

**CERTIFIED SURVEY MAP (CSM)
& SITE PLAN APPLICATIONS**
6/14/21 Plan Commission Meeting

Irgens Partners, LLC / MacArthur Partners, LLC

Planning & Zoning Report

Germantown, Wisconsin

Summary

Irgens Partners, LLC, agent for TCI Trans-Coil International and MacArthur Partners, LLC, property owner, is seeking approval of a 2-lot certified survey map (CSM) and site development and building plans for a 33,000-square foot addition to the existing industrial building located at W132N10611 Grant Drive.

Property Location: W132N10611 Grant Drive

Applicant/

Property Owner: Irgens Partners, LLC for
TCI Trans-Coil International
833 E. Michigan St, Ste 400
Milwaukee, WI 53202

MacArthur Partners, LLC
833 E. Michigan St, Ste 400
Milwaukee, WI 53202

Current Zoning: M-1: Limited Industrial

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



Proposal

Irgens Partners, LLC, agent for TCI Trans-Coil International and MacArthur Partners, LLC, property owner, is seeking approval of a 2-lot certified survey map (CSM) and site development and building plans for a 33,000-square foot addition to the existing 66,000-square foot industrial building located at W132N10611 Grant Drive.

The purpose of the CSM is to move the property line between the two existing lots (Lots 2 & 3 of CSM 6520) 10 feet to the west. This modification will allow for the proposed addition to meet the required setback as listed on CSM No. 6520, recorded in 2013. MacArthur Partners owns both of the impacted lots.

The proposed 33,000-square foot addition to the existing industrial building will be used primarily for additional storage and shipping/receiving docks and includes the following improvements:

- 8' wide extruded/insulated precast concrete wall panels with accents to match the existing building
- 4 overhead dock doors and dock equipment, 1 overhead drive in door, and 2 man doors on the south elevation of the building
- 1 man door on the north elevation
- 1 man door and one overhead drive in door on the west elevation.

Access & Parking. The property will continue to be served by the two (2) existing driveways from Grant Drive. The proposed improvements do not include any additional parking spaces as the number of employees will not be increasing.

Storm Water Management. The proposed addition will add 0.9 acres of impervious area to the 3.87 acres of existing impervious area, resulting in 55.5% impervious coverage on the site. This property is served by an existing detention pond that can accommodate the increase in runoff from this project.

Landscaping. A variety of evergreen and ornamental trees as well as deciduous shrubs will be installed on the north side of the property and in the southwest corner. Two existing trees will be removed for construction and replanted in the same place following the completion of the project. Plantings on the west side of the addition are minimal as a future addition to the west is anticipated.

Lighting. This project includes the relocation of one light pole to the west to accommodate the new dock doors and the addition of wall packs at each new door.

Signage. No new signage is proposed with this project.

Staff CommentsCommunity Development Department: Planning & Zoning

Pursuant to Section 17.49 of the Zoning Code, the PC serves as the Village's Architectural Review Board and responsible for enforcing the principles set forth under 17.49(3) concerning design and exterior appearance (copy of 17.49 enclosed).

Community Development Department: Building Inspection

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

Village Forester

The Village Forester reviewed the landscape plan and has requested that details on protective fencing for the trees/shrubs to be preserved be added to the landscape plan.

Village Engineer/Public Works Department

The Village's engineering consultant and Public Works Director has identified minor plan revisions and technical corrections as set forth in a May 25, 2021 review memo from the Director of Public Works (copy attached).

VILLAGE STAFF RECOMMENDATION

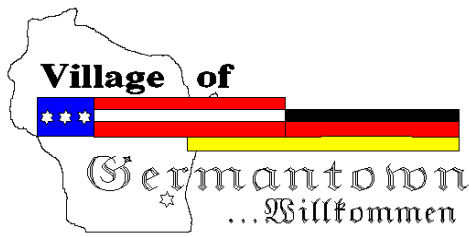
APPROVE the site development & building plans for the 33,000-square foot addition to the existing industrial building located at W132N10611 Grant Drive subject to the following conditions:

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 the Village Planner or Engineer pursuant to revisions required herein and/or by the Plan Commission:
 - a. Architectural plan set dated May 3, 2021
 - b. Civil Engineering plan dated May 3, 2021
 - c. Landscaping plan dated May 3, 2021
2. All technical issues and plan corrections identified by the Village Public Works Director (see May 25, 2021 memo) shall be addressed and reflected in revised plans submitted and approved by the Engineering Department prior to the issuance of building permits
3. The Landscape Plan shall be revised to reflect the information requested by the Village Forester. These plans shall be submitted to the Planning Department for review and approval prior to the issuance of a building permit.

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4. All landscaping, grading, paving, storm water management, utility and other improvements shown on the approved site plans shall be installed as approved prior to issuance of an occupancy permit for the building addition 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.
 5. State agency (DPS) 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 DPS to provide all commercial plan review and inspection services through SAFEBuilt of WI and the Village of Germantown.

APPROVE the proposed 2-lot Certified Survey Map (CSM) to modify the boundary between Lots 2 and 3 of CSM 6520 at W132N110611 Grant Drive subject to the following condition:

1. All technical issues and plan corrections that may be identified by the Village Engineering Department shall be addressed and reflected in a revised CSM submitted and approved by the Engineering Department prior to recording the CSM.



Engineering Department Memorandum

To : Jeffrey W. Retzlaff, AICP, Planning Director/Zoning Administrator
From : Lawrence Ratayczak, P.E., Director of Public Works
Date : May 25th, 2021
Re : Trans Coil – Site Plan Review

Items Reviewed:

1. Civil Plan Set Dated: 07-11-19

General Comments:

1. Please respond to each item below. **A written response addressing each item shall be included in your submittal.**
2. The submitted plans have been reviewed for general conformance with State and Village design guidelines. Additional comments could arise as a result of the plan completion and modifications. The items listed below will need to be fully resolved before the Engineering Dept. can recommend a formal approval of the plans and permit for construction.
3. This project will require a WRAPP/NOI from the DNR. 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. As a guide to the review response: Items in *italics* are resolved or acknowledged, items in regular font are to be addressed yet, items in **Bold** are additional feedback to remaining original comment.

C-1

1. Add a site data table showing disturbance amounts and existing and proposed impervious surface.
2. Add an address to the titleblock
1. Plan proposes grading in the ROW of Bradley Court. Revise plan to remove proposed grading from the ROW.
2. Provide erosion control notes, including construction sequence, stabilization requirements, timeframes for stabilization and late season stabilization requirements.
3. Plan proposes a significant disturbed area and grading operation. Site is tributary to an existing regional basin. Provide a sediment trap designed per WDNR technical standards on-site to keep construction sediment from filling the regional basin.

17.49 - ARCHITECTURAL CONTROL.

- (1) **ARCHITECTURAL REVIEW BOARD.** The Plan Commission shall act as the Architectural Review Board for the purposes of this chapter.
- (2) **RESERVED.** (Rep. Ord. #8-96)
- (3) **PRINCIPLES.** To implement and define criteria for the purpose set forth in this chapter, the following principles are established:
 - (a) No building shall be permitted, the design or exterior appearance of which is of unorthodox or abnormal character in relation to its surroundings as to be unsightly or offensive to generally accepted taste and community standards.
 - (b) No building shall be permitted, the design or exterior appearance of which is so identical with those adjoining as to create excessive monotony or drabness.
 - (c) No building shall be permitted where any exposed facade is constructed or faced with a finished material which is aesthetically incompatible with the other facades and which presents an unattractive appearance to the public and to surrounding properties.
 - (d) No building or sign shall be permitted to be sited on the property in a manner which would unnecessarily destroy or substantially damage the natural beauty of the area, particularly insofar as it would adversely affect values incident to ownership of land in that area; or which would unnecessarily have an adverse effect on the beauty and general enjoyment of existing structures on adjoining properties.
 - (e) See Section 17.41(2a). (Cr. Ord. #8-96; Am. Ord. #34-05; Am Ord. #02-18)
- (4) **ADMINISTRATION.** The Building Inspector shall require that each building permit application be accompanied by plans and a plat or survey showing the exterior elevations of all existing and proposed structures on the property, a description of the proposed materials to be used, and proposed floor elevations of the structures. The Building Inspector shall review the application together with the plans and plat or survey. In the event the Building Inspector determines that the structure, as planned, will not conflict with the principles set forth in subsection (3) above, he shall approve the plans. However, if the Building Inspector finds that the proposed structure may not comply with said principles, he shall transmit the application and accompanying plans, together with his comments and recommendations, to the Plan Commission for its review.
- (5) **REVIEW AND FINDINGS.** The Plan Commission shall review the referred plans and the comments and recommendations of the Building Inspector and approve or disapprove the plans not more than 40 days from the date the original application for a building permit was submitted. In the event the Plan Commission does not act within said 40 days, the plans shall be automatically approved. The Plan Commission shall not approve any building plans unless it finds, by a preponderance of the evidence after viewing the application, that the structure, as planned, will not violate the principles set forth in subsection (3) above.
- (6) **APPEALS.** Any person aggrieved by any decision of the Plan Commission related to architectural control may appeal the decision to the Board of Zoning Appeals. Such appeal shall be filed with the Village Clerk within 30 days after filing of the decision with the Building Inspector.

**Fee must accompany application**

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

PAID _____ DATE _____

SITE PLAN REVIEW APPLICATION

Pursuant to Section 17.43 of the Municipal Code

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

1**APPLICANT OR AGENT**

Andrea Mullins
Development Director
Irgens Partners, LLC
833 E. Michigan St., Ste 400
Milwaukee, WI 53202

Phone (414) 443-2521E-Mail amullins@irgens.com**PROPERTY OWNER**

MacArthur Partners, LLC
833 E. Michigan St., Ste 400
Milwaukee, WI 53202

Phone (414) 443-0700E-Mail tirgens@irgens.com**2****PROPERTY ADDRESS**

W132 N10611 Grant Drive
Germantown, WI 53022

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

North <u>Bradley Corporation -</u> <u>Industrial</u>	South <u>Waste Management -</u> <u>Industrial</u>	East <u>Satisloh -</u> <u>office/Industrial</u>	West <u>Union Pacific</u> <u>Railway</u>
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4**READ AND INITIAL THE FOLLOWING:**

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

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

Am 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!**

Andrea Mullins 5/3/2021

Applicant

Date

Thomas R. H.

Owner

05/03/2021

Date



May 3, 2021

Village of Germantown
Community Development Department
c/o Jeff Retzlaff
N112 W17001 Mequon Road
Germantown, WI 53022

RE: Letter of Explanation regarding Irgens Site Plan Review Application and CSM Application

Dear Mr. Retzlaff:

MacArthur Partners, LLC (a subsidiary owned and controlled by Irgens Partners, LLC) is the owner of property located at W132 N10611 Grant Drive within the Germantown Business Park. Built in 2013 by Irgens, this property was a build-to-suit development for Trans-Coil International, Inc. ("TCI"). The flex industrial building consists of approximately 66,000 sf and is located on 8.4757 acres (Lot 3 of CSM 6520) in the Germantown Business Park. The current building is comprised of approximately 26% office space and 74% warehouse/manufacturing space and features 156 parking spaces.

In 2018 TCI was acquired by Allied Motion Technologies, Inc. ("Allied Motion"), a publicly traded company headquartered in Amherst, New York. Since acquisition by Allied Motion, TCI's business has seen tremendous growth, however their current facility has reached capacity. Over the past 12-18 months, TCI and Irgens have worked together to understand needs and reach a mutually agreeable solution, which includes building a 33,000 sf expansion of the existing facility and extending their lease out to 2036.

With this Letter of Explanation/Site Plan Application, Irgens is submitting plans for a 33,000 sf expansion of the existing TCI facility, to be constructed along the western side of the property. Expansion of the building was anticipated when originally constructed, therefore site design and many of the building systems are already equipped for additional capacity. The proposed expansion will be built using the same design and materials as the existing facility, with the expansion space primarily containing additional storage and shipping/receiving docs. Additional landscaping needs will be minimal, with the current landscape treatment along Bradley Way (north side of building) carried west as needed. The lighting plan is also minimal and includes moving one light pole further west to accommodate additional pavement for new doc doors and required wall packs at each new door.

MacArthur Partners is also submitting a CSM Application that relocates the western boundary of Lot 3 of CSM 6520 further west by 10 feet, thereby reducing the size of Lot 2 of CSM 6520 by same. This is necessary to meet required setbacks of 25 feet from the back property line. MacArthur Partners owns both parcels (Lot 2 and Lot 3 – together approximately 12.47 acres).

We look forward to working with the Village of Germantown to complete this project and obtain all necessary approvals. Should you have any questions and/or comments, please let me know.

Sincerely,

A handwritten signature in black ink that reads "Andrea Mullins". The script is fluid and cursive, with the first letters of each word being capitalized and prominent.

Andrea Mullins
Development Director

SITE PLAN REVIEW CHECKLIST

Pursuant to Section 17.43 of the Municipal Code

This checklist provides a summary of requirements found in the Municipal Code. It is intended purely as a guide for developers and should not substitute for a full review of the Code and applicable regulations. (Revised 3/07)

GENERAL INFORMATION

- ☒ Provide Completed Checklist with submittal
- ☒ Names and Contact Information for Agent/Applicant, Property Owner, Developer (if different), and all engineers, architects, planners, or other individuals responsible for preparing one or more plans included in application submittal
- ☒ Legal Description of the Property (electronic Microsoft WORD format; metes and bounds description preferred)
- ☒ Graphic scale and North Arrow
- ☒ General Location Map (within village)
- ☒ Size of site (gross and net acreage)
- ☒ Existing zoning
- ☒ Adjacent zoning and land uses.
- ☒ Current date(s) each plan sheet prepared or revised

EXISTING SITE INFORMATION

- ☒ Dimensions of site and lot lines (pipes found, pipes set, monuments)
- ☒ Existing grades (2' contours minimum)
- ☒ Adjacent property grades (within 10' minimum of property lines)
- ☒ Adjacent structures (within 20' minimum of property lines)
- ☒ Drainage systems and structures
- ☒ Natural features (wooded areas, streams, lakes, ponds, rock outcroppings)
- ☒ Wetland boundaries (provide date of delineation; include report and DNR concurrence letter)
- ☒ Floodplain elevation and boundaries
- ☒ Environmental concerns (underground tanks, etc)
- ☒ Primary Environmental Corridor boundary
- ☒ Roads, curbs, parking lots, pavement areas
- ☒ Structures (location, size)
- ☒ Rights-of-Way (existing/ultimate)
- ☒ Easements (drainage, utility)
- ☒ Existing utilities (sanitary, water, electric, gas, telephone)
- ☒ Benchmark locations and elevations
- ☒ Location of fences, wells, borings, etc.
- ☒ Lot coverage (Existing)
 - Total parcel area by square footage and acreage
 - Impervious area (sqft) and percentage of total by type (e.g. building, parking, etc.)
 - Open space area (sqft) and percentage of total by type (landscaped, wetland, floodplain, etc.)
 - Comparison of maximum impervious area allowed under zoning district(s) vs. existing and proposed

N/A

ARCHITECTURAL PLANS

- ☒ Existing building location
- ☒ Existing building elevations materials (photos can be provided)
- ☒ Proposed use(s) of building
- ☒ Statement of design intent (narrative)
- ☒ Proposed floor plans (with area and dimensions)
- ☒ Square footage (total and individual rooms/stores)
- ☒ Proposed exterior elevations (with heights and dimensions)
- ☒ Colored Rendering (3-D preferred) or Colored elevations
- ☒ Proposed materials and colors
 - narrative description
 - material sample board (required for new construction)
- ☒ Details of any special features, e.g. clock towers, cupolas, overhangs, canopies, drive-through windows, etc.

