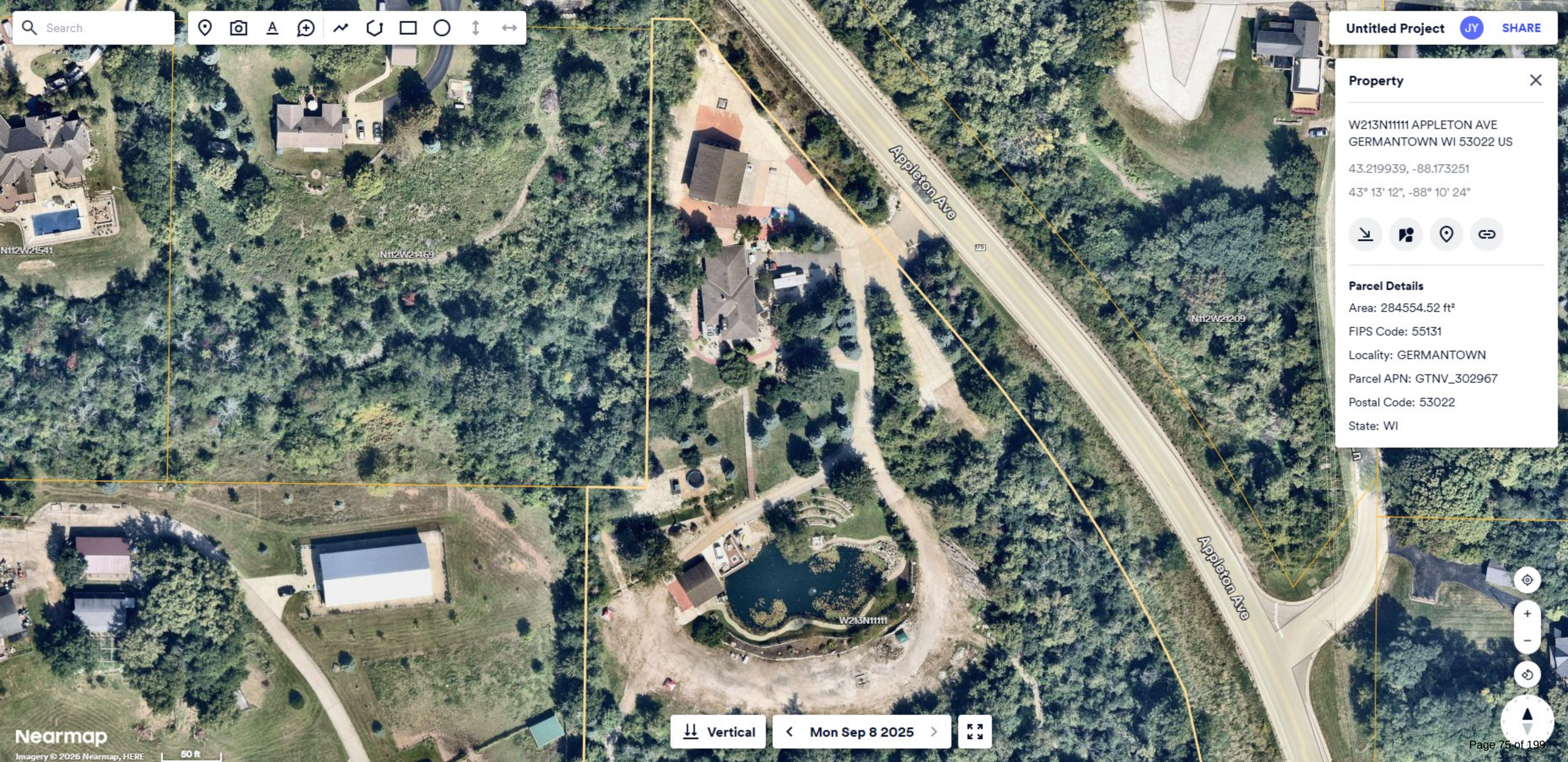
Search
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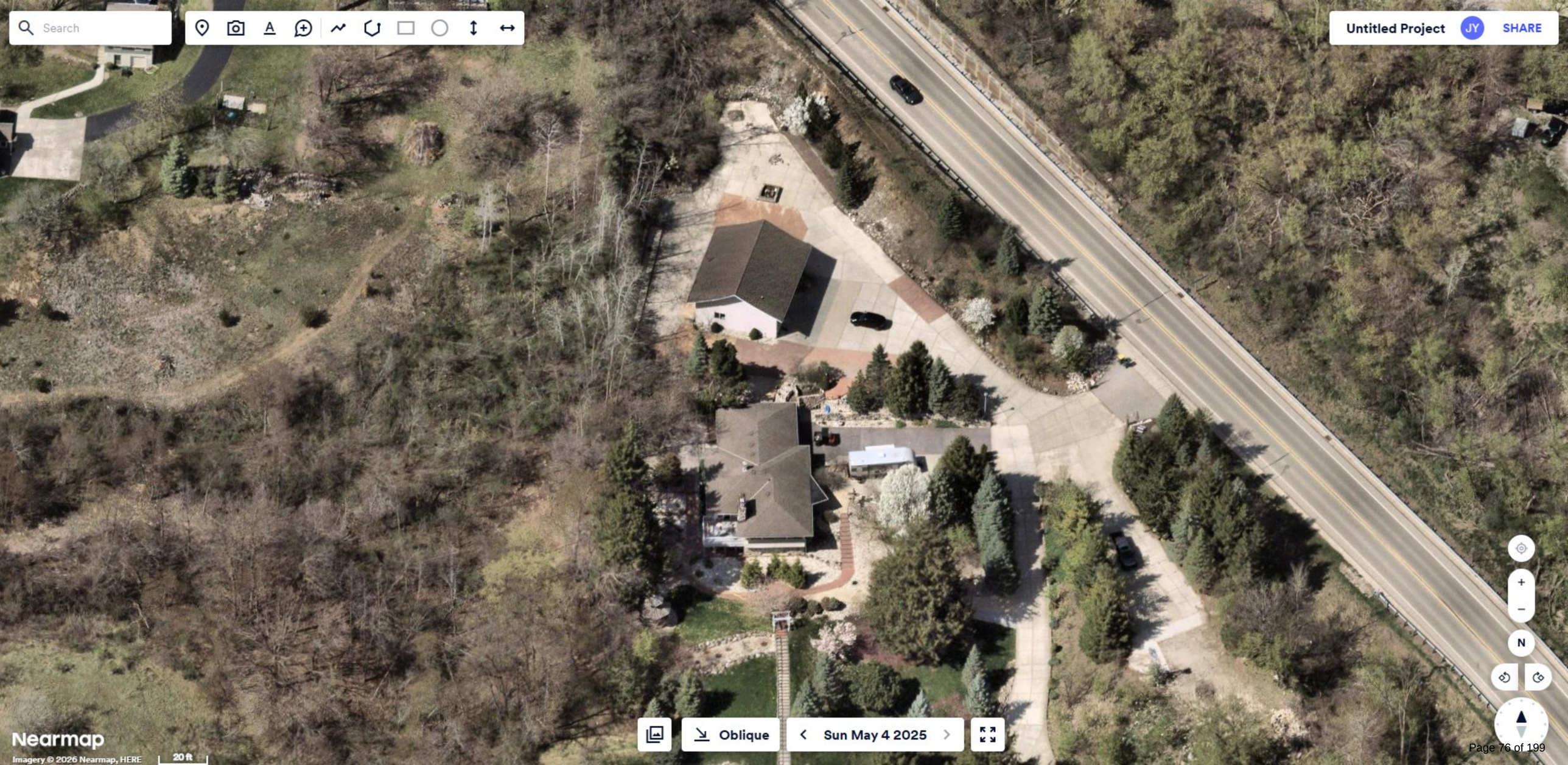
JY
SHARE
Property
W213N11111 APPLETON AVE
GERMANTOWN WI 53022 US
43.219939, -88.173251
43° 13' 12", -88° 10' 24"
Parcel Details
Area: 284554.52 ft²
FIPS Code: 55131
Locality: GERMANTOWN
Parcel APN: GTNV_302967
Postal Code: 53022
State: WI
Appleton Ave
Appleton Ave
N112W21541
N112W21469
N112W21209
W213N11111
Vertical
Mon Sep 8 2025
Nearmap
Imagery © 2026 Nearmap, HERE
50 ft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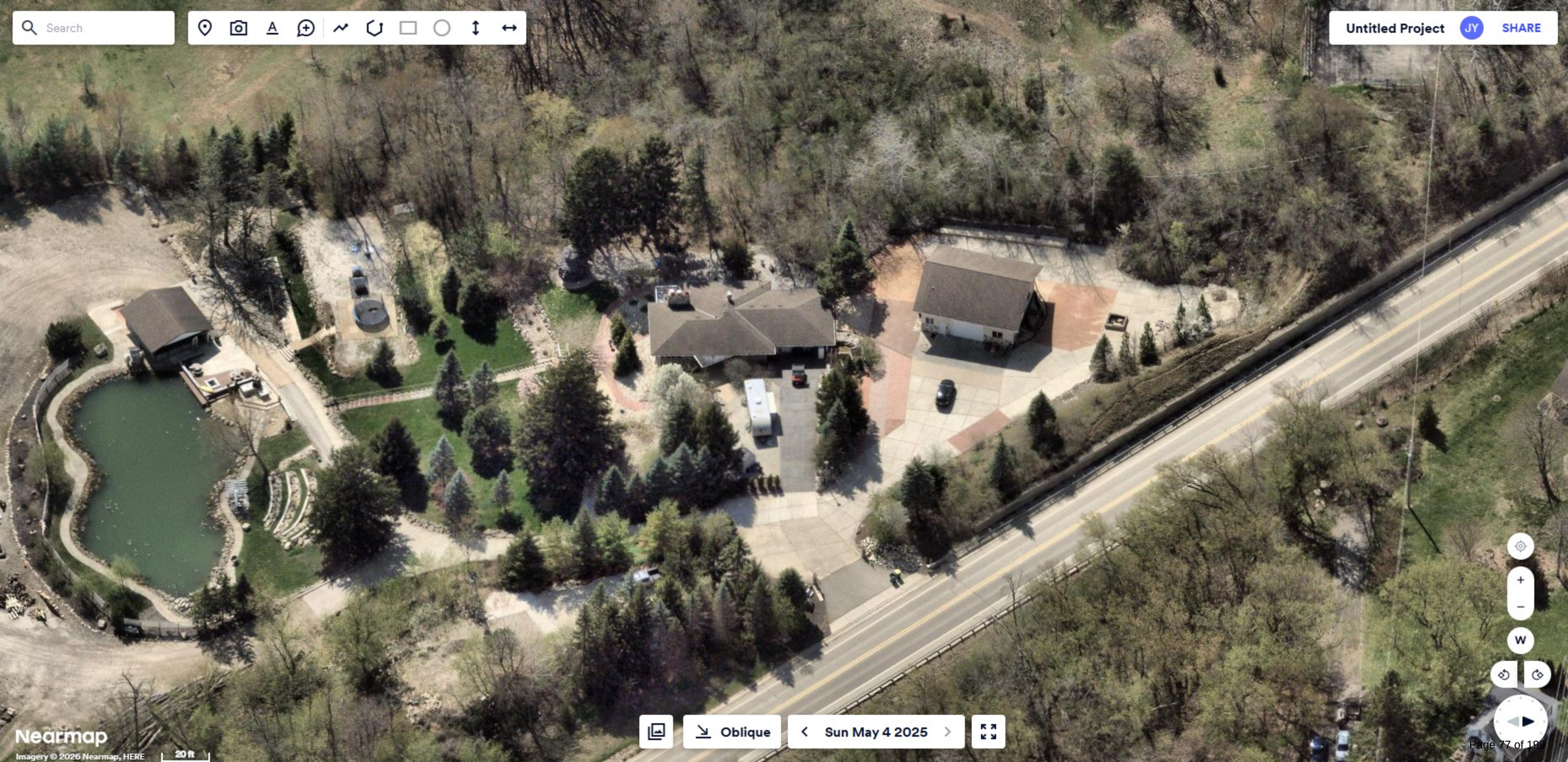
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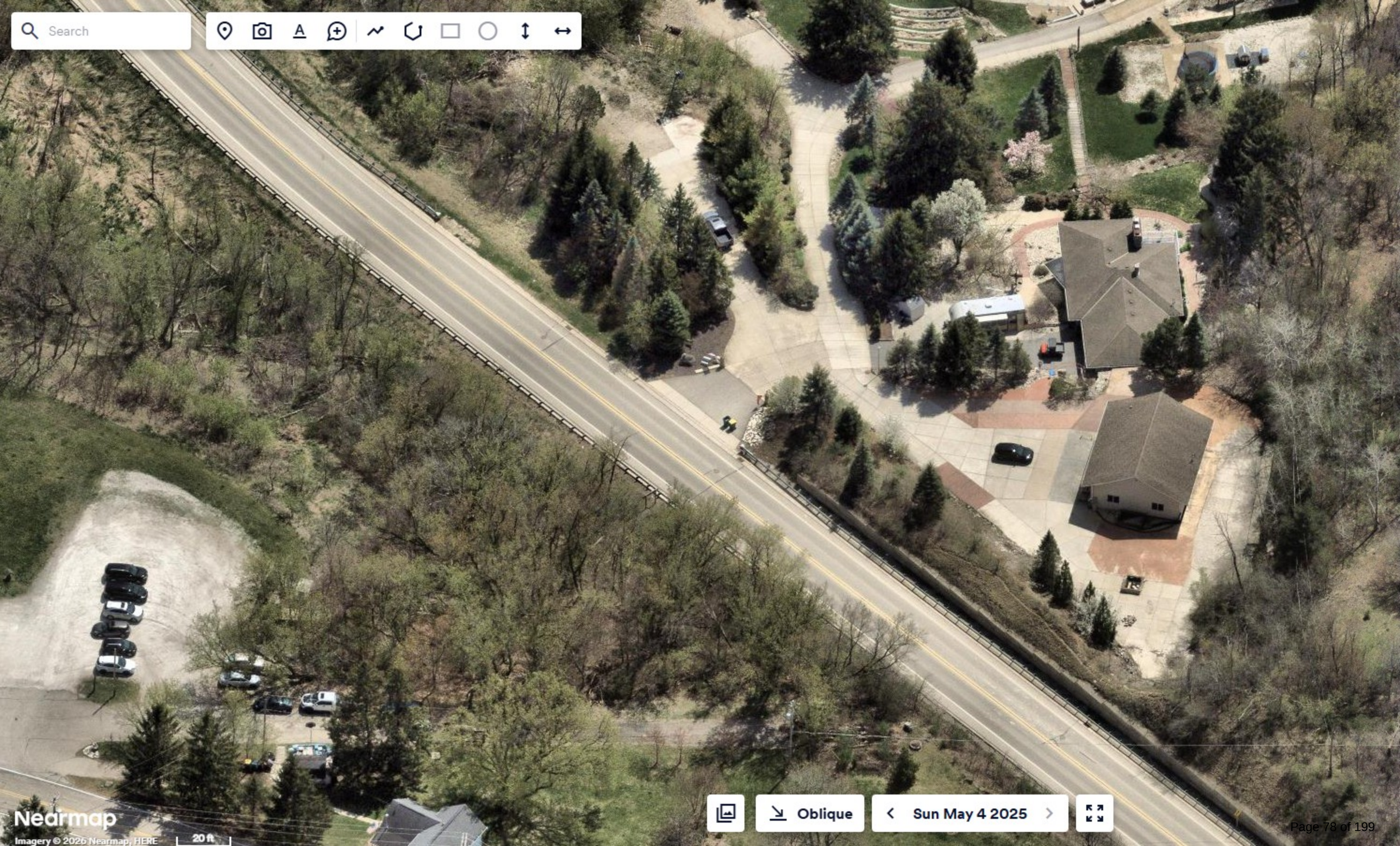
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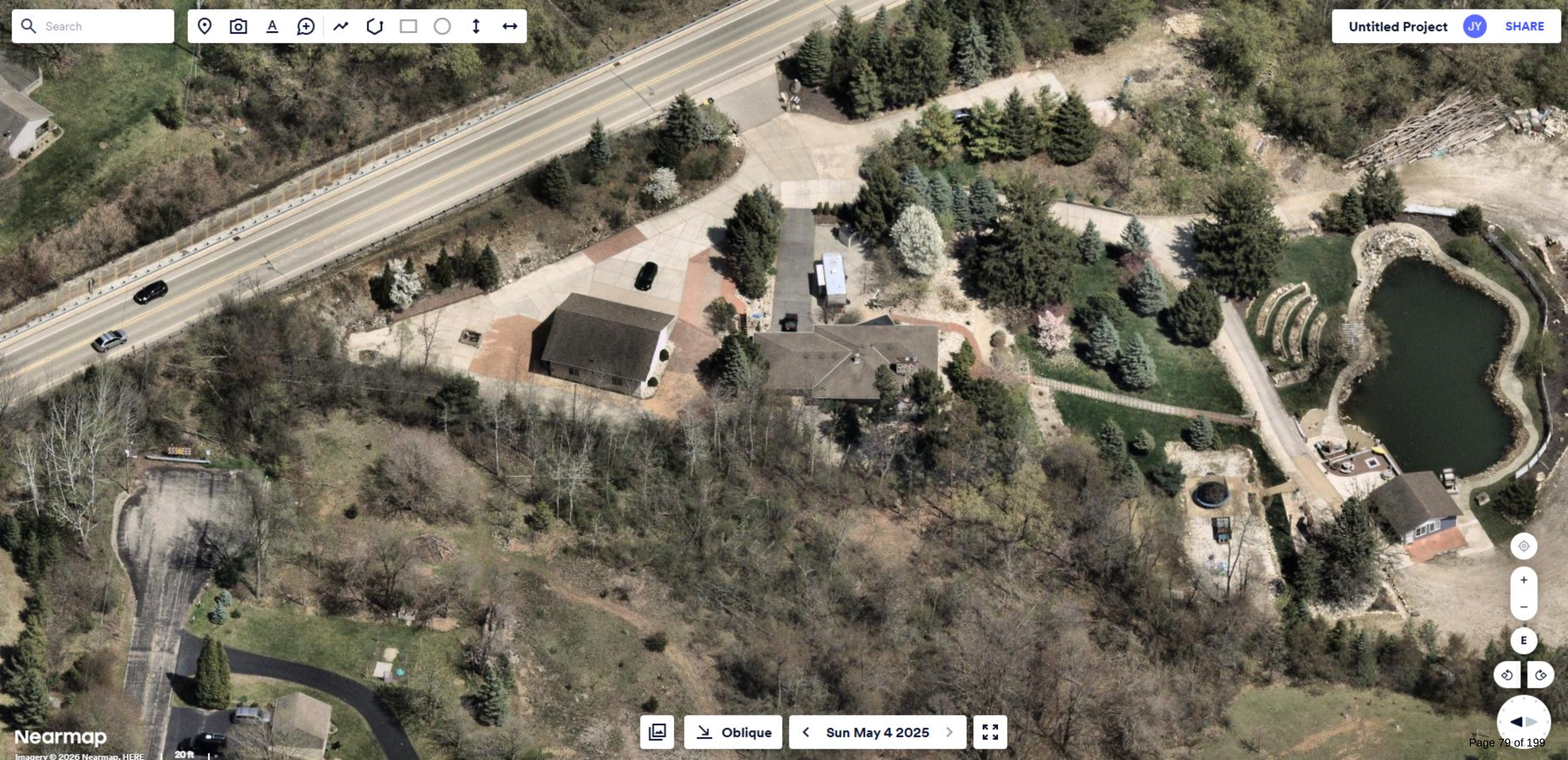
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SHARE
Nearmap
Imagery © 2025 Nearmap, HERE
20 ft
Oblique
Sun May 4 2025
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VIEW FACING WEST AT DRIVEWAY ENTRANCE FROM APPLETON AVENUE (HWY 175)

VIEW FACING WEST; PICTURED IS THE SUBJECT DETACHED ACCESSORY STRUCTURE (PROPOSED MILS)

VIEW FACING SOUTH; PICTURED IS THE SUBJECT DETACHED ACCESSORY STRUCTURE (PROPOSED MILS)

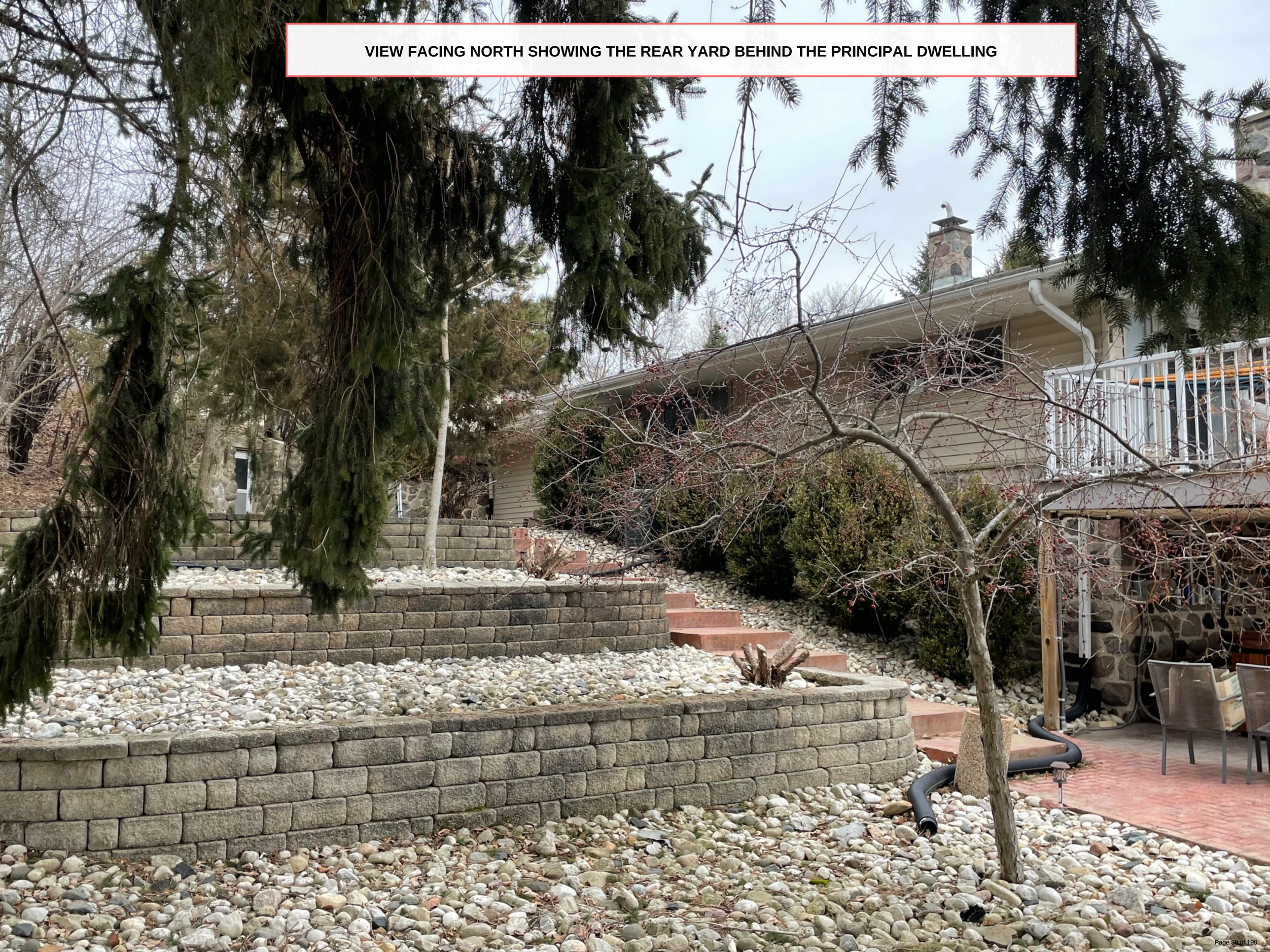
VIEW FACING SOUTH FROM BEHIND THE SUBJECT DETACHED ACCESSORY STRUCTURE (PROPOSED MILS)

VIEW FACING EAST FROM BEHIND THE SUBJECT DETACHED ACCESSORY STRUCTURE (PROPOSED MILS)

VIEW FACING SOUTH; PICTURED IS THE REAR SIDE OF THE PRINCIPAL DWELLING FROM A VANTAGE POINT HIGHER IN ELEVATION CLOSE TO THE SUBJECT DETACHED ACCESSORY STRUCTURE (PROPOSED MILS)

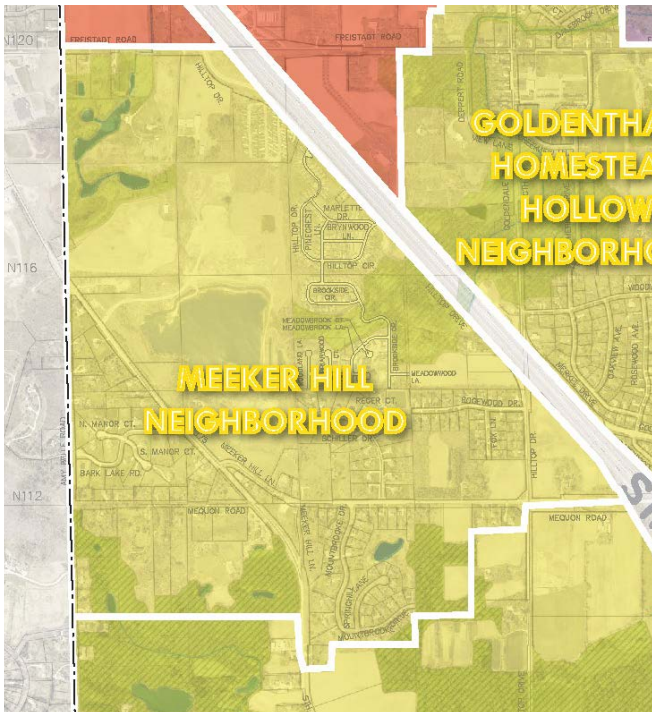
VIEW FACING WEST SHOWING THE FRONT OF THE PRINCIPAL DWELLING

VIEW FACING NORTH SHOWING THE REAR YARD BEHIND THE PRINCIPAL DWELLING



VIEW FACING NORTH SHOWING THE REAR YARD BEHIND THE PRINCIPAL DWELLING

Meeker Hill NEIGHBORHOOD



GENERAL CHARACTER

The Meeker Hill neighborhood is comprised of a mix of single-family residential lot sizes and is home to the Village's only Mobile Home Park. Residential zoning within this neighborhood is predominantly Rs-4 (2.2 DU's/acre with minimum 20,000 sqft lots) and Rs-3 (1.0 DU's/acre with minimum 1-acre lots). Mobile Home Park (MHP) zoning allows a density of 4.4 DU's/acre with 6,000 sqft "lots").

There are a few commercially zoned properties located at the intersection of Mequon Road and Appleton Avenue. There is approximately 100 acres of mineral extraction area located in the Meeker Hill neighborhood which is inactive and privately owned.

SPECIAL FEATURES

Transportation The Meeker Hill neighborhood is bounded by the western limits of the Village and I-41 to the east. The neighborhood extends approximately ¼ mile south of Mequon Road. Mequon Road connects the Meeker neighborhood to Lannon Road to the east, which connects to I-41.

Environmental, Natural & Agricultural There are environmental areas located in the east central and northwestern portions of the neighborhood. There is approximately 100 acres of mineral extraction area located in the Meeker neighborhood which is inactive and privately owned. There are scattered sites of agricultural row cop production throughout the neighborhood.

Public Park, Education, Safety & Utility This neighborhood is located outside the Sewer Service Area. Residential lots are served by onsite septic and well water.

PREFERRED FUTURE LAND USE

Meeker Hill Neighborhood

Preferred Future Land Uses												Enviro Corr.	SSA	Preferred Site Design			Maximum Density (residential uses)
Existing Uses (+ existing non-conforming zoning) See NOTE 5 for details	Residential: Single Family	Residential: Two to Four Family	Residential: Multi-family / Senior	Mixed-Use: Commercial / Residential	Mixed-Use: Commercial / Industrial	Commercial (includes "Activity Centers")	Institutional	Open Space & Recreational	Mineral Extraction	Industrial	Agricultural / Hobby Farming / Agribusiness	Contains an Environmental Corridor?	Sewered? (Y/N/Partial)	Traditional Neighborhood	Suburban Subdivision	Conservation Subdivision**	Dwelling Units / Acre See NOTE 4 for details
A	D	u	u	u	u	u	u	D	u	u	D	Yes	P	A	U	D	see NOTE 2 and NOTE 3

Desirable future land uses within the Meeker Hill Neighborhood include open space, recreational areas, agricultural and hobby farm uses, and limited residential development given that this neighborhood is currently outside the sewer service area. Future residential development is acceptable at an average density of 1 DU/5 acres for 4 or fewer individual lots created by minor land division (certified survey map), or 1 DU/3 acres for 5 or greater conservation subdivision lots. No new or expanded mobile home development is intended to occur in the neighborhood.

In the event that the SSA is expanded and public sewer and water facilities extended into this neighborhood, future residential development is acceptable at an average density of 2.2 DU's/acre for 4 or fewer lots created by minor land division (certified survey map) or 3.5 DU's/acre for 5 or more lots in a conservation subdivision.

Other than the pre-existing commercial parcels along Appleton Avenue, no additional commercial uses are intended to develop in this neighborhood.

D =	**Desirable** – These uses should be encouraged because they are consistent with, support, and enhance the desired character of the area.
A =	**Allowable** – These uses are generally considered appropriate for the area, but may require additional consideration and/or specific modification or developed features to be compatible with other uses in the area.
u =	**Undesirable** – These uses should not be encouraged but may still be acceptable for the area under special circumstances.

NOTE 2:	Neighborhood in SSA (w/ water & sewer)	2.2 units/ acre (4 or fewer CSM lots)
		3.5 units/acre with Conservation Subdivision (5 or greater lots subdivided)
NOTE 3:	Neighborhood outside SSA (no sewer & water)	1 unit/ 5 acres (4 or fewer CSM lots)
		1 unit/ 3 acres with Conservation Subdivision (5 or greater lots subdivided)

See all notes on page 42.

NOTICE OF PUBLIC HEARING
VILLAGE OF GERMANTOWN

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

DATE: Monday, March 9th, 2026
TIME: 6:30 pm or later

The purpose of said hearing is to hear all parties, their attorneys or agents, for or against a Conditional Use Permit application for a "Mother-In-Law Suite" from the property described below pursuant to Section 17.08(64) and Section 17.42 of the Village Zoning Code.

Applicant: Donna & Peter Maniaci, Property Owners
Property Address: W213N11111 Appleton Avenue (GTNV_302967)

Property Description:
PARCEL 2, CERTIFIED SURVEY MAP NO. 1708, RECORDED ON AUGUST 10, 1977, IN VOLUME 9 OF CERTIFIED SURVEY MAPS, ON PAGES 12-13, AS DOCUMENT NO. 391553, BEING A PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/2 OF SECTION 30, TOWN 9 NORTH, RANGE 20, EAST, IN THE VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, STATE OF WISCONSIN. EXCEPTING THEREFROM THAT PORTION CONVEYED TO WASHINGTON COUNTY AS DESCRIBED IN WARRANTY DEED RECORDED ON AUGUST 26, 1924, IN VOLUME 97 OF DEEDS, ON PAGE 302, AS DOCUMENT NO. 136354. FURTHER EXCEPTING THEREFROM THAT PART THEREOF DESCRIBED IN AWARD OF DAMAGES EXECUTED BY THE STATE OF WISCONSIN, DEPARTMENT OF TRANSPORTATION, DATED FEBRUARY 3, 2014, AND RECORDED ON JUNE 2, 2014, AS DOCUMENT NO. 1360421.

A copy of the application and a map showing the property described above are on file at the Community Development Department-Planning & Zoning Services office in the Germantown Village Hall.

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

Donna Ott, Village Clerk
Dated this 11th day of February 2026

To Be Published On: February 18th and February 25th, 2026

SITE PLAN APPLICATION

3/9/26 Plan Commission Meeting

Virtus Development LLC / Kuhburg PDD

Village Planner Report **Germantown, Wisconsin**

Summary

Greg Nagel, President of Virtus Development and agent for District One LLC, property owner, and the Hacker Trust, property owner, is requesting approval of Site Development & Building Plans to develop a 33-stall commercial parking lot and 4-unit multi-family townhouse located in the southwest corner of the Donges Bay Road @ Fond du Lac Ave/STH145 intersection in the "Kuhburg Planned Development District".

Property Location: W140 N10363 Fond du Lac Ave (.34 ac parcel)
W140 N10349 Fond du Lac Ave (.73 ac parcel)

Applicant/ Property Owner:

Greg Nagel	District One LLC	Hacker Trust
Virtus Development	13100 Watertown	W140 N10363 Fond du Lac
13890 Bishops Dr	Elm Grove, WI	Germantown, WI
Brookfield, WI		

Current Zoning: Kuhburg Planned Development District (PDD)

Adjacent Land Uses		Zoning
North	Business	B-3
South	Residential	Rs-6
East	Industrial	M-1
West	Residential	Rs-6

Background

The Kuhburg Planned Development District (PDD) was created in February, 2018 to stimulate the renovation of two parcels with dilapidated buildings located in the southwest corner of the intersection, including a vacant, single-story schoolhouse and a 2-story tavern. To date, renovation of the schoolhouse into the Stone Creek "Kaffeehaus" is complete, along with the reconstruction of the parking lot west of the building. Remaining improvements include the previously approved renovation of the former Gamroth's Kuhburg Junction tavern into a restaurant (future gastropub) and construction of a covered portico providing seasonal, outdoor seating for both the Kaffeehaus and gastropub.

In the fall of 2023, the Plan Commission and Village Board approved rezoning and site development & building plan applications to allow an expansion of the "Kuhburg Planned Development District" with the addition of two parcels totaling approximately 1.1 acres as a prerequisite for the following additional development:

1. 33-stall parking lot (to serve two existing commercial retail buildings)
2. 4-unit multi-family residential townhouse-style building
3. storm water management basin serving the parking lot and townhouse development

Site development & building plan approval was granted by the Plan Commission on August 14, 2023 subject to ten (10) conditions, including one condition requiring Plan Commission approval of a "complete landscape plan" for the parking lot and townhouse parcels. Approval of the landscape plan was subsequently granted on November 13, 2023, subject to three (3) conditions.

Approved site plans are valid for a period of 12 months under Section 17.43(11) of the Zoning Code with the ability to extend an approval up to an additional 12 months with Plan Commission approval provided a written request is received prior to the expiration date. The original site plan approval expiration date was November 13, 2024. Since no development authorized under the original site plan approval took place, prior to November 11, 2024, the Plan Commission granted the developer an extension of site plan approval to November 13, 2025. Once again, development of the parking lot and 4-unit townhouses did not occur within the year, and the developer did not file a request to extend the approval before the expiration date.

Proposal

At this time, the developer, Greg Nagel, President of Virtus Development, is requesting "re-approval" of Site Development & Building Plans for the same 33-stall commercial parking lot and 4-unit multi-family townhouses as approved back in 2023.

Staff Comments

Staff Comments: Village Engineer & Public Works

In a review memo dated February 16, 2026, the Village Engineer identifies a series of minor plan corrections and requirements that will need to be addressed and/or provided in revised site development & building plans or supplemental information.

Community Development

Remodeling of the former Gamroth's Kuhburg Junction tavern into a 2-story gastropub-type restaurant is part of the site development & building plan approval granted in February 2018. Construction of the Kaffeehaus was completed first with remodeling of the gastropub building commencing soon thereafter. Although remodeling of the restaurant has continued at a very slow pace, the developer claims that completion of the remodeling will be completed in the summer of 2026. For these reasons, the restaurant remodeling is NOT subject of this approval request.

Although characterized as a "re-approval", the site development & building plan application is a new application subject to review and approval by the Plan Commission without limitation by the any previous evaluation of the proposal.

The proposed building plans contain architectural and elevation details that are nearly the same as the previously approved plans. However, there are fewer windows on the south elevation of the townhouse building that result in a rather featureless, uninteresting, and rather bland appearance. This sort of townhouse concept has become very popular in other communities and will be a welcome addition to the housing stock in Germantown if completed. However, compared to other similar townhouse developments in other communities, the architecture for this proposal lacks interest with each unit exactly the same as the others and the bland south elevation pointed out above. The developer needs to consider additional color, material, or unique feature changes to the facades on all the townhouses to enhance their appearance and quality of materials, e.g. stone on the exposed lower levels instead of painted concrete block, an additional gable or other feature with wall articulation on the south elevation that resembles that on the north elevation, etc. A revised architecture plan should be prepared and submitted for Plan Commission review and approval.

Residential Housing & Market Demand

The Virtus proposal meets many of the objectives contained within the Housing and Implementation Elements of the Village's 2050 Comprehensive Plan. The 2050 Plan maintains the following "*Developing a diversity of housing choices is also an important part of community resiliency, allowing residents of all ages to grow up and stay in the community through all life's stages and encouraging inter-generational interaction and support. Diverse housing choices are also important for Germantown's economic development, allowing the workers that earn their livelihood in Germantown the opportunity to live in the Village as well. Finally, a diverse housing stock can help ensure that living in Germantown is accessible to residents of various income levels and family sizes.*" The development not only meets this goal/objective laid out in the 2050 Plan, but it also provides for a needed housing product in the Village as specified in the

Residential Market Analysis prepared by Tracy Cross & Associates, Inc., dated February 9, 2024.

However, it is unclear if the Virtus proposal is intended to satisfy the existing market demand for new rental housing in the target household annual income range of $50k-$150k identified in the Tracy Cross report. The developer has not identified if the townhouse units will be for sale owner-occupied or rental units nor has the developer provided an estimated average or range of rental prices or construction value for these 2-story, 2-bed/2-bath units.

Single-Family vs. Multi-Family Housing Ratio

In 2025, staff was directed to keep track of the Village's ratio of multi-to-single-family housing units. Using January 1, 2024, estimates as a baseline, the table below presents the effect of the proposed Virtus townhouse development on the number and ratio of single-family vs. multi-family housing units in the Village (middle table). The cumulative effect of the Virtus development plus all residential development approved since Jan 1, 2024, is also shown below (lower table).

Baseline (Jan 1, 2024)	Total Units	Single-Family Units	Multi-Family Units	Single-Family to Multi-Family Ratio	
Housing Units	8,619	6,464	2,155	% SF Units	% MF Units
				75.0%	**25.0%**

VIRTUS (assumed to be MF rental)		Total Units	Single-Family Units	Multi-Family Units	Single-Family to Multi-Family Ratio	
SF Units:	0	8,623	6,464	2,159	% SF Units	% MF Units
MF Units:	4				**75.0%**	**25.0%**

Cumulative (Jan 1, 2024 to Mar 1, 2026)		Total Units	Single-Family Units	Multi-Family Units	Single-Family to Multi-Family Ratio	
SF Units:	169	8,978	6,633	2,345	% SF Units	% MF Units
MF Units:	190				**73.9%**	**26.1%**

Residential Development Included in Cumulative Total:

Sutton Farm- Home Path Financial; 2025

Carillon- Cirrus Development Corp.; 2025

Victory Place-PRE/3; 2026

Virtus Townhouse; proposed Mar 2026

Financial Impact
Information necessary to estimate the financial impact of the Virtus multi-family development proposal was not provided by the developer.

School District Student Enrollment Impact
The proposed Virtus development is located within Germantown School District (GSD) Attendance Area #59 which feeds the County Line Elementary School. Based on a student generation rate of 0.11 students/new multi-family unit recommended in the MD Roffers *Community Growth & Students Enrollment Projection Report* (dated June 2, 2025, the 4-unit development would generate a total of one (1) school-aged child (4K-Grade 12 students).

According to the MD Roffers Report, a total of 4 new multi-family dwelling units is included in the assumed growth projections for Attendance Area #59 by 2040 with those 4 new multi-family units assumed to develop on the Virtus property.

Since there have been no new residential units, single or multi-family, approved or constructed within Attendance Area #59 since the MD Roffers Report was published in June 2025, the 4 multi-family units proposed by Virtus have already been taken into account in the student enrollment projections and school capacity impacts presented in the MD Roffers report.

The Virtus proposal is consistent with the revised General Development Plan (GDP) and Conditions & Restrictions resolution (Res. No. 15- 2023) adopted by the Village Board for the Kuhburg Planned Development District (PDD) in 2023. Subject to the recommended revisions and recommended conditions of approval presented below, Staff supports approval of the site development & building plans for the 33-stall parking lot and 4-unit townhouse development.

NOTE: Unless otherwise noted therein, Staff's recommended conditions of approval set forth below are essentially the same list of conditions adopted by the Plan Commission on November 11, 2024.

VILLAGE STAFF RECOMMENDATION

APPROVE the Site Development & Building Plans for a 33-stall commercial parking lot and 4-unit multi-family townhouse building located in the southwest corner of the Donges Bay Road @ Fond du Lac Ave/STH145 intersection in the "Kuhburg Planned Development District" 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 5-23-2024 & 2-1-2024;
b. Civil Engineering plans dated 7-20-2023, 10-5-2023, & 11-13-2023;
c. Lighting plans (photometric plan) dated 7-18-2023;
d. Storm Water Management Report dated July 21, 2023;
e. Landscape Planting Plan dated 11-3-2023.

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

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

3. All outstanding items and issues identified by Village Staff in the following review memos shall be resolved and reflected in additional information and/or revised plans submitted to Staff for further review, comment, and approval prior to commencing construction or issuance of building permits (excluding “early start” site clearing and footing/foundation work approved by the Village and/or WI DSPS):
    a. February 16, 2026, memo from Kevin Driscoll, Village Engineer

4. 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.

5. Dumpster enclosures shall be designed to meet the Village’s dumpster enclosure guidelines. The Developer shall provide a complete set (showing elevations and gate/doorway) of dumpster enclosure plans for review and approval by the Village Planner prior to issuance of an occupancy permit for the townhouse building.

6. The Developer shall install a privacy fence along the west property line adjacent to the commercial parking lot and connect to the existing privacy fence to the north. Detailed specifications for the proposed fence shall be submitted to the Village planner for review and approval prior to issuance of any building permit for the townhouse building construction.

7. This approval shall become null and void if construction does not commence by March 10, 2027, and continue toward completion as provided under Section 17.43(11) of the Zoning Code.

8. A decorative privacy fence and landscape screen/buffer shall be installed along the entire length of the paved driveway and parking stall area abutting the south property line. The decorative privacy fence shall be a minimum of 6 feet height and not be a simple board-on-board wood fence. The landscaping shall also be installed along the south side of the fence.

9. The four (4) street trees proposed to be planted in the Fond du Lac Ave right-of-way shall be included in a right-of-way permit issued by WisDOT to allow installation in the right-of-way. If the street trees cannot be added to the existing or new agreement the developer has with WisDOT to permit these trees in the ROW, the trees shall be relocated onto the townhouse & parking lot properties.

10. The proposed landscaping along the south side of the parking lot shall be supplemented with evergreen trees and shrubs to enhance screening of car headlight glare on the townhouses. Said plan to be reviewed and approved by the Village Planner and Plan Commissioner Tarantino.

11. Prior to issuance of any building permit for the townhouse building construction, the developer shall provide the following information to the Village Planner:
    a. The average and range of projected rental rates for the townhouses if the units are rentals, or, the estimated assessed value or projected cost per unit if the units will be sold for owner occupancy;
    b. The construction value of each unit and the overall building [NEW CONDITION]

12. The proposed architectural and elevation details for the townhouse building show fewer windows on the south elevation that result in a featureless, uninteresting, and bland appearance. The developer shall incorporate additional color, material, and feature changes to the elevations on all the townhouse units to enhance their appearance and quality of materials, e.g. stone on the exposed lower levels instead of painted concrete block, an additional gable or other feature with wall articulation on the south elevation that resembles that on the north elevation, etc. A revised set of architectural elevation plans and renderings shall be prepared and submitted for Plan Commission review and approval. [NEW CONDITION]

Village of Germantown ...Willkommen

Fee must accompany application

- ☐ $810 Minor Addition
- ☒ $1,430 Construction <10,000 SF
- ☐ $2,410 Construction 10,000 SF to 50,000
- ☐ $3,980 Industrial Construction >50,000 SF
- ☐ $3,980 Commercial Construction >50,000
- ☐ $350 Plan Commission Consultation
- ☐ $125 Fire Department Plan Review

Paid On: _____ Check/CC_____

SITE PLAN REVIEW APPLICATION

Pursuant to Section 17.43 of the Municipal Code

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

1 APPLICANT OR AGENT

Virtus Development LLC
13890 Bishops Dr.
Suite 250
Brookfield, WI 53005

Phone (262) 641-0746
E-Mail greg.nagel@virtusdevelopment.us

PROPERTY OWNER

District One LLC
13890 Bishops Dr.
Suite 250
Brookfield, WI 53005

Phone (262) 641-0746
E-Mail greg.nagel@virtusdevelopment.us

2 PROPERTY ADDRESS

Lot 2 per attached CSM (Tax Parcel ID: 3519065002)
and W140 N10363 Fond du Lac Avenue (Tax Parcel ID: 3519065001)

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

North	South	East	West
Commercial Restaurant Parking	Residential	Industrial	Residential

4 READ AND INITIAL THE FOLLOWING:

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

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

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

5 SIGNATURES – ALL APPLICATION MUST BE SIGNED BY OWNER!

Applicant 2/6/2026 Date

Owner 2/6/2026 Date

RECEIVED
FEB - 9 REC'D
OFFICE OF THE VILLAGE PLANNER
VILLAGE OF GERMANTOWN

Document # **1611434**
MAP # **7397**
VOLUME: **57** PAGE: **314**
WASHINGTON COUNTY WISCONSIN
2025-04-02 1:05:00 PM

Lisa Budish
LISA BUDISH
WASHINGTON COUNTY
REGISTER OF DEEDS
Fee: **$30.00**

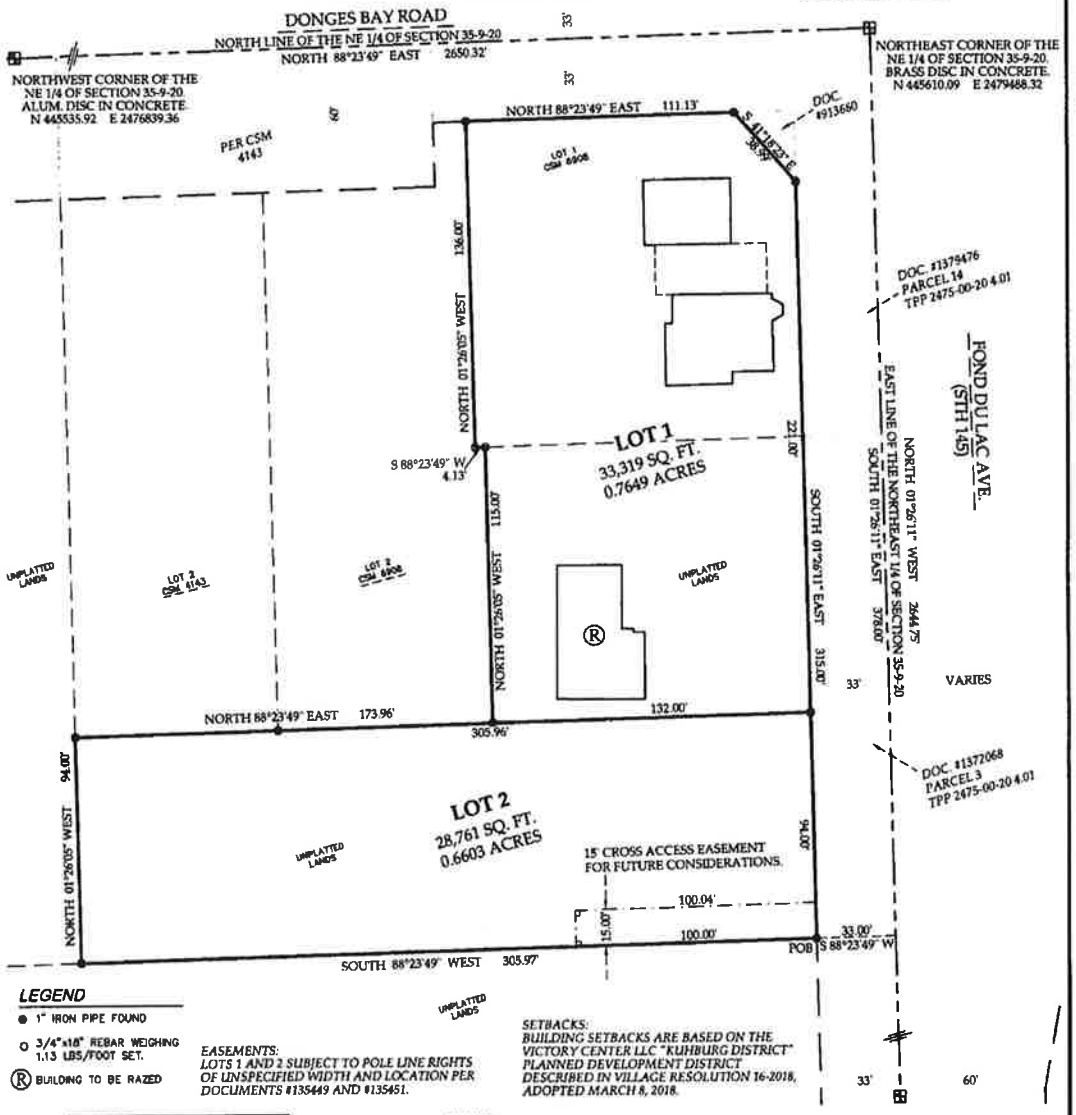
0 30 Pages

CERTIFIED SURVEY MAP # _____

LOT 1 OF CERTIED SURVEY MAP 6908, RECORDED AS DOCUMENT NO. 1475963, AND UNPLATTED LANDS, ALL BEING PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 35, TOWNSHIP 9 NORTH, RANGE 20 EAST, IN THE VILLAGE OF GERMANTOWN, COUNTY OF WASHINGTON, STATE OF WISCONSIN.

OWNER OF LOT 1 OF CSM 6908 AND THE UNPLATTED LANDS OF PROPOSED LOT 1 :
DISTRICT ONE LLC
13890 BISHOPS DRIVE, SUITE 250
BROOKFIELD, WI 53005

OWNER OF UNPLATTED LANDS OF PROPOSED LOT 2 :
ROBERT J. HACKER TRUST
MARY ELIZABETH HACKER TRUST
W113 N17036 DRIFTWOOD CT. 4
GERMANTOWN, WI 53022

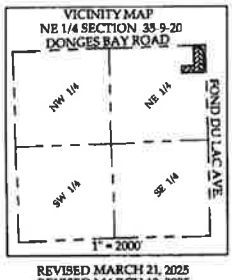


LEGEND

- ● 1" IRON PIPE FOUND
- ○ 3/4"x18" REBAR WEIGHING 1.13 LBS/FOOT SET.
- Ⓡ BUILDING TO BE RAZED

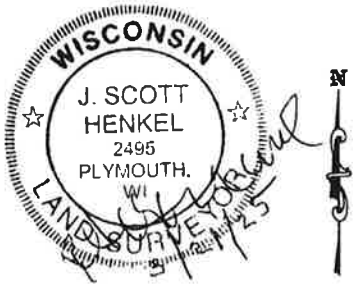
EASEMENTS:
LOTS 1 AND 2 SUBJECT TO POLE LINE RIGHTS OF UNSPECIFIED WIDTH AND LOCATION PER DOCUMENTS #135449 AND #135451.

SETBACKS:
BUILDING SETBACKS ARE BASED ON THE VICTORY CENTER LLC "KUHBURG DISTRICT" PLANNED DEVELOPMENT DISTRICT DESCRIBED IN VILLAGE RESOLUTION 16-2018, ADOPTED MARCH 8, 2018.



REVISED MARCH 21, 2025
REVISED MARCH 13, 2025
REVISED MARCH 6, 2025
REVISED DECEMBER 4, 2023
REVISED NOVEMBER 10, 2023

SHEET 1 OF 3



SURVEYED BY JOSEPH W. DAVID
MAPPED BY J. SCOTT HENKEL, PLS

N

SOUTHEAST CORNER OF THE NE 1/4 OF SECTION 35-9-20. BRASS DISC IN CONCRETE. N 442966.43 E 2479554.66

BEARINGS ARE REFERENCED TO THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, (NAD83). THE EAST LINE OF NE 1/4 OF SECTION 35-9-20 BEARS NORTH 01°26'11" WEST.

PSE

122 Wisconsin Street West Bend WI 53095
262 346 7830 kparish@parishse.com
FN: NA-01B-17 Date: 9/29/23

VIRTUS DEVELOPMENT LLC • BROOKFIELD, WI 53005

1025

DATE	INVOICE NO.	COMMENT	AMOUNT	NET AMOUNT
02/06/2026	2602	Site Plan Applcation Fe		1,430.00
DATE 02/06/26		**VENDOR** Village of Germantown	**TOTAL**	1,430.00

Village of Germantown

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

02/09/2026 02:56PM PRAVINA P
001073-0033
Payment effective date 02/05/2026

MISCELLANEOUS	
ZONING FEES (GENZON)	
2026 GENZON	
1 @ $1430.00	$1,430.00
	$1,430.00
Subtotal	**$1,430.00**
Total	**$1,430.00**
Tenders	
CHECK	$1,430.00
Check Number1025	
Change due	**$0.00**

Thank you for your payment

Village of Germantown COPY
DUPLICATE RECEIPT

GERMANTOWN TOWNHOUSES

W140 N10385 FOND DU LAC AVE GERMANTOWN, WI 53022

PROJECT LOCATION MAP

1 =SHEETS CONTAINING PLAN REVIEW REVISION.

SHEET LIST

	G001:	COVER SHEET
	G002:	PERSPECTIVES
1	G003:	CODE SUMMARY
	C1.01:	EXISTING CONDITIONS SURVEY
	C1.02:	PURPOSED SITE PLAN
	C1.03:	EROSION CONTROL PLAN
	C1.04:	GRADING PLAN
	C1.05:	UTILITY PLAN
	C1.06:	STORMWATER MANAGEMENT DETAILS
	C1.07:	STORMWATER MANAGEMENT DETAILS
	C1.08:	EROSION CONTROL DETAILS
	C1.09:	UTILITY DETAILS
	AS101:	PROPOSED SITE PLAN
	1:	PLANTING PLAN
1	A101:	PLANS
	A102:	UNIT PLANS
	A201:	SECTIONS
	A202:	SECTIONS
	A203:	SECTIONS
	A301:	ELEVATIONS
	A302:	ELEVATIONS
	A303:	ELEVATIONS
	A304:	ELEVATIONS
	A401:	WALL SECTIONS
	A402:	WALL SECTIONS
	A403:	WALL SECTIONS
	S100:	FOUNDATION PLAN
	S101:	FIRST FLOOR FRAMING PLAN
	S102:	SECOND FLOOR FRAMING PLAN
	S103:	ROOF FRAMING PLAN
	S500:	DETAILS
	S501:	DETAILS
	E1.0:	ELECTRICAL SITE PLAN
	E1.1:	PHOTOMETRIC SITE PLAN
	E2.0:	SCHEDULES & DETAILS

WISCONSIN GREGORY V. NAGEL A-9635 MILWAUKEE WIS. ARCHITECT
05.23.24

WISCONSIN EVAN P. NICKODEM E-31628 JACKSON WI PROFESSIONAL ENGINEER
12/08/2023

WISCONSIN LYNN A. BARBER 33049 SHOREWOOD WI PROFESSIONAL ENGINEER
5-23-24

WISCONSIN DAVID B. KORNACKI E-33120-6 NEW BERLIN WI PROFESSIONAL ENGINEER
Date: 07/18/23

Conditionally APPROVED
SAFEbuilt.
SEE CORRESPONDENCE
NEW CONSTRUCTION
SB-23GRM-PR00052
09/17/24

NAGEL architects + engineers

GERMANTOWN TOWNHOUSES

W140 N10385 FOND DU LAC AVE
GERMANTOWN, WI 53022

Project Title

VIRTUS development

Architect
NAGEL ARCHITECTS + ENGINEERS

Consultant

REV.	DATE	DESCRIPTION
3	5/23/2024	PLAN REVIEW REVISIONS
2	3/15/2024	PLAN REVIEW REVISIONS
1	2/1/2024	PLAN REVIEW REVISIONS

NO.	DATE	ISSUE NOTE

Project Manager: OROD
Drawn By: JP
Date: FEBRUARY, 1, 2024
Reviewed By: GN
Project ID: 22006

Sheet Title
COVER SHEET

Sheet No.
G001

1 PERSPECTIVE 1
Scale: 1/4" = 1'-0"

2 PERSPECTIVE 2
Scale: 1/4" = 1'-0"

3 PERSPECTIVE 3
Scale: 1/4" = 1'-0"

4 PERSPECTIVE 4
Scale: 1/4" = 1'-0"

Conditionally APPROVED
SAFEbuilt.
SEE CORRESPONDENCE
NEW CONSTRUCTION
SB-23GRM PR00052
09/17/24

WISCONSIN
GREGORY V. NAGEL
A-9635
MILWAUKEE WIS.
ARCHITECT
05.23.24

NAGEL architects + engineers

GERMANTOWN TOWNHOUSES

W140 N10385 FOND DU LAC AVE
GERMANTOWN, WI 53022

Project Title

VIRTUS development

Architect
NAGEL ARCHITECTS + ENGINEERS

Consultant

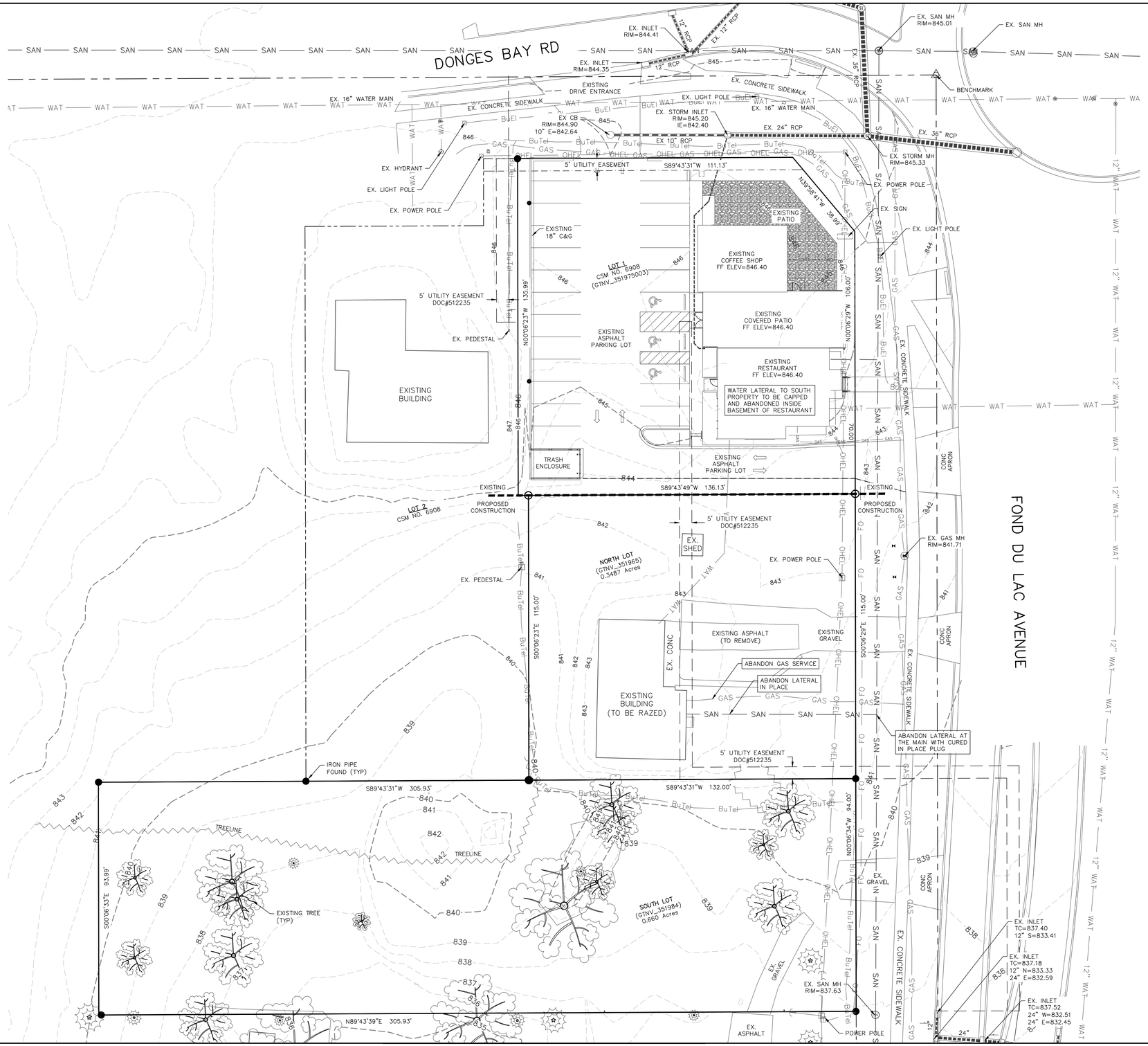
REV.	DATE	DESCRIPTION

NO.	DATE	ISSUE NOTE

Project Manager: OROD
Drawn By: JP
Date: FEBRUARY, 1, 2024
Reviewed By: GN
Project ID: 22006

Sheet Title
PERSPECTIVES

Sheet No.
G002



LEGEND:

- 896 – EXISTING MINOR CONTOUR.
- 895 – EXISTING MAJOR CONTOUR.
- OHEL – OVERHEAD ELECTRIC LINE.
- BuEl – BURIED ELECTRIC LINE.
- BuTel – BURIED TELEPHONE LINE.
- FO – FIBER OPTIC LINE.
- GAS – GAS LINE.
- SAN – SANITARY SEWER MAIN OR LATERAL.
- WAT – WATER MAIN OR SERVICE.
- STORM SEWER LINE.
- ELEC – ELECTRIC METER.
- GAS – GAS METER.
- GAS – GAS VALVE.
- FIRE HYDRANT.
- POWER POLE.
- SN – SANITARY SEWER MANHOLE.
- ST – STORM SEWER MANHOLE.
- STORM SEWER INLET.
- TELEPHONE PEDESTAL.
- TRAN – TRANSFORMER.
- W – WATER VALVE.

