

SITE PLAN REVIEW

6/14/21 Plan Commission Meeting

Chaz Hastings / WI Piggy LLC

Village Planner Report

Germantown, Wisconsin

Summary

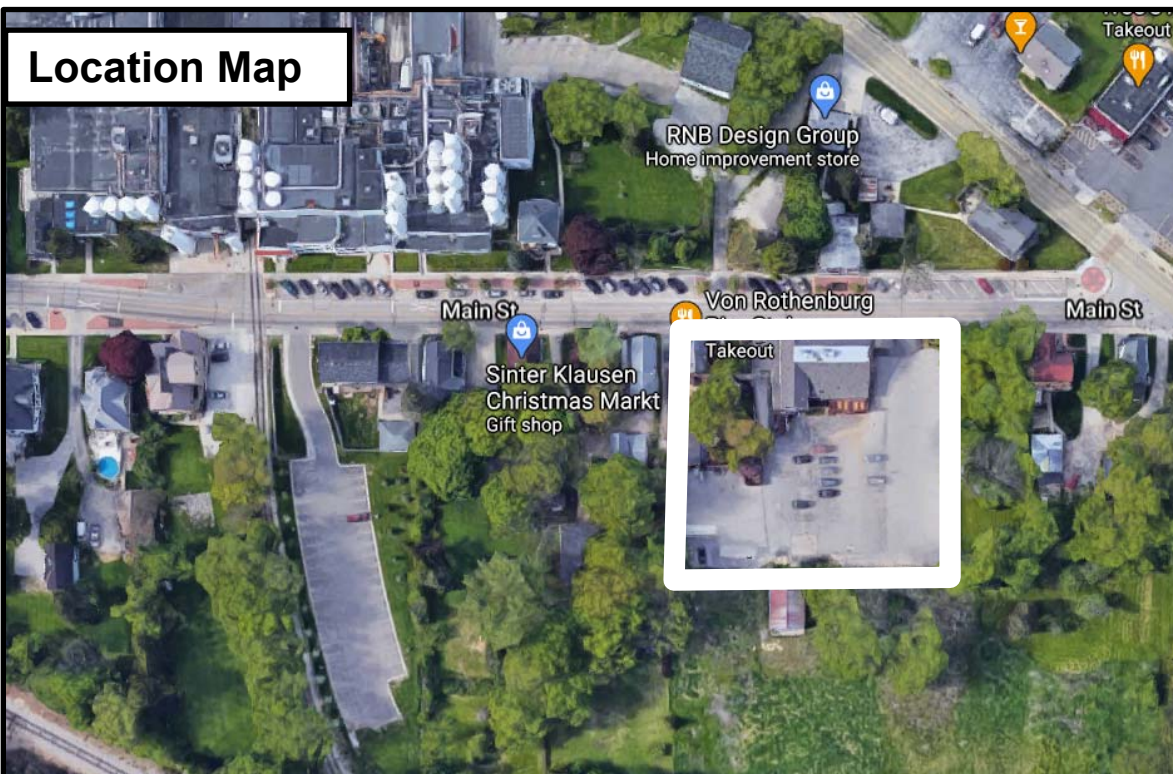
Chaz Hastings, agent for WI Piggy LLC, property owner of the VonRothenburg Bier Stube, is seeking approval of Site Development and Building Plans for a bathroom addition to the existing restaurant located at N116 W15863 Main Street.

Property Location: N116 W15863 Main Street

**Applicant/
Property Owner:** Chaz Hastings
WI Piggy LLC
N116 W15841 Main Street
Germantown, WI 53022

Current Zoning: B-3: General Business

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



Background/Proposal

Chaz Hastings, agent for WI Piggy LLC, property owner of the VonRothenburg Bier Stube, is seeking approval of Site Development and Building Plans for a bathroom addition to the existing restaurant located at N116 W15863 Main Street.

As described and shown in the plan set (revised construction set dated 5-3-2021), two (2) ADA compliant bathrooms will be installed on the back (south) elevation of the building facing the beer garden. A cedar shake roof and pergola/trellis screen wall will also be installed.

Staff CommentPlanning & Zoning

In 2020, Chaz Hastings approached Village Staff with a proposal to permanently expand the enclosed outdoor “bier garden” at the Bier Stube. Because the proposed expansion encroached over the common property line and onto the adjacent Old Town Inn parcel, a certified survey map (CSM) was approved to combine the two parcels into one .764 ac parcel containing both the Bier Stube and Old Town Inn buildings.

In addition, to accommodate the owner’s desire to benefit from an expanded outdoor bier garden during the summer months in 2020, a temporary use permit was granted to the Bier Stube that allowed the bier garden to be expanded into the existing parking lot to the south. A second temporary use permit was issued earlier this year and will expire October 31, 2021.

NOTE: In order to expand the bier garden permanently, the owner has been advised that a Planned Development District (PDD) needs to be created for the property. Because the property is too small to provide all of the parking stalls necessary to support the two businesses and given the non-conforming characteristics of the existing buildings and overall site improvements (primarily due to inadequate parking and setback issues), the expanded operation does not comply with the current B-3: General Business Zoning District within which the parcel is located. To that end, Staff will be working with Hastings to develop a planned development district with specific allowances and restrictions for the two businesses.

Public Works/Engineering

No comment.

Fire/Police Department

No comment.

Water/Wastewater Utilities

No comment.

Highway Department

No comment.

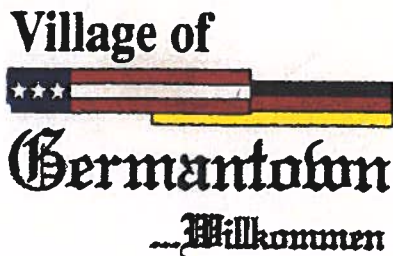
Building Inspection Services

The Building Inspector has indicated that the submission of state-approved building plans for the bathrooms will NOT be required prior to issuing a building permit. Plan review will be conducted in-house as part of the permitting process.

Village Planner Recommendation

APPROVE the proposed bathroom addition for the Bier Stube restaurant located at N116 W15863 Main Street with the following conditions:

1. Approval is for the site development and building plan set dated May 3, 2021 (unless otherwise revised by a subsequent plan set approved by the Village Planner pursuant to revisions required herein).



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 \$7.

DATE 5-18-21

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

Charles Hastings

Phone () _____

E-Mail → _____

PROPERTY OWNER

Charles Hastings
Wolverine WI LLC

Phone (414) 334-9363

E-Mail Chaz@hastingswi.com

2

PROPERTY ADDRESS

N116W15841 Main Street
Germantown

3

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

North	South	East	West

4

READ AND INITIAL THE FOLLOWING:

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

Chaz Hastings 5/16/21
Applicant Date

Chaz Hastings 5/16/21
Owner Date

To the Village of Germantown

We would like to construct the addition of 2 exterior bathrooms on the south facing wall of Von Rothenburg. This is needed since the men's room is on the second floor of the building and it would be a very welcomed addition to our male guests - for many it not the easiest climb. The females would also welcome this addition since the current bathroom is only for one guest at a time and the wait can be a little long at times. We have wanted to make this addition for years and are finally able to get it done with your approval.