— Not required by Jeff Retzlaff

PROPOSED SITE PLAN

- ☒ Grading and spot elevations
- ☒ Erosion control measures (silt fencing, hay bales, rip-rap, tracking mat, stockpile locations)
- ☒ Stormwater management
 - stormwater management design report
 - general drainage pattern
 - swales w/ arrows for direction of flow
 - pond design with outfalls
 - culverts (location/size)
- ☒ Utilities (size, invert elevations, length, slope, etc.)
 - sanitary
 - water
 - stormsewer
- ☒ Building location (dimension)
- ☒ Building elevation (finished grade)
- ☒ ~~Location of proposed signage~~
- ☒ Details of outside storage (including trash receptacles)
- ☒ Setbacks (clearly marked and dimensioned)
 - building setbacks as set in PDD Resolution
 - wetland, floodplain and shoreland setbacks
- ☒ Vehicular entrances (dimension to centerline of nearest intersection)
- ☒ Streets (dimension and direction for one-ways)
- ☒ Curve radii
- ☒ Sidewalks (dimension) — *Nothing new*
- ☒ Parking areas (show striping/spot elevations)
- ☒ Parking setback from property line
- ☒ Loading areas (dimension)
- ☒ Intersection Improvements (if any; consistent with Traffic Study Recommendations)
- ☒ Lot coverage (Proposed)
- ☒ Total parcel area by Square footage and acreage
 - Impervious area total sqft. by type and percentage of total by type (e.g. building, pavement, etc.)
 - Open space area total sqft. by type and percentage of total by type (landscaped, wetland, floodplain, etc.)
 - Comparison of impervious area permitted under zoning district(s) vs. proposed

See Memo

N/A

- ☒ Municipal utility connections & locations
 - Sanitary sewer (pipe size/elevations)
 - Water (size, valve location, elevations)
 - Location of hydrants
 - Easements for public water mains

LIGHTING PLAN — Very minimal

- ☐ Show major features and proposed improvements for context (use proposed site plan as base)
- ☐ Location and type of existing lighting features and fixtures
- ☐ Location and type of all proposed lighting features and fixtures, including: access driveways or intersections, internal roads, driveways and parking areas, building-mounted and entryways
- ☐ Photometric statistical analysis and graphic report (shown to scale on proposed site plan)
- ☐ Provide manufacturer specification "cut-sheets" for all proposed poles and/or fixtures
- ☐ Lighting schedule
 - keyed to plan
 - number and type of fixtures and lamp
 - lamp output (lumens and wattage)
 - Installation details as appropriate (include detail for light poles and pedestals)

LANDSCAPE PLAN

- ☒ Major improvements for context (property lines, building, drives, walks)
- ☒ Proposed outdoor amenities (benches, paths, landscaping beds, etc)
- ☒ Existing vegetation
 - Species
 - Size
- ☒ Approximate canopy in plan
- ☒ Vegetation to be destroyed
 - list and show location
- ☒ Proposed method of saving existing vegetation during construction
- ☒ Proposed landscape features (berms, fountains)
- ☒ Existing and proposed landscape lighting
- ☒ Irrigation/watering systems (locate outlets)
- ☒ Plant lists or schedules
 - Keyed to plan
 - Number of each species
 - Size when planted (caliper)
- ☒ Installation details/staking
- ☒ Street Trees

SIGNAGE PLAN

- N/A ☐ Proposed signage (elevations, color, square footage, height, construction material, lighting)

MODEL SUBMITTAL INCLUDES THE FOLLOWING PLANS:

- ☒ Cover / Title Page
- ☒ Existing Site Information Plan
- ☒ Proposed Site Plan
- ☒ Grading, Paving & Erosion Control Plan
- ☒ Utility Plan
- ☒ Landscape Plan
- ☒ Lighting Plan - incorporated in site plans
- ☒ Architectural Plans
- ~~☐ Signage Plans~~

In addition to the items on this list, Village staff and/or the Plan Commission may require additional drawings and data to be submitted for approval. If any public improvements or work is to be done in the Public Right-of-Way the Village will require that a **Developer's Agreement** be submitted and approved by the Village Board.



MILWAUKEE | CHICAGO | PHOENIX

As requested within the Site Plan Review Checklist, please see below for all names and contact info of those involved in the TCI Expansion submittal.

Developer / Applicant: Andrea Mullins
Irgens Partners, LLC
833 E Michigan Street, Suite 400
Milwaukee, WI 53202
(414) 443-2521

Property Owner: Tom Irgens
MacArthur Partners, LLC
833 E. Michigan Street, Suite 400
Milwaukee, WI 53202
(414) 443-0700

Architect: Werner Briske, AIA ALA GGP
Partners in Design Architects
2610 Lake Cook Road, Suite 280
Riverwoods, IL 60015
(847) 940-0300

Civil Engineer: Aaron E. Koch, P.E.
Pinnacle Engineering Group
20725 Watertown Road, Suite 100
Brookfield, WI 53186
(262) 754-8888

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

LEGAL DESCRIPTION:

AS DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NUMBER NCS-616581-1-MKE WITH AN EFFECTIVE DATE OF APRIL 16, 2021.

LOTS 2 AND 3 OF CERTIFIED SURVEY MAP NO. 6520 RECORDED IN THE OFFICE OF DEEDS FOR WASHINGTON COUNTY, WISCONSIN ON AUGUST 9, 2013, IN VOLUME 49 OF CERTIFIED SURVEY MAPS ON PAGES 286 TO 288 AS DOCUMENT NO. 1343849, BEING A REDIVISION OF LOTS 14 AND 15 OF CERTIFIED SURVEY MAP NO. 5805, AND LOT 1 OF CERTIFIED SURVEY MAP NO. 3922, LOCATED IN THE NORTHEAST 1/4 AND SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 25, TOWN 9 NORTH, RANGE 20 EAST, IN THE VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN.

ALSO KNOWN AS:

LOT 2 AND LOT 3 OF CERTIFIED SURVEY MAP NO. 6520, BEING A REDIVISION OF LOTS 14 AND 15 OF CERTIFIED SURVEY MAP NO. 5805, AND LOT 1 OF CERTIFIED SURVEY MAP NO. 3922, LOCATED IN THE NORTHEAST 1/4 AND SOUTHEAST 1/4 OF SECTION 25, TOWN 9 NORTH, RANGE 20 EAST, IN THE VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHWEST 1/4; THENCE S 89°08'25" W ALONG THE SOUTH LINE OF SAID SOUTHWEST 1/4, A DISTANCE OF 170.67 FEET; THENCE N 04°06'14" W, 1082.62 FEET TO THE POINT OF BEGINNING; THENCE S 88°09'38" W, 841.07 FEET; THENCE N 20°34'53" W, 634.39 FEET; THENCE N 88°21'41" E, 369.27 FEET TO THE WEST LINE OF BRADLEY WAY; THENCE S 01°38'19" E ALONG SAID WEST LINE, 63.00 FEET TO A POINT ON A CURVE; THENCE EASTERLY 176.54 FEET ALONG THE ARC OF A CURVE WITH A 63.00 FOOT RADIUS TO THE EAST AND A CHORD BEARING S 81°54'10" E, 124.19 FEET TO A POINT OF REVERSE CURVATURE; THENCE NORTHEASTERLY 33.24 FEET ALONG THE ARC OF A CURVE WITH A 27.00 FOOT RADIUS TO THE SOUTHEAST AND A CHORD BEARING N 53°05'49" E, 31.18 FEET; THENCE N 88°21'41" E ALONG THE SOUTH LINE OF SAID BRADLEY WAY, 361.28 FEET TO A POINT ON A CURVE; THENCE SOUTHEASTERLY 268.94 FEET ALONG THE ARC OF A CURVE WITH A 567.00 FOOT RADIUS TO THE SOUTH AND A CHORD BEARING S 78°03'01" E, 266.43 FEET; THENCE S 64°27'42" E, 70.24 FEET TO THE WEST LINE OF GRANT DRIVE; THENCE S 25°32'18" W ALONG SAID WEST LINE OF GRANT DRIVE, 235.72 FEET TO A POINT ON A CURVE; THENCE SOUTHERLY 217.07 FEET ALONG THE ARC OF A CURVE WITH A 419.58 FOOT RADIUS TO THE EAST AND A CHORD BEARING S 10°43'02" W, 214.66 FEET; THENCE S 04°06'14" E ALONG SAID WEST LINE OF GRANT DRIVE, 17.04 FEET TO THE POINT OF BEGINNING.

LOT 37
C.S.M. NO. 6408
OWNER: BRADLEY
CORPORATION
TAX KEY #GTNV 253985

LOT 2
C.S.M. NO. 6520
- VACANT -
NO BUILDINGS
OBSERVED

LOT 1
C.S.M. NO. 6520
OWNER: WASTE
MANAGEMENT OF
TAX KEY #GTNV 253982

NOTES CORRESPONDING TO SCHEDULE B - II

- 1 - 3, 10, 22 VISIBLE EVIDENCE SHOWN IF ANY
- 4 - 9, 16 - 21 NOT SURVEY RELATED
11. Setbacks as set forth on Certified Survey Map No. 5805 and Certified Survey Map No. 6520. LIES WITH IN THE SURVEY PROPERTY - its location is shown.
12. Easement granted to West Shore Pipe Line Company recorded on April 10, 1961 in Volume 349, Page 354, as Document No. 256365 and as set forth on Certified Survey Map No. 5805 and Certified Survey Map No. 6520. (Affects Lot 2 of CSM No. 6520) CROSSES THE SURVEYED PROPERTY - its location is shown.
13. Declaration of Restrictions and Covenants for Germantown Business Park TIF #4 recorded on February 23, 1999 as Document No. 815487. Amendment to Declaration of Restrictions and Covenants for Germantown Business Park TIF #4 recorded on April 23, 2009 as Document No. 1218277. Modification and/or amendment by instrument: Amendment No. 2 to Declaration of Restrictions and Covenants for Germantown Business Park TIF #4 Recording Information: July 11, 2013 as Document No. 1341456. Modification and/or amendment by instrument: Amendment No. 3 to Declaration of Restrictions and Covenants for Germantown Business Park TIF #4 Recording Information: July 01, 2015 as Document No. 1385207. Affects surveyed property but cannot be plotted.
14. Easement granted to Wisconsin Electric Power Company and Ameritech Wisconsin recorded on May 23, 2000 as Document No. 856642 and as set forth on Certified Survey Map No. 5805 and Certified Survey Map No. 6520. CROSSES THE SURVEYED PROPERTY - its location is shown.
15. Utility Easement to Wisconsin Electric Power Company, a Wisconsin corporation doing business as We Energies, dated October 02, 2013, recorded/ filed July 16, 2014 as Document No. 1363253. (Affects Lot 3 of CSM No. 6520) LIES WITH IN THE SURVEY PROPERTY - its location is shown.

CERTIFICATION

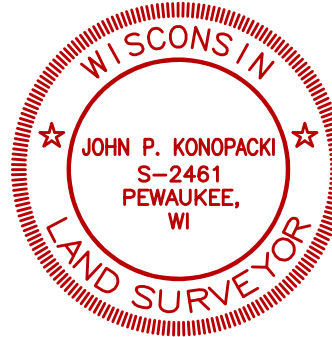
To: First American Title Insurance Company; Landmark Credit Union and each successor and/or assign; MacArthur Partners, LLC, a Wisconsin limited liability company:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS LAND TITLE SURVEYS, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 6(a), 6(b), 7(a), 7(c), 8, 11(a), 13, 16, 17, 18 & 19 of Table A thereof. The fieldwork was completed on APRIL 26, 2021.

John P. Konopacki, PLS
License No. S-2461

Date of Plat or Map: APRIL 29, 2021

PINNACLE ENGINEERING GROUP, LLC.
20725 WATERTOWN ROAD SUITE 100
BROOKFIELD, WI 53186
Phone: 262-754-8888
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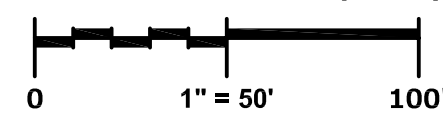


STATEMENT OF POTENTIAL ENCROACHMENTS

None Observed



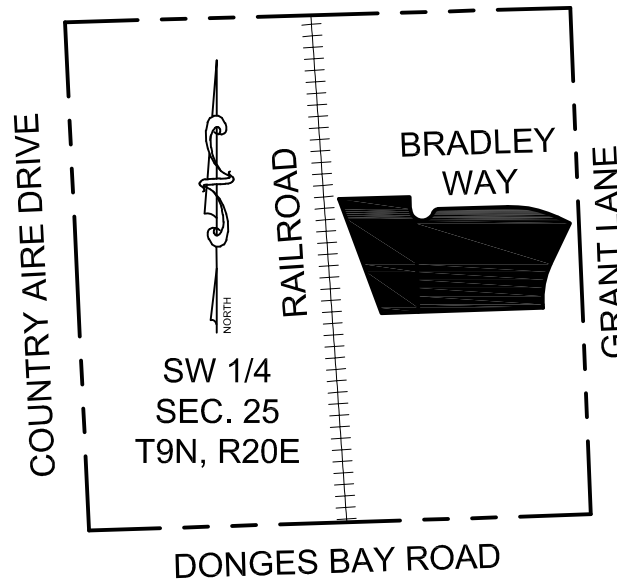
GRAPHICAL SCALE (FEET)



Bearings referenced to the Wisconsin State Plane Coordinate System, South Zone (N.A.D. 1983/2011). The south line of the Southwest 1/4 of Section 25, Township 9 North, Range 20 East has a bearing of S88°08'25" W.

VICINITY MAP

SCALE 1"=1000'



GENERAL NOTES

1. Right of Way widths and locations are based on Certified Survey Map No. 6520.
2. The property depicted on the survey has direct physical ingress and egress via Bradley Way, a publicly dedicated right of way and via Grant Drive, a publicly dedicated right of way.
3. Existing improvements graphically shown on this survey are limited to a predefined "Project Area" specified by the Owner/Client. Pinnacle Engineering Group, LLC takes no responsibility for improvements outside of this "Project Area".
4. Utilities on or above the surface of the surveyed property observed in the process of conducting the fieldwork graphically shown on the survey. Underground utility locations shown are based on field location markings by Digger's Hotline ticket #20211707964 with a clear date of APRIL 23, 2021. The location and size of underground structures and utilities shown hereon have been located based on a reasonable visual observation and are shown for informational purposes only. PINNACLE ENGINEERING GROUP, LLC, does not guarantee the location of utilities shown. Contact Digger's Hotline prior to the start of any activity.
5. No wetlands were delineated at the time of the survey.

LEGEND OF SYMBOLS & ABBREVIATIONS

⑤ SANITARY MANHOLE	△ FIBER OPTIC MARKER	✚ SIGN
⊙ STORM MANHOLE	⊙ FIBER OPTIC MANHOLE/VAULT	✚ MAIL BOX
□ STORM INLET	⊙ TELEPHONE PEDESTAL	✚ FLAG POLE
⊙ CLEANOUT	⊙ TELEPHONE MANHOLE/VAULT	✚ BASKETBALL HOOP
⊙ CATCH BASIN	⊙ TELEPHONE MARKER	✚ BOLLARD
⊙ LATERAL	⊙ TRANSFORMER	✚ CROSS CUT
⊙ UNKNOWN MANHOLE	⊙ ELECTRIC METER/PEDESTAL	✚ FOUND 1" IRON PIPE
⊙ WELL	⊙ ELECTRIC MANHOLE/VAULT	✚ SET 3/4" X 18" IRON REBAR
⊙ HYDRANT	⊙ CABLE TV RISER/BOX	✚ MAG NAIL
⊙ WATER VALVE	⊙ GAS VALVE	✚ SECTION MONUMENT
⊙ DOWN SPOUT	⊙ GAS METER	✚ BENCH MARK
⊙ SPRINKLER VALVE	⊙ GAS MARKER	✚ CONIFER TREE
⊙ WATER SHUT OFF	⊙ AIR CONDITIONING UNIT	✚ DECIDUOUS TREE
⊙ STANDPIPE	⊙ VENT	✚ BUSH
⊙ WATER MANHOLE	⊙ DIRECTIONAL ARROW	✚ CATTAILS
⊙ FLOOD LIGHT	⊙ DUMPSTER	CL = CENTERLINE
⊙ LIGHT POLE	⊙ HANDICAP STALL	CONC. = CONCRETE
⊙ TRAFFIC SIGNAL	⊙ SPOT ELEVATION	EL. = ELEVATION
⊙ UTILITY POLE		EXT. = EXISTING
⊙ GUY WIRE		INV. = INVERT
		MON. = MONUMENT
		P.O.B. = POINT OF BEGINNING
		P.O.C. = POINT OF COMMENCEMENT
		R.O.W. = RIGHT OF WAY
		SEC. = SECTION
		SO. FT. = SQUARE FEET
		W/ = WITH
		(R) = RECORDED AS
		(D) = DEEDED AS

TABLE A

1. Monuments placed at all corners of the surveyed property boundary.
2. Address (as disclosed in title commitment): W132N10611 Grant Drive, and Lands along Bradley Way, Germantown, WI 53022.
3. Flood Zone Classification: The property lies with in Zone "X" of the Flood Insurance Rate Map Community Panel No. 55131C0379D with an effective date of NOVEMBER 20, 2013. Zone "X" areas are determined to be outside the 0.2% annual chance floodplain.
4. Gross Land Area: 542,241 Square Feet (12.4481 Acres).
5. Vertical Datum: North American Vertical Datum of 1988(12), (NAVD88). Contours are shown at a 1' interval based on actual ground survey of the current ground terrain. Reference Benchmark: Concrete monument with brass cap at the southeast corner of the Southwest 1/4 Section 25, Town 9 North, Range 20 East, Elevation = 806.69.
6. Letter / Zoning Report not supplied by client at time of survey.
7. (a) The exterior dimensions of all buildings at ground level graphically shown on survey.
(c) Measured height of buildings graphically shown on survey.
8. Substantial features observed in the process of conducting the survey graphically shown on survey.
11. Evidence of underground utilities existing or serving the property as determined by plans and/or reports not provided by the client at the time of the survey.
13. Names of adjoining owners according to current public records: Shown on Survey.
16. No evidence of recent earth moving work, building construction or building additions observed in the process of conducting the fieldwork.
17. No evidence of changes in street right of way lines and street or sidewalk construction or repairs observed in the process of conducting the fieldwork.
18. Offsite easements, if any, shown on Survey.
19. Certificate of Professional Liability Insurance furnished upon request and in effect throughout the contract term.