WISCONSIN PROFESSIONAL ENGINEER
EVAN P. NICKODEM E-31628 JACKSON WI
12 / 08 / 2023

CIVIL SHEET INDEX:

SHEET	SHEET TITLE
C1.01	EXISTING CONDITIONS PLAN
C1.02	PROPOSED SITE PLAN
C1.03	EROSION CONTROL PLAN
C1.04	GRADING PLAN
C1.05	UTILITY PLAN
C1.06	STORMWATER MANAGEMENT DETAILS
C1.07	SITE DETAILS
C1.08	EROSION CONTROL DETAILS
C1.09	UTILITY DETAILS

REVISIONS:

NO.	DATE	DESCRIPTION
1	10.5.23	Address Village Comments

PSE
PARISH SURVEY & ENGINEERING
122 Wisconsin Street, West Bend, WI 53095
262.346.7800
www.parishse.com

PROJECT TITLE:
GERMANTOWN TOWNHOUSES
W140 N10385 FOND DU LAC AVE
GERMANTOWN, WI 53022

PLAN TITLE:
EXISTING CONDITIONS SURVEY

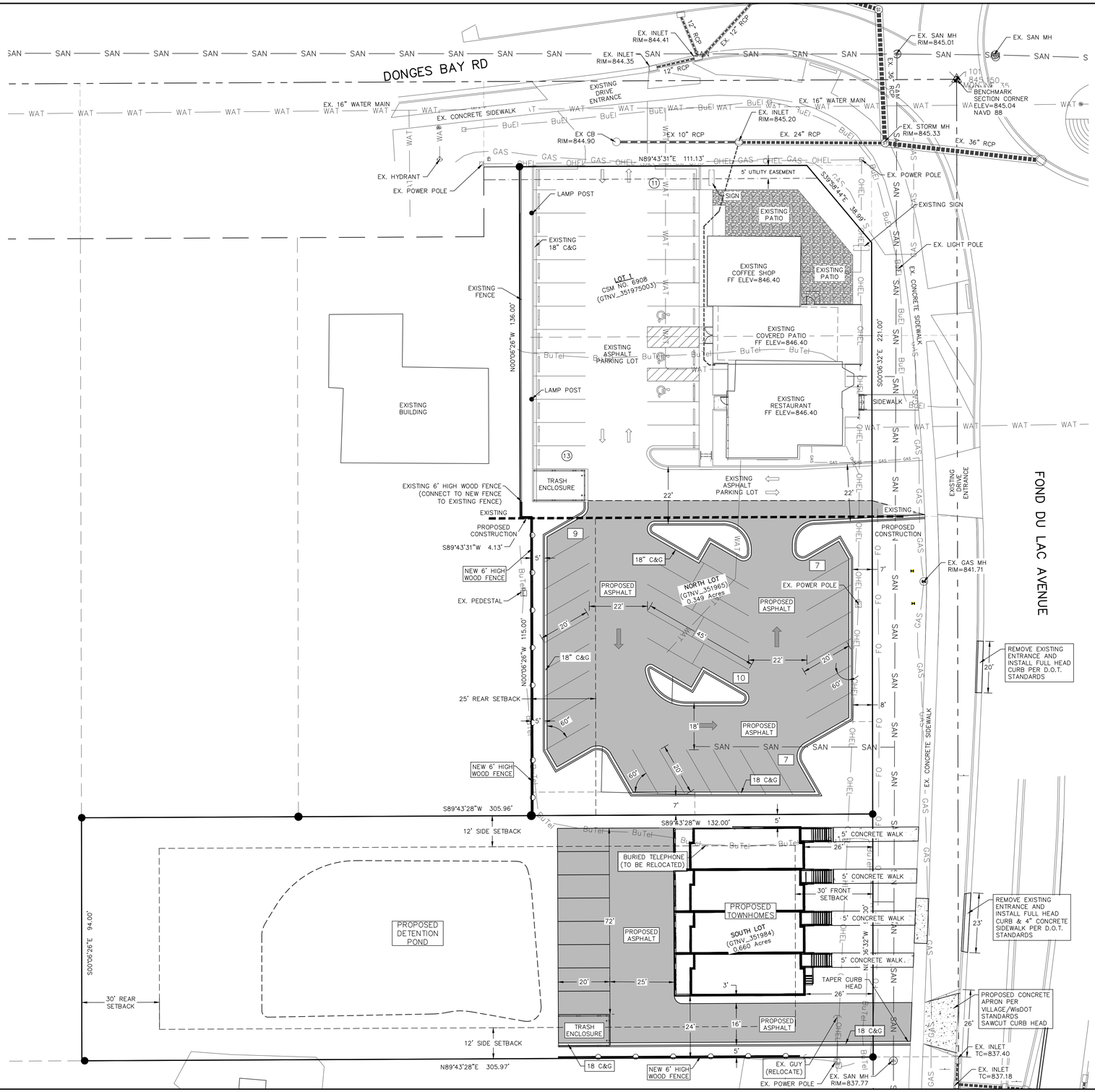
DRAWN BY: **KJP**
DESIGNED BY: **KJP**
CHECKED BY: **KJP**

PLAN DATE: **10-5-2023**

PROJECT NO: \NA-01-17\

VILLAGE SUBMITTAL

SHEET NO:
C1.01



PAVING LEGEND

ASPHALT PAVEMENT
8" CRUSHED AGGREGATE BASE COURSE
2 1/4" ASPHALTIC BINDER 3 LT 58-28 S
1 3/4" ASPHALTIC SURFACE 4 LT 58-28 S

CONCRETE SIDEWALK
4" CRUSHED AGGREGATE BASE COURSE
5" CONCRETE

SITE INFORMATION BLOCK (TWO SOUTH LOTS)

Parcel ID Numbers:	South Lot	351984
	North Lot	351965
Legal Description:		Metes & Bounds
Total Site Acreage		1.009 Acres
Current Zoning:	North Lot	B-3
	South Lot	RS-6

Building Setback Requirements	North Lot	South Lot
Front	None	30 feet
Side	None	12 feet
Rear	25 feet	30 feet
Parking Stalls Provided:	33	7

Existing Site Areas
(2 Lots Combined)

Description	Area (sf)	% Impervious
Building	1,937	4.41
Asphalt/Concrete	2,414	5.49
Impervious	4,351	9.90
Lawn	39,589	90.10
Total	43,940	100.00

Proposed Site Areas
(2 Lots Combined)

Description	Area (sf)	% Impervious
Building	2,915	6.63
Asphalt/Concrete	17,307	39.39
Impervious	20,222	46.02
Lawn	23,718	53.98
Total	43,940	100.00

SITE PLAN NOTES:

1. DIMENSIONS ARE TO FACE OF CURB AND FACE OF BUILDING UNLESS OTHERWISE NOTED.
2. WHERE CURB ENDS AT CONNECTIONS SMOOTHLY TRANSITION FROM FULL CURB HEIGHT TO ZERO CURB HEIGHT WITHIN A 3' LENGTH.
3. ALL STRIPING AND SIGNAGE SHALL COMPLY WITH THE WISCONSIN MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.

Conditionally APPROVED SAFEbuilt. SEE CORRESPONDENCE

NEW CONSTRUCTION 58-23GRM PR00052 09/27/24

REVISIONS:

NO.	DATE	DESCRIPTION
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262.346.7800
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PROJECT TITLE:
GERMANTOWN TOWNHOUSES
W140 N10385 FOND DU LAC AVE
GERMANTOWN, WI 53022

PLAN TITLE:
PROPOSED SITE PLAN

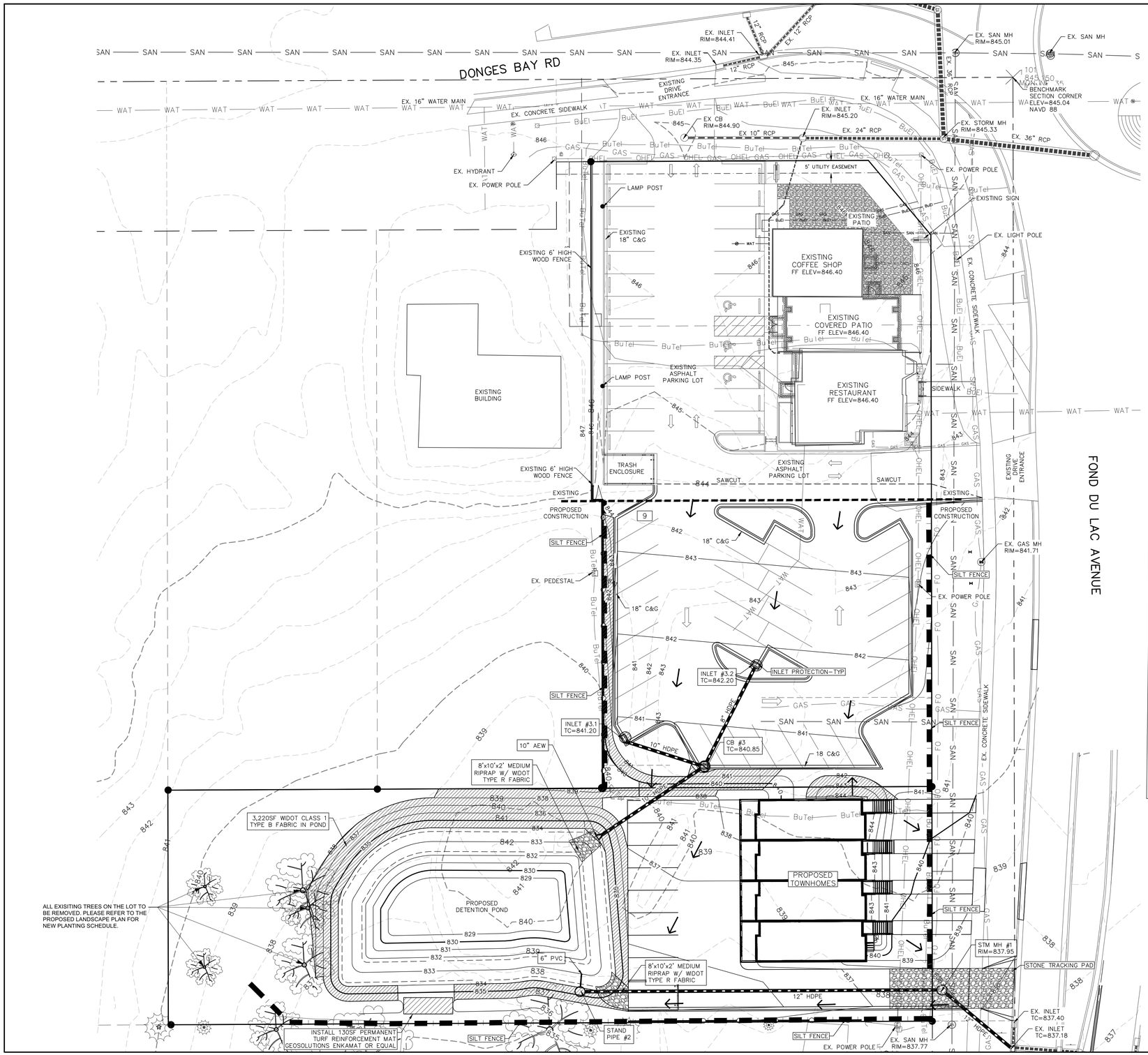
DRAWN BY: **KJP**
DESIGNED BY: **KJP**
CHECKED BY: **KJP**

PLAN DATE: **11-13-2023**

PROJECT NO: \NA-01-17\

VILLAGE SUBMITTAL

SHEET NO:
C1.02



N

0 20 40

LEGEND:

- 936 – EXISTING MINOR CONTOUR.
- 935 – EXISTING MAJOR CONTOUR.
- 936 – PROPOSED MINOR CONTOUR.
- 935 – PROPOSED MAJOR CONTOUR.
- – PROPOSED STORM SEWER.
- – EXISTING STORM SEWER.
- – INSTALL WISDOT TYPE D INLET PROTECTION
- – INSTALL CLASS I TYPE A EROSION MAT
- – INSTALL SILT FENCE.
- – INSTALL DITCH CHECK.
- – DRAINAGE ARROW.
- – DRAINAGE ARROW.

STAGES OF CONSTRUCTION TIME SCHEDULE:

NOVEMBER 13, 2023

1. INSTALL SITE SILT FENCE, INLET PROTECTION AND THE TEMPORARY CONSTRUCTION ENTRANCE AS SHOWN ON PLANS. ANY ADDITIONAL CONSTRUCTION ENTRANCES IF APPROVED BY THE VILLAGE OF GERMANTOWN SHALL HAVE A TRACKING PAD.

NOVEMBER 13, 2023 – NOVEMBER 22, 2023

2. STRIP TOPSOIL WITHIN THE LIMITS OF THE WET DETENTION BASIN.
3. TOPSOIL MAY BE STOCKPILED IN THE PARKING LOT AREA UNTIL THE BASIN GRADING IS COMPLETED AND READY FOR TOPSOIL.
4. REMAINING TOPSOIL SHALL BE REMOVED FROM THE SITE.
5. CONSTRUCT THE WET DETENTION BASIN. ALL GRADING SHALL DIRECT ALL RUN-OFF TO THE WET DETENTION BASIN THROUGHOUT THE CONSTRUCTION PROCESS.
6. TEMPORARY SEEDING COMPLETED AFTER OCTOBER 15 (REFER TO DNR STANDARD 1059.)

NOVEMBER 27, 2023 – DECEMBER 22, 2023

7. STRIP REMAINING TOPSOIL WITHIN GRADING LIMITS.
8. BEGIN PROPOSED SITE GRADING – RESEED SECTIONS OF PROJECT THROUGHOUT THE GRADING PROCESS TO MINIMIZE RUN-OFF.
9. START CONSTRUCTION OF UTILITIES: WATER SERVICE, SANITARY SEWER AND STORM SEWER.
10. CONSTRUCT BUILDING PAD.
11. CONTINUE SITE GRADING.
12. INSTALL BASE COURSES, PROPOSED PAVEMENTS
13. INSTALL LANDSCAPING.
14. APPLY FINAL STABILIZATION TO ENTIRE SITE.

APRIL 15, 2024

ALL PERMANENT SEEDING SHALL BE COMPLETED BY MAY 15.

STABILIZATION FOR ALL EXPOSED SOIL AFTER OCTOBER 15 SHALL CONSIST OF ANIONIC POLYARCRYLAMIDE (PAM) IN ADDITION TO TEMPORARY SEEDING IN AREAS WITHOUT EROSION CONTROL MAT. PLACE PAM IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1050. AFTER OCTOBER 15 ALL SLOPES 4:1 OR STEEPER THAT ARE NOT PERMANENTLY VEGETATED SHALL HAVE EROSION MAT INSTALLED IN PREPARATION OF WINTER CONDITIONS.

SPREAD SALVAGED OR IMPORTED TOPSOIL IN PROPOSED LANDSCAPE AREAS AND RESTORE.

CONTRACTOR MAY MODIFY SEQUENCING AS NEEDED TO COMPLETE CONSTRUCTION IF EROSION CONTROLS ARE MAINTAINED IN ACCORDANCE WITH THE CONSTRUCTION SITE EROSION CONTROL REQUIREMENTS SET FORTH IN FEDERAL, STATE & LOCAL PERMITS. NOTIFY VILLAGE OF GERMANTOWN PRIOR TO CHANGE.

AS CONDITIONS WARRANT DURING CONSTRUCTION ADDITIONAL BMPS SHALL BE INSTALLED TO REDUCE THE MIGRATION OF SEDIMENT THE THE MAXIMUM EXTENT PRACTICABLE

REMOVE ALL TEMPORARY EROSION CONTROL MEASURES AFTER SITE IS STABILIZED AND STABILIZE AND AREAS DISTURBED BY REMOVAL OF BMPS.

SPECIFICATIONS FOR GRADING & EROSION CONTROL:

1. SITE SHALL BE CLEARED TO THE LIMITS SHOWN ON THE PLANS. REMOVE VEGETATION FROM THE SITE, BURNING IS NOT PERMITTED. PROTECT TREES AND OTHER FEATURES FROM DAMAGE WITH FENCING.
2. NO FILL SHALL BE PLACED ON A WET OR SOFT SUBGRADE THE SUBGRADE SHALL BE PROOF-ROLLED.
3. SUBGRADE TOLERANCES ARE +/- 1" FOR LANDSCAPE AREAS AND +/- ½" FOR ALL PAVEMENT AND BUILDING AREAS.
4. TOPSOIL SHALL BE FREE OF DELETERIOUS MATERIALS, ROOTS, OLD VEGETATION, ROCKS OVER 2" DIAMETER AND SHALL NOT BE EXCESSIVELY CLAYEY IN NATURE. NO CLUMPS LARGER THAN 4" ARE ACCEPTABLE. TOPSOIL MAY BE AMENDED AS NEEDED WITH SAND OR COMPOST TO BE LOOSE WHEN SPREAD.
5. STONE TRACKING PAD SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION. TRACKING PAD IS TO BE MAINTAINED BY THE CONTRACTOR IN A CONDITION, WHICH WILL PREVENT TRACKING OF MUD OR DRY SEDIMENT ONTO ADJACENT PUBLIC STREETS. SEDIMENT REACHING PUBLIC ROADS SHALL BE REMOVED BY STREET CLEANING (NOT HYDRAULIC FLUSHING) BEFORE END OF EACH WORKDAY.
6. EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO GRADING OPERATIONS AND SHALL BE PROPERLY MAINTAINED FOR MAXIMUM EFFECTIVENESS UNTIL VEGETATION IS ESTABLISHED. ALL EROSION CONTROL MEASURES AND STRUCTURES SERVING THE SITE MUST BE INSPECTED AT LEAST WEEKLY OR WITHIN 24 HOURS OF A 0.5 INCH RAIN EVENT. ALL MAINTENANCE WILL FOLLOW AN INSPECTION WITHIN 24 HOURS.
7. EROSION CONTROL IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ACCEPTANCE OF THIS PROJECT. EROSION CONTROL MEASURES AS SHOWN SHALL BE THE MINIMUM PRECAUTIONS THAT WILL BE ALLOWED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECOGNIZING AND CORRECTING ALL EROSION CONTROL PROBLEMS THAT ARE A RESULT OF CONSTRUCTION ACTIVITIES. ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED IN WRITING BY THE STATE OR LOCAL INSPECTORS, OR THE DEVELOPER'S ENGINEER, SHALL BE INSTALLED WITHIN 24 HOURS.
8. ALL DISTURBED SLOPES OF 4:1 OR GREATER SHALL BE STABILIZED WITH CURLEX EROSION CONTROL FABRIC (INSTALL PER MANUFACTURER'S SPECIFICATIONS).
9. LATE SEASON STABILIZATION SHALL FOLLOW WDNR RECOMMENDATIONS INCLUDING EROSION MATS AND ADDITIVES FOR EROSION CONTROL.

REVISIONS:			
NO.	DATE	DESCRIPTION	Comments
1	10.5.23	Address Village	

PSE
PARISH SURVEY & ENGINEERING
122 Wisconsin Street, West Bend, WI 53095
262.346.7800
www.parishse.com

PROJECT TITLE:
GERMANTOWN TOWNHOUSES
W140 N10385 FOND DU LAC AVE
GERMANTOWN, WI 53022

PLAN TITLE:
EROSION CONTROL PLAN

DRAWN BY: **KJP**

DESIGNED BY: **KJP**

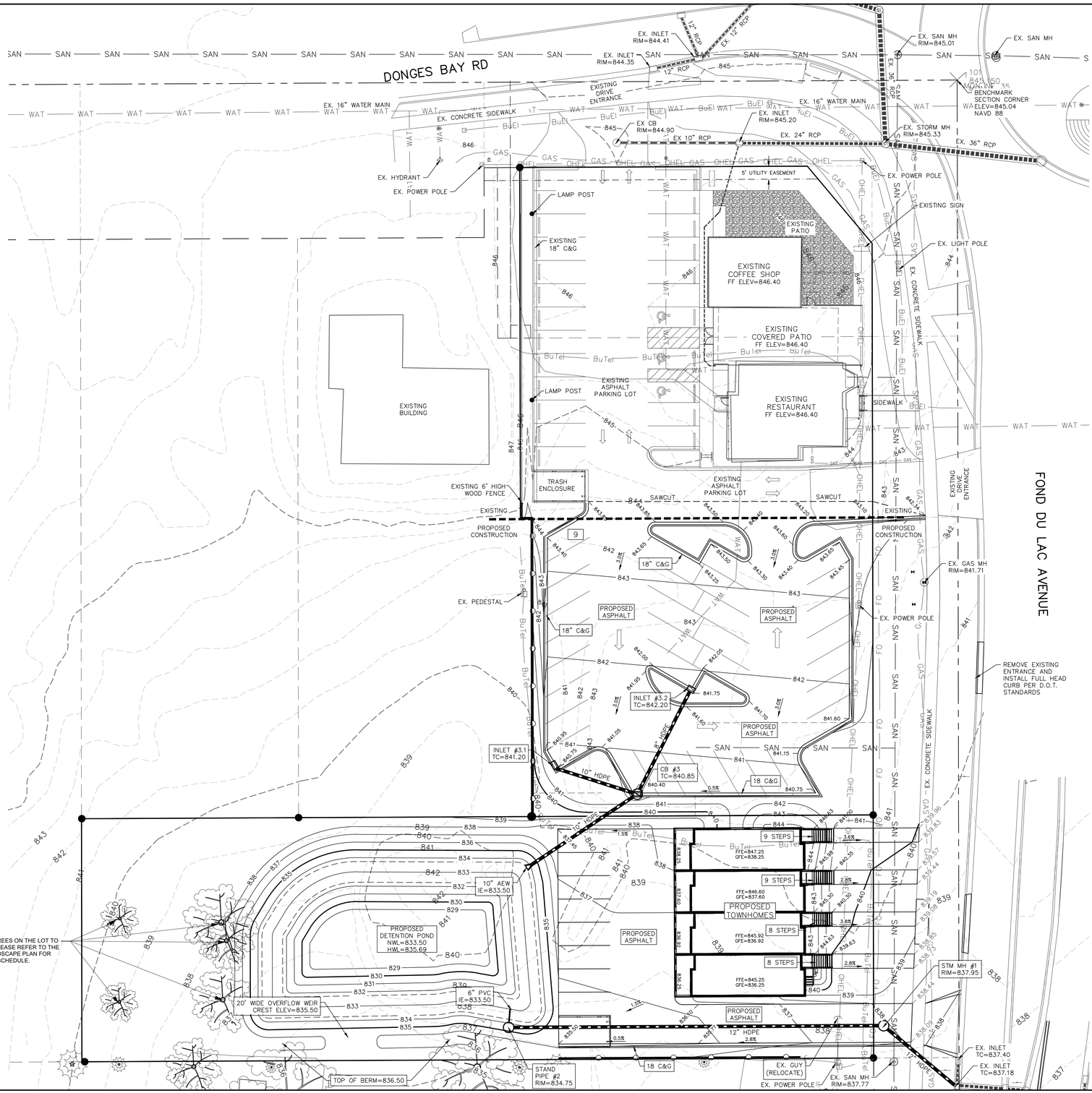
CHECKED BY: **KJP**

PLAN DATE: **11-13-2023**

PROJECT NO: \NA-01-17\

VILLAGE SUBMITTAL

SHEET NO:
C1.03



N

0 20 40

LEGEND:

- 936 – EXISTING MINOR CONTOUR.
- 935 – EXISTING MAJOR CONTOUR.
- 936 – PROPOSED MINOR CONTOUR.
- 935 – PROPOSED MAJOR CONTOUR.
- EX 934.23 – EXISTING SPOT ELEVATION.
- 934.23 – PROPOSED CURB FLANGE ELEVATION.
- TC 934.23 – PROPOSED TOP OF CURB ELEVATION.
- SW 934.23 – PROPOSED SIDEWALK ELEVATION.
- EP 934.23 – PROPOSED EDGE OF PAVEMENT ELEVATION.
- EXP 934.23 – PROPOSED BUILDING EXPOSURE ELEVATION.
- FFE 934.23 – PROPOSED BUILDING FIRST FLOOR ELEVATION.
- PROPOSED STORM SEWER.
- EXISTING STORM SEWER.

REVISIONS:

NO.	DATE	DESCRIPTION
1	10.5.23	Address Village Comments

PARISH SURVEY & ENGINEERING
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262.346.7800
www.parishse.com

PROJECT TITLE:
GERMANTOWN TOWNHOUSES
W140 N10385 FOND DU LAC AVE
GERMANTOWN, WI 53022

PLAN TITLE:
GRADING PLAN

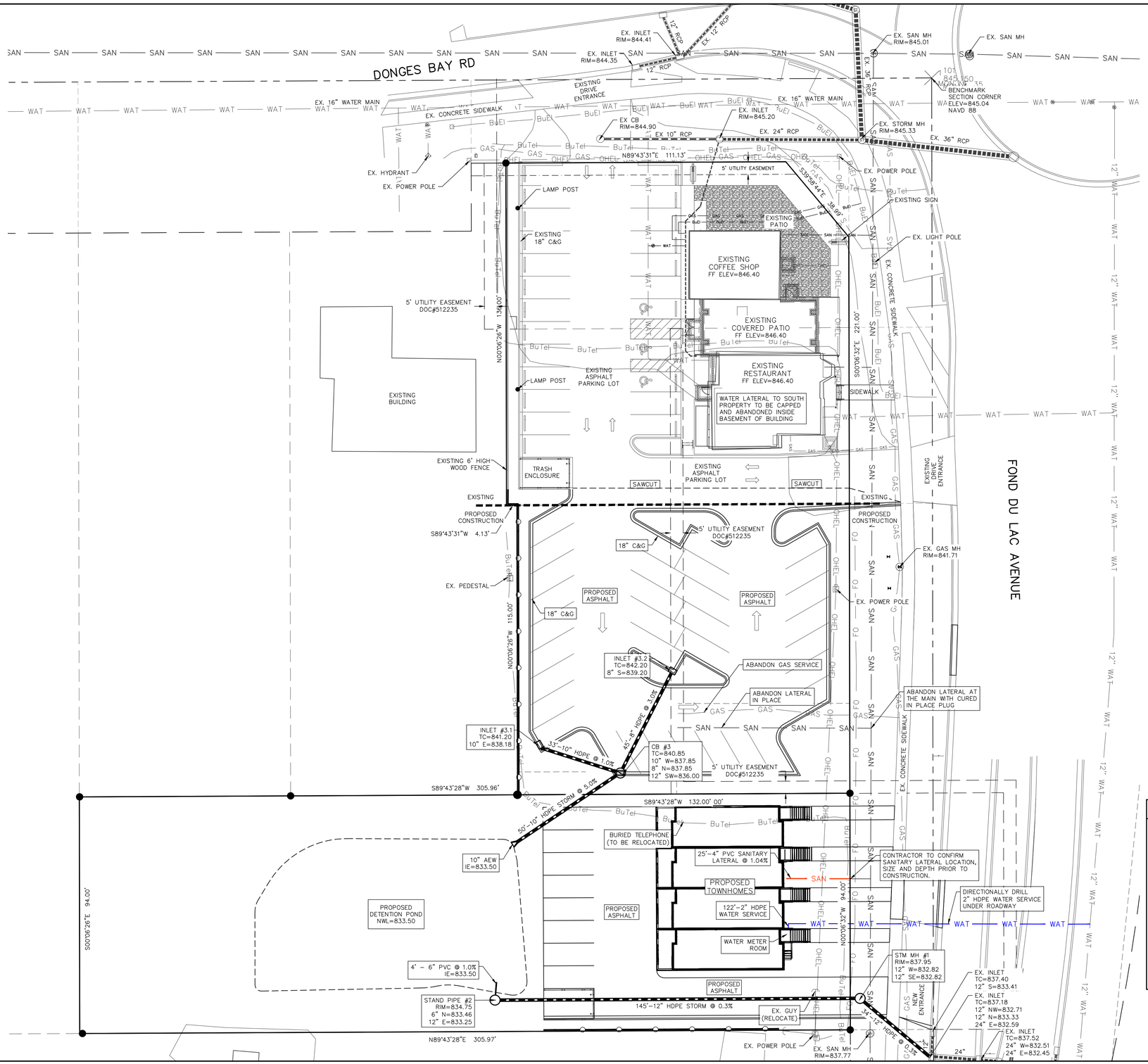
DRAWN BY: **KJP**
DESIGNED BY: **KJP**
CHECKED BY: **KJP**

PLAN DATE: **11-13-2023**

PROJECT NO: **\NA-01-17**

VILLAGE SUBMITTAL

SHEET NO:
C1.04



STORM SEWER CASTINGS:		
STRUCTURE	STRUCTURE DIAMETER	NEENAH CASTING OR EQUIVALENT
INLET #3.2	2' x 3'	R-3067
INLET #3.1	2' x 3'	R-3067
CB #3	4' DIA.	R-3067
STAND PIPE #2	3' DIA.	R-2561
STM MH #1	4' DIA.	R-1661

LEGEND:

- OHEL — OVERHEAD ELECTRIC LINE.
- BuEl — BURIED ELECTRIC LINE.
- BuTel — BURIED TELEPHONE LINE.
- FO — FIBER OPTIC LINE.
- GAS — GAS LINE.
- SAN — SANITARY SEWER MAIN OR LATERAL.
- WAT — WATER MAIN OR SERVICE.
- STORM SEWER LINE.
- GAS VALVE.
- FIRE HYDRANT.
- POWER POLE.
- SANITARY SEWER MANHOLE.
- STORM SEWER MANHOLE.
- STORM SEWER INLET.
- TELEPHONE PEDESTAL.
- TRAN — TRANSFORMER.
- WATER VALVE.
- SAN — PROPOSED SANITARY SEWER
- WAT — PROPOSED WATER MAIN
- PROPOSED STORM SEWER.

UTILITY SERVICE NOTES:

1. ABANDON EXISTING WATER SERVICE FROM RESTAURANT TO THE EXISTING RESIDENTIAL HOME TO THE SOUTH. THE LATERAL SHALL BE CAPPED AND ABANDONED INSIDE THE BASEMENT OF THE RESTAURANT AND INSPECTED BY SAFE BUILT.
2. ABANDON EXISTING SEWER LATERAL AT MAIN WITH A CURED-IN-PLACE PLUG.
3. SANITARY SEWER LATERAL FOR PROPOSED DEVELOPMENT USES AN EXISTING LATERAL TO THE MAIN. CONTRACTOR TO VERIFY THE INTEGRITY OF THE LATERAL AND PROVIDE DOCUMENTATION ON THE CONDITION PRIOR TO NEW LATERAL CONNECTION AND USE.

REVISIONS:

NO.	DATE	DESCRIPTION
1	10.5.23	Address Village Comments

PARISH SURVEY & ENGINEERING
122 Wisconsin Street, West Bend, WI 53095
262.346.7800
www.parishse.com

PROJECT TITLE:
GERMANTOWN TOWNHOUSES
W140 N10385 FOND DU LAC AVE
GERMANTOWN, WI 53022

PLAN TITLE:
UTILITY PLAN

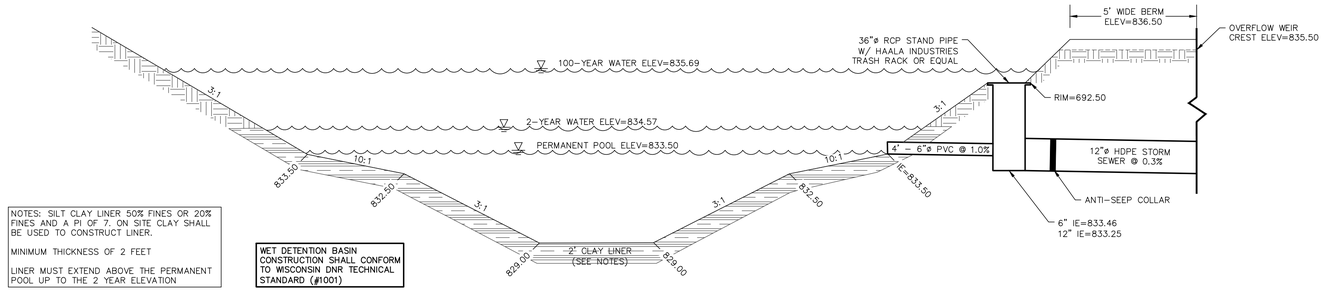
DRAWN BY: **KJP**
DESIGNED BY: **KJP**
CHECKED BY: **KJP**

PLAN DATE: **11-13-2023**

PROJECT NO: \NA-01-17\

VILLAGE SUBMITTAL

SHEET NO:
C1.05



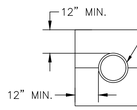
NOTES: SILT CLAY LINER 50% FINES OR 20% FINES AND A PI OF 7. ON SITE CLAY SHALL BE USED TO CONSTRUCT LINER.

MINIMUM THICKNESS OF 2 FEET

LINER MUST EXTEND ABOVE THE PERMANENT POOL UP TO THE 2 YEAR ELEVATION

WET DETENTION BASIN CONSTRUCTION SHALL CONFORM TO WISCONSIN DNR TECHNICAL STANDARD (#1001)

WET DETENTION POND CROSS SECTION

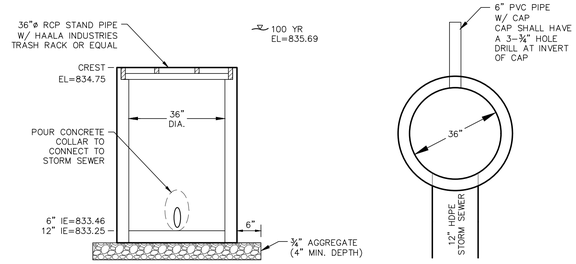


NOTE:

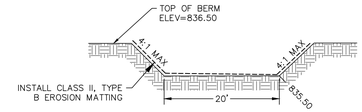
ANTI-SEEP COLLARS SHALL HAVE A MINIMUM OF 12" PROJECTION FROM THE PIPE OUTSIDE DIAMETER AND SHALL BE SPACED AT AN INTERVAL NOT TO EXCEED 12 TIMES THE PROJECTION. COLLARS SHALL NOT BE PLACED CLOSER THAN WITHIN 2" OF A PIPE JOINT.

ANTI-SEEP COLLAR DETAIL

OUTLET STRUCTURE CONSTRUCTION SHALL CONFORM TO WISCONSIN DNR TECHNICAL STANDARD (#1001)



STAND PIPE DETAIL



OVERFLOW WEIR CROSS SECTION

REVISIONS:			
NO.	DATE	DESCRIPTION	
1	10.5.23	Address Village Comments	

PARISH SURVEY & ENGINEERING
122 Wisconsin Street, West Bend, WI 53095
262.346.7800
www.parishse.com

PROJECT TITLE:
GERMANTOWN TOWNHOUSES
W140 N10385 FOND DU LAC AVE
GERMANTOWN, WI 53022

PLAN TITLE:
STORMWATER MANAGEMENT DETAILS

DRAWN BY:
KJP

DESIGNED BY:
KJP

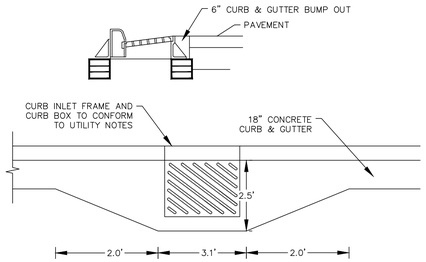
CHECKED BY:
KJP

PLAN DATE:
10-5-2023

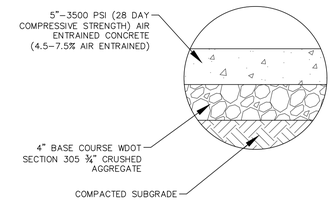
PROJECT NO:
\NA-01-17\

VILLAGE SUBMITTAL

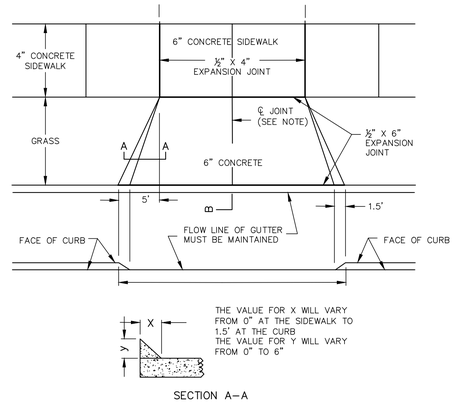
SHEET NO:
C1.06



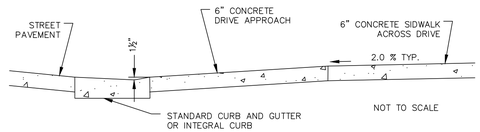
CURB INLET CONCRETE BUMP OUT DETAIL



CONCRETE SIDEWALK SECTION

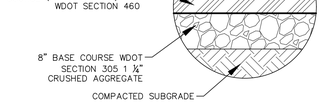


SECTION A-A

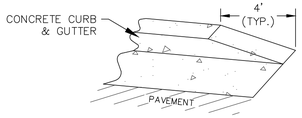


SECTION B-B

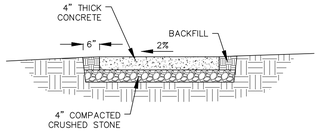
TYPICAL DETAIL OF STANDARD DRIVE APPROACH



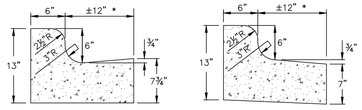
ASPHALT PAVEMENT SECTION



CURB TAPER DETAIL



CONCRETE SIDEWALK



GENERAL NOTES:

1. LATERAL CONTRACTION JOINTS SHALL BE PLACED AT INTERVALS OF NOT MORE THAN 15' NOR LESS THAN 6' IN LENGTH. THE JOINTS SHALL BE A MINIMUM OF 3" IN DEPTH. EXPANSION JOINTS SHALL BE PLACED TRANSVERSLY AT RADIUS POINTS ON CURVES OF RADIUS 200' OR LESS, AND AT ANGLE POINTS, OR AS DIRECTED BY THE ENGINEER. THE EXPANSION JOINT SHALL BE A ONE PIECE ASPHALTIC MATERIAL HAVING THE SAME DIMENSIONS AS CURB & GUTTER AT THAT STATION AND BE 1/2" THICK, IN ALL CASES, CONCRETE CURB & GUTTER SHALL BE PLACED ON THOROUGHLY COMPACTED CRUSHED STONE.
2. * CURB APRON ±12" TO FIT STANDARD CURB MACHINE

18" CURB AND GUTTER DETAILS

REVISIONS:

NO.	DATE	DESCRIPTION
1	10.5.23	Address Village Comments

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PROJECT TITLE:
GERMANTOWN TOWNHOUSES
W140 N10385 FOND DU LAC AVE
GERMANTOWN, WI 53022

PLAN TITLE:
SITE DETAILS

DRAWN BY: **KJP**
DESIGNED BY: **KJP**
CHECKED BY: **KJP**

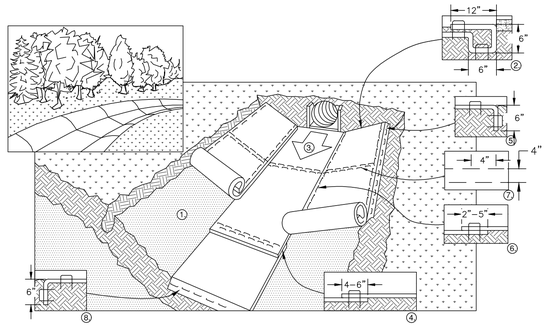
PLAN DATE: **7-20-2023**

PROJECT NO: \NA-01-17\

VILLAGE SUBMITTAL

SHEET NO:
C1.07

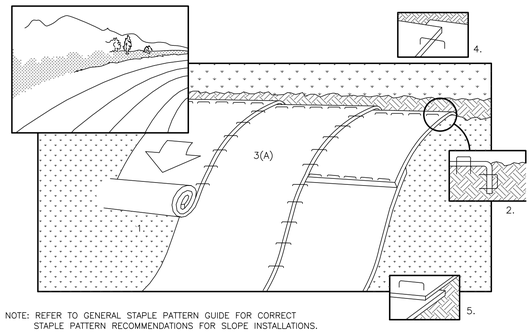
MAXIMUM PERIOD OF BARE SOIL FOR SLOPES > 20%		
SLOPE AREA DRAINS TO SEDIMENT BASIN OR SEDIMENT TRAP?	MAXIMUM PERIOD OF BARE SOIL EXPOSURE (CALENDAR DAYS)	
	LAND DISTURBANCE BETWEEN SEPTEMBER 16TH AND MAY 1ST	LAND DISTURBANCE BETWEEN MAY 2ND AND SEPTEMBER 15TH
YES	90	90
NO	60	30



1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING APPLICATION OF FERTILIZER AND SEED.
2. BEGIN AT THE TOP OF THE CHANNEL BY ANCHORING THE BLANKET IN A 6" DEEP X 6" WIDE TRENCH WITH APPROXIMATELY 12" OF BLANKET EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE BLANKET WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" PORTION OF BLANKET BACK OVER SEED AND COMPACTED SOIL. SECURE BLANKET OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" APART ACROSS THE WIDTH OF THE BLANKET
3. ROLL CENTER BLANKET IN DIRECTION OF WATER FLOW IN BOTTOM OF CHANNEL. BLANKETS WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL BLANKETS MUST BE SECURELY FASTENED TO THE SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS RECOMMENDED BY THE MANUFACTURER.
4. PLACE CONSECUTIVE BLANKETS END OVER END (SHINGLE STYLE) WITH A 4-6" OVERLAP. USE A DOUBLE ROW OF STAPLES STAGGERED 4" APART AND 4" ON CENTER TO SECURE BLANKETS.
5. FULL LENGTH EDGE OF BLANKETS AT TOP OF SIDE SLOPE MUST BE ANCHORED WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" APART IN A 6" DEEP X 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
6. ADJACENT BLANKETS MUST BE OVERLAPPED APPROXIMATELY 4" AND STAPLED.
7. A STAPLE CHECK SLOT IS RECOMMENDED AT 30 TO 40 FOOT INTERVALS. USE A DOUBLE ROW OF STAPLES STAGGERED 4" APART AND 4" ON CENTER OVER ENTIRE WIDTH OF THE CHANNEL.
8. THE TERMINAL END OF THE BLANKETS MUST BE ANCHORED WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" APART IN A 6" DEEP X 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.

NOTE: ALL STAPLES MUST BE 6" OR GREATER IN LENGTH

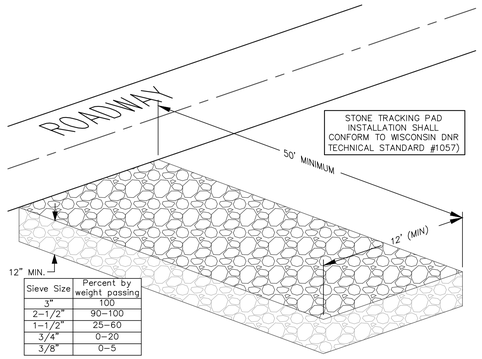
EROSION CONTROL MAT – CHANNEL INSTALLATION



NOTE: REFER TO GENERAL STAPLE PATTERN GUIDE FOR CORRECT STAPLE PATTERN RECOMMENDATIONS FOR SLOPE INSTALLATIONS.

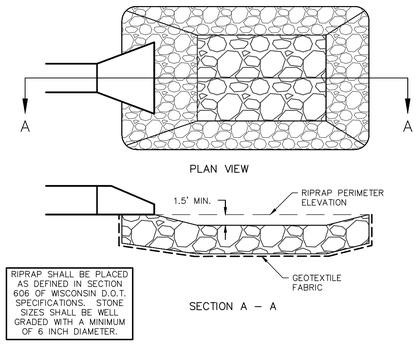
1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING APPLICATION OF FERTILIZER AND SEED. NOTE: WHEN USING CELL-O-SEED DO NOT SEED PREPARED AREA. CELL-O-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN 6" DEEP X 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
3. ROLL THE BLANKETS (A.) DOWN OR (B.) HORIZONTALLY ACROSS THE SLOPE.
4. THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY 2" OVERLAP.
5. WHEN BLANKETS MUST BE SPLICED DOWN THE SLOPE, PLACE BLANKETS END OVER END (SHINGLE STYLE) WITH APPROXIMATELY 4" OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY
6. ALL BLANKETS MUST BE SECURELY FASTENED TO THE SLOPE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS RECOMMENDED BY THE MANUFACTURER.

EROSION CONTROL MAT – SLOPE INSTALLATION

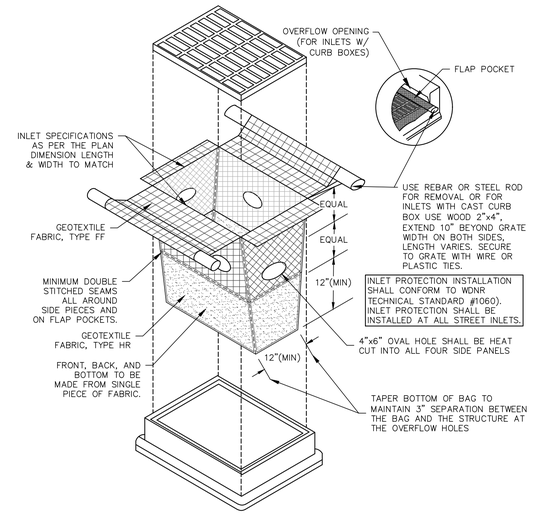


Sieve Size	Percent by weight passing
3"	100
2-1/2"	90-100
1-1/2"	25-60
3/4"	0-20
3/8"	0-5

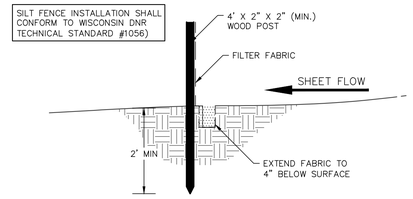
STONE TRACKING PAD DETAIL



RIPRAP/STILLING BASIN DETAIL



TYPE D-HR INLET PROTECTION DETAIL



SILT FENCE CONSTRUCTION (SHEET FLOW)

REVISIONS:			
NO.	DATE	DESCRIPTION	
1	XX-XX-XX	XXXXXXXXXXXXXXXXXX	

PSE
PARISH SURVEY & ENGINEERING
122 Wisconsin Street, West Bend, WI 53095
262.346.7800
www.parishse.com

PROJECT TITLE:
GERMANTOWN TOWNHOUSES
W140 N10385 FOND DU LAC AVE
GERMANTOWN, WI 53022

PLAN TITLE:
EROSION CONTROL DETAILS

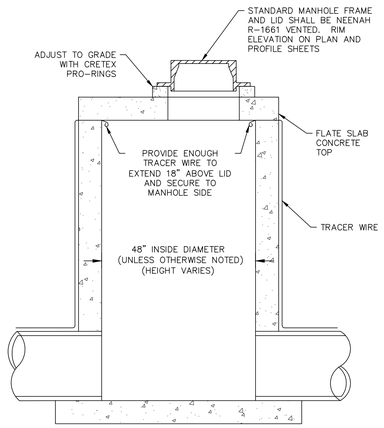
DRAWN BY: **KJP**
DESIGNED BY: **KJP**
CHECKED BY: **KJP**

PLAN DATE: **7-20-2023**

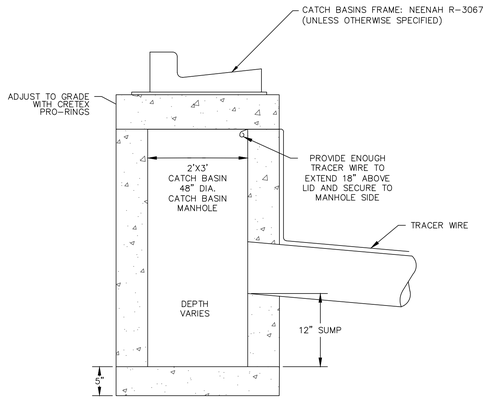
PROJECT NO: \NA-01-17\

VILLAGE SUBMITTAL

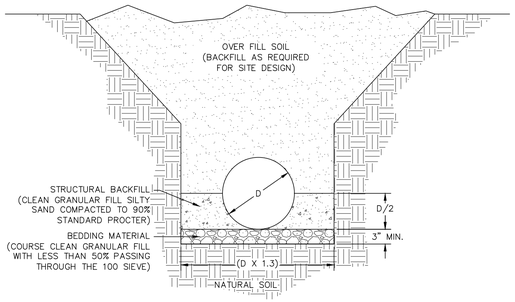
SHEET NO:
C1.08



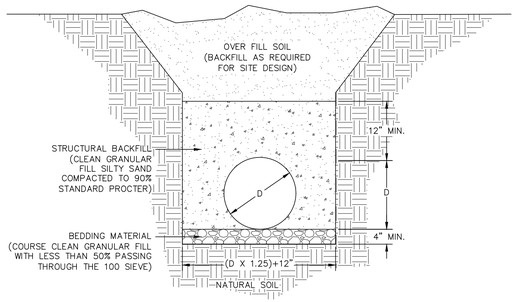
STORM MANHOLE DETAIL



INLET/CATCH BASIN DETAIL



RCP PIPE BEDDING DETAIL



HDPE PIPE BEDDING DETAIL

NO.	DATE	DESCRIPTION
1	XX-XX-XX	XXXXXXXXXXXXXXXXX

REVISIONS:

PARISH SURVEY & ENGINEERING
122 Wisconsin Street, West Bend, WI 53095
262.346.7800
www.parishse.com

PROJECT TITLE:
GERMANTOWN TOWNHOUSES
W140 N10385 FOND DU LAC AVE
GERMANTOWN, WI 53022

PLAN TITLE:
UTILITY DETAILS

DRAWN BY: **KJP**
DESIGNED BY: **KJP**
CHECKED BY: **KJP**

PLAN DATE: **7-20-2023**

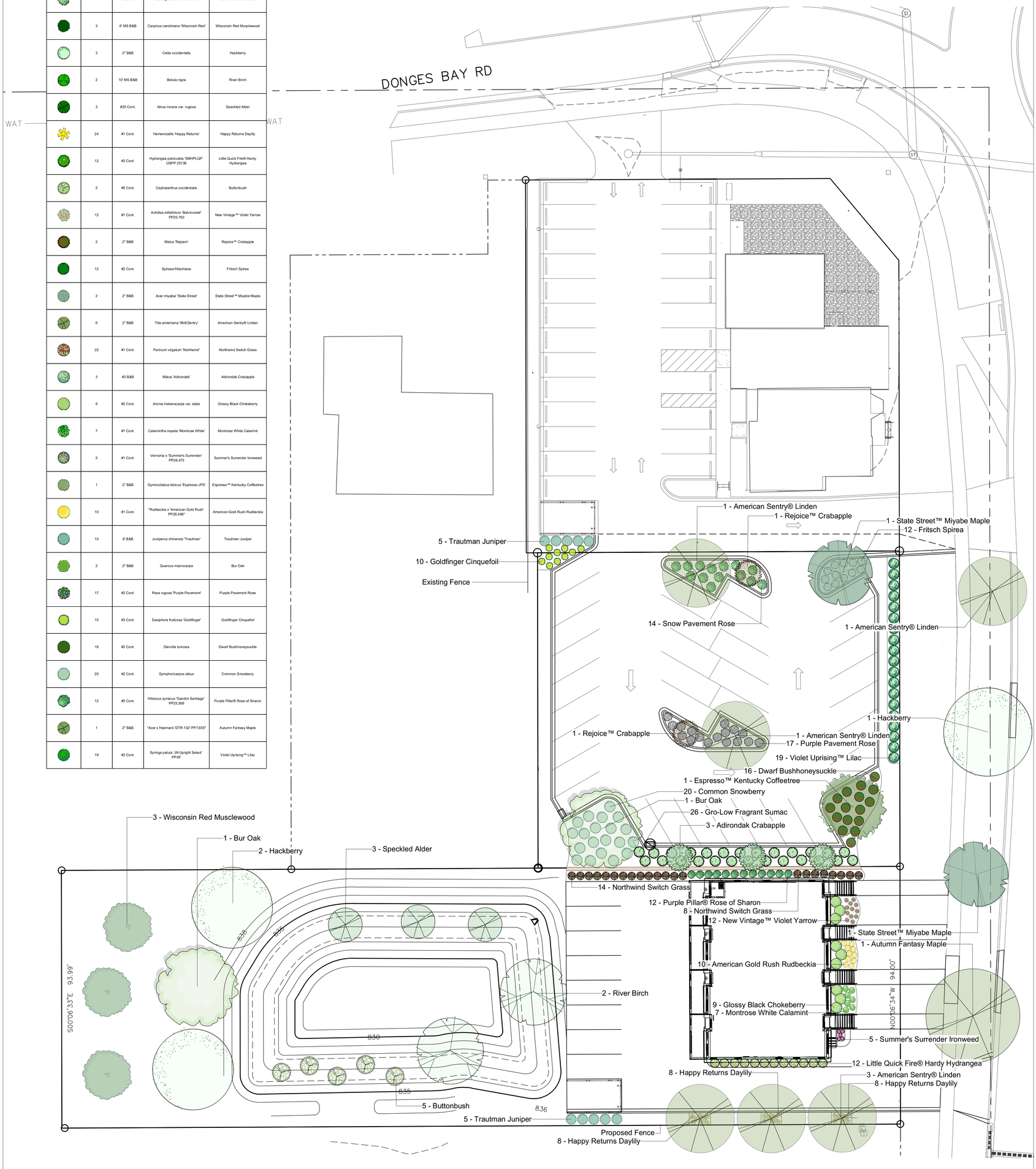
PROJECT NO: \NA-01-17\

VILLAGE SUBMITTAL

SHEET NO:
C1.09

Plant List

Image	Qty		Latin Name	Common Name
	26	#3 Cont.	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac
	14	#2 Cont.	Rosa rugosa 'Snow Pavement'	Snow Pavement Rose
	3	6' MS B&B	Carpinus caroliniana 'Wisconsin Red'	Wisconsin Red Musclewood
	3	2" B&B	Celtis occidentalis	Hackberry
	2	10' MS B&B	Betula nigra	River Birch
	3	#20 Cont.	Alnus incana var. rugosa	Speckled Alder
	24	#1 Cont.	Hemerocallis 'Happy Returns'	Happy Returns Daylily
	12	#3 Cont.	Hydrangea paniculata 'SMHPLQF' USPP 25136	Little Quick Fire® Hardy Hydrangea
	5	#5 Cont.	Cephalanthus occidentalis	Buttonbush
	12	#1 Cont.	Achillea millefolium 'Balvinviolet' PP25,750	New Vintage™ Violet Yarrow
	2	2" B&B	Malus 'Rejzam'	Rejoice™ Crabapple
	12	#2 Cont.	Spiraea fritschiana	Fritsch Spirea
	2	2" B&B	Acer miyabei 'State Street'	State Street™ Miyabe Maple
	6	2" B&B	Tilia americana 'McKSentry'	American Sentry® Linden
	22	#1 Cont.	Panicum virgatum 'Northwind'	Northwind Switch Grass
	3	#2 B&B	Malus 'Adirondak'	Adirondak Crabapple
	9	#2 Cont.	Aronia melanocarpa var. elata	Glossy Black Chokeberry
	7	#1 Cont.	Calamintha nepeta 'Montrose White'	Montrose White Calamint
	5	#1 Cont.	Vernonia x 'Summer's Surrender' PP28,475	Summer's Surrender Ironweed
	1	2" B&B	Gymnocladus dioicus 'Espresso-JFS'	Espresso™ Kentucky Coffeetree
	10	#1 Cont.	"Rudbeckia x 'American Gold Rush' PP28,498"	American Gold Rush Rudbeckia
	10	6' B&B	Juniperus chinensis 'Trautman'	Trautman Juniper
	2	2" B&B	Quercus macrocarpa	Bur Oak
	17	#2 Cont.	Rosa rugosa 'Purple Pavement'	Purple Pavement Rose
	10	#3 Cont.	Dasiphora fruticosa 'Goldfinger'	Goldfinger Cinquefoil
	16	#2 Cont.	Diervilla lonicera	Dwarf Bushhoneysuckle
	20	#2 Cont.	Symphoricarpos albus	Common Snowberry
	12	#5 Cont.	Hibiscus syriacus 'Gandini Santiago' PP25,568	Purple Pillar® Rose of Sharon
	1	2" B&B	"Acer x freemanii 'DTR 102' PP7,655"	Autumn Fantasy Maple
	19	#3 Cont.	Syringa patula 'JN Upright Select' PPAF	Violet Uprising™ Lilac



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Germantown Townhouses

Drawing scale: 1" = 16' (1/16" = 1')	Client Name	Designed By: Brian Thomas
Sheet Title: Planting Plan		
Sheet Number: 1	Client Address: W140 N10385 Fond Du Lac Ave Germantown, WI 53222	Date Revised: 11/3/2023

1 WEST ELEVATION
Scale: 1/4" = 1'-0"

NAGEL architects + engineers

GERMANTOWN TOWNHOUSES

W140 N10385 FOND DU LAC AVE
GERMANTOWN, WI 53022

Project Title

VIRTUS development

Architect

NAGEL ARCHITECTS + ENGINEERS

Consultant

REV.	DATE	DESCRIPTION
3	5/23/2024	PLAN REVIEW REVISIONS
2	3/15/2024	PLAN REVIEW REVISIONS
1	2/1/2024	PLAN REVIEW REVISION

NO.	DATE	ISSUE NOTE

Project Manager: OROD
Drawn By: JP
Date: FEBRUARY, 1, 2024
Reviewed By: GN
Project ID: 22006

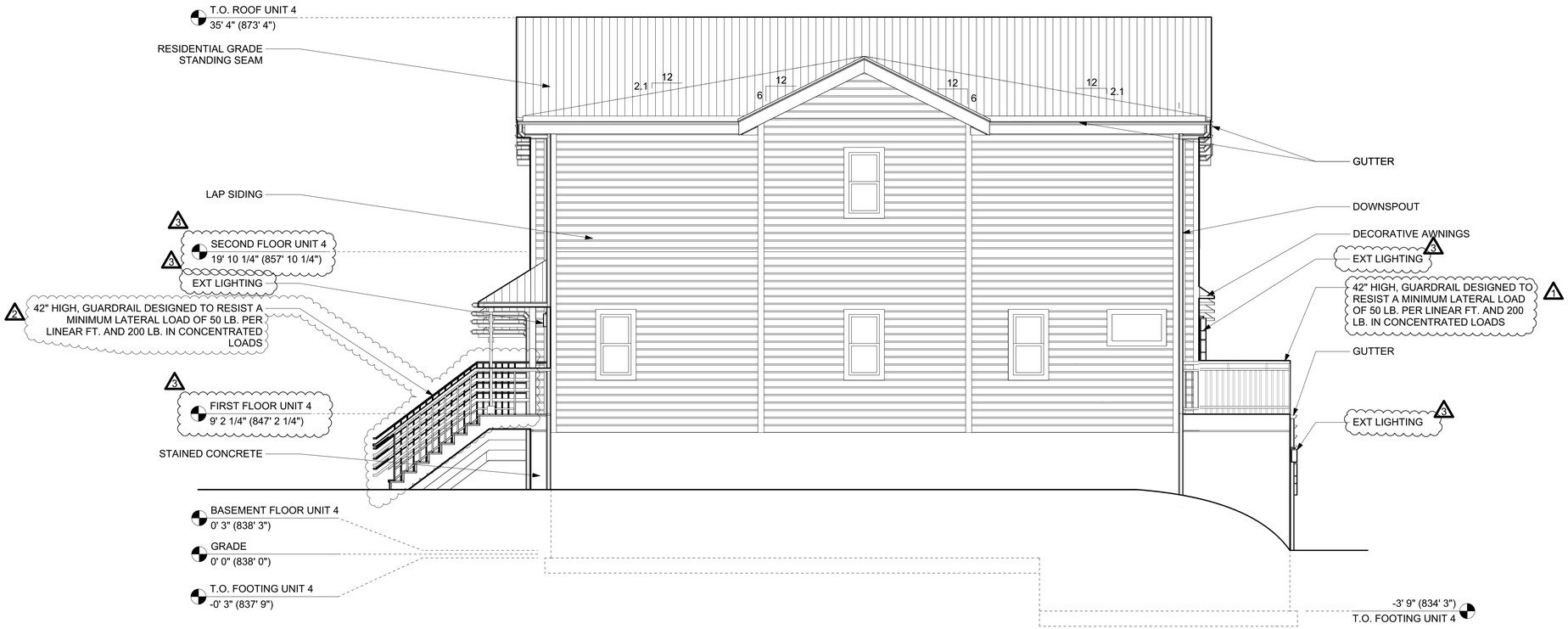
Sheet Title: ELEVATIONS

Sheet No.: A301

Conditionally APPROVED SAFEbuilt. SEE CORRESPONDENCE

NEW CONSTRUCTION 58-23GRM PR00052 09/17/24

WISCONSIN GREGORY V. NAGEL A-9635 MILWAUKEE WIS. ARCHITECT 05.23.24



1 NORTH ELEVATION
Scale: 1/4" = 1'-0"

Conditionally APPROVED
SAFEbuilt.
SEE CORRESPONDENCE
NEW CONSTRUCTION
SB-23GRM-PR00052
09/17/24

WISCONSIN
GREGORY V. NAGEL
A-9635
MILWAUKEE WIS.
ARCHITECT
05.23.24

NAGEL architects + engineers

GERMANTOWN TOWNHOUSES

W140 N10385 FOND DU LAC AVE
GERMANTOWN, WI 53022

Project Title

VIRTUS development

Architect
NAGEL ARCHITECTS + ENGINEERS

Consultant

REV.	DATE	DESCRIPTION
3	5/23/2024	PLAN REVIEW REVISIONS
2	3/15/2024	PLAN REVIEW REVISIONS
1	2/1/2024	PLAN REVIEW REVISIONS

NO.	DATE	ISSUE NOTE

Project Manager: OROD
Drawn By: JP
Date: FEBRUARY, 1, 2024
Reviewed By: GN
Project ID: 22006

Sheet Title
ELEVATIONS

Sheet No.
A302

1 EAST ELEVATION
Scale: 1/4" = 1'-0"

Conditionally APPROVED
SAFEbuilt.
SEE CORRESPONDENCE

NEW CONSTRUCTION
SB-23GRM PR00052
09/27/24

WISCONSIN
GREGORY V. NAGEL
E-9635
MILWAUKEE WIS.
ARCHITECT
05.23.24

NAGEL architects + engineers

GERMANTOWN TOWNHOUSES

W140 N10385 FOND DU LAC AVE
GERMANTOWN, WI 53022

Project Title

VIRTUS development

Architect
NAGEL ARCHITECTS + ENGINEERS

Consultant

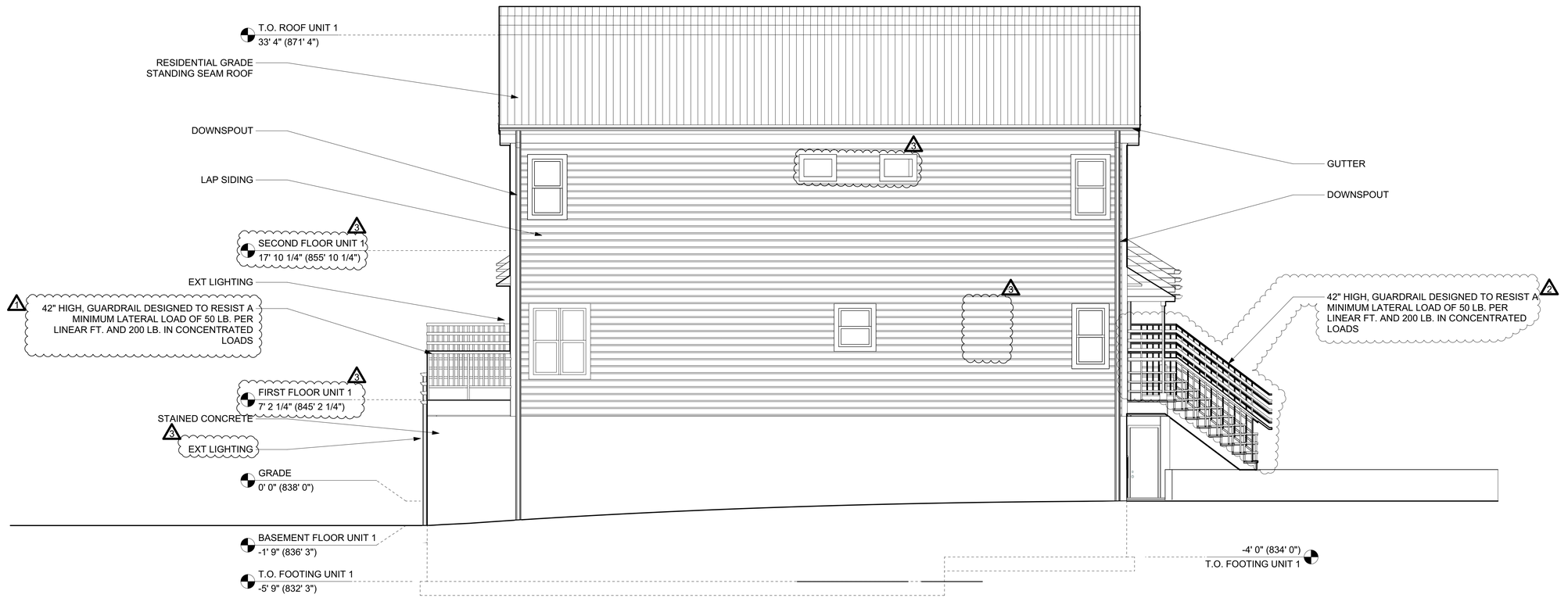
REV.	DATE	DESCRIPTION
3	5/23/2024	PLAN REVIEW REVISIONS
2	3/15/2024	PLAN REVIEW REVISIONS
1	2/1/2024	PLAN REVIEW REVISIONS

NO.	DATE	ISSUE NOTE

Project Manager: OROD
Drawn By: JP
Date: FEBRUARY, 1, 2024
Reviewed By: GN
Project ID: 22006

Sheet Title
ELEVATIONS

Sheet No.
A303



1 SOUTH ELEVATION
Scale: 1/4" = 1'-0"

NAGEL architects + engineers

GERMANTOWN TOWNHOUSES

W140 N10385 FOND DU LAC AVE
GERMANTOWN, WI 53022

Project Title

VIRTUS development

Architect

NAGEL ARCHITECTS + ENGINEERS

Consultant

REV.	DATE	DESCRIPTION
3	5/23/2024	PLAN REVIEW REVISIONS
2	3/15/2024	PLAN REVIEW REVISIONS
1	2/1/2024	PLAN REVIEW REVISIONS

NO.	DATE	ISSUE NOTE

Project Manager: OROD
Drawn By: JP
Date: FEBRUARY, 1, 2024
Reviewed By: GN
Project ID: 22006

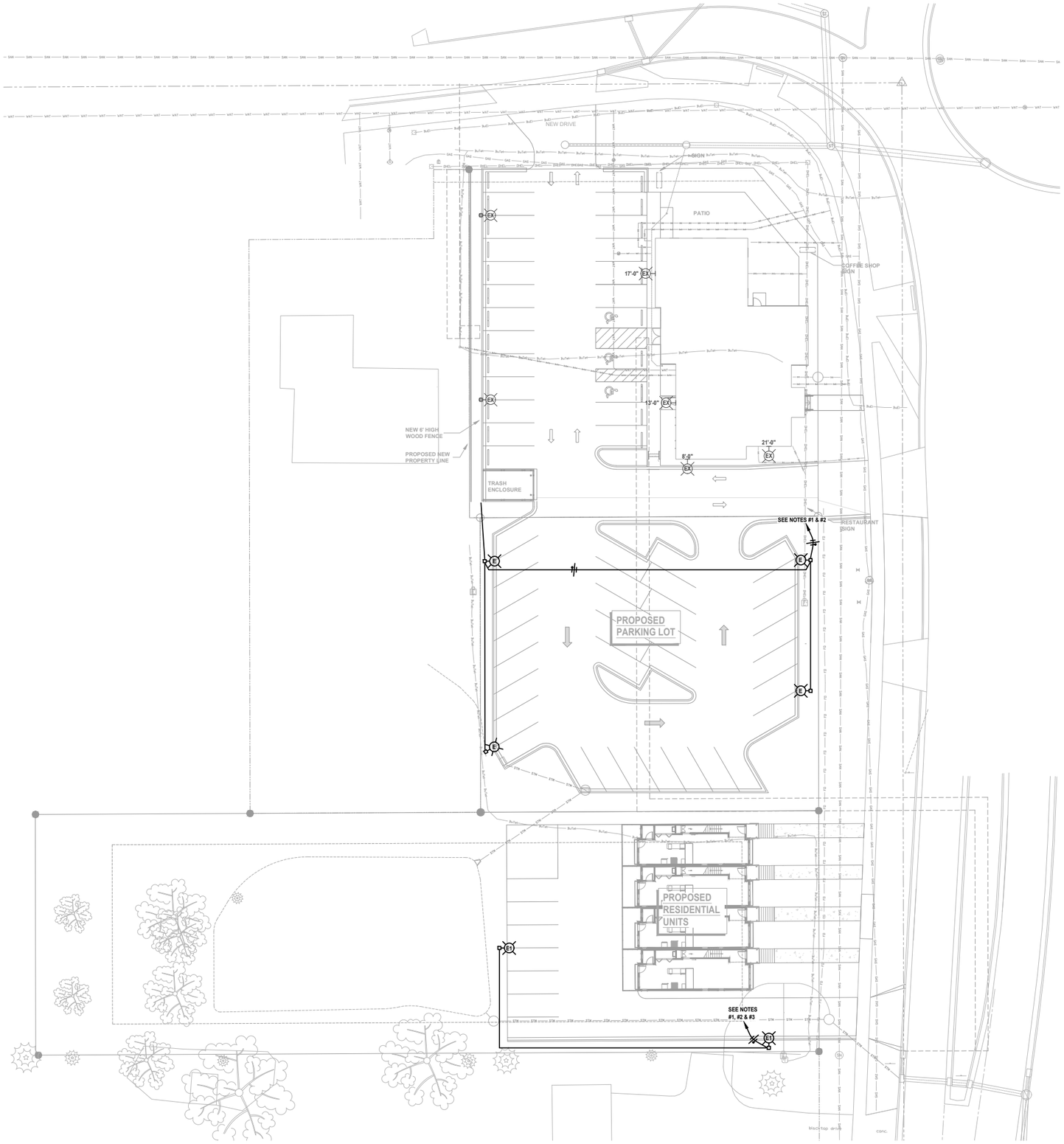
Sheet Title: ELEVATIONS

Sheet No.: A304

Conditionally APPROVED SAFEbuilt. SEE CORRESPONDENCE

NEW CONSTRUCTION 58-23GRM-PR00052 09/17/24

WISCONSIN GREGORY V. NAGEL A-9635 MILWAUKEE WIS. ARCHITECT 05.23.24



ELECTRICAL SITE PLAN
SCALE: 1"=20'-0"

NOTES:

1. EACH LIGHT FIXTURE TO HAVE MOTION SENSOR CONTROL. LIGHT FIXTURES TO DIM TO 33% AFTER 15 MINUTES OF NO MOTION DETECTED. ALL LIGHTS TO COME TO FULL BRIGHTNESS WHEN ONE MOTION SENSOR IS ACTIVATED.
2. 2 #8 THWN & 1 #8 GND. IN 3/4" C. TO LIGHTING PANEL VIA PHOTOCELL-ON, TIMECLOCK-OFF.
3. TO ELECTRICAL PANEL IN RESIDENTIAL BUILDING IN UTILITY ROOM UNDER STAIRS.