Thank you for your consideration

Chaz Hastings & Scott Carleton

PROJECT NAME:

Von Rothenburg Bier Stube

Toilet Rooms
N116 W15863 Main Street
Germantown, WI 53022

- CONSTRUCTION FLOOR PLAN GENERAL NOTES:
- A) ALL WORK TO BE PERFORMED IN STRICT COMPLIANCE WITH ALL LOCAL CODES, ORDINANCES, AND REGULATIONS HOLDING AUTHORITY WITHIN ALL GOVERNING JURISDICTIONS.
- B) ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE BUILDING OWNER / PROPERTY MANAGER'S GUIDLINES FOR BUILDING STANDARDS AND TENANT FINISH DOCUMENTS.
- C) ALTHOUGH EVERY EFFORT HAS BEEN MADE TO INSURE THE ACCURACY OF THESE DRAWINGS, ALL DIMENSIONS MUST BE FIELD VERIFIED. DO NOT SCALE DRAWINGS. NOTIFY THE PROJECT SUPERINTENDANT IMMEDIATELY OF ANY DISCREPENCIES BETWEEN EXISTING CONDITIONS AND CONTRACT DOCUMENTS
- D) PROVIDE NEW INTERIOR PARTITIONS AS INDICATED ON THE PLANS. REFER TO PARTITION SECTION AND LEGEND FOR DETAILS.
- E) ROUTE FULL HEIGHT DEMISING PARTITIONS AROUND EXISTING DUCTWORK AND PIPING AS NECESSARY TO STRUCTURE ABOVE. FILL PENETRATIONS WITH FIRE TREATED SEALANT. PROVIDE 1" PLENUM RATED GASKET BETWEEN ALL WALL TRACK DUCTWORK TO MINIMIZE VIBRATION.
- F) MAINTAIN FIRE RATING IN ALL EXISTING FIRE-RATED PARTITIONS AND RATED ASSEMBLIES WHERE AFFECTED BY CONSTRUCTION.
- G) WHERE FIREPROOFING IS MODIFIED ABOVE CEILING FOR ATTACHMENT FOR NEW PARTITIONS OR OTHER FASTENERS, CONTRACTOR TO PATCH AND REPLACE FIREPROOFING TO MAINTAIN UNIFORM THICKNESS AND APPLICATION.
- H) ALL NEW PERIMETER PARTITIONS TO ALIGN WITH CENTERLINE OF MULLION OR COLUMN, UNLESS OTHERWISE NOTED. I) ALL DIMENSIONS ARE FROM FINISHED FACE OF NEW PARTITION TO FINISHED FACE OF EXISTING SURFACE UNLESS OTHERWISE NOTED.
- J) WHERE NEW WORK ADJOINS EXISTING, SUCH WORK SHALL PROVIDE A SEAMLESS UNIFORM TRANSITION, NEW SURFACES SHALL ALIGN WITH EXISTING ADJACENT SURFACES, UNLESS OTHERWISE NOTED.
- K) ALL DOORS TO BE OFFSET 4" UNLESS OTHERWISE NOTED OR RESTRICTED.
- L) PROVIDE FIRE RESISTANT WOOD BLOCKING AT ALL MILLWORK ITEMS. CONTRACTOR SHALL COORDINATE ALL MILLWORK INSTALLATIONS.
- M) CONTRACTOR TO PREPARE FLOOR LEVEL TO BE NO GREATER THAN 1/4" IN 10 FEET. PREPARE FLOOR LEVEL AND SMOOTH TO ACCEPT NEW HARD SURFACE FINISHES, REPAIR EXISTING PENETRATIONS AND ABNORMALITIES IN EXISTING FLOORS (MAINTAIN ANY NECESSARY FIRE RATINGS WHERE APPLICABLE) CONTRACTOR SHALL COORDINATE DEPTHS REQUIRED FOR FINISH FLOOR MATERIALS.
- N) ALL VERTICAL DIMENSIONS TO BE ABOVE FINISH FLOOR (AFF) UNLESS OTHERWISE NOTED.
- O) ALL EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT.
- P) G.C. TO PROVIDE NEW CABINET MOUNTED ADA ACCESSIBLE 4A-60B-C RATED 10 L.B. DRY CHEMICAL FIRE EXTINGUISHERS AS SHOWN ON PLAN, OR AS REQUIRED BY THE FIRE DEPARTMENT HAVING JURISDICTION.
- Q) ALL APPLIANCES, FURNITURE, INNER OFFICE PARTITIONS, STAND ALONE CABINETRY, OR ITEMS NOT SPECIFICALLY BUILT IN ARE TO BE PROVIDED BY THE OTHERS. GENERAL CONTRACTOR TO COORDINATE APPROPRIATE ACCOMMODATIONS.

DRAWING INDEX :

ARCHITECTURAL:

- T 1.0 TITLE SHEET
- G 1.0 EXISTING & DEMO PLANS
- A 1.0 FLOOR PLAN

CODE SUMMARY :

CODE AND PROJECT SCOPE:

2015 IEBC / SPS 362
CHAPTER 7 LEVEL 2 ALTERATION

ACCESSIBILITY CODE:
2015 IBC / SPS 362
2015 ICC/ANSI A117.1-2009 ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES

MECHANICAL CODE: 2015 IMC / SPS 364

PLUMBING CODE: 2016 WISCONSIN PLUMBING CODE SPS 381-387

ELECTRICAL CODE: 2017 NFPA 70 NEC / SPS 316

ENERGY CODE: 2015 IECC / SPS 363

PROJECT AREA =

COMMERCIAL BUILDING - TWO STORY
PROJECT AREA 154 sq. ft

FIRE PROTECTION SYSTEMS
NOT SPRINKLERED

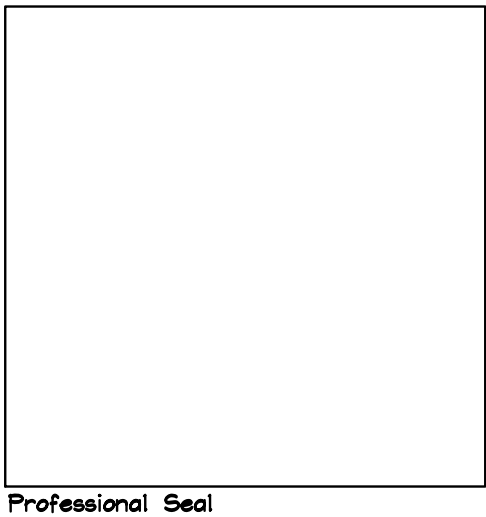
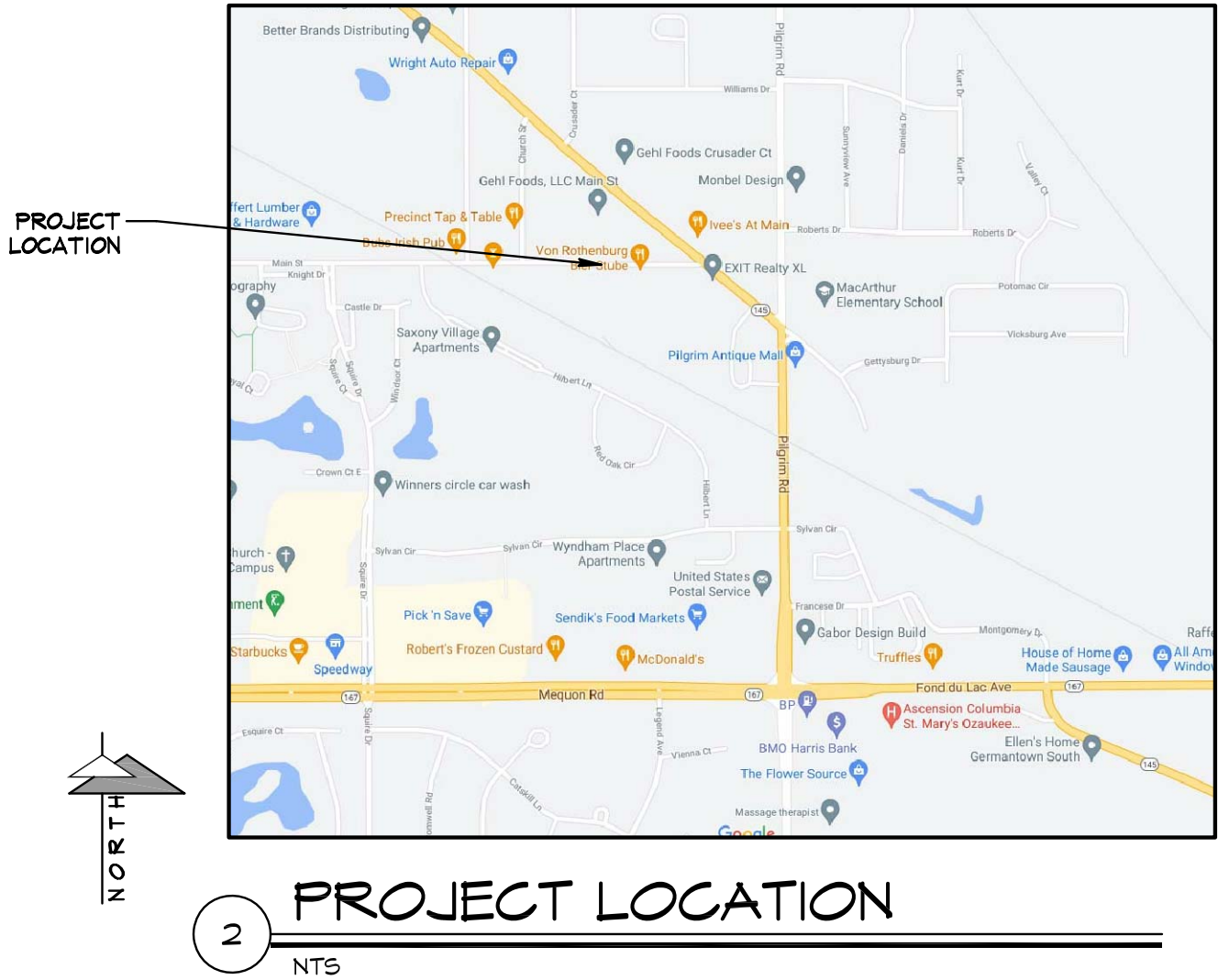
USE and OCCUPANCY
OCCUPANCY = ASSEMBLY (A-2)

MECHANICAL, ELECTRICAL, PLUMBING & FP
DESIGN - BUILD

TYPE OF CONSTRUCTION

TYPE 5-B (COMBUSTIBLE NON-RATED)

STRUCTURAL FRAMING	0 HOUR
BEARING WALLS (EXT.)	0 HOUR
BEARING WALLS (INT.)	0 HOUR
NON-BEARING WALLS (EXT.)	1 HOUR (< 5 ft.) 1 HOUR (5 ft. TO 10 ft.) 0 HOUR (>10 ft. TO 30 ft.) 0 HOUR (> 30 ft.)
NON-BEARING WALLS (INT.)	0 HOUR
FLOOR CONSTRUCTION	0 HOUR
ROOF CONSTRUCTION	0 HOUR



THE CUSTOM HOUSE LLC

ARCHITECTURE UNLIMITED

RESIDENTIAL
COMMERCIAL

1506 S. 58th STREET
WEST ALLIS, WI 53214
PHONE (414) 617-0352

Von Rothenburg Biew Stube
Toilet Rooms
N116 W15863 Main Street
Germantown, WI 53022

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Sheet Contents

TITLE SHEET

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Issued For:

Prelim 1
Construction

Date:

24 April, 2021
09 May, 2021

Drawn By:

DG

Checked By:

DG

Date:

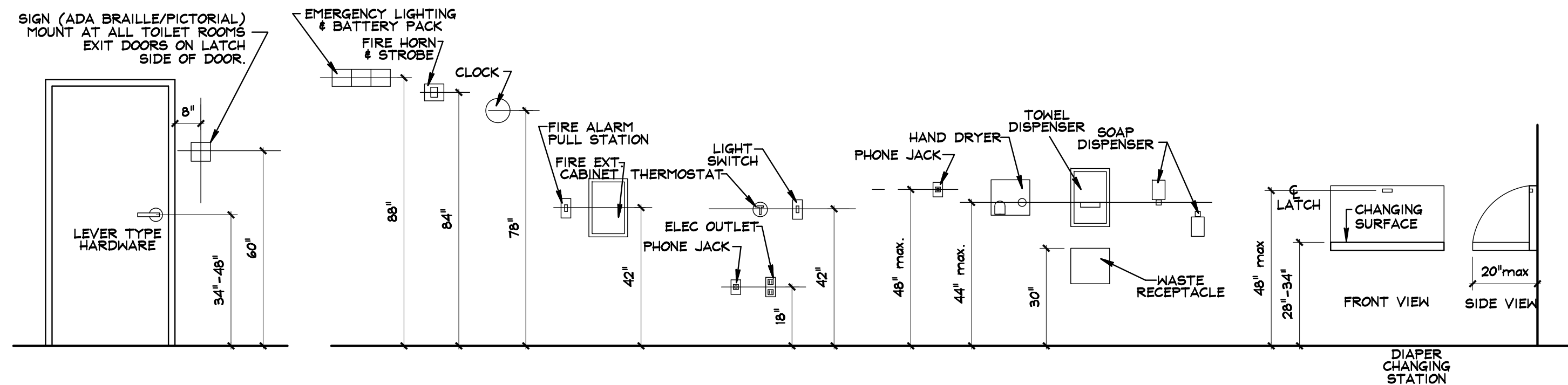
22 April, 2021

Job Number:

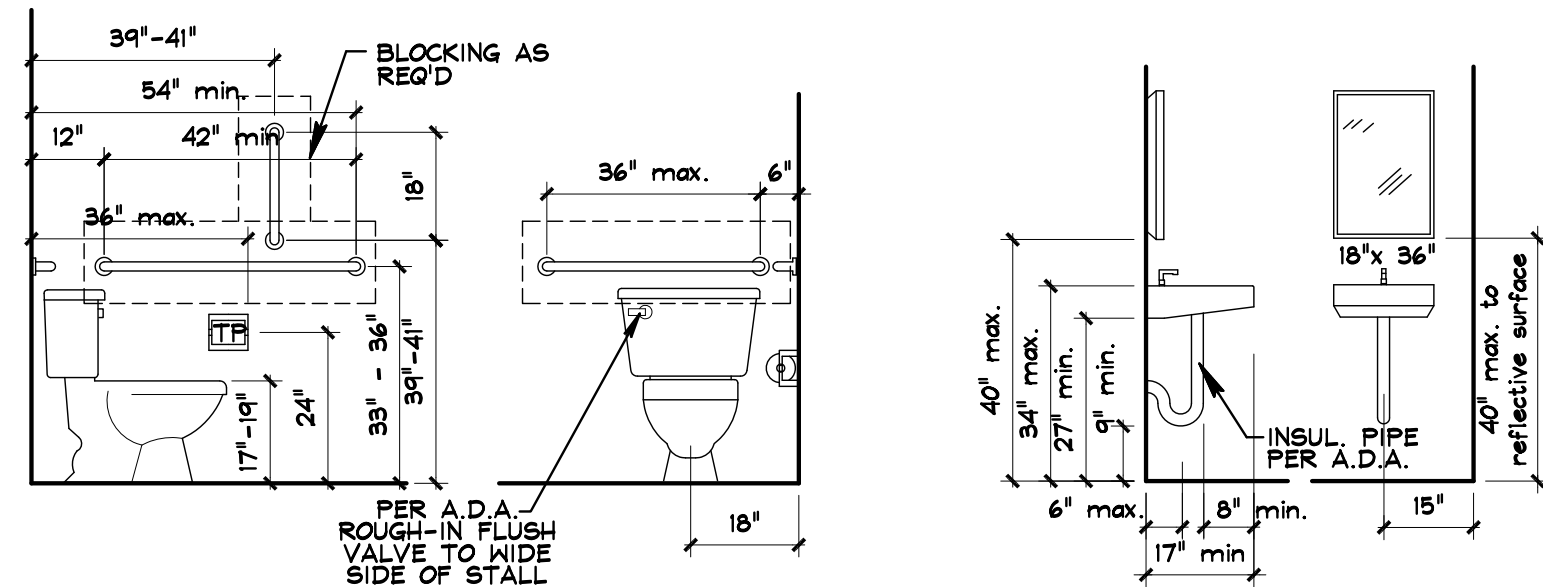
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Sheet Number

