

SIGN PERMIT REVIEW

6/14/21 Plan Commission Meeting

District One LLC / Kaffeehaus

Village Staff Report

Germantown, Wisconsin

Summary

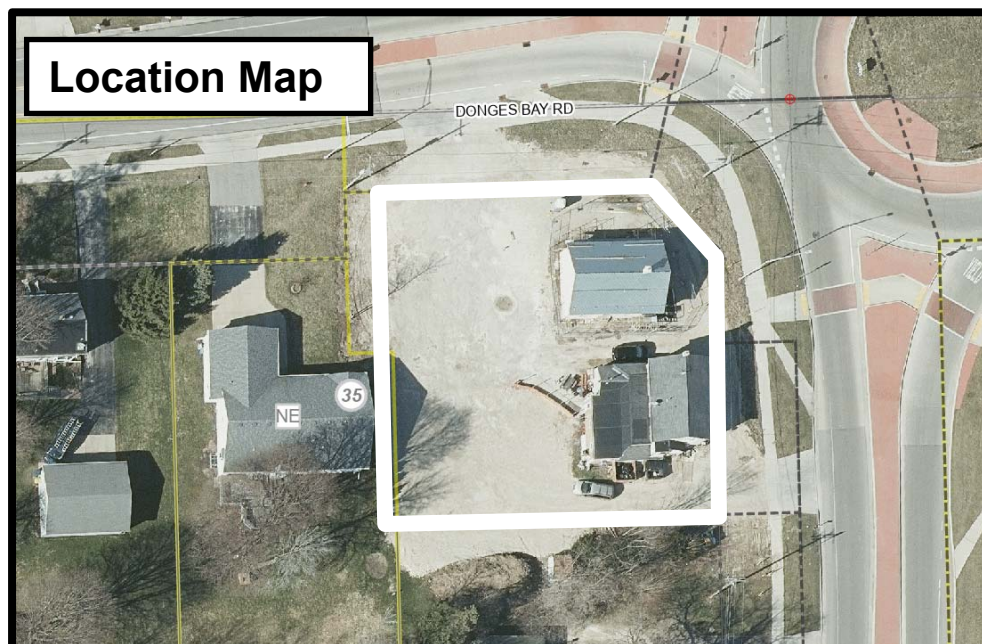
Greg Nagel, agent for District One LLC, property owner, is requesting approval for one ground sign for the Kaffeehaus located at W140N10393 Fond du Lac Ave.

Location: W140N10393 Fond du Lac Avenue

**Applicant/
Property Owner/:** Greg Nagel
District One LLC
13100 Watertown Plank Road
Elm Grove, WI 53122

Current Zoning: Kuhburg PDD

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



Proposal

Greg Nagel, agent for District One LLC, property owner, is requesting approval for one ground sign for the Kaffeehaus located at W140N10393 Fond du Lac Ave.

- 24" x 108" (18 sqft) internally illuminated metal sign inset in a cast-in-place 12' x 40" concrete panel located in the southwest corner of the intersection of Donges Bay Road and Fond du Lac Avenue

Staff Comments

The Kuhburg Planned Development District (PDD) was approved in 2018 for the purpose of redeveloping and renovating the two existing buildings (single-story schoolhouse and 2-story tavern) into a coffee shop and restaurant. The proposal included the construction of a covered portico between and serving both buildings with seasonal seating, interior and exterior building renovations, and reconstruction/expansion of the existing parking lot west of the buildings. As a part of the Resolution adopting Conditions and Restrictions (Resolution No. 16-2018), the standard 5' setback from the property line for ground signs was reduced to 0'. The proposed sign meets this requirement.

In addition to the location of the proposed sign, the proposed cast concrete panel will act as an edge patio edge delineator as well as a back for a wooden bench on the opposite side from the sign. As such, staff supports the use of the cast-in-place concrete material.

Address coordinates are required to be located on the base of the sign per Chapter 17.46 of the Village Code. This has been added as a condition of approval.

The proposed ground sign is intended to replace two of the three signs originally approved with the Site Development Plan in 2018. This sign will replace the ground sign along Donges Bay Road and the northern ground sign along Fond du Lac Avenue. As a result of the change in location of the sign, the landscaping plan has been revised. A portion of the proposed landscaping around the base of the sign is proposed to be located in the Fond du Lac Avenue road right-of-way. WisDOT requires a permit to install landscaping within their right-of-way. Permit approval for these plantings by the WisDOT has been included as a condition of approval for this sign.