CURVE TABLE						
CURVE NO.	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH	TANGENT IN TANGENT OUT
C1	176.51'	63.00'	160°31'51"	S81°54'15"E	124.19'	S01°38'19"E N17°49'50"E
(RECORDED)	(176.54')		(160°33'12")	(S81°54'10"E)		
C2	33.24'	27.00'	070°31'51"	N53°05'40"E	31.18'	N88°21'41"E N17°49'50"E
(RECORDED)	(33.24')		(070°32'12")	(N53°05'49"E)		
C3	268.94'	567.00'	027°10'37"	S78°03'01"E	266.43'	N88°21'41"E S64°27'42"E
C4	217.07'	419.58'	029°38'32"	S10°43'02"W	214.66'	S25°32'18"W S04°06'14"E

SW CORNER, SW 1/4 SEC. 25, T9N, R20E (FOUND CONC. MON. W/BRASS CAP)
SOUTH LINE OF THE SW1/4 SEC. 25, T9N, R20E S88°08'25" W 2612.98'
SE CORNER, SW 1/4 SEC. 25, T9N, R20E (FOUND CONC. MON. W/BRASS CAP)
E=2,452.299.68 (WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE)

REVISIONS

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—	—
—	—
—	—
—	—

REC JOB No. 2210.00

REC PM

DATE 04/29/2021

SCALE 1"=50'

SHEET

1
1



MEMO

TO: Village of Germantown Engineering
FROM: Aaron E. Koch, P.E.
DATE: 4-30-21
RE: TCI Stormwater

Pinnacle Engineering has reviewed the proposed 33,000 s.f. addition in regards to stormwater drainage. The existing building was designed with a storm lateral to accommodate the new addition. There will be no new storm lateral for the addition. There is an existing downstream detention pond that accommodates storm water runoff for the site. The coverage summary for the property is as follows. Note this reflects the new lot line adjustment on the west side of the property.

Total site area: 8.59 ac
Existing Impervious area: 3.87 ac
Existing Pervious area: 4.72 ac
Proposed New Impervious area: 0.90 ac
Total Impervious area: 4.77 ac
Total Pervious area: 3.82 ac

Proposed Curve Number with addition: 87

Please contact us if you have any additional questions. Thank you.

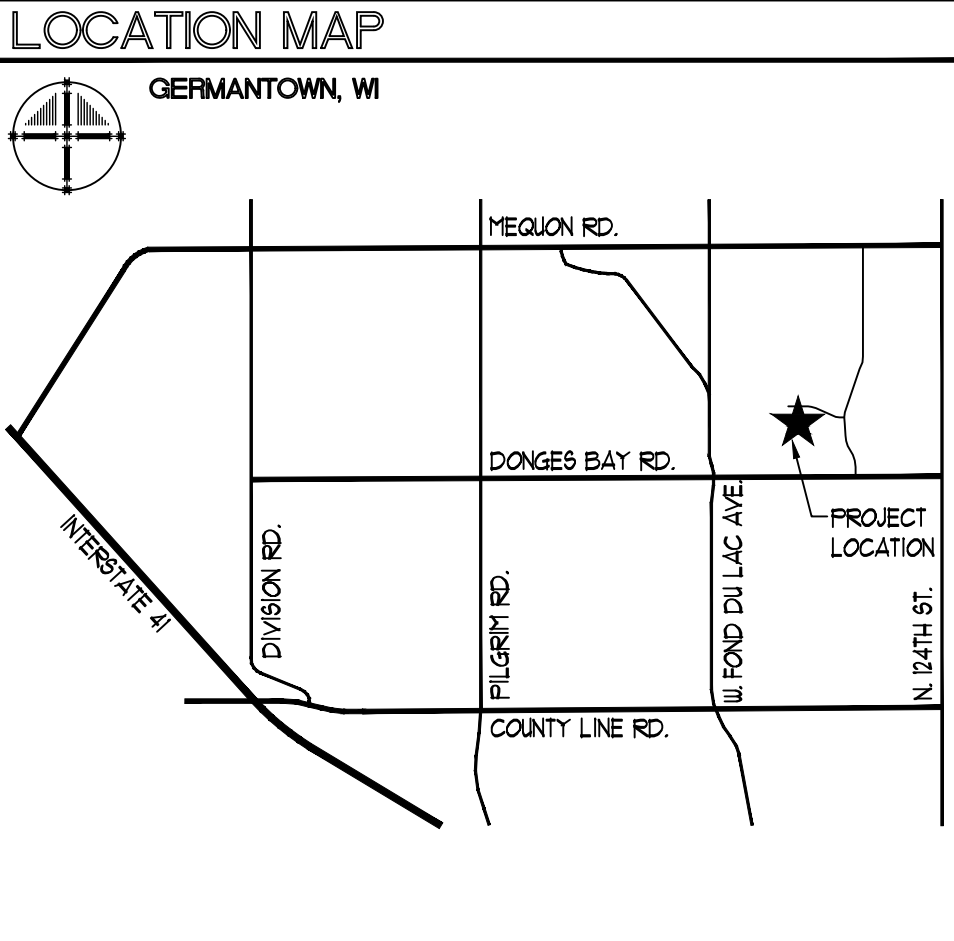
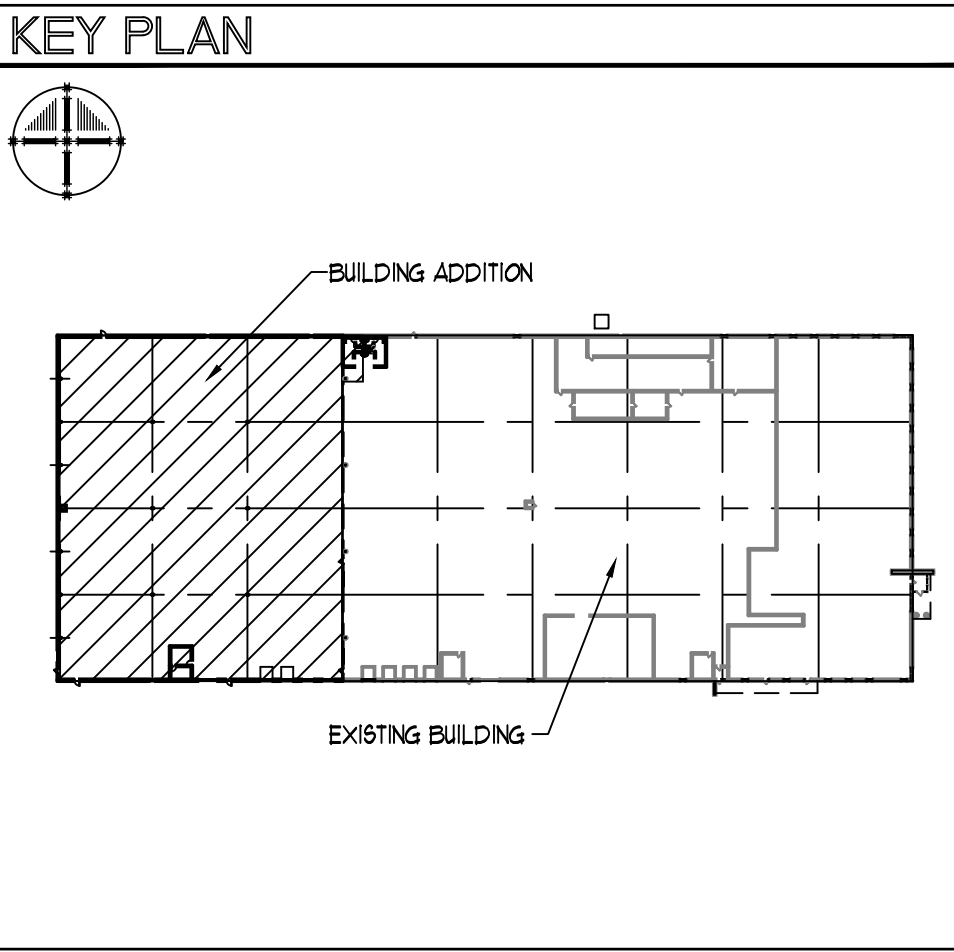
TRANS-COIL, LLC
BUILDING EXPANSION
GERMANTOWN, WISCONSIN

ABBREVIATIONS			
ALT	ALTERNATE	HOOR	HARDWARE
A/E	ARCHITECT/ENGINEER	HM	HOLLOW METAL
AF	ABOVE FINISH FLOOR	HT	HEIGHT
ALUM	ALUMINUM	HU	HOT WATER
BD	BOARD	INT	INTERIOR
B/O	BOTTOM OF	INSUL	INSULATION
CPT	CARPET	JT	JOINT
CL	CENTER LINE	LAV	LAVATORY
CLG	CEILING	MFR	MANUFACTURER
CJ	CONTROL JOINT	MIN	MINIMUM
CMU	CONCRETE MASONRY UNIT	MO	MASONRY OPENING
CONC	CONCRETE	MTL	METAL
CONT	CONTINUOUS	NIC	NOT IN CONTRACT
CO	CLEAN OUT	NTS	NOT TO SCALE
CW	COLD WATER	OC	ON CENTER
CT	CERAMIC TILE	OCF	OWNER FURNISHED, CONTRACTOR TO INSTALL
DBL	DOUBLE	OPP	OPPOSITE
DF	DRINKING FOUNTAIN	PLYUD	PLYWOOD
DIA	DIAMETER	FL	PLASTIC LAMINATE
DN	DOWN	E	PLATE
DR	DOOR	PT	PORCELAIN TILE
DS	DOWNSPOUT	QT	QUARRY TILE
DTL	DETAIL	REQ'D	REQUIRED
DWG	DRAWING	RO	ROUGH OPENING
EA	EACH	SHT	SHEET
EPS	EXTERIOR INSULATION AND FINISH SYSTEM	SV	SHEET VINYL
EL	ELEVATION	SIM	SIMILAR
EJ	EXPANSION JOINT	SS	SOLID SURFACE
EQ	EQUAL	SST	STAINLESS STEEL
EQUIP	EQUIPMENT	STD	STANDARD
EXIST	EXISTING	SUSP	SUSPENDED ACOUSTIC TILE
EXT	EXTERIOR	CEILING	
EWIC	ELECTRIC WATER COOLER	TBD	TO BE DETERMINED
FEC	FIRE EXTINGUISHER CABINET	TEMP	TEMPORARY
FN	FINISH	T/O	TOP OF
FD	FLOOR DRAIN	T&G	TONGUE AND GROOVE
FLR	FLOOR	TYP	TYPICAL
FRP	FIBERGLASS REINFORCED PLASTIC	UNO	UNLESS NOTED OTHERWISE
GA	GAUGE	VCT	VINYL COMPOSITION TILE
GALV	GALVANIZED	VB	VINYL BASE
GYP BD	GYP SUM BOARD	VF	VERIFY IN FIELD
		WD	WOOD
		WUF	WELDED WIRE FABRIC

PROJECT DATA	
APPLICABLE CODES: INTERNATIONAL BUILDING CODE - 2015 AS MODIFIED BY THE WISCONSIN ENROLLED COMMERCIAL BUILDING CODE IN CHAPTERS SPS 362.	
BUILDING CLASSIFICATION: FACTORY - INDUSTRIAL: F-1 (MODERATE HAZARD) STORAGE: S-1 (MODERATE HAZARD)	
CONSTRUCTION CLASSIFICATION: TYPE 2B - UNPROTECTED W/ AUTOMATIC SFRINKLER SYSTEM	
EXISTING BUILDING AREA: 66,000 SF BUILDING ADDITION: 33,000 SF	

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

SHEET INDEX	
II	TITLE SHEET
CIVIL	
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C-2	SITE DETAILS
LANDSCAPE	
L-1	OVERALL LANDSCAPE PLAN
L-2	GENERAL LANDSCAPE NOTES AND DETAILS
ARCHITECTURAL	
AJ	SITE PLAN
A3J	FLOOR PLAN
A4J	EXTERIOR ELEVATIONS
A42	EXTERIOR ELEVATIONS
A43	EXTERIOR ELEVATION PHOTOS



OWNER:
MACARTHUR PARTNERS, LLC
C/O IRGENS PARTNERS, LLC
833 EAST MICHIGAN STREET, SUITE 400
MILWAUKEE, WI 53202
PHONE: 414-443-0700
ATTN: JIM BENTZ

TENANT:
TRANS-COIL, LLC
W32 N10611 GRANT DRIVE
GERMANTOWN, WI 53022
PHONE: 414-351-2718
ATTN: MIKE KEBIS



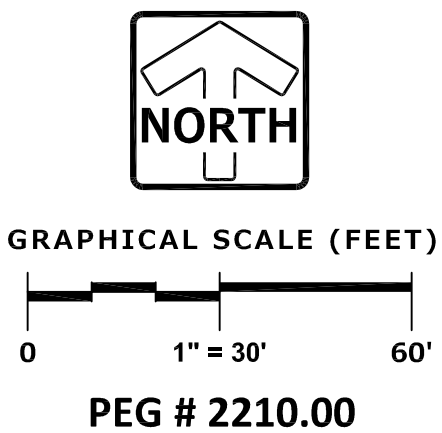
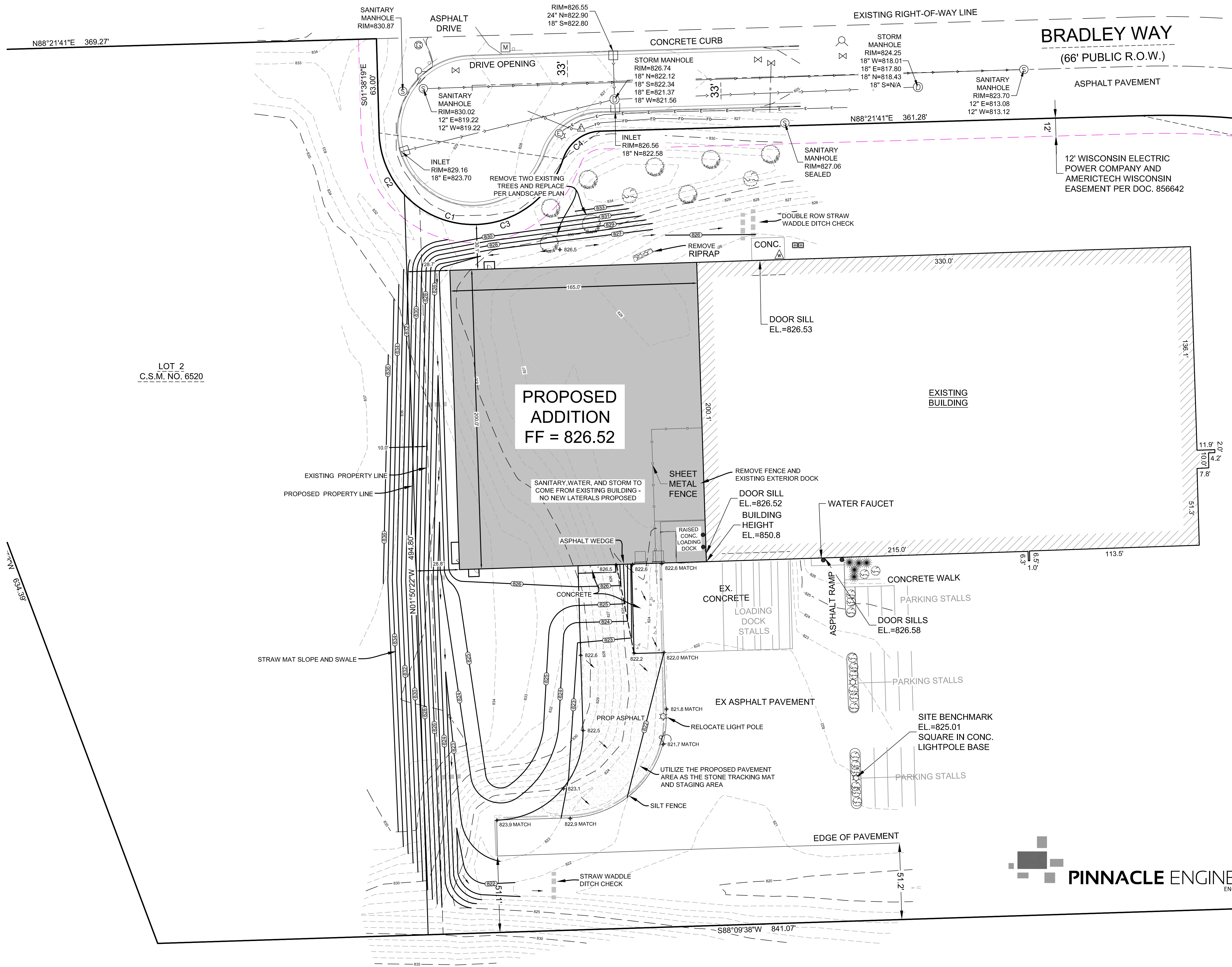
ARCHITECT:
PARTNERS IN DESIGN ARCHITECTS
2610 LAKE COOK ROAD, SUITE 280
RIVERWOODS, IL 60075
PHONE: 847.940.0300
ATTN: WERNER BRISKE, AIA



CIVIL ENGINEER:
PINNACLE ENGINEERING GROUP
15850 W. BLUEMOUND ROAD, SUITE 210
BROOKFIELD, WI 53005
PHONE: 262.754.8888
ATTN: AARON E. KOCH, P.E.



TRANS-COIL, LLC
BUILDING EXPANSION
PROJECT NUMBER: 636.20.143
SITE PLAN SUBMITTAL
ISSUE DATE: 05.03.21



PINNACLE ENGINEERING GROUP
ENGINEERING | NATURAL RESOURCES | SURVEYING

WISCONSIN OFFICE:
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CHICAGO | MILWAUKEE | NATIONWIDE

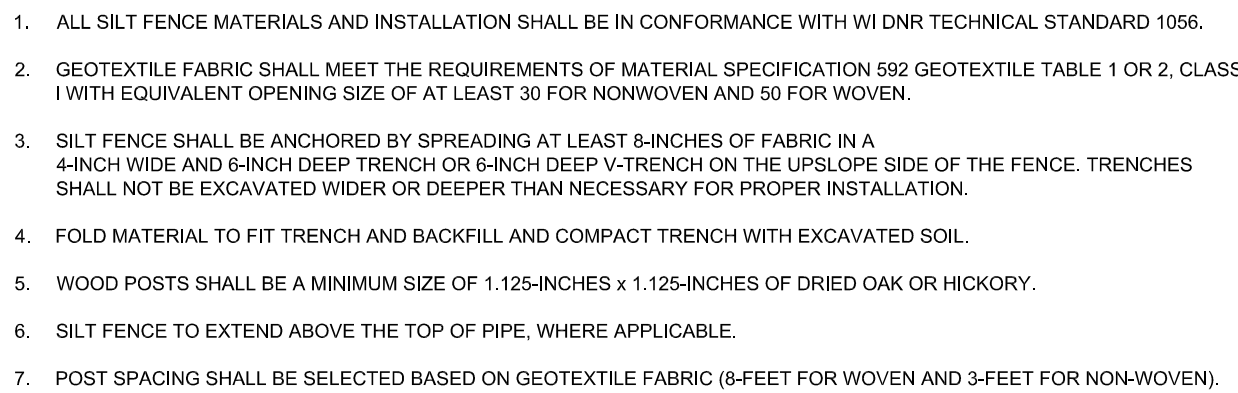
TRANS-COIL, LLC BUILDING EXPANSION
Germantown, WI
GRADING & EROSION CONTROL PLAN

2610 Lake Cook Road
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Riverwoods, IL 60015
Ph.: (847) 940-0300
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Partners in Design
ARCHITECTS

PROJECT NO.:
636.20.143
DRAWN BY: **AEK** CHECKED BY: **AEK**
DATE:
05.03.21
SHEET NO.:

C-1

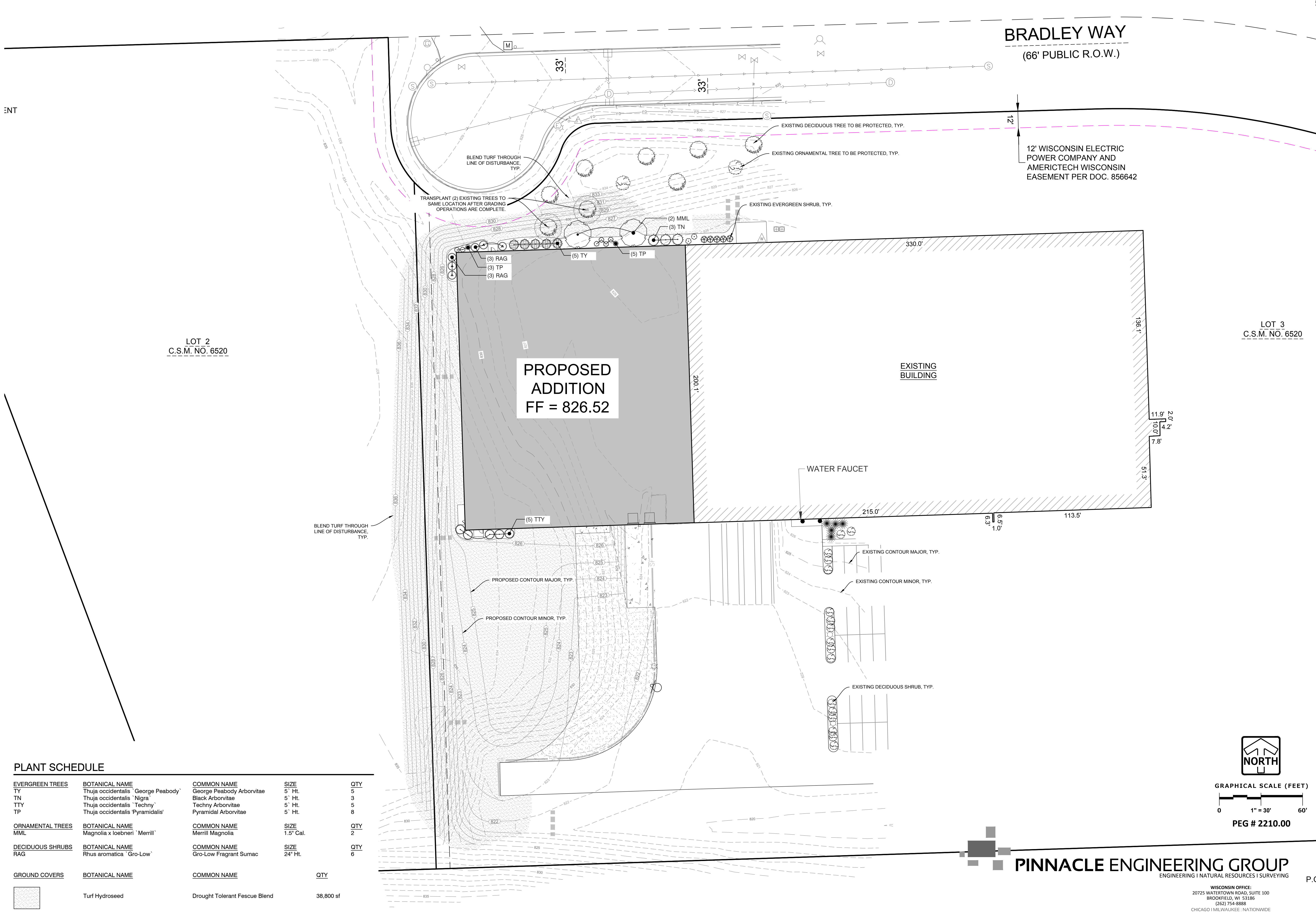


1. ALL TRACKING PAD MATERIALS AND INSTALLATION SHALL BE IN CONFORMANCE WITH WIDNR TECHNICAL STANDARD 1057.
2. TRACKING PADS SHALL BE INSTALLED PRIOR TO ANY TRAFFIC LEAVING THE SITE. CONTRACTOR SHALL VERIFY LOCATION WITH OWNER.
3. THE AGGREGATE FOR TRACKING PADS SHALL BE 3 TO 6 INCH CLEAR OR WASHED STONE. ALL MATERIALS TO BE RETAINED ON A 3-INCH SIEVE.
4. THE AGGREGATE SHALL BE PLACED IN A LAYER AT LEAST 2-INCHES THICK. ON SITES WHERE SATURATED CONDITIONS ARE EXPECTED DURING THE LIFE OF THE PAD, THE PAD SHALL BE UNDERLAIN BY GEOTEXTILE FABRIC WHICH MEETS MATERIAL SPECIFICATION 592 GEOTEXTILE, TABLE 1 OR 2, CLASS 1 OR 1R, TO PREVENT MIGRATION OF UNDERLYING SOILS INTO THE SUE LAYER.
5. THE TRACKING PAD SHALL BE THE FULL WIDTH OF THE EGRESS POINT. MINIMUM WIDTH IS 12 FEET FOR ONE-WAY TRAFFIC AND 20 FEET FOR TWO-WAY TRAFFIC, WITH AN ADDITIONAL INCREASE OF 4 FEET FOR TRAILER TRAFFIC. THE TRACKING PAD SHALL BE A MINIMUM 50-FOOT LONG.
6. ANY SEDIMENT TRACKED ONTO A PUBLIC OR PRIVATE ROAD SHOULD BE REMOVED BY STREET CLEANING, NOT FLUSHING, AT THE END OF EACH WORKING DAY.
7. TRACKING PADS SHALL, AT A MINIMUM, BE INSPECTED WEEKLY AND WITHIN 24-HOURS AFTER EVERY PRECIPITATION EVENT THAT PRODUCES 0.5-INCHES OF RAIN OR MORE DURING A 24-HOUR PERIOD.
8. THE TRACKING PAD PERFORMANCE SHALL BE MAINTAINED BY SCRAPING OR TOP-DRESSING WITH ADDITIONAL AGGREGATE.

1. DO NOT INSTALL INLET PROTECTION TYPE "D" IN INLETS SHALLOWER THAN 30 INCHES, MEASURED FROM THE BOTTOM OF THE INLET TO THE TOP OF THE GRATE. ALTERNATIVELY, INSTALL INLET PROTECTION TYPE "B" (WITHOUT CURB BOX) OR TYPE "C" (WITH CURB BOX).
2. TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3 INCHES OF THE GRATE.

THE INSTALLED BAG SHALL HAVE A MINIMUM SIDE CLEARANCE, BETWEEN THE INLET WALLS AND THE BAG, MEASURED AT THE BOTTOM OF THE OVERFLOW HOLES, OF 3 INCHES. WHERE NECESSARY, THE CONTRACTOR SHALL OPEN THE BAG, USING PLASTIC ZIP TIES, TO ACHIEVE THE 3 INCHES CLEARANCE. THE TIES SHALL BE PLACED AT A MAXIMUM OF 4 INCHES FROM THE BOTTOM OF THE BAG.

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PLANT SCHEDULE

EVERGREEN TREES	BOTANICAL NAME	COMMON NAME	SIZE	QTY
TY	Thuja occidentalis 'George Peabody'	George Peabody Arborvitae	5' Ht.	5
TN	Thuja occidentalis 'Nigra'	Black Arborvitae	5' Ht.	3
TTY	Thuja occidentalis 'Techny'	Techny Arborvitae	5' Ht.	5
TP	Thuja occidentalis 'Pyramidalis'	Pyramidal Arborvitae	5' Ht.	8
ORNAMENTAL TREES	BOTANICAL NAME	COMMON NAME	SIZE	QTY
MML	Magnolia x loebneri 'Merrill'	Merrill Magnolia	1.5" Cal.	2
DECIDUOUS SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	QTY
RAG	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	24" Ht.	6

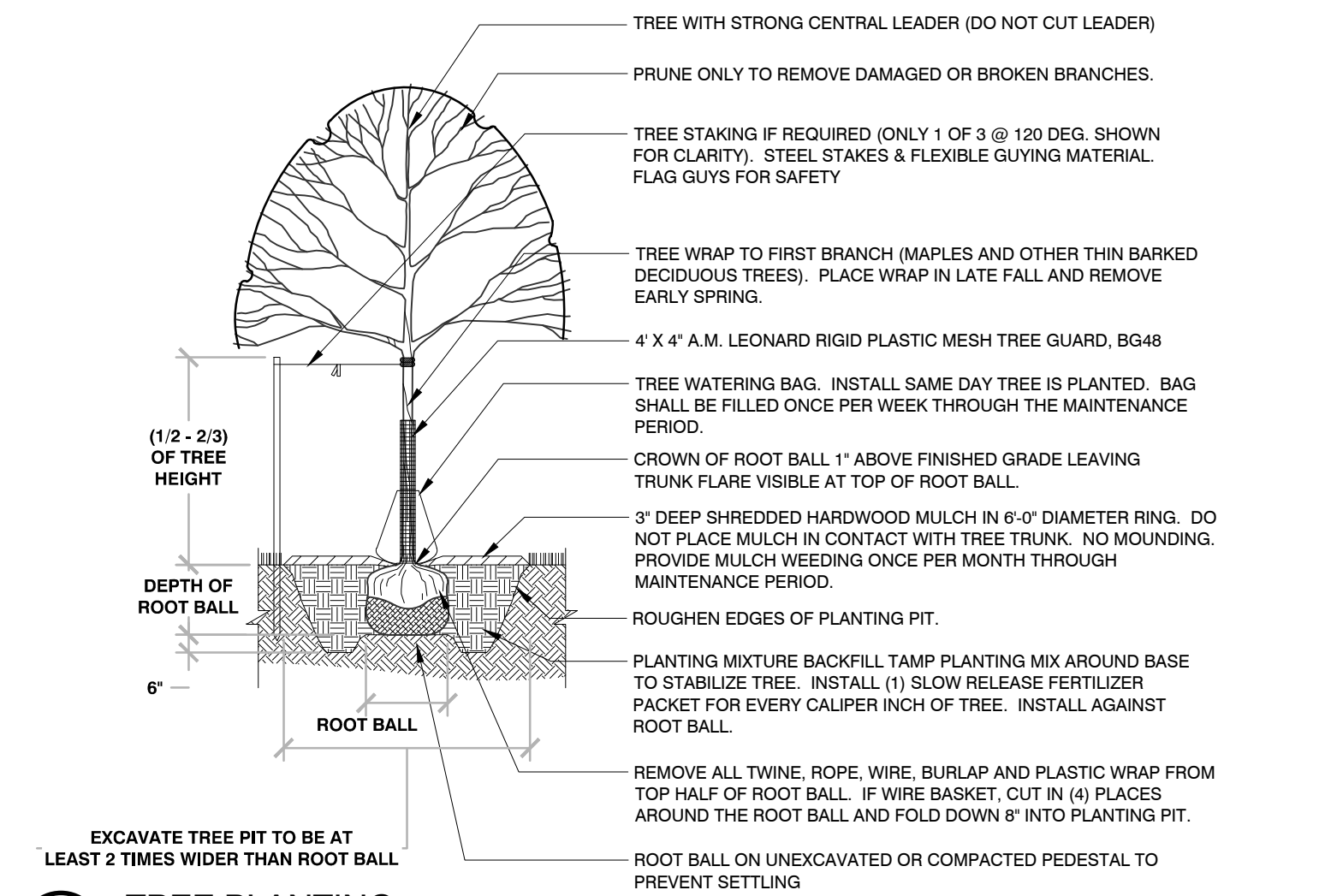
GROUND COVERS	BOTANICAL NAME	COMMON NAME	QTY
	Turf Hydroseed	Drought Tolerant Fescue Blend	38,800 sf

TRANS-COIL, LLC BUILDING EXPANSION
Germantown, WI
OVERALL LANDSCAPE PLAN

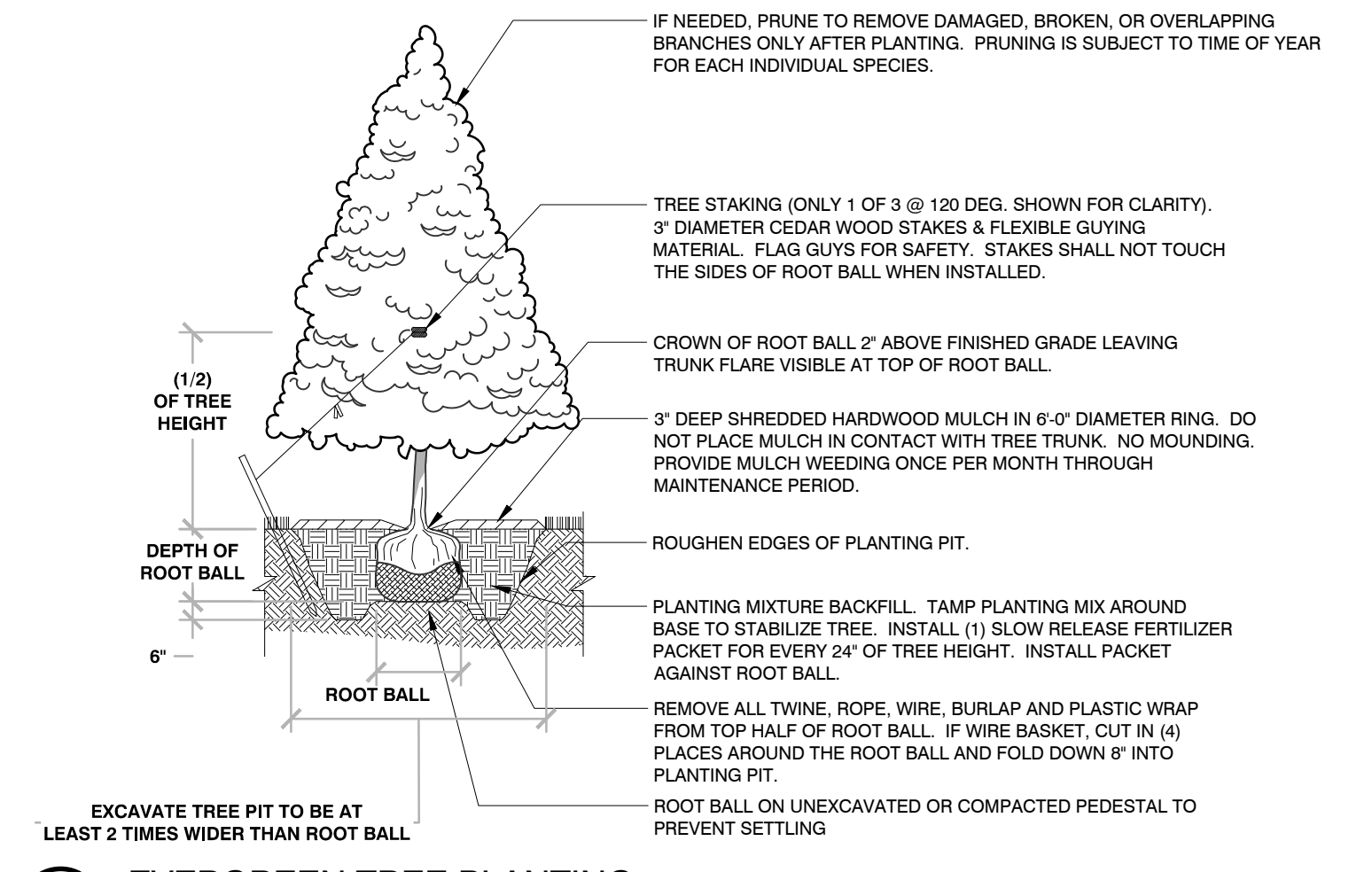
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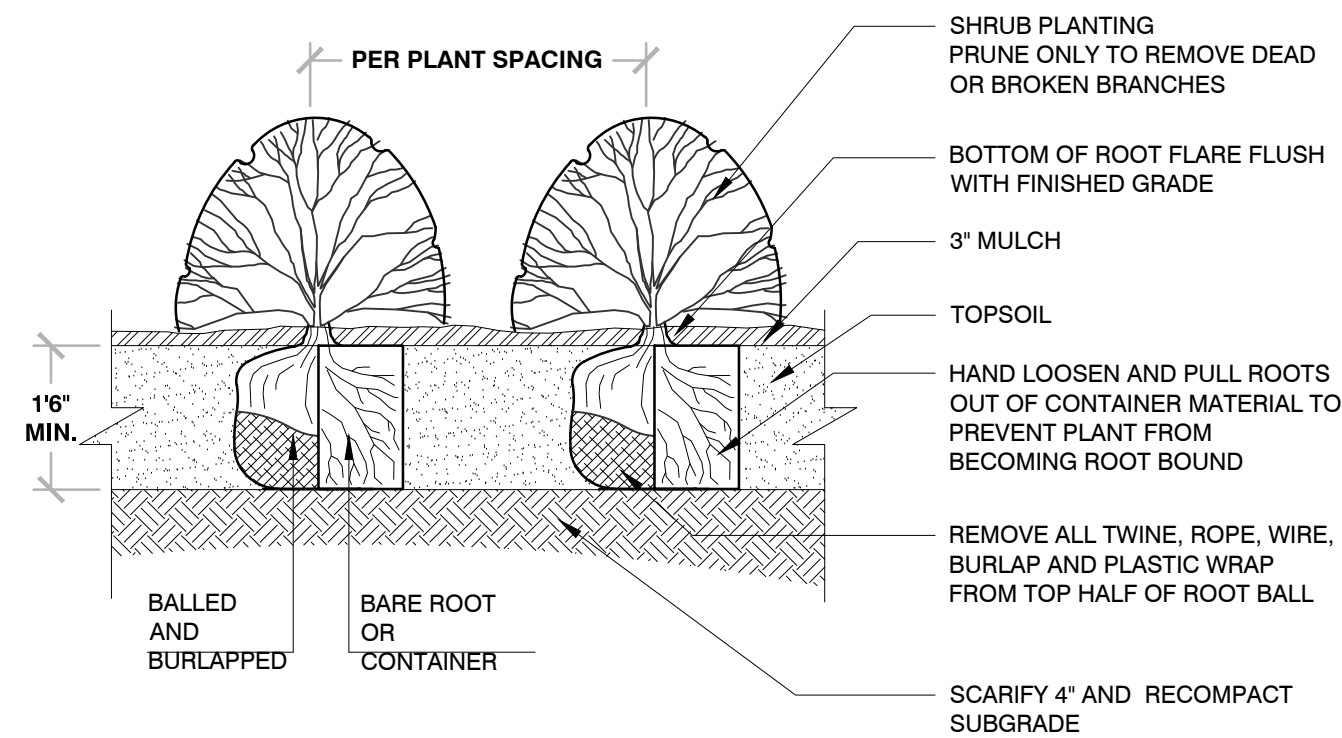
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63620143
DRAWN BY: HJ CHECKED BY: DJB
DATE: 05.03.21
SHEET NO.: L-1



1 TREE PLANTING



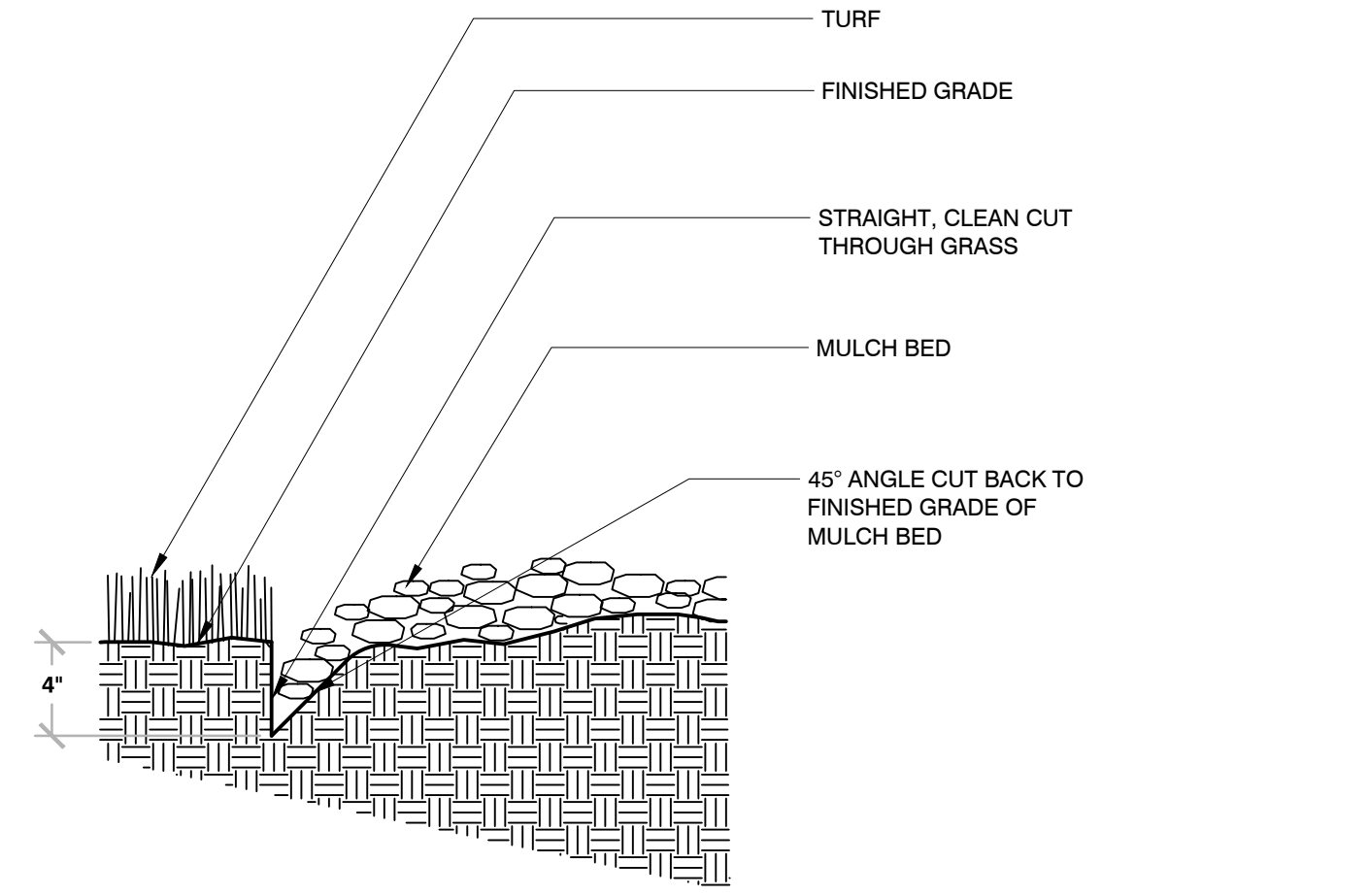
2 EVERGREEN TREE PLANTING



BAREROOT PLANTING NOTES:

1. SOAK ROOTS IN WATER FOR AT LEAST ONE HOUR BUT NOT MORE THAN 24 HOURS PRIOR TO PLANTING.
2. SCARIFY SIDES AND BOTTOMS OF HOLE.
3. PROCEED WITH CORRECTIVE PRUNING OF THE TOP AND BOTTOM ROOTS.
4. TRANSFER PLANT DIRECTLY FROM WATER TO HOLE. SET PLANT SO THE ROOT FLARE IS APPROXIMATELY AT THE FINISHED SOIL ELEVATION. SPREAD ROOTS OUT EVENLY. PLUMB AND IMMEDIATELY BACKFILL WITH PLANTING SOIL MIX.
5. WATER THOROUGHLY WITHIN 2 HOURS TO SETTLE PLANTS AND FILL VOIDS.
6. BACKFILL VOIDS AND WATER SECOND TIME.
7. PLACE MULCH WITHIN 48 HOURS OF THE SECOND WATERING UNLESS SOIL MOISTURE IS EXCESSIVE.

3 SHRUB PLANTING



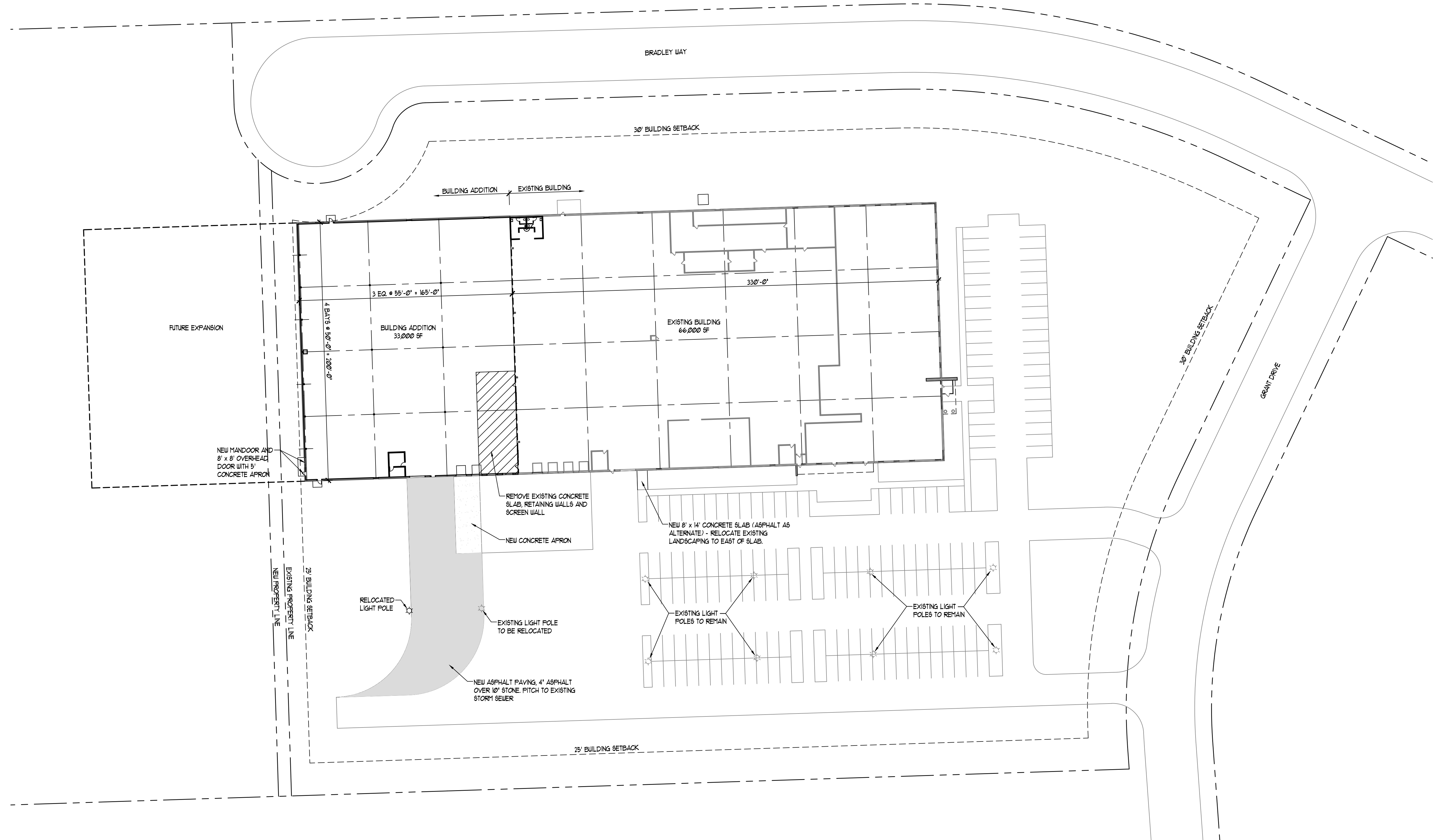
4 TRENCHED BED EDGE

GENERAL PLANTING NOTES

1. THE LAYOUT OF ALL PLANTING BEDS AND INDIVIDUAL TREES AND SHRUBS SHALL BE STAKED BY THE CONTRACTOR IN ADVANCE OF INSTALLATION. FLAGGING, STAKES, OR PAINT MAY BE USED TO DELINEATE LOCATIONS AS SCALED FROM THE PLANS. AN APPROVED REPRESENTATIVE WILL REVIEW THESE LOCATIONS WITH THE CONTRACTOR AND MAKE MINOR ADJUSTMENTS AS NECESSARY.
2. THE CONTRACTOR IS RESPONSIBLE FOR INDEPENDENTLY DETERMINING THE PLANT MATERIAL QUANTITIES REQUIRED BY THE LANDSCAPE PLANS. REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT.
3. ALL PLANT MATERIAL SHALL COMPLY WITH STANDARDS DESCRIBED IN AMERICAN STANDARD OF NURSERY STOCK - Z60.1 ANSI. LANDSCAPE ARCHITECT OR OWNERS AUTHORIZED REPRESENTATIVE RESERVES THE RIGHT TO INSPECT AND POTENTIALLY REJECT ANY PLANT MATERIAL DEEMED TO NOT MEET THE REQUIRED STANDARDS.
4. NO PLANT MATERIAL OR PLANT SIZE SUBSTITUTIONS WILL BE ACCEPTED UNLESS APPROVAL BY THE LANDSCAPE ARCHITECT. ANY CHANGES SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT IN WRITING PRIOR TO INSTALLATION.
5. ALL PLANT MATERIAL AND SEED SHALL BE PROVIDED FROM A NURSERY (WITHIN 200 MILES) WITH A SIMILAR PLANT HARDINESS ZONE AS PROJECT LOCATION. EXISTING SOIL SHALL BE AMENDED PER SOIL ANALYSIS REPORT TO ENSURE A PROPER GROWING MEDIUM IS ACHIEVED.
6. ALL PLANT MATERIAL SHALL BE INSTALLED IN ACCORDANCE WITH PLANTING DETAILS.
7. TREES SHALL BE INSTALLED A MINIMUM DISTANCE OF 5' FROM ANY SEWER AND WATER LINES, 10' FROM DRIVEWAYS, LIGHT POLES, AND FIRE HYDRANTS.
8. TREES SHALL BE INSTALLED A MINIMUM OF 25' FROM STREET CORNERS OF MINOR ROADS, AND 50' FROM STREET CORNERS OF ARTERIAL ROADS.
9. THE CONTRACTOR MUST LABEL ALL TREES WITH THE COMMON AND BOTANICAL NAMES PRIOR TO FINAL INSPECTION.
10. ALL PLANTING BEDS SHALL BE MULCHED WITH 3" DEEP SHREDDED HARDWOOD MULCH, AND ALL TREES PLANTED IN TURF AREAS SHALL RECEIVE A 3" DEEP SHREDDED HARDWOOD MULCHED RING AS SHOWN IN PLANTING DETAILS.
11. ALL PLANTING BEDS AND TREE RINGS SHALL HAVE A 4" DEEP TRENCHED BED EDGE CREATED BY EITHER A FLAT LANDSCAPE SPADE OR MECHANICAL EDGER. BED EDGES ARE TO BE CUT CLEAN AND SMOOTH AS SHOWN ON LANDSCAPE PLANS WITH A CLEAN DEFINITION BETWEEN TURF AND PLANTING AREAS.
12. ALL TURF SEED AREAS SHALL RECEIVE A MINIMUM OF 3" DEPTH OF TOPSOIL. WITH APPROVAL, EXISTING SOIL MAY BE UTILIZED PROVIDED THE PROPER SOIL AMENDMENTS ARE TILLED THOROUGHLY INTO THE TOP 6" OF SOIL AS INDICATED IN THE SOIL PLACEMENT NOTES. REQUIRED AMENDMENTS SHALL BE DETERMINED BASED ON A SOIL ANALYSIS TO BE PERFORMED. ALL TOPSOIL AMENDMENT SHALL BE AGED WEED FREE MANURE OR CLASS 1 ORGANIC MATTER.
13. FOR LAWN SEEDING, APPLY A STARTER FERTILIZER AND SEED UNIFORMLY AT THE RATE RECOMMENDED BY MANUFACTURER, AND PROVIDE A MULCH COVERING THAT IS SUITABLE TO PROMOTE SEED GERMINATION AND TURF ESTABLISHMENT. CONTRACTOR TO PROVIDE FERTILIZER, SEED, AND MULCH SPECIFICATIONS TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION. EROSION CONTROL MEASURES ARE TO BE INSTALLED IN THOSE AREAS REQUIRING STABILIZATION (SWALES, SLOPES EXCEEDING 1:3, AND THOSE LOCATIONS INDICATED IN CIVIL DRAWINGS).
14. THE CONTRACTOR TO ENSURE A SMOOTH, UNIFORM QUALITY TURF IS ACHIEVED WITH NO BARE SPOTS LARGER THAN 6" X 6". ANY BARE SPOTS LARGER THAN 6" X 6" AT THE END OF ESTABLISHMENT PERIOD SHALL BE RESEED AT THE CONTRACTORS EXPENSE TO OBTAIN A DENSE, UNIFORM LAWN.
15. ALL FINISH GRADING AND LAWN AREAS TO BE INSTALLED BY LANDSCAPE CONTRACTOR.
16. ALL DISTURBED AREAS WITHIN THE PROJECT SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION.
17. ALL DISTURBED AREAS OUTSIDE THE LIMITS OF WORK SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION AT NO ADDITIONAL COST TO THE OWNER.
18. THE CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES, INCLUDING ANY IRRIGATION LINES, PRIOR TO DIGGING. CONSULT DIGGERS HOTLINE.
19. THE CONTRACTOR SHALL ENSURE THAT SOIL CONDITIONS AND COMPACTION ARE ADEQUATE TO ALLOW FOR PROPER DRAINAGE AROUND THE CONSTRUCTION SITE. UNDESIRABLE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING OF WORK. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE PROPER SURFACE AND SUBSURFACE DRAINAGE IN ALL AREAS
20. THE CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS, FEES, AND LICENSES NECESSARY FOR THE INSTALLATION OF THIS PLAN.
21. THE CONTRACTOR IS TO REVIEW ALL SITE ENGINEERING DOCUMENTS PRIOR TO INSTALLATION. ANY CONFLICTS MUST BE REPORTED TO THE LANDSCAPE ARCHITECT. THESE LANDSCAPE DRAWINGS ARE FOR THE INSTALLATION OF PLANT MATERIALS ONLY UNLESS OTHERWISE STATED.
22. THE CONTRACTOR SHALL PROVIDE WATERING AND MAINTENANCE SERVICES FOR A PERIOD OF 60 DAYS TO ENSURE VEGETATIVE ESTABLISHMENT. UPON COMPLETION OF THE PROJECT, CONTRACTOR SHALL SUPPLY THE OWNER WITH ONGOING WATERING AND MAINTENANCE INSTRUCTIONS.
23. PLANT MATERIALS SHALL BE GUARANTEED FOR A PERIOD OF ONE (1) YEAR FROM TIME OF OWNER ACCEPTANCE. ONLY ONE REPLACEMENT PER PLANT WILL BE REQUIRED DURING THE WARRANTY PERIOD EXCEPT IN THE EVENT OF FAILURE TO COMPLY WITH THE SPECIFIED REQUIREMENTS.
24. THE CONTRACTOR IS RESPONSIBLE TO CONDUCT A FINAL WALK THROUGH WITH THE LANDSCAPE ARCHITECT AND OR OWNERS REPRESENTATIVE TO ANSWER QUESTIONS, PROVIDE INSTRUCTIONS, AND ENSURE THAT PROJECT REQUIREMENTS HAVE BEEN MET.
25. THE CONTRACTOR IS RESPONSIBLE TO CONDUCT A FINAL WALK THROUGH WITH THE LANDSCAPE ARCHITECT, VILLAGE FORESTER, AND OR OWNERS REPRESENTATIVE TO ANSWER QUESTIONS, PROVIDE INSTRUCTIONS, AND ENSURE THAT PROJECT REQUIREMENTS HAVE BEEN MET.

SOIL PLACEMENT NOTES

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



SITE PLAN
 1" = 40'-0"



0 20'-0" 40'-0" 80'-0"
 SCALE: 1" = 40'-0"

SITE DEVELOPMENT DATA

EXISTING TOTAL PARCEL AREA:	368,358 SF (8.45 ACRES)
IMPERVIOUS AREA:	201,911 SF (54.13%)
OPEN SPACE AREA:	166,161 SF (45.27%)
PROPOSED TOTAL PARCEL AREA:	373,241 SF (8.51 ACRES)
IMPERVIOUS AREA:	206,480 SF (55.32%)
OPEN SPACE AREA:	166,761 SF (44.68%)
ALLOWABLE IMPERVIOUS AREA:	80.00%
PROPOSED IMPERVIOUS AREA:	55.32%

NOTE: BUILDING IS BEING EXPANDED TO ACCOMMODATE EXPANDING OPERATIONS. USE OF BUILDING WILL REMAIN THE SAME. THERE WILL BE NO NEED FOR ADDITIONAL PARKING.

PRELIMINARY
 NOT FOR CONSTRUCTION
 CONCEPT DESIGN/
 SCOPE DEFINITION



Partners in Design
 ARCHITECTS

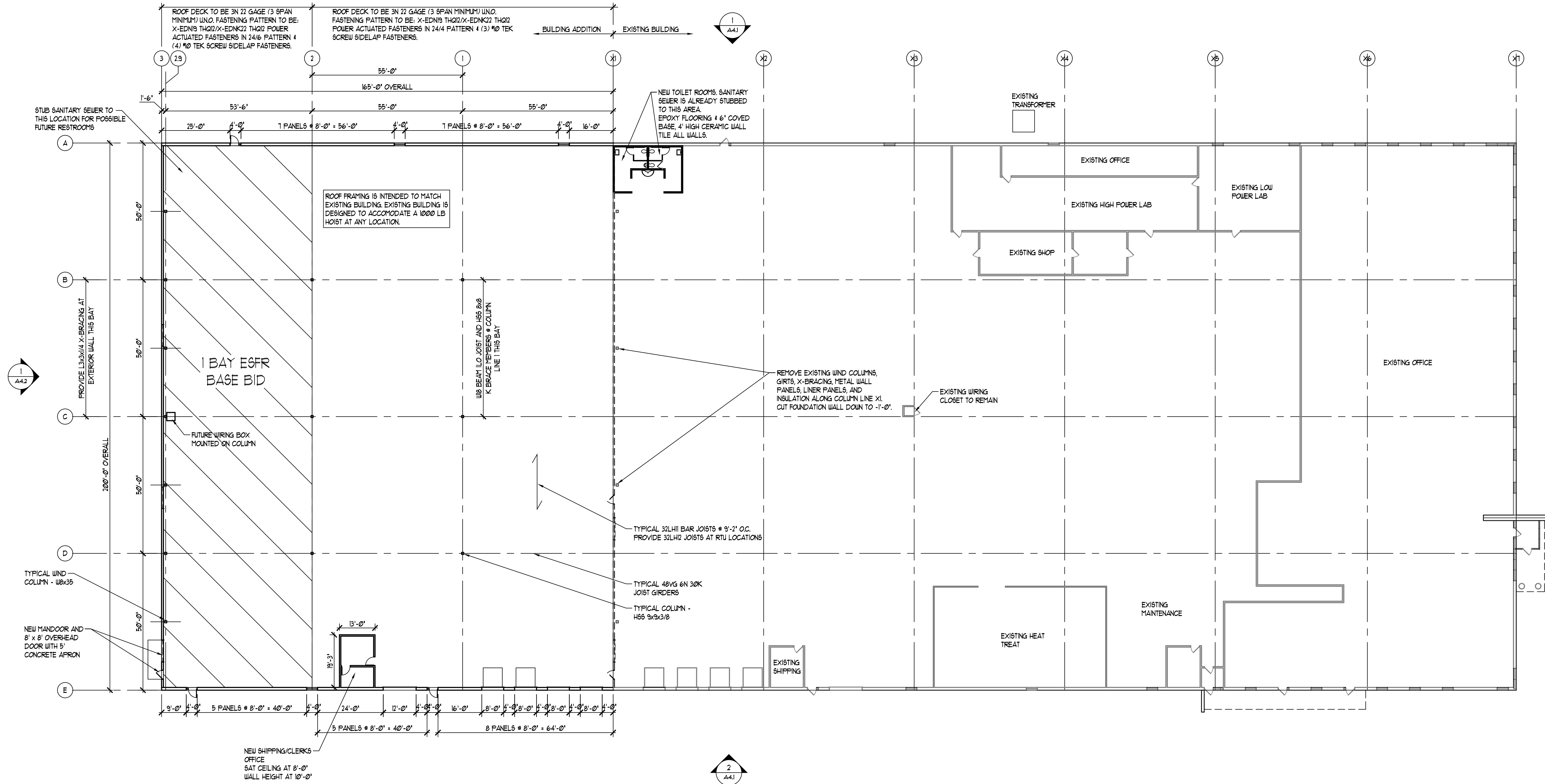
2510 Lake Cook Road
 Suite 280
 Riverwoods, IL 60015
 Ph.: (847) 940-0300
 www.pdarchitects.com

TRANS-COIL, LLC BUILDING EXPANSION
 Germantown, WI
SITE PLAN

REVISIONS:

PROJECT NO.:
63620143
 DRAWN BY: EEO
 CHECKED BY: WHB
 DATE:
05.03.21
 SHEET NO:

A1.1



1 FLOOR PLAN
A3.1 1" = 20'-0"

NOTE: LIGHTING TO BE LITHONIA LIGHTING LED HIGH BAY IEG (CAT# IEG 3600LM SEF AFL GND MVOLT G210 40K 80 CR) OR EQUAL SPACING TO MATCH EXISTING (EAST-WEST APPROX. 21'-6" O.C., NORTH-SOUTH APPROX. 20'-0" O.C.)

NOTE: STRUCTURAL NOTES ARE ASSUMPTIONS BASED ON EXISTING BUILDING DESIGN FOR BUDGET PRICING ONLY.

REVISIONS:

TRANS-COIL, LLC BUILDING EXPANSION
Germantown, WI
FLOOR PLAN

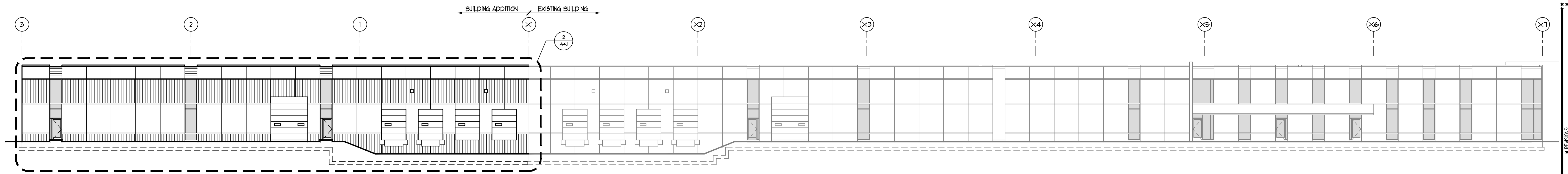
2510 Lake Cook Road
Suite 280
Riverside, IL 60015
Ph.: (847) 940-0300
www.pdaarchitects.com

Partners in Design
ARCHITECTS

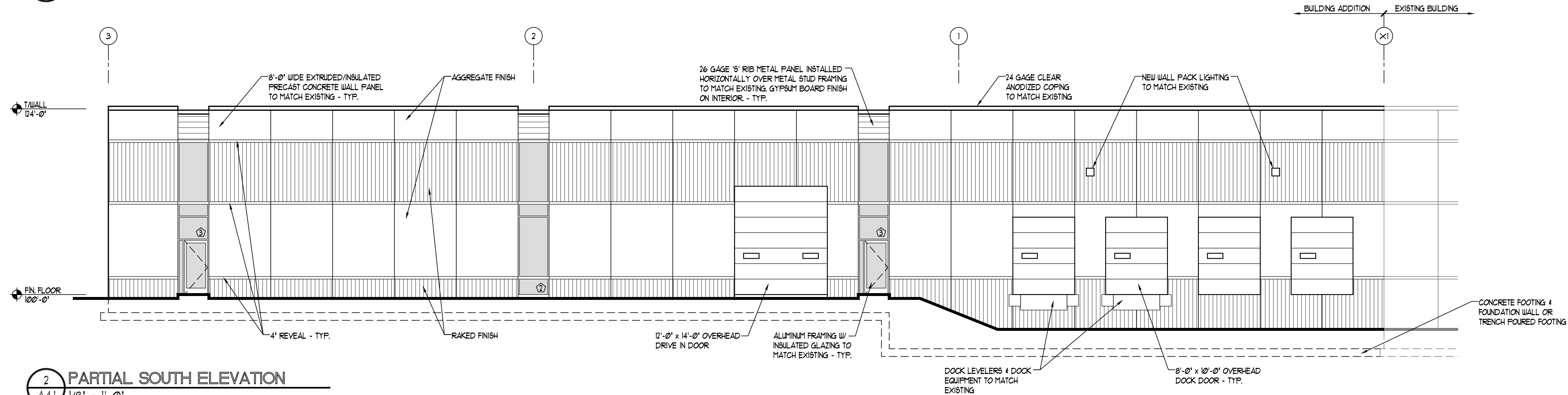
PROJECT NO.:
63620143
DRAWN BY: EEO
CHECKED BY: WHB
DATE:
05.03.21
SHEET NO:

PRELIMINARY
NOT FOR CONSTRUCTION
CONCEPT DESIGN/
SCOPE DEFINITION

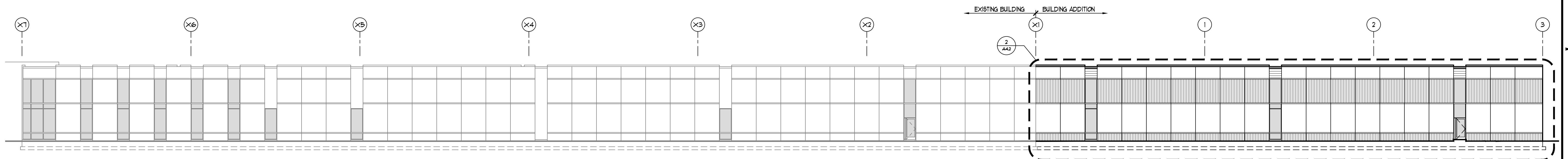
A3.1



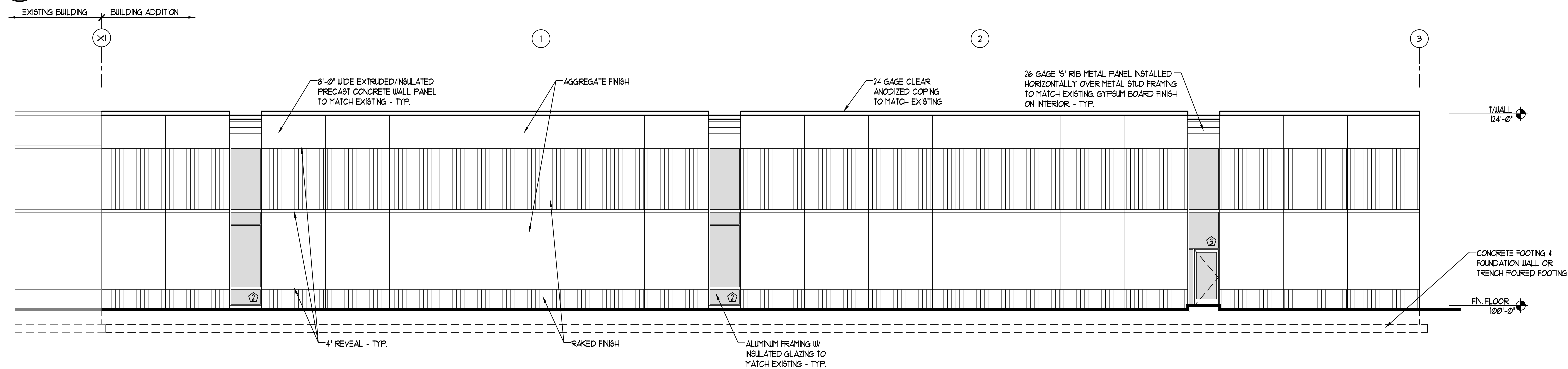
1 SOUTH ELEVATION
A4.1 1/16" = 1'-0"



2 PARTIAL SOUTH ELEVATION
A4.1 1/8" = 1'-0"



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



4 PARTIAL NORTH ELEVATION
A4.1 1/8" = 1'-0"

PRELIMINARY
NOT FOR CONSTRUCTION
CONCEPT DESIGN/
SCOPE DEFINITION

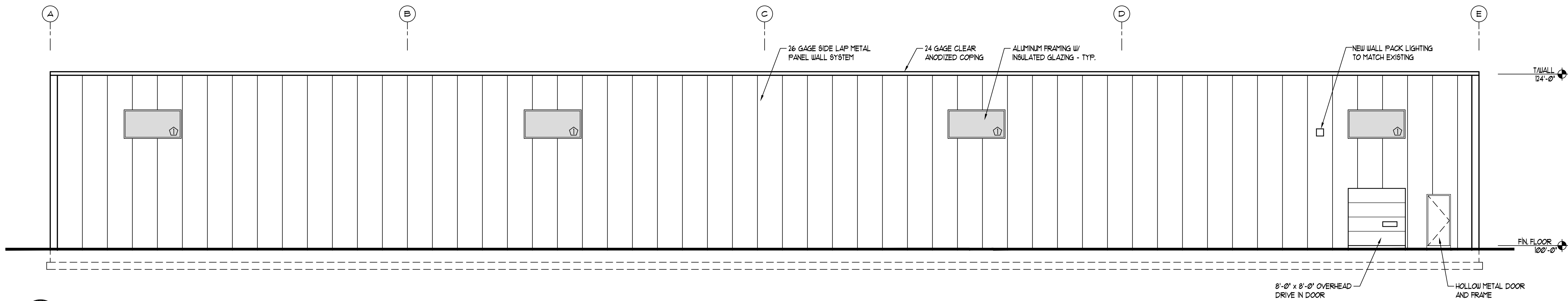
TRANS-COIL, LLC BUILDING EXPANSION
Germantown, WI
EXTERIOR ELEVATIONS

2510 Lake Cook Road
Suite 280
Riverwoods, IL 60015
Ph.: (847) 940-0300
www.pdaarchitects.com

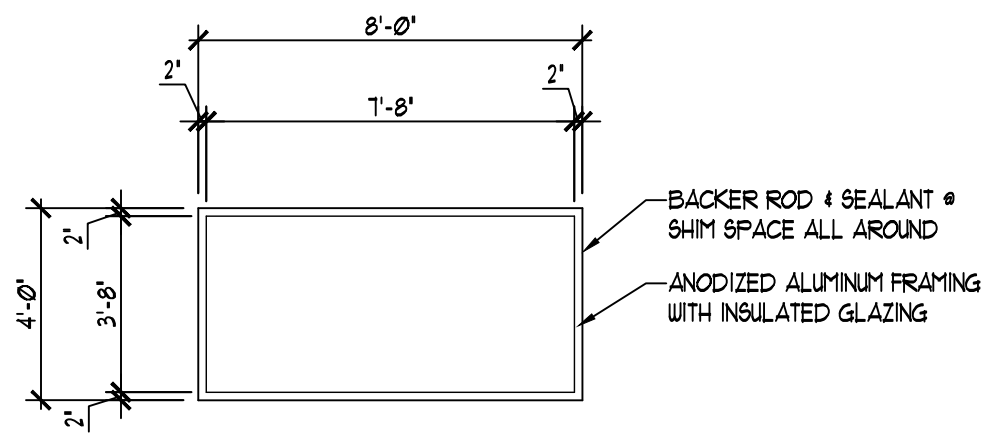
Partners in Design
ARCHITECTS

PROJECT NO.:
636.20143
DRAWN BY: EEO CHECKED BY: WHB
DATE: 05.03.21
SHEET NO.:

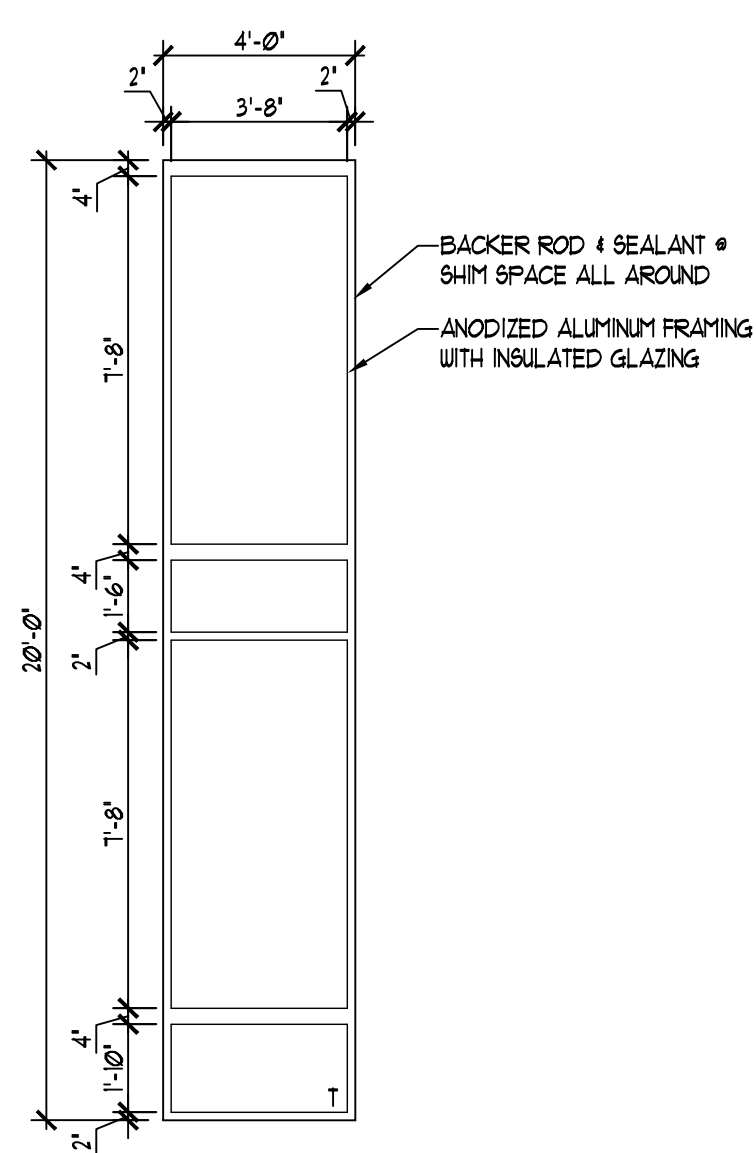
A4.1



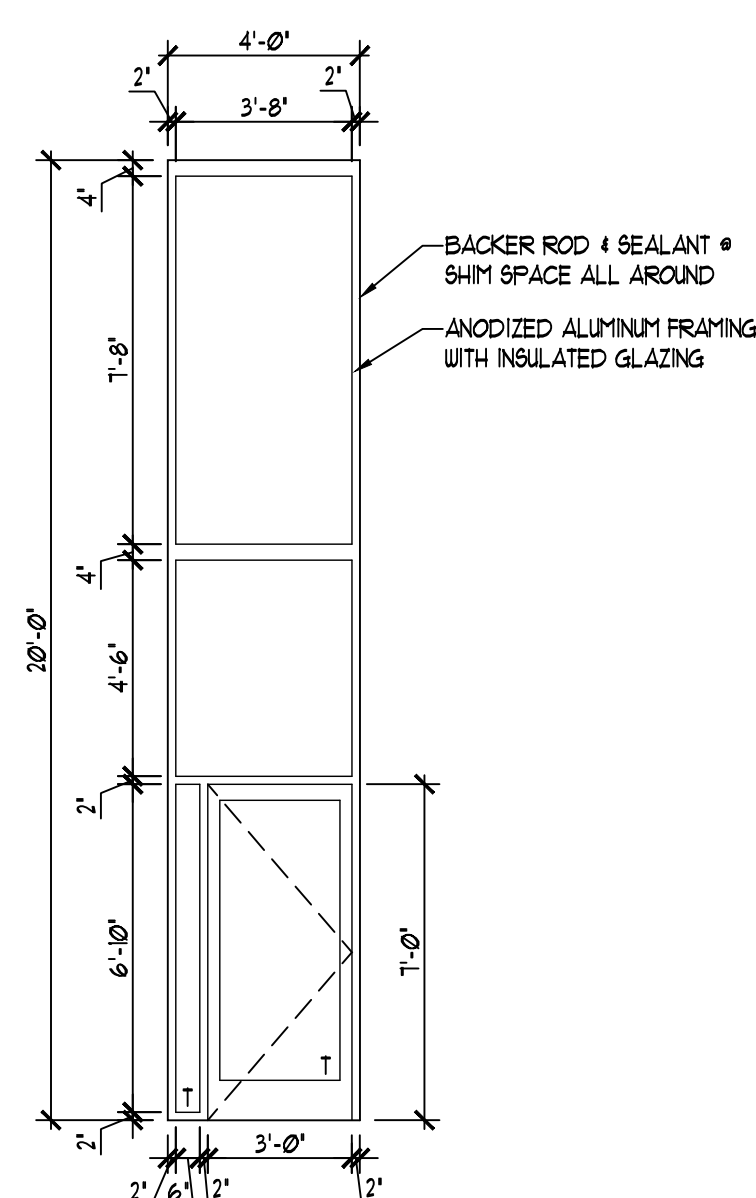
1 WEST ELEVATION
1/8" = 1'-0"



2 TYPE 1 ALUM. FRAME ELEV.
1/4" = 1'-0"



3 TYPE 2 ALUM. FRAME ELEV.
1/4" = 1'-0" T = TEMPERED GLAZING



4 TYPE 3 ALUM. FRAME ELEV.
1/4" = 1'-0" T = TEMPERED GLAZING

REVISIONS:

TRANS-COIL, LLC BUILDING EXPANSION
Germantown, WI

EXTERIOR ELEVATIONS

2510 Lake Cook Road
Suite 280
Riverside, IL 60015
Ph.: (847) 940-0300
www.pdaarchitects.com

Partners in Design
ARCHITECTS



PROJECT NO.:
63620143
DRAWN BY: EEO CHECKED BY: WHB
DATE: 05.03.21
SHEET NO:

PRELIMINARY
NOT FOR CONSTRUCTION

CONCEPT DESIGN/
SCOPE DEFINITION

A4.2



1 EXISTING SOUTH ELEVATION
A4.3 1/8" = 1'-0"



2 EXISTING EAST ELEVATION
A4.3 1/8" = 1'-0"



3 EXISTING NORTH ELEVATION
A4.3 1/8" = 1'-0"



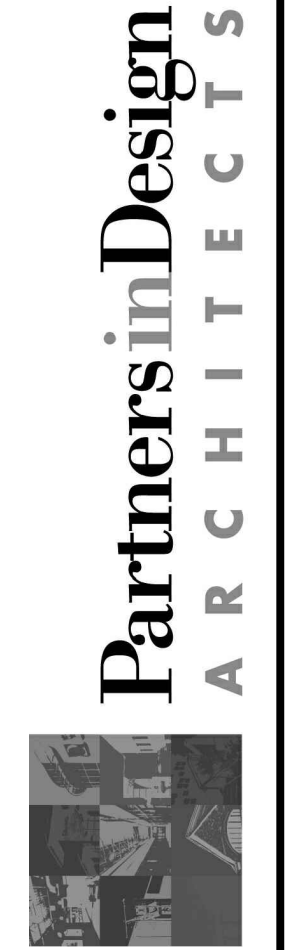
4 EXISTING WEST ELEVATION
A4.3 1/8" = 1'-0"

PRELIMINARY
NOT FOR CONSTRUCTION
CONCEPT DESIGN/
SCOPE DEFINITION

REVISIONS:

TRANS-COIL, LLC BUILDING EXPANSION
Germantown, WI
EXTERIOR ELEVATION PHOTOS

2510 Lake Cook Road
Suite 280
Riverwoods, IL 60015
Ph.: (847) 940-0300
www.pdarchitects.com



PROJECT NO.:
63620143
DRAWN BY: EEO CHECKED BY: WHB
DATE:
05.03.21
SHEET NO.:

A4.3



Village of



Germantown

Willkommen

Fee must accompany application

☐ \$2,900 with public improvements

☒ \$1,960 no public improvements

Paid _____ Date _____

CERTIFIED SURVEY MAP APPLICATION

Pursuant to Section 18.06 of the Municipal Code

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

1 APPLICANT OR AGENT

Andrea Mullins
Irgens Partners, LLC
833 E. Michigan St, Ste 400
Milwaukee, WI 53202
Phone (414) 443-2521
Fax ()
E-Mail amullins@irgens.com

PROPERTY OWNER

MacArthur Partners, LLC
833 E. Michigan St., Ste 400
Milwaukee, WI 53202
Phone (414) 443-0700

PROPERTY ADDRESS OR GENERAL LOCATION

TAX KEY NUMBER

2 W132 N10611 Grant Drive 253984

3 PURPOSE OF LAND SPLIT

<u>Accommodate expansion of existing building and comply with required setbacks from property line.</u>	Will the land split require rezoning?	
	<u>NO</u>	
	From	To

4 READ AND INITIAL THE FOLLOWING:

Am I understand that the Certified Survey Map is not valid until recorded at the Washington County Register of Deeds. The Village will record the document and charge the applicant all applicable recording fees.

Am I understand that the Map will not be placed on the Village Board agenda until all the technical corrections to the CSM are made, the payment of any outstanding impact fees are paid to the Village Clerk's Department, and the original signed and stamped copy of the Map is submitted on the proper paper.

Am I understand that parcels created outside the Sewer Service Area will require a soil test. I also understand that all properties abutting a State Highway will require DOT approval and I will be responsible for securing such approval prior to recording.

Am I understand all delinquent property taxes on any of the properties involved shall be paid prior to recording.

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

Andrea Mullins 5/3/2021
Applicant Date

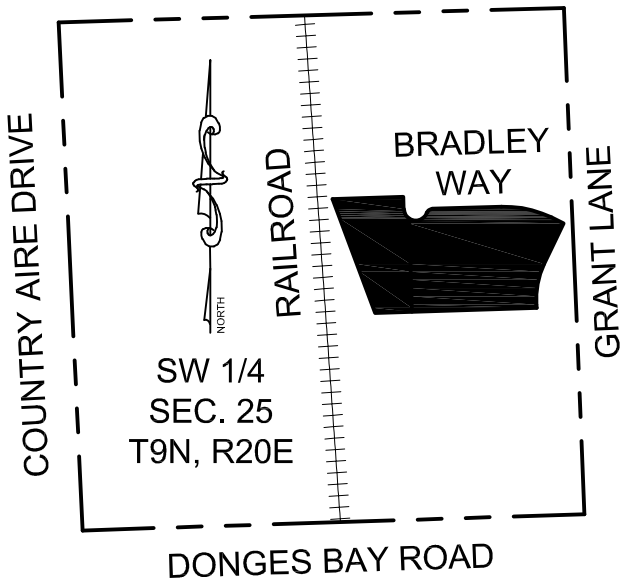
T. Thomas R. H. 5/3/2021
Owner Date

CERTIFIED SURVEY
MAP NO. _____

Being all of Lot 2 and Lot 3 of Certified Survey Map No. 6520, located in the Northeast 1/4 and Southeast 1/4 of the Southwest 1/4 of Section 25, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin.

Bearings referenced to the Wisconsin State Plane Coordinate System, South Zone (N.A.D. 1983/2011). The south line of the Southwest 1/4 of Section 25, Township 9 North, Range 20 East has a bearing of S88°08'25"W.

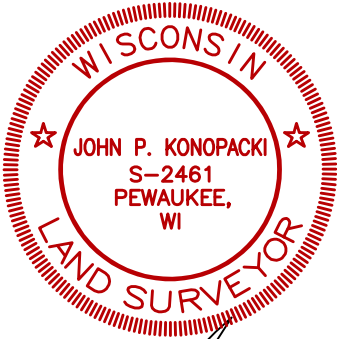
VICINITY MAP
SCALE 1":1000'



Subject Property
Zoning: M-1
Building Setbacks
per CSM 6520:
STREET = 30'
SIDE = 25'
REAR = 25'
Tax Key Numbers:
GTNV 253983
GTNV 253984

Prepared for:
MACARTHUR PARTNERS LLC
833 E. Michigan Street Suite 400
Milwaukee, WI 53202

- NOTES:**
- All measurements have been made to the nearest one-hundredth of a foot.
 - All angular measurements have been made to the nearest one second.
 - Flood Zone Classification: The property lies with in Zone "X" of the Flood Insurance Rate Map Community Panel No. 55131C0379D with an effective date of NOVEMBER 20, 2013. Zone "X" areas are determined to be outside the 0.2% annual chance floodplain.



APRIL 29, 2021

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

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

CERTIFIED SURVEY MAP NO. _____

Being all of Lot 2 and Lot 3 of Certified Survey Map No. 6520, located in the Northeast 1/4 and Southeast 1/4 of the Southwest 1/4 of Section 25, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin.



FOX VALLEY RAILROAD

LOT 37
C.S.M. NO. 6408
OWNER: BRADLEY CORPORATION
TAX KEY #GTNV 253985

APRIL 29, 2021
SW CORNER, SW 1/4 SEC. 25, T9N, R20E (FOUND CONC. MON. W/ BRASS CAP)

- LEGEND:
- Denotes Found 1" Iron Pipe
 - Denotes Found 3/4" Iron Rod
 - Denotes Set 3/4" X 18" Iron Rebar, 1.5 LBS./FT.

LOT 1
C.S.M. NO. 6520
OWNER: WASTE MANAGEMENT OF
TAX KEY #GTNV 253982

SOUTH LINE OF THE SW 1/4 SEC. 25, T9N, R20E
S88°08'25"W 2612.98'

WEST SHORE PIPELINE EASEMENT DOC. 256365

LOT 2
168,142 SQ. FT.
3.8600 ACRES

12' WISCONSIN ELECTRIC POWER COMPANY AND AMERITECH WISCONSIN EASEMENT PER DOC. 856642

EXISTING BUILDING
66,067 SQ. FT.

LOT 1
374,099 SQ. FT.
8.5881 ACRES

(66' PUBLIC R.O.W.)
BRADLEY WAY

GRAPHICAL SCALE (FEET)
0 1" = 150' 300'

GRANT DRIVE
(60' PUBLIC R.O.W.)

NORTH

Prepared By:

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

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

PEG JOB#2210.00
SHEET 2 OF 5

CERTIFIED SURVEY MAP NO. _____

Being all of Lot 2 and Lot 3 of Certified Survey Map No. 6520, located in the Northeast 1/4 and Southeast 1/4 of the Southwest 1/4 of Section 25, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin.

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN)
WAUKESHA COUNTY) SS

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

That I have surveyed, mapped and divided all of Lot 2 and Lot 3 of Certified Survey Map No. 6520, as recorded in the Register of Deeds office for Washington County as Document No. 1343849, being located in the Northeast 1/4 and Southeast 1/4 of the Southwest 1/4 of Section 25, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin, described as follows:

Commencing at the southeast corner of the Southwest 1/4 of said Section 25;
Thence South 88°08'25" West along the south line of said Southwest 1/4, 170.67 feet;
Thence North 04°06'14" West and then along the west right of way line of Grant Drive, 1082.62 feet to the north line of Lot 1 of Certified Survey Map No. 6520 and Point of Beginning;

Thence South 88°09'38" West along said north line, 841.07 feet;
Thence North 20°34'53" West along said north line, 634.39 feet to the south line of Certified Survey Map No. 6408;
Thence North 88°21'41" East along said south line, 369.27 feet to the right of way line of Bradley Way;
Thence South 01°38'19" East along said right of way line, 63.00 feet to a point of curvature;
Thence southeasterly 176.51 feet along the arc of said curve to the left and said right of way line, whose radius is 63.00 feet and whose chord bears South 81°54'15" East, 124.19 feet to a point of reverse curve;
Thence northeasterly 33.24 feet along the arc of said reverse curve to the right, whose radius is 27.00 feet and whose chord bears North 53°05'45" East, 31.18 feet;
Thence North 88°21'41" East along said right of way line, 361.28 feet to a point of curvature;
Thence southeasterly 268.94 feet along the arc of said curve to the right and said right of way, whose radius is 567.00 feet and whose chord bears South 78°03'01" East, 266.43 feet;
Thence South 64°27'42" East along said right of way, 70.24 feet to the west right of way line of Grant Drive;
Thence South 25°32'18" West along said west right of way line, 235.72 feet to a point of curvature;
Thence southwesterly 217.07 feet along the arc of said curve to the left and said west right of way line, whose radius is 419.58 feet and whose chord bears South 10°43'02" West, 214.66 feet;
Thence South 04°06'14" East along said west right of way line, 17.04 feet to the Point of Beginning.

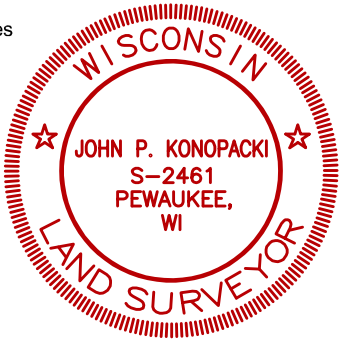
Containing 542,241 square feet (12.4481 acres) of land more or less.

That I have made such survey, land division and map by the direction of MACARTHUR PARTNERS LLC, owner of said land.

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

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

John P. Konopacki
Professional Land Surveyor S-2461
Date: APRIL 29, 2021



CURVE TABLE							
CURVE NO.	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH	TANGENT IN	TANGENT OUT
C1	176.51'	63.00'	160°31'51"	S81°54'15"E	124.19'	S01°38'19"E	N17°49'50"E
(RECORDED)	(176.54')		(160°33'12")	(S81°54'10"E)			
C2	45.44'	63.00'	041°19'45"	S22°18'12"E	44.47'	S01°38'19"E	S42°58'05"E
C3	131.07'	63.00'	119°12'06"	N77°25'52"E	108.68'	S42°58'05"E	N17°49'50"E
C4	33.24'	27.00'	070°31'51"	N53°05'45"E	31.18'	N88°21'41"E	N17°49'50"E
(RECORDED)			(070°32'12")	(N53°05'49"E)			
C5	268.94'	567.00'	027°10'37"	S78°03'01"E	266.43'	N88°21'41"E	S64°27'42"E
C6	217.07'	419.58'	029°38'32"	S10°43'02"W	214.66'	S25°32'18"W	S04°06'14"E

CERTIFIED SURVEY MAP NO. _____

Being all of Lot 2 and Lot 3 of Certified Survey Map No. 6520, located in the Northeast 1/4 and Southeast 1/4 of the Southwest 1/4 of Section 25, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin.

OWNER'S CERTIFICATE

MACARTHUR PARTNERS LLC, a Limited Liability Company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said limited liability company caused the land described on this certified survey map to be surveyed, divided and mapped as represented on this certified survey map.

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

- 1. Village of Germantown

IN WITNESS WHEREOF, the said _____ has caused these presents to be signed by (name - print) _____, (title) _____, at (city) _____, _____ County, Wisconsin, on this _____ day of _____, 2021.

In the presence of: MACARTHUR PARTNERS LLC

Name (signature) - Title

STATE OF WISCONSIN)
_____ COUNTY) SS

Personally came before me this _____ day of _____, 2021, (name) _____, (title) _____, of the above named limited liability company, to me known to be the person who executed the foregoing instrument, and to me known to be such _____ (title) of said limited liability company, and acknowledged that they executed the foregoing instrument as such officer as the deed of said limited liability, by its authority.

Notary Public
Name: _____
State of Wisconsin
My Commission Expires: _____

CONSENT OF CORPORATE MORTGAGEE

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

IN WITNESS WHEREOF, the said _____, has caused these presents to be signed by _____, its President, and its corporate seal to be hereunto affixed this _____ day of _____, 2021.

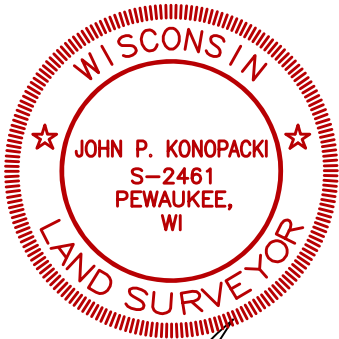
Date

President

STATE OF WISCONSIN)
_____ COUNTY) SS

Personally came before me this _____ day of _____, 2021, _____, to me known to be the person who executed the foregoing instrument and to me known to be such officer of said corporation and acknowledged the same.

Notary Public
Name: _____
State of Wisconsin
My Commission Expires: _____



APRIL 29, 2021

CERTIFIED SURVEY MAP NO. _____

Being all of Lot 2 and Lot 3 of Certified Survey Map No. 6520, located in the Northeast 1/4 and Southeast 1/4 of the Southwest 1/4 of Section 25, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin.

PLAN COMMISSION APPROVAL

Approved by the Plan Commission of the, Village of Germantown, on this _____ day of _____, 2021.

Date

Dean Wolter, Village President

Date

Laura Johnson, Secretary

STATE OF WISCONSIN)
MILWAUKEE COUNTY) SS

Personally came before me this _____ day of _____, 2021, (names) _____,
to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Notary Public
Name: _____
State of Wisconsin
My Commission Expires: _____

VILLAGE OF GERMANTOWN BOARD APPROVAL

This Certified Survey Map, being all of Lot 2 and Lot 3 of Certified Survey Map No. 6520, located in the Northeast 1/4 and Southeast 1/4 of the Southwest 1/4 of Section 25, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin, having been approved by the Planning Commission being the same, is hereby approved by the Village Board of Trustees of the Village of Germantown on this _____ day of _____, 2021.

Date

Dean Wolter, Village President

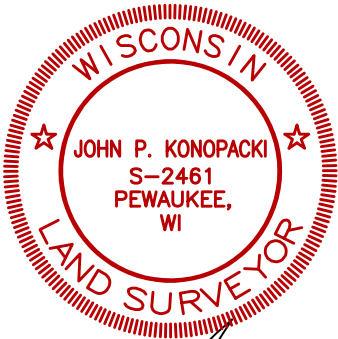
Date

Deanna Braunschweig, Village Clerk

STATE OF WISCONSIN)
MILWAUKEE COUNTY) SS

Personally came before me this _____ day of _____, 2021, (names) _____,
to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Notary Public
Name: _____
State of Wisconsin
My Commission Expires: _____



APRIL 29, 2021



Engineering Department

Certified Survey Map Review Checklist

This checklist has been compiled from the requirements of Chapter 236 of the Wisconsin Statutes and Chapter 17 and 18 of the Village of Germantown Zoning and Land Division Ordinances.

Mapping Requirements (for Sheet 1 and/or all needed mapping sheets)

- ✓ Map Scale: 1"=___ Ft. (1'=500' max per Ch.236.34 (c) **Only** recognized engineering scales (1=10 - 60, 100, 200, 300, 400, 500) will be approved.
- ✓ Minimum text height = 100 Leroy or a 12 pt. font.

Should the lettering on the document be too small to read or scan and reproduce, the Washington County Register of Deed can reject the document and not record it at her discretion.

- ✓ Graphic Scale.
- ✓ North Arrow.
- ✓ Sheet size is 8 ½" x 14" with borders as described by Chapter 236
- ✓ A 3"x 3" square in the upper right-hand corner of Sheet 1 is to be left blank for the County recording information. This reserved area is in addition to the areas needed for sheet borders. (per Washington County Register of Deeds Office)
- ✓ Bearing basis noting the grid bearing of a designated USPLSS line. Per Chapter 18 of the Village Land Division Ordinance, all subdivision and Certified Survey Maps will be referenced to the Wisconsin State Plane Coordinate System, South Zone (NAD 1983-2011 datum) grid bearings for a bearing basis.
- ✓ Mapping will be provided using the Wisconsin State Plane Coordinate System, South Zone (NAD 1983 datum).
- ✓ Legend denoting: found or set boundary markers, their size and weight and other symbols, linetypes and hatching being used on the map.
- ✓ Direct bearing and distance tie to two (2) USPLSS corner monuments (excluding center of section)
- ✓ Coordinates (NAD 1983 Grid) of point of commencement monument.
- ✓ Point of Beginning noted if a metes and bounds description format used in Surveyor's Certificate.
- ✓ Bearing and distance annotation for all exterior lot lines.
- ✓ Does exterior boundary form a mathematically closed figure?
- ✓ Parcels annotated as "Lot #" or Outlot per 236.34(1).
- ✓ Street name
- ✓ Existing right of way width noted.

N/A

- ☐ Proposed street right of way dedication shall include the following statement
 “Dedicated to the Village of Germantown for Public Road Purposes”.

N/A

- ☒ Existing structures shown.
- ☐ Existing well to be shown.
- ☐ Existing septic cover and/or septic vent to be shown.
- ☒ Current building setback lines mapped, dimensioned and date stamped.
- ☒ Status of abutting lands, including dashed underscore. (236.20 (3)(d&e))
- ☒ Total gross and net lot area shown.
- ☒ Easements:

All proposed easements, public or private, will be created either;

1. As a separate legal document with exhibit and recorded prior to the approval of the Certified Survey Map. The recording information for the proposed easements will be included on the new Certified Survey Map.

If the easement document has not been recorded before the CSM has been submitted for recording, the proposed easement lines will be defined on the map as either a “Future” or “Proposed” easement with dimensions.

OR

2. If the intent is to create the easement with the same instrument (CSM or subdivision plat) the easement terms and conditions are to be included in the document as a separate page in the set as in the use for a CSM. Easement terms and conditions in the case of a subdivision plat can be included as one of the sheets of the subdivision plat.

N/A

- ☒ All existing utility and drainage easements with recording information will be shown and dimensioned.
- ☐ All wetlands will be delineated by an approved and certified wetland specialist.
- ☐ All wetland mapping will be done by a Professional Land Surveyor registered in the State of Wisconsin.
- ☐ A wetland line table is no longer required as long as the mapping is included as part of the required CD provided to the Village prior to recording of the CSM or subdivision plat.
- ☐ The 25’ setback line for all delineated wetlands.
- ☐ All existing streams, creeks, lakes and ponds.
- ☐ The 75’ setback line for all streams and creeks.
- ☐ Should Stream and Wetland setback lines be shown on the Certified Survey Map document, the following note will be added:

“Development within these setback areas is prohibited unless otherwise allowed pursuant to the provisions of Chapter 24 (Shoreland-Wetland Zoning Code) in the Germantown Municipal Code”.

This note will apply to Certified Survey Maps, Condominium and Subdivision Plats.

- ✓ Limits and elevation of 100-year flood plain line based on the North American Vertical Datum of 1988.
- ✓ Owner's name, address and telephone number.
- ✓ Professional Land surveyor's name, address and telephone number.
- ✓ Professional Land Surveyor's seal and signature **in contrasting color per A-E 2.02(7)(b)(1) for all sheets of the document.**

Expanded Use Certified Survey Maps

N/A

The Village passed an ordinance in 2014 allowing the use of expanded use Certified Survey Maps in the TIF 6 area (Section 32) having a B-1 Zoning and up to 10 new lots

Non-Sewered Properties

N/A

- All properties located **outside** of the Village's delineated sanitary sewer service area will provide a passing soil test report and the location of a minimum of three (3) soil borings and the proposed septic or mound system will be shown on the face of the map.

Surveyor's Certificate

- ✓ Written boundary description of parcel.
- ✓ Does description coincide with map?
- ✓ Complete statements per Chapter 236.34
- ✓ Include the following statement in the last section of the Surveyor's Certificate

"That I have fully complied with the provisions of Chapter 236.34 of the Wisconsin Statutes and Chapter 18 of the Village of Germantown Subdivision Control Ordinance in surveying, dividing and mapping the same."

Owner's Certificate

- ✓ Complete statements per Chapter 236.34.
- ✓ Date and signature of all owners and all parties with an interest in the property.
- ✓ Notary statement, seal, signature and date.

The Village of Germantown requires all lands abutting a public road be dedicated to the ultimate right of way. If a road right of way dedication is required as part of the survey, include the following paragraph in the Owner's Certificate:

"As Owners, we hereby dedicate that part of (*street name*) to the Village of Germantown for public road purposes as represented on Sheet ____ of ____ of this Certified Survey Map."

Mortgagee's Certificate (Required if land is mortgaged)

- ✓ Complete statements per Chapter 236.21(2)(a)

- ☒ Lending institution name, signature of bank officer and date.
- ☒ Notary statement, seal, signature and date.

Mortgage certificate requirement is waived if owner can provide written proof of ownership that the property is free of mortgage from the lending institution.

Village of Germantown Approval and Signature Blocks:

Village of Germantown Planning Commission Approval

This Certified Survey Map is hereby approved by the Planning Commission of the Village of Germantown on this ____ day of _____, 2020.

Dean Wolter, Chairman

Date

Laura A. Johnson, Secretary

Date

Village of Germantown Board Approval

This Certified Survey Map, being a division of (1/4 1/4 Section __, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin, having been approved by the Planning Commission being the same, is hereby approved and *(the dedication of that part of (insert street name) for public road purposes as shown on Sheet __ of __ is hereby)* accepted by the Village Board of Trustees of the Village of Germantown on this __ day of _____, 2020.

Dean Wolter, Village President

Date

Deanna Braunschweig, Village Clerk

Date

- ☐ Include text in red italics for Certified Survey Maps which require road right of way dedication to the Village.

These approval blocks can be obtained in Microsoft Word format via email.

Document Submittals and Data Conversion

As of October, 2005, the Village of Germantown requires a digital copy of all Certified Survey Maps, Condominium Plats and Subdivision Plats in addition to the documents as required by Wisconsin Statute and Village Ordinances as part of the land division approval requirements.

The professional land surveyor shall submit an AutoCad drawing file (.dwg) of the document in version 2020 on a flash drive or via email to the Village Surveyor.

Any digital professional land surveyor seals will be purged from the digital copy prior to submittal.

The model space of the drawing will be done in Wisconsin State Plane Coordinate System, South Zone (NAD 1983 datum) and the Grid Bearing basis.

The Engineering Department will be verifying that all boundary monumentation has been set as stated on the map prior to recording of the document. The Department will not be re-measuring platted lines or angles between monuments.