SYMBOLS / ABBREVIATIONS

	WALL BRACKET/WALL SCONCE FIXTURE - SEE FIXTURE SCHEDULE
	SURFACE/PENDANT FIXTURE - SEE FIXTURE SCHEDULE
	RECESSED DOWNLIGHT FIXTURE - SEE FIXTURE SCHEDULE
P	POLE & LUMINAIRE(S) FIXTURE - SEE FIXTURE SCHEDULE
	SWITCHED CIRCUIT
	BRANCH CIRCUIT
AFF	ABOVE FINISHED FLOOR
AFG	ABOVE FINISHED GRADE
AFI	ARC FAULT INTERRUPTER
AMP	AMPERES/AMPERAGE
AV	AUDIO VISUAL
BB	BATTERY BACKUP
BFC	BELOW FINISHED CEILING
BOL	BUILT-IN OVERLOAD
BRKR	BREAKER
BWE	BAKED WHITE ENAMEL
CBA	COLOR BY ARCHITECT
CP	CONTROL PANEL
CRCT	CIRCUIT
CTL	CONTROL
DCP	DOCK EQUIPMENT CONTROL PANEL
DISC	DISCONNECT
EC	ELECTRICAL CONTRACTOR
EM	EMERGENCY
ER	EXISTING RELOCATED
ETC	ELECTRONIC TIME CLOCK CONTROL
EX	EXISTING TO REMAIN
EXD	EXISTING TO BE DEMO'D
EXR	EXISTING TO BE RELOCATED
EWC	ELECTRIC WATER COOLER
FAAP	FIRE ALARM ANNUNCIATOR PANEL
FACP	FIRE ALARM CONTROL PANEL
FLA	FULL LOAD AMPS
FLSW	FLOAT SWITCH
FPC	FIRE PROTECTION CONTRACTOR
FURN	FURNISHED
GC	GENERAL CONTRACTOR
GFCI	GROUND FAULT CIRCUIT INTERRUPTER
GND	GROUND
HOA	HAND-OFF-AUTOMATIC SWITCH
HP	HORSEPOWER
HVAC	HEATING AND VENTILATING CONTRACTOR
IG	ISOLATED GROUND
INT	INTEGRAL
IR	IN ROOM
IU	IN UNIT
JB	JUNCTION BOX
KW	KILOWATTS
LCP	LIGHTING CONTROL PANEL
LOC	LOCATION
LT	LOW TEMPERATURE
LTSW	LIGHT SWITCH
LVT	LOW VOLTAGE THERMOSTAT
MAG	MAGNETIC STARTER
MAN	MANUAL STARTER
MCA	MINIMUM CIRCUIT AMPS
MSPL	MANUAL STARTER WITH PILOT LIGHT
NL	NIGHT LIGHT
NU	NEAR UNIT
OHP	OVERHEAT PROTECTION
OS	OCCUPANCY SENSOR
OU	ON UNIT
PB	PUSH BUTTON
PC	PLUMBING CONTRACTOR
PESW	PNEUMATIC ELECTRIC SWITCH
PHOTO	PHOTOCELL
PW	PREWIRED
RC	REFRIGERATION CONTRACTOR
RCC	REFRIGERATION CONTROL CONTRACTOR
RECEPT	RECEPTACLE
SBA	SELECTED BY ARCHITECT
SC	SEPARATE CIRCUIT
SPSW	SPEED SWITCH
SS	SOFT START
ST	SHUNT TRIP
SW	SWITCH
T	LINE VOLTAGE THERMOSTAT
TBD	TO BE DETERMINED
TC	TIME CLOCK
TCC	TEMPERATURE CONTROL CONTRACTOR
TCP	TEMPERATURE CONTROL PANEL
UM	UNIT MANUFACTURER
UNO	UNLESS NOTED OTHERWISE
VFD	VARIABLE FREQUENCY DRIVE
W	WATTS
WP	WEATHER PROOF ("WHILE-IN-USE")
XFMR	TRANSFORMER

REVISIONS

DATE	DESCRIPTION

PROJECT:
Germantown Townhouses
W140 N10385 Fond du Lac Avenue
Germantown, WI 53022

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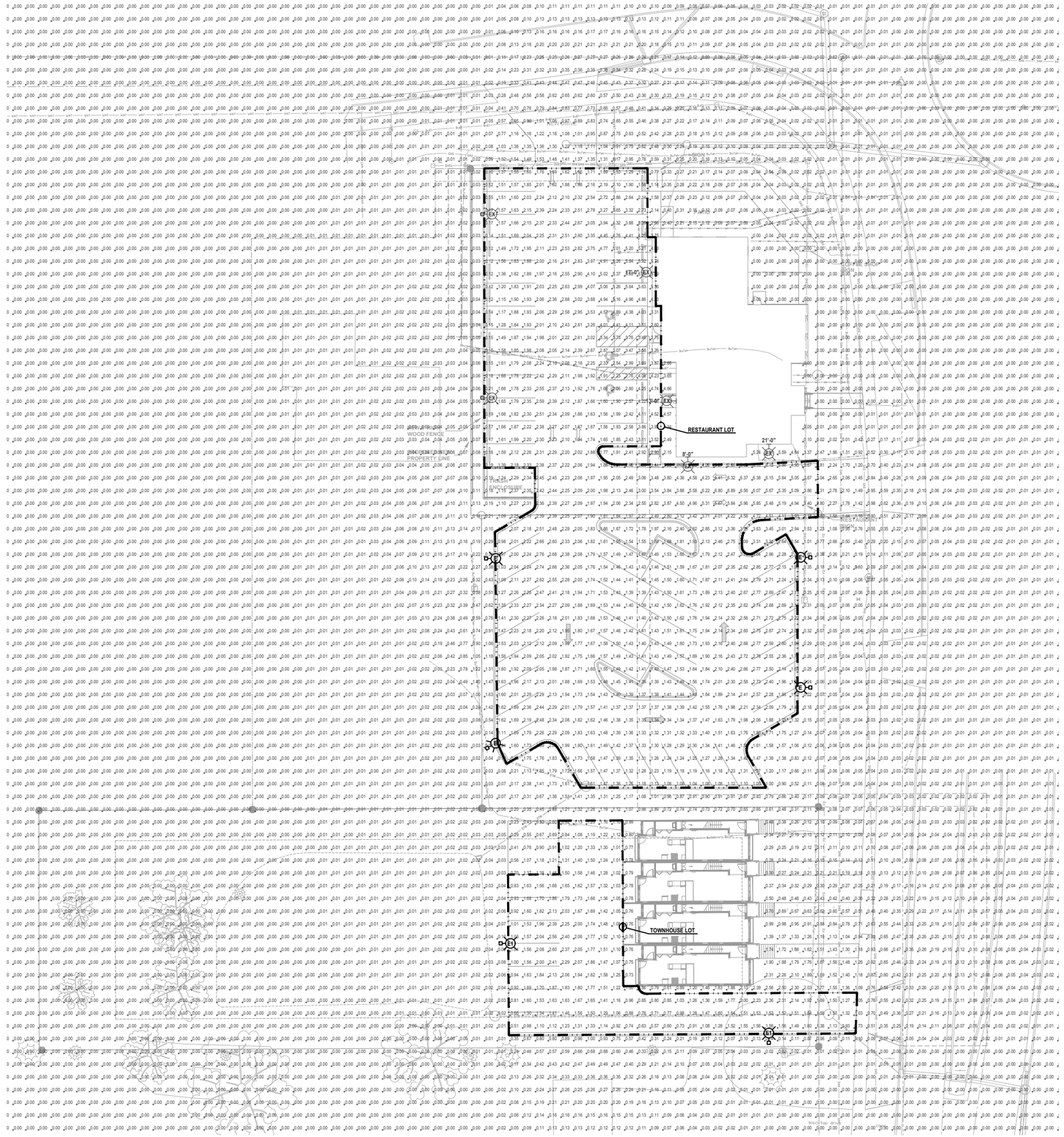
KORNACKI & ASSOCIATES, INC.
Electrical Design Consultants
262-784-3323
2845 S. Moorland Rd., New Berlin, WI 53151

WISCONSIN
DAVID B. KORNACKI
E-33120-6
NEW BERLIN
WI
PROFESSIONAL ENGINEER

Date: 07/18/23

DATE ISSUED	07/18/23
PROJECT NO.	23124
PROJECT MANAGER	D.B.K.
DRAWN BY	S.M.B.
CHECKED BY	D.B.K.
APPROVED BY	D.B.K.
SHEET NO.	**E1.0**



LIGHTING ANALYSIS NOTES: (RESTAURANT LOT)

1.	AVERAGE FOOTCANDLES:	2.37
2.	MAXIMUM FOOTCANDLES:	6.89
3.	MINIMUM FOOTCANDLES:	0.97
4.	MAXIMUM/MINIMUM RATIO:	7.1:1
5.	AVERAGE/MINIMUM RATIO:	2.4:1

LIGHTING ANALYSIS NOTES: (TOWNHOUSE LOT)

1.	AVERAGE FOOTCANDLES:	1.43
2.	MAXIMUM FOOTCANDLES:	2.60
3.	MINIMUM FOOTCANDLES:	0.51
4.	MAXIMUM/MINIMUM RATIO:	5.1:1
5.	AVERAGE/MINIMUM RATIO:	2.8:1

PHOTOMETRIC SITE PLAN
SCALE: 1"=20'-0"

REVISIONS	
DATE	DESCRIPTION

PROJECT:
Germantown Townhouses
W140 N10385 Fond du Lac Avenue
Germantown, WI 53022

KORNACKI & ASSOCIATES, INC.
Electrical Design Consultants
262-784-3323
2845 S. Moorland Rd., New Berlin, WI 53151

WISCONSIN
DAVID B. KORNACKI
E-33120-6
NEW BERLIN
WI
PROFESSIONAL ENGINEER

Date: 07/18/23

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PROJECT NO.	23124
PROJECT MANAGER	D.B.K.
DRAWN BY	S.M.B.
CHECKED BY	D.B.K.
APPROVED BY	D.B.K.
SHEET NO.	E1.1

Corporate Registration No. 1630120-IH-10006573

FIXTURE SCHEDULE

23124

TYPE	INPUT WATTS	VOLTS	LUMENS	COLOR TEMP	CRI			DESCRIPTION	MANUFACTURER	CATALOG NUMBER	BUG RATING	SHIELDING	FINISH	MOUNTING	CONTROLS		SEE NOTES
					70+	80+	90+								INTEGRAL	REMOTE	
E	93	120	8362	4000K		●		POLE & LUMINAIRE	LITHONIA	DSX0 LED-P4-40K-80CRI-BLC4-MVOLT-SPA-NLTAIR2 PIRHN	003	ACRYLIC	SBA	SEE DETAIL 1/E2.0	OS	PHOTO ON TC OFF	#1
E1	93	120	8096	4000K		●		POLE & LUMINAIRE	LITHONIA	DSX0 LED-P4-40K-80CRI-BLC3-MVOLT-SPA-NLTAIR2 PIRHN	002	ACRYLIC	SBA	SEE DETAIL 1/E2.0	OS	PHOTO ON TC OFF	#1

FIXTURE SCHEDULE NOTES:

1. **EACH LIGHT FIXTURE TO HAVE MOTION SENSOR CONTROL. LIGHT FIXTURES TO DIM TO 33% AFTER 15 MINUTES OF NO MOTION DETECTED. ALL LIGHTS TO COME TO FULL BRIGHTNESS WHEN ONE MOTION SENSOR IS ACTIVATED.**

D-Series Size 0
LED Area Luminaire

Catalog Number

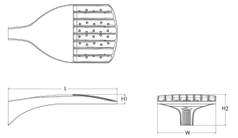
Notes

Type **E, E1**

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

EPA: 0.44 ft² (0.04 m²)
Length: 26.18" (66.5 cm)
Width: 14.06" (35.7 cm)
Height H1: 2.26" (5.7 cm)
Height H2: 7.46" (18.9 cm)
Weight: 23 lbs (10.4 kg)



Introduction

The modern styling of the D-Series features a highly refined aesthetic that blends seamlessly with its environment. The D-Series offers the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. D-Series outstanding photometry aids in reducing the number of poles required in area lighting applications, with typical energy savings of 70% and expected service life of over 100,000 hours.

Ordering Information

EXAMPLE: DSX0 LED P6 40K 70CRI T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX0 LED

Series	LEDs	Color temperature	Color Rendering Index	Distribution		Voltage	Mounting
DSX0 LED	**Forward optics**	(this section 70CRI only)		AFR Automotive front row	TSM Type V medium	MVOLT (120V-277V)[1]	**Shipped included**
	P1 P5	30K 3000K	70CRI	T1S Type I short	TSLG Type V low glare	HVOLT (347V-480V)[1,10]	SPA Square pole mounting (AB drilling, 3.5" min. SO pole)
	P2 P6	40K 4000K	70CRI	T2M Type II medium	TSW Type V wide	XVOLT (277V-480V)[1,9]	RPA Round pole mounting (AB drilling, 3" min. RND pole)
	P3 P7	50K 5000K	70CRI	T3M Type III medium	BLC3 Type III backlight control[1]		SPA5 Square pole mounting (AS drilling, 3" min. SO pole)[4]
	P4	(this section 80CRI only, extended lead times apply)		T3LG Type III low glare[1]	BLC4 Type IV backlight control[1]		RPA5 Round pole mounting (AS drilling, 3" min. RND pole)[4]
	Rotated optics			T4M Type IV medium			SPA8N Square narrow pole mounting (AB drilling, 3" min. SO pole)
	P10[1] P12[1]	27K 2700K	80CRI	T4LG Type IV low glare[1]	LCCO Left corner cutoff[1]		WBA Wall bracket[10]
	P11[1] P13[1]	30K 3000K	80CRI	TFTM Forward throw medium	RCCO Right corner cutoff[1]		MA Mast arm adapter (mounts on 2 3/8" OD horizontal tenon)
		35K 3500K	80CRI				
		40K 4000K	80CRI				
		50K 5000K	80CRI				

Control options

Shipped installed

NLTAIR2 PIRHN nLight AIR gen 2 enabled with bi-level motion / ambient sensor, 8-40' mounting height, ambient sensor enabled at 2fc.[5,6,7,8,9]
PIR High/low, motion/ambient sensor, 8-40' mounting height, ambient sensor enabled at 2fc.[5,6,9]
PER NEMA twist-lock receptacle only (controls ordered separately)[9]
PERS Five-pin receptacle only (controls ordered separately)[6,9]
PER7 Seven-pin receptacle only (controls ordered separately)[6,9]
FAO Field adjustable output[5,9]
BL30 Bi-level switched dimming, 30%[6,9]
BL50 Bi-level switched dimming, 50%[6,9]
DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately)[9]

Other options

Shipped installed

HS Houseside shield (black finish standard)[10]
L90 Left rotated optics[1]
R90 Right rotated optics[1]
CCE Coastal Construction[11]
HA 50°C ambient operation[12]

Shipped separately

EGSR External Glare Shield (reversible, field install required, matches housing finish)
BSDB Bird Spikes (field install required)

Finish (required)

DDBXD Dark Bronze
DBLXD Black
DNAXD Natural Aluminum
DWHXD White
DDBTXD Textured dark bronze
DBLBXD Textured black
DNATXD Textured natural aluminum
DWHGXD Textured white

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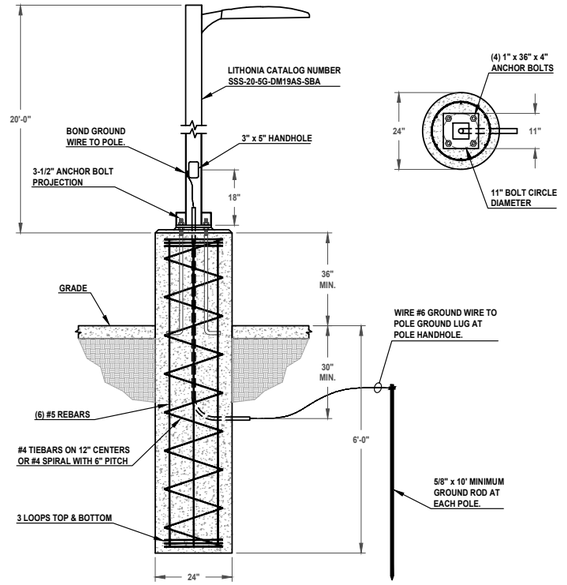


1 **ELECTRICAL FIXTURE TYPES 'E & E1' MOUNTING DETAIL**
NOT TO SCALE

SCHEDULES & DETAILS
NO SCALE

REVISIONS

DESCRIPTION	DATE

PROJECT:
Germantown Townhouses
W140 N10385 Fond du Lac Avenue
Germantown, WI 53022

Corporate Registration No. 1533120-IR4-10066673
KORNACKI & ASSOCIATES, INC.
Electrical Design Consultants
262-784-3323
2845 S. Moorland Rd., New Berlin, WI 53151

WISCONSIN
DAVID B. KORNACKI
E-33120-6
NEW BERLIN
WI
PROFESSIONAL ENGINEER

Date: 07/18/23

DATE ISSUED	07/18/23
PROJECT NO.	23124
PROJECT MANAGER	D.B.K.
DRAWN BY	S.M.B.
CHECKED BY	D.B.K.
APPROVED BY	D.B.K.

SHEET NO.
E2.0

GERMANTOWN TOWNHOUSES

W140 N10385 FOND DU LAC AVE GERMANTOWN, WI 53022

PROJECT LOCATION MAP

1 =SHEETS CONTAINING PLAN REVIEW REVISION.

SHEET LIST

	G001:	COVER SHEET
	G002:	PERSPECTIVES
1	G003:	CODE SUMMARY
	C1.01:	EXISTING CONDITIONS SURVEY
	C1.02:	PURPOSED SITE PLAN
	C1.03:	EROSION CONTROL PLAN
	C1.04:	GRADING PLAN
	C1.05:	UTILITY PLAN
	C1.06:	STORMWATER MANAGEMENT DETAILS
	C1.07:	STORMWATER MANAGEMENT DETAILS
	C1.08:	EROSION CONTROL DETAILS
	C1.09:	UTILITY DETAILS
	AS101:	PROPOSED SITE PLAN
	1:	PLANTING PLAN
1	A101:	PLANS
	A102:	UNIT PLANS
	A201:	SECTIONS
	A202:	SECTIONS
	A203:	SECTIONS
	A301:	ELEVATIONS
	A302:	ELEVATIONS
	A303:	ELEVATIONS
	A304:	ELEVATIONS
	A401:	WALL SECTIONS
	A402:	WALL SECTIONS
	A403:	WALL SECTIONS
	S100:	FOUNDATION PLAN
	S101:	FIRST FLOOR FRAMING PLAN
	S102:	SECOND FLOOR FRAMING PLAN
	S103:	ROOF FRAMING PLAN
	S500:	DETAILS
	S501:	DETAILS
	E1.0:	ELECTRICAL SITE PLAN
	E1.1:	PHOTOMETRIC SITE PLAN
	E2.0:	SCHEDULES & DETAILS

WISCONSIN GREGORY V. NAGEL A-9635 MILWAUKEE WIS. ARCHITECT 05.23.24

WISCONSIN EVAN P. NICKODEM E-31628 JACKSON WI PROFESSIONAL ENGINEER 12/08/2023

WISCONSIN LYNN A. BARBER 33049 SHOREWOOD WI PROFESSIONAL ENGINEER 5-23-24

WISCONSIN DAVID B. KORNACKI E-33120-6 NEW BERLIN WI PROFESSIONAL ENGINEER Date: 07/18/23

Conditionally APPROVED SAFEbuilt. SEE CORRESPONDENCE

NEW CONSTRUCTION SB-23GRM-PR00052 09/17/24

NAGEL architects + engineers

GERMANTOWN TOWNHOUSES

W140 N10385 FOND DU LAC AVE
GERMANTOWN, WI 53022

Project Title

VIRTUS development

Architect
NAGEL ARCHITECTS + ENGINEERS

Consultant

REV.	DATE	DESCRIPTION
3	5/23/2024	PLAN REVIEW REVISIONS
2	3/15/2024	PLAN REVIEW REVISIONS
1	2/1/2024	PLAN REVIEW REVISIONS

NO.	DATE	ISSUE NOTE

Project Manager: OROD
Drawn By: JP
Date: FEBRUARY, 1, 2024
Reviewed By: GN
Project ID: 22006

Sheet Title: COVER SHEET

Sheet No.: G001

1 PERSPECTIVE 1
Scale: 1/4" = 1'-0"

2 PERSPECTIVE 2
Scale: 1/4" = 1'-0"

3 PERSPECTIVE 3
Scale: 1/4" = 1'-0"

4 PERSPECTIVE 4
Scale: 1/4" = 1'-0"

Conditionally APPROVED
SAFEbuilt.
SEE CORRESPONDENCE
NEW CONSTRUCTION
SB-23GRM PR00052
09/17/24

WISCONSIN
GREGORY V. NAGEL
A-9635
MILWAUKEE WIS.
ARCHITECT
05.23.24

NAGEL architects + engineers

GERMANTOWN TOWNHOUSES

W140 N10385 FOND DU LAC AVE
GERMANTOWN, WI 53022

Project Title

VIRTUS development

Architect
NAGEL ARCHITECTS + ENGINEERS

Consultant

REV.	DATE	DESCRIPTION

NO.	DATE	ISSUE NOTE

Project Manager	Drawn By
OROD	JP
Date	Reviewed By
FEBRUARY, 1, 2024	GN
Project ID	
22006	

Sheet Title
PERSPECTIVES

Sheet No.
G002

	Required	Used	Description
Code Used	IBC 2015	IBC 2015	International Building Code 2015
Occupancy	R-2	R-2	Ch. 3, 310.4. Due to all buildings being connected.
Construction Type	Type – 5B	Type – 5B	Ch. 6, 602.5, Table 601.
Fire Separation Distance	10 ≤ X < 30	North=5', South=24'	Ch. 6, Table 602.
Openings	N=25%, S=No Limit	North=5%	Ch. 7, Table 705.8. 705.8.5 Exception 1.
Through Penetrations			Ch. 7, 714.3.1. *This portion of the project will be design-build.*
Membrane Penetrations			Ch. 7, 714.4.2. *This portion of the project will be design-build.*
Fire-Resistant Joint Systems			Ch. 7, 715. *This portion of the project will be design-build.*
Allowable Height	60 ft	35'-4"	Ch. 5, Table 504.3.
Sprinklered	Sprinklered	Sprinklered	NFPA 13D.
Allowable Stories	3	2	Ch. 5, Table 504.4.
Allowable Area	21,000 SF	7,684 SF	Ch. 5, Table 506.2.
Ceiling Height	7'-6" Min.	See Drawings	Ch. 10, 1003.2.
Headroom	6'-8" Min.	See Drawings	Ch. 10, 1003.3.1 & 1011.3. Provided over any walking surface, including walks, corridors, aisles, and passageways.
Occupant Load	200 Gross	39 Occupants	Ch. 10, Table 1004.1.2.
Spaces with one exit or exit access doorway	10 / 125'	9.5 / 62'-8"	Ch. 10, 1006.3.2. Table 1006.3.2 (1) & 1006.3.2 (2).
Minimum Number of Exits or access to exits per story	2	2	Ch. 10, 1006.3.2. Table 1006.3.2 (1) & 1006.3.2 (2).
Size of Doors	32" min. 48" max	See Drawings	Ch. 10, 1010.1.1.
Hardware Height	34" min. 48" max	See Drawings	Ch. 10, 1010.1.9.2.
Stair Width	36"	36"	Ch. 10, 1011.2 Exception 1.
Stair Risers	7" Max, 4" Min.	7"	Ch. 10, 1011.5.2.
Stair Treads	11" Min.	11"	Ch. 10, 1011.5.2.
Landings	Width of Stairs	Width of Stairs	Ch. 10, 1011.6.
Handrails	1 Handrail on stair	1	Ch. 10, 1011.11 Exception 1.
Exit Signs	None	None	Ch. 10, 1013.1 Exception 3.
Handrail Height	34" - 38"	See Drawings	Ch. 10, 1014.2 Exception 2.
Handrail Graspability	Type 1 or Type 2		Ch. 10, 1014.3 Exception.
Handrail Extension	12" beyond top riser		Ch. 10, 1014.6 Exception 1.
Exit Access Travel Distance	200 ft	57 ft	Ch. 10, Table 1017.2.
Exit Passageways	3'-0"		Ch. 10, The exit passageways serving an occupant load of less than 50 shall be not less than 36" in Width. 1024.2.
Exit Discharge	3'-0"		Ch. 10, 1028.4.1.
Structure-Borne sound (walls, partitions, and floor/ceiling)	50 IIC	F: Wood 50 IIC C: Wood 50 IIC W: Wood 50 IIC	Ch. 12, 1207.2. IIC rating of not less than 50.

Applicable codes:

SPS: Wisconsin Administrative Code, Safety and Professional Services
IBC: 2015 International Building Code adopted under SPS 361.05
IEBC: 2015 International Existing Building Code adopted under SPS 361.05
IMC: 2015 International Mechanical Code adopted under SPS 361.05 *(Design Build)*
IFGC: 2015 International Fuel Gas Code adopted under SPS 361.05 *(Design Build)*
A117.1: ICC/ANSIA117.1-2009 as referenced in IBC Chapter 35
NFPA 13D: Standard for the Installation of Sprinkler Systems in One- and Two-Family Dwellings and Manufactured Homes

2

1

Conditionally APPROVED
SAFEbuilt.
SEE CORRESPONDENCE

NEW CONSTRUCTION
SB-23GRM PR00052
09/17/24

WISCONSIN
GREGORY V. NAGEL
A-9635
MILWAUKEE WIS.
ARCHITECT
05.23.24

NAGEL architects + engineers

GERMANTOWN TOWNHOUSES

W140 N10385 FOND DU LAC AVE
GERMANTOWN, WI 53022

Project Title

VIRTUS development

Architect
NAGEL ARCHITECTS + ENGINEERS

Consultant

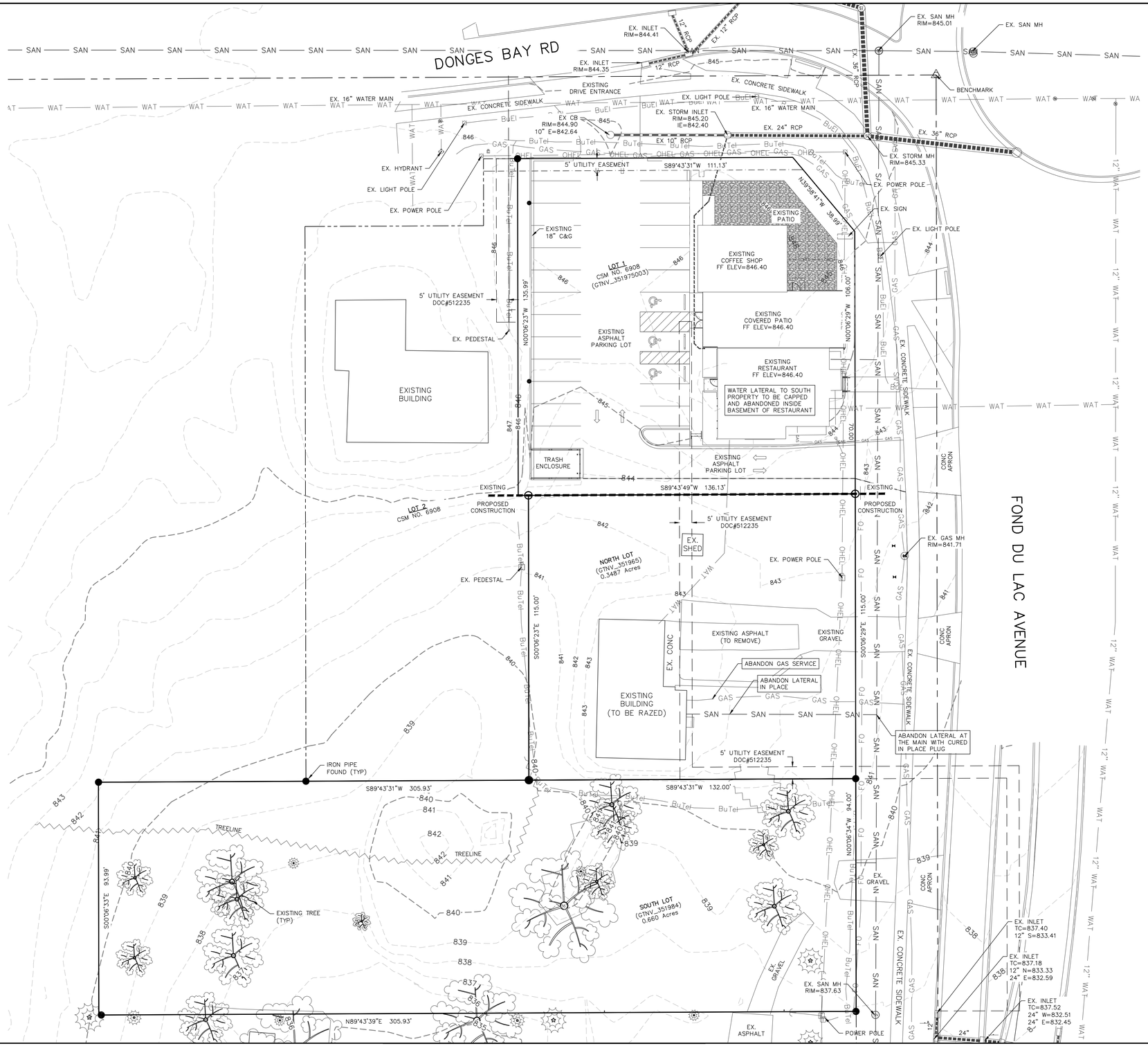
REV.	DATE	DESCRIPTION
3	5/23/2024	PLAN REVIEW REVISIONS
2	3/15/2024	PLAN REVIEW REVISIONS
1	2/1/2024	PLAN REVIEW REVISIONS

NO.	DATE	ISSUE NOTE

Project Manager	Drawn By
OROD	JP
Date: FEBRUARY, 1, 2024	Reviewed By: GN
Project ID: 22006	

Sheet Title
CODE SUMMARY

Sheet No.
G003



BENCHMARK: SECTION CORNER, ELEV=845.04, NAVD88

LEGEND:

- 896 – EXISTING MINOR CONTOUR.
- 895 – EXISTING MAJOR CONTOUR.
- OHEL – OVERHEAD ELECTRIC LINE.
- BuEl – BURIED ELECTRIC LINE.
- BuTel – BURIED TELEPHONE LINE.
- FO – FIBER OPTIC LINE.
- GAS – GAS LINE.
- SAN – SANITARY SEWER MAIN OR LATERAL.
- WAT – WATER MAIN OR SERVICE.
- – STORM SEWER LINE.
- ELEC – ELECTRIC METER.
- GAS – GAS METER.
- – GAS VALVE.
- – FIRE HYDRANT.
- – POWER POLE.
- SN – SANITARY SEWER MANHOLE.
- ST – STORM SEWER MANHOLE.
- – STORM SEWER INLET.
- – TELEPHONE PEDESTAL.
- TRAN – TRANSFORMER.
- W – WATER VALVE.

WISCONSIN PROFESSIONAL ENGINEER
EVAN P. NICKODEM E-31628 JACKSON WI
12 / 08 / 2023

CIVIL SHEET INDEX:

SHEET	SHEET TITLE
C1.01	EXISTING CONDITIONS PLAN
C1.02	PROPOSED SITE PLAN
C1.03	EROSION CONTROL PLAN
C1.04	GRADING PLAN
C1.05	UTILITY PLAN
C1.06	STORMWATER MANAGEMENT DETAILS
C1.07	SITE DETAILS
C1.08	EROSION CONTROL DETAILS
C1.09	UTILITY DETAILS

REVISIONS:

NO.	DATE	DESCRIPTION
1	10.5.23	Address Village Comments

PSE
PARISH SURVEY & ENGINEERING
122 Wisconsin Street, West Bend, WI 53095
262.346.7800
www.parishse.com

PROJECT TITLE:
GERMANTOWN TOWNHOUSES
W140 N10385 FOND DU LAC AVE
GERMANTOWN, WI 53022

PLAN TITLE:
EXISTING CONDITIONS SURVEY

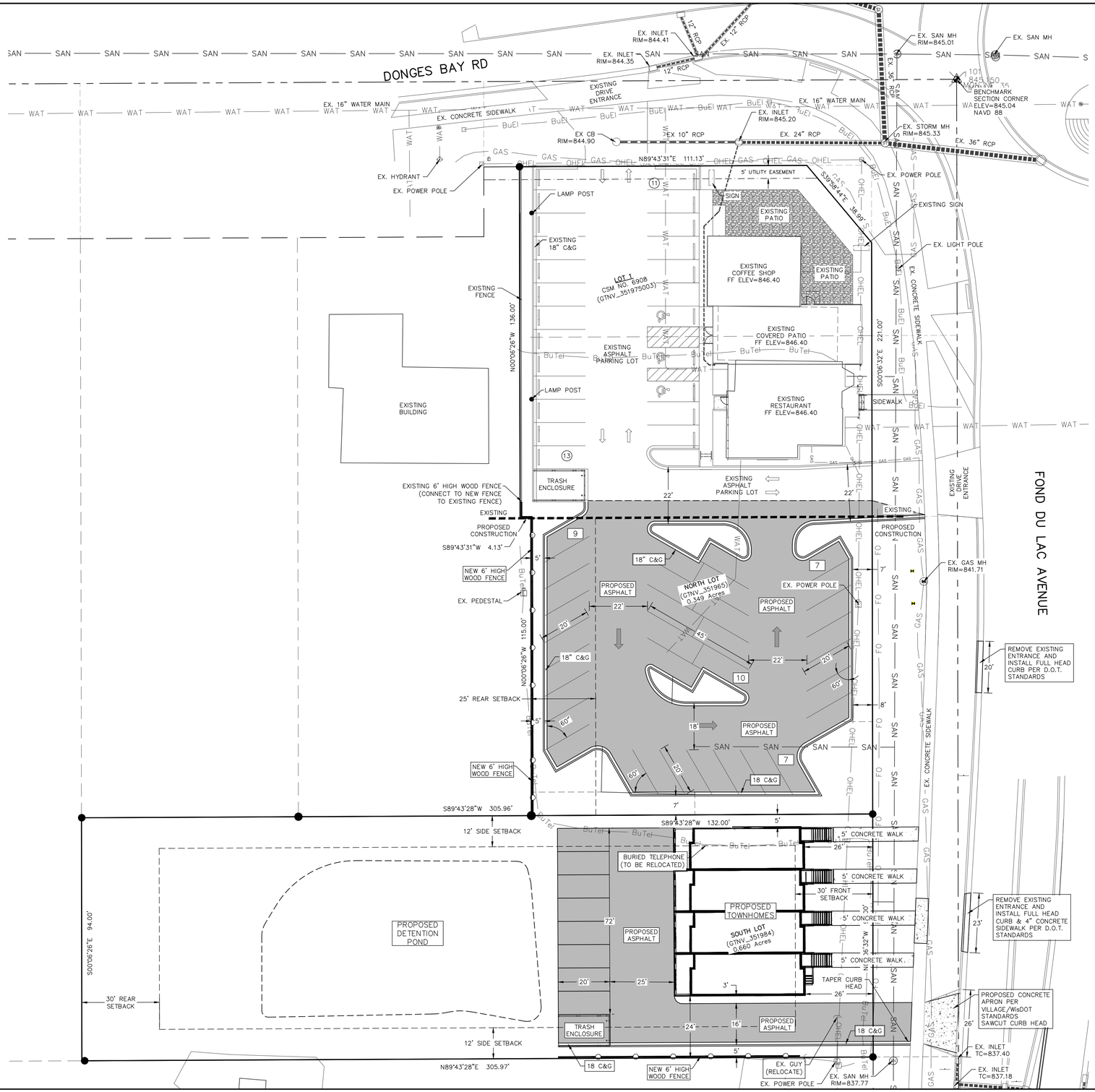
DRAWN BY: **KJP**
DESIGNED BY: **KJP**
CHECKED BY: **KJP**

PLAN DATE: **10-5-2023**

PROJECT NO: \NA-01-17\

VILLAGE SUBMITTAL

SHEET NO: **C1.01**



PAVING LEGEND

ASPHALT PAVEMENT
8" CRUSHED AGGREGATE BASE COURSE
2 1/4" ASPHALTIC BINDER 3 LT 58-28 S
1 3/4" ASPHALTIC SURFACE 4 LT 58-28 S

CONCRETE SIDEWALK
4" CRUSHED AGGREGATE BASE COURSE
5" CONCRETE

SITE INFORMATION BLOCK (TWO SOUTH LOTS)

Parcel ID Numbers:	South Lot	351984
	North Lot	351965
Legal Description:		Metes & Bounds
Total Site Acreage		1.009 Acres
Current Zoning:	North Lot	B-3
	South Lot	RS-6

Building Setback Requirements	North Lot	South Lot
Front	None	30 feet
Side	None	12 feet
Rear	25 feet	30 feet
Parking Stalls Provided:	33	7

Existing Site Areas
(2 Lots Combined)

Description	Area (sf)	% Impervious
Building	1,937	4.41
Asphalt/Concrete	2,414	5.49
Impervious	4,351	9.90
Lawn	39,589	90.10
Total	43,940	100.00

Proposed Site Areas
(2 Lots Combined)

Description	Area (sf)	% Impervious
Building	2,915	6.63
Asphalt/Concrete	17,307	39.39
Impervious	20,222	46.02
Lawn	23,718	53.98
Total	43,940	100.00

SITE PLAN NOTES:

1. DIMENSIONS ARE TO FACE OF CURB AND FACE OF BUILDING UNLESS OTHERWISE NOTED.
2. WHERE CURB ENDS AT CONNECTIONS SMOOTHLY TRANSITION FROM FULL CURB HEIGHT TO ZERO CURB HEIGHT WITHIN A 3' LENGTH.
3. ALL STRIPING AND SIGNAGE SHALL COMPLY WITH THE WISCONSIN MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.

Conditionally APPROVED SAFEbuilt. SEE CORRESPONDENCE

NEW CONSTRUCTION SB-23GRM PR00052 09/27/24

REVISIONS:

NO.	DATE	DESCRIPTION
1	10.5.23	Address Village Comments

PARISH SURVEY & ENGINEERING
122 Wisconsin Street, West Bend, WI 53095
262.346.7800
www.parishse.com

PROJECT TITLE:
GERMANTOWN TOWNHOUSES
W140 N10385 FOND DU LAC AVE
GERMANTOWN, WI 53022

PLAN TITLE:
PROPOSED SITE PLAN

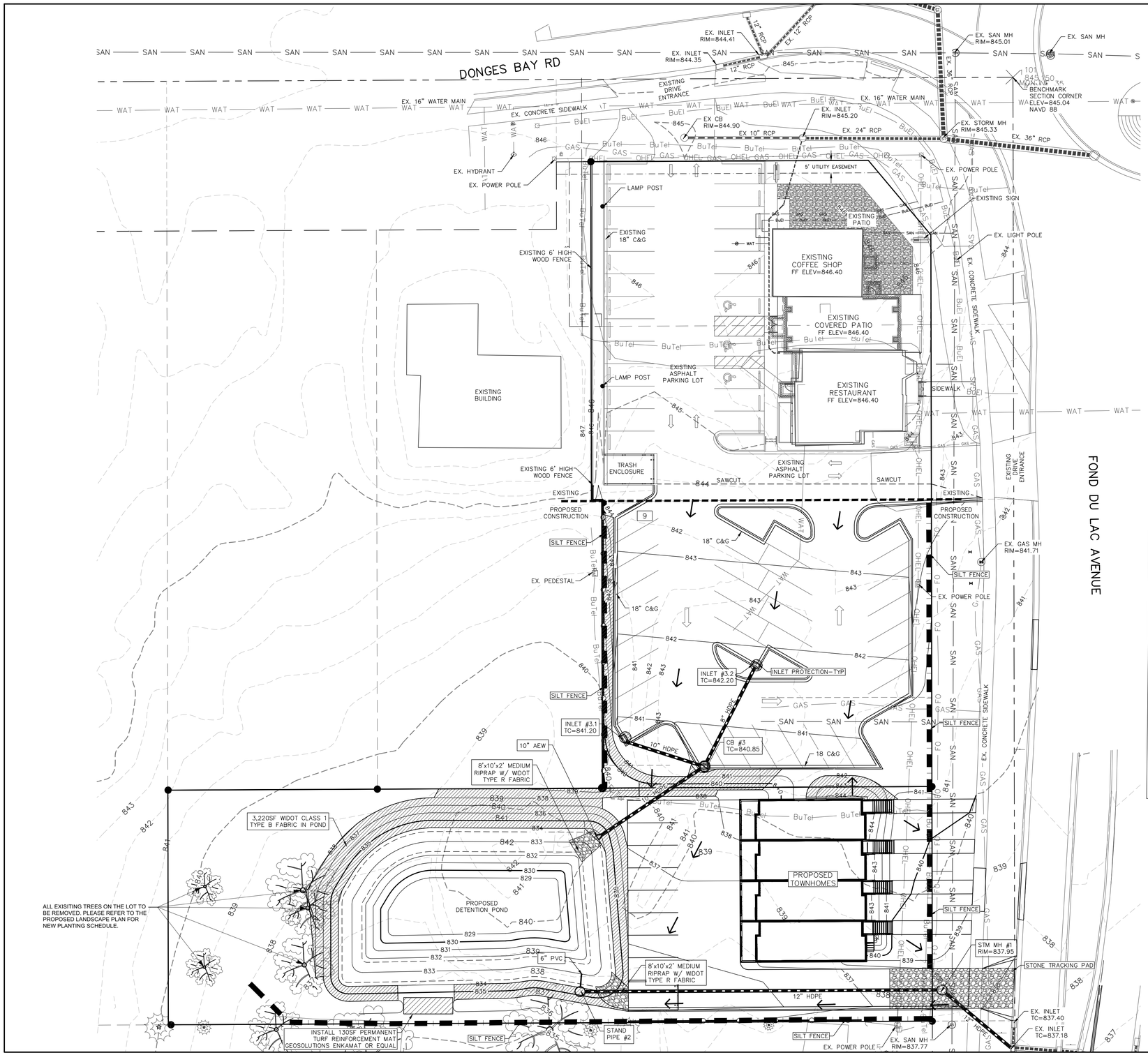
DRAWN BY: **KJP**
DESIGNED BY: **KJP**
CHECKED BY: **KJP**

PLAN DATE: **11-13-2023**

PROJECT NO: \NA-01-17\

VILLAGE SUBMITTAL

SHEET NO: **C1.02**



N

0 20 40

LEGEND:

- 936 – EXISTING MINOR CONTOUR.
- 935 – EXISTING MAJOR CONTOUR.
- 936 – PROPOSED MINOR CONTOUR.
- 935 – PROPOSED MAJOR CONTOUR.
- – PROPOSED STORM SEWER.
- – EXISTING STORM SEWER.
- – INSTALL WISDOT TYPE D INLET PROTECTION
- – INSTALL CLASS I TYPE A EROSION MAT
- – INSTALL SILT FENCE.
- – INSTALL DITCH CHECK.
- – DRAINAGE ARROW.
- – DRAINAGE ARROW.

STAGES OF CONSTRUCTION TIME SCHEDULE:

NOVEMBER 13, 2023

1. INSTALL SITE SILT FENCE, INLET PROTECTION AND THE TEMPORARY CONSTRUCTION ENTRANCE AS SHOWN ON PLANS. ANY ADDITIONAL CONSTRUCTION ENTRANCES IF APPROVED BY THE VILLAGE OF GERMANTOWN SHALL HAVE A TRACKING PAD.

NOVEMBER 13, 2023 – NOVEMBER 22, 2023

2. STRIP TOPSOIL WITHIN THE LIMITS OF THE WET DETENTION BASIN.
3. TOPSOIL MAY BE STOCKPILED IN THE PARKING LOT AREA UNTIL THE BASIN GRADING IS COMPLETED AND READY FOR TOPSOIL.
4. REMAINING TOPSOIL SHALL BE REMOVED FROM THE SITE.
5. CONSTRUCT THE WET DETENTION BASIN. ALL GRADING SHALL DIRECT ALL RUN-OFF TO THE WET DETENTION BASIN THROUGHOUT THE CONSTRUCTION PROCESS.
6. TEMPORARY SEEDING COMPLETED AFTER OCTOBER 15 (REFER TO DNR STANDARD 1059.)

NOVEMBER 27, 2023 – DECEMBER 22, 2023

7. STRIP REMAINING TOPSOIL WITHIN GRADING LIMITS.
8. BEGIN PROPOSED SITE GRADING – RESEED SECTIONS OF PROJECT THROUGHOUT THE GRADING PROCESS TO MINIMIZE RUN-OFF.
9. START CONSTRUCTION OF UTILITIES: WATER SERVICE, SANITARY SEWER AND STORM SEWER.
10. CONSTRUCT BUILDING PAD.
11. CONTINUE SITE GRADING.
12. INSTALL BASE COURSES, PROPOSED PAVEMENTS
13. INSTALL LANDSCAPING.
14. APPLY FINAL STABILIZATION TO ENTIRE SITE.

APRIL 15, 2024

ALL PERMANENT SEEDING SHALL BE COMPLETED BY MAY 15.

STABILIZATION FOR ALL EXPOSED SOIL AFTER OCTOBER 15 SHALL CONSIST OF ANIONIC POLYARCRYLAMIDE (PAM) IN ADDITION TO TEMPORARY SEEDING IN AREAS WITHOUT EROSION CONTROL MAT. PLACE PAM IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1050. AFTER OCTOBER 15 ALL SLOPES 4:1 OR STEEPER THAT ARE NOT PERMANENTLY VEGETATED SHALL HAVE EROSION MAT INSTALLED IN PREPARATION OF WINTER CONDITIONS.

SPREAD SALVAGED OR IMPORTED TOPSOIL IN PROPOSED LANDSCAPE AREAS AND RESTORE.

CONTRACTOR MAY MODIFY SEQUENCING AS NEEDED TO COMPLETE CONSTRUCTION IF EROSION CONTROLS ARE MAINTAINED IN ACCORDANCE WITH THE CONSTRUCTION SITE EROSION CONTROL REQUIREMENTS SET FORTH IN FEDERAL, STATE & LOCAL PERMITS. NOTIFY VILLAGE OF GERMANTOWN PRIOR TO CHANGE.

AS CONDITIONS WARRANT DURING CONSTRUCTION ADDITIONAL BMPS SHALL BE INSTALLED TO REDUCE THE MIGRATION OF SEDIMENT THE THE MAXIMUM EXTENT PRACTICABLE

REMOVE ALL TEMPORARY EROSION CONTROL MEASURES AFTER SITE IS STABILIZED AND STABILIZE AND AREAS DISTURBED BY REMOVAL OF BMPS.

SPECIFICATIONS FOR GRADING & EROSION CONTROL:

1. SITE SHALL BE CLEARED TO THE LIMITS SHOWN ON THE PLANS. REMOVE VEGETATION FROM THE SITE, BURNING IS NOT PERMITTED. PROTECT TREES AND OTHER FEATURES FROM DAMAGE WITH FENCING.
2. NO FILL SHALL BE PLACED ON A WET OR SOFT SUBGRADE THE SUBGRADE SHALL BE PROOF-ROLLED.
3. SUBGRADE TOLERANCES ARE +/- 1" FOR LANDSCAPE AREAS AND +/- ½" FOR ALL PAVEMENT AND BUILDING AREAS.
4. TOPSOIL SHALL BE FREE OF DELETERIOUS MATERIALS, ROOTS, OLD VEGETATION, ROCKS OVER 2" DIAMETER AND SHALL NOT BE EXCESSIVELY CLAYEY IN NATURE. NO CLUMPS LARGER THAN 4" ARE ACCEPTABLE. TOPSOIL MAY BE AMENDED AS NEEDED WITH SAND OR COMPOST TO BE LOOSE WHEN SPREAD.
5. STONE TRACKING PAD SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION. TRACKING PAD IS TO BE MAINTAINED BY THE CONTRACTOR IN A CONDITION, WHICH WILL PREVENT TRACKING OF MUD OR DRY SEDIMENT ONTO ADJACENT PUBLIC STREETS. SEDIMENT REACHING PUBLIC ROADS SHALL BE REMOVED BY STREET CLEANING (NOT HYDRAULIC FLUSHING) BEFORE END OF EACH WORKDAY.
6. EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO GRADING OPERATIONS AND SHALL BE PROPERLY MAINTAINED FOR MAXIMUM EFFECTIVENESS UNTIL VEGETATION IS ESTABLISHED. ALL EROSION CONTROL MEASURES AND STRUCTURES SERVING THE SITE MUST BE INSPECTED AT LEAST WEEKLY OR WITHIN 24 HOURS OF A 0.5 INCH RAIN EVENT. ALL MAINTENANCE WILL FOLLOW AN INSPECTION WITHIN 24 HOURS.
7. EROSION CONTROL IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ACCEPTANCE OF THIS PROJECT. EROSION CONTROL MEASURES AS SHOWN SHALL BE THE MINIMUM PRECAUTIONS THAT WILL BE ALLOWED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECOGNIZING AND CORRECTING ALL EROSION CONTROL PROBLEMS THAT ARE A RESULT OF CONSTRUCTION ACTIVITIES. ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED IN WRITING BY THE STATE OR LOCAL INSPECTORS, OR THE DEVELOPER'S ENGINEER, SHALL BE INSTALLED WITHIN 24 HOURS.
8. ALL DISTURBED SLOPES OF 4:1 OR GREATER SHALL BE STABILIZED WITH CURLEX EROSION CONTROL FABRIC (INSTALL PER MANUFACTURER'S SPECIFICATIONS).
9. LATE SEASON STABILIZATION SHALL FOLLOW WDNR RECOMMENDATIONS INCLUDING EROSION MATS AND ADDITIVES FOR EROSION CONTROL.

REVISIONS:

NO.	DATE	DESCRIPTION
1	10.5.23	Address Village Comments

PARISH SURVEY & ENGINEERING
122 Wisconsin Street, West Bend, WI 53095
262.346.7800
www.parishse.com

PROJECT TITLE:
GERMANTOWN TOWNHOUSES
W140 N10385 FOND DU LAC AVE
GERMANTOWN, WI 53022

PLAN TITLE:
EROSION CONTROL PLAN

DRAWN BY: **KJP**

DESIGNED BY: **KJP**

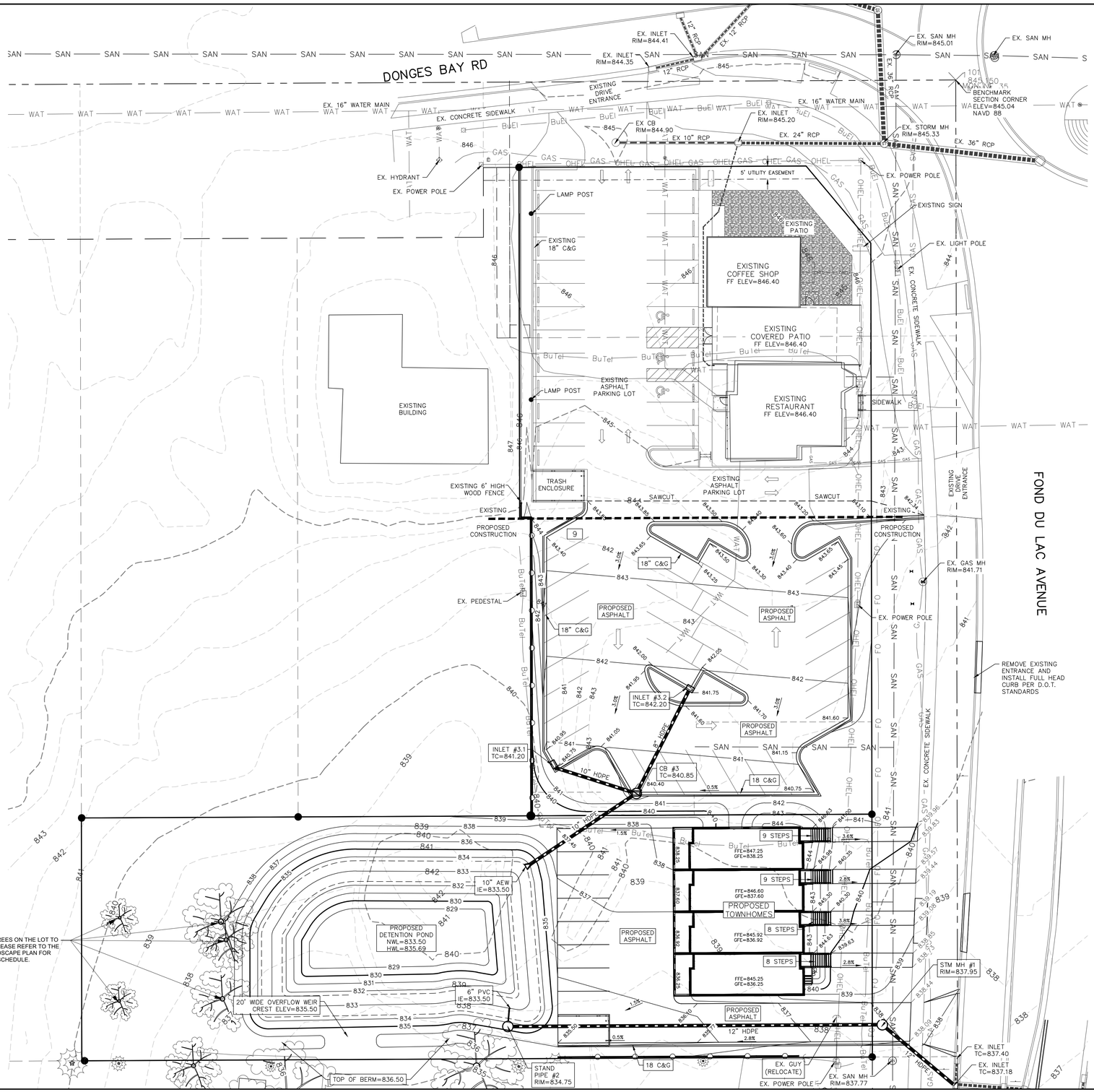
CHECKED BY: **KJP**

PLAN DATE: **11-13-2023**

PROJECT NO: \NA-01-17\

VILLAGE SUBMITTAL

SHEET NO:
C1.03



LEGEND:

- 936 – EXISTING MINOR CONTOUR.
- 935 – EXISTING MAJOR CONTOUR.
- 936 – PROPOSED MINOR CONTOUR.
- 935 – PROPOSED MAJOR CONTOUR.
- EX 934.23 – EXISTING SPOT ELEVATION.
- 934.23 – PROPOSED CURB FLANGE ELEVATION.
- TC 934.23 – PROPOSED TOP OF CURB ELEVATION.
- SW 934.23 – PROPOSED SIDEWALK ELEVATION.
- EP 934.23 – PROPOSED EDGE OF PAVEMENT ELEVATION.
- EXP 934.23 – PROPOSED BUILDING EXPOSURE ELEVATION.
- FFE 934.23 – PROPOSED BUILDING FIRST FLOOR ELEVATION.
- PROPOSED STORM SEWER.
- EXISTING STORM SEWER.