VILLAGE PLANNER RECOMMENDATION

APPROVE the proposed ground sign for the Kaffeehaus located at W140N10393 Fond du Lac Avenue subject to the following conditions:

1. Address Coordinates (5-inch minimum size) shall be mounted to the base of the proposed sign.
2. An approved permit (DT1812) from the Wisconsin Department of Transportation (WisDOT) shall be obtained and a copy provided to the Village Planner/Zoning Administrator prior to the installation of landscaping within the road right-of-way.
3. An electrical permit shall be obtained from Inspection Services prior to installation of any/all electrical components.



Village of

Germantown

Willkommen

Fee must accompany application

\$275 Sign Review Fee

\$ 75 Sign Face Replacement

Paid 7 Date 5-4-21

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

Disrupt One LLC
13100 Watertown Plank Rd.
Elm Grove, WI 53122
Attn: Greg Nagel
Phone (262) 411-0746
Fax (888) 600-6207
E-Mail greg.nagel@virtusdevelopment.us

PROPERTY OWNER

Disrupt One LLC
13100 Watertown Plank Rd.
Elm Grove, WI 53122
Phone (262) 411-0746

2

PROPERTY ADDRESS OR GENERAL LOCATION

W140 N10393 Fond Du Lac Ave.
Germantown, WI 53022

3

SIGN INFORMATION

Sign Dimensions 24" height x 108" width Single Multi Tenant (circle one)
Number of Sides 1 Building Frontage SF 27' L
Total Square Footage of Sign (include all sides) 18 SF ~405 SF
Total height of the Sign 3'-6"
Is the Sign to be illuminated X yes no
Type of Sign Construction Materials CONCRETE/STONE/METAL
Distance to Closest Property Line ~5'

Are there any existing signs on the property NO
If yes, what is the total Square Footage of existing signs N/A

