

# SITE PLAN APPLICATION

2/13/23 Plan Commission Meeting

## Buzdum's Pub & Grill / Buzdum Trust

Staff Report & Recommendation

Germantown, Wisconsin

### Summary

Peter Lalonde, Preferred Concepts LLC, agent for the Buzdum Trust, property owner, is requesting Site Plan approval for a 1,055 sqft enclosed patio expansion to the Buzdum's Pub & Grill building located at W188 N10515 Fawn Lane.

**TABLED FROM DECEMBER 12, 2022**

**Property Location:** W188 N10505 Fawn Lane (near US41 @ Maple Road overpass)

### Agent/

#### Property Owner:

Peter Lalonde  
Preferred Concepts LLC  
231 Scenic Road  
Colgate, WI

Boro Buzdum  
Buzdum Trust  
316 Kames Court  
Slinger, WI

**Current Zoning:** B-3: General Business

Adjacent Land Uses		Zoning
North	Institutional/Agricultural	I/A-1
South	Residential	Rs-3
East	Business/Commercial	B-5
West	Institutional/Industrial	I/M-1



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**Background**

At the December 12, 2002 meeting the Plan Commission discussed the proposal to expand the rear patio. Commissioners asked for clarification on what is proposed and how the changes will affect the storage building project (a separate proposal subject of review at the February 13, 2023 meeting). Peter Lalonde, agent for the Buzdum Trust, explained that six (6) feet would be added to the covered patio area along with an enclosed smoking area and separate cooler equipment area. Trustee Baum commented the architectural appearance and esthetics of the building is not improving at all. He added it would make sense to look at both projects together along with a color elevation of the patio expansion proposal.

Consequently, further action was tabled and the PC requested that the applicant show a complete plan with both projects, the drive lane to the proposed storage facility, the storage buildings, color renderings, a landscape plan and photographs of the existing building.

A color rendering was prepared by the Lalonde and included in the PC packet for the February 13 meeting. No further information was provided.

***NOTE: This item is a separate application, but can be discussed concurrently with the other agenda items scheduled for the Buzdum Trust, including a 2-lot CSM and Site Plan application & CUP for the proposed commercial self-storage development.***

***The following information is repeated from the December 12, 2022 Staff Report & Recommendation with changes highlighted and underlined if new and ~~stricken if deleted~~.***

**Proposal**

Peter Lalonde, Preferred Concepts LLC, agent for the Buzdum Trust, property owner, is requesting Site Plan approval for a 1,055 sqft enclosed patio expansion to the Buzdum's Pub & Grill building located at W188 N10515 Fawn Lane.

As presented in the site development and building plans, the proposed patio expansion includes the following features:

- 1,055 sqft concrete pavement addition (west/rear elevation)
  - 118 sqft smoker lounge
  - 487 sqft covered seating
  - 242 sqft cooler equipment area
  - 208 sqft uncovered patio
- Smoker lounge & covered patio to be enclosed w/ vertical corrugated metal wall panels (brown) three (3) aluminum-framed glass panel overhead garage style doors, and metal roofing (brown)
- 60" wide asphalt sidewalk (along south side of building)

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Specifications for the garage doors and color chips for the metal wall panels are provided.

#### Landscaping & Lighting

No changes to the existing landscape are proposed. No exterior lighting will be installed.

#### Parking, Access & traffic Circulation

Access is provided to/from Fawn Lane that abuts the existing paved parking lot on the east side of the building with space for approximately 35 vehicles (poorly marked). No additional parking stalls are proposed at this time.

#### Storm Water Management

Between the proposed building and parking lot expansion impervious area will increase by 1,055 sqft. While no calculations are provided for the overall 4.97 acre parcel, a majority of the site is undeveloped and open space. The additional pavement does not meet storm water management requirements; however, the Village Engineer is requiring that a post-construction grading plan be provided to ensure positive drainage is achieved.

#### Utilities

The site is served by a private well and 6,000 gal sanitary holding tank. The Washington County Land Resources Division that oversees permitting for all on-site sanitary systems in Germantown has indicated that the existing holding tank is sufficient but suggests that further evaluation may be necessary depending on additional seating capacity provided by the patio expansion.

#### **Staff Comment**

##### Planning & Zoning

This 4.97-acre parcel is located in a B-3: General Business District. The B-3 District was assigned to already developed commercial properties that didn't/couldn't meet the other B-1 or B-2 Business District regulations at the time the current Zoning Code was initially adopted (1981). Arguably, the B-3 District was created to accommodate pre-existing properties that would have otherwise become "non-conforming" if assigned to another business district. For this reason, the B-3 District has very liberal use restrictions and bulk requirements, e.g. setbacks, so that the pre-existing uses and structures could continue to be used and expanded without the restrictions of being a "non-conforming" property. This property was developed prior to 1963 with some type of commercial retail or office use as far back as the 1970's and before the Maple Road/US41 overpass was constructed. The building has been used as a bar/restaurant (1<sup>st</sup> floor) and office space (2<sup>nd</sup> floor) for the last 15+ years under various operators.

This property was classified in the former 2020 Land Use Plan as "Commercial"; more so out of recognition of the pre-existing business use than in anticipation of it being redeveloped as part of a larger commercial area or corridor as is the case along Mequon and County Line Road. Under the new 2050 Plan, this property lies within the new "Schoen Laufen-Menomonee River District". Under the 2050 Plan, the existing business

use of the property would be allowed to continue with expansion considered on a case-by-case basis.

Work on the patio expansion was started this past summer with the concrete already poured and refrigerator equipment area roof already installed. The existing covered patio shown on Sheet A1.0 was also installed without permits or approvals. For these reasons, staff is recommending a triple fee ~~the "double fee"~~ penalty for beginning construction without permits or approvals be assessed and paid prior to issuance of any building permits (the penalty for beginning work prior to obtaining permits and approvals was increased by the Village Board as of January 1, 2023). Review of the adequacy of the existing patio enclosure for commercial building code compliance will be conducted as part of the commercial plan review required.

As a result of a separate development proposal for the rear yard of the property (to be split off as a separate 4.19-acre parcel) for a 100-unit commercial self-storage facility, a detailed site plan has been prepared by Parish Survey & Engineering for the entire property. The site plan (dated February 7, 2023) indicates various landscaping improvements in the parking lot east of the building. A landscape buffer 8' wide will be created abutting the Fawn Lane right-of-way by saw-cutting the existing pavement and planting the area with a mix of deciduous and evergreen shrubs.

The site plan also indicates the area west and south of the building is covered in gravel and is intended to serve as an expanded parking area. As such, the Zoning Code requires all off-street parking areas be paved with a bituminous asphalt or concrete surface. As a condition of any approval, the Owner shall be required to pave the area shown on the site plan with a pavement that meets the Village's general specifications for asphalt parking areas for uses of this type or as recommended by the Village Engineer.

#### Fire Department/Police Department

The Fire Department is requiring a pre-occupancy inspection and will need to establish a maximum seating capacity (if applicable).

#### Utilities

The Washington County Land Resources Division that is responsible for on-site sanitary system permitting indicates in a December 1, 2022 permit review report that the existing holding tank size appears to be sufficient but suggests that further evaluation may be necessary depending on additional seating capacity provided by the patio expansion.

#### Building Inspection Services

Building Inspection services has indicated that commercial plan approval of detailed construction plans will be required prior to issuing a building permit along with the required occupancy bond (that may be reduced from \$20,000 to \$5,000 due to the minor addition proposed).



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Public Works Department/Village Engineer/Village Surveyor

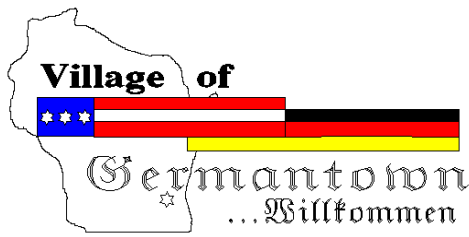
The Public Works Department has recommended a few minor plan revisions set forth in an October 20, 2022 review memo from the Director of Public Works (copy attached), including a post-construction grading plan be provided to ensure positive drainage is achieved. These plan corrections will need to be addressed in a revised plan set or supplemental information submitted for review and approval prior to issuance of a building permit.

### VILLAGE STAFF RECOMMENDATION

**APPROVE** the site development & building plans for a 1,055 sqft enclosed patio expansion to the Buzdum's Pub & Grill building located at W188 N10515 Fawn Lane subject to the following (5) 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 revised November 29, 2022
  - b. Color rendering dated September 1, 2022
  - c. Civil Site Plan dated February 7, 2023
  - d. Storm water management plan dated February 7, 2023
2. All plan corrections required by the Public Works Director in the October 20, 2022 review memo shall be addressed and reflected in revised plans and/or supplemental information reviewed and approved by the Village Engineer prior to issuance of a building permit.
3. Commercial building plan approval and submittal of a \$5,000 occupancy bond are required by Inspection Services prior to the issuance of building and occupancy permits. The Village of Germantown is an authorized delegated agent of DSPS to provide all commercial plan review and inspection services through SAFEBuilt of WI and the Village of Germantown.
4. All site plan approval and building permit fees shall be ~~double~~ triple the normal amount and paid in advance of issuing any building permits.
5. A pre-occupancy inspection of the enclosed patio area shall be conducted by the Fire Department in cooperation with the final inspection required by Inspection Services. A maximum building capacity shall be determined by the Fire Department if not already determined through the commercial plan review approval.

- 
6. The Owner shall install the parking lot landscape features indicated on the site plan (dated February 7, 2023) that include a landscape buffer 8' wide will be created abutting the Fawn Lane right-of-way by saw-cutting the existing pavement and planting the area with a mix of deciduous and evergreen shrubs.
  7. the Owner shall be required to pave the area shown on the site plan with a pavement that meets the Village's general specifications for asphalt parking areas for uses of this type or as recommended by the Village Engineer.



## Engineering Department Memorandum

**To :** Jeffrey W. Retzlaff, AICP, Planning Director/Zoning Administrator  
**From :** Lawrence Ratayczak, P.E., Director of Public Works  
**Date :** October 20, 2022  
**Re :** Buzdum Restaurant – Site Plan Review

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### **Items Reviewed:**

1. Site Plan Dated: 09-01-22

### **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. As-builts prepared to Village standards shall be prepared and provided to the Village post-construction (for all applicable items).
4. A professional engineer's original seal is to be affixed, signed and dated on the final set of construction plans.
5. 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.
6. Provide a site survey with topography prepared by a licensed land surveyor.
7. Provide a dimensioned site and grading plan prepared by a licensed professional engineer.
8. It appears the septic system for the building will be located on Lot 2. Provide information on how sewage for lot 1 will be managed.
9. It appears the parking lot may have to be reconfigured for the access to the storage buildings. Provide a dimensioned site plan showing how the parking lot will be configured.



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 H.