REVISIONS:

NO.	DATE	DESCRIPTION
1	10.5.23	Address Village Comments

PARISH SURVEY & ENGINEERING
122 Wisconsin Street, West Bend, WI 53095
262.346.7800
www.parishse.com

PROJECT TITLE:
GERMANTOWN TOWNHOUSES
W140 N10385 FOND DU LAC AVE
GERMANTOWN, WI 53022

PLAN TITLE:
GRADING PLAN

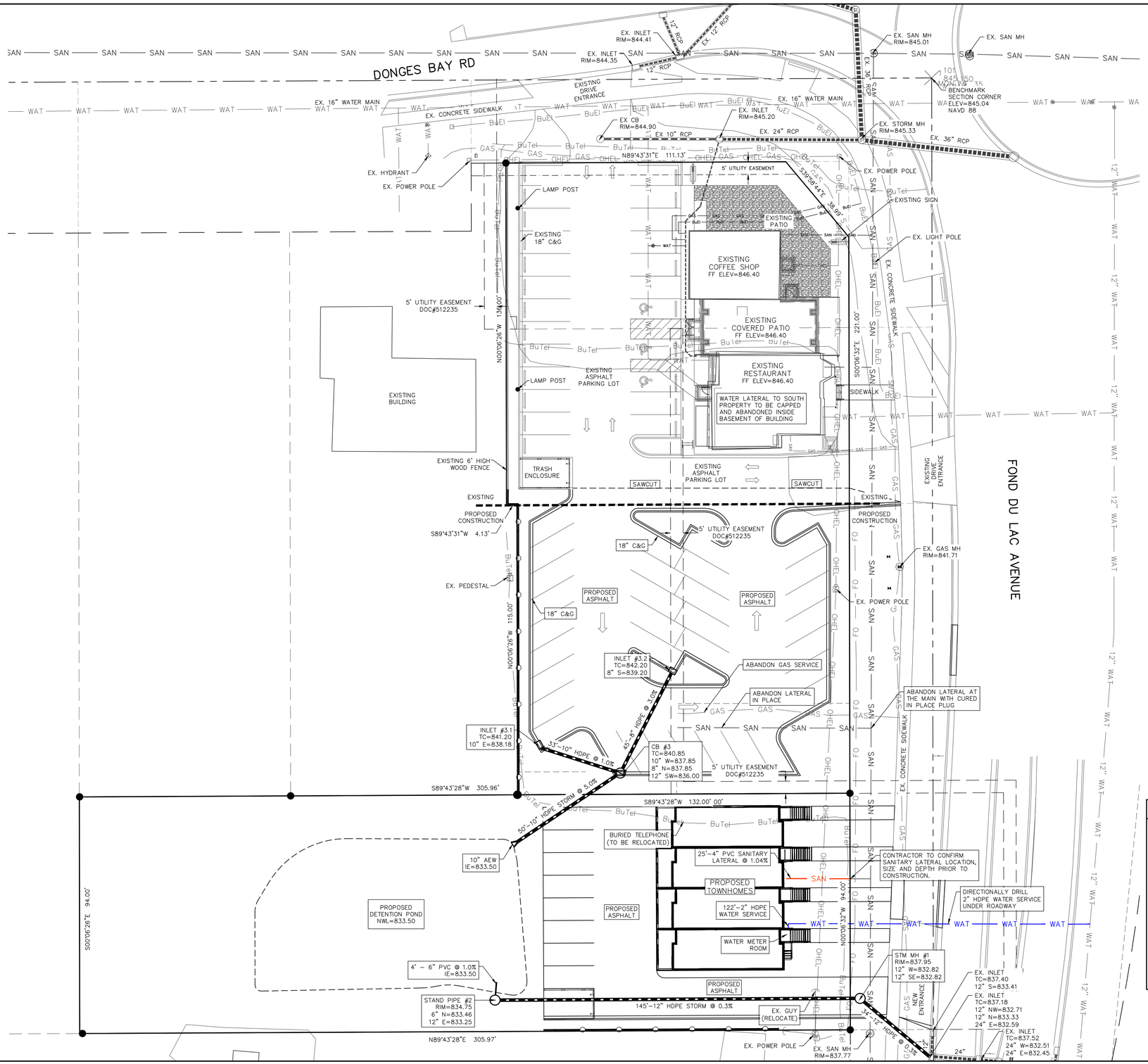
DRAWN BY: **KJP**
DESIGNED BY: **KJP**
CHECKED BY: **KJP**

PLAN DATE: **11-13-2023**

PROJECT NO: **\NA-01-17**

VILLAGE SUBMITTAL

SHEET NO:
C1.04



STORM SEWER CASTINGS:		
STRUCTURE	STRUCTURE DIAMETER	NEENAH CASTING OR EQUIVALENT
INLET #3.2	2' x 3'	R-3067
INLET #3.1	2' x 3'	R-3067
CB #3	4' DIA.	R-3067
STAND PIPE #2	3' DIA.	R-2561
STM MH #1	4' DIA.	R-1661

LEGEND:

- OHEL — OVERHEAD ELECTRIC LINE.
- BuEl — BURIED ELECTRIC LINE.
- BuTel — BURIED TELEPHONE LINE.
- FO — FIBER OPTIC LINE.
- GAS — GAS LINE.
- SAN — SANITARY SEWER MAIN OR LATERAL.
- WAT — WATER MAIN OR SERVICE.
- STORM SEWER LINE.
- GAS VALVE.
- FIRE HYDRANT.
- POWER POLE.
- SANITARY SEWER MANHOLE.
- STORM SEWER MANHOLE.
- STORM SEWER INLET.
- TELEPHONE PEDESTAL.
- TRAN — TRANSFORMER.
- WATER VALVE.
- SAN — PROPOSED SANITARY SEWER
- WAT — PROPOSED WATER MAIN
- PROPOSED STORM SEWER.

UTILITY SERVICE NOTES:

1. ABANDON EXISTING WATER SERVICE FROM RESTAURANT TO THE EXISTING RESIDENTIAL HOME TO THE SOUTH. THE LATERAL SHALL BE CAPPED AND ABANDONED INSIDE THE BASEMENT OF THE RESTAURANT AND INSPECTED BY SAFE BUILT.
2. ABANDON EXISTING SEWER LATERAL AT MAIN WITH A CURED-IN-PLACE PLUG.
3. SANITARY SEWER LATERAL FOR PROPOSED DEVELOPMENT USES AN EXISTING LATERAL TO THE MAIN. CONTRACTOR TO VERIFY THE INTEGRITY OF THE LATERAL AND PROVIDE DOCUMENTATION ON THE CONDITION PRIOR TO NEW LATERAL CONNECTION AND USE.

REVISIONS:

NO.	DATE	DESCRIPTION
1	10.5.23	Address Village Comments

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262.346.7800
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PROJECT TITLE:
GERMANTOWN TOWNHOUSES
W140 N10385 FOND DU LAC AVE
GERMANTOWN, WI 53022

PLAN TITLE:
UTILITY PLAN

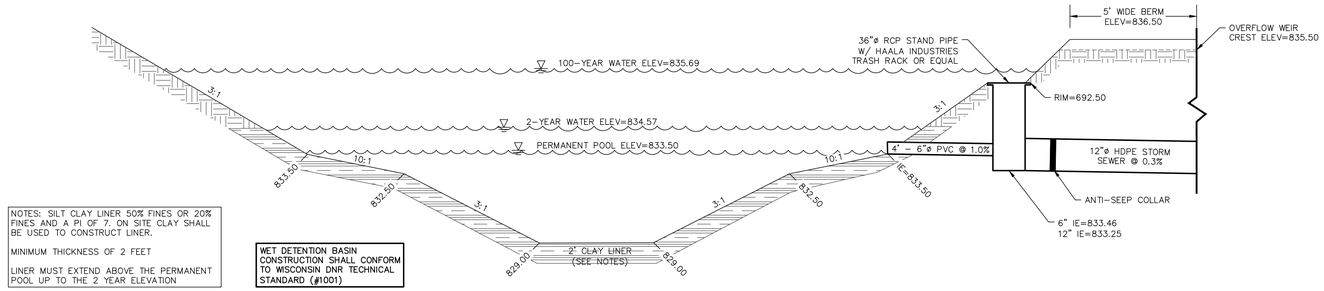
DRAWN BY: **KJP**
DESIGNED BY: **KJP**
CHECKED BY: **KJP**

PLAN DATE: **11-13-2023**

PROJECT NO: \NA-01-17\

VILLAGE SUBMITTAL

SHEET NO:
C1.05



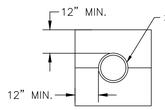
NOTES: SILT CLAY LINER 50% FINES OR 20% FINES AND A PI OF 7. ON SITE CLAY SHALL BE USED TO CONSTRUCT LINER.

MINIMUM THICKNESS OF 2 FEET

LINER MUST EXTEND ABOVE THE PERMANENT POOL UP TO THE 2 YEAR ELEVATION

WET DETENTION BASIN CONSTRUCTION SHALL CONFORM TO WISCONSIN DNR TECHNICAL STANDARD (#1001)

WET DETENTION POND CROSS SECTION

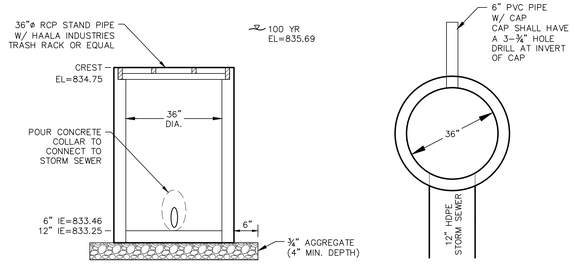


NOTE:

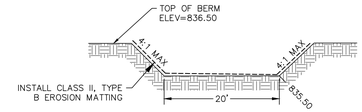
ANTI-SEEP COLLARS SHALL HAVE A MINIMUM OF 12" PROJECTION FROM THE PIPE OUTSIDE DIAMETER AND SHALL BE SPACED AT AN INTERVAL NOT TO EXCEED 12 TIMES THE PROJECTION. COLLARS SHALL NOT BE PLACED CLOSER THAN WITHIN 2" OF A PIPE JOINT.

ANTI-SEEP COLLAR DETAIL

OUTLET STRUCTURE CONSTRUCTION SHALL CONFORM TO WISCONSIN DNR TECHNICAL STANDARD (#1001)



STAND PIPE DETAIL



OVERFLOW WEIR CROSS SECTION

REVISIONS:			
NO.	DATE	DESCRIPTION	
1	10.5.23	Address Village Comments	

PARISH SURVEY & ENGINEERING
122 Wisconsin Street, West Bend, WI 53095
262.346.7800
www.parishse.com

PROJECT TITLE:
GERMANTOWN TOWNHOUSES
W140 N10385 FOND DU LAC AVE
GERMANTOWN, WI 53022

PLAN TITLE:
STORMWATER MANAGEMENT DETAILS

DRAWN BY:
KJP

DESIGNED BY:
KJP

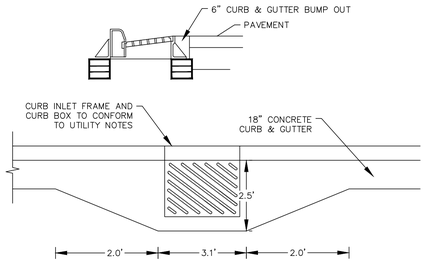
CHECKED BY:
KJP

PLAN DATE:
10-5-2023

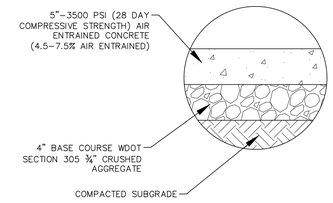
PROJECT NO:
\NA-01-17\

VILLAGE SUBMITTAL

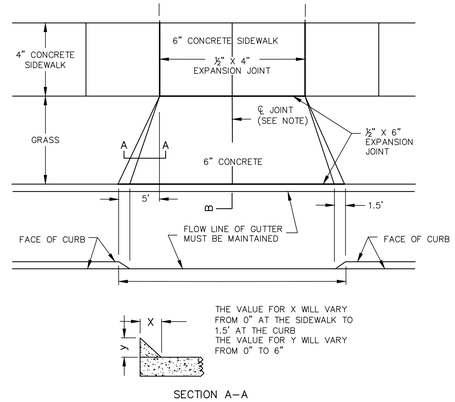
SHEET NO:
C1.06



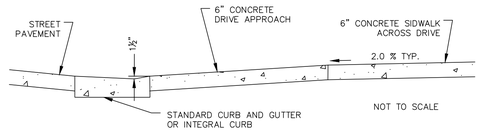
CURB INLET CONCRETE BUMP OUT DETAIL



CONCRETE SIDEWALK SECTION

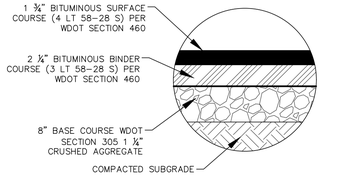


SECTION A-A

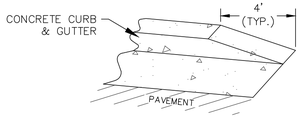


SECTION B-B

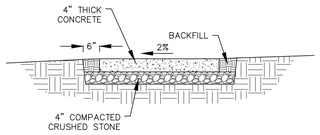
TYPICAL DETAIL OF STANDARD DRIVE APPROACH



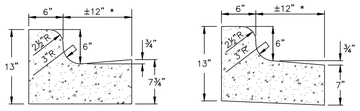
ASPHALT PAVEMENT SECTION



CURB TAPER DETAIL



CONCRETE SIDEWALK



18" STANDARD CONCRETE CURB & GUTTER

18" REJECT CONCRETE CURB & GUTTER

GENERAL NOTES:

1. LATERAL CONTRACTION JOINTS SHALL BE PLACED AT INTERVALS OF NOT MORE THAN 15' NOR LESS THAN 6' IN LENGTH. THE JOINTS SHALL BE A MINIMUM OF 3" IN DEPTH. EXPANSION JOINTS SHALL BE PLACED TRANSVERSLY AT RADIUS POINTS ON CURVES OF RADIUS 200' OR LESS, AND AT ANGLE POINTS, OR AS DIRECTED BY THE ENGINEER. THE EXPANSION JOINT SHALL BE A ONE PIECE ASPHALTIC MATERIAL HAVING THE SAME DIMENSIONS AS CURB & GUTTER AT THAT STATION AND BE 1/2" THICK, IN ALL CASES, CONCRETE CURB & GUTTER SHALL BE PLACED ON THOROUGHLY COMPACTED CRUSHED STONE.
2. * CURB APRON ±12" TO FIT STANDARD CURB MACHINE

18" CURB AND GUTTER DETAILS

REVISIONS:			
NO.	DATE	DESCRIPTION	
1	10.5.23	Address Village Comments	

PARISH SURVEY & ENGINEERING
122 Wisconsin Street, West Bend, WI 53095
262.346.7800
www.parishse.com

PROJECT TITLE:
GERMANTOWN TOWNHOUSES
W140 N10385 FOND DU LAC AVE
GERMANTOWN, WI 53022

PLAN TITLE:
SITE DETAILS

DRAWN BY: **KJP**
DESIGNED BY: **KJP**
CHECKED BY: **KJP**

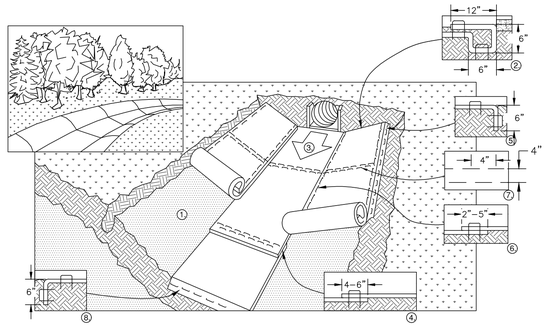
PLAN DATE: **7-20-2023**

PROJECT NO: \NA-01-17\

VILLAGE SUBMITTAL

SHEET NO:
C1.07

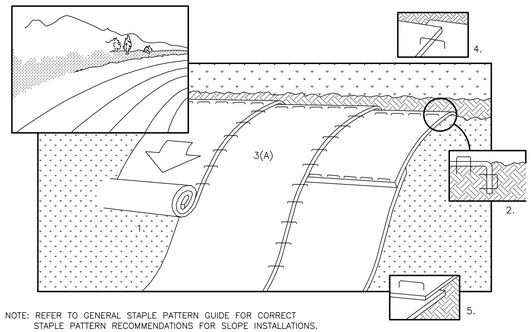
MAXIMUM PERIOD OF BARE SOIL FOR SLOPES > 20%		
SLOPE AREA DRAINS TO SEDIMENT BASIN OR SEDIMENT TRAP?	MAXIMUM PERIOD OF BARE SOIL EXPOSURE (CALENDAR DAYS)	
	LAND DISTURBANCE BETWEEN SEPTEMBER 16TH AND MAY 1ST	LAND DISTURBANCE BETWEEN MAY 2ND AND SEPTEMBER 15TH
YES	90	90
NO	60	30



1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING APPLICATION OF FERTILIZER AND SEED.
2. BEGIN AT THE TOP OF THE CHANNEL BY ANCHORING THE BLANKET IN A 6" DEEP X 6" WIDE TRENCH WITH APPROXIMATELY 12" OF BLANKET EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE BLANKET WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" PORTION OF BLANKET BACK OVER SEED AND COMPACTED SOIL. SECURE BLANKET OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" APART ACROSS THE WIDTH OF THE BLANKET
3. ROLL CENTER BLANKET IN DIRECTION OF WATER FLOW IN BOTTOM OF CHANNEL. BLANKETS WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL BLANKETS MUST BE SECURELY FASTENED TO THE SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS RECOMMENDED BY THE MANUFACTURER.
4. PLACE CONSECUTIVE BLANKETS END OVER END (SHINGLE STYLE) WITH A 4-6" OVERLAP. USE A DOUBLE ROW OF STAPLES STAGGERED 4" APART AND 4" ON CENTER TO SECURE BLANKETS.
5. FULL LENGTH EDGE OF BLANKETS AT TOP OF SIDE SLOPE MUST BE ANCHORED WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" APART IN A 6" DEEP X 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
6. ADJACENT BLANKETS MUST BE OVERLAPPED APPROXIMATELY 4" AND STAPLED.
7. A STAPLE CHECK SLOT IS RECOMMENDED AT 30 TO 40 FOOT INTERVALS. USE A DOUBLE ROW OF STAPLES STAGGERED 4" APART AND 4" ON CENTER OVER ENTIRE WIDTH OF THE CHANNEL.
8. THE TERMINAL END OF THE BLANKETS MUST BE ANCHORED WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" APART IN A 6" DEEP X 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.

NOTE: ALL STAPLES MUST BE 6" OR GREATER IN LENGTH

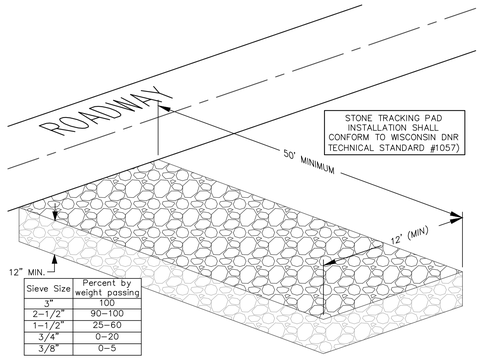
EROSION CONTROL MAT – CHANNEL INSTALLATION



NOTE: REFER TO GENERAL STAPLE PATTERN GUIDE FOR CORRECT STAPLE PATTERN RECOMMENDATIONS FOR SLOPE INSTALLATIONS.

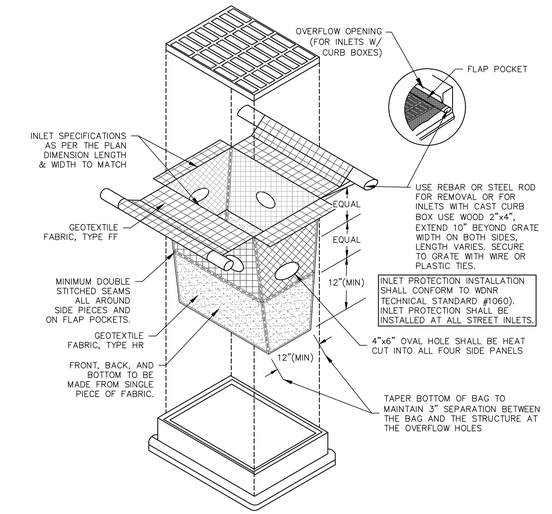
1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING APPLICATION OF FERTILIZER AND SEED. NOTE: WHEN USING CELL-O-SEED DO NOT SEED PREPARED AREA. CELL-O-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN 6" DEEP X 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
3. ROLL THE BLANKETS (A.) DOWN OR (B.) HORIZONTALLY ACROSS THE SLOPE.
4. THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY 2" OVERLAP.
5. WHEN BLANKETS MUST BE SPLICED DOWN THE SLOPE, PLACE BLANKETS END OVER END (SHINGLE STYLE) WITH APPROXIMATELY 4" OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY
6. ALL BLANKETS MUST BE SECURELY FASTENED TO THE SLOPE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS RECOMMENDED BY THE MANUFACTURER.

EROSION CONTROL MAT – SLOPE INSTALLATION

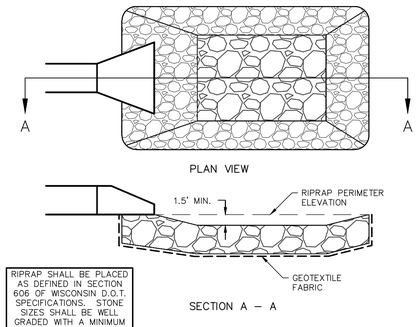


Sieve Size	Percent by weight passing
3"	100
2-1/2"	90-100
1-1/2"	25-60
3/4"	0-20
3/8"	0-5

STONE TRACKING PAD DETAIL



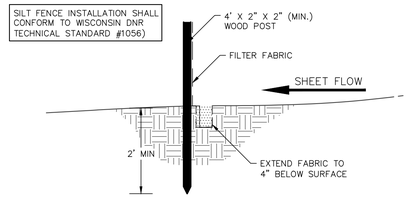
TYPE D-HR INLET PROTECTION DETAIL



PLAN VIEW

SECTION A – A

RIPRAP/STILLING BASIN DETAIL



SILT FENCE CONSTRUCTION (SHEET FLOW)

REVISIONS:			
NO.	DATE	DESCRIPTION	
1	XX-XX-XX	XXXXXXXXXXXXXXXXXX	

PSE
PARISH SURVEY & ENGINEERING
122 Wisconsin Street, West Bend, WI 53095
262.346.7800
www.parishse.com

PROJECT TITLE:
GERMANTOWN TOWNHOUSES
W140 N10385 FOND DU LAC AVE
GERMANTOWN, WI 53022

PLAN TITLE:
EROSION CONTROL DETAILS

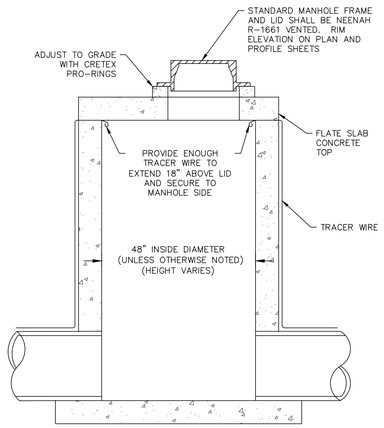
DRAWN BY: **KJP**
DESIGNED BY: **KJP**
CHECKED BY: **KJP**

PLAN DATE: **7-20-2023**

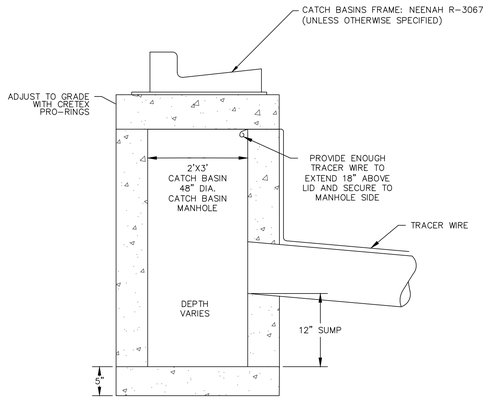
PROJECT NO: \NA-01-17\

VILLAGE SUBMITTAL

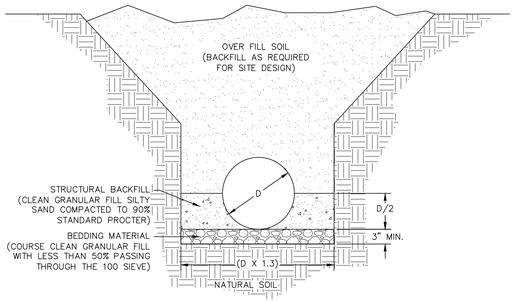
SHEET NO:
C1.08



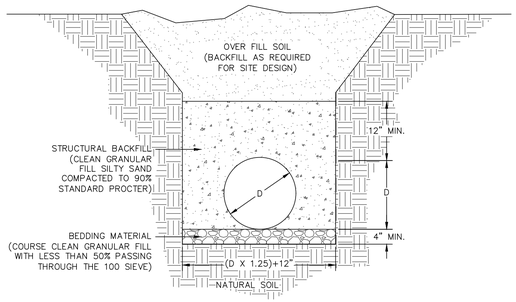
STORM MANHOLE DETAIL



INLET/CATCH BASIN DETAIL



RCP PIPE BEDDING DETAIL



HDPE PIPE BEDDING DETAIL

NO.	DATE	DESCRIPTION
1	XX-XX-XX	XXXXXXXXXXXXXXXXX

REVISIONS:

PARISH SURVEY & ENGINEERING
122 Wisconsin Street, West Bend, WI 53095
262.346.7800
www.parishse.com

PROJECT TITLE:
GERMANTOWN TOWNHOUSES
W140 N10385 FOND DU LAC AVE
GERMANTOWN, WI 53022

PLAN TITLE:
UTILITY DETAILS

DRAWN BY: **KJP**
DESIGNED BY: **KJP**
CHECKED BY: **KJP**

PLAN DATE: **7-20-2023**

PROJECT NO: \NA-01-17\

VILLAGE SUBMITTAL

SHEET NO:
C1.09

C

B

A

EXISTING BUILD

NEW 6' HIGH WOOD FENCE

EXISTING

EXISTING DRIVE ENTRANCE
TO BE REMOVED

AREA OF WORK 1

AREA OF WORK 2

PROPOSED TOWNHOUSES

NEW CONCRETE
WALKWAYS

EXISTING DRIVE ENTRANCE
TO BE REMOVED

TRASH
ENCLOSURE
W/ GATE

NEW 6' HIGH WOOD FENCE

NAGEL
architects + engineers

GERMANTOWN TOWNHOUSES

W140 N10385 FOND DU LAC AVE
GERMANTOWN, WI 53022

Project Title

VIRTUS development

Architect

NAGEL ARCHITECTS
+ ENGINEERS

Consultant

REV.	DATE	DESCRIPTION

NO.	DATE	ISSUE NOTE

Project Manager	Drawn By
OROD	JP
Date	Reviewed By
FEBRUARY, 1, 2024	GN
Project ID	
22006	

Sheet Title

PROPOSED SITE
PLAN

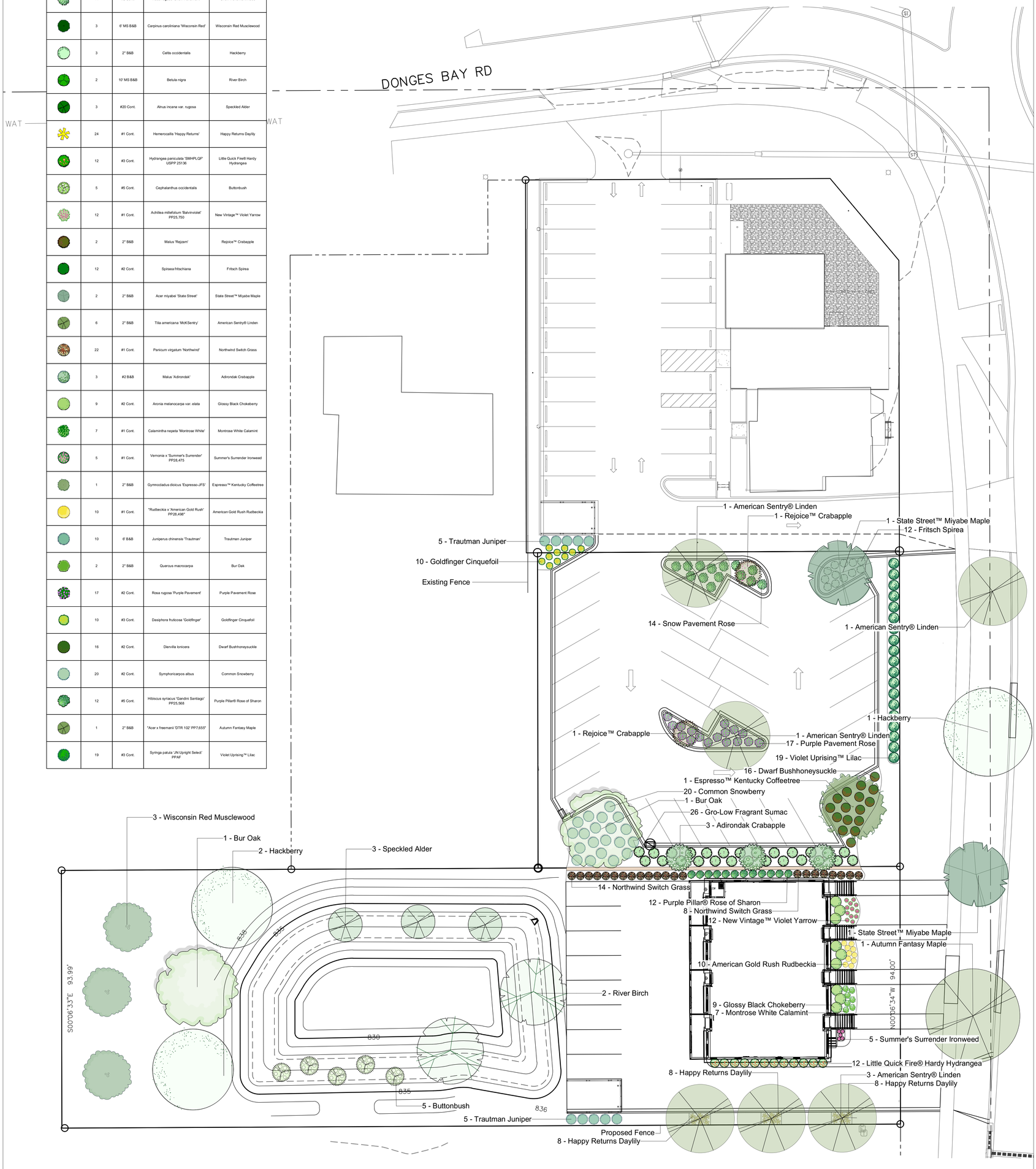
Sheet No.

AS101

WISCONSIN
GREGORY V.
NAGEL
A-9635
MILWAUKEE
WIS.
ARCHITECT
05.23.24

Plant List

Image	Qty		Latin Name	Common Name
	26	#3 Cont.	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac
	14	#2 Cont.	Rosa rugosa 'Snow Pavement'	Snow Pavement Rose
	3	6' MS B&B	Carpinus caroliniana 'Wisconsin Red'	Wisconsin Red Musclewood
	3	2" B&B	Celtis occidentalis	Hackberry
	2	10' MS B&B	Betula nigra	River Birch
	3	#20 Cont.	Alnus incana var. rugosa	Speckled Alder
	24	#1 Cont.	Hemerocallis 'Happy Returns'	Happy Returns Daylily
	12	#3 Cont.	Hydrangea paniculata 'SMHPLQF' USPP 25136	Little Quick Fire® Hardy Hydrangea
	5	#5 Cont.	Cephalanthus occidentalis	Buttonbush
	12	#1 Cont.	Achillea millefolium 'Balvinviolet' PP25,750	New Vintage™ Violet Yarrow
	2	2" B&B	Malus 'Rejzam'	Rejoice™ Crabapple
	12	#2 Cont.	Spiraea fritschiana	Fritsch Spirea
	2	2" B&B	Acer miyabei 'State Street'	State Street™ Miyabe Maple
	6	2" B&B	Tilia americana 'McKSentry'	American Sentry® Linden
	22	#1 Cont.	Panicum virgatum 'Northwind'	Northwind Switch Grass
	3	#2 B&B	Malus 'Adirondak'	Adirondak Crabapple
	9	#2 Cont.	Aronia melanocarpa var. elata	Glossy Black Chokeberry
	7	#1 Cont.	Calamintha nepeta 'Montrose White'	Montrose White Calamint
	5	#1 Cont.	Vernonia x 'Summer's Surrender' PP28,475	Summer's Surrender Ironweed
	1	2" B&B	Gymnocladus dioicus 'Espresso-JFS'	Espresso™ Kentucky Coffeetree
	10	#1 Cont.	"Rudbeckia x 'American Gold Rush' PP28,498"	American Gold Rush Rudbeckia
	10	6' B&B	Juniperus chinensis 'Trautman'	Trautman Juniper
	2	2" B&B	Quercus macrocarpa	Bur Oak
	17	#2 Cont.	Rosa rugosa 'Purple Pavement'	Purple Pavement Rose
	10	#3 Cont.	Dasiphora fruticosa 'Goldfinger'	Goldfinger Cinquefoil
	16	#2 Cont.	Diervilla lonicera	Dwarf Bushhoneysuckle
	20	#2 Cont.	Symphoricarpos albus	Common Snowberry
	12	#5 Cont.	Hibiscus syriacus 'Gandini Santiago' PP25,568	Purple Pillar® Rose of Sharon
	1	2" B&B	"Acer x freemanii 'DTR 102' PP7,655"	Autumn Fantasy Maple
	19	#3 Cont.	Syringa patula 'JN Upright Select' PPAF	Violet Uprising™ Lilac



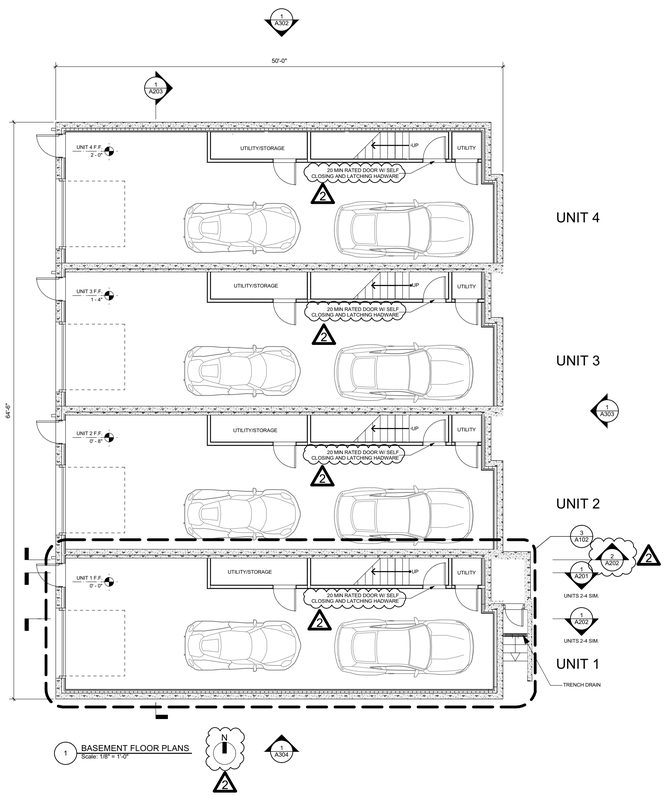
JOHNSON'S NURSERY INC™
W180 N6275 Marcy Road Menomonee Falls, WI 53051
www.jnjplants.com | 262-252-4988

Germantown Townhouses

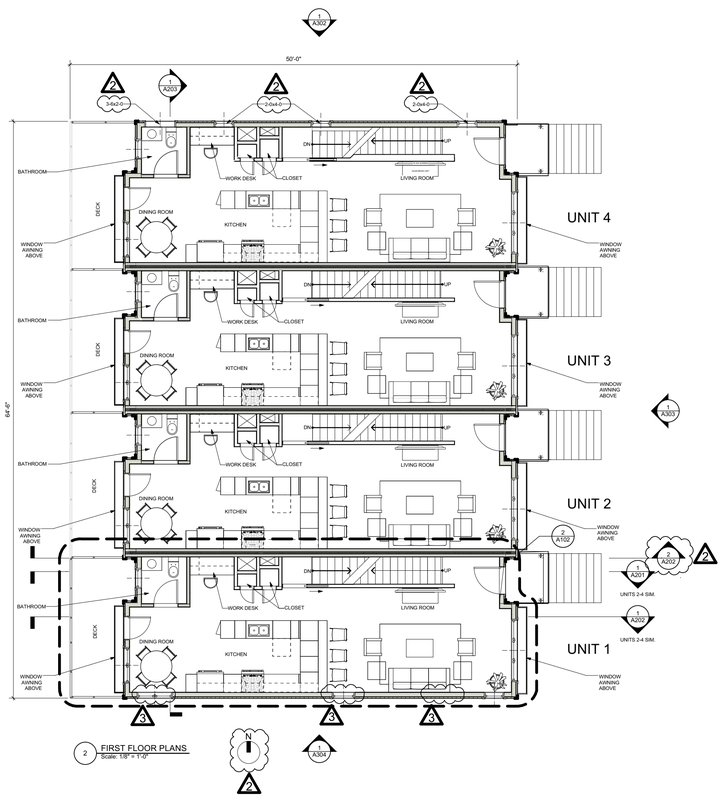
Drawing scale: 1" = 16' (1/16" = 1')	Client Name	Designed By: Brian Thomas
Sheet Title: Planting Plan		
Sheet Number: 1	Client Address: W140 N10385 Fond Du Lac Ave Germantown, WI 53222	Date Revised: 11/3/2023

GENERAL NOTES - FLOOR PLAN

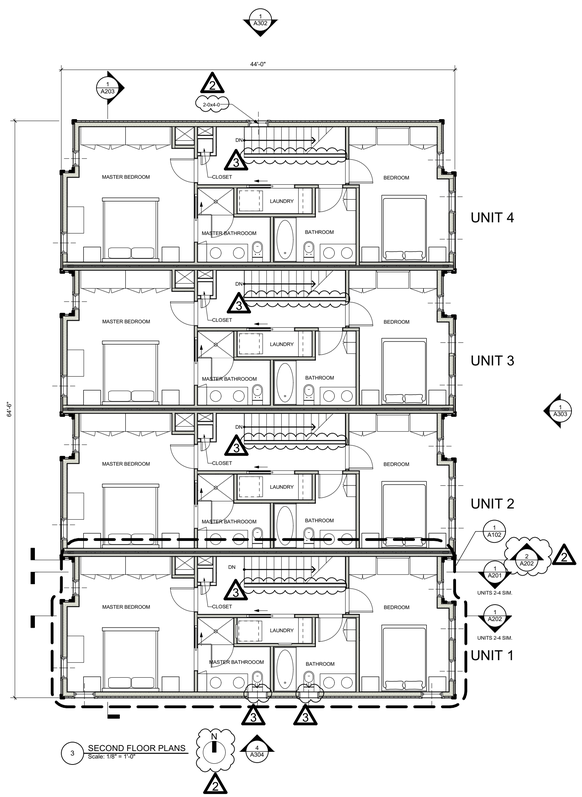
1. ALL FINISHES TO BE CLASS C PER IBC 803.1.1 AND 803.11.
2. FIRE BLOCKING SHALL BE PROVIDED IN CONCEALED SPACES OF STUD WALL AND PARTITIONS, INCLUDING FURRED SPACES, PER IBC 718.2.2 CONCEAL WALL SPACES.



1 BASEMENT FLOOR PLANS
Scale: 1/8" = 1'-0"



2 FIRST FLOOR PLANS
Scale: 1/8" = 1'-0"



3 SECOND FLOOR PLANS
Scale: 1/8" = 1'-0"

Conditionally APPROVED
SAFEbuilt.
SEE CORRESPONDENCE

NEW CONSTRUCTION
SB-23GRM-PR00052
09/27/24

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GREGORY V. NAGEL
A-9635
MILWAUKEE WIS.
ARCHITECT
05.23.24

NAGEL architects + engineers

GERMANTOWN TOWNHOUSES

W140 N10385 FOND DU LAC AVE
GERMANTOWN, WI 53022

Project Title

VIRTUS development

Architect
NAGEL ARCHITECTS + ENGINEERS

Consultant

REV.	DATE	DESCRIPTION
3	5/23/2024	PLAN REVIEW REVISIONS
2	3/15/2024	PLAN REVIEW REVISIONS
1	2/1/2024	PLAN REVIEW REVISIONS

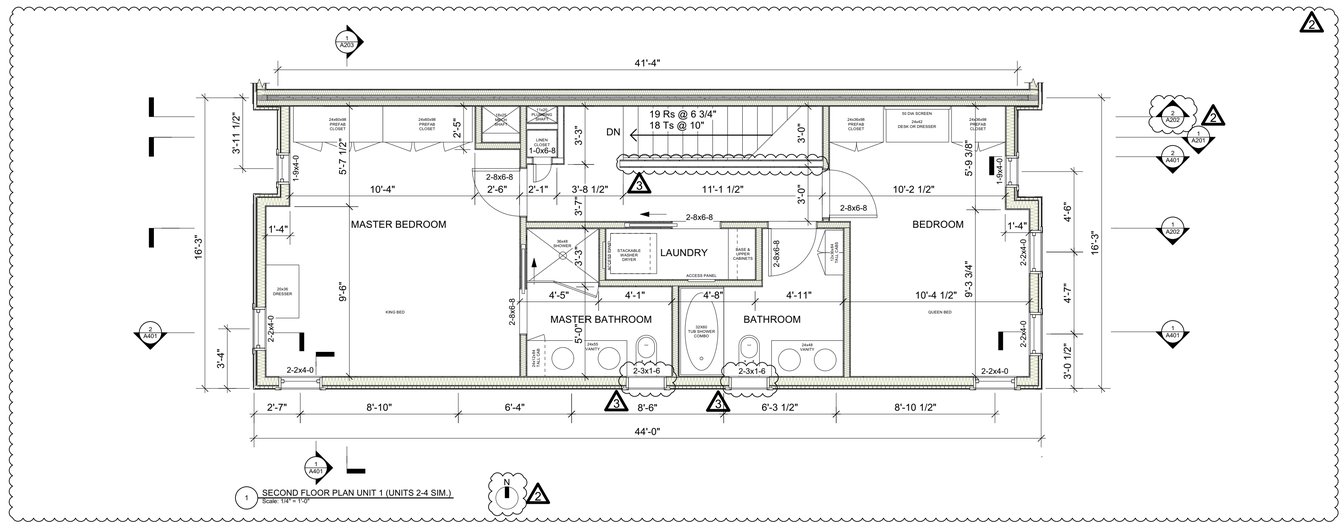
NO.	DATE	ISSUE NOTE

Project Manager: OROD
Drawn By: MC
Date: FEBRUARY, 1, 2024
Reviewed By: GN
Project ID: 22006

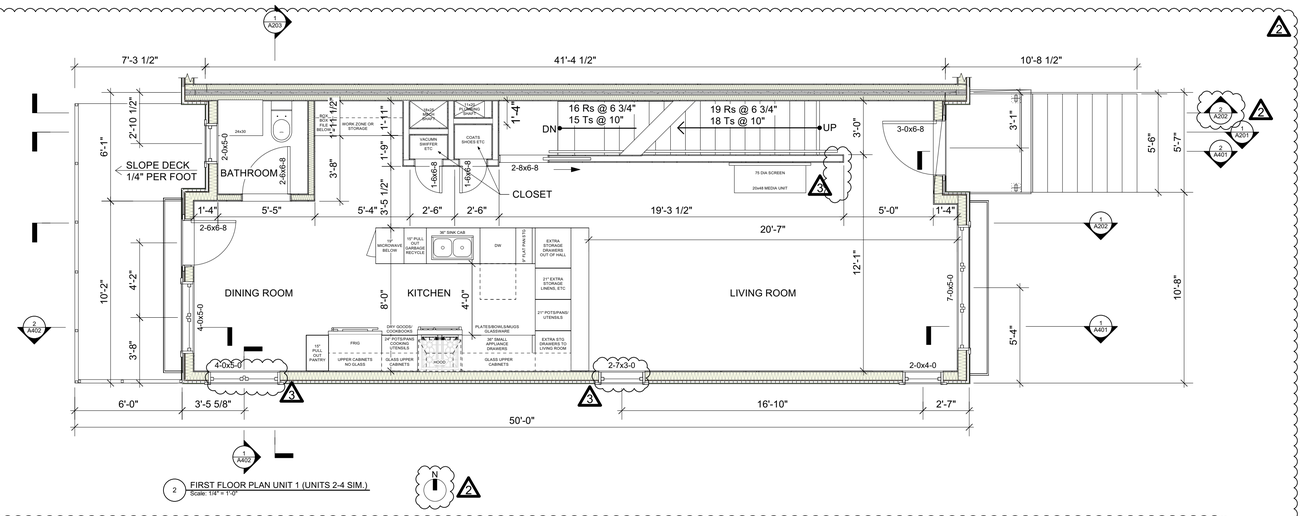
Sheet Title
PLANS

Sheet No.
A101

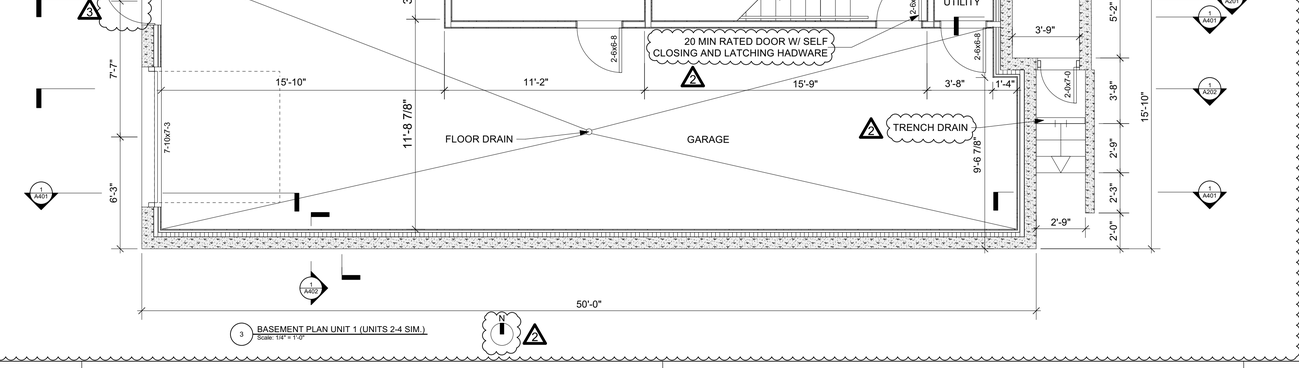
ROOM NAME	SQ FT
MASTER BEDROOM	157
MASTER BATHROOM	40
MASTER CLOSET	23
STUDY	104
BATHROOM	40
BEDROOM	157
BEDROOM CLOSET	22
HALLWAY	13
CLOSET	3
OVERALL 2ND FL	559
~~DINING ROOM~~	~~87~~
BALCONY	105
~~KITCHEN~~	~~143~~
BATHROOM	24
LAUNDRY ROOM	26
LIVING ROOM	238
CLOSET	7
HALLWAY	53
PORCH	27
OVERALL 1ST FL	710
GARAGE	592
UTILITY	10
UTILITY/STORAGE	32
HALLWAY	18
OVERALL BASEMENT FL	652
~~OVERALL 1 UNIT~~	~~1,921~~
OVERALL 4 UNITS	7,684



1 SECOND FLOOR PLAN UNIT 1 (UNITS 2-4 SIM.)
Scale: 1/4" = 1'-0"



2 FIRST FLOOR PLAN UNIT 1 (UNITS 2-4 SIM.)
Scale: 1/4" = 1'-0"



3 BASEMENT PLAN UNIT 1 (UNITS 2-4 SIM.)
Scale: 1/4" = 1'-0"

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GERMANTOWN, WI 53022

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Project Manager: OROD
Drawn By: JP
Date: FEBRUARY, 1, 2024
Reviewed By: GN
Project ID: 22006

Sheet Title
UNIT PLANS

Sheet No.
A102

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NEW CONSTRUCTION
SB-23GRM-PR00052
09/27/24

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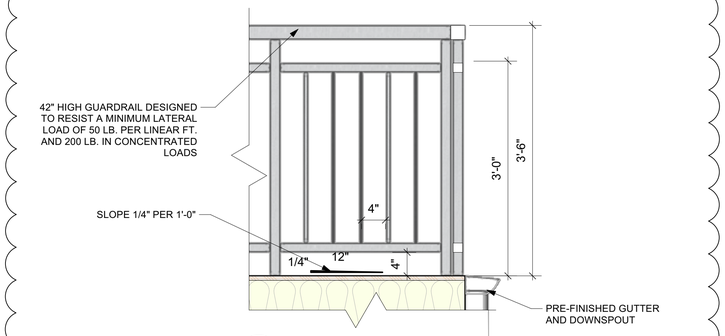
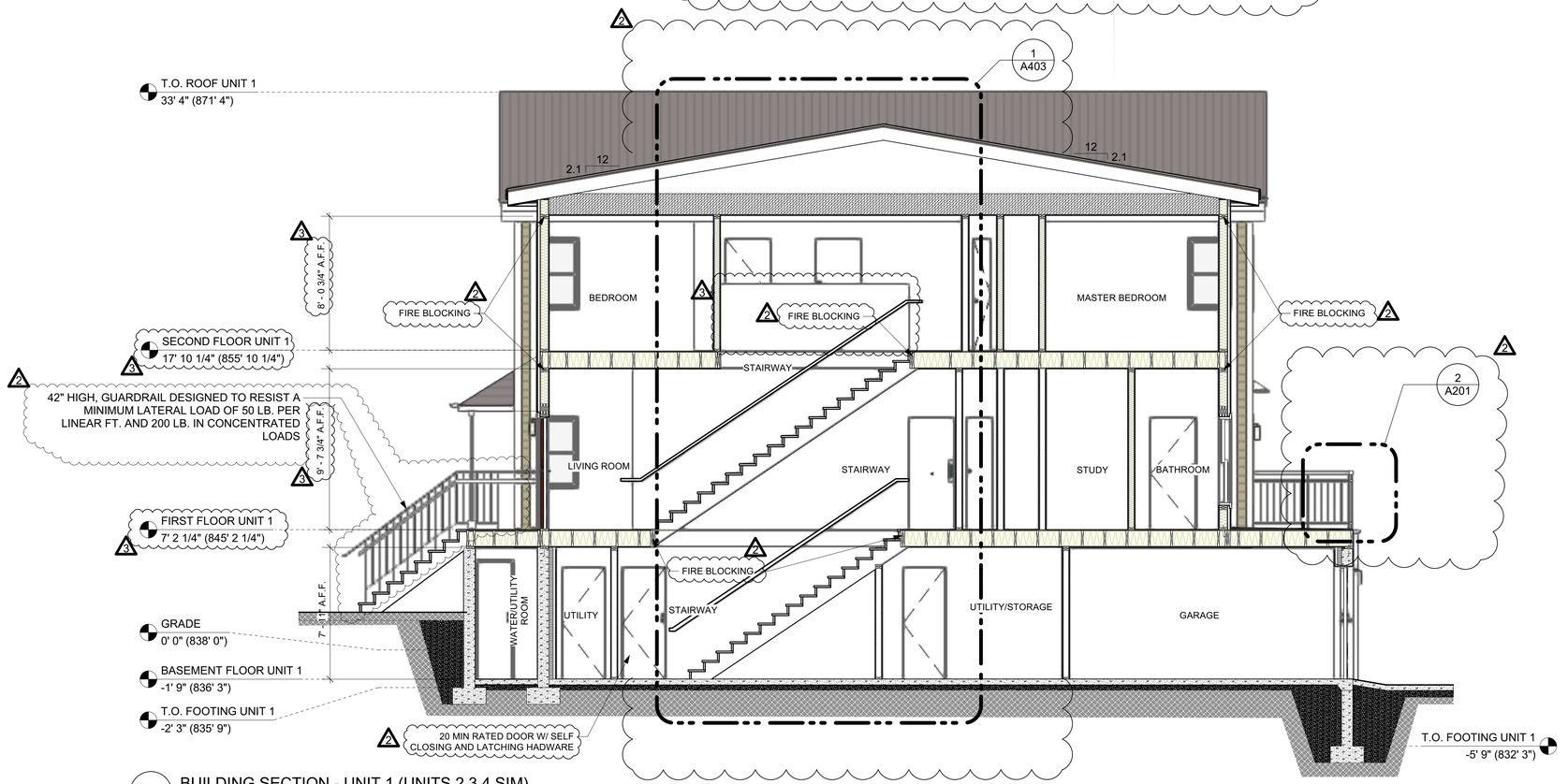
GREGORY V. NAGEL
A-9635
MILWAUKEE WIS.
ARCHITECT
05.23.24

GENERAL NOTES - BUILDING SECTION

1. ALL FINISHES TO BE CLASS C PER IBC 803.1.1 AND 803.11.
2. FIRE BLOCKING SHALL BE PROVIDED IN CONCEALED SPACES OF STUD WALL AND PARTITIONS, INCLUDING FURRED SPACES, PER IBC 718.2.2 CONCEAL WALL SPACES.
3. DRAFTSTOPPING SHALL BE PROVIDED IN ATTICS, OVERHANGS, PER IBC 718.4.2.
4. PRIOR TO ROUGH FRAMING INSPECTION, ALL RATED PENETRATIONS AND JOINT DETAILS TO BE SUBMITTED TO THE BUILDING OFFICIAL FOR HIS REVIEW.



2 RAILING DETAIL
Scale: 1" = 1'-0"



1 BUILDING SECTION - UNIT 1 (UNITS 2,3,4 SIM)
Scale: 1/4" = 1'-0"

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W140 N10385 FOND DU LAC AVE
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Project Manager: OROD
Drawn By: JP
Date: FEBRUARY, 1, 2024
Reviewed By: GN
Project ID: 22006

Sheet Title
SECTIONS

Sheet No.
A201

Conditionally APPROVED SAFEbuilt. SEE CORRESPONDENCE
NEW CONSTRUCTION 18-2020M-PROD012 08/27/24

WISCONSIN GREGORY V. NAGEL E-9535 MILWAUKEE WIS. ARCHITECT 05.23.24

T.O. ROOF UNIT 1
33' 4" (871' 4")

SECOND FLOOR UNIT 1
17' 10 1/4" (855' 10 1/4")

FIRST FLOOR UNIT 1
7' 2 1/4" (845' 2 1/4")

GRADE
0' 0" (838' 0")

BASEMENT FLOOR UNIT 1
-1' 9" (836' 3")

T.O. FOOTING UNIT 1
-2' 3" (835' 9")

8' - 0 3/4" A.F.F.

9' - 7 3/4" A.F.F.

7' - 11" A.F.F.

2.1 12 12 2.1

BEDROOM | STUDY | MASTER BEDROOM

FIRE BLOCKING

LIVING ROOM | KITCHEN | DINING ROOM

GARAGE

T.O. FOOTING UNIT 1
-5' 9" (832' 3")

1 SECTION 1 UNIT 1 (UNITS 2,3,4 SIM)
Scale: 1/4" = 1'-0"

GENERAL NOTES - BUILDING SECTION

1. ALL FINISHES TO BE CLASS C PER IBC 803.1.1 AND 803.11.
2. FIRE BLOCKING SHALL BE PROVIDED IN CONCEALED SPACES OF STUD WALL AND PARTITIONS, INCLUDING FURRED SPACES, PER IBC 718.2.2 CONCEAL WALL SPACES.
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T.O. ROOF UNIT 1
33' 4" (871' 4")

SECOND FLOOR UNIT 1
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2 A201

FIRST FLOOR UNIT 1
7' 2 1/4" (845' 2 1/4")

GRADE
0' 0" (838' 0")

BASEMENT FLOOR UNIT 1
-1' 9" (836' 3")

-5' 9" (832' 3")
T.O. FOOTING UNIT 1

8' - 0 3/4" A.F.F.

9' - 7 3/4" A.F.F.

7' - 11" A.F.F.

2.1 12 12 2.1

MASTER BEDROOM | BEDROOM

STAIRWAY

FIRE BLOCKING

BATHROOM | STUDY | CLOSET | CLOSET

FIRE BLOCKING | FIRE BLOCKING

STAIRWAY

5/8" DRYWALL TYPE X PER IBC 406.3.4.1

1/2" DRYWALL TYPE X PER IBC 1011.7.3

GARAGE | UTILITY/STORAGE | UTILITY | WATER UTILITY ROOM

GYPSUM PANELS, STEEL STUDS FIRE DESIGN: TWO LAYERS 1" × 24" PROPRIETARY TYPE X GYPSUM PANELS INSERTED BETWEEN 2" FLOOR AND CEILING RUNNERS WITH 2" STEEL H STUDS BETWEEN ADJACENT PAIRS OF GYPSUM PANELS. A 3/4" MINIMUM AIRSPACE MUST BE MAINTAINED BETWEEN STEEL COMPONENTS AND ADJACENT FRAMING.

SOUND DESIGN: SOUND TESTED WITH 2 × 4 STUD WALL FACED WITH 1/2" REGULAR GYPSUM PANEL EACH SIDE OF ASSEMBLY AND 3-1/2" GLASS FIBER INSULATION IN STUD CAVITY ON BOTH SIDES. PROPRIETARY GYPSUM PANELS

2 SECTION 2 UNIT 1 (UNITS 2,3,4 SIM)
Scale: 1/4" = 1'-0"

Conditionally APPROVED
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SEE CORRESPONDENCE

NEW CONSTRUCTION
SB-23GRM-PR00052
09/17/24

WISCONSIN
GREGORY V. NAGEL
A-9635
MILWAUKEE WIS.
ARCHITECT
05.23.24

NAGEL architects + engineers

GERMANTOWN TOWNHOUSES

W140 N10385 FOND DU LAC AVE
GERMANTOWN, WI 53022

Project Title

VIRTUS development

Architect
NAGEL ARCHITECTS + ENGINEERS

Consultant

REV.	DATE	DESCRIPTION
4	8/14/2024	PLAN REVIEW REVISION
3	5/23/2024	PLAN REVIEW REVISION
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1	2/1/2024	PLAN REVIEW REVISION

NO.	DATE	ISSUE NOTE

Project Manager: OROD
Drawn By: JP
Date: FEBRUARY, 1, 2024
Reviewed By: GN
Project ID: 22006

Sheet Title
SECTIONS

Sheet No.
A202

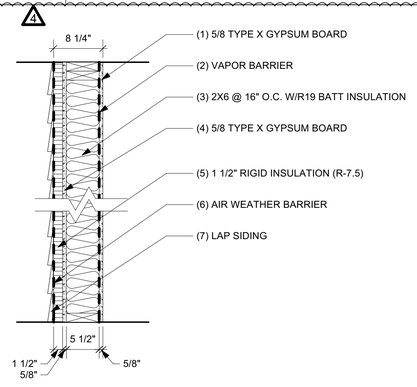
#	FIRE RATING	(MIN)
1		40**
2		0
3		20
4		40**
5		0
6		0
7		0
TOTAL		100 MIN *

(PER IBC TABLE 722.6.2(1) AND 722.6.2(2))

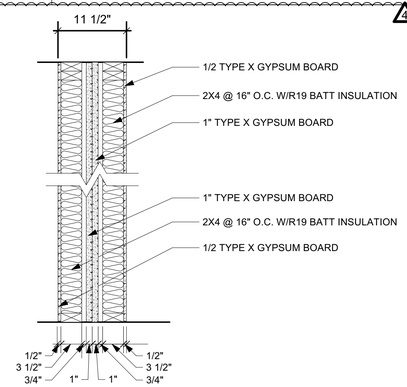
*** SECTION 722.6.1.1 MAXIMUM FIRE-RESISTANCE RATING.** FIRE-RESISTANCE RATINGS CALCULATED FOR ASSEMBLIES USING THE METHODS IN SECTION 722.6 SHALL BE LIMITED TO A MAXIMUM OF 1 HOUR.