What are the intentions for the existing signs: Take down N/A Remain N/A

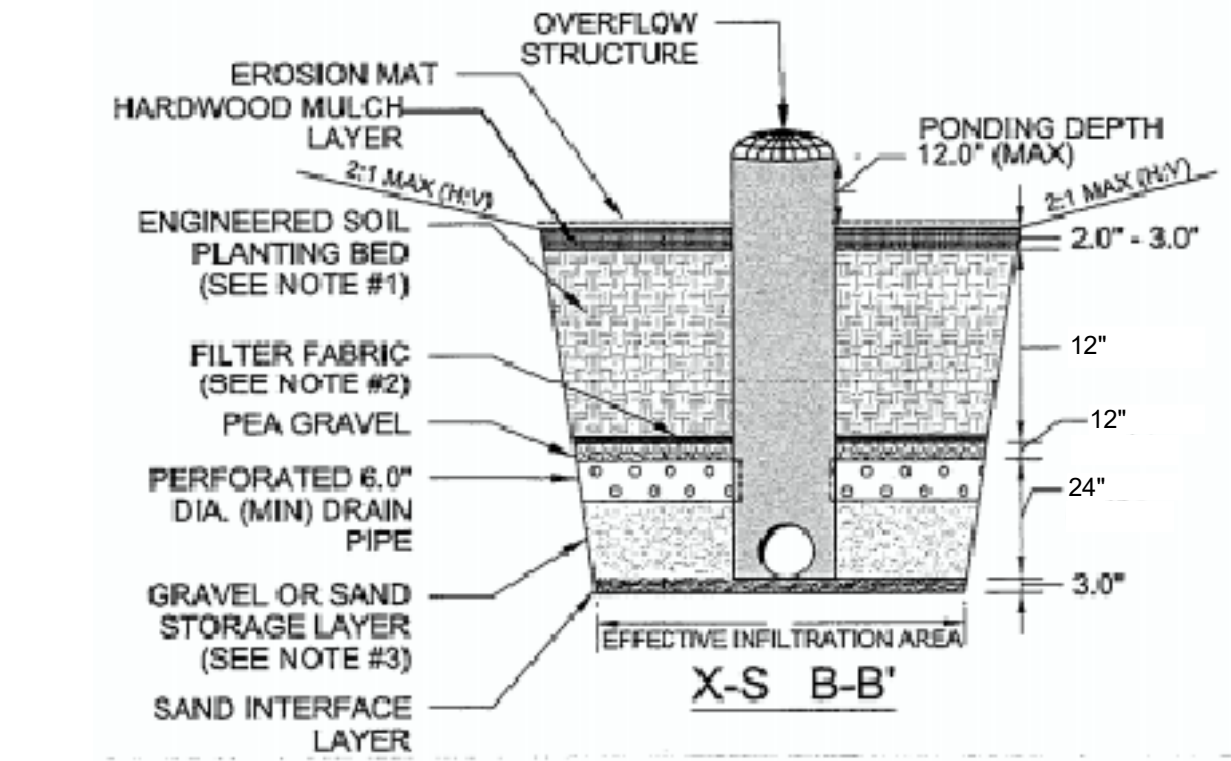
4

SIGNATURES -- ALL APPLICATIONS MUST BE SIGNED BY OWNER!

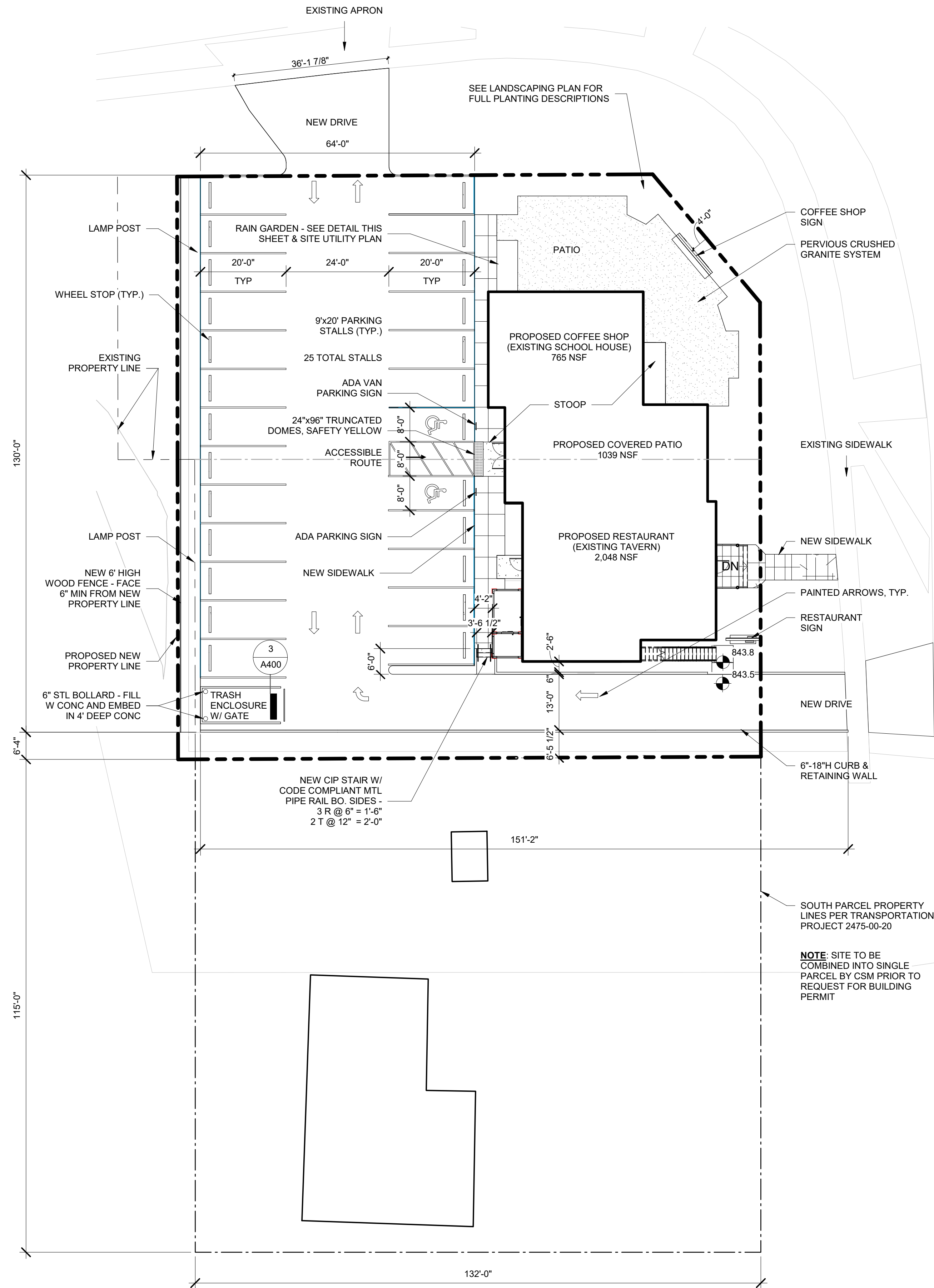
Greg Nagel 4/29/2021
Applicant Date

Greg Nagel 4/29/2021
Owner Date

5/10/2021 3:05:47 PM



2 RAIN GARDEN DETAIL
1 1/2" = 1'-0"



1 SITE PLAN
1/16" = 1'-0"



LOT COVERAGE - SITE PLAN		
Name	Area	% of Total
Building	3783 SF	21%
Green Space	2803 SF	15%
Paving & Concrete	11695 SF	64%
Total Area	18281 SF	

PROJECT TITLE

**GERMANTOWN
RESTAURANT**
W140N10385 & W140N10393 FOND DU LAC AVE
GERMANTOWN, WI, 53022

Rev. No.	Revisions:	Date:

PROJECT NUMBER

17031

ISSUE DATE

12/03/2019

DRAWN BY

TO

CHECKED

KC

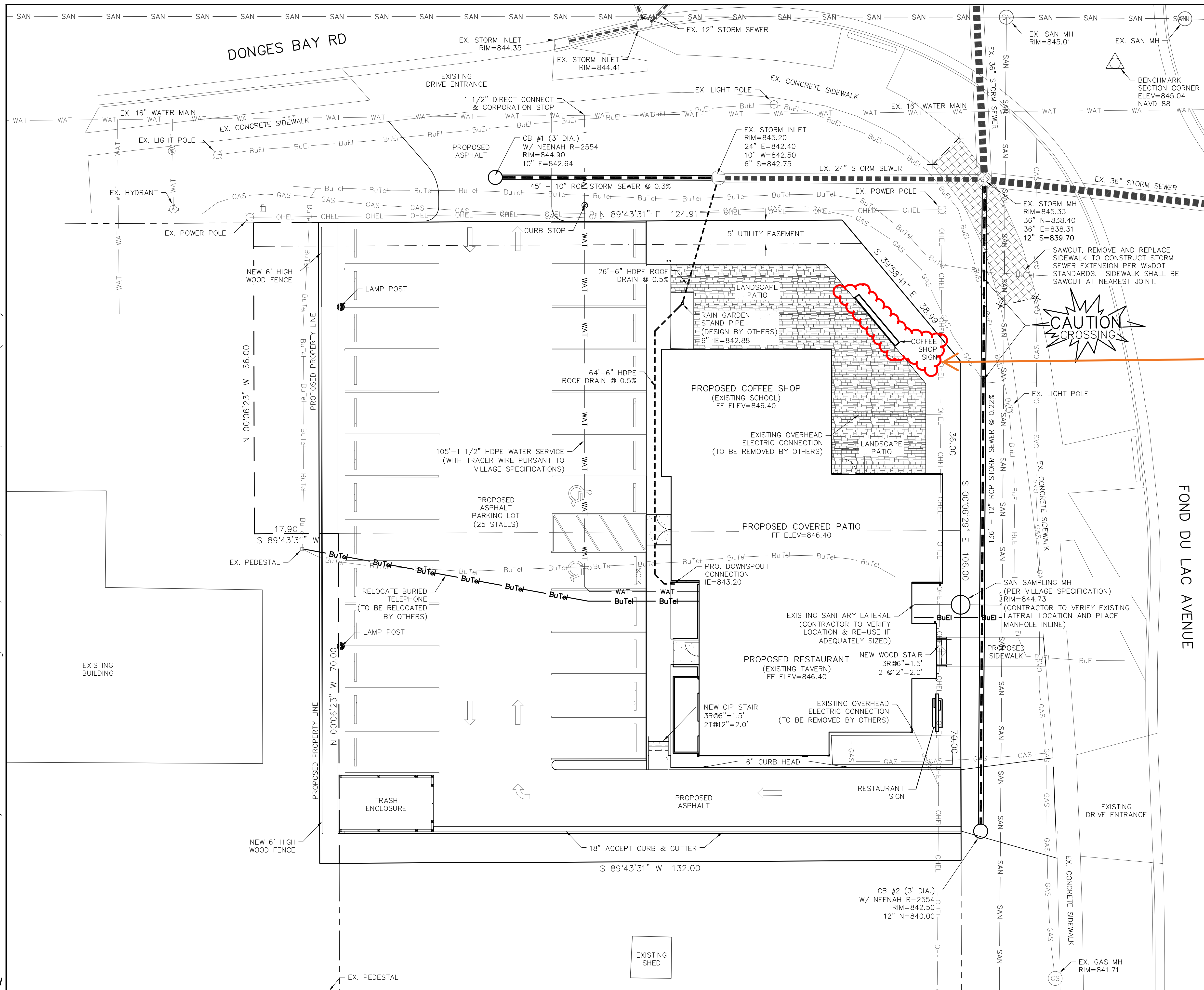
DRAWING TITLE

ARCHITECTURAL
SITE PLANS

DRAWING NUMBER

AS100

© Nagel Architects + Engineers



UTILITY NOTES:

EXISTING UTILITIES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE TYPE, LOCATION, SIZE AND ELEVATION OF UNDERGROUND UTILITIES AS THEY DEEM NECESSARY FOR PROPOSED UTILITY CONNECTIONS AND/OR TO AVOID DAMAGE THERETO. CONTRACTOR SHALL CALL "DIGGERS HOTLINE" PRIOR TO ANY CONSTRUCTION.

ALL UTILITY CONSTRUCTION SHALL BE DONE IN COMPLIANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN (LATEST EDITION AND ADDENDUM) AND ALL STATE AND LOCAL CODES. IT IS THE CONTRACTORS RESPONSIBILITY TO OBTAIN ALL NECESSARY PERMITS AND TO COORDINATE ALL CONSTRUCTION ACTIVITIES WITH THE APPROPRIATE LOCAL AND STATE AUTHORITIES.

ALL SANITARY SEWER, STORM SEWER AND WATER MAIN CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE VILLAGE OF GERMANTOWN AND WISCONSIN DSPS STANDARDS.

THE LENGTHS OF ALL UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND MAY VARY SLIGHTLY FROM THE PLAN. LENGTHS SHALL BE VERIFIED IN THE FIELD DURING CONSTRUCTION.

MAINTAIN AN 8 FOOT MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN PUBLIC SANITARY SEWER, WATER MAIN AND STORM SEWER. PROVIDE 18" MINIMUM VERTICAL SEPARATION WHERE SEWER CROSSES OVER WATER MAIN AND PROVIDE 12" MINIMUM VERTICAL SEPARATION WHERE WATER MAIN CROSSES OVER SEWER.

ANY UTILITIES WHICH ARE DAMAGED BY THE CONTRACTOR SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.

ALL UNDERGROUND EXTERIOR NON-METALLIC SEWERS/MAINS MUST BE PROVIDED WITH TRACER WIRE OR OTHER METHODS IN ORDER TO BE LOCATED IN ACCORDANCE WITH 182.0715(2r) OF STATE STATUTES.

ALL UNDERGROUND EXTERIOR NON-METALLIC WATER SERVICES/MAINS MUST BE PROVIDED WITH TRACER WIRE PER VILLAGE OF GERMANTOWN SPECIFICATIONS.

THE CONTRACTOR SHALL FIELD VERIFY LOCATIONS, ELEVATIONS, AND SIZES OF ALL EXISTING UTILITIES PRIOR TO BUILDING CONSTRUCTION AND SHALL REPORT DISCREPANCIES PRIOR TO COMMENCING WORK TO THE ENGINEER OR BUILDING CONTRACTOR.

THE CONTRACTOR SHALL TELEVIEW EXISTING SEWER LATERAL SERVICE PRIOR TO CONSTRUCTION AND PROVIDE VILLAGE WITH CONDITION REPORT FOR REVIEW.

CONTRACTOR SHALL ADJUST AND/OR RECONSTRUCT EXISTING UTILITY COVERS (SUCH AS MANHOLE COVERS, VALVE BOX COVERS, ETC.) TO MATCH FINISHED GRADES OR THE AREAS DISTURBED DURING CONSTRUCTION.

THE CONTRACTOR SHALL CONTACT THE VILLAGE OF GERMANTOWN PRIOR TO CONNECTING TO THE WATER MAIN IN DONGES BAY ROAD.

BUILDING LATERALS SHALL BE CONSTRUCTED IN CONFORMANCE WITH LOCAL AND STATE PLUMBING CODES. UTILITY CONTRACTOR SHALL STIG LATERAL TO 5 FEET OUTSIDE BUILDING. SEE INTERIOR PLUMBING PLANS FOR CONTINUATION OF PIPING INTO BUILDING BY BUILDING PLUMBING CONTRACTOR IN ACCORDANCE WITH STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION WISCONSIN, LATEST EDITION.

GENERAL CONTRACTOR SHALL COORDINATE WITH LOCAL GAS TELEPHONE, AND ELECTRICAL UTILITIES FOR EXACT LOCATION SIZE AND DEPTH OF NEW SERVICE.

SANITARY SEWER SHALL BE PVC ASTM D-3034, SDR 35 WITH INTEGRAL BELL TYPE ELASTOMERIC JOINTS MEETING THE REQUIREMENTS OF ASTM D-3212.

WATER MAIN SHALL BE INSTALLED IN CONFORMANCE WITH VILLAGE OF GERMANTOWN SPECIFICATIONS WITHIN ROW. SPECIFICATIONS ARE INCLUDED ON THE DETAILS SHEET.

ALL STORM SEWER SHALL BE INSTALLED IN CONFORMANCE WITH VILLAGE OF GERMANTOWN SPECIFICATIONS WITHIN ROW. SPECIFICATIONS ARE INCLUDED ON THE DETAILS SHEET.

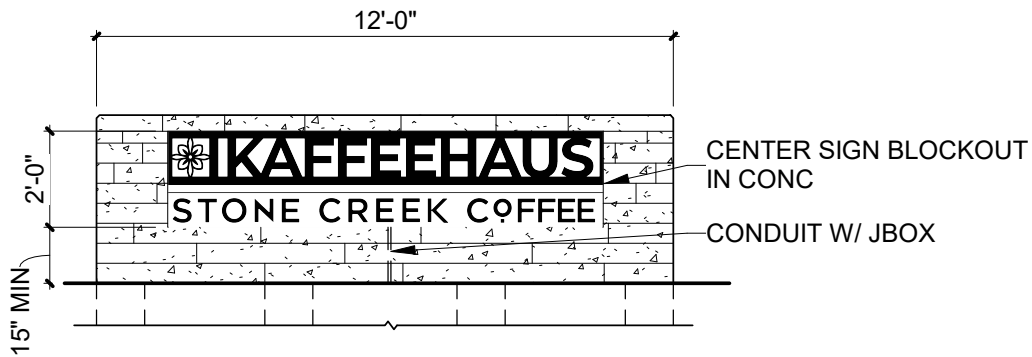
ALL WORK WITHIN THE CITY RIGHT-OF-WAY REQUIRES A PERMIT FROM THE VILLAGE OF GERMANTOWN PUBLIC WORKS DEPARTMENT.

GERMANTOWN RESTAURANT
UTILITY PLAN
DATED: SEPTEMBER 21, 2018
C-103

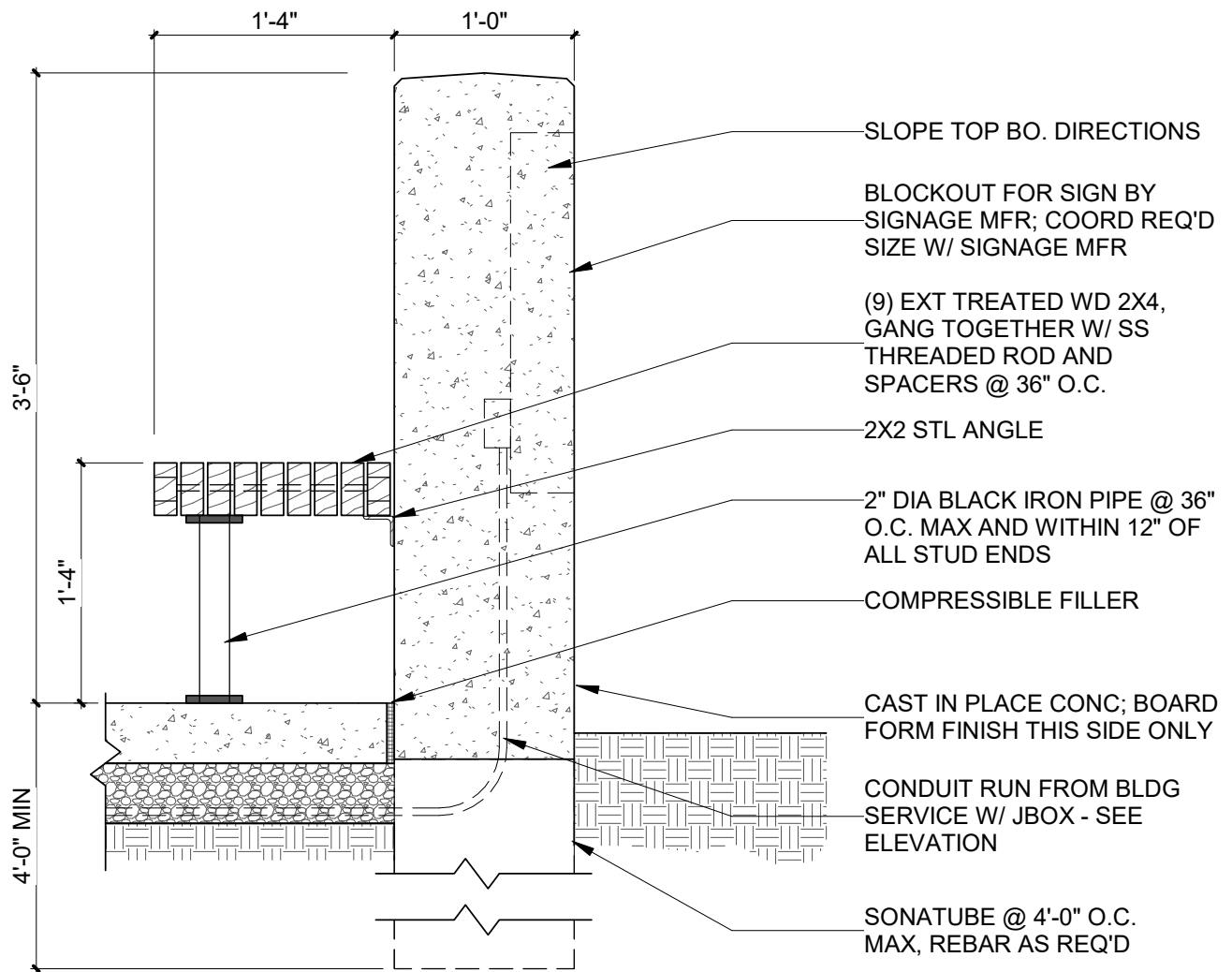
QUAM ENGINEERING, LLC
Residential and Commercial Site Design Consultants