DATE 9/20/22

## 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.

<b>1</b> APPLICANT OR AGENT <u>Preferred Concepts LLC</u> <u>231 Scenic Road</u> <u>Colgore, WI 53017</u>  Phone (414) <u>208-7380</u> E-Mail <u>peter@preferredconcepts.net</u>	<b>PROPERTY OWNER</b> <u>Boro Buzdum</u> <u>W188 N10515 Maple Road</u> <u>GermanTown, WI 53022</u>  Phone (262) <u>844-9429</u> E-Mail <u>BoroBuzdum@gmail.com</u>
--	--

**2** Peter  
**PROPERTY ADDRESS**  

W188 N10515 Maple Road  
GermanTown WI 53022

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

North	South	East	West
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**4** **READ AND INITIAL THE FOLLOWING:**

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

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

PK 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!**

<u>Preferred Concepts LLC</u>	<u>[Signature]</u>	<u>9-21-2022</u>
Applicant	Owner	Date

We are looking to do the follow work at Buzdums Bar and Grill. Add 6 feet to the existing covered patio, add three glass garage doors and sheet the outer walls with corrugated metal. We also want to add a smoking room off the covered patio and cover the outside coolers with a roof. This work with make the North side of the building look more aesthetically pleasing.

Regards,

Peter LaLonde  
Preferred Concepts LLC  
231 Scenic Road  
Colgate, WI. 53017  
414-708-7380  
[peter@preferredconcepts.net](mailto:peter@preferredconcepts.net)





PROPOSED LEFT SIDE (SOUTH) ELEVATION  
1/4" = 1'-0"



PROPOSED RIGHT SIDE (NORTH) ELEVATION  
1/4" = 1'-0"



PROPOSED LEFT SIDE (SOUTH) ELEVATION  
1/4" = 1'-0"



PROPOSED REAR (WEST) ELEVATION  
1/4" = 1'-0"

THE  
CUSTOM  
HOUSE LLC

ARCHITECTURE UNLIMITED

RESIDENTIAL  
COMMERCIAL

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

Buzdums  
Pub and Grill  
W188 N10515 Maple Road  
Germantown, WI 53022

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Sheet Contents

ELEVATIONS

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Issued For:  
Prelim 1

Date:  
03 Sept, 2022

Drawn By: DG

Checked By: DG

Date: 01 Sept, 2022

Job Number: 22.034

Sheet Number

Color



PROJECT NAME:

# Buzdums Pub & Grill

W188 N10515 Maple Road  
Germantown, WI 53022

## DRAWING INDEX :

ARCHITECTURAL:

T 1.0 TITLE SHEET

C 1.0 SITE DEVELOPMENT PLAN

A 1.0 PLANS

A 2.0 ELEVATIONS

A 3.0 SECTIONS

A 3.1 SECTIONS

MECHANICAL, ELECTRICAL, PLUMBING & FP

\*\*DESIGN - BUILD\*\*

### DELIVERY METHOD:

HVAC, PLUMBING, ELECTRICAL AND FIRE PROTECTION WILL BE PERFORMED ON A DESIGN/BUILD BASIS. THE DESIGN/BUILD SUBCONTRACTORS ARE TO SUBMIT PLANS AND SPECIFICATIONS FOR PLAN REVIEW AND PERMIT INDEPENDENTLY OF THIS SUBMITTAL

## CODE SUMMARY :

CODE AND PROJECT SCOPE:

2015 IEBC / 2015 IBC / SPS 362  
CHAPTER 11 ADDITIONS

### 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	3,125 SF/FLOOR
TOTAL ENCLOSED AREA (w/o. BAR)	605 SF COVERED ROOF AREA
TOTAL PAVED AREA	1055 SF COVERED ROOF AREA

### USE and OCCUPANCY

GROUP A-2 "ASSEMBLY" - FIRST FLOOR  
GROUP B "BUSINESS" - SECOND FLOOR

### EGRESS / OCCUPANT LOAD

BUILDING OCCUPANT LOAD PER IBC TABLE 1004.2.1	
EXISTING RESTAURANT = 1800 SF / 1 PER 15	= 120
NEW COVERED PATIO AREA w/BAR = 918 SF = 1 PER 15	= 62
IBC TABLE 1006.2.1. - SPACES WITH 1 EXIT = 280 OCCUPANTS, NON-SPRINKLERED	
A-2 OCCUPANCY = 75 FT COMMON PATH	

### FIRE PROTECTION SYSTEMS

NON-SPRINKLERED

### CLASS OF CONSTRUCTION

TYPE 5-B (NON-RATED COMBUSTIBLE)

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

### ACCESSIBILITY REQUIREMENTS

ALL FIXTURES, HARDWARE ETC. TO MEET CURRENT

ACCESSIBILITY REQUIREMENTS OF IBC CHAPTER 11  
AND ANSI 117.1-2009

BOTTLED WATER PROVIDED BY TENANT PER SPS 362.2902 (2)

### GENERAL CONDITIONS:

- SCOPE OF DRAWINGS: THESE DRAWINGS INDICATE THE GENERAL SCOPE OF THE PROJECT IN TERMS OF ARCHITECTURAL DESIGN INTENT, THE DIMENSIONS OF THE BUILDING, THE MAJOR ARCHITECTURAL ELEMENTS AND THE TYPE OF STRUCTURAL, MECHANICAL AND ELECTRICAL SYSTEMS. THE DRAWINGS DO NOT NECESSARILY INDICATE OR DESCRIBE ALL WORK REQUIRED FOR FULL PERFORMANCE AND COMPLETION OF THE REQUIREMENTS OF THE CONTRACT. ON THE BASIS OF GENERAL SCOPE INDICATED OR DESCRIBED, THE TRADE CONTRACTORS SHALL FURNISH ALL ITEMS REQUIRED FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK INTENDED.
- ALL CONTRACTORS SHALL BE RESPONSIBLE TO INSTALL ALL ITEMS SPECIFIED USING CONSTRUCTION THAT WILL PROTECT AT ALL TIMES, PROPERTY AND PREVENT BODILY INJURY AND/OR DEATH. SPECIAL ATTENTION AND PRECAUTION SHALL BE PAID BY THE CONTRACTORS IN SELECTING THE SAFEST METHODS OR MEANS FOR THE INSTALLATION.
- THE ARCHITECT/ ENGINEER HAS NO CONTRACTUAL DUTY TO CONTROL THE SAFEST METHODS OR MEANS OF THE WORK, JOB SITE RESPONSIBILITIES, SUPERVISION OR TO SUPERVISE SAFETY AND SHALL NOT ASSUME ANY SUCH DUTY OR RESPONSIBILITY.
- ALL WORK SHALL BE EXECUTED IN A WORKMAN LIKE MANNER AND IN STRICT ACCORDANCE WITH FEDERAL, STATE AND LOCAL CODES AND ORDINANCES AND ALL AUTHORITIES HAVING JURISDICTION AND ACCEPTED BY THE ARCHITECT AND LEFT IN PERFECT OPERATING CONDITION.
- ALL CONTRACTORS SHALL VISIT THE SITE AND BECOME FAMILIAR WITH ALL EXISTING CONDITIONS PRIOR TO SUBMITTING THE FINAL BID. IF THERE ARE ANY DISCREPANCIES, NOTIFY THE ARCHITECT AT ONCE.
- ALL CONTRACTORS SHALL CAREFULLY REVIEW THE DRAWINGS AND OTHER CONTRACT DOCUMENTS PRIOR TO SUBMITTING THE FINAL BID. IF THERE ARE ANY DISCREPANCIES, EACH CONTRACTOR SHALL NOTIFY THE ARCHITECT AT ONCE.
- ALL WORK SHALL BE PERFORMED IN A WORKMAN LIKE MANNER. EACH CONTRACTOR SHALL INCLUDE LABOR, MATERIALS, TOOLS, EQUIPMENT, ETC., FOR THE COMPLETE CONSTRUCTION OF WORK INDICATED AND SPECIFIED BY THE DRAWINGS AND SPECIFICATION. MATERIALS AS SPECIFIED ON DRAWINGS SHALL BE USED. SUBSTITUTIONS OF MATERIALS WILL NOT BE ALLOWED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. CONTRACTOR SHALL AMEND AND MAKE GOOD AT THEIR OWN COST, ANY DEFECTS OR OTHER FAULTS IN THEIR WORKMANSHIP AND/OR MATERIAL. CONTRACTOR IS TO CLEAN UP DEBRIS INSIDE AND OUTSIDE THE BUILDING SITE WHICH HAS BEEN CAUSED BY THEIR WORK.
- NON-BEARING PARTITIONS ARE TO BE LAID OUT SO THAT STOCK COMPONENTS WILL FIT EXACTLY WITHIN INDICATED DIMENSIONS. THE GENERAL TRADES CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE PROCEEDING WITH WORK AND NOTIFY ARCHITECT AT ONCE OF ANY DISCREPANCIES PRIOR TO COMMENCING WORK.
- PLUMBING SCHEMATIC DRAWINGS, HVAC DRAWINGS, SEWER MAINS, ELECTRICAL OUTLETS, SWITCHES, LIGHT LOCATIONS FOR ROUTING ALL PLUMBING, HEATING, VENTILATING, AND ELECTRICAL WORK IS TO BE COORDINATED BETWEEN THE TRADES AFFECTED BY THE WORK AS PART OF THEIR INSTALLATION LAYOUT. NO PLUMBING, HEATING, VENTILATING, OR ELECTRICAL INFORMATION IS TO BE SCALED FROM THE DRAWINGS. ON SITE VERIFICATION OF ALL DIMENSIONS AND CONDITIONS SHALL BE THE RESPONSIBILITY OF EACH CONTRACTOR.
- DO NOT SCALE DRAWINGS.

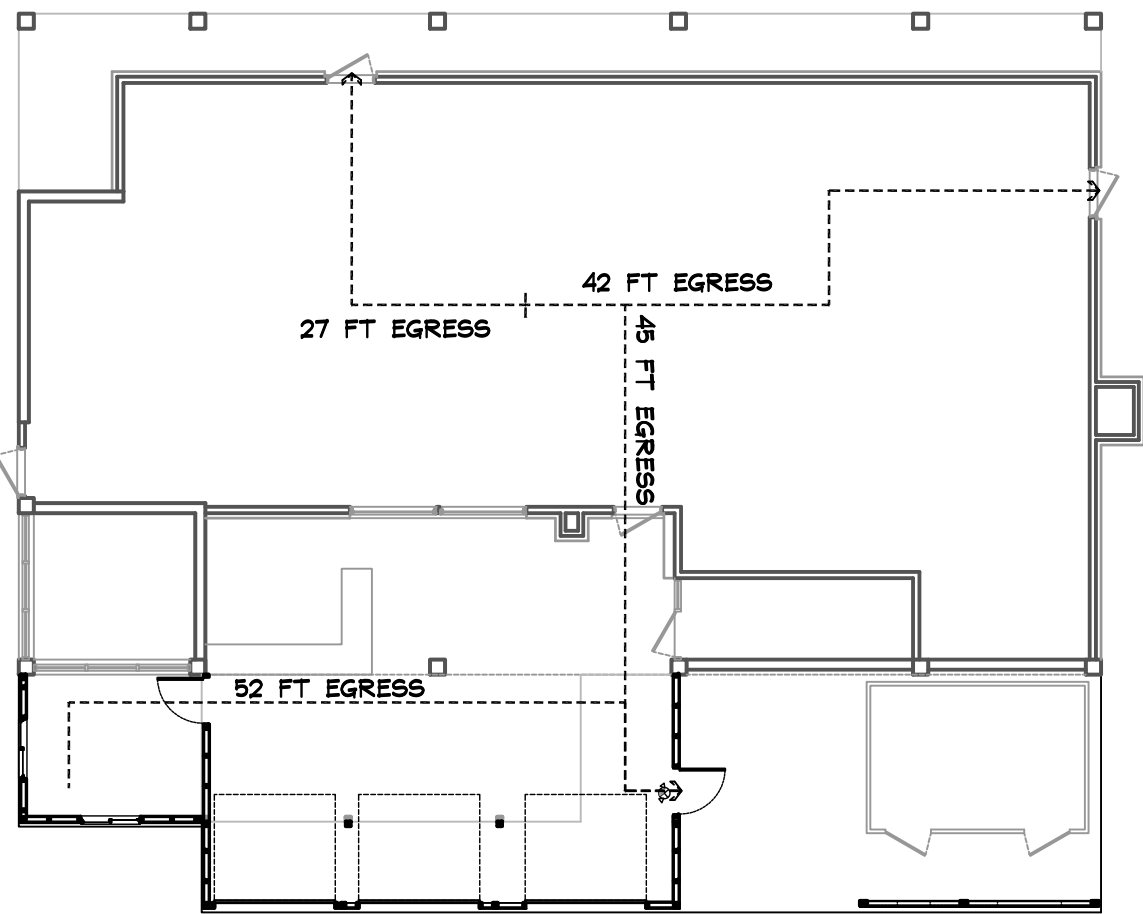
### GENERAL CONSTRUCTION NOTES:

- EACH CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS AT THE BUILDING SITE AND REPORT ANY DISCREPANCIES TO THE ARCHITECT IN WRITING PRIOR TO PROCEEDING WITH THE WORK.
- EACH CONTRACTOR SHALL BE RESPONSIBLE FOR UNLOADING, STORING, INSPECTION FOR DAMAGE WHEN RECEIVED AND LOSS FROM SITE AND/ OR DAMAGE AFTER RECEIPT FOR ALL MATERIALS FURNISHED BY OWNER.
- NO PRODUCT SUBSTITUTION WILL BE ALLOWED WITHOUT THE WRITTEN APPROVAL OF THE OWNER OR ARCHITECT REPRESENTATIVE.
- ALL WORK TO BE NEW EXCEPT WHERE INDICATED AS EXISTING.
- EACH CONTRACTOR SHALL INSURE THAT ALL BUILDING WORK WILL COMPLY WITH APPLICABLE NATIONAL, STATE AND LOCAL CODES GOVERNING AUTHORITIES AND UNDERWRITER REGULATIONS.
- ALL OPENINGS AND OTHER PROVISIONS NECESSARY FOR INSTALLATION OF ARCHITECTURAL, PLUMBING, HEATING, VENTILATING, FIRE PROTECTION, ELECTRICAL OR OWNERS APPARATUS AND EQUIPMENT, MUST BE VERIFIED WITH THE SPECIFIC TRADES INVOLVED AND WITH OWNERS REPRESENTATIVE PRIOR TO INSTALLATION AND MUST BE OF SIZE, LOCATION, CONFIGURATION, ETC., REQUIRED.
- ALL CONTRACTORS MUST EXERCISE EXTREME CARE SO AS NOT TO DAMAGE EXISTING CONSTRUCTION ITEMS AND SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK.
- ALL NEW PARTITIONS WHICH ARE TO EXTEND TIGHT UP TO THE FLOOR OR ROOF CONSTRUCTION ABOVE, ARE TO BE CUT TO FIT AROUND BEAMS, JOISTS, DUCTS, CONDUITS, PIPES, HANGERS, ETC. ALL SUCH CUTS SHALL BE ACCURATE AND STRAIGHT AND BE SEALED WITH APPROPRIATE FIRESTOPPING, MORTAR OR TAPE AND COMPOUND AND MADE AIRTIGHT.
- AT ALL LOCATIONS WHERE FLOOR IS TO BE CUT TO PROVIDE FOR NEW FLOOR POWER OR PLUMBING, SLAB IS TO BE REPAIRED FLUSH WITH AND TO MATCH EXISTING ADJACENT FLOOR SLAB CONSTRUCTION.



## LOCATION MAP

NO C=SCALE



## EGRESS PLAN

N.T.S.

# THE CUSTOM HOUSE LLC

ARCHITECTURE UNLIMITED

RESIDENTIAL  
COMMERCIAL

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

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Pub and Grill  
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### Sheet Contents

TITLE PAGE

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Issued For:

Prelim 1 13 Sept, 2022  
Construction 19 Sept, 2022  
Construction Rev 29 Nov, 2022

Date:

Drawn By:

DG

Checked By:

DG

Date:

01 Sept, 2022

Job Number:

22.034

Sheet Number

T 1.0



THE  
CUSTOM  
HOUSE LLC

ARCHITECTURE UNLIMITED

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COMMERCIAL

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PHONE (414) 617-0352

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Sheet Contents

SITE DEVELOPMENT PLAN

Issued For: Prelim 1  
Construction  
Construction Rev

Date: 13 Sept, 2022  
19 Sept, 2022  
29 Nov, 2022

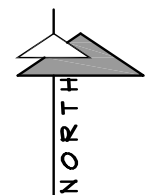
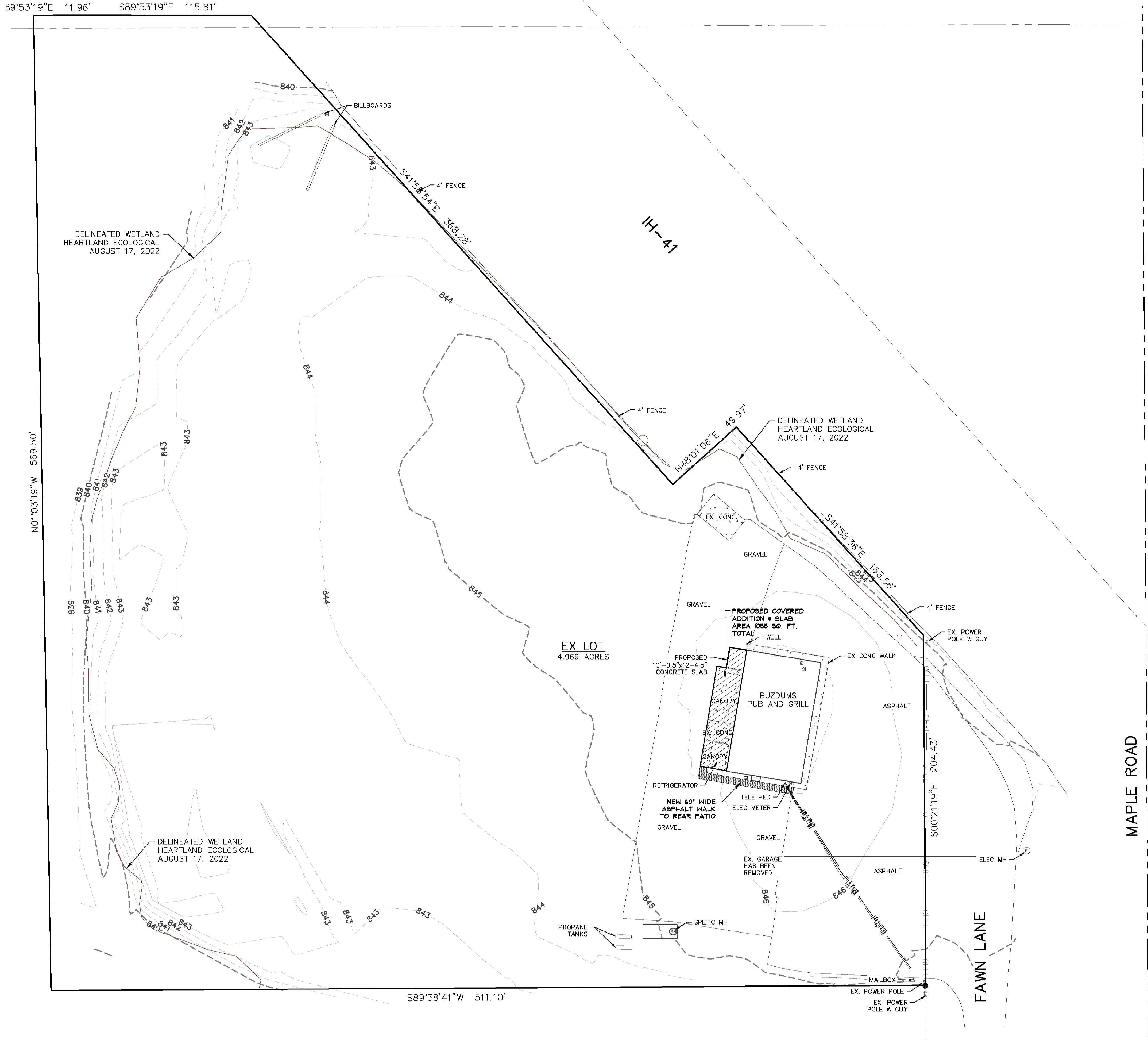
Drawn By: DG  
Checked By: DG

Date: 01 Sept, 2022  
Job Number: 22.034

Sheet Number

C 1.0

NOTE:  
SURVEY INFORMATION TAKEN  
FROM AN INSTRUMENT BY  
PSE  
PARISH SURVEY & ENGINEERING  
122 Wisconsin Street  
West Bend, WI 53095



THE  
CUSTOM  
HOUSE LLC

ARCHITECTURE UNLIMITED

RESIDENTIAL  
COMMERCIAL

1506 S. 58th STREET  
WEST ALLIS, WI 53214  
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FLOOR PLANS

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Issued For:

Prelim 1  
Construction  
Construction Rev

Date:

13 Sept, 2022  
19 Sept, 2022  
29 Nov, 2022

Drawn By:

DG

Checked By:

DG

Date:

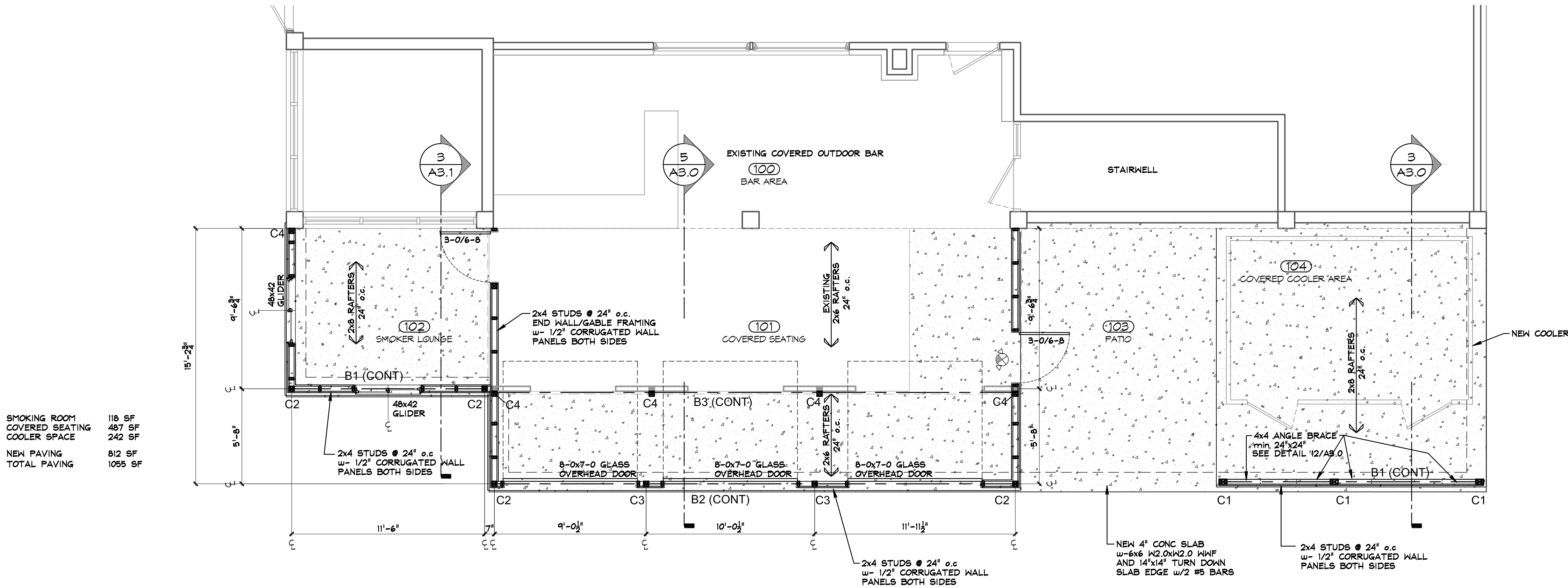
01 Sept, 2022

Job Number:

22.034

Sheet Number

A 1.0



PROPOSED PATIO FLOOR PLAN

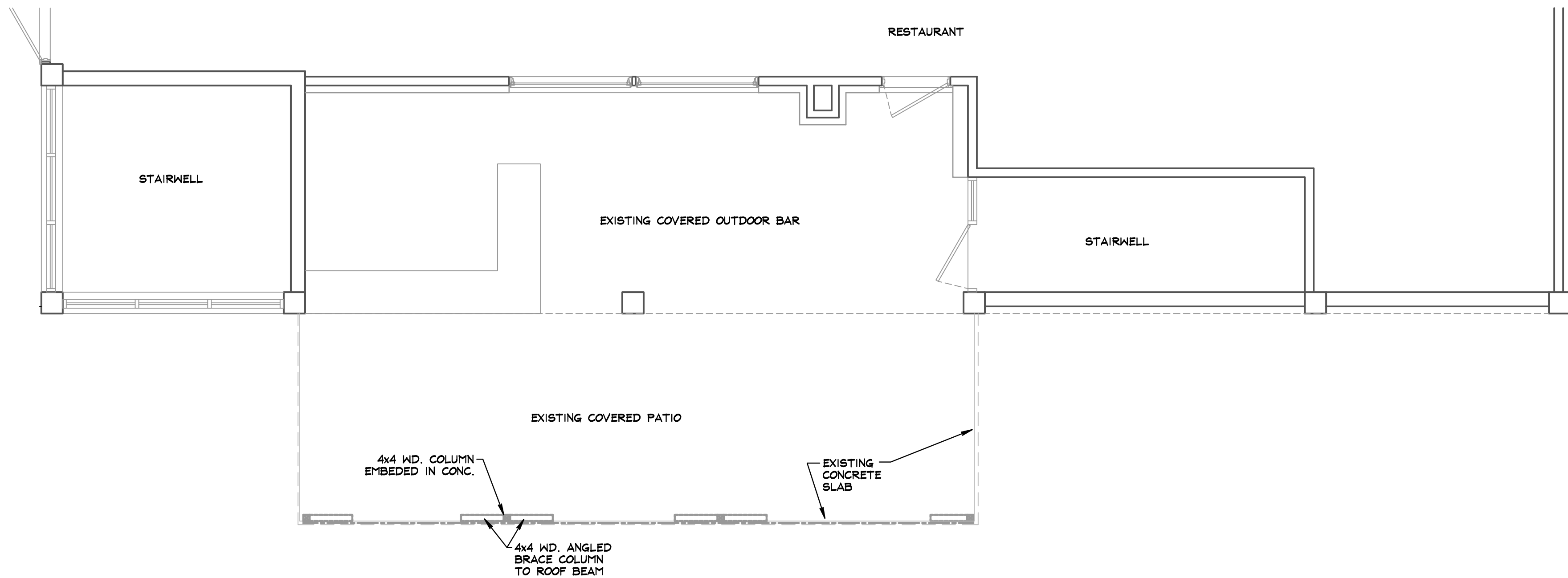
1/4" = 1'-0"

COLUMNS

- C1 4x6 PT. WOOD COLUMN  
w/SIMPSON AB46 BASE AND  
(2) A34 ANCHORS AT TOP TO  
BEAM
- C2 4x4 PT. WOOD COLUMN  
w/SIMPSON AB44 BASE AND  
SIMPSON ECCQ48-SDS2.5 CAP
- C3 4x4 PT. WOOD COLUMN  
w/SIMPSON AB44 BASE AND  
SIMPSON CCQ48-SDS2.5 CAP
- C4 4x4 PT. WOOD COLUMN SISTER  
TO EXISTING COLUMN w- 3/8" LAG  
SCREWS 32" o.c. VERT.

BEAMS

- B1 (2) 2x10 SPF No.1 / No. 2 w- 1/2" PLYWD SPACER
- B2 (2) 2x12 SPF No.1 / No. 2 w- 1/2" PLYWD SPACER
- B3 EXISTING (2) 2x6



EXISTING PATIO FLOOR PLAN

1/4" = 1'-0"



THE  
CUSTOM  
HOUSE LLC

ARCHITECTURE UNLIMITED

RESIDENTIAL  
COMMERCIAL

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

Buzdums  
Pub and Grill  
W188 N10515 Maple Road  
Germantown, WI 53022

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Sheet Contents

ELEVATIONS

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Issued For:

Prelim 1  
Construction  
Construction Rev

Date:

18 Sept, 2022  
19 Sept, 2022  
29 Nov, 2022

Drawn By:

DG

Checked By:

DG

Date:

01 Sept, 2022

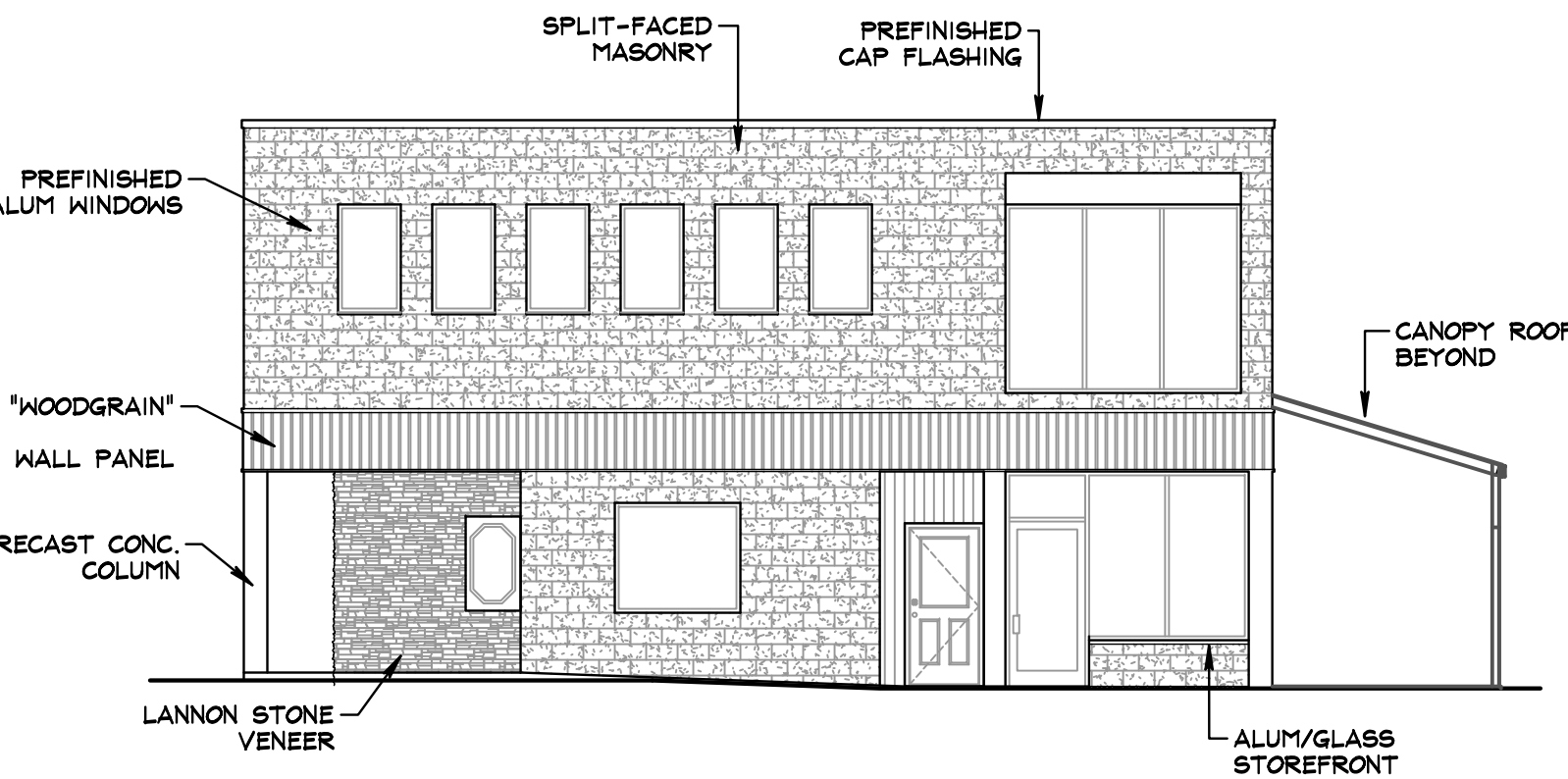
Job Number:

22.094

Sheet Number

A 2.0

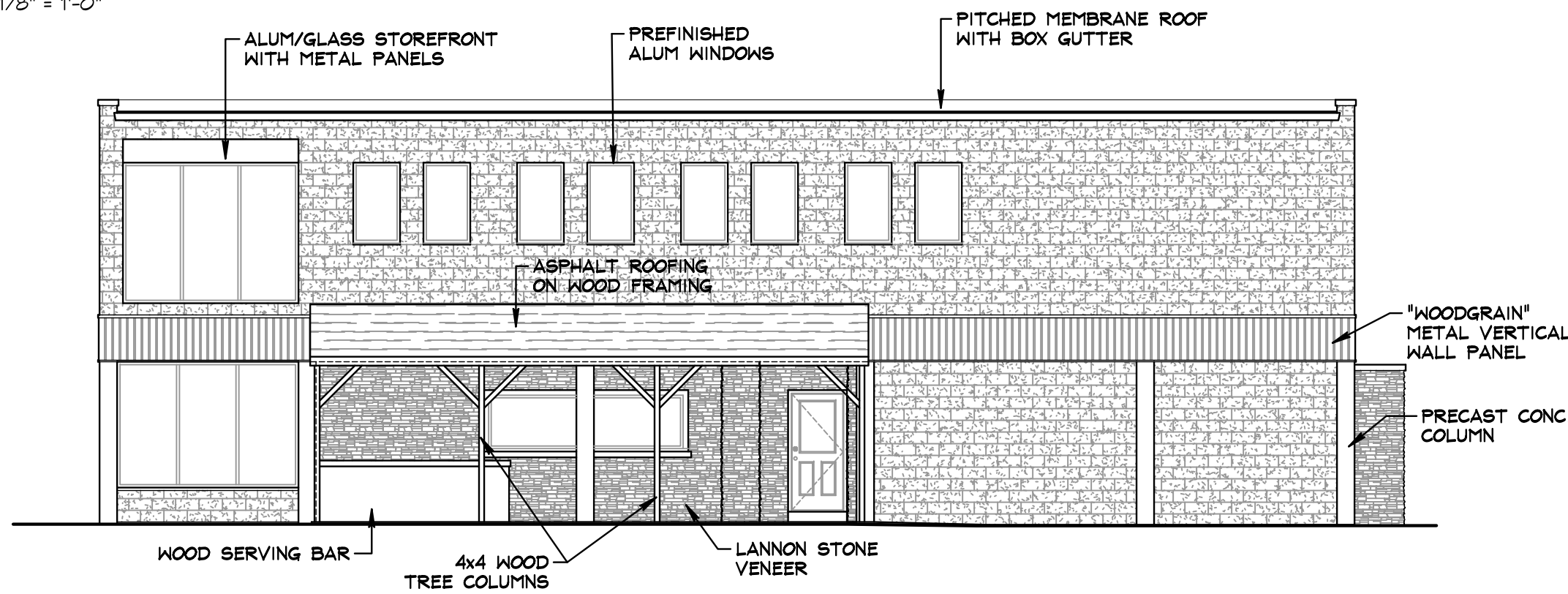
20 PROPOSED INSET ELEVATION  
1/4" = 1'-0"



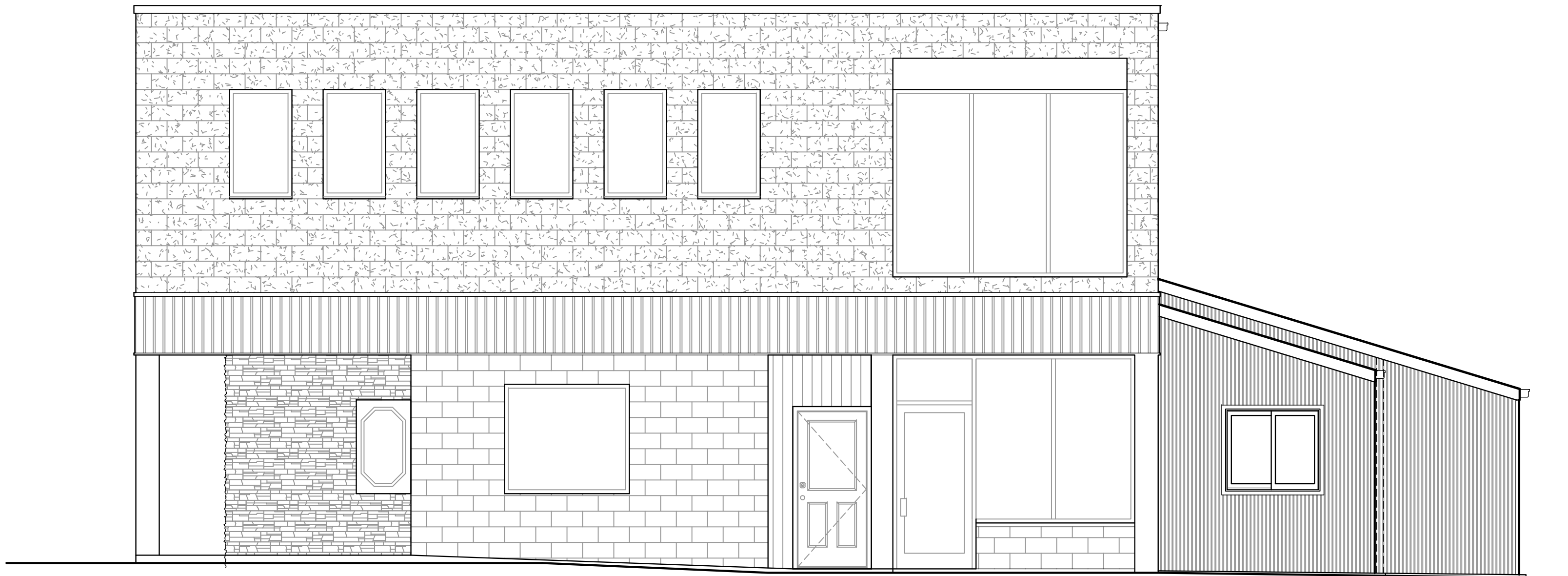
18 PROPOSED REAR (WEST) ELEVATION  
1/4" = 1'-0"



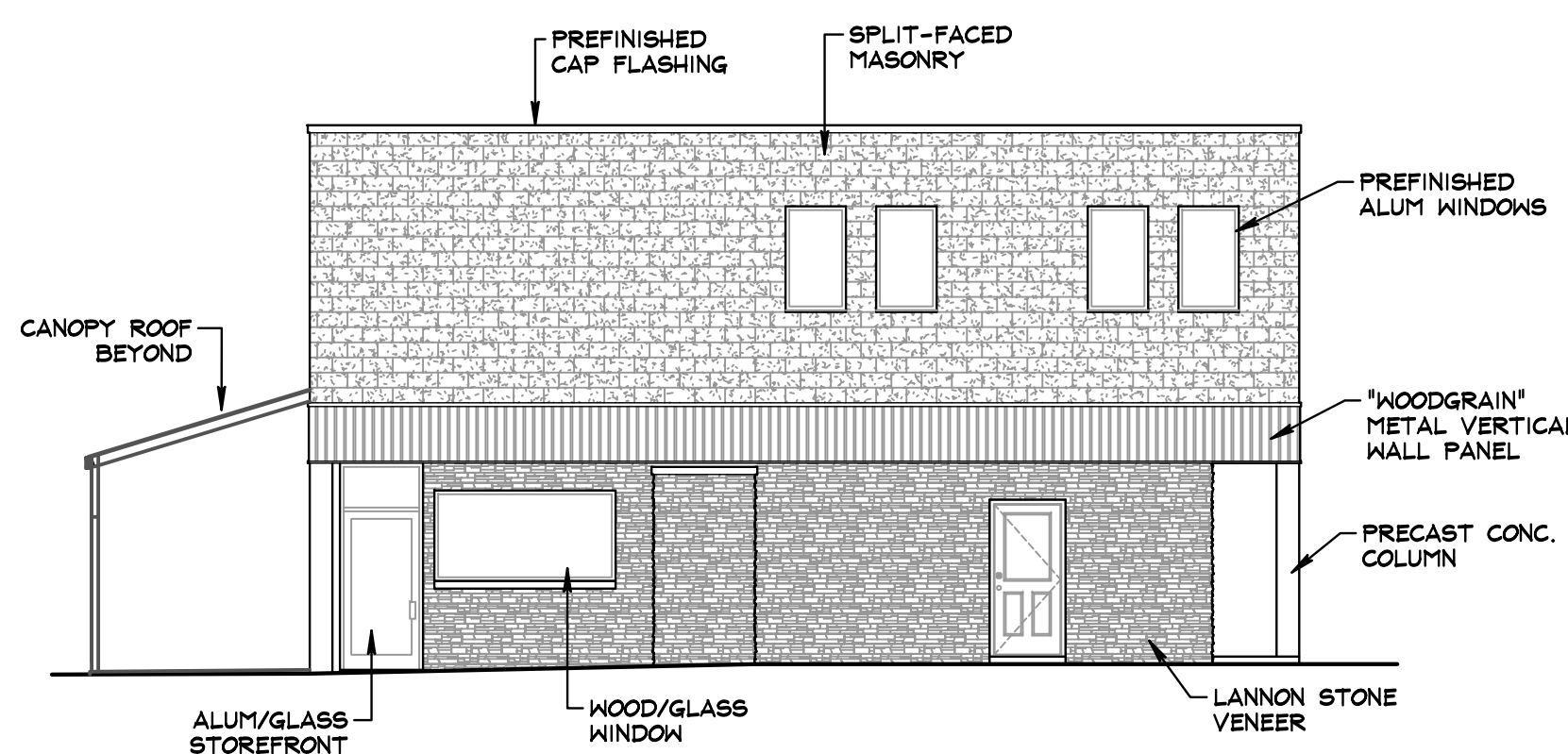
15 EXISTING RIGHT SIDE (NORTH) ELEVATION  
1/8" = 1'-0"



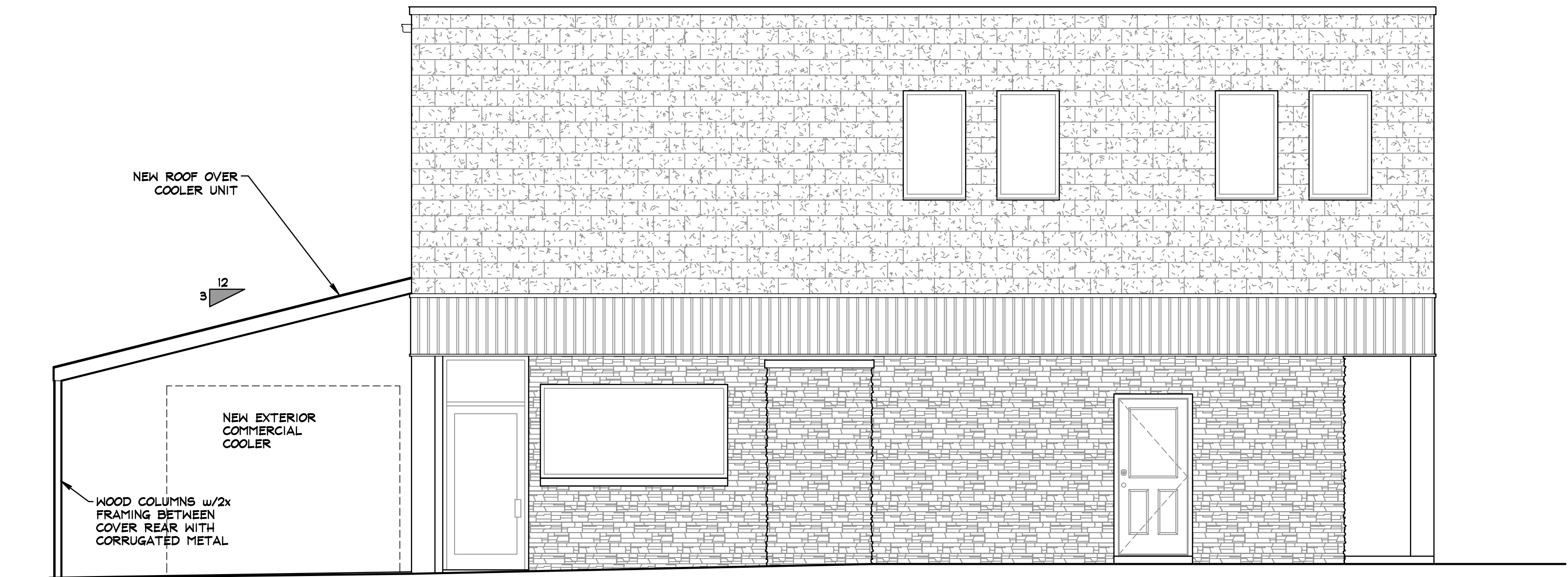
8 PROPOSED RIGHT SIDE (NORTH) ELEVATION  
1/4" = 1'-0"



10 EXISTING REAR (WEST) ELEVATION  
1/8" = 1'-0"



3 PROPOSED LEFT SIDE (SOUTH) ELEVATION  
1/4" = 1'-0"



5 EXISTING LEFT SIDE (SOUTH) ELEVATION  
1/8" = 1'-0"

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SECTIONS

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Construction  
Construction Rev

Date:

13 Sept, 2022  
19 Sept, 2022  
29 Nov, 2022

Drawn By:

DG

Checked By:

DG

Date:

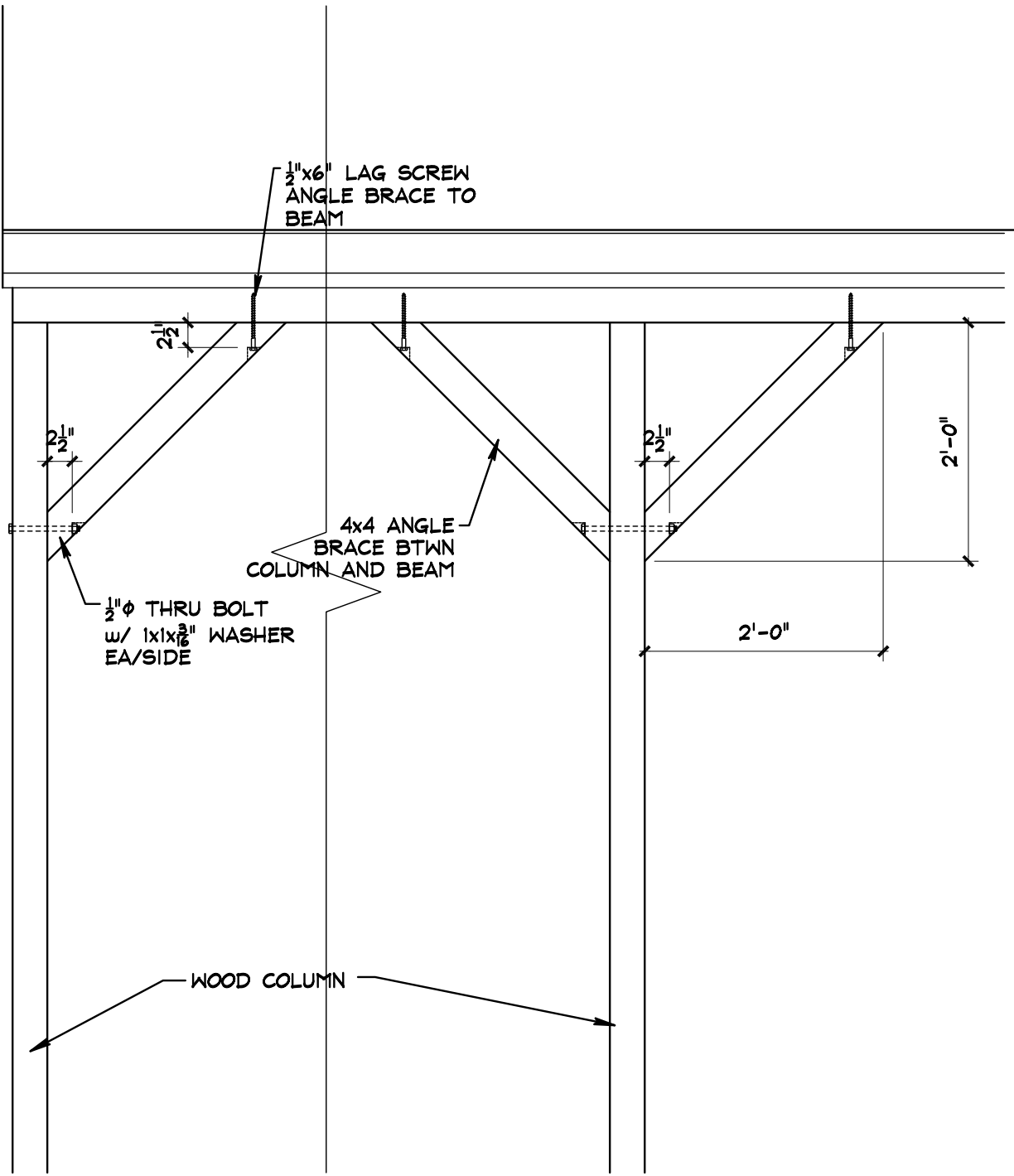
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22.034