**** TABLE 722.6.2(1) TIME ASSIGNED TO WALLBOARD MEMBRANES a,b,c,d FOOT NOTE d.** THE MEMBRANE ON THE UNEXPOSED SIDE SHALL NOT BE INCLUDED IN DETERMINING THE FIRE RESISTANCE OF THE ASSEMBLE. WHERE DISSIMILAR MEMBRANES ARE USE ON A WALL ASSEMBLY, THE CALCULATION SHALL BE MADE FROM THE LEAST FIRE-RESISTANT (WEAKER) SIDE.

PER SECTION 6.2.6 FASTENING - THE FASTENING REQUIREMENTS FOR ASSEMBLIES DEVELOPED BY SECTION 722.6 SHOULD BE IN ACCORDANCE WITH CHAPTER 23 AS STATED IN SECTION 722.6.2.6 - SEE STRUCTURAL FOR FASTENING REQUIREMENTS.



2 WALL TYPE 1
Scale: 1" = 1'-0"



3 WALL TYPE 2 - GA ASW 0801/ U336
Scale: 1" = 1'-0"

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GYPSUM PANELS, STEEL STUDS FIRE DESIGN: TWO LAYERS 1" × 24" PROPRIETARY TYPE X GYPSUM PANELS INSERTED BETWEEN 2" FLOOR AND CEILING RUNNERS WITH 2" STEEL H STUDS BETWEEN ADJACENT PAIRS OF GYPSUM PANELS. A 3/4" MINIMUM AIRSPACE MUST BE MAINTAINED BETWEEN STEEL COMPONENTS AND ADJACENT FRAMING.

SOUND DESIGN: SOUND TESTED WITH 2 × 4 STUD WALL FACED WITH 1/2" REGULAR GYPSUM PANEL EACH SIDE OF ASSEMBLY AND 3-1/2" GLASS FIBER INSULATION IN STUD CAVITY ON BOTH SIDES. PROPRIETARY GYPSUM PANELS

1 BUILDING SECTION
Scale: 1/4" = 1'-0"

Conditionally APPROVED
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SEE CORRESPONDENCE
NEW CONSTRUCTION
SB-2309M-PR0052
09/27/24

WISCONSIN
GREGORY V. NAGEL
A-9635
MILWAUKEE WIS.
ARCHITECT
05.23.24

NAGEL architects + engineers

GERMANTOWN TOWNHOUSES

W140 N10385 FOND DU LAC AVE
GERMANTOWN, WI 53022

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NO.	DATE	ISSUE NOTE

Project Manager: OROD
Drawn By: JP
Date: FEBRUARY, 1, 2024
Reviewed By: GN
Project ID: 22006

Sheet Title
SECTIONS

Sheet No.
A203

1 WEST ELEVATION
Scale: 1/4" = 1'-0"

Conditionally APPROVED
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SEE CORRESPONDENCE
NEW CONSTRUCTION
SR-23GRM PR00052
09/17/24

WISCONSIN
GREGORY V. NAGEL
A-9635
MILWAUKEE
WIS.
ARCHITECT
05.23.24

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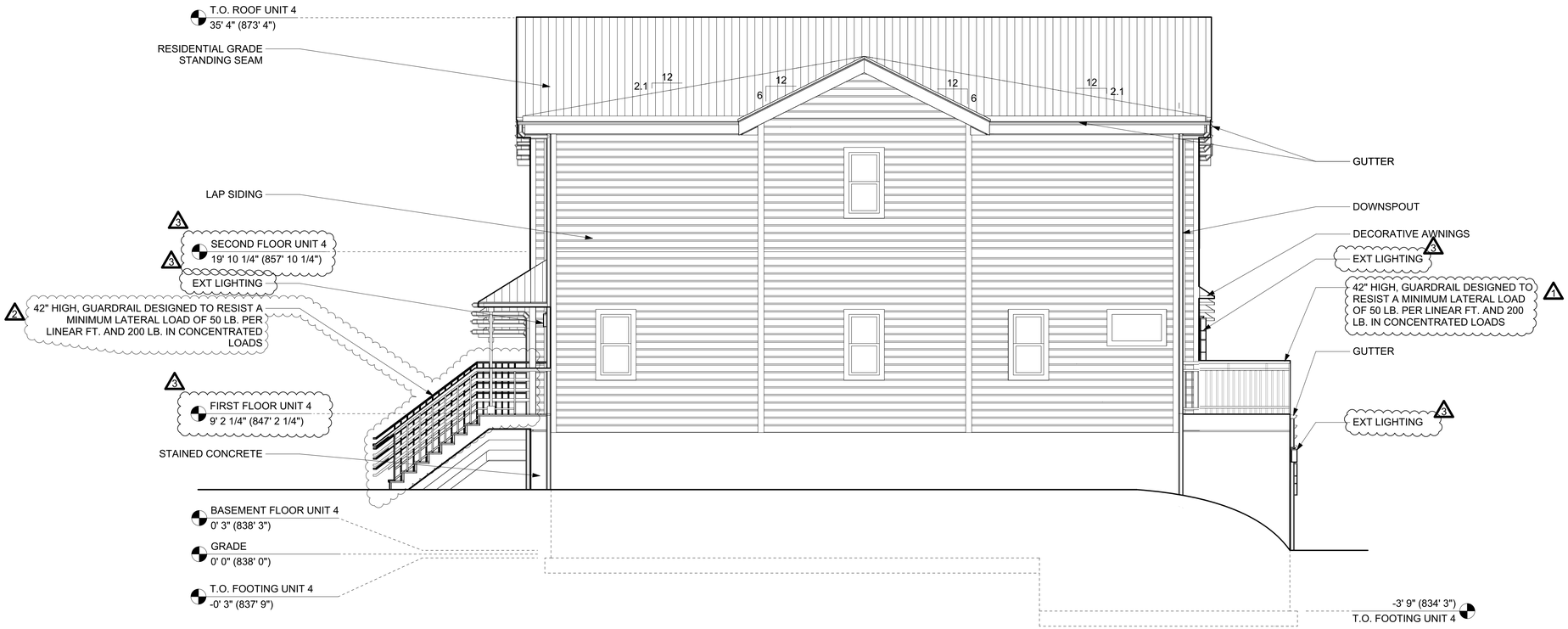
1	2/1/2024	PLAN REVIEW REVISION

NO.	DATE	ISSUE NOTE

Project Manager: OROD
Drawn By: JP
Date: FEBRUARY, 1, 2024
Reviewed By: GN
Project ID: 22006

Sheet Title
ELEVATIONS

Sheet No.
A301



1 NORTH ELEVATION
Scale: 1/4" = 1'-0"

Conditionally APPROVED
SAFEbuilt.
SEE CORRESPONDENCE
NEW CONSTRUCTION
SB-23GRM-PR00053
09/17/24

WISCONSIN
GREGORY V. NAGEL
A-9635
MILWAUKEE WIS.
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05.23.24

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Project Manager: OROD
Drawn By: JP
Date: FEBRUARY, 1, 2024
Reviewed By: GN
Project ID: 22006

Sheet Title
ELEVATIONS

Sheet No.
A302

1 EAST ELEVATION
Scale: 1/4" = 1'-0"

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GERMANTOWN, WI 53022

Project Title

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NO.	DATE	ISSUE NOTE

Project Manager: OROD
Drawn By: JP
Date: FEBRUARY, 1, 2024
Reviewed By: GN
Project ID: 22006

Sheet Title: ELEVATIONS

Sheet No.: A303

Conditionally APPROVED
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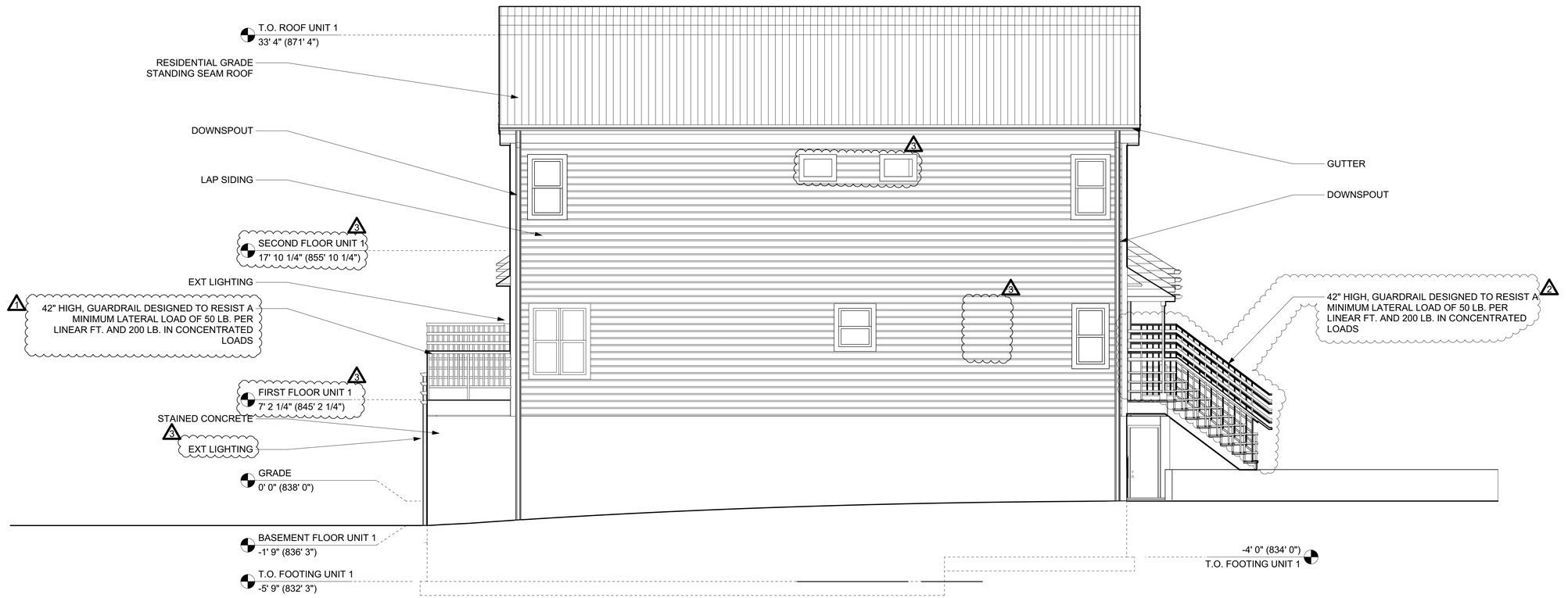
SEE CORRESPONDENCE
NEW CONSTRUCTION
SB-23GRM PR00052
09/27/24

WISCONSIN
GREGORY V. NAGEL
E-9635
MILWAUKEE WIS.
ARCHITECT
05.23.24



1 SOUTH ELEVATION
Scale: 1/4" = 1'-0"

NAGEL architects + engineers

GERMANTOWN TOWNHOUSES

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GERMANTOWN, WI 53022

Project Title

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1	2/1/2024	PLAN REVIEW REVISIONS

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Drawn By: JP
Date: FEBRUARY, 1, 2024
Reviewed By: GN
Project ID: 22006

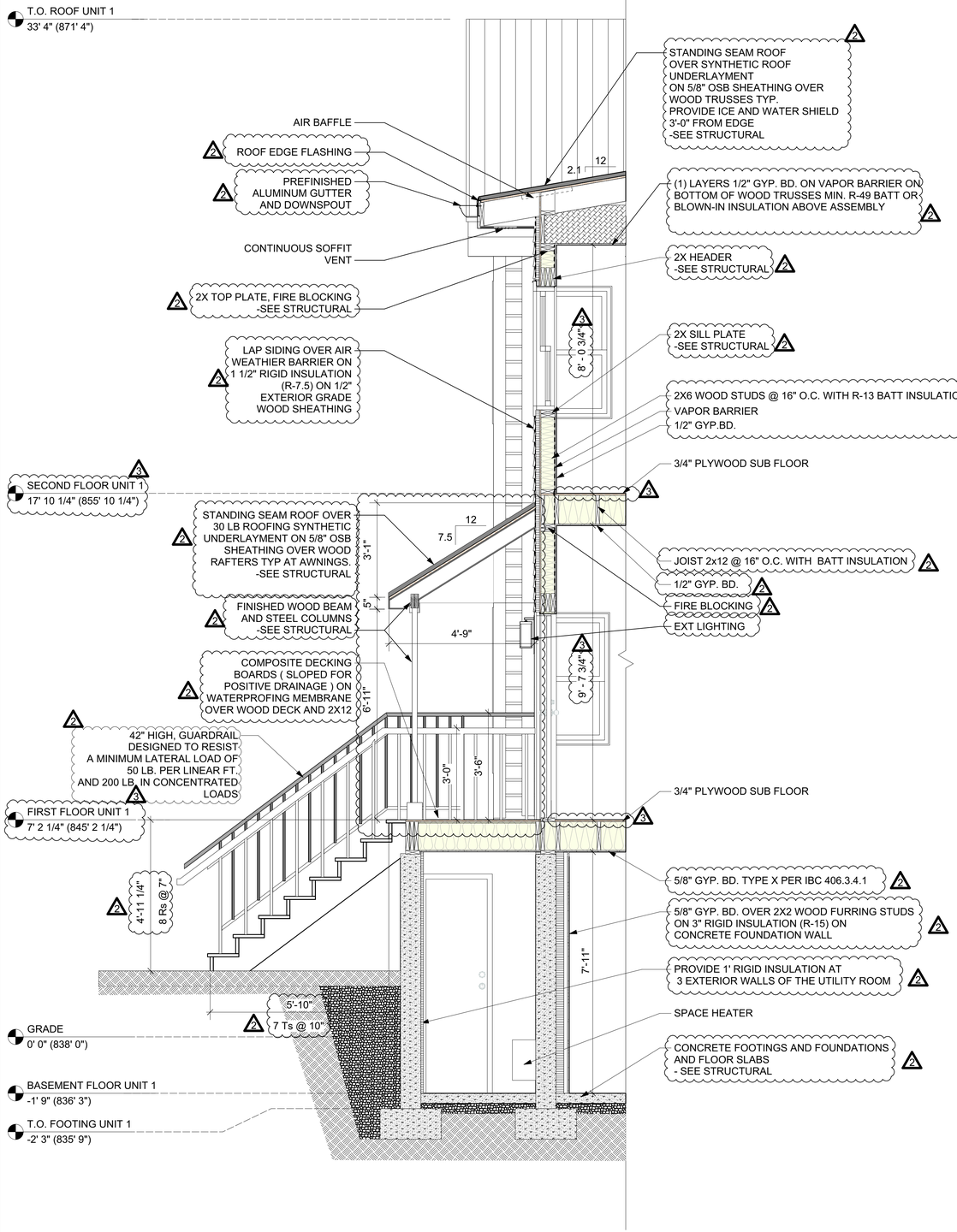
Sheet Title: ELEVATIONS

Sheet No.: A304

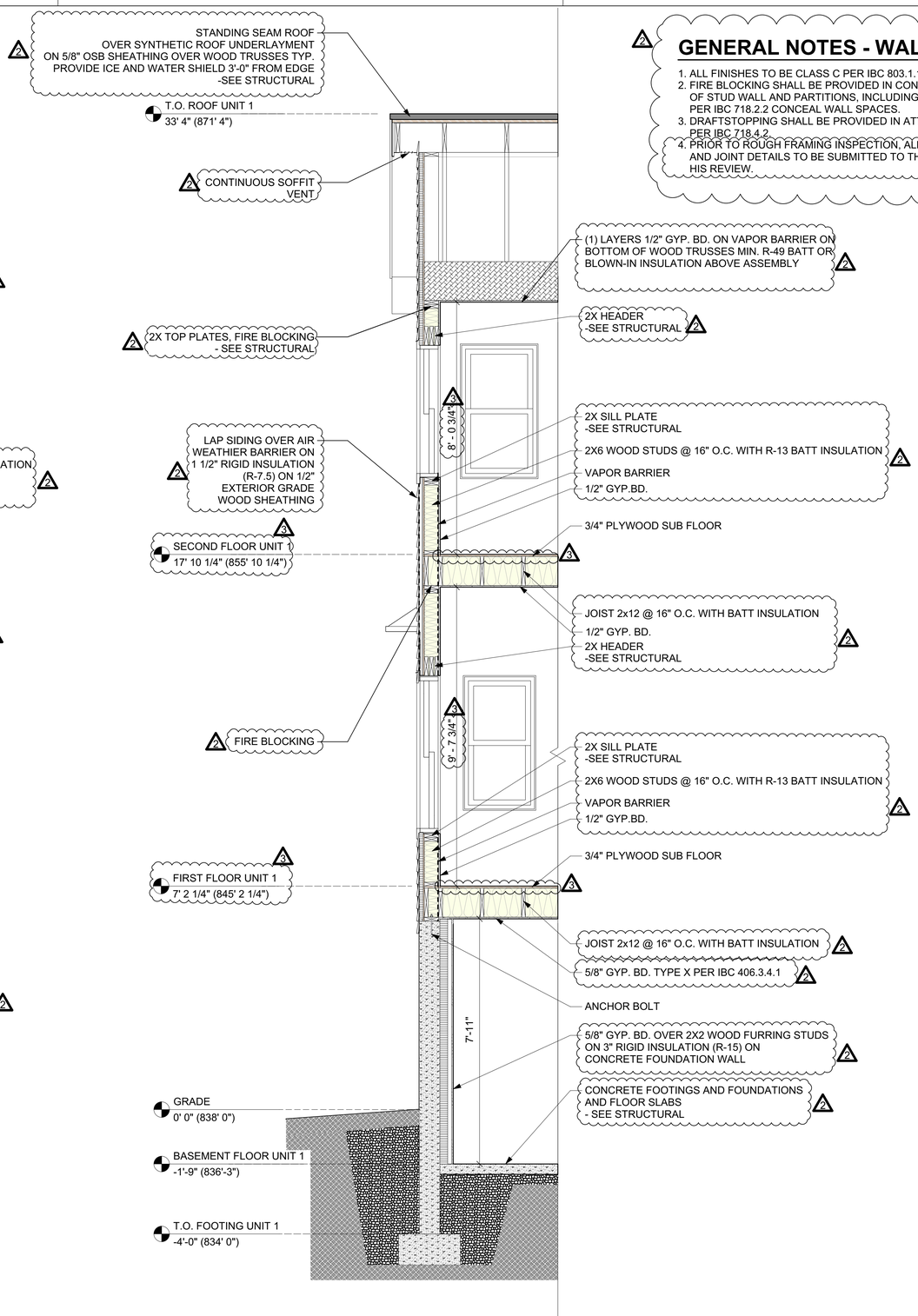
Conditionally APPROVED SAFEbuilt. SEE CORRESPONDENCE

NEW CONSTRUCTION 58-23GRM-PR00052 09/17/24

WISCONSIN GREGORY V. NAGEL A-9635 MILWAUKEE WIS. ARCHITECT 05.23.24



2 WALL SECTION
Scale: 1/2" = 1'-0"



1 WALL SECTION 2
Scale: 1/2" = 1'-0"

GENERAL NOTES - WALL SECTION

1. ALL FINISHES TO BE CLASS C PER IBC 803.1.1 AND 803.11.
2. FIRE BLOCKING SHALL BE PROVIDED IN CONCEALED SPACES OF STUD WALL AND PARTITIONS, INCLUDING FURRED SPACES, PER IBC 718.2.2 CONCEAL WALL SPACES.
3. DRAFTSTOPPING SHALL BE PROVIDED IN ATTICS, OVERHANGS, PER IBC 718.4.2.
4. PRIOR TO ROUGH FRAMING INSPECTION, ALL RATED PENETRATIONS AND JOINT DETAILS TO BE SUBMITTED TO THE BUILDING OFFICIAL FOR HIS REVIEW.

NAGEL architects + engineers

GERMANTOWN TOWNHOUSES

W140 N10385 FOND DU LAC AVE
GERMANTOWN, WI 53022

Project Title

VIRTUS development

Architect
NAGEL ARCHITECTS + ENGINEERS

Consultant

REV.	DATE	DESCRIPTION
3	5/23/2024	PLAN REVIEW REVISIONS
2	3/15/2024	PLAN REVIEW REVISIONS
1	2/1/2024	PLAN REVIEW REVISIONS

NO.	DATE	ISSUE NOTE

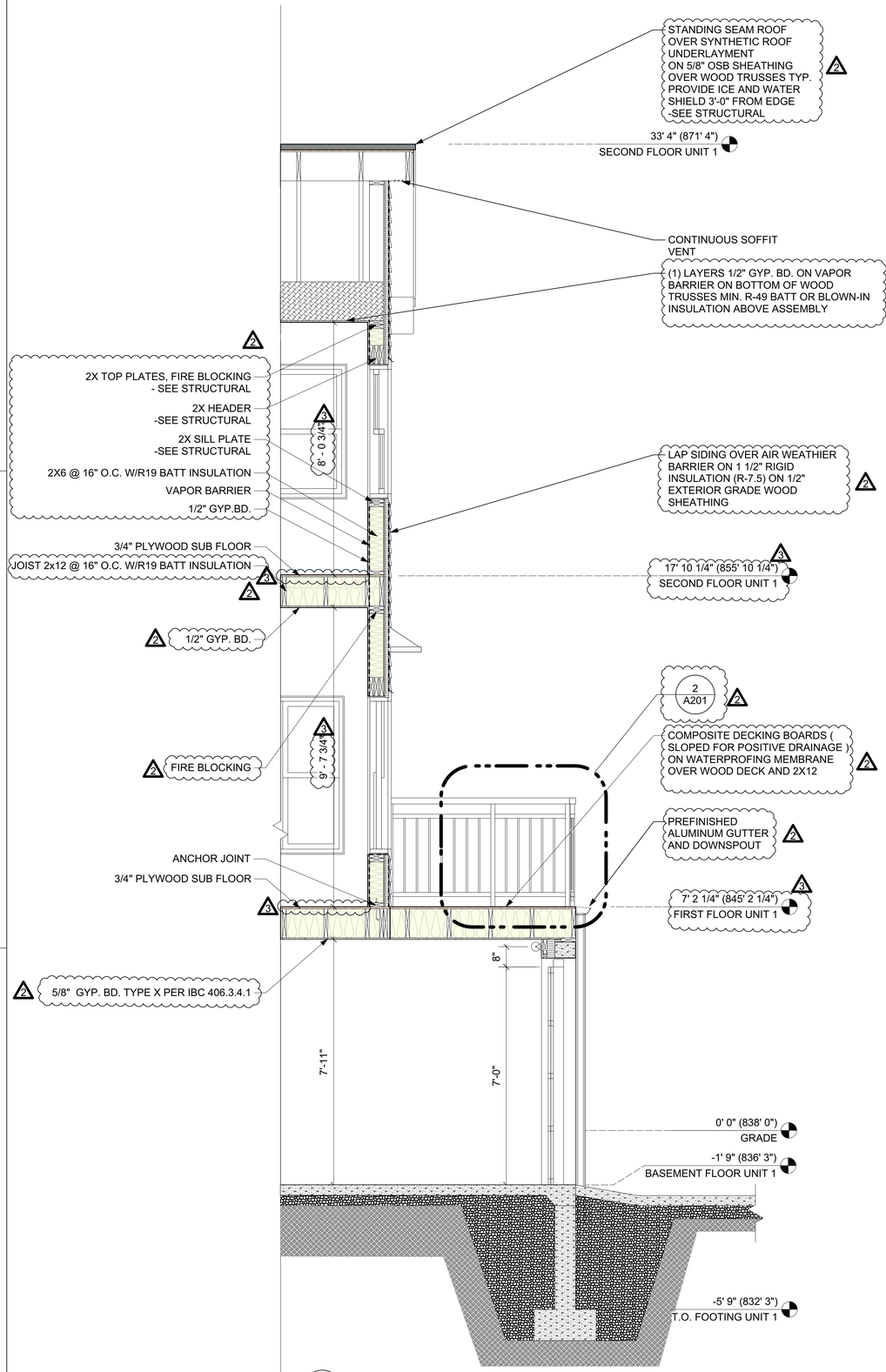
Project Manager: OROD
Drawn By: JP
Date: FEBRUARY, 1, 2024
Reviewed By: GN
Project ID: 22006

Sheet Title
WALL SECTIONS

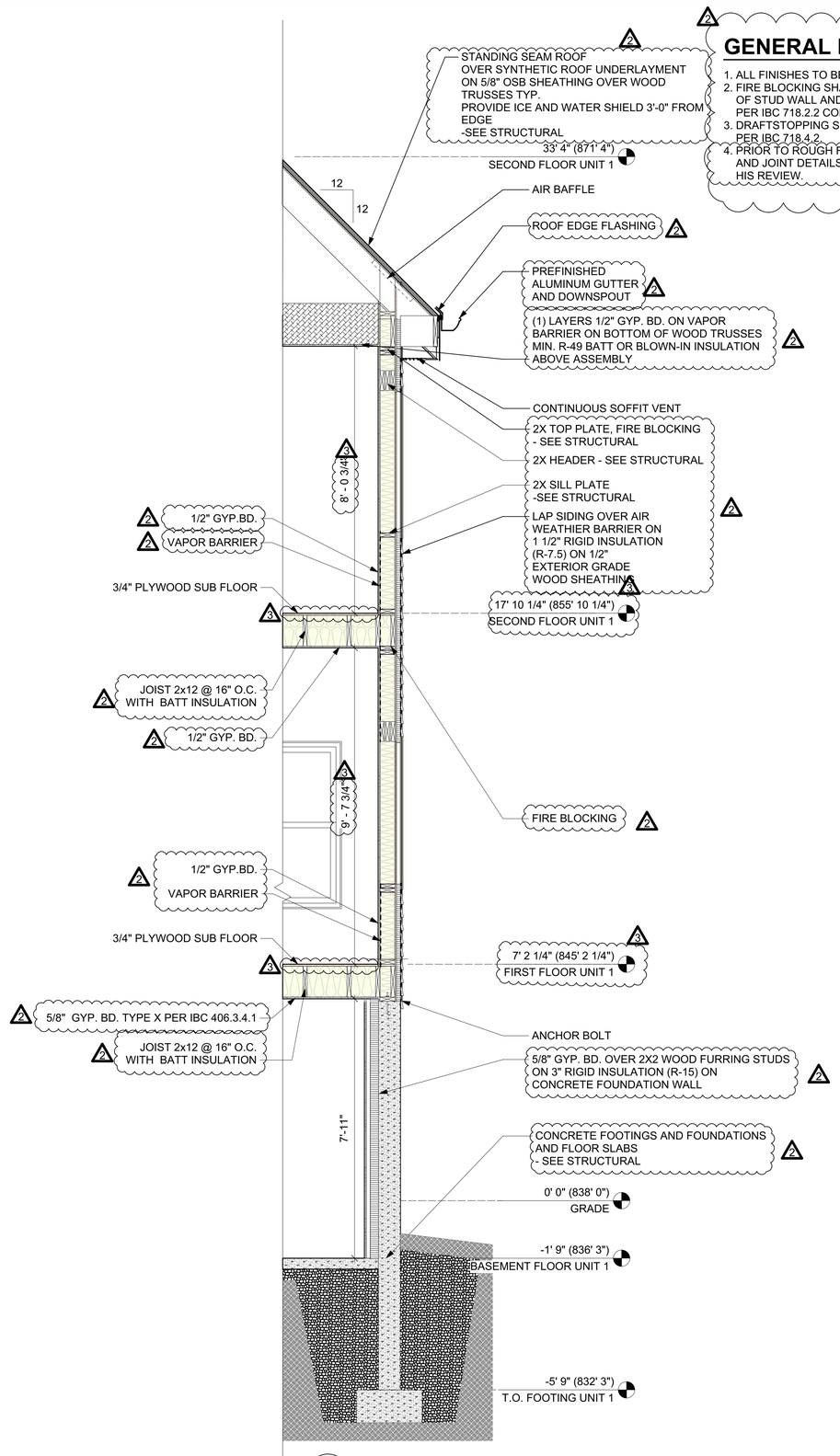
Sheet No.
A401

Conditionally APPROVED SAFEbuilt. SEE CORRESPONDENCE
NEW CONSTRUCTION SB-23GRM PR00052 09/27/24

WISCONSIN GREGORY V. NAGEL A-9635 MILWAUKEE WIS. ARCHITECT 05-23-24



2 WALL SECTION
Scale: 1/2" = 1'-0"



1 WALL SECTION 4
Scale: 1/2" = 1'-0"

GENERAL NOTES - WALL SECTION

1. ALL FINISHES TO BE CLASS C PER IBC 803.1.1 AND 803.11.
2. FIRE BLOCKING SHALL BE PROVIDED IN CONCEALED SPACES OF STUD WALL AND PARTITIONS, INCLUDING FURRED SPACES, PER IBC 718.2.2 CONCEAL WALL SPACES.
3. DRAFTSTOPPING SHALL BE PROVIDED IN ATTICS, OVERHANGS, PER IBC 718.4.2.
4. PRIOR TO ROUGH FRAMING INSPECTION, ALL RATED PENETRATIONS AND JOINT DETAILS TO BE SUBMITTED TO THE BUILDING OFFICIAL FOR HIS REVIEW.

NAGEL architects + engineers

GERMANTOWN TOWNHOUSES

W140 N10385 FOND DU LAC AVE
GERMANTOWN, WI 53022

Project Title

VIRTUS development

Architect
NAGEL ARCHITECTS + ENGINEERS

Consultant

REV.	DATE	DESCRIPTION
3	5/23/2024	PLAN REVIEW REVISIONS
2	3/15/2024	PLAN REVIEW REVISIONS
1	2/1/2024	PLAN REVIEW REVISIONS

NO.	DATE	ISSUE NOTE

Project Manager: OROD
Drawn By: JP
Date: FEBRUARY, 1, 2024
Reviewed By: GN
Project ID: 22006

Sheet Title
WALL SECTIONS

Sheet No.
A402

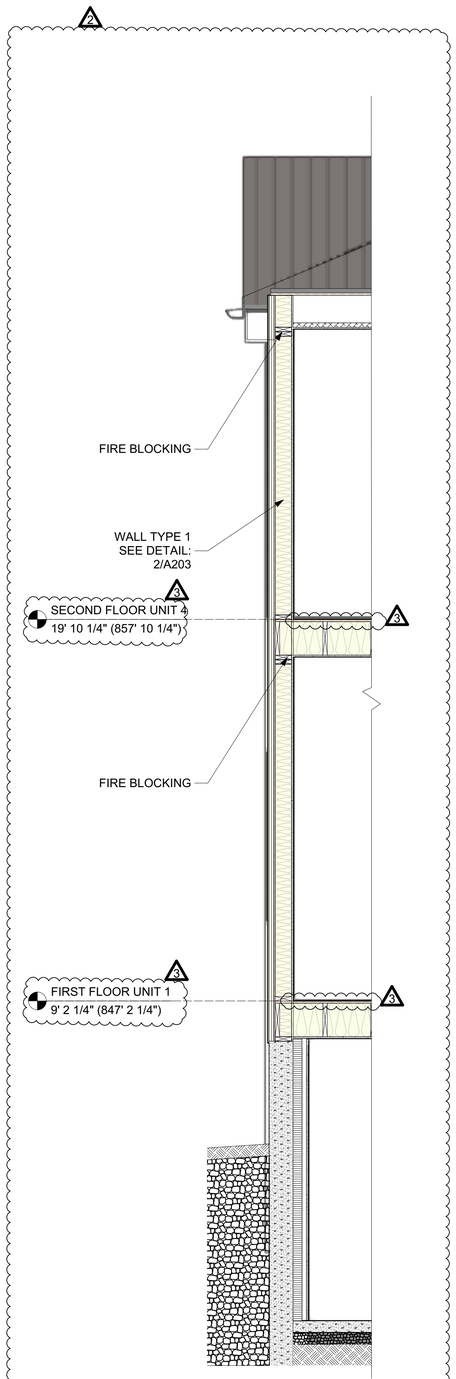
Conditionally APPROVED SAFEbuilt. SEE CORRESPONDENCE

NEW CONSTRUCTION SB-230RM PR00052 09/17/24

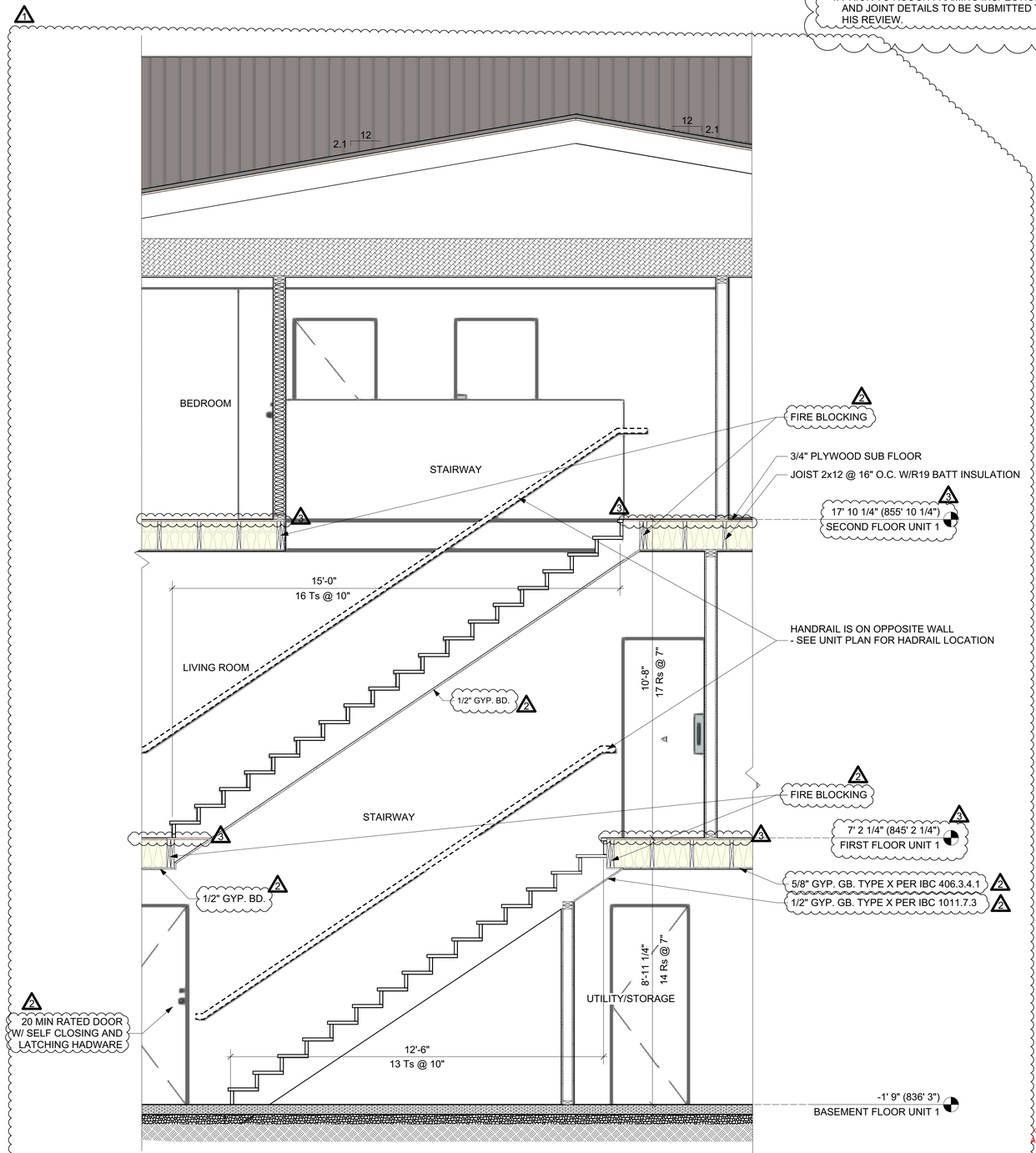
WISCONSIN GREGORY V. NAGEL A-9635 MILWAUKEE WIS. ARCHITECT 05.23.24

GENERAL NOTES - WALL SECTION

1. ALL FINISHES TO BE CLASS C PER IBC 803.1.1 AND 803.11.
2. FIRE BLOCKING SHALL BE PROVIDED IN CONCEALED SPACES OF STUD WALL AND PARTITIONS, INCLUDING FURRED SPACES, PER IBC 718.2.2 CONCEAL WALL SPACES.
3. DRAFTSTOPPING SHALL BE PROVIDED IN ATTICS, OVERHANGS, PER IBC 718.4.2.
4. PRIOR TO ROUGH FRAMING INSPECTION, ALL RATED PENETRATIONS AND JOINT DETAILS TO BE SUBMITTED TO THE BUILDING OFFICIAL FOR HIS REVIEW.



2 NORTH EXTERIOR WALL
Scale: 1/2" = 1'-0"



1 STAIRWAY SECTION
Scale: 1/2" = 1'-0"

GERMANTOWN TOWNHOUSES

W140 N10385 FOND DU LAC AVE
GERMANTOWN, WI 53022

Project Title

NAGEL architects + engineers

VIRTUS development

Architect
NAGEL ARCHITECTS
+ ENGINEERS

Consultant

REV.	DATE	DESCRIPTION
3	5/23/2024	PLAN REVIEW REVISIONS
2	3/15/2024	PLAN REVIEW REVISIONS
1	2/1/2024	PLAN REVIEW REVISIONS

NO.	DATE	ISSUE NOTE

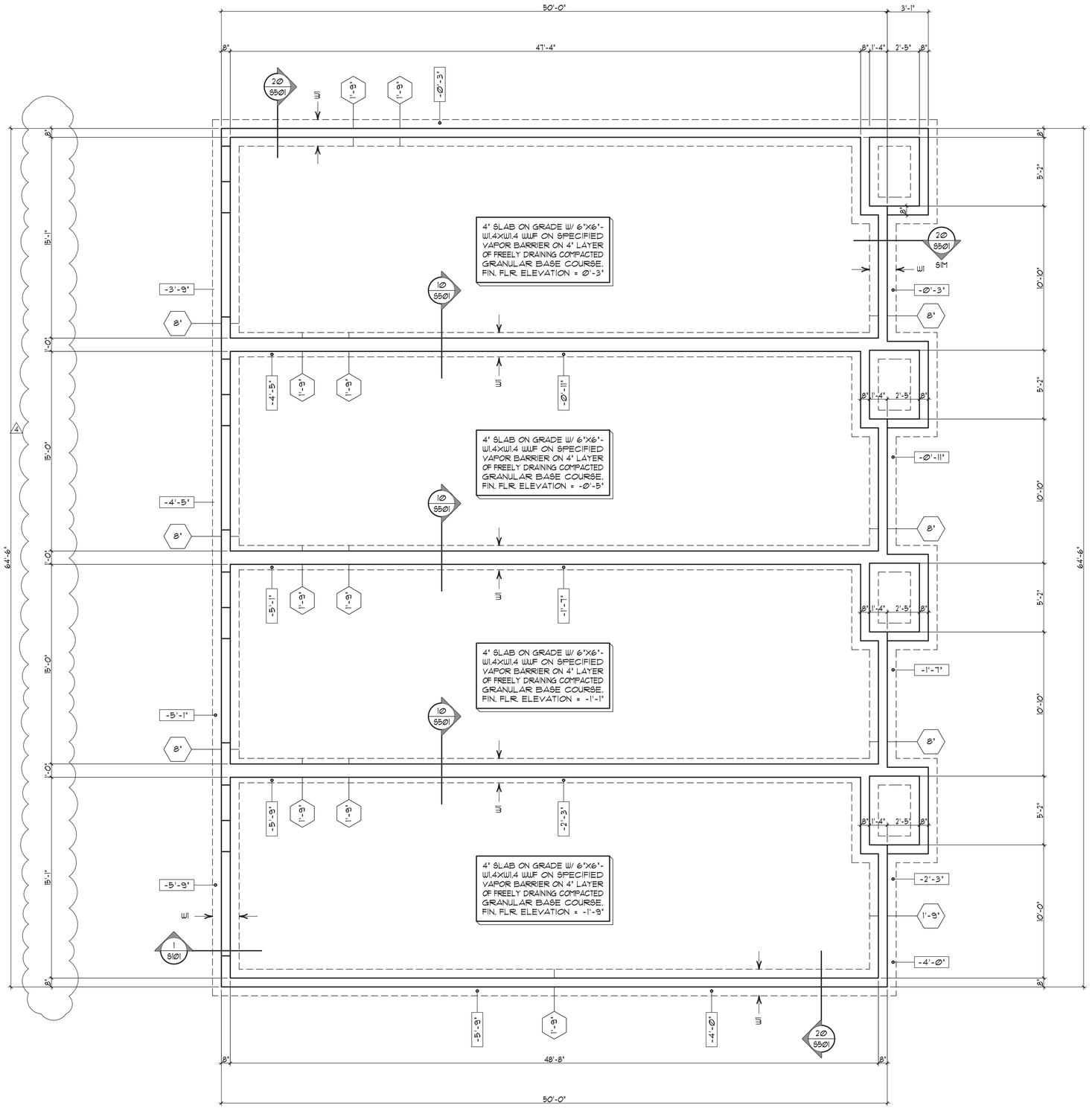
Project Manager: OROD
Drawn By: JP
Date: FEBRUARY, 1, 2024
Reviewed By: GN
Project ID: 22006

Sheet Title
WALL SECTIONS

Sheet No.
A403

Conditionally APPROVED SAFEbuilt. SEE CORRESPONDENCE
NEW CONSTRUCTION
PLUS/RM PROJ0052
09/17/24

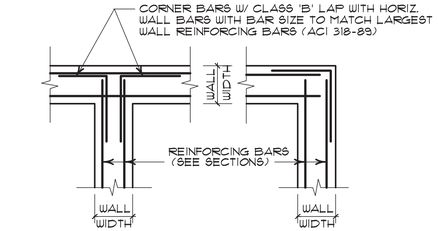
WISCONSIN
GREGORY V. NAGEL
A-9635
MILWAUKEE WIS.
ARCHITECT
05.23.24



FOUNDATION PLAN

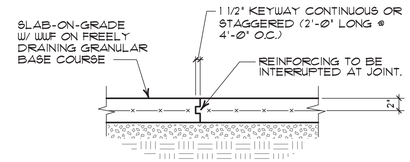
FINISHED FLOOR ELEVATION = VARIES

1/4"=1'-0"



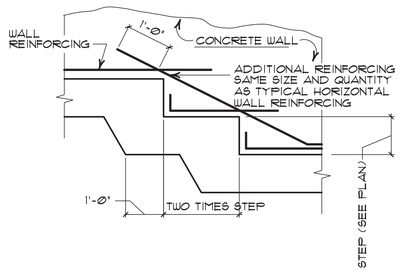
1 S100 TYP. CORNER REINFORCING

SCALE: NONE



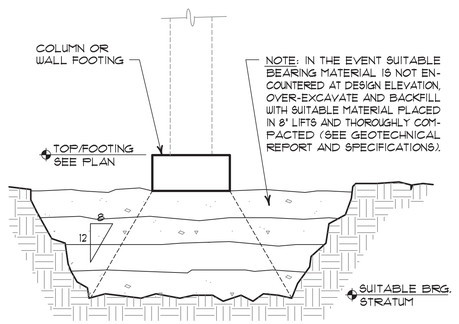
2 S100 TYP. SLAB CONSTR. JOINT

SCALE: NONE



3 S100 FOOTING STEP DETAIL

SCALE: NONE



4 S100 OVER-EXCAVATION & BACKFILL

SCALE: NONE

BACKFILL WITH LEAN CONCRETE IS AN ACCEPTABLE ALTERNATIVE

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Project

GERMANTOWN TOWNHOUSES

W140 N10385 FOND DU LAC AVE
GERMANTOWN, WI

WISCONSIN LYNN A. BARBER 33049 SHOREWOOD WI PROFESSIONAL ENGINEER
5-23-24

Sheet Title

FOUNDATION PLAN

Revisions

Item	Date	By
3	05/22/2024	LB
4	09/13/2024	LB

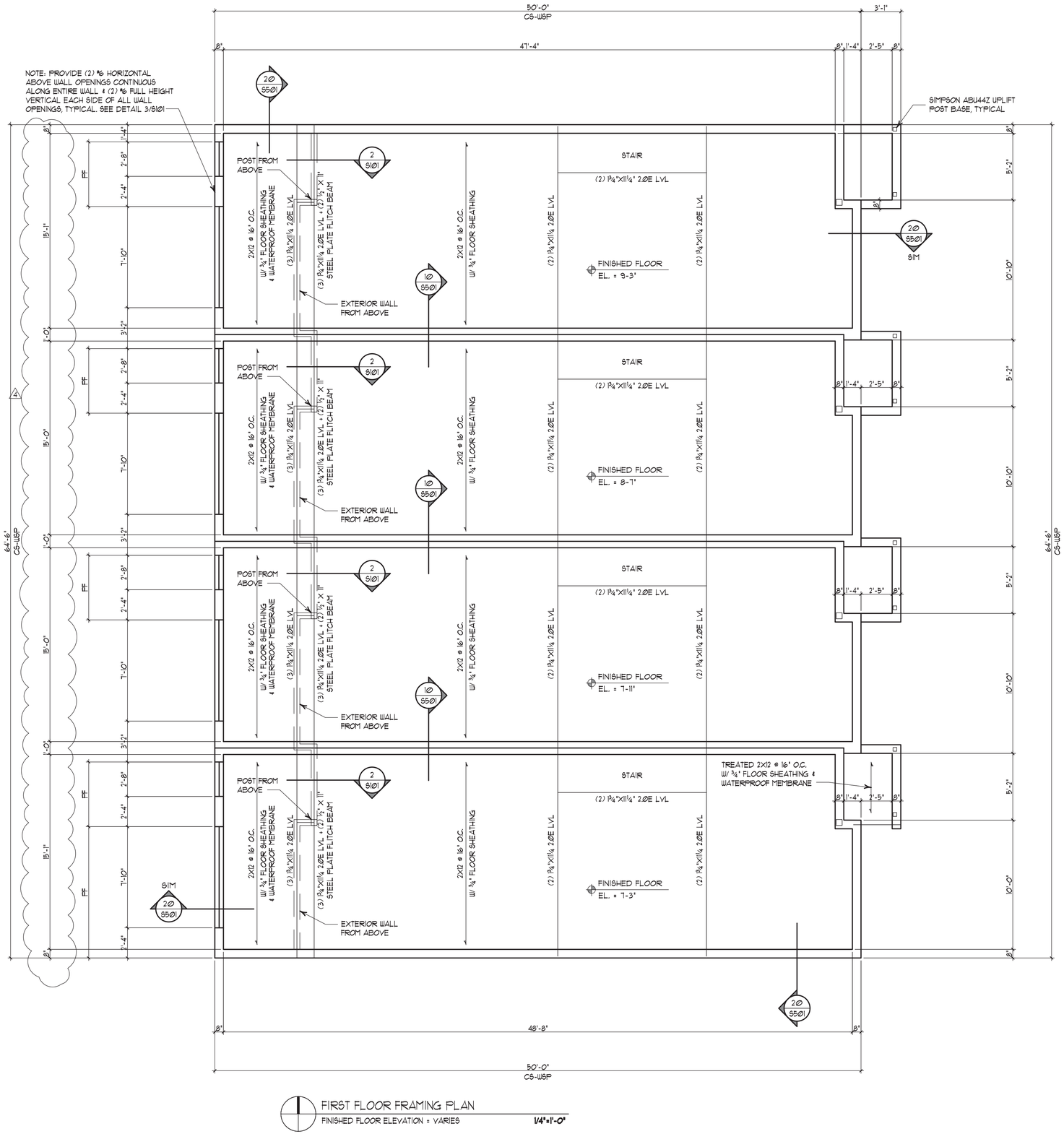
Project Engineer	LB
Drawn By	LB
Project No.	24009
Date	02/01/2024

Sheet No.

S100

Conditionally APPROVED SAFEbuilt. SEE CORRESPONDENCE

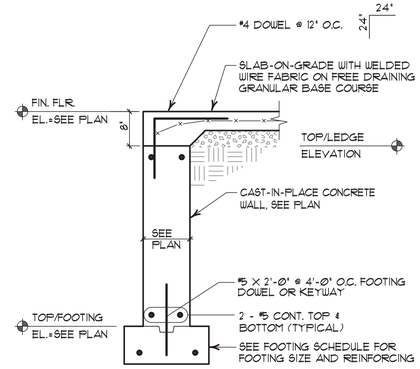
NEW CONSTRUCTION 58-23GRAM-PR00052 09/17/24



FIRST FLOOR FRAMING PLAN

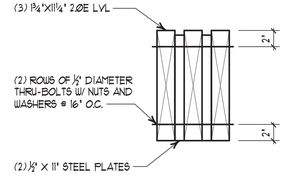
FINISHED FLOOR ELEVATION = VARIES

1/4"=1'-0"



1 S101 TYPICAL FOUNDATION WALL @ GARAGE DOOR

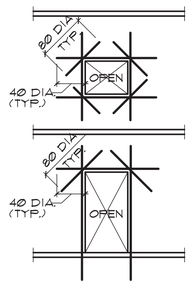
SCALE: NONE



NOTES:
1. PROVIDE (4) ½" DIAMETER THRU BOLTS ALIGNED WITH POST ABOVE
2. PROVIDE (2) ROWS OF (3) BOLTS AT EACH END OF BEAM

2 S101 FLITCH BEAM

SCALE: NONE



VERTICAL BARS:
(2) #6 BARS EACH SIDE

HORIZONTAL BARS:
(2) #6 BARS TOP & BOTTOM

DIAGONAL BARS:
(2) #5 BARS

NOTES:
1. DOWEL VERTICAL BARS INTO FOUNDATION WALLS 3'-0", MIN.
2. VERIFY SIZE & LOCATION OF OPENINGS WITH ARCHITECT, TRADE OR SUB-CONTRACTOR WHICH REQUIRES OPENING.

3 S101 ADDED REINFORCING @ CONCRETE WALL OPENINGS

SCALE: NONE

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Project

GERMANTOWN TOWNHOUSES

W140 N10385 FOND DU LAC AVE
GERMANTOWN, WI

WISCONSIN LYNN A. BARBER 33049 SHOREWOOD WI PROFESSIONAL ENGINEER
Lynn Barber 5-23-24

Sheet Title

FIRST FLOOR FRAMING PLAN

Revisions

Item	Date	By
3	05/22/2024	LB
4	09/13/2024	LB

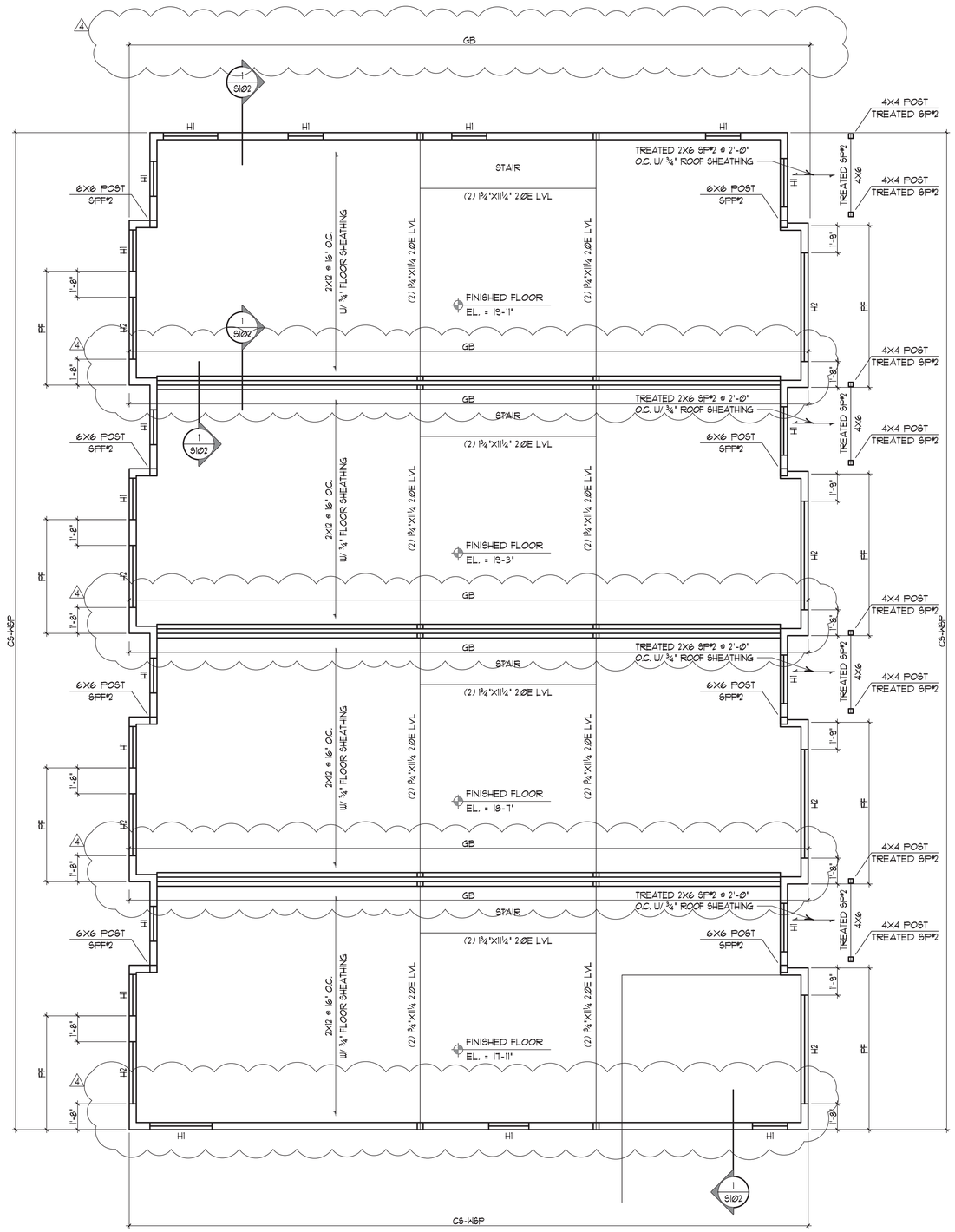
Conditionally APPROVED SAFEbuilt. SEE CORRESPONDENCE

NEW CONSTRUCTION 58-23GRM PR00052 09/17/24

Project Engineer	**LB**
Drawn By	**LB**
Project No.	**24009**
Date	**02/01/2024**

Sheet No.

S101



SECOND FLOOR FRAMING PLAN
FINISHED FLOOR ELEVATION = VARIES 1/4"=1'-0"

HEADER SCHEDULE

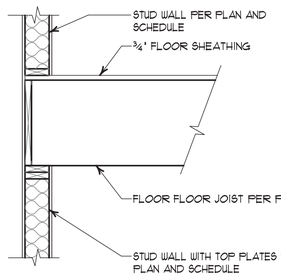
MARK	DESCRIPTION	F_b	F_v	$F_{c\perp}$	NUMBER OF SHOULDERS
H1	(3) 2X8	875	135	425	2
H2	(3) 2X12	875	135	425	2

NOTES:
1.) H2 REQUIRED AT ALL PORTAL FRAMES

WOOD BEARING WALL SCHEDULE

MARK	STUD REQUIREMENT						PLATE REQUIREMENT			
	NOMINAL	SPAC (IN.)	GRADE	F_b	F_c	E x 1,000,000	GRADE	F_b	$F_{c\perp}$	NOTES
BW1	2X6	16	SPF STUD	675	725	1.2	SPF STUD	675	425	1
BW2	2X4	16	SPF STUD	675	725	1.2	SPF STUD	675	425	2, 4
BW3	2X4	16	DFL #2	900	1,350	1.6	DFL #2	900	625	3, 4

NOTES:
1.) ALL EXTERIOR WALLS ARE BW1
2.) ALL INTERIOR 2ND FLOOR LOAD BEARING WALLS ARE BW2
3.) ALL INTERIOR 1ST FLOOR LOAD BEARING WALLS ARE BW3.
4.) PROVIDE SOLID WOOD BLOCKING AT 4'-0" O.C. BETWEEN STUDS.



1 S102 FLOOR JOIST AT LOAD BEARING WOOD STUD WALL
SCALE: NONE

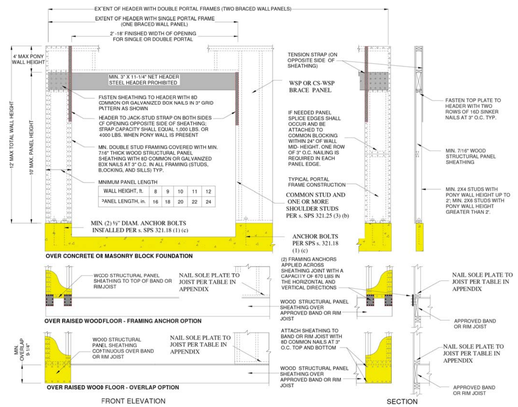


Figure 321.25-A
METHOD PF - PORTAL FRAME BRACE CONSTRUCTION

2 S102 PORTAL FRAME WALL BRACING
SCALE: NONE

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Project
GERMANTOWN TOWNHOUSES

W140 N10385 FOND DU LAC AVE
GERMANTOWN, WI

WISCONSIN LYNN A. BARBER 38049 SHOREWOOD WI PROFESSIONAL ENGINEER
5-23-24

Sheet Title
SECOND FLOOR FRAMING PLAN

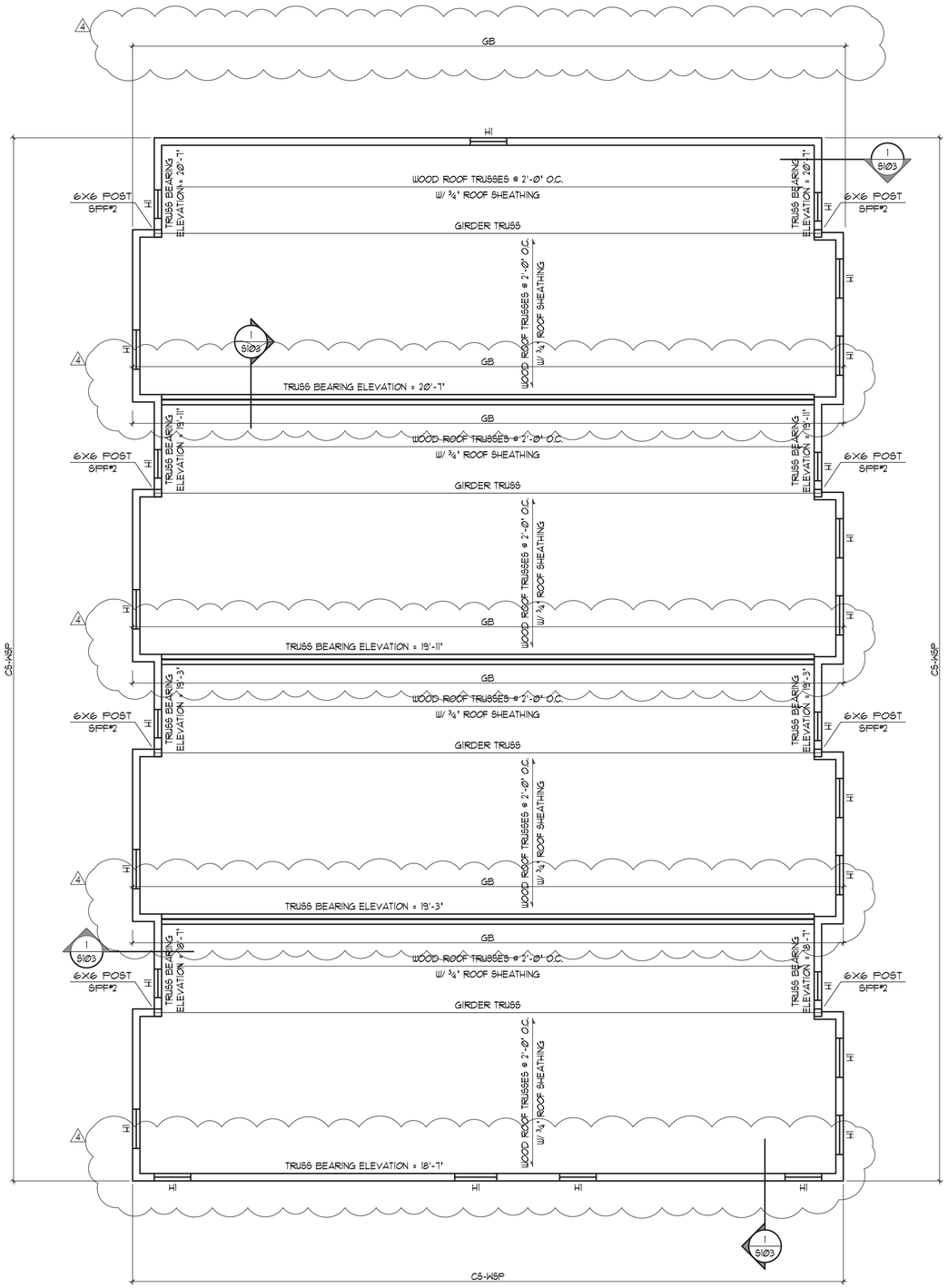
Revisions

Item	Date	By
1	09/13/2024	LB

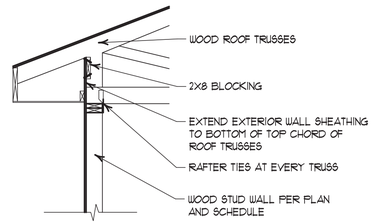
Conditionally APPROVED SAFEbuilt.
SEE CORRESPONDENCE
NEW CONSTRUCTION
56-21MM-PR00052
09/17/24

Project Engineer	LB
Drawn By	LB
Project No.	24009
Date	02/01/2024

Sheet No.
S102



ROOF FRAMING PLAN
TRUSS BEARING ELEVATION = VARIES
1/4"=1'-0"



1 S103 ROOF TRUSS @ EXTR. WALL
SCALE: NONE

Table 321.25–G
BRACING METHODS[a, f]

Material	Minimum Brace Material Thickness or Size	Maximum Nominal Wall Height[b]	Minimum Braced Wall Panel Width or Brace Angle	Connection Criteria	
				Minimum Fasteners	Maximum Spacing
Intermittent Bracing Methods					
LIB[c] Let–in bracing	1x4 wood brace (or approved metal brace installed per manufacturer instructions)	10'	45° angle and maximum 16" o.c. stud spacing[h]	2–8d common nails or 3–8d box nails (2 3/8" long x 0.113" diameter)	Per stud and top and bottom plates[d]
DWB Diagonal wood boards	½" (1" nominal) for maximum 24" o.c. stud spacing	10'	48"	2–8d box nails (2 3/8" long x 0.113" diameter) or 2 – 1 3/4" long 16–gage staples	Per stud and top and bottom plates[d]
WSP Wood structural panel	3/8" for maximum 16"o.c. stud spacing; 7/16" for maximum 24" o.c. stud spacing	10'	48"	6d common nail or 8d box nail (2 3/8" long x 0.113" diameter); or 7/16"– or 1/2"–crown 16–gage staples, 1 1/4" long	6" edges, 12" field (nails) 3" edges, 6" field (staples)
SFB Structural fiber-board sheathing	½" for maximum 16" o.c. stud spacing	10'	48"	1 1/2" long x 0.120" diameter galvanized roofing nails or 1"–crown 16–gage staples. 1 1/4" long	3" edges, 6" field
GB Gypsum board (installed on both sides of wall)	½" for maximum 24" o.c. stud spacing	10'	96"	5d cooler nails, or #6 screws	7" edges, 7" field (including top and bottom plates)
Continuous Sheathed Bracing Methods					
CS–WSP[g] Continuous sheathed WSP	3/8" for maximum 16"o.c. stud spacing; 7/16" for maximum 24" o.c. stud spacing	12'	Refer to Table 321.25–H	Same as WSP	Same as WSP
CS–SFB[g] Continuous sheathed SFB	½" for maximum 16" o.c. stud spacing			Same as SFB	Same as SFB
Narrow Panel Bracing					
PF Portal frame	7/16"	12'	Refer to Figure 321.25–A	Refer to Figure 321.25–A	Refer to Figure 321.25–A

[a]The interior side of all exterior walls shall be sheathed with minimum ½–inch gypsum wallboard unless otherwise permited to be excluded by this subsection. All edges of panel–type wall bracing, except horizontal joints in GB bracing, shall be attached to framing or blocking.