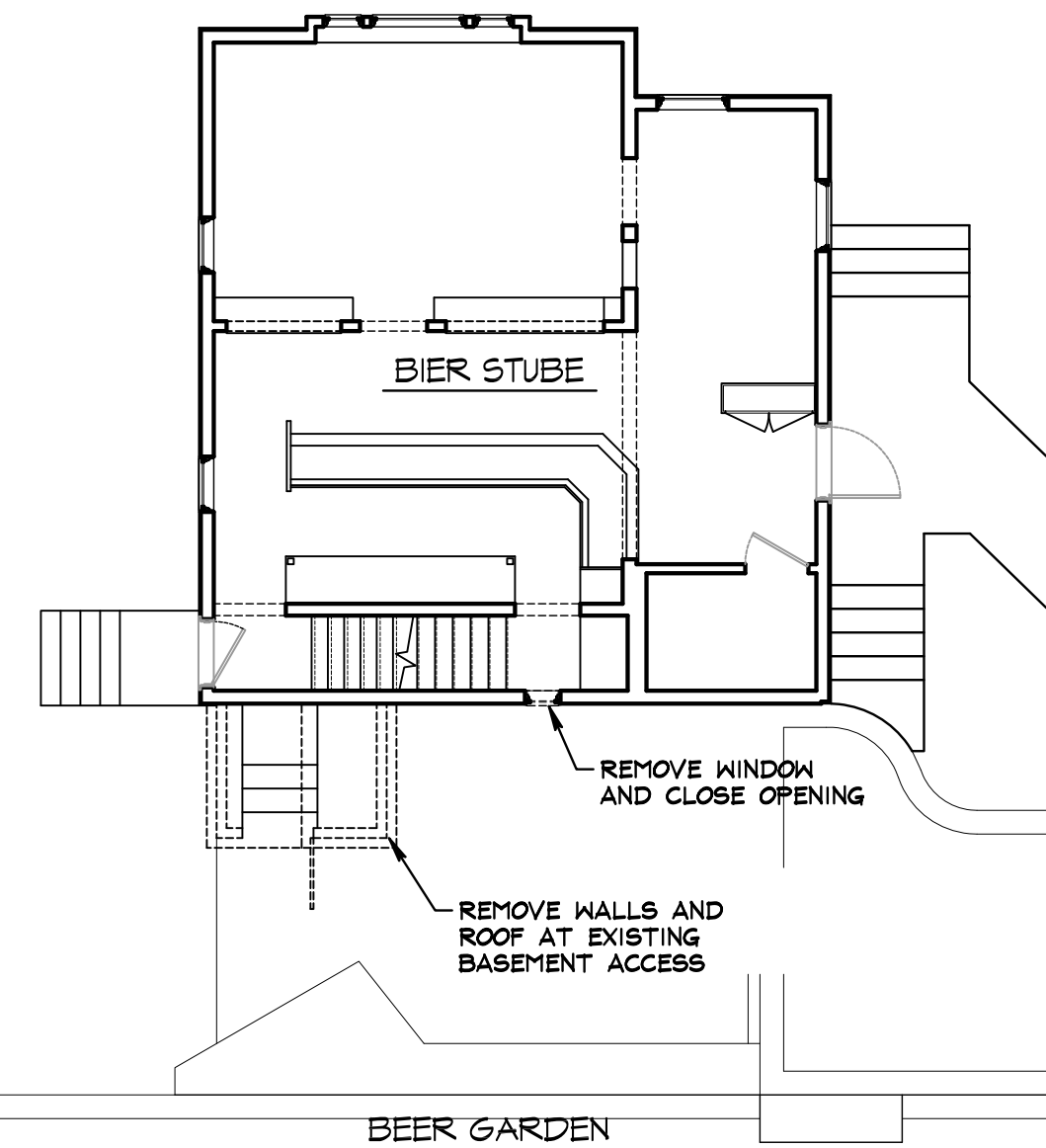
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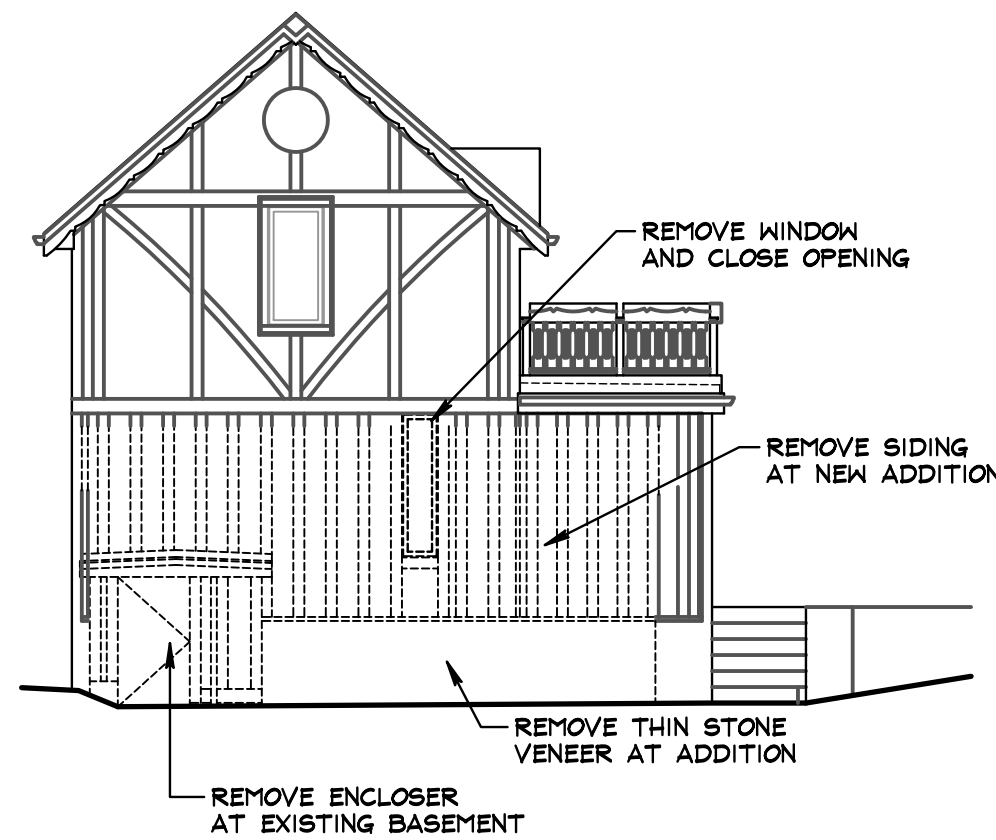
20 ACCESSIBLE MOUNTING HEIGHTS DIAGRAMS
3/8" = 1'-0"