1519 E Washington Street, Suite A; West Bend, Wisconsin 53095
Phone (262) 338-6641; www.quamengineering.com



2
SK09 **ELEVATION**
1/4" = 1'-0"

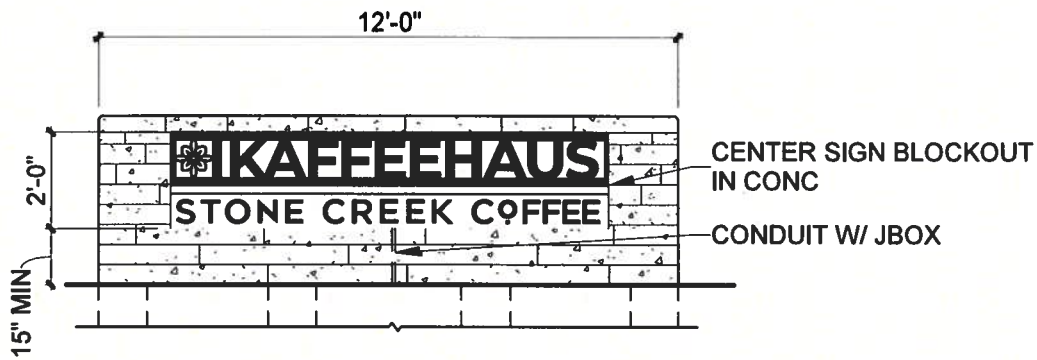


1
SK09 **DETAIL**
1" = 1'-0"



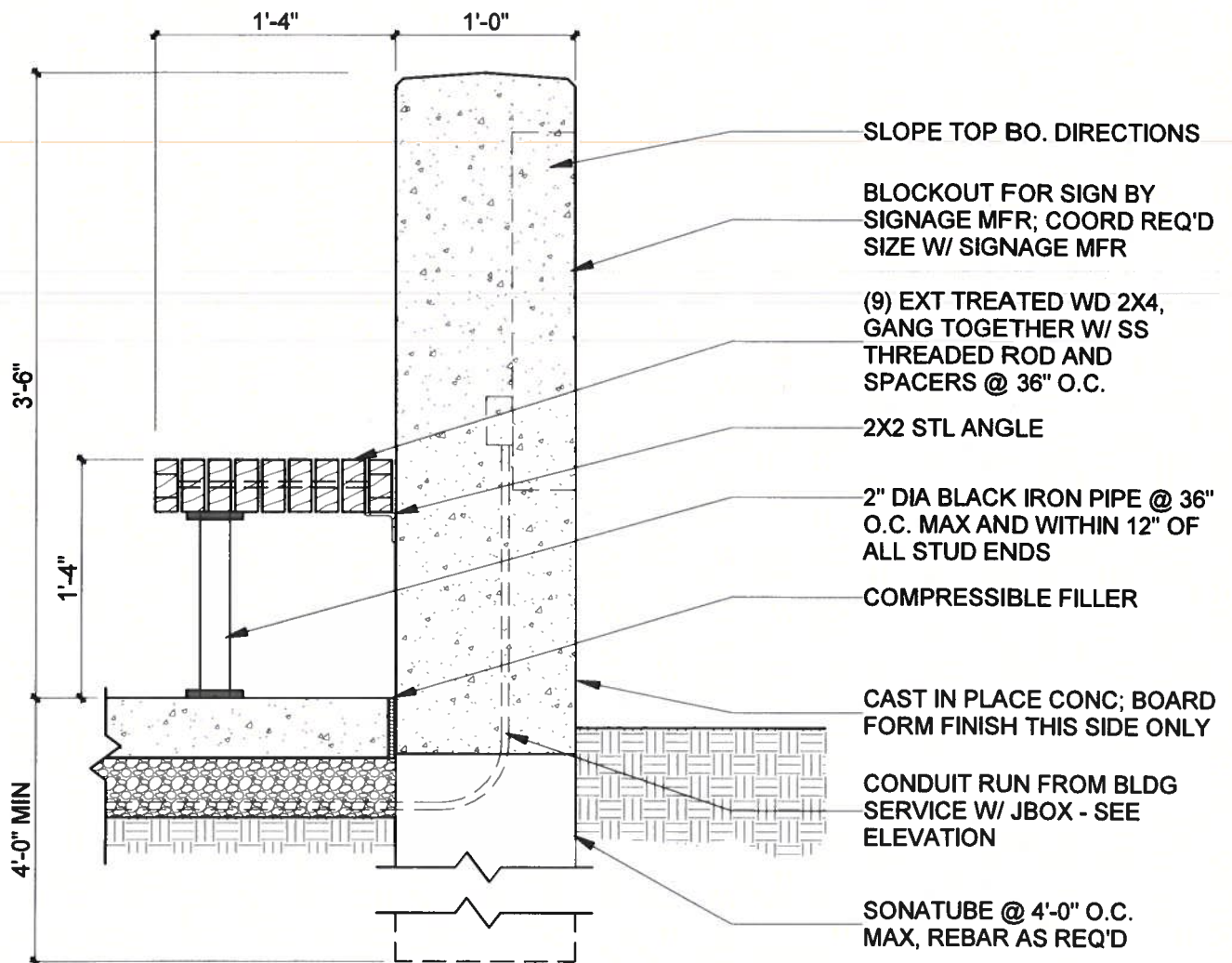
 KAFFEEHAUS

STONE CREEK COFFEE



2
SK09

ELEVATION
1/4" = 1'-0"



1
SK09

DETAIL
1" = 1'-0"