[b]The actual measured wall height shall include stud height and thickness of top and bottom plates. The actual wall height shall be permitted to exceed the listed nominal values by not more than 4½ inches. Tabulated bracing amounts in s. SPS 321.25 (8) (c) are based on a 10–foot nominal wall height for all bracing methods and shall be permitted to be adjusted to other nominal wall heights not exceeding 12 feet in accordance with footnotes to Table 321.25-I or Table 321.25–J.

[c]LIB is not permitted for walls supporting a roof and two floors. Two LIB braces installed at a 60° angle from horizontal shall be permitted to be substituted for each 45° angle LIB brace.

[d]Bracing with CS–WSP and CS–SFB shall have sheathing installed on all sheathable surfaces above, below, and between wall openings.

[e]Shall be attached to the top and bottom plates and any intermediate studs, in one continuous length.

[f]Each braced panel may contain no more than one hole, having a maximum dimension of no more than ten percent of the least dimension of the panel, and confined to the middle three–fourths of the panel.

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Project
GERMANTOWN TOWNHOUSES

W140 N10385 FOND DU LAC AVE
GERMANTOWN, WI

WISCONSIN LYNN A. BARBER 33049 SHOREWOOD WI PROFESSIONAL ENGINEER
5-23-24

Sheet Title
ROOF FRAMING PLAN

Revisions

Item	Date	By
4	09/13/2024	LB

Conditionally APPROVED SAFEbuilt. SEE CORRESPONDENCE
NEW CONSTRUCTION 58-23ORM FROOO52 09/17/24

Project Engineer	LB
Drawn By	LB
Project No.	24009
Date	02/01/2024
Sheet No.	S103

DESIGN CRITERIA

PERFORM ALL CONSTRUCTION IN CONFORMANCE WITH THE BUILDING AND DESIGN CODES REFERENCED WITHIN THESE DOCUMENTS. THE PROJECT DOCUMENTS REFER TO THE FOLLOWING CODES AND STANDARDS, UNO:

WISCONSIN COMMERCIAL BUILDING CODE, 2018: INTERNATIONAL BUILDING CODE (IBC), 2015, UNIFORM DWELLING CODE (UDC) 2017

STRUCTURAL CONCRETE: "BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE"
THE AMERICAN CONCRETE INSTITUTE (ACI 318-14).

CONCRETE MASONRY: "BUILDING CODE REQUIREMENTS FOR CONCRETE MASONRY STRUCTURES"
THE AMERICAN CONCRETE INSTITUTE (ACI 530-13).

STRUCTURAL STEEL: "SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS" (AISC 360-10).

DESIGN LIVE LOADS

ROOF LOADING
- LIVE LOAD ---------- 20 PSF
- GROUND SNOW LOAD (Pg) ---------- 30 PSF
  - ROOF SLOPE FACTOR (Cs) ---------- 1.0
  - EXPOSURE FACTOR (Ce) ---------- 1.0
  - IMPORTANCE FACTOR (Is) ---------- 1.0
  - THERMAL FACTOR (Ct) ---------- 1.0
  - THERMAL FACTOR - CANOPY (Ct) ---------- 1.2
- ROOF SNOW LOAD (Pf) ---------- 21 PSF
- ROOF SNOW LOAD - CANOPY (Pf) ---------- 25.2 PSF
- DRIFT ---------- 23.8 PSF
- DRIFT (CANOPY) ---------- 21.5 PSF

FLOOR LOADING
- RESIDENTIAL ---------- 40 PSF

LATERAL EARTH PRESSURE (ACTIVE) ----------40 PSF/FT

WIND DESIGN DATA

ULTIMATE WIND SPEED (3 SECOND GUST) -------- 115 MPH
WIND DIRECTIONALITY FACTOR (Kd) ---------- 0.85
MEAN ROOF HEIGHT (CANOPY)---------- 11.5 FT
WIND EXPOSURE CATEGORY ---------- B
WIND EXPOSURE CLASSIFICATION ---------- +/- 0.18
CANOPY HEIGHT (H) ---------- 11.5 FT
CANOPY (L) ---------- 11.5 FT
Kh (CASE 1) ---------- 0.7
Kh (CASE 2) ---------- 0.7
TOPOGRAPHIC FACTOR (Kzt) ---------- 1.0
VELOCITY PRESSURE (qz) ---------- 20.1 PSF
ROOF NET UPLIFT ---------- 24.2 PSF
DESIGN PROCEDURE ----------DIRECTIONAL PROCEDURE

SEISMIC DESIGN LOADS

SEISMIC USE GROUP / OCCUPANCY CATEGORY -------- II
SEISMIC LOAD IMPORTANCE FACTOR (Ie) ---------- 1
SEISMIC SITE CLASS ---------- D
MAPPED SPECTRAL RESPONSE ACCELERATION (Ss)--- 0.171
SPECTRAL RESPONSE COEFFICIENT (Sds) ---------- 0.182
SPECTRAL RESPONSE COEFFICIENT (Sd1) ---------- 0.118
SEISMIC DESIGN CATEGORY ---------- B

GENERAL NOTES

STRUCTURAL DRAWINGS ARE INTENDED TO BE USED WITH ARCHITECTURAL, PLUMBING AND MECHANICAL DRAWINGS. CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE REQUIREMENTS OF ALL DRAWINGS INTO THEIR SHOP DRAWINGS AND WORK.

NO OPENINGS, OTHER THAN THOSE SHOWN ON DESIGN DRAWINGS AND APPROVED SHOP DRAWINGS, SHALL BE MADE WITHOUT THE WRITTEN APPROVAL OF THE ARCHITECT AND ENGINEER.

NO CHANGE IN SIZE OR DIMENSION OF STRUCTURAL MEMBERS SHALL BE MADE WITHOUT THE WRITTEN APPROVAL OF THE ARCHITECT AND ENGINEER.

CONTRACTOR SHALL REVIEW AND STAMP ALL SHOP DRAWINGS BEFORE SUBMITTING TO THE ARCHITECT.

OPENINGS OF 1'-4" AND LESS ON A SIDE ARE GENERALLY NOT SHOWN ON THE STRUCTURAL DRAWINGS. REFER TO ARCHITECTURAL AND MECHANICAL DRAWINGS FOR LOCATION AND DIMENSIONS OF THOSE OPENINGS. PROVIDE REINFORCING AROUND OPENINGS PER TYPICAL DETAILS SHOWN ON STRUCTURAL DRAWINGS.

THE CONTRACTOR IS RESPONSIBLE FOR LIMITING THE AMOUNT OF CONSTRUCTION LOAD IMPOSED ON STRUCTURAL FRAMING. CONSTRUCTION LOADS SHALL NOT EXCEED THE CAPACITY OF THE FRAMING AT THE TIME THE LOADS ARE IMPOSED.

THE STRUCTURE IS DESIGNED TO FUNCTION AS A UNIT UPON COMPLETION. THE CONTRACTOR SHALL FURNISH ALL TEMPORARY BRACING AND/OR SUPPORTS REQUIRED AS THE RESULT OF THE CONTRACTOR'S CONSTRUCTION METHODS AND/OR SEQUENCES.

DO NOT SCALE THESE DRAWINGS. USE DIMENSIONS.

CONTRACTOR'S CONSTRUCTION AND/OR ERECTION SEQUENCES SHALL RECOGNIZE AND CONSIDER THE EFFECTS OF THERMAL MOVEMENTS OF STRUCTURAL ELEMENTS DURING THE CONSTRUCTION PERIOD. EXPANSION JOINTS SHOWN ON THE DRAWINGS HAVE BEEN DESIGNED TO ACCOMMODATE ANTICIPATED THERMAL MOVEMENT AFTER THE BUILDING IS COMPLETE.

THE CONTRACTOR SHALL INFORM THE ARCHITECT AND ENGINEER IN WRITING OF ANY DEVIATION FROM THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL NOT BE RELIEVED OF THE RESPONSIBILITY FOR SUCH DEVIATION BY THE ARCHITECT'S AND ENGINEER'S APPROVAL OF SHOP DRAWINGS, PRODUCT DATA, ETC. UNLESS THE CONTRACTOR HAS SPECIFICALLY INFORMED THE ARCHITECT AND ENGINEER OF SUCH DEVIATION AT THE TIME OF SUBMISSION, AND THE ARCHITECT AND ENGINEER HAVE GIVEN WRITTEN APPROVAL TO THE SPECIFIC DEVIATION.

ALL THINGS WHICH, IN THE OPINION OF THE CONTRACTOR, APPEAR TO BE DEFICIENCIES, OMISSIONS, CONTRADICTIONS AND AMBIGUITIES, IN THE PLANS AND SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND ENGINEER. PLANS AND/OR SPECIFICATIONS WILL BE CORRECTED OR A WRITTEN INTERPRETATION OF THE ALLEGED DEFICIENCY, OMISSION, CONTRADICTION OR AMBIGUITY WILL BE MADE BY THE ARCHITECT AND ENGINEER BEFORE THE AFFECTED WORK PROCEEDS.

CONTRACTOR NOTES

PROVIDE ANY NECESSARY TEMPORARY BRACING OR GUYS TO PROVIDE LATERAL SUPPORT OF THE BUILDING UNTIL PERMANENT FRAME IS COMPLETELY INSTALLED.

CONTRACTOR SHALL HIRE A SHORING ENGINEER & CONTRACTOR TO DESIGN AND PROVIDE ALL SHORING REQUIRED TO SUPPORT EXISTING CONSTRUCTION AND NEW CONSTRUCTION AS REQUIRED TO BUILD THIS PROJECT.

SHORING AND UNDERPINNING SHALL BE DESIGNED TO LIMIT HORIZONTAL AND VERTICAL MOVEMENT OF EXISTING CONSTRUCTION OF 1/4" MAXIMUM IN ANY DIRECTION.

IT IS SOLELY THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE ERECTION PROCEDURE AND CONSTRUCTION SEQUENCE IN ORDER TO ENSURE THE SAFETY OF THE BUILDING AND WORKMEN DURING CONSTRUCTION (MEANS & METHODS OF CONSTRUCTION). THIS INCLUDES, BUT IS NOT LIMITED TO: SHORING, UNDERPINNING, TEMPORARY BRACING, ETC.

FIELD VERIFY ALL DIMENSIONS & EXISTING SIZES AND CONDITIONS SHOWN ON THESE CONSTRUCTION DOCUMENTS LOCATING EXISTING BUILDING ELEMENTS PRIOR TO PREPARING SHOP DRAWINGS & FABRICATING MATERIALS. GENERAL CONTRACTOR TO COORDINATE ANY CHANGES WITH ARCHITECT & ENGINEER.

EXISTING FRAMING SHOWN ON THESE DRAWINGS IS BASED ON AVAILABLE DOCUMENTATION & FIELD OBSERVATION TO DATE. FIELD VERIFY ACTUAL DIMENSIONS/CONFIGURATIONS OF ALL STRUCTURAL MEMBERS AS NECESSARY FOR NEW CONSTRUCTION. IF SIZES DIFFER, NOTIFY ENGINEER PRIOR TO PROCEEDING WITH WORK. FIELD VERIFY ALL EXISTING MEMBER SIZES AND LOCATIONS AS REQUIRED TO PROPERLY INSTALL ALL NEW STRUCTURAL MEMBERS AS SHOWN. MODIFY AND RELOCATE ALL OTHER WORK (PLUMBING, ELECTRICAL, HVAC, ETC.) AS REQUIRED TO INSTALL NEW STRUCTURAL MEMBERS AS SHOWN ON THESE DRAWINGS.

ALL DIMENSIONS AND ELEVATIONS SHALL BE VERIFIED BY CONTRACTOR AND COORDINATED WITH ARCHITECT'S DRAWINGS. INFORM ARCHITECT OF ANY DISCREPANCIES.

SEE ARCHITECT'S DRAWINGS FOR FLOOR PITCHES, DEPRESSIONS, ETC.

IN THE CASE OF DISCREPANCIES OR CONFLICTS IN THE DRAWINGS, CONTRACTOR SHALL ASSUME THE MORE COSTLY DESIGN DURING BIDDING AND SHALL REQUEST CLARIFICATION PRIOR TO CONSTRUCTION. COORDINATE CHANGES WITH ARCHITECT AND ENGINEER.

FOUNDATION AND EARTHWORK

ISOLATED AND CONTINUOUS FOUNDATIONS HAVE BEEN DESIGNED FOR AN ASSUMED ALLOWABLE NET BEARING PRESSURE OF 2,000 PSF. THE OWNER AND CONTRACTOR ARE RESPONSIBLE FOR VERIFYING THESE ASSUMPTIONS WITH ACTUAL CONDITIONS PRIOR TO CONSTRUCTION OR BUILD AT THEIR OWN RISK. ACHIEVING AN ALLOWABLE BEARING PRESSURE DOES NOT PRECLUDE THE BUILDING FROM BEING SUBJECT TO DIFFERENTIAL MOVEMENT. SHOULD THE OWNER BE CONCERNED, THEY SHALL ENGAGE THE SERVICES OF A LICENSED GEOTECHNICAL ENGINEER TO INVESTIGATE AND PROVIDE RECOMMENDATIONS.

ALL FOOTING AND SLAB SUBGRADES, INCLUDING PIT SLABS, SHALL BE COMPACTED TO 95 PERCENT OF MAXIMUM DENSITY AT OPTIMUM MOISTURE CONTENT BASED ON LABORATORY DESIGNATION ASTM D1557. ALL BACKFILL AROUND AND ABOVE ALL FOUNDATION ELEMENTS, FOOTINGS, CAPS, MATS AND PITS SHALL BE COMPACTED TO 90 PERCENT OF MAXIMUM DENSITY AT OPTIMUM MOISTURE CONTENT BASED ON LABORATORY DESIGNATION ASTM D1557.

ALL ORGANIC AND/OR OTHER UNSUITABLE MATERIALS SHALL BE REMOVED FROM SUBGRADE AND BACKFILL AREAS WITH ACCEPTABLE GRANULAR FILL, COMPACTED TO 95 PERCENT OF MAXIMUM DENSITY. FILL SHALL BE PLACED IN LIFTS NOT TO EXCEED 8 INCHES IN LOOSE THICKNESS.

NO MUD SLABS, FOOTINGS OR SLABS SHALL BE PLACED INTO OR AGAINST SUBGRADE CONTAINING FREE WATER, FROST OR ICE. SHOULD WATER OR FROST ENTER A FOOTING ELEVATION AFTER SUBGRADE APPROVAL, THE SUBGRADE SHALL BE RE-INSPECTED BY THE OWNER'S SOIL TESTING LABORATORY AFTER REMOVAL OF WATER OR FROST.

THE CONTRACTOR SHALL PROVIDE ALL NECESSARY MEASURES TO PREVENT ANY FROST OR ICE FROM PENETRATING ANY FOOTING OR SLAB SUBGRADE BEFORE AND AFTER PLACING OF CONCRETE AND UNTIL SUCH SUBGRADES ARE FULLY PROTECTED BY THE PERMANENT BUILDING STRUCTURE.

WHERE FILL MATERIAL IS REQUIRED ON BOTH SIDES OF GRADE BEAMS OR WALLS, IT SHALL BE PLACED SIMULTANEOUSLY.

WHERE FILL MATERIAL IS PLACED ON ONE SIDE OF A WALL (OR GRADE BEAM), THE WALL (OR GRADE BEAM) SHALL BE ADEQUATELY SHORED AND BRACED OR THE MATERIAL SHALL NOT BE PLACED UNTIL SUPPORTING FLOOR SLABS HAVE BEEN POURED AND SET OR FLOOR FRAMING HAS BEEN INSTALLED.

CONTRACTOR SHALL BE RESPONSIBLE TO ADEQUATELY PROTECT ALL EXCAVATION. WHERE NECESSARY, SHEET AND SHORE THE EXCAVATION WITH ALL REQUIRED TIEBACKS AND BRACING AS DETERMINED BY CONTRACTOR'S ENGINEER.

DO NOT BACKFILL AGAINST CANTILEVER RETAINING WALLS UNTIL THE CONCRETE HAS ATTAINED 100% OF ITS DESIGN STRENGTH.

THE CONCRETE FOR EACH ISOLATED FOOTING SHALL BE PLACED IN ONE (1) CONTINUOUS PLACEMENT.

ALL SLAB AND FOOTING MUD SLABS SHALL BE THOROUGHLY CLEANED IMMEDIATELY PRIOR TO THE FOUNDATION CONCRETE PLACEMENT.

ALL PERIMETER WALL AND COLUMN FOOTINGS SHALL BEAR A MINIMUM OF 4'-0" BELOW FINISHED GRADES. ALL WALL AND COLUMN FOOTINGS OUTSIDE THE BUILDING PERIMETER SHALL BEAR A MINIMUM OF 5'-0" BELOW FINISHED GRADES SHOWN ON THE CIVIL DRAWINGS.

SEE PLUMBING DRAWINGS FOR UNDER FLOOR DRAINAGE SYSTEM AND SPECIAL GRANULAR FILL MATERIALS.

SEE ARCHITECTURAL DRAWINGS FOR ALL WATERPROOFING AND DAMPPROOFING DETAILS.

FOOTING SCHEDULE

MARK	FOOTING DIMENSIONS	FOOTING REINFORCING	NOTES
W1	2'-0"X1'-0"	(2) #5 CONT.	

NOTES:
1. B = BOTTOM, T = TOP
2. SEE SECTIONS AND DETAILS FOR REQUIRED FOOTING DOWELS.

CAST-IN-PLACE CONCRETE

ALL WORK TO BE DONE IN ACCORDANCE WITH ACI 318 BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE DESIGN AND CONSTRUCTION (CURRENTLY ADOPTED EDITION).

CEMENT SHALL CONFORM TO ASTM C150 TYPE I. USE ONLY ONE BRAND OF CEMENT FOR ALL EXPOSED TO VIEW CONCRETE. AGGREGATES SHALL CONFORM TO ASTM C33 (REGULAR WEIGHT). ALL CONCRETE SHALL CONTAIN AN APPROVED WATER REDUCING ADMIXTURE. ALL EXPOSED CONCRETE SHALL BE AIR-ENTRAINED. NO CALCIUM CHLORIDE SHALL BE USED IN ANY CONCRETE.

REINFORCING STEEL SHALL BE NEW DEFORMED BARS. REINFORCING BARS SHALL CONFORM TO ASTM A615, GRADE 60, ALL WELDED WIRE FABRIC SHALL CONFORM TO ASTM A1064, GRADE 65. ALL TIES, STIRRUPS AND FIELD BENT BARS TO HAVE Fy = 40,000 PSI.

WHERE REINFORCING BARS ARE SHOWN CONTINUOUS, PROVIDE CLASS B TENSION LAP SPLICES (12" MINIMUM) EXCEPT WHERE NOTED OR DETAILED OTHERWISE. LAP WWF WIRE SPACING PLUS 2" (6" MINIMUM).

DETAIL AND PROVIDE SUITABLE WIRE SPACERS, CHAIRS, TIES, ETC., FOR SUPPORTING REINFORCING STEEL AND WELDED WIRE FABRIC IN THE PROPER POSITION WHILE PLACING CONCRETE.

PROVIDE DOWELS OF SAME SIZE AND SPACING AT VERTICAL WALL OR COLUMN PIER REINFORCING AT THE FOUNDATION, UNLESS NOTED OTHERWISE. DOWELS SHALL BE TIED IN PLACE PRIOR TO CONCRETE PLACEMENT.

PROVIDE BENT CORNER BARS TO MATCH AND LAP WITH HORIZONTAL BARS AT CORNERS AND INTERSECTIONS OF WALLS AND FOOTINGS.

CHECKED SHOP DRAWINGS SHOWING REINFORCING DETAILS, INCLUDING STEEL SIZES, SPACING AND PLACEMENT SHALL BE SUBMITTED FOR ENGINEER'S REVIEW PRIOR TO FABRICATION.

DRAWINGS SHOWING LOCATION OF CONSTRUCTION AND CONTROL JOINTS AND PLACING SEQUENCE SHALL BE SUBMITTED FOR ENGINEER'S REVIEW PRIOR TO PREPARATION OF THE REINFORCING STEEL SHOP DRAWINGS.

HORIZONTAL CONSTRUCTION JOINTS ARE NOT PERMITTED IN CONCRETE MEMBERS UNLESS SHOWN ON THE DRAWINGS OR APPROVED IN ADVANCE. VERTICAL CONSTRUCTION JOINTS OR BULKHEADS SHALL BE MADE AT MIDSPAN OR POINTS OF MINIMUM SHEAR.

SIZE OF CONCRETE POURS BETWEEN CONSTRUCTION JOINTS SHALL BE LIMITED TO:

1. WALLS: MAXIMUM LENGTH 100 FT WITH INTERMEDIATE CONTROL JOINTS APPROXIMATELY 30 FT. DO NOT LOCATE WITHIN 5 FT OF A CORNER OR COLUMN. COORDINATE LOCATIONS WITH VENEER JOINTS.
2. SLAB ON GRADE: 3,600 SQUARE FT WITH MAXIMUM DIMENSION OF 60 FT± PLACE IN LANE OR STRIP FASHION WITH INTERMEDIATE CONTROL JOINTS AT APPROXIMATELY 15 FT FOR EXPOSED CONCRETE SURFACES. COORDINATE LOCATIONS WITH FLOOR FINISHES.

VERIFY LOCATION OF OPENINGS SHOWN THROUGH CONCRETE SLABS OR WALLS AND COORDINATE ANY ADDITIONAL REQUIRED OPENINGS WITH OTHER TRADES AND THE ARCHITECT/ENGINEER.

CONCRETE EXPOSED TO FREEZING AND THAWING SHALL CONTAIN 6% (PLUS OR MINUS 1.5%) ENTRAINED AIR.

THICKEN SLABS ON GRADE BELOW NON-BEARING INTERIOR MASONRY WALLS.

ALUMINUM CONDUIT OR PIPING MAY NOT BE EMBEDDED IN ANY CONCRETE.

SLAB ON GRADE CONCRETE MIX TO HAVE LOW SHRINKAGE CHARACTERISTICS AND A LOW WATER/CEMENT RATIO. PROVIDE PLASTICIER AS REQUIRED. APPLY AN APPROPRIATE FLOOR HARDNER (NOT SHAKE-ON): SLAB TO BE LEVEL AND "SUPERFLAT" PER ACI 302.1R.

CONCRETE PLACEMENT: BEFORE PLACING CONCRETE, VERIFY THAT INSTALLATION OF FORMWORK, REINFORCEMENT AND EMBEDDED ITEMS ARE COMPLETE AND THAT REQUIRED INSPECTIONS HAVE BEEN PERFORMED.

DEPOSIT CONCRETE CONTINUOUSLY IN ONE LAYER OR IN HORIZONTAL LAYERS OF SUCH THICKNESS THAT NO NEW CONCRETE WILL BE PLACED ON CONCRETE THAT HAS HARDENED ENOUGH TO CAUSE SEAMS OR PLANES OF WEAKNESS. IF A SECTION CANNOT BE PLACED CONTINUOUSLY, PROVIDE CONSTRUCTION JOINTS AS INDICATED. DEPOSIT CONCRETE TO AVOID SEGREGATION. CONSOLIDATE PLACED CONCRETE WITH MECHANICAL VIBRATING EQUIPMENT ACCORDING TO ACI 301.

COLD-WEATHER PLACEMENT: COMPLY WITH ACI 306.1.
HOT-WEATHER PLACEMENT: COMPLY WITH ACI 301.

CONCRETE MIXES: THE FOLLOWING MAX AND MIN VALUES ARE TO BE USED AS GUIDELINES FOR PROVIDING CONCRETE THAT MEETS THE STRENGTH AND FINISH REQUIREMENTS OF THE CONCRETE FOR EACH USE. EXACT VALUES OF EACH ARE TO BE DETERMINED BY THE SUPPLIER & COORDINATED WITH THE CONCRETE CONTRACTOR AND GENERAL CONTRACTOR (OR C.M.) FOR EACH SPECIFIC USE WITH THE GIVEN CONDITIONS, ADMIXTURES, ETC.

NAME	STRENGTH	MIN. AGG.	MAX. SLUMP RANGE	W/C	MAX AIR ENTRAIN.
FOOTINGS	3,000 PSI	1-1/2"	3-1/2" TO 5"	.051	-
INT. SOG	4,000 PSI	1-1/2"	2-1/2" TO 4"	.050	-
PIERS	4,000 PSI	3/4"	3-1/2" TO 5"	.050	NOTE 2

TABLE NOTES:
1. CONCRETE PERMANENTLY EXPOSED TO FREEZE/THAW CYCLES SHALL BE AIR ENTRAINED FOR THE DESIGNATED AMOUNT WITH A TOLERANCE OF PLUS OR MINUS 1-1/2.
2. WALLS OR PIERS EXPOSED TO VIEW AND FREEZE/THAW ARE TO HAVE 5% AIR ENTRAINMENT.
3. ALL OTHER CONCRETE USED ON THE PROJECT ONLY REQUIRE AIR ENTRAINMENT IF IT IS PERMANENTLY EXPOSED TO FREEZE/THAW CONDITIONS.

CONCRETE COVER TO REINFORCING STEEL, UNLESS NOTED OTHERWISE, SHALL BE AS FOLLOWS:
- CONCRETE CAST AGAINST EARTH AND PERMANENTLY EXPOSED TO EARTH:
  - FOOTINGS ---------- 3"
- CONCRETE EXPOSED TO EARTH AND WEATHER:
  - WALLS, COLUMNS, PIERS, BEAMS:
    - UP THROUGH #5 BARS ---------- 1-1/2"
    - #6 THROUGH #18 ---------- 2"
- FORMED SURFACES NOT IN CONTACT WITH EARTH OR EXPOSED TO WEATHER:
  - WALLS
    - UP THROUGH #11 BARS ---------- 3/4"
    - #14 AND #18 ---------- 1-1/2"
  - ELEVATED SLABS
    - TOP ---------- 3/4"
    - BOTTOM ---------- 1"
  - BEAMS
    - TOP/BOTTOM/SIDE ---------- 1-1/2"
  - COLUMNS
    - SIDES ---------- 1-1/2"

STRUCTURAL STEEL NOTES

STEEL MATERIALS SHALL CONFORM TO THE FOLLOWING MINIMUM REQUIREMENTS UNLESS OTHERWISE NOTED ON THE CONTRACT DOCUMENTS

ROLLED SHAPES AND CHANNELS: ASTM A572 OR A992, MIN. Fy=50 KSI
ANGLES & PLATES: ASTM A36 MIN. Fy=36 KSI

ALL DETAILING, FABRICATION AND ERECTION SHALL CONFORM TO THE REQUIREMENTS OF THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC) ASD SPECIFICATION AND CODES, 16TH EDITION.

WHERE NO CAMBER IS INDICATED, FABRICATE BEAMS SO THAT ANY NATURAL CAMBER IS UPWARD AFTER ERECTION.

SPLICES SHALL BE ALLOWED ONLY AT LOCATIONS SPECIFICALLY INDICATED ON THE STRUCTURAL DRAWINGS UNLESS APPROVED OTHERWISE BY THE EOR IN WRITING.

SHOP DRAWINGS: SHOW FABRICATION OF STRUCTURAL STEEL COMPONENTS. INCLUDE DETAILS OF CUTS, CONNECTIONS, SPLICES, CAMBER, HOLES AND OTHER PERTINENT DATA. INCLUDE EMBEDMENT DRAWINGS. INDICATE WELDS BY STANDARD AWS SYMBOLS, DISTINGUISHING BETWEEN SHOP AND FIELD WELDS, AND SHOW SIZE, LENGTH AND TYPE OF EACH WELD. SHOW BACKING BARS THAT ARE TO BE REMOVED AND SUPPLEMENTAL FILLET WELDS WHERE BACKING BARS ARE TO REMAIN. INDICATE TYPE, SIZE AND LENGTH OF BOLTS, DISTINGUISHING BETWEEN SHOP AND FIELD BOLTS. IDENTIFY PRETENSION AND SLIP CRITICAL, HIGH-STRENGTH BOLTED CONNECTIONS. SHOW ALL COPES, HOLES, OPENINGS AND MODIFICATIONS REQUIRED IN STRUCTURAL STEEL MEMBERS FOR ERECTION OR THE WORK OF OTHER TRADES ON THE SHOP DRAWINGS FOR APPROVAL BY THE DESIGN PROFESSIONALS.

FIELD MODIFICATION OF STRUCTURAL STEEL IS PROHIBITED WITHOUT PRIOR WRITTEN APPROVAL OF THE DESIGN PROFESSIONALS.

REGARDLESS OF THICKNESS, ALL WELDING WORK SHALL CONFORM TO THE REQUIREMENTS OF AWS D1.1, "STRUCTURAL WELDING CODE - STEEL," 2010 EDITION OR NEWER, AND SHALL BE PERFORMED BY AWS CERTIFIED WELDERS.

THERE SHALL BE NO FIELD CUTTING OF STRUCTURAL STEEL MEMBERS FOR THE WORK OF OTHER TRADES WITHOUT THE PRIOR WRITTEN APPROVAL OF THE STRUCTURAL ENGINEER.

AFTER FABRICATION AND JUST PRIOR TO SITE APPLICATION OF SPRAY-ON FIREPROOFING, ALL STRUCTURAL STEEL SHALL BE CLEANED OF ALL RUST, LOOSE MILL SCALE AND OTHER FOREIGN MATERIALS, PRIMING AND PAINTING OF STRUCTURAL STEEL WILL NOT BE REQUIRED EXCEPT FOR STEEL THAT IS PERMANENTLY EXPOSED.

GALVANIZE ALL STRUCTURAL STEEL PERMANENTLY EXPOSED TO THE WEATHER, CLEAN AND TOUCH UP GALVANIZING AFTER ERECTION.

SOURCE QUALITY CONTROL: ENGAGE A QUALIFIED TESTING AGENCY TO PERFORM SHOP TESTS AND INSPECTIONS. PROVIDE TESTING AGENCY WITH ACCESS TO PLACES WHERE STRUCTURAL-STEEL WORK IS BEING FABRICATED OR PRODUCED TO PERFORM TESTS AND INSPECTIONS.

BOLTED CONNECTIONS: INSPECT SHOP-BOLTED CONNECTIONS ACCORDING TO RCSC'S "SPECIFICATION FOR STRUCTURAL JOINTS USING ASTM A325 OR A490 BOLTS."

WELDED CONNECTIONS: VISUALLY INSPECT SHOP-WELDED CONNECTIONS ACCORDING TO AWS D1.1/D1.1M AND THE FOLLOWING INSPECTION PROCEDURES, AT TESTING AGENCY'S OPTIONS:
1. LIQUID PENETRANT INSPECTION: ASTM E 165.
2. MAGNETIC PARTICLE INSPECTION: ASTM E 09± PERFORMED ON ROOT PASS AND ON FINISHED WELD. CRACKS OR ZONES OF INCOMPLETE FUSION OR PENETRATION ARE NOT ACCEPTED.
3. ULTRASONIC INSPECTION: ASTM E 164.
4. RADIOGRAPHIC INSPECTION: ASTM E 94.

EXAMINATION: VERIFY, WITH CERTIFIED STEEL ERECTOR PRESENT, ELEVATIONS OF CONCRETE BEARING SURFACES AND LOCATIONS OF ANCHOR RODS, BEARING PLATES, AND OTHER EMBEDMENTS FOR COMPLIANCE WITH REQUIREMENTS. PREPARE A CERTIFIED SURVEY OF EXISTING CONDITIONS. INCLUDE BEARING SURFACES, ANCHOR RODS, BEARING PLATES, AND OTHER EMBEDMENTS SHOWING DIMENSIONS, LOCATIONS, ANGLES AND ELEVATIONS.

PREPARATION: PROVIDE TEMPORARY SHORES, GUYS, BRACES AND OTHER SUPPORTS DURING ERECTION TO KEEP STRUCTURAL STEEL SECURE, PLUMB, AND IN ALIGNMENT AGAINST TEMPORARY CONSTRUCTION LOADS AND LOADS EQUAL IN INTENSITY TO DESIGN LOADS. REMOVE TEMPORARY SUPPORTS WHEN PERMANENT STRUCTURAL STEEL, CONNECTIONS AND BRACING ARE IN PLACE UNLESS OTHERWISE INDICATED.

TRUSS SHOP DRAWING NOTES

WOOD TRUSS SHOP DRAWINGS SHALL SHOW THE FOLLOWING INFORMATION.
1. INFORMATION WHICH THE RESPONSIBLE BUILDING DESIGN PROFESSIONAL WILL CHECK FOR COMPLIANCE WITH CONTRACT DOCUMENTS.
   a. ERECTION PLAN: SHOWING DIMENSIONED LOCATION AND TRUSS IDENTIFICATION.
   b. BEARING DETAILS: SHOWING BEARING LENGTH, WIDTH, DEPTH INDICATING CONFORMANCE TO DESIGN CALCULATIONS.
   c. DESIGN LOADS: ALL DEAD AND LIVE LOADS SHALL BE SHOWN ON THE FRAMING PLAN OR TRUSS ELEVATION INDICATING CONFORMANCE TO TRUSS CALCULATIONS.
   d. ALL PERMANENT BRACING: SHOW TOP CHORD, BOTTOM CHORD & WEB MEMBER BRACING ON FRAMING PLAN AND TRUSS ELEVATION. SUPPLIER AND INSTALLER OF THIS BRACING SHALL ALSO BE INDICATED.
   e. TRUSS DIMENSIONS: SHOW DEPTH, SPAN BEARING, HEIGHT AND SLOPES AT ALL CRITICAL POINTS.
2. INFORMATION THAT SHALL BE THE RESPONSIBILITY OF THE FABRICATOR AND TRUSS DESIGNER AND SHALL BE PROVIDED FOR INFORMATION WITH THE SHOP DRAWING SUBMITTAL.
   a. MEMBER DESIGN: INCLUDING WEB CONFIGURATION, MEMBER SIZE, GRADE OF LUMBER, FABRICATED SPLICES AND MEMBER BRACING REQUIRED BY TRUSS DESIGN.
   b. INTERIOR CONNECTION: DESIGN AND SHOW DETAIL OF WEB AND CHORD CONNECTIONS, CONNECTOR PLATES AND PLATE CAPACITIES.
   c. ERECTION PLAN: SHOW SPACING AND LAYOUT OF ANY TEMPORARY BRACING REQUIRED FOR ERECTION.
   d. STRUCTURAL DESIGN OF TRUSSES: SUBMIT COMPLETE TRUSS CALCULATIONS AND OBTAIN ALL APPROVALS NECESSARY FOR CONFORMANCE TO BUILDING CODE. VERIFY SUBMITTAL AND APPROVAL BY SENDING COPY TO BUILDING DESIGN PROFESSIONAL.
   e. CONTRACTOR: FURNISH INSTALLER WITH ALL DATA NECESSARY FOR PROPER INSTALLATION.

WOOD FRAMING NOTES

ERECTION OF ALL WOOD FRAMING SHALL CONFORM TO THE NATIONAL FOREST PRODUCTS ASSOCIATION DESIGN SPECIFICATIONS, AMERICAN PLYWOOD ASSOCIATION AND THE STATE OF WISCONSIN BUILDING CODE, LATEST EDITIONS.

THE STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH THE DRAWINGS OF ALL OTHER DISCIPLINES AND THE SPECIFICATIONS. THE CONTRACTOR SHALL VERIFY THE REQUIREMENTS OF OTHER TRADES AS TO SLEEVES, CHASES, HANGERS, INSERTS, ANCHORS, HOLES AND OTHER ITEMS TO BE PLACED OR SET IN THE STRUCTURAL WORK.

DRAWINGS INDICATE GENERAL AND TYPICAL DETAILS OF CONSTRUCTION. WHERE CONDITIONS ARE NOT SPECIFICALLY SHOWN, SIMILAR DETAILS OF CONSTRUCTION SHALL BE USED SUBJECT TO APPROVAL BY THE ENGINEER.

ROOF DECK SHALL BE MINIMUM 5/8 INCH APA RATED SHEATHING, EXPOSURE 1.

LAMINATED VENEER LUMBER (LVL) SHALL HAVE A MINIMUM DESIGN STRENGTH:
- Fb=2,800 PSI
- E= 2.0E6 PSI

FLOOR JOISTS SHALL BE SPF #1/#2, OR AN EQUIVALENT WITH A MINIMUM DESIGN STRENGTH:
- Fb=875 PSI
- E= 1.4E6 PSI

SOUTHERN PINE (SP) #2, SHALL HAVE A MINIMUM DESIGN STRENGTH:
- Fb=1,000 PSI
- E= 1.4E6 PSI

ALL NAILING SHALL BE CAREFULLY DRIVEN AND NOT OVERDRIVEN. THE USE OF STAPLES IS PROHIBITED.

ROOF SHEATHING NAILS SHALL BE HOT-DIPPED GALVANIZED.

CONTRACTOR SHALL COORDINATE THE LOCATION OF ALL REQUIRED SHEAR WALL ANCHORS.

ALL FRAMING EXPOSED TO THE WEATHER OR IN CONTACT WITH MASONRY OR CONCRETE SHALL BE PRESSURE TREATED IN ACCORDANCE WITH THE AMERICAN WOOD PRESERVERS ASSOCIATION SPECIFICATIONS. WHERE POSSIBLE, ALL CUTS AND HOLES SHOULD BE COMPLETED BEFORE TREATMENT. CUTS AND HOLES DUE TO THE ON-SITE FABRICATION SHALL BE BRUSHED WITH 2 COATS OF COPPER NAPHTHENATE SOLUTION CONTAINING A MINIMUM OF 2% METALLIC COPPER IN SOLUTION PER AWPA STANDARD M9.

PREFABRICATED METAL JOIST HANGERS, HURRICANE CLIPS, HOLD-DOWN ANCHORS AND OTHER ACCESSORIES SHALL BE AS MANUFACTURED BY "SIMPSON STRONG-TIE COMPANY" OR APPROVED EQUAL. INSTALL ALL ACCESSORIES PER THE MANUFACTURER'S REQUIREMENTS. ALL STEEL SHALL HAVE A MINIMUM 18 GA THICKNESS (PER ASTM A653) AND BE GALVANIZED (G90 COATING).

SHEATHING NOTES

WOOD PANEL PRODUCTS:

THICKNESS: AS NEEDED TO COMPLY WITH REQUIREMENTS SPECIFIED, BUT NOT LESS THAN THICKNESS INDICATED.

FACTORY MARK PANELS TO INDICATE COMPLIANCE WITH APPLICABLE STANDARD.

EXTERIOR WALL SHEATHING: OSB/PLYWOOD SHEATHING: DOC PS 1, EXTERIOR, STRUCTURAL 1 SHEATHING.

INTERIOR WALL SHEATHING: NON-STRUCTURAL ENGINEERED WOOD PANEL: APA TRADEMARKED. WIDTH: 5/8".

ROOF SHEATHING: OSB/PLYWOOD SHEATHING: DOC PS 1, EXTERIOR, STRUCTURAL 1 SHEATHING.

FASTENERS: PROVIDE FASTENERS OF SIZE AND TYPE INDICATED THAT COMPLY WITH REQUIREMENTS SPECIFIED: FOR ROOF SHEATHING, PROVIDE FASTENERS WITH HOT-DIP ZINC COATING COMPLYING WITH ASTM A 153/A 153M.

NAILS, BRADS, AND STAPLES: ASTM F 1667.

POWER-DRIVEN FASTENERS: FASTENER SYSTEMS WITH AN EVALUATION REPORT ACCEPTABLE TO AUT

IBC 2015 TABLE 2304.10.1 MINIMUM FASTENING SCHEDULE, UNO

DESCRIPTION OF BILDING ELEMENTS	NUMBER AND TYPE OF FASTENER	SPACING AND LOCATION
ROOF		
1. BLOCKING BETWEEN CEILING JOISTS, RAFTERS OR TRUSSES TO TOP PLATE OR OTHER FRAMING BELOW	3-8d COMMON (2-1/2"x0.131") OR 3-10d BOX (3"x0.128")± OR 3-3"x0.131" NAILS± OR 3-3" 14 GAGE STAPLES, 7/16" CROWN	EACH END, TOENAIL
BLOCKING BETWEEN RAFTERS OR TRUSS NOT AT THE WALL TOP PLATE, TO RAFTER OR TRUSS	(2) -8d COMMON (2-1/2"x0.131") 2-3"x0.131" NAILS 2-3" 14 GAGE STAPLES	EACH END, TOENAIL
	2 -16d COMMON (3-1/2"x0.162") 2-3"x0.131" NAILS 3-3" 14 GAGE STAPLES	END NAIL
FLAT BLOCKING TO TRUSS AND WEB FILLER	16d COMMON (3-1/2"x0.162") @ 6" O.C. 3"x0.131" NAILS @ 6" O.C. 3"x14 GAGE STAPLES @ 6" O.C.	FACE NAIL
2. CEILING JOIST TO TOP PLATE	3-8d COMMON (2-1/2"x0.131") OR 3-10d BOX (3"x0.128")± OR 3-3"x0.131" NAILS± OR 3-3" 14 GAGE STAPLES, 7/16" CROWN	EACH JOIST, TOENAIL
3. CEILING JOIST NOT ATTACHED TO PARALLEL RAFTERS, LAPS OVER PARTITIONS (NO THRUST) (SEE SECTION 2308.7.3.1, TABLE 2308.7.3.1)	3-16d COMMON (3-1/2"x0.162") OR 4-10d BOX (3"x0.128")± OR 4-3"x0.131" NAILS± OR 4-3" 14 GAGE STAPLES, 7/16" CROWN	FACE NAIL
4. CEILING JOIST ATTACHED TO PARALLEL (HEEL JOINT) (SEE SECTION 2308.7.3.1, TABLE 2308.7.3.1)	PER TABLE 2308.7.3.1	FACE NAIL
5. COLLAR TIE TO RAFTER	3-10d COMMON (3"x0.148") OR 4-10d BOX (3"x0.128")± OR 4-3"x0.131" NAILS± OR 4-3" 14 GAGE STAPLES, 7/16" CROWN	FACE NAIL
6. RAFTER OR ROOF TRUSS TO TOP PLATE (SEE SECTION 2308.7.5, TABLE 2308.7.5)	3-10d COMMON (3"x0.148") OR 3-16d BOX (3-1/2"x0.135")± OR 4-10d BOX (3"x0.128")± OR 4-3"x0.131" NAILS± OR 4-3" 14 GAGE STAPLES, 7/16" CROWN	TOENAIL
7. ROOF RAFTERS TO RIDGE VALLEY OR HIP RAFTERS± OR ROOF RAFTER TO 2-INCH RIDGE BEAM	2-16d COMMON (3-1/2"x0.162") OR 3-10d BOX (3"x0.128")± OR 3-3"x0.131" NAILS± OR 3-3" 14 GAGE STAPLES, 7/16" CROWN	TOENAIL
	3-10d COMMON (3"x0.148") OR 3-16d BOX (3-1/2"x0.135")± OR 4-10d BOX (3"x0.128")± OR 4-3"x0.131" NAILS± OR 4-3" 14 GAGE STAPLES, 7/16" CROWN	TOENAIL

IBC 2015 TABLE 2304.10.1 MINIMUM FASTENING SCHEDULE, UNO

DESCRIPTION OF BILDING ELEMENTS	NUMBER AND TYPE OF FASTENER	SPACING AND LOCATION
FLOOR		
22. JOIST TO SILL, TOP PLATE, OR GIRDER	3-8d COMMON (2-1/2"x0.131") OR 3-10d BOX (3"x0.128")± OR 3-3"x0.131" NAILS± OR 3-3" 14 GAGE STAPLES, 7/16" CROWN	TOENAIL
23. RIM JOIST, BAND JOIST, OR BLOCKING TO TOP PLATE, SILL OR OTHER FRAMING BELOW	8d COMMON (2-1/2"x0.131") OR 10d BOX (3"x0.128")± OR 3"x0.131" NAILS± OR 3" 14 GAGE STAPLES, 7/16" CROWN	6" O.C. TOENAIL
24. 1"x6" SUBFLOOR OR LESS TO EACH JOIST	2-8d COMMON (2-1/2"x0.131") 2-10d BOX (3"x0.128")	FACE NAIL
25. 2" SUBFLOOR TO JOIST OR GIRDER	2-16d COMMON (3-1/2"x0.162")	FACE NAIL
26. 2" PLANKS (PLANK & BEAM - FLOOR & ROOF)	2-16d COMMON (3-1/2"x0.162")	EACH BEARING, FACE NAIL
27. BUILT-UP GIRDERS AND BEAMS, 2" LUMBER LAYERS	20d COMMON (4"x0.192")	32" O.C., FACE NAIL AT TOP AND BOTTOM STAGGERED ON OPPOSITE SIDES
	10d BOX (3"x0.128")± OR 3"x0.131" NAILS± OR 3" 14 GAGE STAPLES, 7/16" ROWN	24" O.C. FACE NAIL AT TOP AND BOTTOM STAGGERED ON OPPOSITE SIDES
	AND 2-20d COMMON (4"x0.192") OR 3-10d BOX (3"x0.128")± OR 3-3"x0.131" NAILS± OR 3-3" 14 GAGE STAPLES, 7/16" CROWN	ENDS AND AT EACH SPLICE, FACE NAIL
28. LEDGER STRIP SUPPORTING JOISTS OR RAFTERS	3-16d COMMON (3-1/2"x0.162") OR 4-10d BOX (3"x0.128")± OR 4-3"x0.131" NAILS± OR 4-3" 14 GAGE STAPLES, 7/16" CROWN	EACH JOIST OR RAFTER, FACE NAIL
29. JOIST TO BANK JOIST OR RIM JOIST	3-16d COMMON (3-1/2"x0.162") OR 4-10d BOX (3"x0.128")± OR 4-3"x0.131" NAILS± OR 4-3" 14 GAGE STAPLES, 7/16" CROWN	EACH NAIL
30. BRIDGING OR BLOCKING TO JOIST, RAFTER OR TRUSS	2-8d COMMON (2-1/2"x0.131") OR 2-10d BOX (3"x0.128")± OR 2-3"x0.131" NAILS± OR 2-3" 14 GAGE STAPLES, 7/16" CROWN	EACH END, TOENAIL

IBC 2015 TABLE 2304.10.1 MINIMUM FASTENING SCHEDULE, UNO

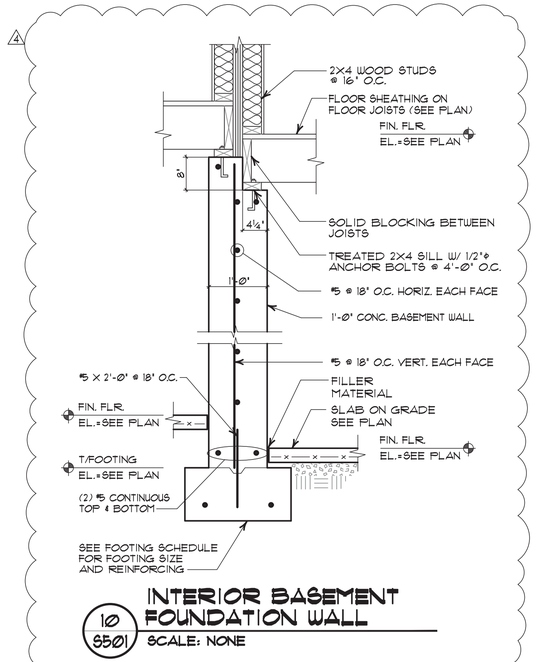
DESCRIPTION OF BILDING ELEMENTS	NUMBER AND TYPE OF FASTENER	SPACING AND LOCATION
WALL		
8. STUD TO STUD (NOT AT BRACED WALL PANELS)	16d COMMON (3-1/2"x0.162")±	24" O.C. FACE NAIL
	10d BOX (3"x0.128") OR 3"x0.131" NAILS± OR 3-3" 14 GAGE STAPLES, 7/16" CROWN	16" O.C. FACE NAIL
9. STUD TO STUD AND ABUTTING STUDS AT INTERSECTING WALL CORNERS (AT BRACED WALL PANELS)	16d COMMON (3-1/2"x0.162")± OR	16" O.C. FACE NAIL
	16d BOX (3-1/2"x0.135")± OR	12" O.C. FACE NAIL
	3"x0.131" NAILS± OR 3-3" 14 GAGE STAPLES, 7/16" CROWN	12" O.C. FACE NAIL
10. BUILT-UP HEADER (2" TO 2" HEADER)	16d COMMON (3-1/2"x0.162")± OR	16" O.C. EACH EDGE, FACE NAIL
	16d BOX (3-1/2"x0.135")± OR	12" O.C. EACH EDGE, FACE NAIL
11. CONTINUOUS HEADER TO STUD	4-8d COMMON (2-1/2"x0.131")± OR 4-10d BOX (3"x0.128")	TOENAIL
12. TOP PLATE TO TOP PLATE	16d COMMON (3-1/2"x0.162")± OR	16" O.C. FACE NAIL
	10d BOX (3"x0.128") OR 3"x0.131" NAILS± OR 3-3" 14 GAGE STAPLES, 7/16" CROWN	12" O.C. FACE NAIL
13. TOP PLATE TO TOP PLATE, AT END JOINTS	8-16d COMMON (3-1/2"x0.162") OR 12-10d BOX (3"x0.128")± OR 12-3"x0.131" NAILS± OR 12-3" 14 GAGE STAPLES, 7/16" CROWN	EACH SIDE OF END JOINT, FACE NAIL (MINIMUM 24" LAP SPLICE LENGTH EACH SIDE OF END JOINT)
14. BOTTOM PLATE TO JOIST, RIM JOIST, BAND JOIST OR BLOCKING (NOT AT BRACED WALL PANELS)	16d COMMON (3-1/2"x0.162")±	
	16d BOX (3-1/2"x0.135") OR 3"x0.131" NAILS± OR 3" 14 GAGE STAPLES, 7/16" CROWN	
15. BOTTOM PLATE TO JOIST, RIM JOIST, BAND JOIST OR BLOCKING AT BRACED WALL PANELS	3-16d COMMON (3-1/2"x0.162") OR 3-16d BOX (3-1/2"x0.135")± OR 4-3"x0.131" NAILS± OR 4-3" 14 GAGE STAPLES, 7/16" CROWN	16" O.C. FACE NAIL
16. STUD TO TOP OR BOTTOM PLATE	4-8d COMMON (2-1/2"x0.131") OR 4-16d BOX (3"x0.128")± OR 4-3"x0.131" NAILS± OR 4-3" 14 GAGE STAPLES, 7/16" CROWN	TONAIL
	2-16d COMMON (3-1/2"x0.162") OR 3-10d BOX (3"x0.128")± OR 3-3"x0.131" NAILS± OR 3-3" 14 GAGE STAPLES, 7/16" CROWN	END NAIL
17. TOP OR BOTTOM PLATE TO STUD	2-16d COMMON (3-1/2"x0.162") OR 3-10d BOX (3"x0.128")± OR 3-3"x0.131" NAILS± OR 3-3" 14 GAGE STAPLES, 7/16" CROWN	END NAIL
18. TOP PLATES, LAPS AT CORNERS AND INTERSECTIONS	2-16d COMMON (3-1/2"x0.162") OR 3-10d BOX (3"x0.128")± OR 3-3"x0.131" NAILS± OR 3-3" 14 GAGE STAPLES, 7/16" CROWN	FACE NAIL
19. 1" BRACE TO EACH STUD AND PLATE	2-8d COMMON (2-1/2"x0.131")± OR 2-10d BOX (3"x0.128")± OR 2-3"x0.131" NAILS± OR 2-3" 14 GAGE STAPLES, 7/16" CROWN	FACE NAIL
20. 1"x6" SHEATHING TO EACH BEARING	2-8d COMMON (2-1/2"x0.131")± OR 2-10d BOX (3"x0.128")±	FACE NAIL
21. 1"x8" AND WIDER SHEATHING TO EACH BEARING	3-8d COMMON (2-1/2"x0.131")± OR 3-10d BOX (3"x0.128")±	FACE NAIL

ROOF TRUSS DESIGN LOADS

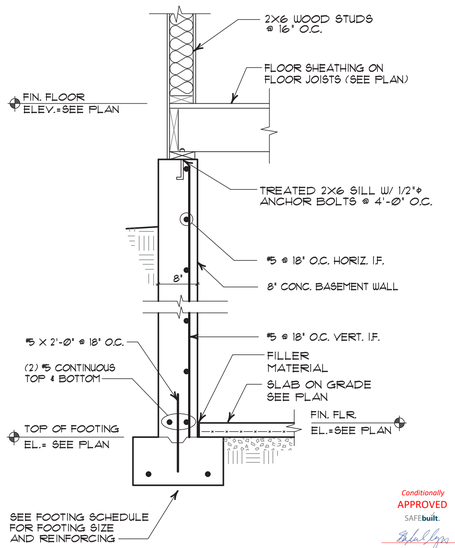
1. ALL TRUSSES SHALL BE DESIGNED FOR A MINIMUM OF 23.1 PSF SNOW LOAD PLUS 20 DEAD LOAD (10 TOP CHORD, 10 BOTTOM CHORD).
2. ALL TRUSSES SHALL BE DESIGNED FOR A MINIMUM UPLIFT OF 20 PSF OVER INTERIOR SPACES AND 30 PSF AT EXTERIOR CANOPIES AND SOFFITS (MINUS TOTAL DEAD LOAD).
3. OTHER LIVE LOADS SHOWN ON THESE DRAWINGS ARE IN ADDITION TO THOSE LISTED ABOVE.

ROOF TRUSS BRACING NOTES

1. ALL BRACING SHOWN OR DESCRIBED SHALL BE MINIMUM 2X4 WITH (2) 16d IN EVERY TRUSS IT CROSSES.
2. ALL TRUSS TOP CHORDS SHALL BE CONTINUOUSLY BRACED BY THE ROOF DECKING.
3. ALL TRUSS WEB MEMBERS SHALL BE BRACED @ 4'-0" O.C. UNLESS CALCULATIONS SHOW OTHERWISE.
4. ALL HORIZONTAL BRACING SHALL BE STIFFENED @ 20'-0" O.C. WITH EITHER:
   a. DIAGONAL BRACING EXTENDED TO A SHEAR WALL PARALLEL TO THE ORIGINAL BRACING.
   b. A 1/2" PLYWOOD SHEET EXTENDED TO ROOF DECK OR SHEAR WALL.
5. ALL TRUSS BOTTOM CHORDS SHALL BE BRACED AT 6'-0" O.C. UNLESS CALCULATIONS SHOW OTHERWISE, CONTINUOUS SHEETING APPLIED TO BOTTOM CHORD WILL SATISFY THIS BRACING REQUIREMENT.



10 S501 INTERIOR BASEMENT FOUNDATION WALL
SCALE: NONE



20 S501 BASEMENT FOUNDATION WALL
SCALE: NONE

Conditionally APPROVED
SAFEbuilt.
SEE CORRESPONDENCE

RECEIVED CONSTRUCTION 09/17/2024

BARBER ENGINEERING
325 West Vine Street • Milwaukee, WI 53212
414-263-5500 • info@barberengineer.com

Project

GERMANTOWN TOWNHOUSES

W140 N10385 FOND DU LAC AVE
GERMANTOWN, WI

WISCONSIN LYNN A. BARBER 30049 SHOREWOOD WI PROFESSIONAL ENGINEER
5-23-24

Sheet Title

DETAILS

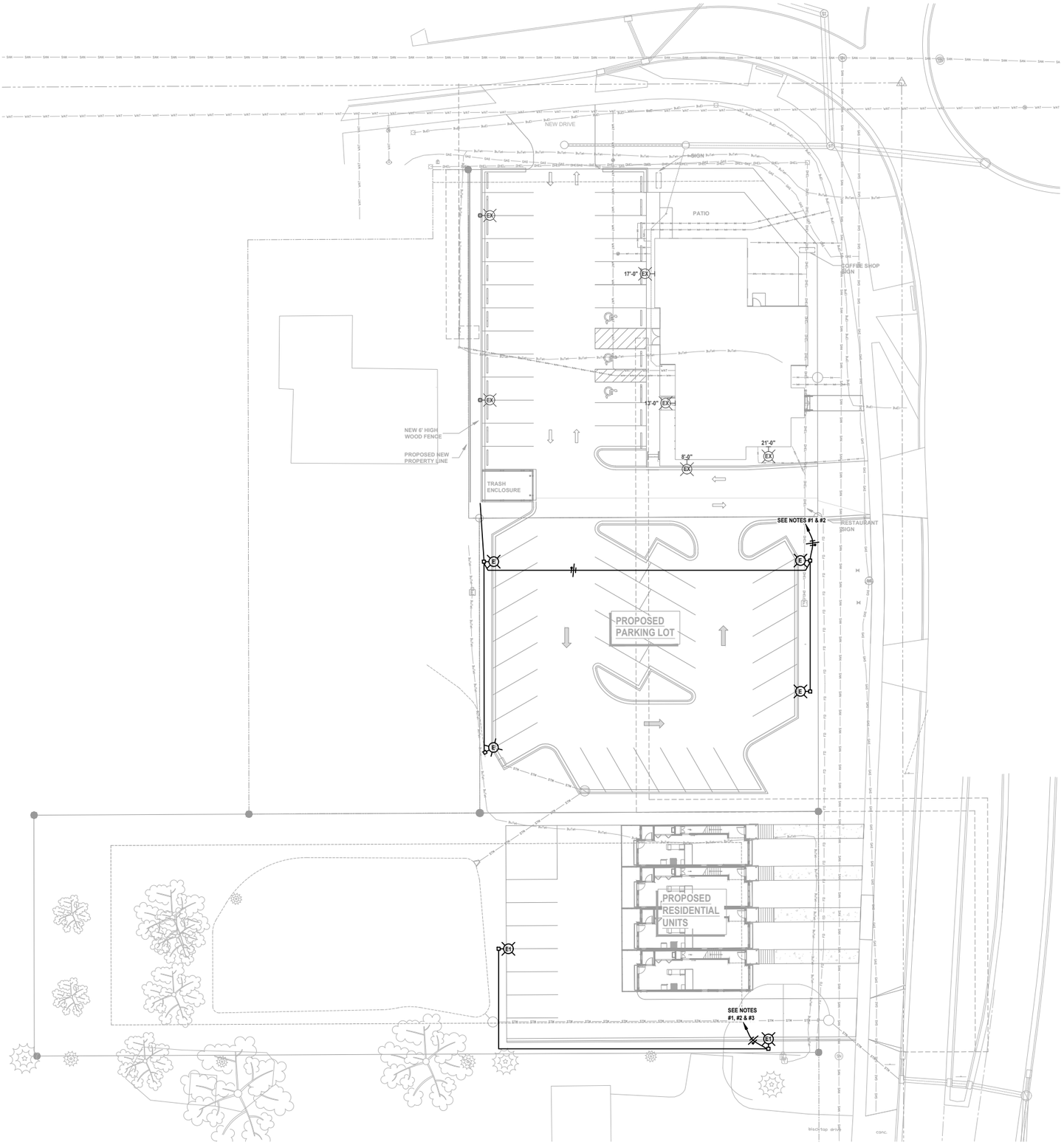
Revisions

Item	Date	By
3	05/22/2024	LB
4	09/13/2024	LB

Project Engineer	LB
Drawn By	LB
Project No.	24009
Date	02/01/2024

Sheet No.

S501



ELECTRICAL SITE PLAN
SCALE: 1"=20'-0"

NOTES:

1. EACH LIGHT FIXTURE TO HAVE MOTION SENSOR CONTROL. LIGHT FIXTURES TO DIM TO 33% AFTER 15 MINUTES OF NO MOTION DETECTED. ALL LIGHTS TO COME TO FULL BRIGHTNESS WHEN ONE MOTION SENSOR IS ACTIVATED.
2. 2 #8 THWN & 1 #8 GND. IN 3/4" C. TO LIGHTING PANEL VIA PHOTOCELL-ON, TIMECLOCK-OFF.
3. TO ELECTRICAL PANEL IN RESIDENTIAL BUILDING IN UTILITY ROOM UNDER STAIRS.