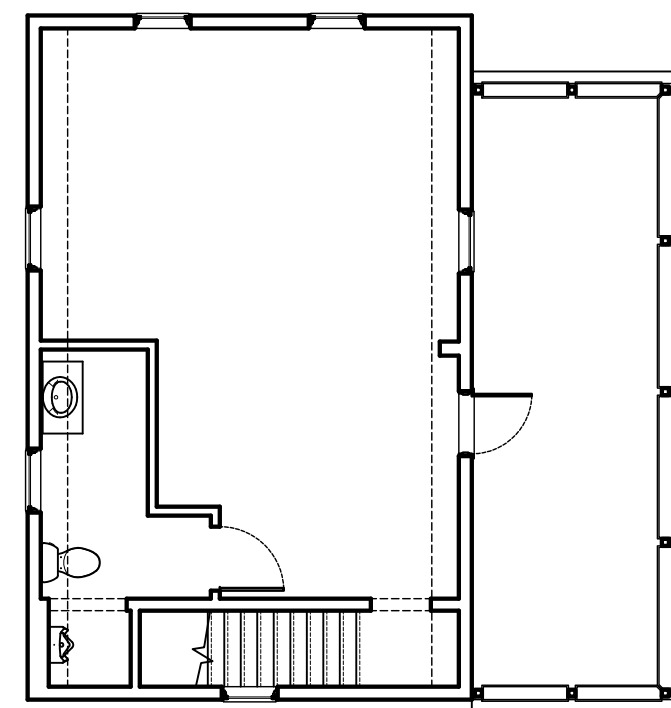
15 TOILET ROOM MOUNTING HEIGHTS
3/8" = 1'-0"



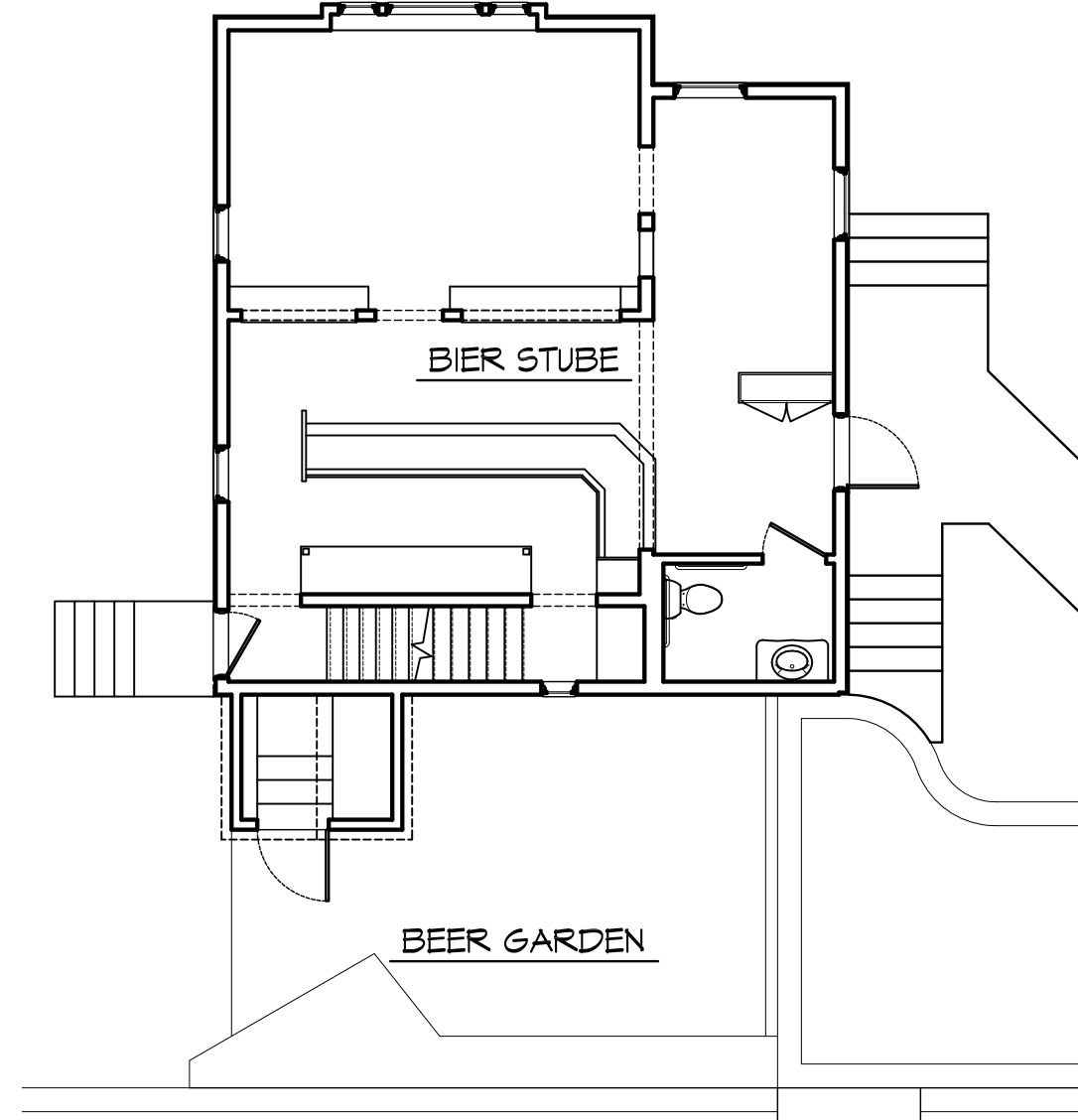
5 DEMO PLAN
1/8" = 1'-0"



4 REAR (SOUTH) ELEVATION (DEMO)
1/8" = 1'-0"



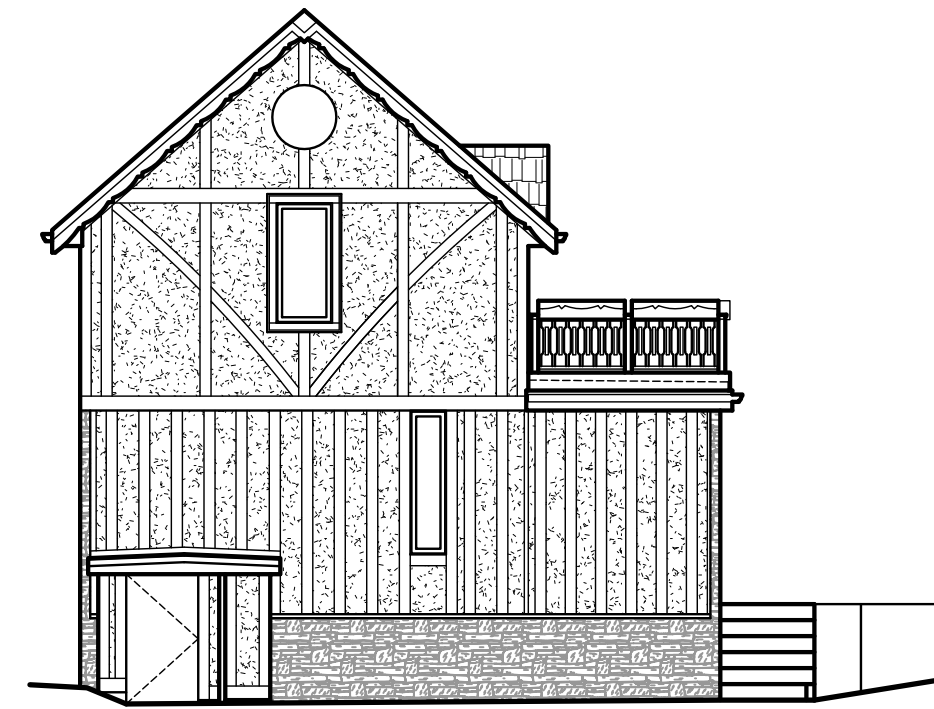
12 SECOND FLOOR PLAN (EXISTING)
1/8" = 1'-0"



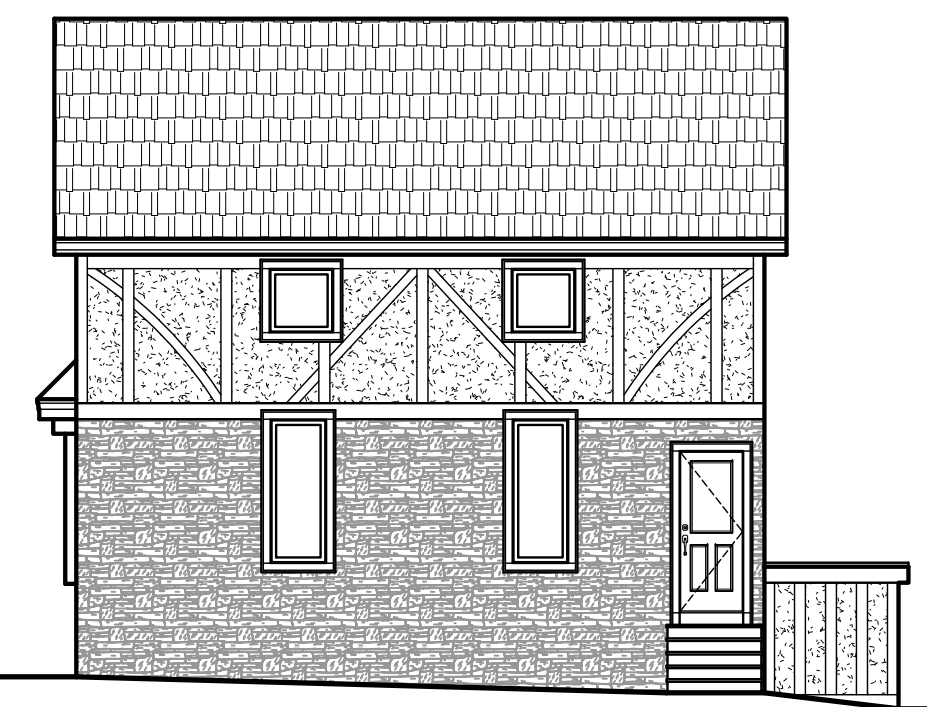
11 FIRST FLOOR PLAN (EXISTING)
1/8" = 1'-0"



7 LEFT (WEST) ELEVATION
1/8" = 1'-0"



6 REAR (SOUTH) ELEVATION
1/8" = 1'-0"



2 RIGHT (EAST) ELEVATION
1/8" = 1'-0"



1 FRONT (NORTH) ELEVATION
1/8" = 1'-0"

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EXISTING PLANS
DEMO PLANS

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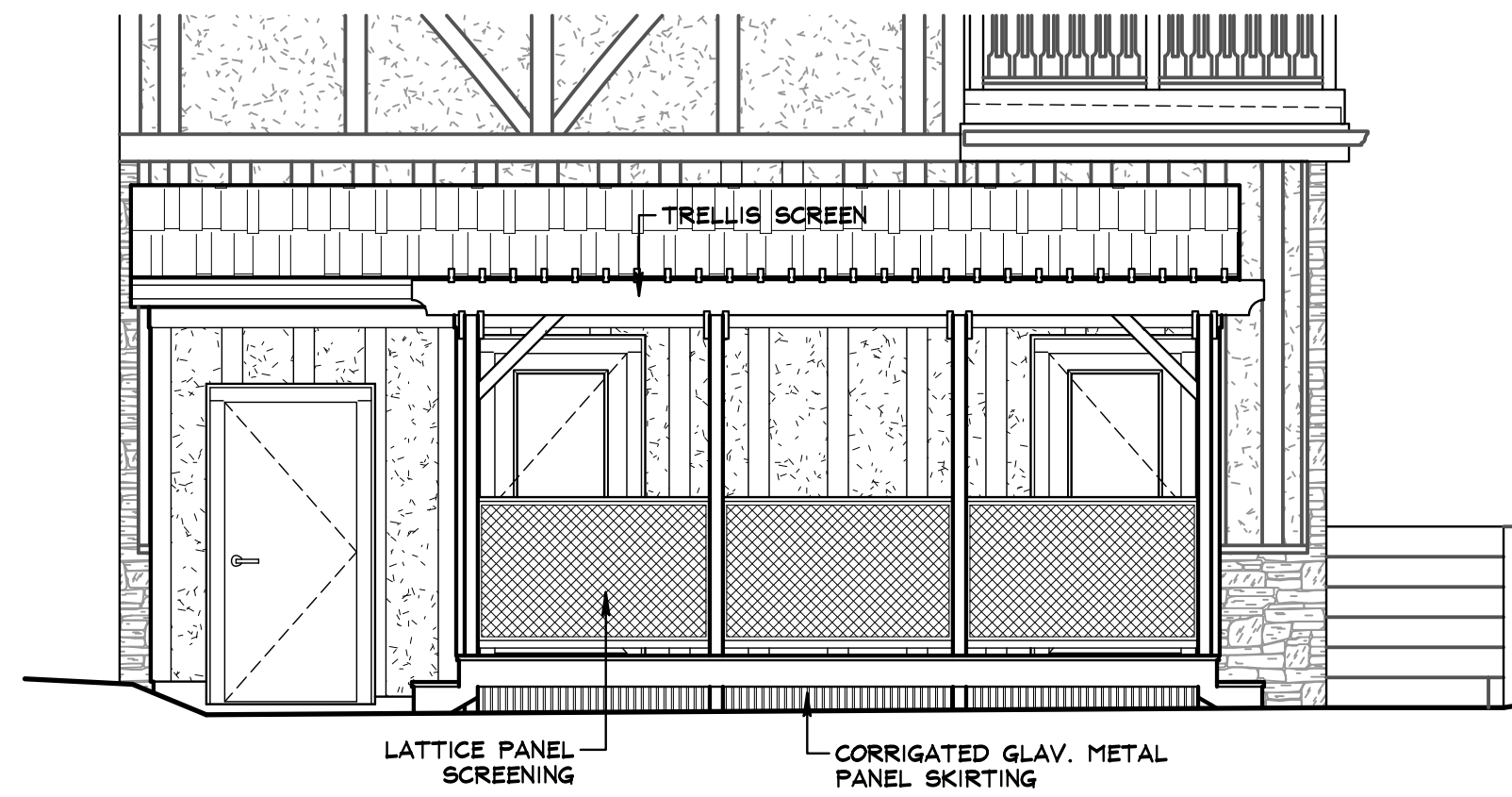
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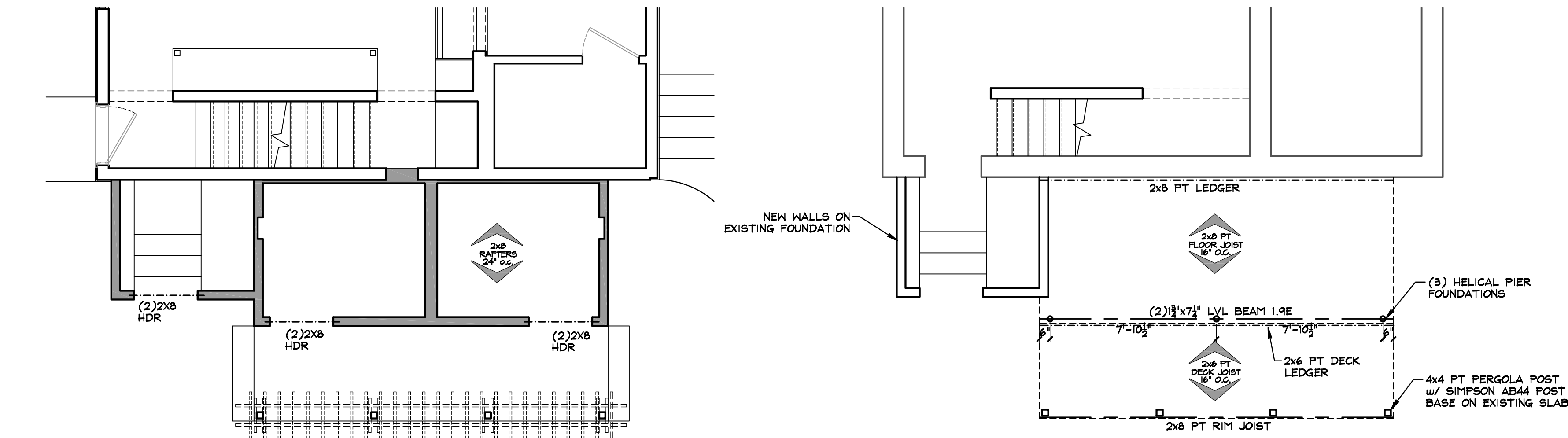
G 1.0



20 REAR ELEVATION w/TRELLIS SCREEN
3/16" = 1'-0"



10 ELEVATIONS
3/16" = 1'-0"

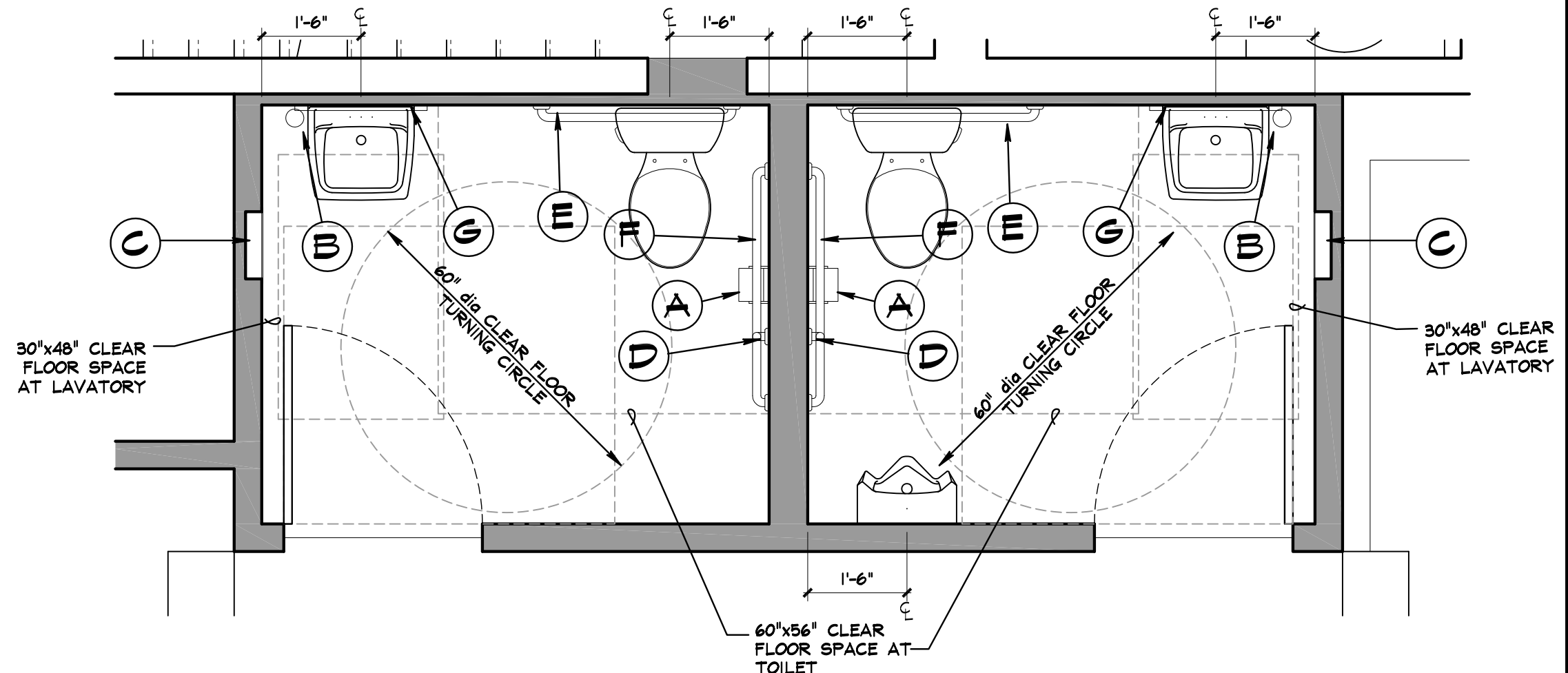


5 FRAMING
1/4" = 1'-0"

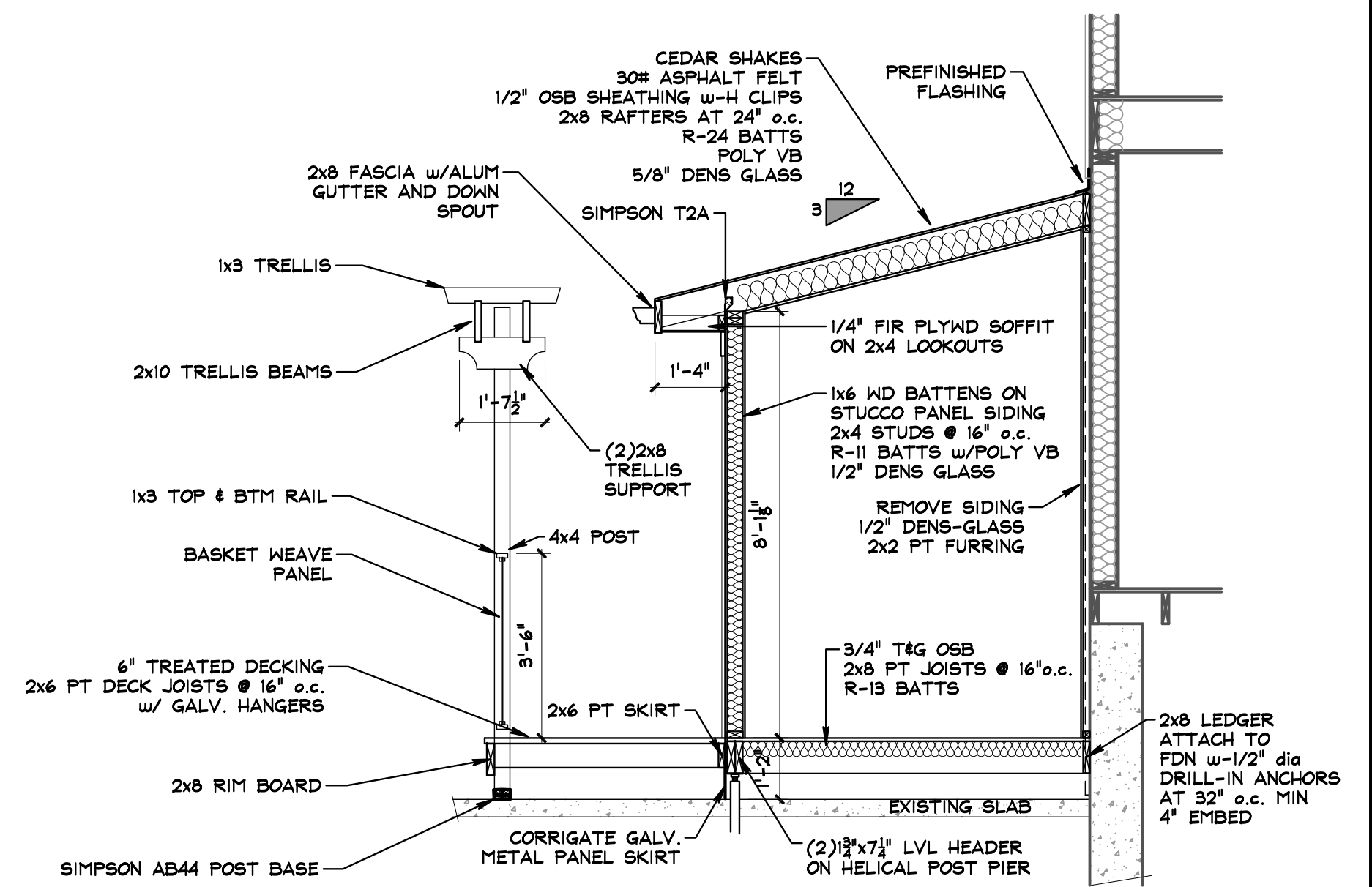
3 PROPOSED FOUNDATION
1/4" = 1'-0"

TAG	ITEM	MANUFACTURER	PART NO.
A	TOILET TISSUE DISPENSER	BOBRICK	B-4288
B	LIQUID SOAP DISPENSER	BOBRICK	B-2111
C	TOWEL DISPENSER	BOBRICK	B-369
D	18" GRAB BAR (VERT)	BOBRICK	B-6806-18
E	36" GRAB BAR	BOBRICK	B-6806-36
F	42" GRAB BAR	BOBRICK	B-6806-42
G	18"x36" FRAMED MIRROR w/SH	BOBRICK	B-166-1836

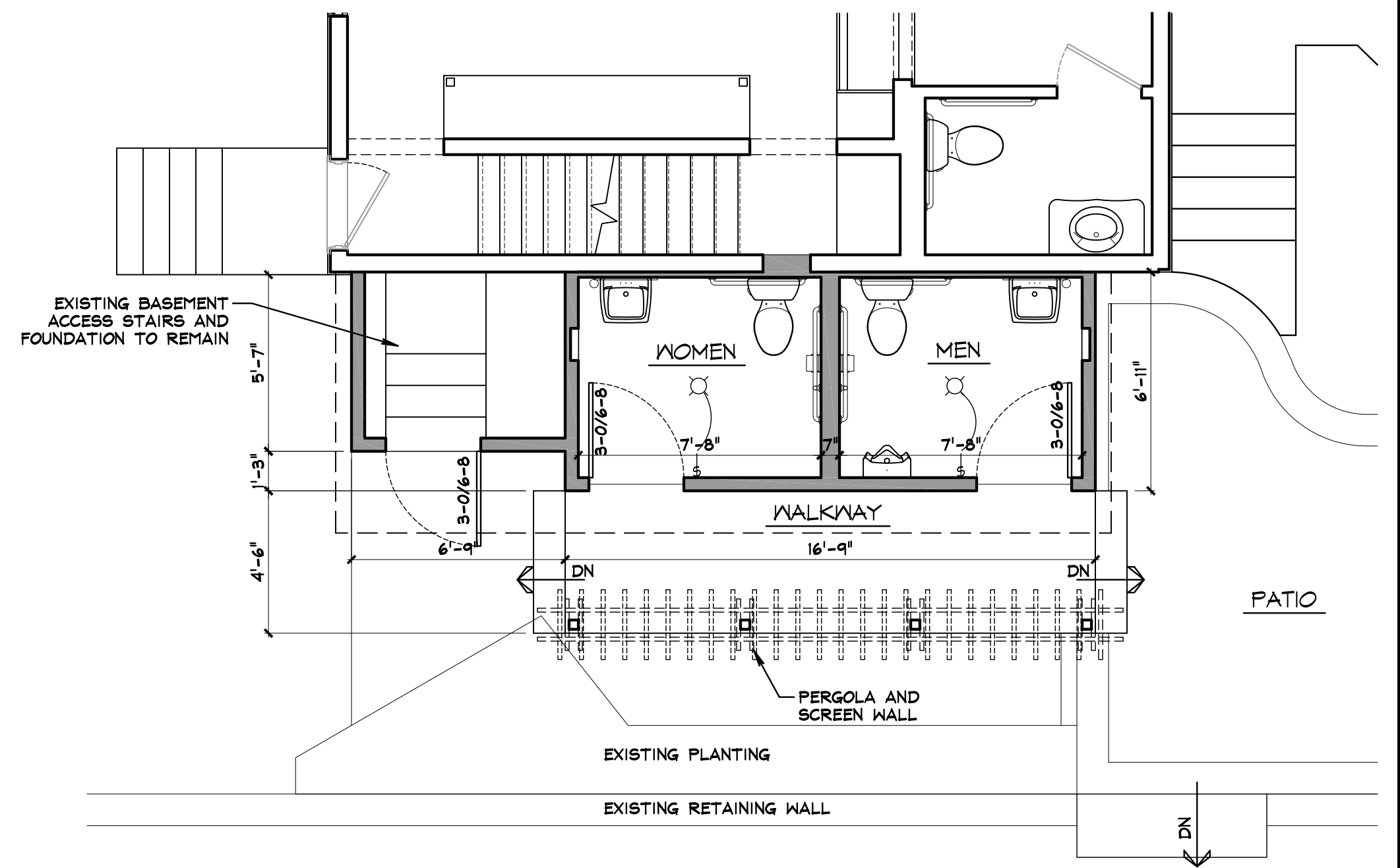
GENERAL NOTES:
1. SEE DIAGRAMS FOR MOUNTING HEIGHTS
2. COORDINATE ALL BLOCKING REQUIREMENTS



12 PLAN ENLARGEMENT
1/4" = 1'-0"



5 SECTION
3/8" = 1'-0"



2 PROPOSED PLAN
1/4" = 1'-0"

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21023

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A 1.0