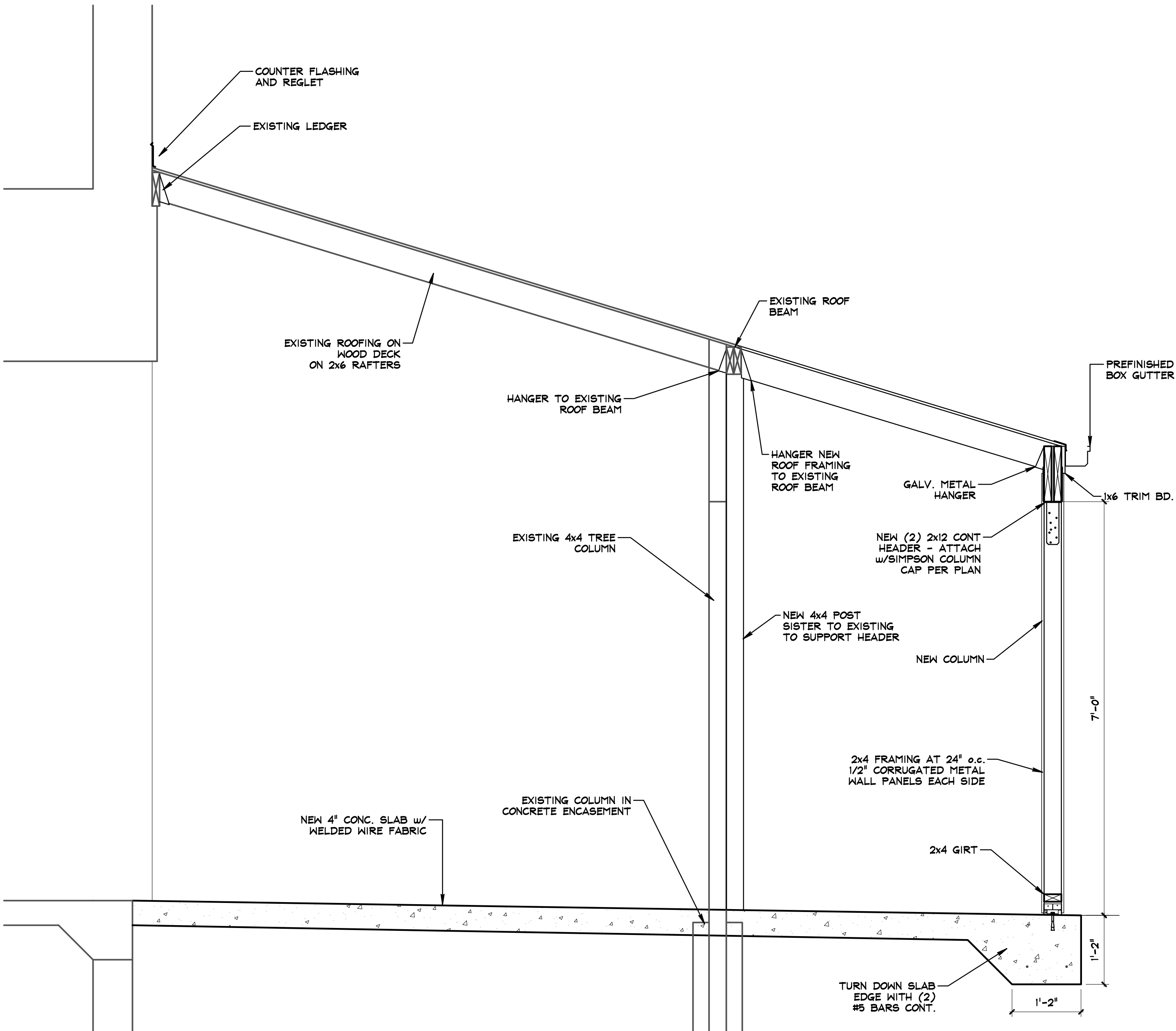
Sheet Number

A 3.0



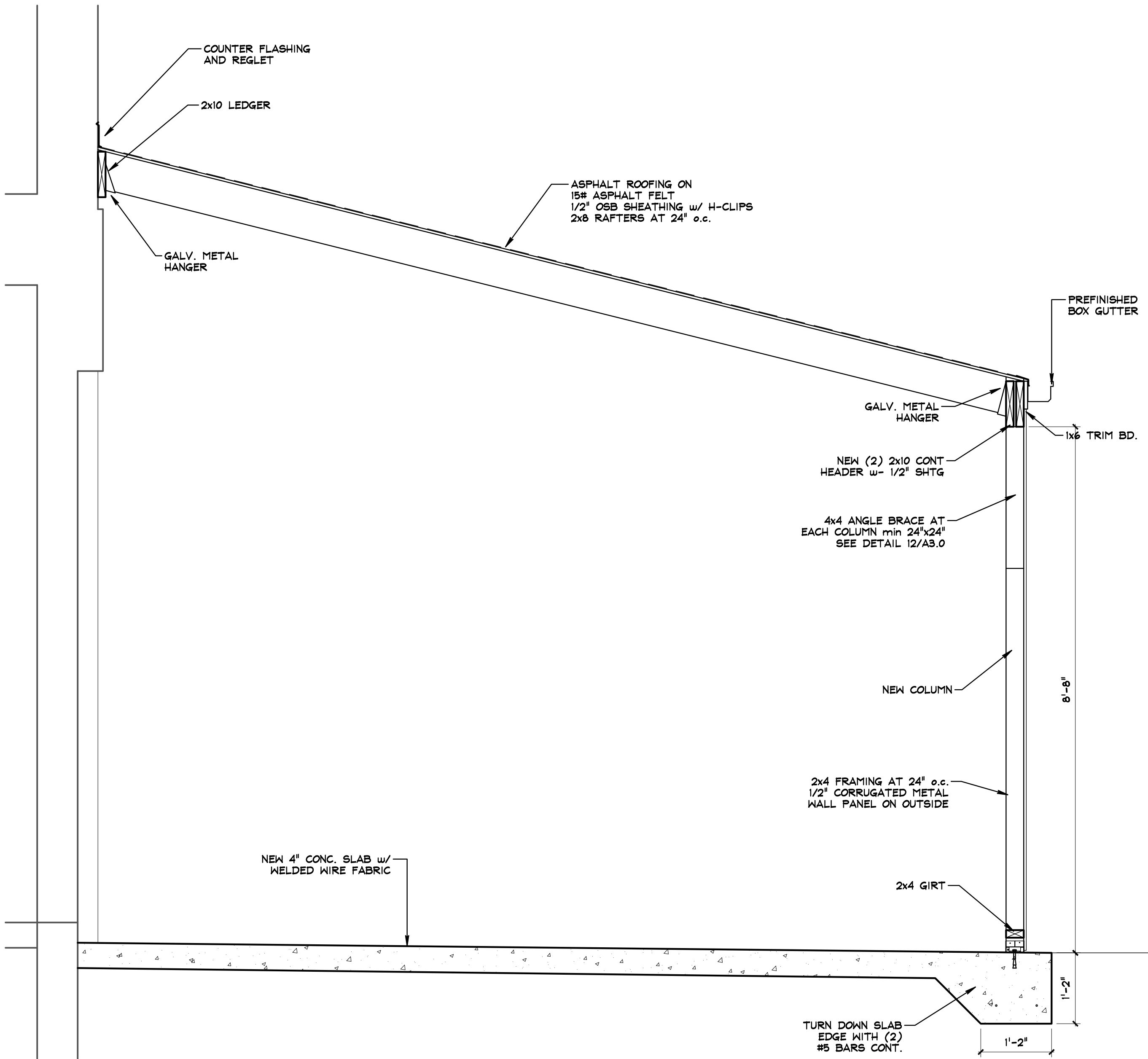
12 COLUMN ANGLE BRACING DETAIL

3/4" = 1'-0"



5 SECTION AT EXISTING ROOF

3/4" = 1'-0"



3 SECTION AT COOLER ROOF

3/4" = 1'-0"

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Construction Rev    29 Nov, 2022

Drawn By:      DG

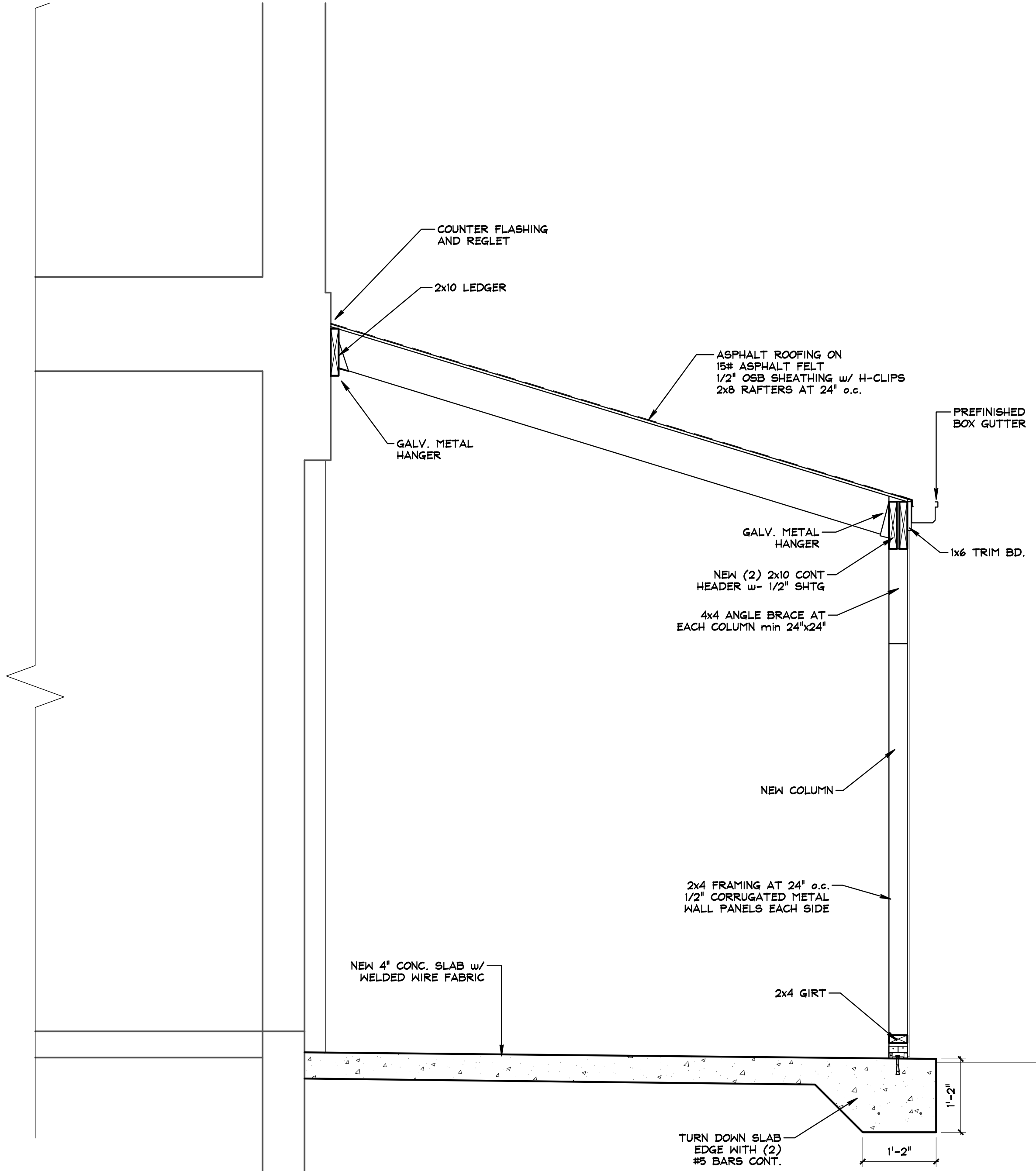
Checked By:     DG

Date:              01 Sept, 2022

Job Number:     22.039

Sheet Number

A 3.1



3 SECTION AT SMOKING RM ROOF

3/4" = 1'-0"





# POST-FRAME BUILDINGS

Commercial Suburban Agricultural



**BRITE WHITE**



**WHITE**



**PRAIRIE WHEAT**



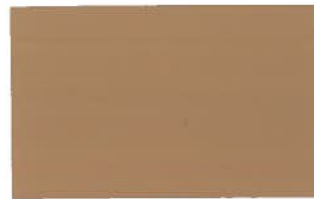
**LIGHT STONE**



**PINEWOOD**



**BEIGE**



**BROWN**



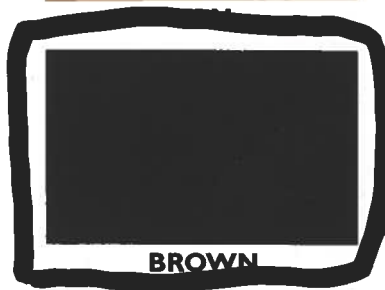
**CHOCOLATE**



**BRONZE**



**BURNISHED SLATE**



**BLACK**



**ASH GRAY**



**LIGHT GRAY**



**CHARCOAL GRAY**



**MIDNIGHT GRAY**



**BRITE RED**



**RED**



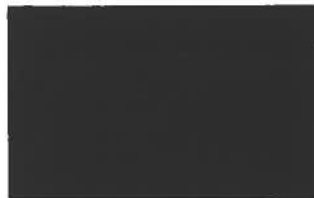
**COLONIAL RED**



**BURGUNDY**



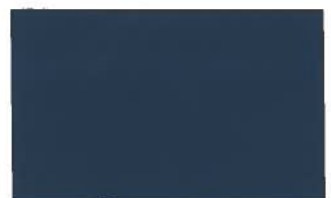
**SAGE**



**EMERALD GREEN**



**SLATE BLUE**



**OCEAN BLUE**

**MENARDS**

offers the **BEST CHOICE** of Steel Building Panels for the post frame industry; plus the largest selection of Soffit, Fascia, Gutter, Vents, Trim, Trim Coil and Custom Bent Trim.



**\*COPPER COLORED**

*\*Only Available in Premium Products*

**Note:** Color Chips show approximate tone. Color of actual product may vary.  
Final color approval should be made with actual material. Samples are available at [www.menards.com](http://www.menards.com)

# ALUMINUM GLASS PANEL

Black Anodized Frame; Shown with Frosted Glass



## ALUMINUM GLASS PANEL

**1-LAYER CONSTRUCTION**  
ALUMINUM FRAME + GLASS



Clear Aluminum Anodized Frame; Shown with Bronze Tinted Glass

### CLEAN AND SIMPLE LINES TO COMPLEMENT MODERN EXTERIORS

Aluminum Glass Panel garage doors are the perfect choice to modernize any home. A balanced, clean look with large, full-view window options are ideal for garages and even indoor room partitions

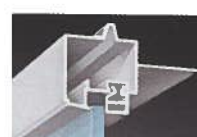
- Individual section seals increase energy efficiency
- Numerous frame, glass and panel options to complement every style and level of privacy



Frame Detail



Section Joint Seal



Reinforcing Fin (Double car doors)



# Washington County

Natural Resources Department - Land Resources Division

Public Agency Center - 333 East Washington Street, Suite 2300, P.O. Box 2003, West Bend, WI 53095-2003

Phone: 262.335.4445 Toll Free: 800.616.0446 (Wisconsin Only) FAX: 262.335.6868

## PERMIT APPLICATION REVIEW FORM

[For Instructions & How to Submit - Click Here](#)

Email: peter@preferredconcepts.net

Date: 12/01/22

Tax Key # GTNV294996

Owners Name: Boro Buzdum

Mailing Address: W188 N10515 Germantown, WI. 53022

Phone - Home: 414-708-7380

Work: \_\_\_\_\_

Property Location's Address: W188 N10515 Germantown, WI. 53022

Legal Description: SE1/4 SE1/4 Section 29 Town/City/Village Germantown

Lot \_\_\_\_\_ Block \_\_\_\_\_ Subdivision \_\_\_\_\_ CSM# \_\_\_\_\_

Project for: [check appropriate boxes]



Commercial



Residential



Detached accessory



New



Existing



Other

Brief description of project:

Adding 6' to a existing covered patio and adding 3 glass overhead doors siding with steel siding.

Following items must be submitted: Full legal description of the property, map, drawn to scale or showing dimensions, including boundaries and dimensions of the property, location and distances from existing and proposed buildings and/or grading/filling/excavating to lot lines, location and distances from private onsite waste-water treatment systems and wells to lot lines and buildings, and an arrow indicating north. If soil borings are required, the system may be condemned as a result of soil conditions observed.

\*NOTICE TO APPLICANT: PERMITS MAY ALSO BE REQUIRED FROM OTHER AGENCIES

INCLUDING COUNTY HIGHWAY DEPARTMENT, TOWN, VILLAGE, CITY,  
STATE DEPARTMENT OF NATURAL RESOURCES, AND/OR ARMY CORPS. OF ENGINEERS.

Please allow a minimum of 24 hours for review.

Submit Documents to: PermitAR@co.washington.wi.us

(For Department Use - Do Not Fill In Below This Line)

Permits Required	Yes	No	County Permit Issued	Date Issued
Erosion Control - Chapter 238 - Disturbs > 4,000 Sq. Ft.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No.	
Stormwater Management - Chapter 238 - Increases Impervious > 20,000 Sq. Ft.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No.	
Floodplain - Chapter 275	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No.	
Shoreland/Wetland - Chapter 275	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No.	
Sanitary - Chapter 190	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No. 492294	9/12/2006 HT

Joseph Steier III Digitally signed by Joseph Steier III  
Date: 2022.12.02 08:46:31 -06'00'

Authorized Signature

Remarks: Per plans, the proposed addition meets the setbacks to the holding tanks. The existing holding tank size appears to be ok, due no changes in person capacity.



**PAC-CLAD®**

P E T E R S E N

A **CARLISLE** COMPANY



FOREST GREEN



HARTFORD GREEN



▲ MILITARY BLUE



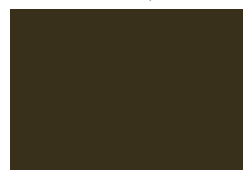
BERKSHIRE BLUE



▲ PACIFIC BLUE  
(FKA Slate Blue)



AWARD BLUE



▲ AGED BRONZE



▲ MEDIUM BRONZE



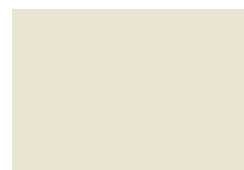
▲ CARDINAL RED



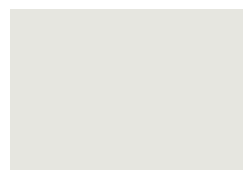
▲ COLONIAL RED



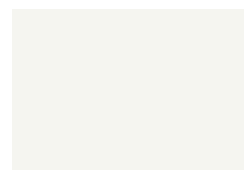
▲ SANDSTONE



▲ ALMOND



▲ STONE WHITE



▲ BONE WHITE

Color Guide

**PAC-CLAD.COM**



# Premium Colors

 ●▲👑\$\$ ANODIC CLEAR	 ●▲👑\$\$ SILVERSMITH
 ●▲👑\$ SILVER	 ●▲👑\$ CHAMPAGNE
 ●▲👑\$ ZINC	 ●▲👑\$ WEATHERED ZINC
 ●▲👑\$ COPPER PENNY	 ●▲👑\$ AGED COPPER
 👑\$\$ WEATHERED STEEL	 👑\$\$ WEATHERED COPPER

Kynar 500® or Hylar 5000® pre-finished steel and aluminum for roofing, curtainwall and storefront applications.

● Metallic Colors    \$ Pricing    ▲ Cool Colors    👑 Premium Colors

See back for color availability chart.

# Standard Colors

 ▲ PATINA GREEN	 ▲ TEAL	 ▲ HEMLOCK GREEN	 ▲ FOREST GREEN	 ▲ HARTFORD GREEN
 ▲ EVERGREEN	 ▲ HUNTER GREEN	 ▲ ARCADIA GREEN	 ▲ MILITARY BLUE	 ▲ BERKSHIRE BLUE
 ▲ GRAPHITE	 ▲ CHARCOAL	 ▲ INTERSTATE BLUE	 ▲ PACIFIC BLUE (fka Slate Blue)	 ▲ AWARD BLUE
 ▲ MATTE BLACK STEEL	 ▲ BLACK ALUMINUM	 ▲ DARK BRONZE	 ▲ BURNISHED SLATE	 ▲ AGED BRONZE
 ▲ MANSARD BROWN	 ▲ BURGUNDY	 ▲ TERRA COTTA	 ▲ CARDINAL RED	 ▲ COLONIAL RED
 ▲ MIDNIGHT BRONZE	 ▲ MUSKET GRAY	 ▲ SIERRA TAN	 ▲ SANDSTONE	 ▲ ALMOND
 ▲ SLATE GRAY	 ▲ CITYSCAPE	 ▲ GRANITE	 ▲ STONE WHITE	 ▲ BONE WHITE



PAC-CLAD.COM

IL: 800 PAC CLAD    TX: 800 441 8661    MD: 800 344 1400  
AZ: 833 750 1935    GA: 800 272 4482    WA: 253 501 2450

# PAC-CLAD® Color Availability

PAC-CLAD STANDARD COLORS	REFLECTIVITY	EMISSIONITY	3 YEAR EXPOSURE	SRI	STEEL		ALUMINUM				20-IN. COIL	
					24 GA.	22 GA.	.032	.040	.050	.063	24 GA.	.032
AGED BRONZE	0.29	0.87	0.27	29	✓							
ALMOND	0.56	0.86	0.55	65	✓	✓	✓	✓	✓		✓	
ARCADIA GREEN	0.29	0.87	0.29	29	✓		✓					
AWARD BLUE***	0.24	0.86	0.23	22	✓		✓		✓			
BERKSHIRE BLUE*	0.30	0.87	0.27	31	✓							
BLACK ALUMINUM**	0.04	0.89	0.04	-2			✓	✓	✓	✓		
BONE WHITE	0.70	0.86	0.69	85	✓	✓	✓	✓	✓	✓	✓	✓
BURGUNDY	0.14	0.85	0.13	9	✓		✓		✓			
BURNISHED SLATE	0.32	0.87	0.31	33	✓							
CARDINAL RED***	0.44	0.86	0.44	49	✓		✓		✓			
CHARCOAL	0.30	0.86	0.30	30	✓		✓	✓	✓		✓	✓
CITYSCAPE	0.49	0.86	0.50	56	✓	✓	✓	✓	✓		✓	✓
COLONIAL RED	0.31	0.86	0.31	31	✓		✓	✓	✓			
DARK BRONZE	0.29	0.86	0.29	29	✓	✓	✓	✓	✓	✓	✓	✓
EVERGREEN	0.28	0.86	0.26	27	✓		✓					
FOREST GREEN	0.10	0.86	0.10	4	✓	✓	✓	✓	✓			
GRANITE*	0.33	0.87	0.33	34	✓	✓	✓	✓	✓			
GRAPHITE	0.29	0.87	0.28	29	✓							
HARTFORD GREEN	0.08	0.88	0.08	3	✓		✓	✓	✓			
HEMLOCK GREEN	0.31	0.87	0.30	32	✓		✓		✓			
HUNTER GREEN	0.28	0.86	0.27	27	✓		✓					
INTERSTATE BLUE	0.16	0.87	0.15	12	✓		✓		✓			
MANSARD BROWN	0.31	0.86	0.31	31	✓	✓	✓	✓	✓			
MATTE BLACK STEEL**	0.26	0.86	0.25	25	✓	✓					✓	
MEDIUM BRONZE	0.30	0.87	0.29	31	✓	✓	✓	✓	✓	✓	✓	✓
MIDNIGHT BRONZE	0.06	0.87	0.06	0	✓			✓				
MILITARY BLUE	0.31	0.86	0.30	31	✓		✓					
MUSKET GRAY	0.32	0.86	0.31	33	✓	✓	✓		✓			
PACIFIC BLUE	0.28	0.86	0.27	27	✓		✓					
PATINA GREEN	0.33	0.86	0.32	34	✓		✓					
SANDSTONE	0.48	0.86	0.48	54	✓	✓	✓	✓	✓	✓	✓	✓
SIERRA TAN	0.32	0.82	0.31	31	✓	✓	✓	✓	✓		✓	
SLATE GRAY	0.38	0.86	0.37	41	✓	✓	✓	✓	✓		✓	✓
STONE WHITE	0.69	0.86	0.67	84	✓	✓	✓	✓	✓	✓	✓	✓
TEAL	0.32	0.86	0.32	33	✓		✓					
TERRA COTTA	0.34	0.87	0.33	36	✓		✓		✓		✓	✓
PAC-CLAD PREMIUM COLORS												
AGED COPPER	0.55	0.80	0.53	62	✓		✓					
ANODIC CLEAR	0.32	0.83	0.31	31				✓				
CHAMPAGNE	0.50	0.85	0.49	57	✓		✓	✓	✓			
COPPER PENNY	0.52	0.81	0.52	58	✓		✓	✓	✓		✓	
SILVER	0.47	0.87	0.46	53	✓	✓	✓	✓	✓		✓	✓
SILVERSMITH	0.32	0.88	0.32	34				✓				
WEATHERED COPPER	0.45	0.88	N/A	51	✓							
WEATHERED STEEL	0.32	0.89	N/A	34	✓							
WEATHERED ZINC	0.48	0.82	0.46	53	✓	✓	✓		✓			
ZINC	0.42	0.82	0.38	45	✓		✓	✓	✓			
CLEAR-COAT ACRYLIC FINISH (NON-KYNAR)												
GALVALUME PLUS	0.68	0.14	0.55	57	✓	✓					✓	

PAC-CLAD Premium finishes are available from stock at a moderate extra cost. PAC-CLAD Copper Penny is a Non-Weathering finish. Solar Reflectance Index calculated according to ASTM E-1980.

\*Low Gloss/Low Sheen, 70% PVDF finish \*\* Appearance differs for Black Aluminum and Matte Black Steel \*\*\* 10-year finish warranty

## TECHNICAL DATA FOR KYNAR 500/HYLAR 5000 COATING:

- ▶ South Florida Exposure: Color (ASTM D 2244) - No more than 5ΔE Hunter units at 20 years; Chalk (ASTM D 4214) – Rating no less than 8 at 20 years; Film integrity – 20 years.
- ▶ Accelerated Weathering (ASTM D 4587, ASTM G 154): 5000 Hours; Chalk, per ASTM D 4214, rating of 6 or better; Color, per ASTM D 2244, < 5ΔE (Hunter Units) color change.
- ▶ Humidity Resistance (ASTM D 2247): Galvalume or HDG, 100% RH, 2000 hours – No field blisters; Aluminum, 100% RH,

- 3000 hours – No field blisters
- ▶ Salt Spray Resistance (ASTM B 117): Aluminum: 3000 hours, creep from scribe no more than 1/16" (2mm), no field blisters. Galvalume or HDG: 2000 hours, creep from scribe no more than 1/8" (4mm), no field blisters
- ▶ Chemical/Acid Pollution Resistance (ASTM D 1308): Pass
- ▶ T-Bend (ASTM D 4145): 1T – 3T with no loss of adhesion
- ▶ Pencil hardness (ASTM D 3363): HB – 2H
- ▶ Specular Gloss (ASTM D 523) @ 60 degrees: Typical – 20 – 35
- ▶ Abrasion Resistance (ASTM D 968): 80 Liters/Mil +/- 5 Liters

- ▶ Cross Hatch Adhesion (ASTM D 3359): No loss of adhesion
- ▶ Reverse Impact (ASTM D 2794): Galvalume or HDG, 2x metal thickness inch-pounds, no loss of adhesion; Aluminum, 1.5x metal thickness inch-pounds, no loss of adhesion
- ▶ Flame Test (ASTM E 84): Class A Coating