SYMBOLS / ABBREVIATIONS

	WALL BRACKET/WALL SCONCE FIXTURE - SEE FIXTURE SCHEDULE
	SURFACE/PENDANT FIXTURE - SEE FIXTURE SCHEDULE
	RECESSED DOWNLIGHT FIXTURE - SEE FIXTURE SCHEDULE
P	POLE & LUMINAIRE(S) FIXTURE - SEE FIXTURE SCHEDULE
	SWITCHED CIRCUIT
	BRANCH CIRCUIT
AFF	ABOVE FINISHED FLOOR
AFG	ABOVE FINISHED GRADE
AFI	ARC FAULT INTERRUPTER
AMP	AMPERES/AMPERAGE
AV	AUDIO VISUAL
BB	BATTERY BACKUP
BFC	BELOW FINISHED CEILING
BOL	BUILT-IN OVERLOAD
BRKR	BREAKER
BWE	BAKED WHITE ENAMEL
CBA	COLOR BY ARCHITECT
CP	CONTROL PANEL
CRCT	CIRCUIT
CTL	CONTROL
DCP	DOCK EQUIPMENT CONTROL PANEL
DISC	DISCONNECT
EC	ELECTRICAL CONTRACTOR
EM	EMERGENCY
ER	EXISTING RELOCATED
ETC	ELECTRONIC TIME CLOCK CONTROL
EX	EXISTING TO REMAIN
EXD	EXISTING TO BE DEMO'D
EXR	EXISTING TO BE RELOCATED
EWC	ELECTRIC WATER COOLER
FAAP	FIRE ALARM ANNUNCIATOR PANEL
FACP	FIRE ALARM CONTROL PANEL
FLA	FULL LOAD AMPS
FLSW	FLOAT SWITCH
FPC	FIRE PROTECTION CONTRACTOR
FURN	FURNISHED
GC	GENERAL CONTRACTOR
GFCI	GROUND FAULT CIRCUIT INTERRUPTER
GND	GROUND
HOA	HAND-OFF-AUTOMATIC SWITCH
HP	HORSEPOWER
HVAC	HEATING AND VENTILATING CONTRACTOR
IG	ISOLATED GROUND
INT	INTEGRAL
IR	IN ROOM
IU	IN UNIT
JB	JUNCTION BOX
KW	KILOWATTS
LCP	LIGHTING CONTROL PANEL
LOC	LOCATION
LT	LOW TEMPERATURE
LTSW	LIGHT SWITCH
LVT	LOW VOLTAGE THERMOSTAT
MAG	MAGNETIC STARTER
MAN	MANUAL STARTER
MCA	MINIMUM CIRCUIT AMPS
MSPL	MANUAL STARTER WITH PILOT LIGHT
NL	NIGHT LIGHT
NU	NEAR UNIT
OHP	OVERHEAT PROTECTION
OS	OCCUPANCY SENSOR
OU	ON UNIT
PB	PUSH BUTTON
PC	PLUMBING CONTRACTOR
PESW	PNEUMATIC ELECTRIC SWITCH
PHOTO	PHOTOCELL
PW	PREWIRED
RC	REFRIGERATION CONTRACTOR
RCC	REFRIGERATION CONTROL CONTRACTOR
RECEPT	RECEPTACLE
SBA	SELECTED BY ARCHITECT
SC	SEPARATE CIRCUIT
SPSW	SPEED SWITCH
SS	SOFT START
ST	SHUNT TRIP
SW	SWITCH
T	LINE VOLTAGE THERMOSTAT
TBD	TO BE DETERMINED
TC	TIME CLOCK
TCC	TEMPERATURE CONTROL CONTRACTOR
TCP	TEMPERATURE CONTROL PANEL
UM	UNIT MANUFACTURER
UNO	UNLESS NOTED OTHERWISE
VFD	VARIABLE FREQUENCY DRIVE
W	WATTS
WP	WEATHER PROOF ("WHILE-IN-USE")
XFMR	TRANSFORMER

REVISIONS

DATE	DESCRIPTION

PROJECT:
Germantown Townhouses
W140 N10385 Fond du Lac Avenue
Germantown, WI 53022

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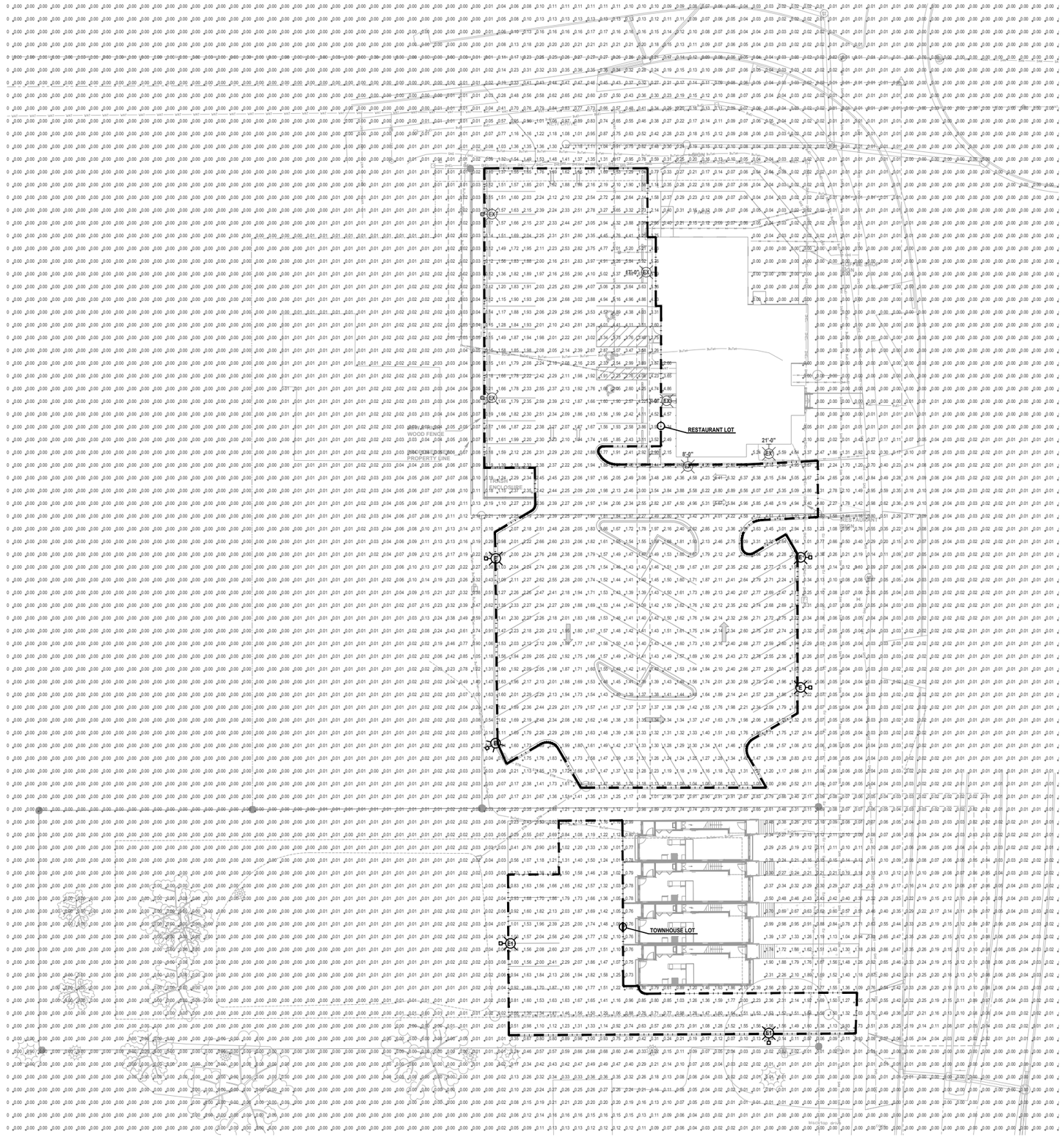
KORNACKI & ASSOCIATES, INC.
Electrical Design Consultants
262-784-3323
2845 S. Moorland Rd., New Berlin, WI 53151

WISCONSIN
DAVID B. KORNACKI
E-33120-6
NEW BERLIN
WI
PROFESSIONAL ENGINEER

Date: 07/18/23

DATE ISSUED	07/18/23
PROJECT NO.	23124
PROJECT MANAGER	D.B.K.
DRAWN BY	S.M.B.
CHECKED BY	D.B.K.
APPROVED BY	D.B.K.
SHEET NO.	**E1.0**



LIGHTING ANALYSIS NOTES: (RESTAURANT LOT)

1.	AVERAGE FOOTCANDLES:	2.37
2.	MAXIMUM FOOTCANDLES:	6.89
3.	MINIMUM FOOTCANDLES:	0.97
4.	MAXIMUM/MINIMUM RATIO:	7.1:1
5.	AVERAGE/MINIMUM RATIO:	2.4:1

LIGHTING ANALYSIS NOTES: (TOWNHOUSE LOT)

1.	AVERAGE FOOTCANDLES:	1.43
2.	MAXIMUM FOOTCANDLES:	2.60
3.	MINIMUM FOOTCANDLES:	0.51
4.	MAXIMUM/MINIMUM RATIO:	5.1:1
5.	AVERAGE/MINIMUM RATIO:	2.8:1

PHOTOMETRIC SITE PLAN
SCALE: 1"=20'-0"

REVISIONS

DATE	DESCRIPTION

PROJECT:
Germantown Townhouses
W140 N10385 Fond du Lac Avenue
Germantown, WI 53022

KORNACKI & ASSOCIATES, INC.
Electrical Design Consultants
262-784-3323
2845 S. Moorland Rd., New Berlin, WI 53151

WISCONSIN
DAVID B. KORNACKI
E-33120-6
NEW BERLIN
WI
PROFESSIONAL ENGINEER

Date: 07/18/23

DATE ISSUED	07/18/23
PROJECT NO.	23124
PROJECT MANAGER	D.B.K.
DRAWN BY	S.M.B.
CHECKED BY	D.B.K.
APPROVED BY	D.B.K.

SHEET NO.
E1.1

Corporate Registration No. 1230120-184 10095673

FIXTURE SCHEDULE

23124

TYPE	INPUT WATTS	VOLTS	LUMENS	COLOR TEMP	CRI			DESCRIPTION	MANUFACTURER	CATALOG NUMBER	BUG RATING	SHIELDING	FINISH	MOUNTING	CONTROLS		SEE NOTES
					70+	80+	90+								INTEGRAL	REMOTE	
E	93	120	8362	4000K		●		POLE & LUMINAIRE	LITHONIA	DSX0 LED-P4-40K-80CRI-BLC4-MVOLT-SPA-NLTAIR2 PIRHN	003	ACRYLIC	SBA	SEE DETAIL 1/E2.0	OS	PHOTO ON TC OFF	#1
E1	93	120	8096	4000K		●		POLE & LUMINAIRE	LITHONIA	DSX0 LED-P4-40K-80CRI-BLC3-MVOLT-SPA-NLTAIR2 PIRHN	002	ACRYLIC	SBA	SEE DETAIL 1/E2.0	OS	PHOTO ON TC OFF	#1

FIXTURE SCHEDULE NOTES:

1. **EACH LIGHT FIXTURE TO HAVE MOTION SENSOR CONTROL. LIGHT FIXTURES TO DIM TO 33% AFTER 15 MINUTES OF NO MOTION DETECTED. ALL LIGHTS TO COME TO FULL BRIGHTNESS WHEN ONE MOTION SENSOR IS ACTIVATED.**

D-Series Size 0
LED Area Luminaire

Catalog Number

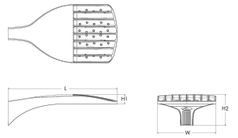
Notes

Type **E, E1**

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

EPA: 0.44 ft² (0.04 m²)
Length: 26.18" (66.5 cm)
Width: 14.06" (35.7 cm)
Height H1: 2.26" (5.7 cm)
Height H2: 7.46" (18.9 cm)
Weight: 23 lbs (10.4 kg)



Introduction

The modern styling of the D-Series features a highly refined aesthetic that blends seamlessly with its environment. The D-Series offers the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. D-Series outstanding photometry aids in reducing the number of poles required in area lighting applications, with typical energy savings of 70% and expected service life of over 100,000 hours.

Ordering Information

EXAMPLE: DSX0 LED P6 40K 70CRI T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX0 LED

Series	LEDs	Color temperature	Color Rendering Index	Distribution		Voltage	Mounting
DSX0 LED	**Forward optics**	(this section 70CRI only)		AFR Automotive front row	TSM Type V medium	MVOLT (120V-277V)[1]	**Shipped included**
	P1 P5	30K 3000K	70CRI	T1S Type I short	TSLG Type V low glare	HVOLT (347V-480V)[1,10]	SPA Square pole mounting (AB drilling, 3.5" min. SO pole)
	P2 P6	40K 4000K	70CRI	T2M Type II medium	TSW Type V wide	XVOLT (277V-480V)[1,9]	RPA Round pole mounting (AB drilling, 3" min. RND pole)
	P3 P7	50K 5000K	70CRI	T3M Type III medium	BLC3 Type III backlight control[1]		SPA5 Square pole mounting (AS drilling, 3" min. SO pole)[4]
	P4	(this section 80CRI only, extended lead times apply)		T3LG Type III low glare[1]	BLC4 Type IV backlight control[1]		RPA5 Round pole mounting (AS drilling, 3" min. RND pole)[4]
	Rotated optics			T4M Type IV medium			SPA8N Square narrow pole mounting (AB drilling, 3" min. SO pole)
	P10[1] P12[1]	27K 2700K	80CRI	T4LG Type IV low glare[1]	LCCO Left corner cutoff[1]		WBA Wall bracket[10]
	P11[1] P13[1]	30K 3000K	80CRI	TFTM Forward throw medium	RCCO Right corner cutoff[1]		MA Mast arm adapter (mounts on 2 3/8" OD horizontal tenon)
		35K 3500K	80CRI				
		40K 4000K	80CRI				
		50K 5000K	80CRI				

Control options

Shipped installed

NLTAIR2 PIRHN nLight AIR gen 2 enabled with bi-level motion / ambient sensor, 8-40' mounting height, ambient sensor enabled at 2fc.[5,6,7,8,9]
PIR High/low, motion/ambient sensor, 8-40' mounting height, ambient sensor enabled at 2fc.[5,6,9]
PER NEMA twist-lock receptacle only (controls ordered separately)[9]
PERS Five-pin receptacle only (controls ordered separately)[6,9]
PER7 Seven-pin receptacle only (controls ordered separately)[6,9]
FAO Field adjustable output[5,9]
BL30 Bi-level switched dimming, 30%[6,9]
BL50 Bi-level switched dimming, 50%[6,9]
DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately)[9]

Other options

Shipped installed

HS Houseside shield (black finish standard)[10]
L90 Left rotated optics[1]
R90 Right rotated optics[1]
CCE Coastal Construction[11]
HA 50°C ambient operation[12]

Shipped separately

EGSR External Glare Shield (reversible, field install required, matches housing finish)
BSDB Bird Spikes (field install required)

Finish (required)

DDBXD Dark Bronze
DBLXD Black
DNAXD Natural Aluminum
DWHXD White
DDBTXD Textured dark bronze
DBLBXD Textured black
DNATXD Textured natural aluminum
DWHGXD Textured white

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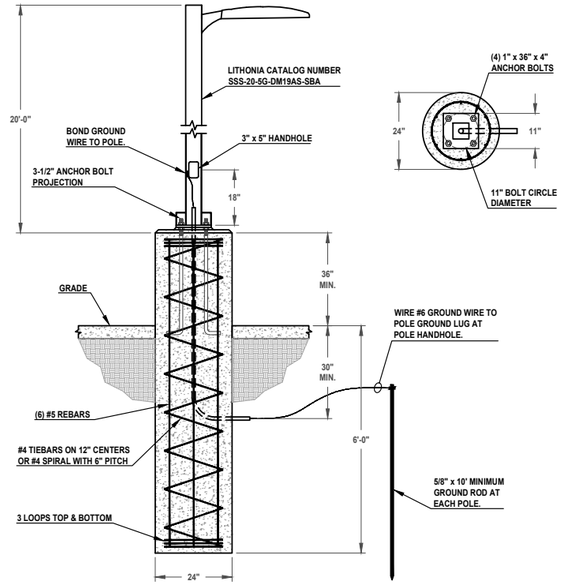

1 **ELECTRICAL FIXTURE TYPES 'E & E1' MOUNTING DETAIL**
NOT TO SCALE

SCHEDULES & DETAILS
NO SCALE

REVISIONS

DESCRIPTION	DATE

PROJECT:
Germantown Townhouses
W140 N10385 Fond du Lac Avenue
Germantown, WI 53022

KORNACKI & ASSOCIATES, INC.
Electrical Design Consultants
262-784-3323
2845 S. Moorland Rd., New Berlin, WI 53151

WISCONSIN
DAVID B. KORNACKI
E-33120-6
NEW BERLIN
WI
PROFESSIONAL ENGINEER
Date: 07/18/23

DATE ISSUED	07/18/23
PROJECT NO.	23124
PROJECT MANAGER	D.B.K.
DRAWN BY	S.M.B.
CHECKED BY	D.B.K.
APPROVED BY	D.B.K.

SHEET NO.
E2.0

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SAFEbuilt Wisconsin, LLC
N112W16298 Mequon Rd., Ste 289
Germantown, WI 53022

DATE: 09-17-2024

Designer Information:

Gregory Nagel
Nagel Architects&Engineers
13890 Bishops Dr., Ste 250
Brookfield, WI 53005

On behalf of:
BUILDING OFFICIAL

PLAN EXAMINATION

PROJECT/SITE DESCRIPTION:	DETAILS:	
Germantown Townhouses	Review Type:	Building New Construction
PROJECT ADDRESS: W140 N10385 Fond Du Lac Ave Germantown, WI	Plans Date: #	3/15/24,5/23/24,8/14/24,9/13/24
	of Sheets:	22 of 35
PLAN REVIEW EXPIRATION DATE: 09-17-2025	Project Area (sq. ft.):	7,684 SQ FT

PLAN EXAMINATION: SPS 361.31(3) plan review approval.

__X__ **Conditionally Approved** - means that the plans substantially conform to the applicable codes, with the exceptions listed in the approval letter. Approval expires one to three years after the date of approval depending on the type of project. A one-year plan approval extension for interior work is available for a fee prior to expiration of plans.

_____**Withheld** - means that the plans significantly conflict with the codes and must be corrected before DSPS will approve them. Changes, signed and sealed by the registered design professional if necessary, must be submitted to DSPS.

_____**Denied** - means that there are serious conflicts with the codes that will require the submittal of new plans.

SAFEbuilt Wisconsin LLC conducts plan examination and approval services as required by SPS 361.30 on behalf of the local authority having jurisdiction listed above, said local authority being either a certified municipality or appointed agent authorized under SPS 361 Subchapter VI.

Construction documents submitted for review shall be of sufficient clarity, character, and detail to show how the proposed design will conform to the applicable building codes in accordance with SPS 361.31(2)(d). The submittal described above has been reviewed for conformance with applicable Wisconsin Administrative Codes and Wisconsin Statutes. Upon examination, additional information is required to process your submittal and is formally requested in accordance with SPS 361.31(2)(e)2. The application has been placed on hold and the review and approval is pending subject to receipt of the information requested.

The requested information is outlined in the following pages. Revised shall be submitted to the municipality. Revisions shall be identified by a readily discernible means such as shading, highlighting, hatching, or clouding the changed areas prior to plan re-submittal. Failure to do so may delay review.

If the requested information on the following pages is not received within 30 days of the date of this letter, the submittal will be returned denied in accordance with SPS 361.60(5)(g). No fees will be refunded, and a new fee, application form, and submittal of plans/specifications will be required to continue with the project. The

code in effect at the time of new submittal shall apply. SAFEbuilt Wisconsin is committed to helping create better communities and thanks you for your patience and continued cooperation. Feel free to contact the plans examiner should you have any questions or concerns.

Sincerely,

Susan N. Kougias, RA
Plans Examiner
SAFEbuilt Wisconsin, LLC
skougias@safebuilt.com
cell:262-239-9004

Plan Specific Items:

General

1. Per additional documentation provided by the professional of record, all comments from plan review 12/28/23 and subsequent plan reviews have been resolved with the exception of architectural comment 6 and structural comment 1 below.
2. Review and **Conditional Approval** is for Architectural and Structural only. Mechanical, Electrical, Plumbing, Fire Alarm, Planning & Zoning, Civil and Landscape drawings are not included in this review and approval.
3. Conditions of Approval as follows:
   Prior to issuance of building permit provide updated drawings to the Building Official that demonstrate compliance to open comments below:
   1. Sheet G003 –Code Summary requires the following corrections:
      - Fire sprinklers are noted to be provided and references NFPA 13D. Per previous correspondence, sprinklers have been omitted.
      - Update Sections 504.3 Allowable Height, 504.4 Allowable Stories, 506.2 Allowable Area and 705.8 Openings to reflect non-sprinklered building limits and compliance.
   2. SPS 361.31(1)(a) w/ A-E 2.02 update seal, signature and date on the following sheets:
      - Current sheets A202 & A203 are dated 8/14/24 and signed and sealed 5/23/24
      - Current sheets S100, S101, S102, S103 & S501 are dated 9/13/24 and signed and sealed 5/23/24
   6. Section 708.4 Continuity - Fire partitions shall extend from the top of the foundation or floor/ceiling assembly below to the underside of the floor or roof sheathing, slab or deck above or to the fire-resistance-rated floor/ceiling or roof/ceiling assembly above and shall be securely attached thereto.
      - Previous verbiage to extend fire partition to underside of sheathing has been removed from sheet A202 & A203. Per this code section, 2-hour fire resistance to extend to underside of roof sheathing.
      1. Section 1803.2 Geotechnical Investigations – Provide geotechnical report.
      POR Response: Acknowledged. Soil conditions are assumed. See Foundation and Earthwork note on sheet S500.
      - The geotechnical report requirement shall be contingent on the Building Official's evaluation of soil bearing capacity verification by a qualified, registered professional. for footing and site excavations prior to first pour of foundations.
4. Resolved 04/03/24 North and east setback lines do not comply to required setbacks. Provide Village of Germantown approval drawings / documentation approving non-compliance.
   POR Response: We have correspondence stating approval for these setbacks by the Village of Germantown. The document is attached to this deliverable.
   SB Response: Document submitted is a draft copy, 4 of 7 pages. Provide complete, executed documentation.
5. Resolved 04/03/24 IBC Section 106.3.1 Construction Documents – Provide signed and sealed documents by a qualified licensed professional, provide signed SBD.
   POR Response: Acknowledged. Signed and sealed documents will be provided – See Cover Sheet G001. Alson SBD form will be signed and sealed.
   SB Response: Signed and sealed documents submitted. Signature page submitted is not part of the original submitted SBD118. Sign original SBD118 (attached) to provide completed form. Correct building SF – per

SBD118 = 7,290SF, per G003 = 7,684SF. Correct/confirm Construction Class – per SBD118, 5A; per G003, 5B.

6 Resolved 04/03/24 SPS 361 31(2)(d)&(e) Provide current applicable codes, occupancy group, occupant load, allowable heights and areas, construction class, etc.
POR Response: Acknowledged. This will be provided on the Code Summary sheet of the revised drawing package. -See Sheet # G003.
SB Response: IRC is not followed by the State of Wisconsin. Make required corrections.

7. Resolved 04/03/24 All changes to the documents, whether in response to a plan review comment or change to the original permit documents, to be clouded and identified.

Architectural

1. Resolved 2/16/24 IBC Section 107.2.5.1 Design Flood Elevation – Confirm proposed building is not located in the flood plain. Provide Firmette map to demonstrate compliance.
2. Resolved 2/16/24 IBC Section 506.2 Allowable Area Factor – Demonstrate conformance with this section. Provide allowable and proposed building SF. Confirm balcony SF is included in building floor area square footage.
POR Response: Acknowledged. The square footage will be provided and updated on the Code Summary Sheet in revised drawings. Ch. 5, Table 506.2 – See Sheet # G003.
3. Resolved 2/16/24 IBC Table 601 Fire Resistance Rating Requirements for Building Elements – Demonstrate compliance with this section; identify rating of all building elements.
POR Response: Acknowledged. We will provide the Code Summary Sheet in revised drawings. Ch. 6, Table 602. We will follow construction type 5B which does not require fire-rated assemblies and all units will be sprinklered. – See Sheet #G003.
SB Response**:** Per new sheet G003, **c**onstruction type has been changed from 5A (per SBD118) to 5B.
4. Resolved 04/03/24 IBC Table 602 Fire-Resistance Rating Requirements for Exterior Walls Based on Fire Separation Distance – Demonstrate compliance with this section; identify rating of all building elements.
POR Response: Acknowledged. We will provide the Code Summary Sheet in revised drawings. Ch. 6, Table 602. We will follow construction type 5B which does not require fire-rated assemblies and all units will be sprinklered. – See Sheet #G003.
SB Response: Exterior building wall adjacent to north property line indicates 5' separation. Per Table 602, 5B construction, 1 hr rated wall is required.
5. Resolved 2/16/24 IBC Section 705.8 Openings – Openings in *exterior walls* shall comply with Sections 705.8.1 through 705.8.6. Demonstrate compliance with this section at adjacent building corners and property lines.
6. **Not Resolved** IBC Section 708.4 Fire Partition, Continuity – Demonstrate fire partition compliance with this section at separation of units. Provide details.
POR Response: Acknowledged. We will provide the Code summary in revised drawings. Ch.6.602.5, Table 601. We will follow construction type 5B which does not require fire rated assemblies and all units will be sprinklered. – See Sheet # G003.
SB Response: Repeat Comment – Demonstrate compliance with this section and Section 708.3 Fire-Resistance Rating. Provide required separation. Provide UL details on drawing.
POR Response: The wall will be constructed per IBC Section 722 Calculated Fire Resistance, section 722.6 Wood Assemblies table 722.6.2(1) and 722.6.2(2). See wall type 1 - See sheet # A203.
SB Response 04/03/24: Party-wall / firewall required to be 2 hour wall per Table 706.4. Continuous air space in concealed space from slab to roof deck as shown in wall type on sheet A203 does not provide required 2 hour firewall. See section 718.
Per Section 706.5 Horizontal continuity. *Fire walls* shall be continuous from *exterior wall* to *exterior wall* and shall extend not less than 18 inches (457 mm) beyond the exterior surface of *exterior walls*. Indicate with detail on plan which exception you are using to comply with this section.
Per Section 706.5.2 Horizontal projecting elements. Fire walls shall extend to the outer edge of horizontal projecting elements such as balconies, roof overhangs, canopies, marquees and similar projections that are within 4 feet (1220 mm) of the fire wall. Indicate with detail on plan which exception you are using to comply with this section.
Per Section 706.6 Vertical continuity. *Fire walls* shall extend from the foundation to a termination point not less than 30 inches (762 mm) above both adjacent roofs. Indicate with detail on plan which exception you are using to comply with this section.
SB Response 09/17/24 - Previous verbiage to extend fire partition to underside of sheathing has been removed from current sheet A202 & A203. Per this code section, 2-hour fire resistance to extend to underside of roof sheathing.

7. Resolved 05/17/24 IBC Section 714.3.1 Through Penetrations – Provide UL details on drawing for all rated wall, floor and ceiling penetrations.
   POR Response: This is a Design-Build project. These details will be handled throughout the process of the project.
   SB Response: Repeat Comment - Provide UL details on drawing for all rated wall, floor and ceiling penetrations.
   POR Response: This review is for Architectural and Structural only. Plumbing, Mechanical, Electrical, and Fire Protection will be Design-Build and each discipline will have its own subcontractor who will apply for plan review and permit under a separate contract. Therefore, no penetrations have been designated and no methods or materials for firestopping have been selected. These will be selected by and with each subcontractor as their systems are designed and installed and will ultimately be reviewed by the building inspector in the field.
   SB Response: Repeat Comment **-** This code section is from IBC and is a building code requirement and as such, information is required for building permit. Provide requirements, details on drawing.
   SB Response 05/17/24**:** Prior to rough framing inspection, all rated penetration and joint details to be submitted to the building official for his review.
8. Resolved 05/17/24 IBC Section 714.4.2 Membrane Penetrations – Demonstrate compliance with this section per electrical penetrations. Add notes and / or details on drawing for electrical components and penetrations.
   POR Response: This is a Design-Build project. These details will be handled throughout the process of the project.
   SB Response: Repeat Comment **-** Add notes and / or details on drawing for electrical components and penetrations.
   *POR Response**:** This review is for Architectural and Structural only. Electrical will be Design-Build and will have its own subcontractor who will apply for plan review and permit under a separate contract. Therefore, no electrical components and penetrations have been designated and no methods or materials for firestopping have been selected. These will be selected by and with each subcontractor as their systems are designed and installed and will ultimately be reviewed by the building inspector in the field.*
   SB Response: Repeat Comment - This code section is from IBC and is a building code requirement and as such, information is required for building permit. Provide requirements, details on drawing.
   SB Response 05/17/24**:** Prior to rough framing inspection, all rated penetration and joint details to be submitted to the building official for his review.
9. Resolved 05/17/24 IBC Section 715 Fire-Resistant Joint Systems – Demonstrate compliance with the section - add details to drawing.
   POR Response: This is a Design-Build project. These details will be handled throughout the process of the project.
   SB Response**:** Repeat Comment **-** Demonstrate compliance with the section - add details to drawing.
   *POR Response**:** This review is for Architectural and Structural only. Plumbing, Mechanical, Electrical, and Fire Protection will be Design-build and each discipline will have its own subcontractor who will apply for plan review and permit under a separate contract. Therefore, no penetrations or fireresistant joint systems have been designated and no methods or materials for firestopping have been selected. These will be selected by and with each subcontractor as their systems are designed and installed and will ultimately be reviewed by the building inspector in the field.*
   SB Response: Repeat Comment - This code section is from IBC and is a building code requirement and as such, information is required for building permit. Provide requirements, details on drawing. This code section has limited relevance to plumbing, mechanical and electrical work.
   SB Response 05/17/24**:** Prior to rough framing inspection, all rated penetration and joint details to be submitted to the building official for his review.
10. Resolved 05/17/24 IBC Section 718.2.2 Concealed Wall Spaces - Demonstrate compliance with this section at all applicable locations.
    POR Response: Acknowledged. We will follow construction type 5B which does not require fire rated assemblies and all units will be sprinklered. However, at the wall partition between units, we will provide a double wall assembly that will run up to the wood trusses and separate the units. – See Sheets# A201, A202, and A203.
    SB Response: Repeat Comment - Identify on plan all fire blocking type and locations.
    *POR Response**:** We have identified fire blocking on sheets #A201, A202, A203, A401. A402, A403, and added general notes to the drawings.*
    SB Response: Identify on plan all fire blocking type and locations per comment 6 above.

11. Resolved 04/03/24 IBC Section 718.2.4 Stairways – Provide fire blocking at top and bottom of run.
POR Response: Acknowledged. This will be shown in the drawing sections in the revised drawings. Sheet #A203.
SB Response: Repeat Comment - Fire blocking not shown at bottom of run; call out / label fire blocking at both locations.
12. Resolved 04/03/24 IBC Section 718.4.2 Draftstopping in Concealed Roof Spaces, R1 & R2 – Confirm / demonstrate compliance with this section.
POR Response: Acknowledged. This will be shown in the drawing sections in the revised drawings. Sheet #A203.
SB Response: Code requires that the draft stopping run up to the underside of the roof sheathing. Correct verbiage on note which indicates to the underside of trusses and wood deck or cite applicable exception to this requirement.
13. Resolved 04/03/24 IBC Section 803.1.1 Interior Wall & Ceiling Finish Materials & Table 803.11 – Demonstrate specified finishes comply to this section.
POR Response: This is a Design-Build project. These details will be handled throughout the process of the project.
SB Response: Repeat Comment – Provide / demonstrate specified finishes comply to this section.
14. Resolved 04/03/24 IBC Section 1015 Guards – Demonstrate compliance with this section at balconies, provide dimensions, picket specifics.
POR Response: This is a Design-Build project. These details will be handled throughout the process of the project.
SB Response: Repeat Comment – Provide dimensions per section 1015.4 Opening limitations. Heights have been added to documents.
15. Resolved 2/16/24 IBC Section 1207.3 Structure-borne Sound – Demonstrate compliance at R-2 adjacency.
16. Resolved 2/16/24 IBC Section 1301.1 Scope – Provide REScheck.
17. Resolved 05/17/24 IBC Section 1406.3 Balconies & Similar Projections – Provide 1hr rated floor per Table 601 or extend sprinklers to exterior balconies per exception. Demonstrate compliance with this section.
POR Response: Acknowledged. We will provide the Code summary Sheet in revised drawings. Ch.6.602.5, Table 601. We will follow construction type 5B which does not require fire rated assemblies and all units will be sprinklered. – See Sheet # G003.
SB Response: Add note on drawings that sprinklers to extend to balconies.
POR Response: This review is for Architectural and Structural only. Fire Protection will be Design-Build and will have its own subcontractor who will apply for plan review and permit under a separate contract. Therefore, no fire protection design has been done. However, in consideration of the building use (R-2 townhouses) and construction type (VB), it appears that an NFPA 13D system will be allowed, which will not require the exterior porch or balcony spaces to be sprinklered.
SB Response: This code section is from IBC and is a building code requirement. Provide code requirements on drawings.
18. Resolved 2/16/24 Section 1607.8.1 Handrails and Guards, Handrails and guards shall be designed to resist a minimum lateral load of 50 pounds per linear foot. Add note and or detail on drawing to demonstrate compliance.
19. Resolved 2/16/24 Section 1607.8.1.1 Concentrated Load – Handrails and Guards shall be designed to resist a concentrated load of 200 pounds in accordance with Section 4.5.1 of ASCE 7. Add note and detail on drawing to demonstrate compliance.
20. Resolved 04/03/24: IBC Section 406.3.4.1 Dwelling Unit Separation – demonstrate compliance at garage to first floor and garage to adjacent stairway. Provide required separation UL details. Provide rated door(s).
21. Resolved 04/03/24 **IBC** Section 1011.7.3 Enclosures Under Interior Stairways – Demonstrate compliance at basement stairway**.**

Structural

1. **Not Resolved** IBC Section 1803.2 Geotechnical Investigations – Provide geotechnical report.
POR Response: Acknowledged. Soil conditions are assumed. See Foundation and Earthwork note on sheet S500.
SB Response 04/03/24: The geotechnical report requirement shall be contingent on the Building Official's evaluation of soil bearing capacity verification by a qualified, registered professional. for footing and site excavations prior to first pour of foundations.

2. Resolved 2/16/24 Provide signed and sealed structural calculations
3. Resolved 2/16/24 IBC Section 107.3.4.1 DEFERRED SUBMITTAL REQUIREMENTS Structural general notes are to include any components of the building that may be considered deferred submittals. IBC Section 107.3.4.1 requires deferred submittals to be approved by the building official. Examples of items that likely should not be deferred include deep foundation elements, deep excavation shoring and prefabricated metal buildings. If items will be deferred the plans are to clearly note the following per IBC Section 107.3.4.1:
   *To be reviewed by design professional in responsible charge.
   *Design professional shall affix a notation that the deferred items are in general conformance with their design of the building.
   * They shall be submitted for review by the building official.
   * Shall not be installed until approved by building official.
   Add the above note to drawings and list out all deferred submittals
4. Resolved 04/03/24 Per S500, foundations have been designed for an assumed allowable bearing pressure of 3,000psf, calculations use 2,000psf. Correct disparity.

Note: Every effort has been made to identify code violations. Any oversight by the reviewer shall not be considered as authority to violate, set aside, cancel or alter applicable codes or ordinances. The plan review and permit issuance shall not be considered a warranty or guarantee. The designer is responsible for following all applicable federal, state, and municipal codes and ordinances.

General Notes:

SPS 361.40(4) COMPLIANCE STATEMENT. Prior to occupancy of the building or structure, the Wisconsin registered design professional supervising construction, if and as required by SPS 361.40, shall file a written statement with the local authority having jurisdiction in a manner or form acceptable to the local authority. *SPS 361.31(4) REVISIONS TO PLANS.* All revisions and modifications to the plans shall be submitted for review to the local authority granting this approval and shall be approved in writing prior to the work involved in the revision or modification being carried out. *SPS 361.33 EVIDENCE OF APPROVAL.* The designer, builder, or owner shall keep one set of plans bearing the appropriate stamp of approval and a copy of this letter at the building site and open for inspection. *SPS 361.36 EXPIRATION OF PLAN APPROVAL AND EXTENSION*. Plan approval shall expire an amount of time stipulated by subsection (1), according to the type of plan submission, after the approval date indicated on the approved plans and this letter notwithstanding the granting of an extension of plan approval by subsection (2).

Abbreviations:

SPS:	Wisconsin Administrative Code, SAFETY AND PROFESSIONAL SERVICES
IBC:	2015 INTERNATIONAL BUILDING CODE adopted under SPS 361.05
IEBC:	2015 INTERNATIONAL EXISTING BUILDING CODE adopted under SPS 361.05
IMC:	2015 INTERNATIONAL MECHANICAL CODE adopted under SPS 361.05
IFGC:	2015 INTERNATIONAL FUEL GAS CODE adopted under SPS 361.05
HVAC:	A system for heating, ventilation, or air conditioning as defined by SPS 361.04(4)
A117.1:	ICC/ANSI A117.1-2009 as referenced in IBC Chapter 35

VIRTUS development

March 4, 2026

Village of Germantown, WI
Building Inspection
N112 W17001 Mequon Road
Germantown, WI 53022
Attn: Jeff Retzlaff, Village Planner

RE: Site Plan Application – Kuhburg site

Mr. Retzlaff,

We would like to respond to the staff questions regarding the application we recently submitted for re-approval of our expired Site Plan for the Kuhburg site.

1. Previous site plan applications included a project narrative (statement of design intent) and, most recently in the Nov 24 application for a deadline extension, included an updated schedule for completion of the restaurant, parking lot, and townhouses components. Please provide a similar updated schedule.

   Response: Construction for the restaurant is in progress, and is anticipated to be completed this summer, pending approval of this application. The construction of the townhomes is anticipated to begin within 60 days of approval of this application, after joint site work and environmental activity is conducted, and is expected to be completed within 12 months of obtaining the Building Permit.

2. Although now expired, the previous Site Plan approval from November 11, 2023 that was extended to November 15, 2025, contained Condition #5 that required the submittal of detailed dumpster enclosure plans that meet the Village's dumpster enclosure guidelines. Please provide these detailed dumpster enclosure plans.

   Response: The dumpster enclosure detail was previously provided. See enclosed.

3. Similarly, the previous now expired Site Plan approval contained Condition #3 that required the all outstanding items and issues identified in the Village Engineer's October 20, 2023 plan review memo to be addressed prior to issuance of building permits and/or commencing construction. The latest Engineer review comments were sent separately last week and refer to that October 20, 2023 review memo. Please have your engineer work directly with Kevin Driscoll, Village Engineer, to address the outstanding items and issues (if not already completed).

   Response: All outstanding Village Engineer's comments from October 20, 2023 memo have been resolved. See attached.

13890 Bishops Drive | Suite 250 | Brookfield, WI 53005
262.641.0746

4. Similarly, the previous now expired Site Plan approval contained Condition #7 that required installation of privacy fence along the west property line adjacent to the restaurant parking lot. The revised plan set shows this fence on some sheets but not on all sheets (not in landscaping plan sheet for example). Please provide the detailed specifications for this fence.

   Response: See enclosed example. The final detail will be submitted after we select our Fencing contractor.

5. Similarly, the previous now expired Site Plan approval contained Condition #9 that required installation of a 6' (min) decorative privacy fence (more than simple board-on-board) and landscaping along the south property line. This condition also required installation of landscaping on the south side of the fence. The revised plan set shows this fence on the property line on the plan sheets but on the landscaping plan the plantings are on the north side of the fence only. Please provide the detailed specifications for this decorative fence.

   Response: See enclosed example. The final detail will be submitted after we select our Fencing contractor.

6. Similarly, the previous now expired Site Plan approval contained Condition #10 that acknowledged/accepted the proposal to install four (4) street trees on STH145 right-of-way if approved by WisDOT in a right-of-way permit. The proposed plan shows these same trees in the same location on the landscaping plan. What is the status of WisDOT allowing installation in the right-of-way? If not allowed, please revise the landscape plan to show these trees on the property consistent with the Village's street tree plan/requirements.

   Response: This is yet to be determined, as we have not yet engaged with WisDOT regarding this issue. We will do so, similar to the process for the café landscaping.

7. Similarly, the previous now expired Site Plan approval contained Condition #11 that required the proposed landscape plan to add additional evergreen trees and shrubs along the south side of the restaurant parking lot. The landscaping plan does not show additional evergreen trees and shrubs. Please revise the landscape plan to provide the additional trees and shrubs.

   Response: The actual verbiage of Condition #11 reads that the parking lot shall be supplemented with "evergreen trees and/or shrubs to enhance screening", not both. While this can be accommodated, it should be noted that the windows on the north façade only serve bathrooms and stairwells, not occupied rooms. Therefore additional landscaping to block car headlights seems unnecessary.

8. The proposed plan set contains architectural details that are nearly the same as the previously approved plans. However, there are fewer windows on the south elevation that result in less interesting/more bland appearance. Can you add some sort of gable feature with wall articulation on the south elevation that resembles that on the north elevation to improve the appearance? Similarly, this sort of townhouse concept is/has been popular in other communities and will be a welcome addition to our housing stock once completed. However,

compared to other similar townhouse developments in other communities, this proposal lacks interest with each unit exactly the same as the others. Can you add some color, material, or unique feature changes to the facades to make each look at least a little different? Maybe some stone on the exposed lower levels instead of simply painted concrete block?

Response: The plans have been approved by the state for construction since last year and were approved by the village pursuant to aesthetic considerations. This re-approval request was not intended to re-open the dialog regarding the project aesthetics. We would be willing to look at simple changes to the façades that could improve appearance while avoiding any changes that would result in additional cost, additional village approvals, or a need for plan review resubmittal.

9. Since the last time this project was approved, the Plan Commission has directed staff to include potential financial, school district and housing type impacts in Site Plan staff reports. Please provide the following:
    a. Projected rental rates for the units (or sale prices)
    b. Estimated construction value per unit and for the overall project (for use in estimating potential property tax revenue)

    Response: While we have no objection to providing this information after completion of construction, it doesn't seem necessary to complete a Site Plan Review.

From the Village Engineer:

1. Brad/Harwood had provided comments on those for this project and on the SWMP in summer and fall 2023 before I started, and the applicant had transmitted revised plans. However, those are not included in this application. Discrepancies remain in the plan sheets. Clarification is needed to understand what is most current and what is being requested to be approved. Such as the grading plan sheet showing a 9-ft berm in the SWMP, not shown on the plans most recently transmitted (2/2026).

    Response: Please see updated Civil drawing plans enclosed. This newest set clarifies previously raised questions from Harwood Engineering consultants, as well as incorporates changes/requirements from WisDOT during discussions surrounding required DOT permits.

2. In addition, they sent revised plans to WisDOT (in 2025) for permission to construction a new Water Service in the ROW. WisDOT approved that with conditions. See attached Comment memo. (Note those plans were not attached to the 2/2026 application.)

    Response: We have obtained WisDOT DT1553 ROW permit for Utility Connection.

3. In addition, I believe they still need a plumbing permit and have that permit routed through the Water Utility for that connection. Those sheets transmitted to WisDOT were not included in the revised 2/2026 application. They also have not provided WisDOT permit approval for a new driveway connection. I downloaded the form from their website. The applicant needs to fill out

a DT1504 for their proposed work in the WisDOT jurisdiction for the driveway connection and curb cuts.

Response: WisDOT DT1504 Highway Connection Permit is technically approved, however we will not receive the formal approval until we can provide the DOT with land transfer of ownership verification. This will occur after the land is acquired, contingent upon Site Plan re-approval.

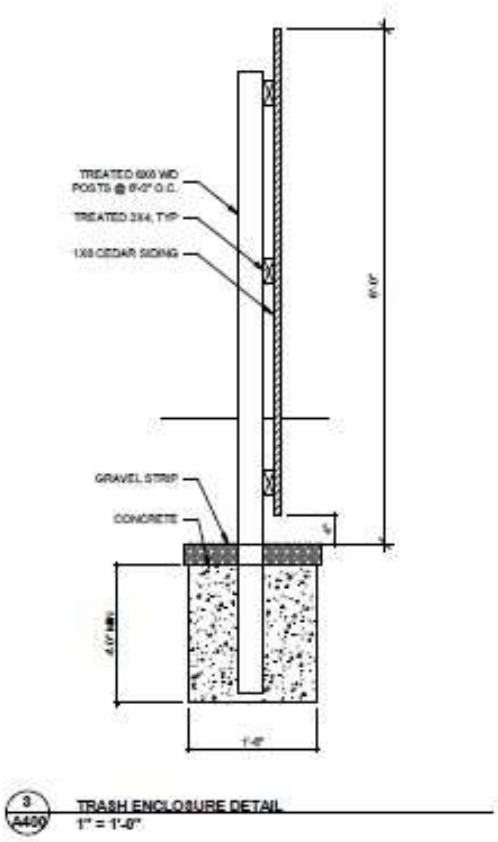
Regarding Kevin Driscoll's other comments in the Engineering Memo dated February 16, 2026, several of those items pertain to post-construction requirements and are not pertinent to the Site Plan Application. (i.e. as-builts, DOT permit requirements, etc.)

We look forward to completing the re-approval of the Site Plan to allow for demolition of the house and construction of the restaurant parking lot to proceed, and to allow for construction of the townhomes.

Sincerely,

Gregory V. Nagel
President

CC: Steve Kreklow, Village Administrator
Jeff Retzlaff, Village Planner
Bob Soderberg, Village President



3 A4/30 TRASH ENCLOSURE DETAIL
1" = 1'-0"

VIRTUS development

13890 Bishops Drive | Suite 250 | Brookfield, WI 53005
262.641.0746

RESOLUTION NO. 15-2023

AMENDING CONDITIONS AND RESTRICTIONS RESOLUTION NO. 16-2018 FOR THE KUHBURG DISTRICT PLANNED DEVELOPMENT DISTRICT ("KUHBURG DISTRICT PDD")

WHEREAS, the Village of Germantown Village Board created the Kuhburg District Planned Development District (hereafter the "Kuhburg District PDD") on March 5, 2018, as a special zoning district under Section 17.27 of the Germantown Municipal Code; and

WHEREAS, Virtus Development, agent for District One LLC, property owner of a .34-acre parcel located at W140 N10363 Fond du Lac Avenue and the Hacker Trust, property owner of a .73 acre parcel located at W140 N10349 Fond du Lac Avenue, is requesting approval amend and expand the "Kuhburg District PDD" to include the parcels and re-develop the land for a 33-stall commercial parking lot and a 4-unit multi-family townhouse as generally described in Exhibit A attached hereto; and

WHEREAS, Section 17.27(4) of the Village of Germantown Municipal Code allows for the adoption of conditions and restrictions for Planned Development Districts (PDD) that modify the basic allowances, limitations, and bulk regulations of the underlying zoning district, as well as, allow for the establishment of specific uses, bulk regulations, density standards, yard setbacks, etc. to ensure proper development, operation and maintenance of the proposed development in the General Development Plan; and

WHEREAS, the Village of Germantown Plan Commission on August 14, 2023, reviewed the Virtus Development amended PDD General Development Plan (GDP) and rezoning application to rezone the .34-acre parcel from the B-3: General business District and the .73-acre parcel from the Rs-6: Single-Family District into the Kuhburg District PDD with the underlying B-3 and Rm-1: Multi-Family Districts and forwarded positive recommendations regarding both the rezoning and General Development Plan to the Village Board subject to a series of conditions and GDP revisions;

NOW, THEREFORE BE IT RESOLVED that the Village Bard of the Village of Germantown hereby adopts the following amendments to the specific conditions and restrictions that shall apply to all development and use of property within the Kuhburg District PDD where words that are ~~underlined~~ are to be added and words that are stricken to de deleted from the original wording contained in Resolution No. 16-2018 (only those sections of Resolution No. 16-2018 that are to be amended are included below; all other sections in Resolution No. 16-2018 remain in effect):

1. **PURPOSE AND INTENT.** The Kuhburg District PDD is intended to provide for the orderly and attractive re-development and operation of commercial retail uses, as well as multi-family dwelling uses, where such activities are conducted within the two existing buildings located at the Donges Bay Road @ Fond du Lac Ave/STH145 intersection, including a vacant schoolhouse and 2-story tavern, and a 4-unit multi-family townhouse. The Kuhburg District PDD will be comprised of a 1-story coffee shop building and a 2-story restaurant building connected by a covered/screened portico providing seasonal seating for patrons of the coffee shop and restaurant operations . and a 4-unit multi-family townhouse.

The re-development is intended to be compatible with adjacent and surrounding residential development and enhance the economic stability and quality of life in the Village of Germantown. These projects are aligned with the vision for the Victory Center Corridor and in particular with regard to the proposed 2050 Comprehensive Plan which allows for multi-family residential development in a traditional design pattern in densities up to 10.0 DU/acre (which is in keeping with what is proposed (4.0 DU on a .74 ac parcel).

2. **GENERAL DEVELOPMENT PLAN (GDP)**. The General Development Plan (Sheet C1.02 dated July 20, 2023) establishes the basic parameters for development within the Kuhburg District PDD and all additional parcels now in the development for the approximate size and orientation of buildings, density of development, setbacks, location of access roadways and driveways, and the general location and extent of landscaping and buffering. While all re-development within the PDD shall be generally consistent with the GDP, the GDP does not grant specific site development or building approval. Proposed modifications and/or revisions to the GDP shall be reviewed consistent with Section 17.27(9) of the Zoning Code.

3. **PERMITTED LAND USES**. Permitted Principal, Accessory, Conditional and Temporary Uses allowed within the Kuhburg District PDD shall be as set forth in Section 17.22(1)(a) and 17.30 of the Zoning Code.

4. **SITE PLAN APPROVAL REQUIRED.**
   a. Consistent with the requirements of Section 17.27(5) through (7), all development within the Kuhburg District PDD shall be subject of detailed site development and building plans submitted for review and approval by the Plan Commission in accordance with the requirements and procedures in Section 17.43 prior to issuance of a building permit. Unless otherwise amended by the Plan Commission, development shall be consistent with the site development and building plans approved by the Plan Commission on February 26, 2018, including the plans dated January 8, 2018 (including Sheets GI001, C101, E001, E002, E003, A101, A102, A103, A300 and A700), February 20, 2018 (including Sheets C102, C103, C104, AS100, AS101, A200, A201), and Sheet L100 (Planting Plan) dated February 16, 2018.
   b. Separate Site Plan review and approval by the Plan Commission is required for any additional or expanded parking lot improvements.

5. **LANDSCAPING & BUFFER PLAN REQUIRED.**
The Developer shall install additional landscaping along the north side of the property. The Developer should work with the Village Public Works Department and/or WisDOT to investigate the possibility of obtaining an easement for landscaping materials to be located in the right-of-way adjacent to the property and submit a revised plan for staff review and approval (if determined to be feasible). As an alternative, if landscaping cannot be installed in the ROW, the Developer should remove the two northernmost parking stalls on either side of the driveway entrance and replace them with

landscaping if/when additional parking is constructed along the south side of the property in the future. A revised or supplemental landscaping plan shall be submitted to the Village Planner for review and approval prior to installation of additional landscaping not already subject of an approved landscape plan.

6. **ACCESS**.
Access to development within the Kuhburg District PDD shall be to/from Donges Bay Road and Fond du Lac Avenue as shown on GDP.

7. **SITE DEVELOPMENT AND BUILDING REQUIREMENTS.**
Unless otherwise set forth below, all site development and building associated with the two commercial buildings shall be in accordance with the lot, building and other applicable bulk requirements set forth in the underlying B-3: General Business Zoning District and other applicable Zoning Code regulations.

a. LOT AND BUILDING REQUIREMENTS
    i. Lot Area (minimum) 0 acres
    ii. Principal Building Setbacks (minimum)
        1. Front/Street yard 0 feet
    iii. Parking Setbacks (minimum)
        1. Front/Street yard 0 feet
        2. Side yard 0 feet
        3. Rear yard 0 feet

Unless otherwise set forth below, all site development and building associated with the residential townhouse development shall be in accordance with the lot, building and other applicable bulk requirements set forth in the underlying Rm-1: Multi-Family Zoning District (Section 17.22) and other applicable Zoning Code regulations

b. LOT AND BUILDING REQUIREMENTS
    i. Lot Area (minimum) 0.5 acres
    ii. Principal Building Setbacks (minimum)
        1. Front/Street yard 27 feet
        2. Side yard (south property line) 24 feet
        3. Side yard (north property line) 5 feet
        4. Rear yard 35 feet
    iii. Parking Setbacks (minimum)
        1. Side yard (south property line) 15 feet
            a. The minimum parking lot/driveway setback from the nearest edge of the driveway curb to the south property line shall be 5 feet if a decorative privacy fence and landscape screen/buffer is installed along the entire length of the paved driveway and parking stall area

8. **PARKING**. (see Section 17.45).
   a. Setback Buffer (minimum) 0 sqft
   b. Loading zones to be combined with parking lot aisle area
   c. Stall Number (minimum) to be determined; discretion of developer based on actual stall count achievable; off-site parking can satisfy on-site parking demand subject to requirements under Section 17.45(5) of the Zoning Code.

9. **BUILDING MATERIALS.**
The development sites and buildings will be designed, located and constructed with a consistent architectural theme, high-quality materials, landscaping, and in a manner that protects and preserves the existing environmental features consistent with current buildings located on the site.

10. **WASTE AND RECYCLING FACILITIES & ENCLOSURES.**
All waste and recycling dumpsters shall be screened from all residential areas, public rights-of-way or adjacent properties.

11. **EXTERIOR LIGHTING.**
The Developer shall be responsible for making any necessary adjustments, including supplemental shielding or fixture replacement, to the exterior pole-mounted light fixtures after installation to eliminate any glare or view of the light source affecting the residential neighbor to the west. The Developer shall contact and coordinate with said neighbor to resolve any complaints or issues with said lights impacting the residential property.

12. **SIGNAGE.**
   a. One (1) monument sign shall be permitted to be installed along Donges Bay Road as shown on the GDP. Two (2) monument signs shall be permitted to be installed along Fond du Lac Avenue/STH145. As shown on the GDP. All signs shall comply and be approved in accordance with the Village's sign regulations and reviewed and approved by the Plan Commission.
   b. The minimum setback for all signs shall be 0 feet from the nearest point of the sign or sign mounting structure; no part of any sign shall extend into or over a public right-of-way or utility easement.
   c. Other signage, e.g. temporary signs, wall signs, etc. may be approved for each business operation consistent with the Village's sign regulations.

13. **APPLICABILITY OF MUNICIPAL CODE.**
Unless otherwise set forth herein, all other applicable zoning and development regulations contained in the Germantown Municipal Code (e.g. Shoreland-Wetland Zoning, Floodplain Zoning, Subdivision) shall apply to development and land use within the SC-PDD. In the event a requirement, restriction or limitation set forth herein conflicts with a similar requirement, restriction or limitation found in another section of the Municipal Code, the most stringent requirement, restriction or limitation shall apply.

14. **PARCEL COMBINATION REQUIRED.**
A certified survey map (CSM) land combination shall be completed and approved to combine the two subject parcels and adjust the property line along the west boundary prior to issuance of any building permit(s) for building renovation. The CSM will need to include the parcels affected, including the residential parcel to the west. In the future, a CSM land combination may also be required to add additional land to the Kuhburg District for additional parking.

A separate certified survey map (CSM) shall be completed and approved that combines the parcel with the two retail buildings with the proposed parking lot prior to issuance of any permit(s) required for construction of the parking lot. The CSM shall include the necessary right-of-way dedication for Fond du Lac Avenue.

15. **PDD BOUNDARY EXPANSION.**
If the Kuhburg District PDD is proposed to be expanded, said PDD boundary expansion shall be processed as a separate PDD application in accordance with all requirements and procedures at that time.

Introduced by: Trustee Kaminski

Adopted: September 18, 2023

Vote: Ayes: 7 Nays: 1 (Neureuther) Abstain: 1 (Baum)

_____
Dean Wolter, Village President

ATTEST:
Donna Cox, Village Clerk

EXHIBIT A

Planned Development District (PDD)
Boundary Description

DESCRIPTION OF LANDS FOR PARCEL
(GTNV_351975003)

Lot 1 of CSM No. 6908, recorded as document #1475963, being part of the NE 1/4 of the NE 1/4 of Section 35, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin.

DESCRIPTION OF LANDS FOR PARCEL
(GTNV_351965)

a parcel of land situated in the northeast 1/4 of the northeast 1/4 of section 35, township 9 north, range 20 east, in the village of germantown, county of washington, state of wisconsin, more particularly described as follows:

commencing at a point which is 169 feet south of the northeast corner of the northeast 1/4 of the northeast 1/4 running from thence south 115 feet, thence west parallel to the north line of the said quarter section 165 feet to a point, thence north and parallel to the east line of said quarter section 115 feet to a point, thence east and parallel to the north line of said quarter section 165 feet to the place of beginning, less and except that part conveyed in trustee's deeds recorded december 10, 2014 as document no. 1372068.

DESCRIPTION OF LANDS FOR PARCEL
(GTNV_351984)

That part of the Northeast 1/4 of the Northeast 1/4 of Section 35, Town 9 North, Range 20 East, in the Village of Germantown, Washington County, Wisconsin, described as follows: Commencing at a point 284.00 feet South of the Northeast corner of said Northeast 1/4 of the Northeast 1/4; thence West, 495.00 feet; thence South, 94.00 feet; thence East, 495.00 feet; thence North 94.00 feet to the place of beginning. EXCEPTING THEREFROM that portion as contained in Deed recorded in the Washington County Registry on September 29, 1989, in Volume 1044, Page 104, as Document No. 549640.

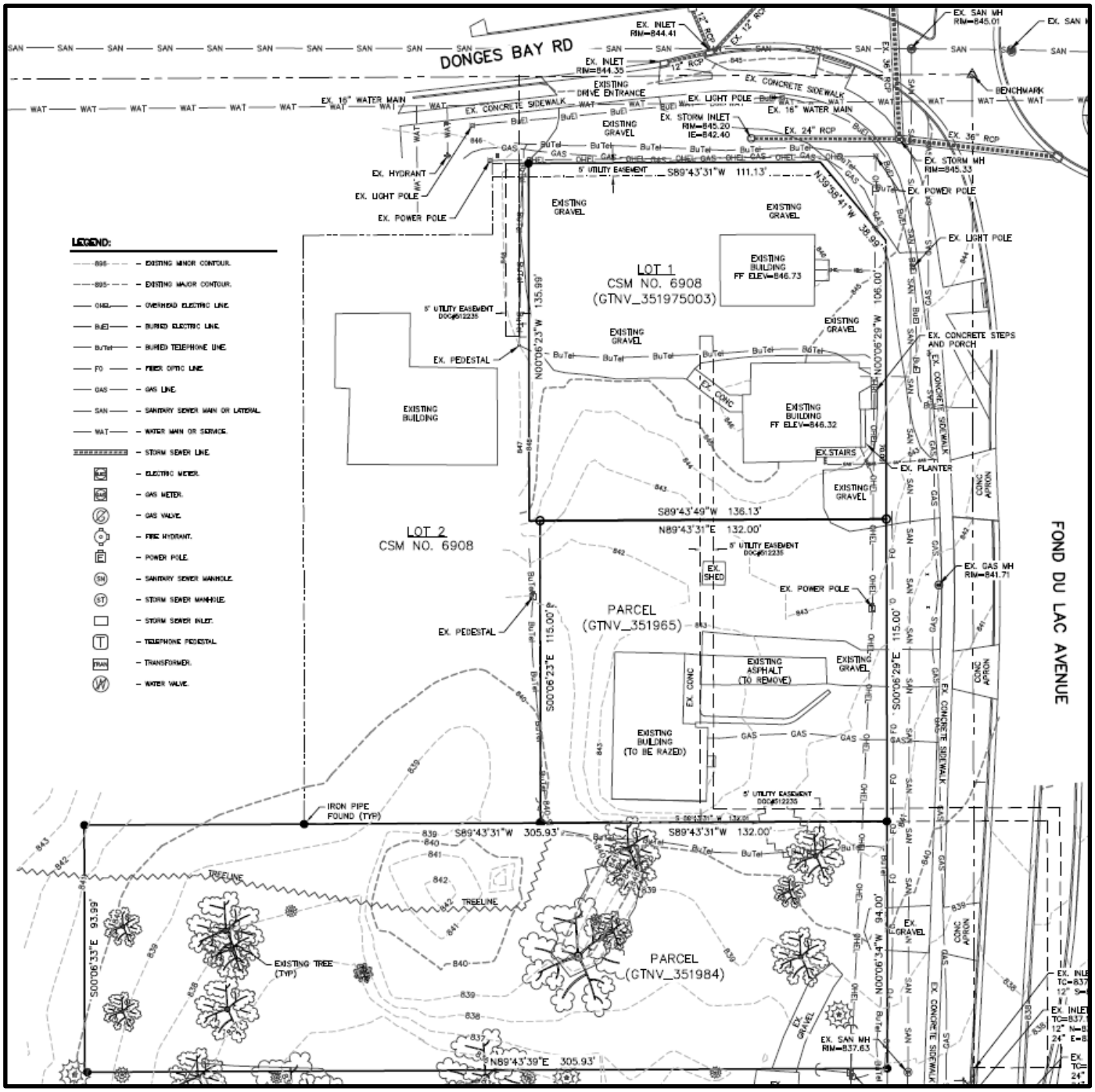
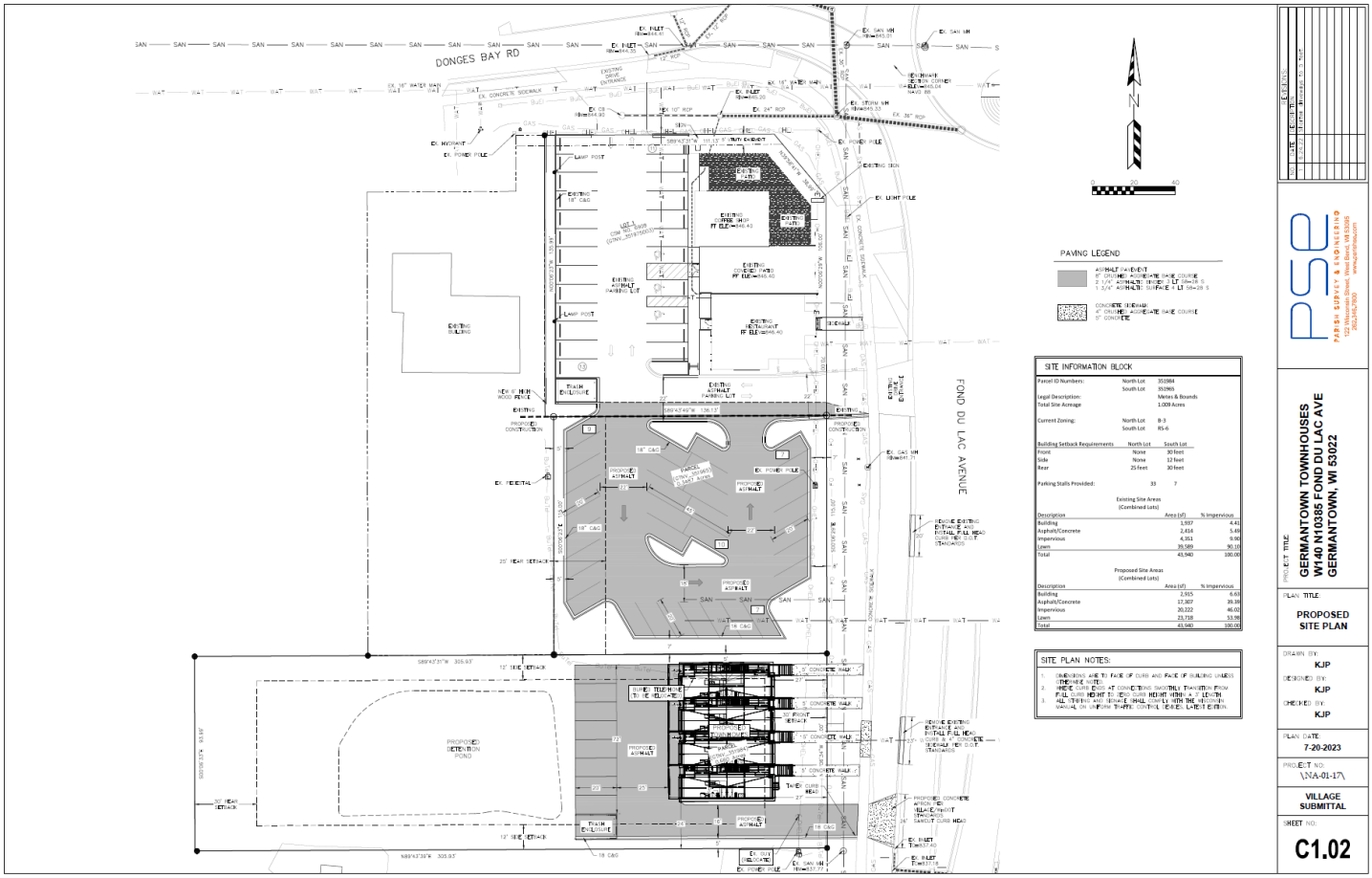

DONGES BAY RD
FOND DU LAC AVENUE
LOT 1
CSM NO. 6908
(GTNV_351975003)
LOT 2
CSM NO. 6908
PARCEL
(GTNV_351965)
PARCEL
(GTNV_351984)
EXISTING BUILDING
EXISTING BUILDING FF ELEV=846.73
EXISTING BUILDING FF ELEV=846.32
EXISTING BUILDING (TO BE RAZED)
EXISTING ASPHALT (TO REMOVE)
EXISTING GRAVEL
EX. GRAVEL
EX. CONCRETE SIDEWALK
EX. CONCRETE STEPS AND PORCH
EX. PLANTER
EX. STAIRS
EX. SHED
EX. CONC
EX. HYDRANT
EX. LIGHT POLE
EX. POWER POLE
EX. PEDESTAL
EX. GAS MH RIM=841.71
EX. SAN MH RIM=845.01
EX. STORM MH RIM=845.33
EX. SAN MH RIM=837.63
EX. INLET RIM=844.41
EX. INLET RIM=844.35
EX. STORM INLET RIM=845.20 IE=842.40
EX. 12" RCP
EX. 24" RCP
EX. 36" RCP
EX. 15" WATER MAIN
EXISTING DRIVE ENTRANCE
BENCHMARK
5' UTILITY EASEMENT DOC#912235
IRON PIPE FOUND (TYP)
EXISTING TREE (TYP)
TREELINE
S89°43'31"W 111.13'
N39°59'41"W 36.99'
S89°43'49"W 136.13'
N89°43'31"E 132.00'
S89°43'31"W 305.93'
S89°43'31"W 132.00'
N89°43'39"E 305.93'
S00°06'23"E 135.99'
S00°06'23"E 115.00'
S00°06'29"E 115.00'
S00°06'33"E 93.99'
N00°06'23"W 135.99'
N00°06'29"W 106.00'
N41°36'00"W 84.00'
LEGEND:
EXISTING MINOR CONTOUR
EXISTING MAJOR CONTOUR
OVERHEAD ELECTRIC LINE
BURIED ELECTRIC LINE
BURIED TELEPHONE LINE
FIBER OPTIC LINE
GAS LINE
SANITARY SEWER MAIN OR LATERAL
WATER MAIN OR SERVICE
STORM SEWER LINE
ELECTRIC METER
GAS METER
GAS VALVE
FIRE HYDRANT
POWER POLE
SANITARY SEWER MANHOLE
STORM SEWER MANHOLE
STORM SEWER INLET
TELEPHONE PEDESTAL
TRANSFORMER
WATER VALVE

EXHIBIT B

Planned Development District (PDD)
General Development Plan



Village of Germantown

Engineering Department Memorandum

To: Jeff Retzlaff, AICP - Director of Community Development

From: Kevin Driscoll, P.E. - Village Engineer

Date: February 16, 2026

Re: Virtus Development GTNV_351965 – Southwest corner of Fond du Lac Avenue and Donges Bay Road

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Items Submitted

1. Site Plan Review Application dated 2/6/2026 attached Civil Site Plans dated 10/5/2023

Related Items Previously Reviewed:

2. Storm Water Management Plan Dated 7/21/2023, revised 11/5/2023, 2nd revision 11/12/2024
3. WisDOT Permit for Water Service Utility Permit 66U-54-25 approved 11/21/2025 (plans dated 10/27/2025)

General Comments:

1. Additional comments are anticipated to arise with additional plan updates and modifications. The items listed below should not be considered comprehensive, rather at a minimum the following will need to be fully resolved before the Engineering Department can recommend a formal approval of the plans and permit for construction.

2. The submitted plans have been reviewed for general conformance with State and Village of Germantown Code of Ordinances 17.43(3) and Development Handbook. 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. If project will disturb more than one acre an NOI from the DNR will be required. Please submit a copy of the approved permit prior to final approval.

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

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

6. Utility permits and permits for work within the ROW are required. Contact the Village engineering department to obtain permits. WisDOT Utility Permit 66U-54-25 submitted to 2/17/2025, application completed 11/17/2025 and approved 11/21/2025, with outstanding condition to provide traffic control plan.

7. WISDOT permits are required for all work within the ROW, including curb work and driveway work. Prepare DT1504 application with sheets C1.02, C1.04 & C1.05

Sheet 1.01 *(Dated 10/5/2023 attached to application dated 2/6/2026)*

1. Previous comment dated was to remove lateral shown on the drawing.

Sanitary - Lateral Abandonment

1. Abandonment shall be witnessed by the Village Inspector or a Utility Representative, per Development Handbook 3.2.1.2.
2. Main and/or service abandonment at the street main shall be a condition of any site demolition permit(s) issued or in the case of duplication, service lines that will remain unused on new construction, per Development Handbook 3.2.1.3.
3. As part of the demolition permit, a certified check or Letter of Credit, in the amount of $5,000 per lateral, shall be submitted to the Village Engineer to guarantee the permanent abandonment of the service at the main is completed in a timely manner, per Development Handbook 3.2.1.6.1

Water

- On Sheet C1.05 verify the water lateral to existing restaurant is being fed from the east, we believe that the feed to the restaurant is through the Kaffeehaus off of Donges Bay Rd. The plan would need to be corrected to show that change being feed from that site.
- Sheet C1.05 show and call out the water curbstop to be placed at the ROW line-west side of the road.
- Provide submittal of materials a month or two before construction to give time for review and to provide comments.
- Tracer wire box to be located on the outside of the building to match Village standards
- Plumbing Permit required and coordinate connection with Water Utility Superintendent.

Storm Water *(SWMP Dated 11.12.2024)*

1. Storm Water Management Plan (Dated 11/13/2024) Sheet C3.01 shows 9-ft berm.
   Grading Plan C1.04 (dated 11/13/2023) does not show 9-ft berm.
   Clarify.
2. Provide declaration of covenant for storm water facility maintenance for applicant to maintain pond listed on parcel GTNV_351965-002, CSM 7397.
3.
4. Prepare as-builts to Village standards and provided to the Village post- construction (for all applicable items).
5. 4. Pond Certification – applicant to provide pond certification.

WisDOT Permits

1. DT1553 – Follow up for WisDOT Utility Permit 66U-54-25 submitted to 2/17/2025, application completed 11/17/2025 and approved 11/21/2025,
   a. Address condition to provide traffic control plan.
   b. Address Utility Permit Start Complete Notices
2. DT1504 – Follow for WisDOT permit for proposed driveway connection and proposed curb work

Parking

1. Address Parking Impact - Show updated count with respect to PC memo dated 3/13/2023

DRAFT

Erosion Control

1. Update Erosion Control to include disturbed area around pond.
2. This project would require a WRAPP/NOI from the DNR approved permit prior to final approval. A Germantown erosion control permit is also required
3. A professional engineer's original seal is to be affixed, signed and dated on the final set of construction plans.

DRAFT

HMM 09-15-45 Construction

Attachment 1: Start/Completion Work Notice

Utility Permit Start/Completion Work Notice

Provide all information below and email this form to the applicable region utility permit office at least three working days prior to starting work. When restoration is complete and ready for inspection, email the same contact. For all date boxes, click in the middle of the box to highlight a drop-down calendar.

Select Region Office *(Click for map if needed)* Southeast Region	**Region Email Address** *(Auto-populates once Region Office is selected)* SEutilitypermits@dot.wi.gov
WisDOT Utility Permit Number *(Enter number)* 66U-54-25	**Utility Work Order or Project ID Number (if any)** *(Enter number from question 5 on WisDOT DT1553 permit form)* ~
Utility Company Name *(Enter name from question 1 on WisDOT permit form)* Village of Germantown	**County** Washington **Highway(s)** 145
Utility or Utility Contractor Contact Name & 24-Hour # *(Provide information if utility hires a separate contractor to perform the work. If not, provide utility company contact information.)*	**Traffic Control Contractor and 24-Hour #** *(Provide information if utility hires a separate work zone traffic control contractor for the work.)*
Utility Subcontractor #1 Contact Name & 24-Hour # *(Provide information if contractor hires a separate subcontractor to perform the work.)*	**Lane Closure System (LCS) Notification** *(Enter date if LCS notification is required otherwise leave blank. Utility is required to submit all LCS information prior to starting work.)* Date Submitted: LCS Number:
Utility Subcontractor #2 Contact Name & 24-Hour # *(Provide information if contractor hires a separate subcontractor to perform the work.)*	**Proposed Work Start Date** *(Enter proposed work start date. Failure to provide the work start notice may result in permit suspension or revocation.)*
Work Suspension Date *(Enter date that utility decides to suspend work due to material shortages, other priority work, etc.)*	**Work Resumption Date** *(Enter date that utility decides to resume work.)*
Work Completion Date *(All work is finished including restoration and site is ready for inspection. Enter date and resubmit form to the region office using same email address above within 15 calendar days of completion.*	**3D (X-Y-Z) As-Built Utility Data** *(Follow section 7 in HMM 09-15-45. Click yes if required to submit 3D as-built utility data and provide it within 30 calendar days of the completion date.)* ☑ Yes ☐ Not Required

STATE TRUNK HIGHWAY CONNECTION APPLICATION

Wisconsin Department of Transportation (WisDOT)

DT1504 9/2024 Wis. Stat. §§ 86.07(2)(a), 84.09, 84.25, 84.295 & Wis. Adm. Code Ch. Trans 231

- Use this form to apply for constructing a new connection (driveway, road/street intersection) to a state trunk highway (STH), or for removing, allowing, or altering an existing connection.
- If the property has any legal restrictions that prohibit access to a STH, WisDOT cannot approve a STH connection for the property.
- One DT1504 form is required per connection. **Please type or print neatly in ink.** Fill out the required information on **all pages** of this form per the instructions. For more information, visit: https://wisconsindot.gov/Pages/doing-bus/real-estate/permits/connections.aspx
- **Provide a copy of the property deed, title work related to the property purchase, and any property surveys.**

Tracking #:

WisDOT Office Information

Telephone:

Email:

Applicant Information

1. Applicant Name and Mailing Address (Street/PO Box, City, State, ZIP Code)

2. Property Owner Name and Mailing Address (If not applicant)

3. If Not Property Owner, Reason for Request

Connection Location Information

4. Highway Number(s)

5. County

6. ☐ City ☐ Village ☐ Town of:

7. Side of the Highway ☐ North ☐ South ☐ East ☐ West

8. Located within the: Quarter, of the Quarter, Section , Town North, Range

9. Fire or Street Number (If applicable)

10. Name of Nearest Side Road from Location

Distance and Direction from the Side Road (Feet or Miles) (N, S, E, W, A)

11. How far is the location from the nearest non-side road connection (driveway or trail crossing) on the same highway? (Feet or Miles)

Completed by WisDOT ➡ Latitude: Longitude:

Connection Type Information

12. Proposed Activity (Check one)

☐ Construct New
☐ Remove Existing
☐ Allow Existing
☐ Alter Existing
Choose all applicable items from alter list ➡

13. Proposed Use (Check one – See instructions for category description)

☐ Urban – Commercial/Industrial
☐ Urban – Residential
☐ Public Road
☐ Trail or Trail Crossing
☐ Rural – Commercial/Industrial
☐ Rural – Residential
☐ Rural – Agricultural

14. Proposed Width:

15. Proposed Surface:

16. Proposed Trips Per Day (Check one)

☐ Seasonal ☐ 51-100
☐ 1-25 ☐ 101-1000
☐ 26-50 ☐ Over 1000

➡ Peak hour traffic count:

**SEE PAGE 2 for QUESTIONS 17-27.
SEE PAGE 3 FOR INDEMNIFICATION.
SEE PAGES 4-6 FOR CONDITIONS AND PROVISONS.**

X

(Property Owner or Authorized Representative) (Date) (Telephone Number) (Email address)

The applicant affirms that all information provided on and submitted with this form is correct and complete. Providing incorrect or incomplete information may result in permit denial or revocation as well as criminal prosecution under Wis. Stat. § 946.32.

⬇ Completed by Wisconsin Department of Transportation – REVIEW UPON PERMIT ISSUANCE ⬇

☐ **Application DISMISSED** – ACCESS RIGHTS (1) NOT OWNED BY APPLICANT **OR** (2) CONTROLLED UNDER WIS. STAT. § 84.25 or § 84.295. **NO RIGHT TO APPLY EXISTS.**

☐ **Permit DENIED** – MAY BE APPEALED UNDER WIS. STAT. § 86.073.

☐ **Work Permit APPROVED** – ONLY FOR PERFORMING WORK ON STATE TRUNK HIGHWAY RIGHT-OF-WAY UNDER WIS. STAT. § 86.07(2)(a). **THIS PERMIT IS REVOCABLE.**

Remove Existing – ☐ LEGAL ☐ NONCONFORMING ☐ ILLEGAL

☐ **DOCUMENTATION of Authorized Access Point**
APPROVED BY WisDOT UNDER PREVIOUS WIS. STAT. § 84.25 PROJECT. **THIS IS NOT A PERMIT** BUT SERVES TO DOCUMENT THE TYPE, USE, TRIPS PER DAY, CONFIGURATION, DRAINAGE, ETC. FOR THE STH CONNECTION.

☐ **APPROVED Connection Permit**
DOES NOT CREATE A RIGHT OF ACCESS OR ACCESS EASEMENT FOR THE PROPERTY. **THIS PERMIT IS REVOCABLE.**

GENERAL CONDITIONS OF ISSUANCE #1-43 APPLY

Permit Provisions Also Apply: ☐ **Supplemental** ☐ **Special**

☐ Lane Closure System notification required
☐ Insurance ☐ Bond and/or ☐ Irrevocable letter of credit: required
☐ Permit voids/replaces permit #
☐ Transportation project plat ID #
☐ **Temporary access.** Permit expiration date below. See #35.

☐ Shared Connection

Co-user name(s):

Related ID #(s):

Misc. info:

Application Submitted	Approved Work Start	Approved Work Finish	Approved Work Extension

X

(WisDOT Authorized Representative Signature – If Computer-filled, Brush Script Font)

Application Completed	Identification Number	Issued	Permit Expires	Permit Amended

➡ ***Note:*** *In questions 17-26, "the property" refers to the property for which this application is being made.*

17. ☐ Yes ☐ No Is the property zoned? In either case, provide the appropriate documentation from the jurisdictional zoning authority.

18. Explain how the land is currently being used:

19. ☐ Yes ☐ No Are you aware of any plan to change the zoning or land use for the property? If yes, explain.

20. ☐ Yes ☐ No Is this connection for the property that was also part of a land division or assemblage created on or after 2/1/99? If yes, explain.

21. ☐ Yes ☐ No Do you own other property abutting the highway that is next to the property that this connection will serve? If yes, explain.

22. ☐ Yes ☐ No Does the property abut other public roads? If yes, provide all road names.

23. ☐ Yes ☐ No Are there any existing connections to any road serving the property? If yes, how many? _____

24. ☐ Yes ☐ No Are there any restrictions on the number, use, or location of connections to the property? If yes, explain.

25A. ☐ Yes ☐ No Are there any access easements across the property, or does any other property obtain access to a state trunk highway by crossing the property?

25B. ☐ Yes ☐ No Are there any easements or arrangements that allow the property to access a public road by crossing another property?
If you answered yes to 25A and/or 25B, explain. See the instructions for what information to provide.

➡ ***Note:*** *If you answered "yes" to question (Q) 24, 25A or 25B, provide a copy of* ***all documents*** *relevant to the restrictions and/or easements.*

26. Provide all property tax identification numbers that will be using the connection: _____ _____ _____ _____

27. List the ***proposed*** work start and finish dates for construction of the connection. Check ***not applicable*** if work is not needed for this permit.

Start: _____ (M/D/YYYY) Finish: _____ (M/D/YYYY) ☐ Not Applicable

Best times of the day and/or days of the week that are more convenient for WisDOT to call you if needed: _____

FOR ANY NEW OR RELOCATED CONNECTION, APPLICANT SHALL PLACE A FLAG OR MARKER IN THE HIGHWAY DITCH OR FORESLOPE (VISIBLE FROM THE HIGHWAY) AT THE PROPOSED LOCATION FOR WisDOT SITE REVIEW.

INDEMNIFICATION

The Permittee shall save and hold the State, its officers, employees, agents, and all private and governmental contractors and subcontractors with the State under Chapter 84 Wisconsin Statutes, harmless from actions of any nature whatsoever (including any by the Permittee himself/herself) which arise out of, or are connected with, or are claimed to arise out of or be connected with any of the following:

1. Any of the work done by the Permittee, or Permittee's contractors or agents (collectively "WORKERS").
2. The construction or maintenance of facilities by the Permittee or WORKERS, pursuant to this permit or any other permit issued by the State for construction of facilities within the highway.
3. As a result of action or inaction by Permittee or WORKERS resulting in damage to another that occurs:
   a. While the Permittee or WORKERS are performing work, or
   b. While any of the Permittee's or WORKER's property, equipment, or personnel, are in or about such place or the vicinity thereof, or
   c. While any property constructed, placed, or operated by or on behalf of Permittee or WORKERS remains on the State's property or right-of-way pursuant to this permit or any other permit issued by the State.

This hold harmless provision applies, without limiting the generality of the foregoing, to all liability, damages, loss, expense, claims, demands and actions on account of personal injury, death or property loss to the State, its officers, employees, agents, contractors, subcontractors or frequenters, to the Permittee or WORKERS, their employees, agents, contractors, subcontractors or frequenters, or to any other persons, whether based upon, or claimed to be based upon, statutory (including, without limiting the generality of the foregoing, worker's compensation), contractual, tort, or whether or not caused or claimed to have been caused by active or inactive negligence or other breach of duty by the State, its officers, employees, agents, contractors, subcontractors or frequenters, Permittee, WORKERS, their employees, agents, contractors, subcontractors or frequenters; or any other person.

Without limiting the generality of the foregoing, the liability, damage, loss, expense, claims, demands and actions indemnified against shall include all liability, damage, loss, expense, claims, demands and actions for damage to any property, caused by Permittee or WORKERS pursuant to this permit or any other permit issued by the State for damage to property, lines or facilities on highway right-of-way resulting in any loss of power, telephone service, communications, data, information, or material; or involving property rights any other person of any kind whatsoever.

The Permittee shall at his/her own expense investigate all such claims and demands, attend to their settlement or other disposition, defend all actions based thereon and pay all charges of attorneys and all other costs and expenses of any kind arising from any such liability, damage, loss, claims, demands and actions.

All facilities constructed within the highway right-of-way by Permittee become the property of the State of Wisconsin, Department of Transportation, and may be altered or removed by the maintaining authority of the highway in accordance with state law.

Any transfer, whether voluntary or involuntary, of ownership or control of any property constructed, placed, or operated by or on behalf of the Permittee or WORKERS that remains on the State's property or right-of-way pursuant to this permit shall not release Permittee from any of the indemnification requirements of this permit.

(Note: Once a permit is issued, the applicant become the permittee)

GENERAL CONDITIONS OF ISSUANCE

1. All connections have restrictions that are documented in the preprinted and filled-in information on this form along with any conditions, covenants, supplemental and special provisions, superimposed notes, and detail drawings added by WisDOT. In addition to WisDOT's approval, permittee shall also comply with relevant state statutes and administrative rules, plus any laws, codes, rules, regulations, ordinances, and permit requirements of other jurisdictional agencies. Alteration of this form by the permittee **is prohibited**.
2. The permit authorizes the work for the applicant ("permittee") indicated on this permit. It does not grant authority for the work of any other, either by present or future installation.
3. Comply with this permit in its entirety. Failure to comply with any part of this permit is the permittee's responsibility, which includes full restitution of any costs WisDOT incurs to remedy non-compliance acts and may include treble damages under Wis. Stat. § 86.02. Further, if permittee fails to comply with any permit term, and WisDOT seeks to compel compliance by the permittee, enforce a permit term, revoke this permit, or recover costs associated with completing work required under this permit or redoing work not up to standards or specifications, permittee shall also be responsible for paying a sum that reimburses the State for time expended by its attorneys working on the matter and all court costs.
4. The venue for any court action related to permit enforcement shall be Dane County, Wisconsin.
5. Immediately cure any violation of this permit, particularly any failure to maintain a safe work site and proper work zone traffic control. Failure to do so may result in WisDOT stopping further work, removing permittee from the highway right-of-way (ROW), revoking the permit or any combination of these actions.
6. Except in cases where the permitted connection is constructed by forces acting on behalf of WisDOT as part of a highway improvement or maintenance project, the permittee shall do all of the following:
   (a) Furnish all materials, do all work, and pay all costs for construction and maintenance of the connection and its appurtenances in the ROW. Use the appropriate materials and type and quality of the work for the connection type specified in this permit.
   (b) Do all work without jeopardy to, or interference with, traffic using the highway
   (c) Be responsible for all additional work WisDOT deems necessary due to plan error, omission, or unknown or changed field conditions
   (d) Maintain the connection and its appurtenances within ROW limits, which includes keeping them in a proper state of repair, preventing the blockage or impairment of ROW drainage, and preventing the occurrence of aboveground obstacles that may cause serious injury or death to a motorist
   (e) Do not disturb or cause the disturbance of any survey marker without the **prior written approval** of WisDOT
7. The permittee shall not make any changes to the connection, its appurtenances, or the highway ROW, including, without limitation, changes to the location (Q4-11), use (Q13), width (Q14), surface (Q15), or increase the number of trips per day (Q16) indicated by this permit without obtaining **prior written approval** from WisDOT. WisDOT will evaluate all potential highway impacts that may arise from any proposed change(s) and therefore, does not guarantee approval.
8. WisDOT does not assume any responsibility for removal or clearance of snow, ice, or sleet, or the opening of windrows of such material upon any portion of any connection along any state trunk highway even though snow, ice, or sleet is deposited or windrowed on said connection by its authorized representative while performing normal winter maintenance operations under Trans 231.02(6). No snow, ice, or sleet removed from the connection shall be deposited on any highway pavement or shoulder or in a manner that creates a safety hazard or obstruction to highway drainage.
9. Rock, asphalt, concrete, timber, or other embankment retention or marking treatments for the connection **are prohibited**. A plastic or metal post with or without a blue reflector(s) may be installed on each connection side. Posts cannot be larger than 2" square. Acceptable posts are shown at right. Plastic or metal posts shall not be stronger than the equivalent of a 1½-inch diameter standard metal pipe. Using red or amber reflectors **is prohibited** under Wis. Stat. § 346.41(3). Using wood posts also **is prohibited**.

10. **WisDOT reserves the right to revoke any permit issued** and the right to make such changes, additions, repairs, relocations, and removals within statutory limits to the connection or its appurtenances on the ROW as may at any time be considered necessary to facilitate highway relocation, reconstruction, widening, and maintenance, or to provide proper protection to life and property on or adjacent to the highway, or if alternative access to the property becomes available.
11. **If the permitted work has not begun by the Approved Work Finish Date, this permit is null and void**. If work has been started but not completed by the Approved Work Finish Date, no additional work shall be done unless authorized through an approved Work Extension Date or a subsequent permit from WisDOT. WisDOT does not guarantee approval of a time extension or subsequent permit since the conditions WisDOT based its permit approval upon may have changed between the permit issuance and time extension request dates. Execution of any part of the work shall verify agreement by the permittee to conform to this permit and to be bound by all of its requirements, restrictions, and obligations, all of which shall continue to be in full force and effect.
12. Any connection or related feature built within the ROW becomes part of the highway and is subject to the highway maintaining authority's jurisdiction. Permit issuance does not guarantee in the future that the connection will remain in place or be allowed to function in the same manner as when it was installed. WisDOT or any other authority with jurisdiction over the highway may alter the highway in such a manner that changes the connection's function by installing medians, lanes, or traffic control devices, or may require that the connection be closed entirely. WisDOT attempts, in exercising its police powers, to avoid unreasonably restricting property access to a highway. Abutting landowners are generally not entitled to compensation for highway changes made by the maintaining authority for police power activities.
13. The permittee agrees that any connection constructed by or for the permittee is for the purpose of obtaining access to the property listed in Q26. The connection shall not be used for parking or servicing vehicles, or for advertising, storing, or selling goods on the ROW.

WORK ZONES

14. **Before starting any permitted work**, install the required warning signs, devices, etc. and ensure all are fully functional and maintained to protect the public, workers, and work site until all work is complete. Augment the work zone with signs, devices, and flaggers as needed to always protect people and property from injury or damage in all conditions, including changed or changing conditions. At all times while working within the highway ROW, (a) wear high-visibility safety attire, and (b) activate flashing (or strobe) amber or white lights on all vehicles and equipment. Comply with the Work Zone Field Manual or Wisconsin Manual of Uniform Traffic Control Devices, current editions, for proper layouts, designs, sizes, and quantities of warning signs and devices, including other items that may be relevant for the work zone.
15. Secure the work site and associated traffic control zone against any hazard to the public, both when the site is attended and unattended during off-hours, holidays, and nighttime hours. This includes vehicles, equipment, and materials.
16. Do not keep vehicles, equipment, or materials related to this permit within the highway ROW limits except those items that are actively being used in the work operation.
17. Perform all permitted work without obstructing or closing any part of any travel lane or fully closing any road unless authorized by WisDOT.
18. Derive no direct access to install, maintain, or repair the connection from a freeway travel lane, shoulder, or from any interchange ramp unless authorized by WisDOT in this permit. If access is needed due to an emergency, immediately contact the Wisconsin State Patrol and WisDOT Region Office listed on this permit. **The use of freeway median crossovers to make U-turns or obtain highway access is prohibited and subject to citation by law enforcement.**
19. Any disturbance to, operation within, or use of a highway median **is prohibited** unless authorized by WisDOT in this permit.
20. Coordinate the permitted work and in no case interfere with any ongoing highway improvement project.
21. When working upon a highway, flashing green warning lamps may be used by WisDOT, county, and municipal highway department vehicles under Wis. Stat. § 347.26(7) and utility vehicles under 2023 Wisconsin Act 155. Contractor vehicles shall not use green warning lamps.

(Note: Once a permit is issued, the applicant become the permittee)

CONSTRUCTION

22. Notify the WisDOT representative listed on this permit **3 days** before starting any work **and call Diggers' Hotline 811 or (800) 242-8511.**
23. Determine the locations of any existing facilities in the area affected by the permitted work and protect or take actions needed to protect them from any damage. All notifications to facility owners, including but not limited to utilities, are the permittee's responsibility.
24. Always keep a complete copy of the permit (which may be electronic) at the job site when the permitted work is ongoing. If applicable, also keep a copy with a project manager or supervisor familiar with the permit and all of its details and requirements.
25. Construction methods shall meet the requirements of this permit and be performed in accordance with methods and procedures set forth in the current edition of WisDOT's Standard Specifications for Highway and Structure Construction.
26. Install the connection in the specified permit location. Upon discovery of any error in placement or upon WisDOT order, move any part of the connection to the correct location. Any connection part located other than as specified in this permit exists at permittee's sole risk. Accordingly, if the same is undetected or is suffered to remain in variance to the permit, the permittee shall hold the State, its employees, agents, and officers harmless and free of any cost, claim or liability associated with any accidental damage to such facility that may result from a highway construction, maintenance, traffic control, or ROW management project or function.
27. The permittee may be required to excavate part of the ditch bottom or backslope to properly install a culvert endwall. Direct questions about this work to the WisDOT Region office that issued this permit.
28. Do not at any time open any greater length of trench than necessary to maintain essential work progress. Use temporary sheeting, shoring, or trench boxes as needed to prevent cave-ins.
29. Comply with applicable laws, rules, policies, and regulations when acting under this permit especially when within tribal or federal lands. Provide documentation as needed when on WisDOT ROW to prove compliance or coordination with the following agencies:
    - Wisconsin Historical Society to avoid or mitigate any potential cultural resource (archeological, historical, burial site, etc.) impacts per Wis. Stat. § 44.40.
    - Department of Natural Resources to avoid or mitigate any potential stormwater runoff, site erosion, wetland, waterway, and endangered or threatened species impacts.
30. Comply with all applicable regulations and codes, including, but not limited to, the U.S. Department of Labor, Occupational Safety and Health Administration, 29 CFR Part 1926 for construction safety precautions and operations.

EROSION CONTROL

31. Implement erosion control best management practices (BMPs) prior to and during work operations pursuant to Wis. Admin. Code Ch. NR 151 and any applicable municipal or county ordinances. Provide copies of any required Department of Natural Resources, municipal, or county construction permits. Provide and maintain erosion control BMPs to protect all restored areas upon completion of the permitted work and until replacement vegetation achieves sustained growth. Remove all sediment or material site runoff deposited onto WisDOT ROW and stabilize the area within 24 hours of the release. Immediately clean all sediment or materials deposited onto highway travel lanes or shoulders. Clean downstream ditches, culverts, and storm sewers to ensure positive flow prior to finalizing the work. Remove temporary erosion control BMPs following work completion.

AFTER CONSTRUCTION

32. Send electronic notice to the WisDOT representative who approved this permit **within 10 calendar days** of completing the work including all restoration. Notice may also be sent via telephone or regular mail.
33. Cure faults related to work or facilities under this permit that, in WisDOT's opinion, obstruct highway drainage or in any other manner adversely affect highway maintenance or operation, and restore the ROW as directed by WisDOT and to its satisfaction.
34. Alter the permitted connection as may be ordered by WisDOT to facilitate highway improvements, safety, operations, or maintenance. Accept all costs of constructing, maintaining, altering, temporarily moving, or relocating the permitted connection.

RESTORATION

35. **All restoration work** shall meet qualities, grades, compactions, and conditions of this permit and be performed in accordance with methods and procedures set forth in the current edition of WisDOT's Standard Specifications for Highway and Structure Construction. **For temporary permits, complete all restoration prior to the expiration date.**
36. Promptly restore to WisDOT's satisfaction and at least pre-existing conditions any highway facility, surface, shoulder, curb, gutter, sign, sidewalk, driveway, gravel base, ballast, ditch, vegetation, drainage appurtenance, guardrail, electric conduit/cable, or property of any type or other ROW element disturbed by any work under this permit.
37. Sawcut all pavement full-depth when open cutting. Restore concrete pavement in conjunction with WisDOT standard detail drawing 13C9. Remove and restore concrete pavement to the nearest joint for full lane width or provide a detailed joint plan for review and approval. The minimum patch dimension is 6' by the full lane or shoulder width. High early strength concrete may be specified if needed. For concrete pavement repair guidance, see FDM 14-25-10, Exhibit 10.1. The minimum asphalt patch dimension is 6' by the distance to the nearest joint or seam. Only use hot mix asphalt.
38. Backfill all excavations permitted within highway pavement or shoulder areas with suitable granular material, placed in lifts or layers 12" or less each in depth, and mechanically compact to meet appropriate density. Do not use water jetting to perform mechanical compaction. Repair to WisDOT's satisfaction any subsequent heaving, settling, or other defects or faults attributable to the permitted work.
39. Adjust manhole covers, shut-off and regulator valves, and like facilities to the level of the immediately adjacent grades.
40. Restore any turfed ROW area disturbed under this permit with fine-graded topsoil having a depth of not less than 4" and reseeded to perennial grass or sodded to WisDOT's satisfaction. Water the planted seed or sod until fully established.
41. Construct smooth and finished slopes at all locations where regraded portions of the highway ROW meet the lands of adjacent property owners. Do not trespass on adjacent property owner's lands.
42. Dispose of any brush, trash, or waste materials resulting from the permitted work off the ROW in accordance with applicable solid waste disposal regulations. Dumping or littering **is prohibited**.
43. WisDOT may notify permittee that restoration must be completed by a specific time if it is not done voluntarily without delay. If the permittee fails to satisfactorily complete the restoration by the specific time, WisDOT may arrange for the restoration to be completed and bill permittee accordingly. If this occurs, the permittee shall pay for all restoration costs, which may be tripled under Wis. Stat. § 86.02.

SUPPLEMENTAL PERMIT PROVISIONS (#44-67)

The permittee shall abide by the following checked provisions:

STATE HIGHWAY DETOUR

☐ 44. Complete a permit application form to detour state highway traffic (DT1479). This permit shall only be in effect if WisDOT approves the matching DT1479 permit.

WORK RESTRICTIONS

☐ 45. Daily, holiday, or seasonal work restrictions apply to the permitted work as detailed in the special permit provisions. Review these restrictions with the WisDOT Region Office identified in this permit.

NOTIFICATIONS

☐ 46. Contact the WisDOT Region office identified on this permit to arrange for a WisDOT representative to inspect the work site. Perform no work under this permit prior to his/her arrival.

☐ 47. Contact the WisDOT Region office identified on this permit prior to completing the permitted work to arrange for an inspection by a WisDOT representative before the permittee's contractor or work crew leaves the site.

☐ 48. Call WisDOT's Traffic Management Center (TMC) / - on a weekly basis or as otherwise determined by the TMC before working on any freeway. The TMC may place restrictions on work times and lane/shoulder closures based upon various special events, oversize freight movements, or daily peak travel times.

(Note: Once a permit is issued, the applicant become the permittee)

TREE & VEGETATION MANAGEMENT

☐ 49. Plant trees or vegetation only in the locations and with the species as detailed on the plans included and approved with this permit, or as WisDOT specifies in the field.

☐ 50. Replace trees or vegetation removed with the species and in the manner required in any special provisions of this permit.

☐ 51. Maintain all plantings according to the special permit provisions.

☐ 52. Do not place any sign or marker identifying the plantings within the highway ROW.

☐ 53. WisDOT accepts no responsibility for loss occurring to plantings. Be fully aware that plantings are subject to:
- Thinning or mortality
- Normal hazards from maintenance operations, snow control, and public utility installation, maintenance, or alteration
- Trimming or removal when the plantings cause sight distance restrictions or hazardous snow/ice conditions on the highway
- Destruction when highway reconstruction is done
- Partial or complete abandonment or obliteration, or return to private ownership, if future highway relocations are made
- Removal by government authorities, including WisDOT, under Wis. Stat. § 86.03(3)(a)

☐ 54. Do not cut, trim, or damage trees or vegetation to facilitate the permitted connection's construction or maintenance except as authorized by the owner of such tree or vegetation. (Wis. Stat. § 86.03). Cleanly cut the exposed ends of all tree roots found during excavation with suitable pruning tools immediately after exposure. Comply with all applicable laws, regulations, and local ordinances (even those stricter than WisDOT specifications) governing tree sale, transport, cutting, or pruning and with ANSI A300, which is the generally accepted industry standard for tree care practices.

☐ 55. Trim only trees or vegetation necessary to provide safe clearances or by special provisions. Do not damage non-target trees or vegetation. Do not clear-cut trees or vegetation.

☐ 56. Survey trees or vegetation to be removed and inspect jointly with a WisDOT representative prior to starting any highway ROW work.

☐ 57. Do not cut or trim oak trees between April 15 and October 15 to prevent Oak Wilt Disease from spreading unless a thick coat of asphalt base tree paint is applied immediately after **any** cut, trimming wound, or abrasion made between those dates.

☐ 58. Remove each stump in the area where cutting is permitted, including stumps created by windfalls or prior cutting, by cutting the stump flush with ground level or removing it with a stump grinding operation. The permittee shall be responsible for any damages to mowing equipment or any vehicle caused by any stump not being cut in accordance with this requirement.

☐ 59. Treat all deciduous tree stumps with an herbicide approved for use to prevent future sprouting. Do not treat evergreen tree stumps.

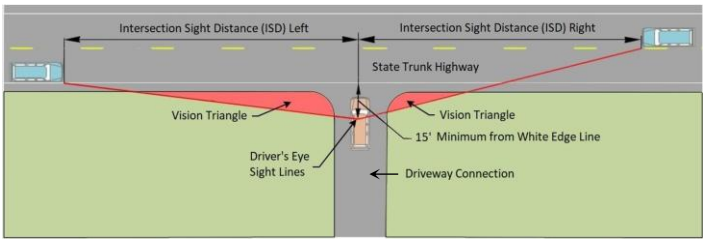
☐ 60. Dispose of all cut, trimmed, or sprayed trees, logs, branches, stumps, and other vegetation in the following manner(s). If more than one box is checked, verify if related special permit provisions have been added. Off-site means off the ROW. In all cases, avoid disturbance to any manicured lawn.
- ☐ Cut trees, logs, or trimmed branches may be chipped and used for mulch on the ROW in a layer not exceeding 3" and in a way that does not interfere with highway drainage
- ☐ Sprayed or basally treated trees and vegetation shall be cut and hauled off-site to a proper location
- ☐ Permittee may haul materials to a specific location off-site upon receiving the landowner's permission
- ☐ Permittee may keep the materials after hauling them off-site
- ☐ Other adjacent landowners may keep the materials off-site
- ☐ Haul only the materials that have salvage value to the nearest county highway department or other designated site for public sale or distribution by WisDOT

☐ 61. Promptly restore all natural highway safety features, including but not limited to, living snow fence and headlamp screens.

VISION TRIANGLES

☐ 62. In addition to the required intersection sight distance (ISD) for the connection, maintain vision triangles to allow drivers approaching or stopped at the connection to safely perform the necessary maneuvers to navigate the connection. This means eliminating all objects that may obstruct driver views. For side road connections, maintain vision triangles in accordance with WisDOT's Facilities Development Manual Chapter 11-10-5, section 5.1.4.3. For driveway connections, unless otherwise specified in provision #62, maintain vision triangles as depicted in the shaded areas of the diagram below using an ISD Left of _____ and ISD Right of _____. On land within the vision triangles, (1) do not erect buildings, signs, billboards, fences, or anything exceeding 3', and (2) do not plant shrubs, trees, hedges, grasses, flowers, and other vegetation that may grow to a height exceeding 3', or continuously maintain them to not exceed a height of 3'.

☐ 63. Follow provision #62 except maintain vision triangles as depicted in shaded areas of the diagram below measured at ___ from the white edge line instead of the minimum 15' and using an ISD Left of _____ and ISD Right of _____.



URBAN CONNECTIONS

☐ 64. Completely remove existing curb and gutter for construction of the connection. Such removal shall be to the nearest construction joint and saw cut to a minimum length of 3' for remnant curb. Join all new concrete to existing concrete with No. 4 tie bars.

☐ 65. Construct the new concrete curb and gutter such that its gutter pan bottom matches the gutter pan bottom of the existing curb and gutter to allow for the drilling of tie bars into the existing concrete pavement and to allow for an asphaltic overlay if the adjacent curb has been previously overlaid with asphalt.

☐ 66. Saw cut the existing asphaltic pavement at a sufficient distance to allow for concrete curb and gutter removal and prevent damage of the remaining asphaltic pavement. After sufficient cure time of the new concrete curb and gutter and driveway apron, overlay the curb flange with asphaltic pavement to match existing.

CONSTRUCTION INSPECTION

☐ 67. Provide qualified construction engineering inspectors on-site at all times during the project. Provide the name(s) and cellular phone number(s) for the inspectors to WisDOT before any construction begins. The inspector(s) shall ensure the work is being performed in conformance with the plans and WisDOT specifications, which includes items such as work zone traffic control and erosion control. The inspector(s) shall have the authority and responsibility to stop work operations and notify WisDOT when the permit plan and WisDOT specifications are not being followed.

SPECIAL PERMIT PROVISIONS (#68-___)

The permittee shall also abide by the following provisions:

SIGN REVIEW APPLICATION

03/09/26 Plan Commission Meeting

Karen Dodge / MGAC Properties, LLC

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

SUMMARY

Karen Dodge, Agent for MGAC Properties, LLC, Property Owner. Sign Review Application for Germantown Animal Hospital at N112W16017 Mequon Road.

Location: N112W16017 Mequon Road

Applicants/ Owner:

Karen Dodge 325 Sandpebble Lane Aurora, IL 60504	MGAC Properties, LLC W6902 Prospect Road Beaver Dam, WI 53916

Zoning: B-3: General Business District

Adjacent Land Uses		Zoning
North	Business/Commercial	B-3
South	Residential (Multi-Family)	Rm-3
East	Residential (Multi-Family)	Rm-3
West	Residential (Single-Family)	Rs-6

Background/Proposal

Karen Dodge, Agent for MGAC Properties, LLC, Property Owner. Sign review application for Germantown Animal Hospital at N112W16017 Mequon Road.

In May 1991, the subject property and then owner was granted a Conditional Use Permit to operate a veterinary clinic at the site. To staff's knowledge, the veterinary clinic began operations under the same business name as it is today… Germantown Animal Hospital. At this time, the owner/operator is proposing to remove an existing nonconforming pole sign along Mequon Road and install a monument/ground sign in its place. The details of the proposed sign are listed below:

- (1) Monument Sign
  7'4" x 6'0" (44 square feet per side), non-illuminated double-sided sign constructed of cedar wood mounted on decorative brick/stone base with decorative support pillars. Total height of sign from grade approximately 8 feet per drawing.

Staff Comments

As proposed, the monument sign complies with Village Sign Code standards relating to size, placement, height, and materials. However, the applicant has not provided a landscaping plan showing full compliance with code requirements. Staff has added a condition of approval that the applicant provide a complete landscaping plan illustrating code compliance prior to issuance of a building permit and sign installation.

VILLAGE STAFF RECOMMENDATION

APPROVE the proposed monument sign for Germantown Animal Hospital for property located at N112W16017 Mequon Road, subject to the following condition:

1. Prior to issuance of a building permit and sign installation, the applicant shall provide a complete landscaping plan for the monument sign meeting the requirements of Village Sign Code Section 17.46(7).

Village of Germantown
Willkommen

Fee must accompany application

$275 Sign Review Fee

$ 75 Sign Face Replacement

Paid ✓ Date 01.19.26

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

Karen Dodge

Phone (630) 978-4110

Fax ( )

E-Mail karen.dodge@municipalresolutions.com

PROPERTY OWNER

MGAC PROPERTIES LLC

W6902 PROSPECT RD

BEAVER DAM, WI 53916

Phone (920) 988-4307

2 PROPERTY ADDRESS OR GENERAL LOCATION

N112W16017 Mequon

3 SIGN INFORMATION

Sign Dimensions 8' height x 10' width (Single) Multi Tenant (circle one)

Number of Sides 2

Building Frontage SF

Total Square Footage of Sign (include all sides) 120

Total height of the Sign 8'

Is the Sign to be illuminated yes X no

Type of Sign Construction Materials Cedar wood

Distance to Closest Property Line 6'

Are there any existing signs on the property yes

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

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

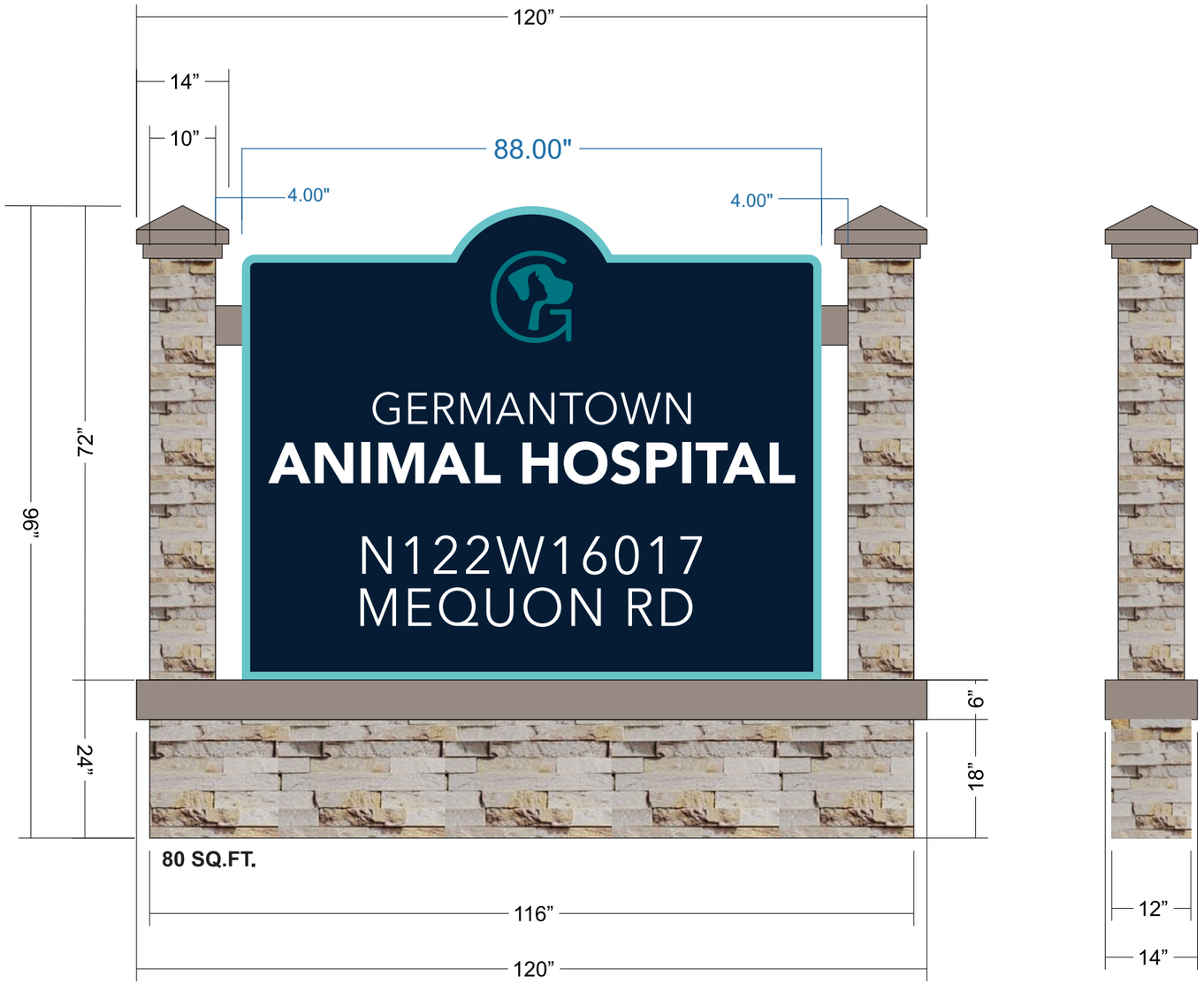
4 SIGNATURES -- ALL APPLICATIONS MUST BE SIGNED BY OWNER!

Karen Dodge
Applicant

October 30, 2025
Date

DVM 1-27-26
Owner

Date



NON-ILLUMINATED DOUBLE SIDED MONUMENT SIGN

MEQUON ROAD

N. LINE N.E. 1/4 — S89°42'W — 1183.50'

132.00'

S.E. cor. Sec. 27-9-20

EXIST. 12" PIPE

INSTALL 18" CULV.

REMOVE EXIST. 18" CULV.

EXIST. SIGN

20' R.

24'

B.M. 859.45

CONC. WALK

PROP. 12" PIPE

EXIST. TREE

PROP. LITE

EXIST. STONE WALK

EXIST. BLDG. 30' x 20'

EXIST. DOCK

FUTURE ADD. 45' x 24'

EXIST. GAR. 24'

EXIST. DOCK

EXIST. DOCK

EXIST. DOCK

PROP. LITE

REMOVE

END OF REMOVAL

PROP. LITE

EXIST. 8" SAN.

EXIST. 6" W.

EXIST. 8" SAN.

EXIST. 6" W.

PROP. 6" W.

PROP. 8" SAN.

PROP. 6" W.

PROP. 8" SAN.

PROP. 6" W.

PROP. 8" SAN

ZONING CODE TEXT AMENDMENTS

3/9/26 Plan Commission Meeting

Germantown Community Development Department

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

Summary

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

The following proposed text amendments to the various sections in the Zoning Code correspond to the attached draft ordinance. These proposed amendments are relatively minor in nature and are proposed to address specific issues Building Inspection services and Planning & Zoning services staff have had to address over the last year.

Amendment #1 *(see Section I; page 1)*
This proposed amendment deletes the Property Record Maintenance Fee Schedule under Section 14.055(4) and replaces it with language that indicates the fee schedule will be adopted by Village Board resolution. This revision simply allows the fee schedule to be changed by resolution along with other building permit fee changes without having to adopt an ordinance.

Amendment #2 *(see Section II; page 2)*
This proposed amendment clarifies the term for building permit expiration (after 12 months) and re-issuance if work authorized under a permit has commenced but is not completed within 12 months.

Amendment #3 *(see Section III; page 2)*
This proposed amendment revises language concerning occupancy bond requirements for non-residential structures subject of a building permit and indicates the occupancy bond schedule will be established by Village Board resolution.

Amendment #4 *(see Section IV; page 3)*
This proposed amendment increases the maximum height from 6 feet to 10 feet for fences in a side or rear yard of residential property abutting Interstate Highway US41.

Amendment #5 *(see Section V; page 3)*
This proposed amendment clarifies the conditions under which monument sign height and sign area may be increased by the Plan Commission due to differences in elevation between a business or industrial property and the abutting roadway.

Amendment #6 *(see Section VI; page 4)*
This proposed amendment adds specific land uses/activities to the list of Conditional Uses and provides for visual screening requirements of outdoor storage areas in the M-1: Limited Industrial Zoning District.

A recommendation from the Plan Commission is necessary to move the proposed code amendments to the Village Board for consideration and action.

VILLAGE STAFF RECOMMENDATION

The recommendation is to **APPROVE** the proposed text amendments as presented in the draft ordinance (see copy attached) as summarized above.

STATE OF WISCONSIN VILLAGE OF GERMANTOWN WASHINGTON COUNTY

ORDINANCE NO. xx-2026

AN ORDINANCE AMENDING SECTION 14 (BUILDING CODE) AND SECTION 17 (ZONING CODE) OF THE VILLAGE OF GERMANTOWN MUNICIPAL CODE

WHEREAS, the Village Board previously adopted Chapter 17 of the Germantown Municipal Code pursuant to the authority granted in Wis. Stat. 62.23 to broadly regulate the zoning of property within the Village; and

WHEREAS, the regulation of properties in the Village through zoning promotes the health, safety and welfare of the Community;

WHEREAS, the Village Board has determined it necessary to continually review and revise these zoning regulations as necessary to avoid inconsistencies with Wisconsin statutes and bring these regulations up-to-date to reflect current practice, procedures, and prevailing conditions in the Village; and

WHEREAS, the Plan Commission held a public hearing of the code revisions set forth below on March 9, 2026, and has made a recommendation to the Village Board to approve said revisions; and

NOW, THEREFORE, the Village Board of the Village of Germantown, Wisconsin, does ordain as follows:

SECTION I

Section 14.055 is amended as follows where words that are ~~stricken~~ are to be deleted and words that are underlined are to be added:

(3) **FEES TO BE CHARGED FOR PROPERTY RECORD MAINTENANCE.** Every person receiving an approved building permit from the Village in which said building permit requires an employee of the Assessor's office to physically review plans and view onsite any descriptive property and/or building change in an effort to assess the value for purposes of updating or to maintain the property record shall pay a property maintenance fee commensurate with the type of building permit issued by the Village. Said fee to be established and updated by the Village Board from time to time by resolution.

~~(4) **SCHEDULE OF FEES FOR PROPERTY RECORD MAINTENANCE.**~~

Permit Type	Residential/ Agricultural up to 3 Dwelling Units; Each Unit	Residential Condominiums 4+ Units; Each Building		Multifamily Residential 4+ Units; Each Building		Commercial Buildings
		Base	Each Unit	Base	Each Unit	
New Residential Dwellings	200	350	50	400	50	
New Commercial Buildings						400
Structural Addition	80		80		80	165
Structural Alteration	80		80		80	110
Accessory Structures	15		30		30	50
Porch, Deck, Patio, Canopy, Gazebo	15		30		30	30
Fireplace	15				15	20
Swimming Pool (Not Aboveground)	15		15		15	20
Building Demolition	15		15		15	15

DRAFT

SECTION II

Section 14.05(11) is amended as follows where words that are ~~stricken~~ are to be deleted and words that are underlined are to be added:

(11) **PERMIT EXPIRATION & RE-ISSUANCE ~~LAPSES~~.** A building, electrical, HVAC, and/or plumbing permit shall expire ~~lapse and be void~~ twelve (12) months after the date of issuance. If work authorized under a permit has commenced but has not been completed within the (12) month period, said permit may be re-issued at the discretion of the Building Inspector for an additional period up to (12) months upon the payment of a re-issuance fee equal to 50 percent of the original permit fee and provided no substantial changes to the work are proposed. If the work authorized under a permit has not commenced or substantial progress has not been made after work has commenced, the permit shall expire and a new permit may be applied for subject to payment of all permit, plan review, and other applicable fees in effect at the time of application. ~~issued within unless the permitted work is commenced within 6 months, or no significant progress has been made within one year, from the date of issuance thereof. A reissuance fee of 50% of the original fee shall be charged for any building, electrical or plumbing permit that has lapsed by operation of this section, been cancelled, or expired and is reissued, provided that no substantial changes are made to the original permit.~~ If the permittee requests that a ~~the~~ building, electrical, plumbing, or HVAC permit be cancelled, and no work, ~~has been done on~~ plan reviews or inspections have been conducted, 75% of the original permit fee will be refunded to the individual or entity who paid the fee.

SECTION III

Section 14.065 is amended as follows where words that are ~~stricken~~ are to be deleted and words that are underlined are to be added:

(1) **OCCUPANCY BOND REQUIRED.** Every person, corporation or organization requesting a Building Permit pursuant to this Chapter for a non-residential ~~commercial or industrial~~ structure subject to the occupancy permit requirements of section 14.06 shall, before a building permit is issued, deposit with the Village a bond in the form of cash or an irrevocable letter of credit approved as to form by the Village Attorney, in an amount as provided in subsection (3) below, to ensure and guarantee to the Village that the building or structure for which the building permit is requested shall not be occupied before an occupancy permit shall have been issued by the Village and all requirements of said building permit have been completed as required.

(3) **BOND.** The bond provided in subsection (1) above, in the form of a cash deposit or irrevocable letter of credit in an ~~the~~ amount established by resolution by the Village Board ~~of $20,000.00~~ for a commercial or industrial building or structure, shall be required prior to the issuance of any building permit. This bond shall be held by the Village until the Building Inspector, the Village Engineer and the Village Planner shall determine and certify upon inspection of all work that state and local codes, approved permits, approved plans and all conditions of such approvals are fully complied with, and until issuance of an occupancy permit for the building or structure. The bond shall be released and returned upon issuance of the final occupancy permit, less any outstanding costs and fees, including all inspection fees, invoiced by the Village to the owner/developer and remaining unpaid. Failure to obtain a final occupancy permit, or occupancy of the building or structure prior to issuance of a final occupancy permit, or in appropriate cases in the discretion of the Village, a temporary occupancy permit, shall

result in forfeiture of the deposit, which shall be in addition to any unpaid costs and fees or penalties or forfeitures sought or assessed for violation of the Village Code.

SECTION IV

Section 17.50(2)(f)2. is amended as follows where words that are ~~stricken~~ are to be deleted and words that are underlined are to be added:

17.50(2)(f) Fences, Retaining Walls and Berms in Residential Zoning Districts (and properties used for residential purposes in business districts)

(1) Fences in rear or side yards may be up to 6 feet in height except that fences in yards on property abutting Interstate Highway US41 may be up to 10 feet in height.

SECTION V

Section 17.50(1)(g) is amended as follows where words that are ~~stricken~~ are to be deleted and words that are underlined are to be added:

(g) Monument Sign Height and Sign Area Modification.

1. Where the difference in elevation between a property and an abutting roadway exceeds 10 feet, the height of a monument ~~ground~~ sign to be installed on said property may be increased to a height of 75 feet measured from the ~~mean~~ base elevation of the proposed sign location on the subject property, but in no case shall the sign extend ~~be~~ more than 25 feet above the lowest elevation of the nearest public ~~topographically highest~~ roadway~~,~~ within 200 feet of the proposed ~~approved~~ sign location.

2. If a ground sign is required to be installed at a setback distance more than 5 feet away from a property line because the difference in elevation between a property and an abutting roadway exceeds 10 feet, the sign area ~~size~~ of ~~the~~ a monument ~~ground~~ sign~~s~~ may be increased from 80 square feet per side (with a maximum of 160 square feet on all sides) up to 150 ~~144~~ square feet per side (with a maximum of 300 ~~or 288~~ square feet on all sides) where the sign area may be increased an additional 10 square feet per side (20 square feet on all sides) for every 25 linear feet the ground sign is set back from the nearest property line.

3. Prior to granting approval of any increase in sign height or sign area as provided above, the Plan Commission must determine that all of the following criteria have been met:
    a. The property shall be located within a 500 feet corridor extending from either side of the right-of-way of U.S. Highway 41/45; and
    b. The property must be located in a Business or Industrial Zoning District ~~have the B-5 Highway Business District zoning designation~~; and
    c. ~~The businesses operated on such parcels, or seeking conditional use or other approval to operate on such parcels, are intended to serve, and are economically dependent upon, traffic traveling upon U.S. Highway 41/45~~; and

d. Exceptional, extraordinary or unusual circumstances or conditions exist related to the characteristics of the property ~~exist that affect the property~~ where a literal enforcement of the sign code requirements would result in severe hardship. Such hardships should not apply generally to other properties or be of such a recurrent nature as to suggest that the sign code be changed; and
e. Preservation and enjoyment of substantial property rights possessed by other properties in the same vicinity will not be adversely affected; and
f. The modification will not materially impair or be contrary to the purpose and spirit of the sign code or public interest.

4. An applicant whose request for a sign height or sign area modification under this section ~~17.50(1)(f) above~~ is denied, or granted but at a lower height or sign area than requested by applicant, may seek a de novo review of the decision of the Planning Commission by the Board of Zoning Appeals ~~Village Board~~ at a regularly scheduled meeting thereof. Such request shall be made by filing the same in writing with the Village ~~Clerk~~ within (30) ~~7~~ days after ~~of~~ the Planning Commission decision to be reviewed.

SECTION VI

Section 17.33(3) M-1: Limited Industrial Zoning District is amended as follows where words that are ~~stricken~~ are to be deleted and words that are underlined are to be added:

(3) **CONDITIONAL USES**

l. Construction contracting offices, shops, with fully enclosed interior storage areas or outdoor storage areas that are visually screened from view
m. Sports & physical fitness/performance training facilities
n. Animal training & daycare services

(7) OUTDOOR STORAGE SCREENING/BUFFERING REQUIREMENTS

a. Subject to Site Plan review and approval by the Plan Commission, outdoor storage area shall be visually screened from view from adjacent properties and public rights-of-way using a combination of walls, fencing, berming, and landscape plantings comprised of evergreen and deciduous trees and shrubs.

SECTION VII

The terms and provisions of this ordinance are severable. Should any term or provision of this ordinance be found to be invalid by a court of competent jurisdiction, the remaining terms and provisions shall remain in full force and effect.

SECTION VIII

All ordinances or parts of ordinances contravening the terms of this ordinance are hereby to that extent repealed.

SECTION IX

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

Adopted: April ____, 2026

_____
Robert A. Soderberg, Village President

ATTEST:

_____
Donna Ott, Village Clerk

APPROVED AS TO FORM:

_____
Brian Sajdak, Attorney

Published:

NOTICE OF PUBLIC HEARING
VILLAGE OF GERMANTOWN

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

DATE: Monday, March 9, 2026
TIME: 6:30 pm or later

The purpose of said hearing will be to hear all parties, their attorneys or agents, for or against an application by the Village of Germantown Community Development Department for proposed text amendments to: (1) Section 14 of the Germantown Municipal Code (the Building Code) concerning the schedule of property record maintenance fees and the expiration and renewal of building permits; and (2) Section 17 of the Germantown Municipal Code (the Zoning Code) concerning the height of fences installed on properties abutting Highway US41, the height and size of signs installed on properties abutting Highway US41, and revisions to the list of permitted and conditional uses allowed in the M-1: Limited Industrial Zoning District,

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

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

Donna Ott, Village Clerk
Dated this 11th day of February 2026

To Be Published On: February 18th and February 25th, 2026

BUSINESS OF THE PLAN COMMISSION

MEETING DATE: March 9, 2026

PLACEMENT: Discussion

ITEM TITLE: Village of Germantown Community Development Department - Single-Family vs. Multi-Family Housing Definitions & Ratio Policy. (DISCUSSION)

SUBMITTED BY:

SUMMARY EXPLANATION:

ATTACHMENT:

STAFF RECOMMENDATION:

ACTION BY COMMITTEE: