

SITE PLAN APPLICATION

9/11/23 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 935 sqft enclosed patio expansion to the Buzdum's Pub & Grill building located at W188 N10515 Fawn Lane.

TABLED FROM FEBRUARY 13, 2023

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



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 relate to the separate mini-storage proposal that was also being discussed. 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.

At the February 13, 2023 meeting, both the rear patio proposal AND the mini-storage proposal were discussed together. First, the PC discussed the 100-unit mini-storage proposal that was proposed for the back part of the 4.9-ac parcel and reviewed the 2-lot CSM (that would divide the mini-storage area from the existing bar), the 25' wetland setback encroachment CUP (that would allow portions of the storm basins to encroach into a wetland setback), and detailed Site Plans for the 4-building, 100-unit self-storage facility. The PC did not comment favorably on the proposal, commenting that it was too dense, shouldn't encroach into the wetland area, and questioned whether or not mini-storage is the best use of the property. The PC TABLED further discussion and action on the mini-storage proposal.

With respect to the rear patio and façade enhancement for the existing bar, the PC also TABLED action commenting that the patio and facade enhancements were too many, too different, and not enough to improve the aesthetics of the building. Members of the PC suggested that a full face-lift of the building is necessary. *[NOTE: the February 13, 2023 meeting minutes are attached for reference].*

At this time, the mini-storage proposal (including the 2-lot land division to split off the bar from the back part of the parcel) has been withdrawn and is no longer being considered by the owner. Also, the rear patio and façade enhancements have been scaled-back by the owner due to cost.

The following information is repeated from the February 13, 2023 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 935 ~~4,055~~ 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:

- ~~935~~ 1,055 sqft concrete pavement addition (west/rear elevation)
 - ~~120 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)

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 ~~935~~ 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 (1st floor) and office space (2nd 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 and completed in 2022 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. Enforcement of this code violation was deferred pending the outcome of the Site Plan application. Going forward, For these reasons, staff is recommending a triple 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.~~

Because of the min-storage proposal being withdrawn, many of the site improvements that were included in that proposal that actually improved the area around the existing building are no longer proposed. These improvements included:

1. Constructing an expanded asphalt parking lot on the south side of the building (where the previous lawn was removed in 2022 and replaced with asphalt millings without site plan approval);
2. Installation of 8' wide landscaped buffer/green space around the existing parking lot (including the saw-cutting and removal of asphalt);
3. Relocation and replacement of the existing septic tank serving the building;
4. Construction of storm water management basins that would have served both the existing bar site and proposed mini-storage area (where no storm water management facilities currently exist);
5. Landscaping along US41

As mentioned above, in addition to most of the proposed building improvements that were already completed without Plan Commission approval or building permits, expansion of the parking lot with asphalt millings south of the building without the approvals or permits required under the Zoning Code constitute a code violation. Enforcement of these code violations was deferred with the understanding that the Site Plan applications that were submitted (albeit after-the-fact) for the patio expansion, building façade enhancements, and mini-storage facility would address or otherwise remedy these violations. Now that the mini-storage proposal has been withdrawn and the plans scaled back by the owner, the issue of code enforcement needs to be addressed.

To that end, Staff recommends that whatever (if any) of the patio expansion and façade enhancements are approved by the Plan Commission, the owner is required to do the following:

1. pay the required fee penalties (triple fees for all permits);
2. complete the parking lot expansion south of the building with asphalt, parking stall striping, etc. as required under the Zoning Code (see Sheet C1.04);
3. complete the proposed parking lot perimeter buffer/landscaping improvements (see sheet C1.07)

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).

Public Works Department/Village Engineer/Village Surveyor

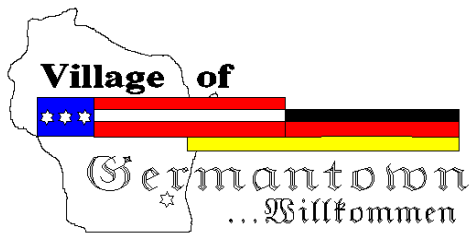
The Public Works Department has recommended a few minor plan revisions set forth in an October 20, 2022 review memo from the Director of Public Works (copy attached), including a post-construction grading plan be provided to ensure positive drainage is achieved. These plan corrections will need to be 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 935 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 May 17, 2023 ~~November 29, 2022~~
 - b. ~~Color rendering dated September 1, 2022~~
 - c. Civil Site Plan dated February 7, 2023 (as it relates to the existing building and surrounding paved parking areas; see set Sheets C1.02, C1.03, C1.04 & C1.07)
 - 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.

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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 perimeter landscape features indicated on the site plan (see sheets 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 south of the building (that is currently covered in asphalt millings) with a pavement that meets the Village's Zoning Code requirements and 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

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.

conditions imposed by this CUP that were anticipated to mitigate or eliminate harmful effects associated with the uses and activities but are subsequently insufficient to do so, or, for similar cause based upon consideration for the public comfort, safety, and welfare, this conditional use permit may be terminated or modified by the Village Board by the amendment to or addition of conditions after public hearing thereon.

- 3. This CUP shall constitute a restriction/allowance of use on the property and shall run in perpetuity.***

MOTION carried unanimously.

Parish Survey & Engineering, Agent for Boro Buzdum, Property Owner – W188 N10515 Maple Road.

The request is for approval of a 2-lot Certified Survey Map, a Conditional Use Permit for a commercial indoor self-storage facility and to allow encroachment into a 25' wetland setback and Site Plan Review for a 4 building, 100-unit self-storage facility on the property. Director Retzlaff summarized the proposal. Evan Nicodem, Parish Survey & Engineering, agreed to update the landscape plan and understood the need to do something to enhance the buildings architecture.

Public Hearing opened: 7:55 pm.

Public Hearing closed: 7:57 pm.

Discussion followed. Commissioner Laszewski couldn't get on board with putting a self-storage facility next to an entertainment/office. Trustee Baum agreed and did not agree with filling in the 25-foot wetland setback just to get bigger buildings. He questioned if there was a better use for this area. Director Retzlaff said the property was used as recreational in the past and is adjacent to an environmental corridor abutting land owned by the Village. He stated it would be a perfect location for a park with trails which is consistent with the Schoen Laufen Menomonee District in the 2050 Plan.

MOTION Baum second Williams to Approve the 2-Lot Certified Survey Map (CSM) for the 4.9-acre Buzdum Trust property subject to the following conditions:

- 1. The CSM shall be revised to reflect the Village Surveyor comments contained in the January 6, 2023 review memo prior to recording the CSM.***

(This Motion was withdrawn).

Trustee Baum said he would have a hard time with this plan going forward because it is too dense and would require wetlands to be filled. He would not approve a separation of the property without a master plan. Mr. Nicodem stated the Village is doing the very same thing with the DPW project and he modeled this plan the same way. He could make a couple units smaller but there are no utilities there, no septic and it would be difficult for any additional uses and that is why they are looking at dry storage. Discussion continued.

Mr. Nicodem asked to at least move forward with the CSM to provide the owner an opportunity to do something with the property if this use is not right. Chairman Wolter agreed. Director Retzlaff believed the special circumstances that support the division of a separate parcel and redevelopment of it for mini

storage is consistent with the 2050 Plan if the whole package is improved and enhanced including the existing bar and restaurant.

MOTION Baum second Tarantino to Table the Motion to Approve the 2-Lot Certified Survey Map and go to Item E.

MOTION carried unanimously.

Preferred Concepts LLC, Agent for Boro Buzdum, Property Owner – W188 N10515 Maple Road. Site Plan review for a 1,055 sqft enclosed patio expansion to the Buzdum's Pub & Grill building (Tabled from December 12, 2022). Director Retzlaff summarized the proposal. Dan Glazewski, Custom House, explained the proposed renovations to the building and parking lot. Discussion followed.

Trustee Baum said the problem is that the owner is trying to improve the business but not substantially changing the building to bring new clientele into it. He said adding a couple amenities are marginal at best but not of any substantial quality. And to try and improve the business he would like to see a full facelift of the building. Chairman Wolter commented that nothing matches. Commissioner Laszewski said the renderings look fairly clean but the pictures show a lot of extra stuff and the building won't end up looking the renderings. Trustee Baum said the cooler should be hidden. He sees a lot of things stored outside and on the parking lot from what looks like from other businesses and all that will still be there.

Commissioner Tarantino said both proposals seem to correlate and questioned if we split the parcel do we lose the ability to leverage this building being updated. Trustee Baum doesn't see either proposal getting approval tonight adding he thinks this is a challenging building because of the location. Things are being added but the aesthetics of the building are not changing. Chairman Wolter commented it all doesn't correlate and you can tell what year each piece was added on. Evan Nicodem asked what is needed to get this proposal approved. Chairman Wolter explained put some walls around the cooler mentioning the Blackstone Creek clubhouse as an example, bring the aesthetics of the building to be more cohesive. The building has the appearance of age and then new age and maybe use color to join things together rather than things coming off of it. He said the building could be considered an entrance to Germantown from the west and is seen from the freeway. He asked to make the building look more desirable and get closer to how the rendering look and tie the colors together. Trustee Baum asked to unify the building saying there is a hodge podge bunch of elements and the images are not truly portraying what we will end up with. The appendages and units should be shown on the building. There are too many materials on the building including stone, block, wood trim and too many kinds of doors and windows. Simplifying the materials would help and bring unity to tie into each other. The new shed roof doesn't tie into the flat roof and is problematic. Chairman Wolter said he applauds what they are trying to do to the back of the building with the outside seating area and garage door options. But it needs to be tied together.

MOTION Baum second Laszewski to Postpone to a later date.

MOTION carried unanimously.

MOTION Baum second Laszewski take Item D off the Table.

MOTION carried unanimously.

MOTION Baum second Laszewski to Withdraw the Motion to Approve the 2-Lot Certified Survey Map so the whole thing is looked at as one development.

Discussion continued on the existing dumpster enclosure and a requirement for it to be enclosed. Trustee Baum explained he could not move forward with approving the Conditional Use Permit because he would like to see a reduced scale plan that does not require intrusion into the 25-foot wetland setback and be less dense.

MOTION Baum second Laszewski to Postpone further discussion until something is brought forward that is more acceptable to the zoning for this area.

Trustee Baum stated he doesn't think a storage facility fits with the 2050 Plan because this area is an environmental area. He could accept expanding the restaurant because its an existing use, but the storage unit proposal is not an appropriate use of the zoning. He could agree to dividing the property if a cohesive plan is brought forward.

MOTION carried unanimously.

MOTION Baum second Tarantino to call a 5-minute recess 9:05 pm.

MOTION carried unanimously.

Meeting reconvened 9:10 pm.

F Street Germantown, LLC, Applicant for the Village of Germantown, Property Owner – N104 W12667 Donges Bay Road. Site Plan Review for a 374,950 sqft industrial/warehouse/distribution facility in the Town 9 Business Park. Director Retzlaff summarized the proposal.

MOTION Baum second Laszewski to Approve the F Street Group site development and building plans for a 374,950 sqft industrial/warehouse/distribution facility located on a 37.7-acre parcel on Donges Bay Road in the Town 9 Business Park (TID#9) subject to the following conditions:

- 1. This approval is for Phase 1 development only and subject to all the conditions and requirements set forth herein and adopted by the Plan Commission. Approval is granted for the following plans unless superseded by subsequent plan sheets approved by Village Staff pursuant to revisions required herein and/or by the Plan Commission:***
 - a. Architectural plans dated January 3, 2023;***
 - b. Civil Engineering plans dated October 3, 2022;***
 - c. Landscaping plans dated October 3, 2022;***
 - d. Lighting plans (photometric plan) dated October 3, 2022;***
 - e. Storm Water Management Report dated January 5, 2023***

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

- 2. Separate site development and building plans for any future Phase 2 development will require Plan Commission review and approval.***



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.

1 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>	PROPERTY OWNER <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>
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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

Lori Johnson

From: peter@preferredconcepts.net
Sent: Monday, June 19, 2023 7:26 AM
To: Lori Johnson
Cc: borobuzdum@gmail.com
Subject: Buzdums

**CAUTION: This email originated from outside the organization.
Do not click links or open attachments unless you recognize the sender and know the content is safe.**

Lori,

We are scaling back/revising the project for Buzdums Bar and Grill by removing the Smoking Room and Upper Facade on the building. We also plan on cleaning up the building by changing the doors and windows to match. These changes and scaling back are for economic reasons.

Regards,

Peter LaLonde
Preferred Concepts LLC
231 Scenic Road
Colgate, WI. 53017
414-708-7380
peter@preferredconcepts.net



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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
Rev 2

Date:

13 Sept, 2022
19 Sept, 2022
29 NOV, 2022
17 May, 2023

Drawn By:

DG

Checked By:

DG

Date:

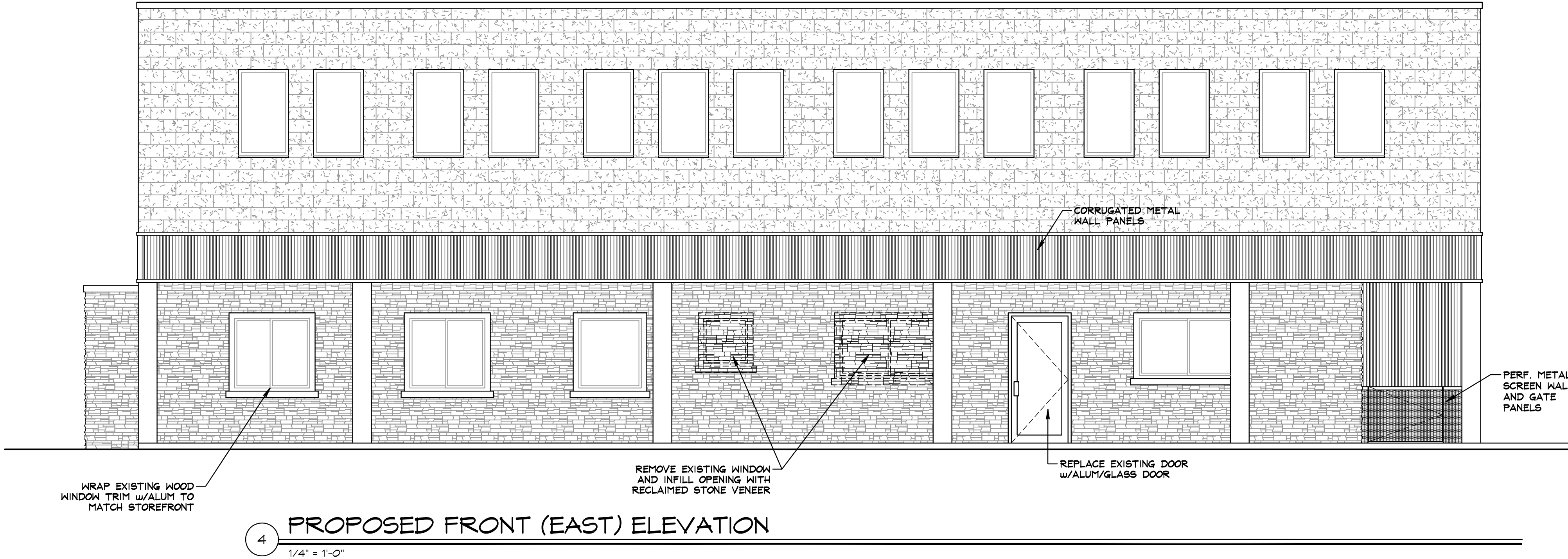
01 Sept, 2022

Job Number:

22.0394

Sheet Number

A 2.1



PROPOSED FRONT (EAST) 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:	Date:
Prelim 1	13 Sept, 2022
Construction	19 Sept, 2022
Construction Rev	29 Nov, 2022
Rev 2	17 May, 2023

Drawn By: DG

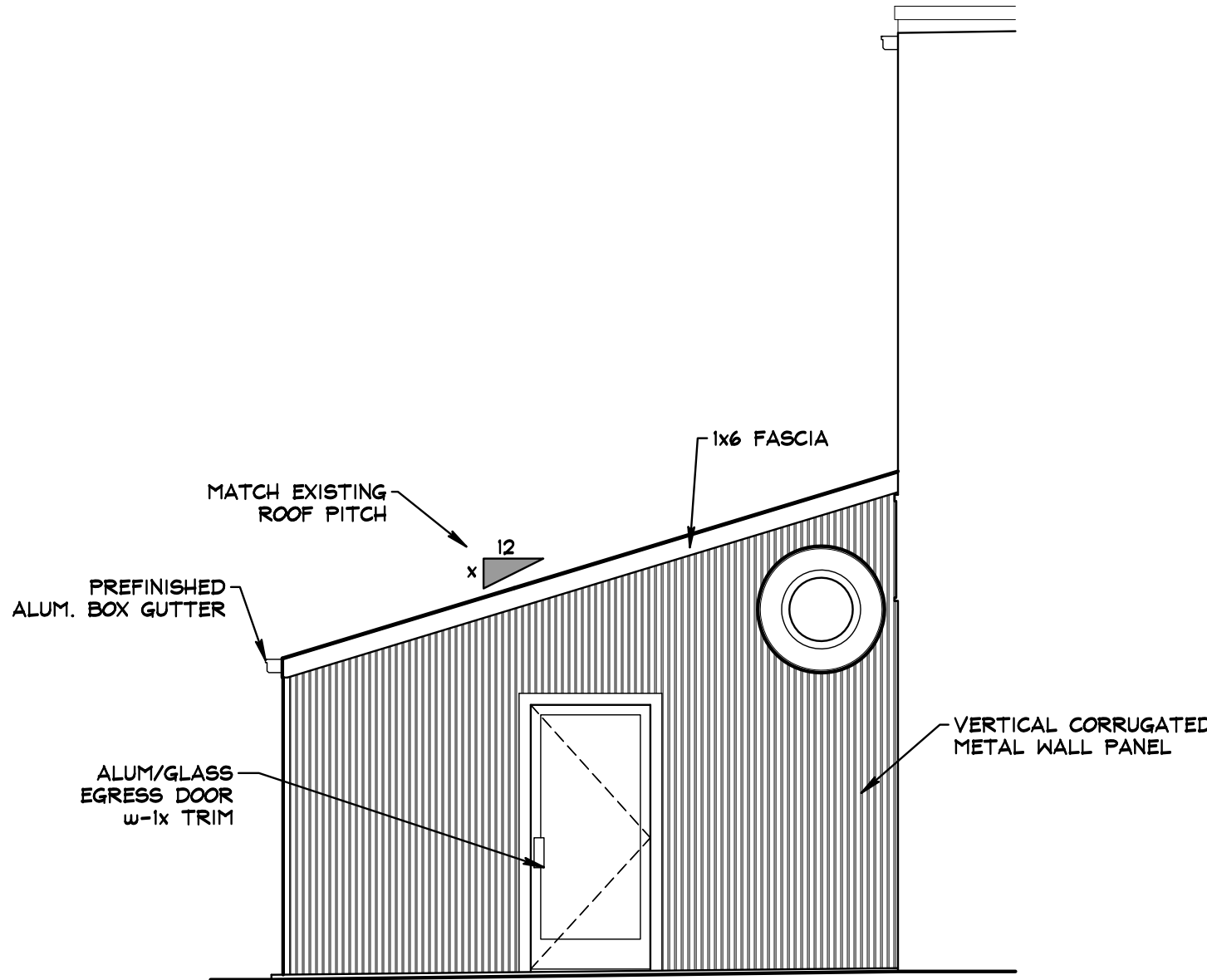
Checked By: DG

Date: 01 Sept, 2022

Job Number: 22.094

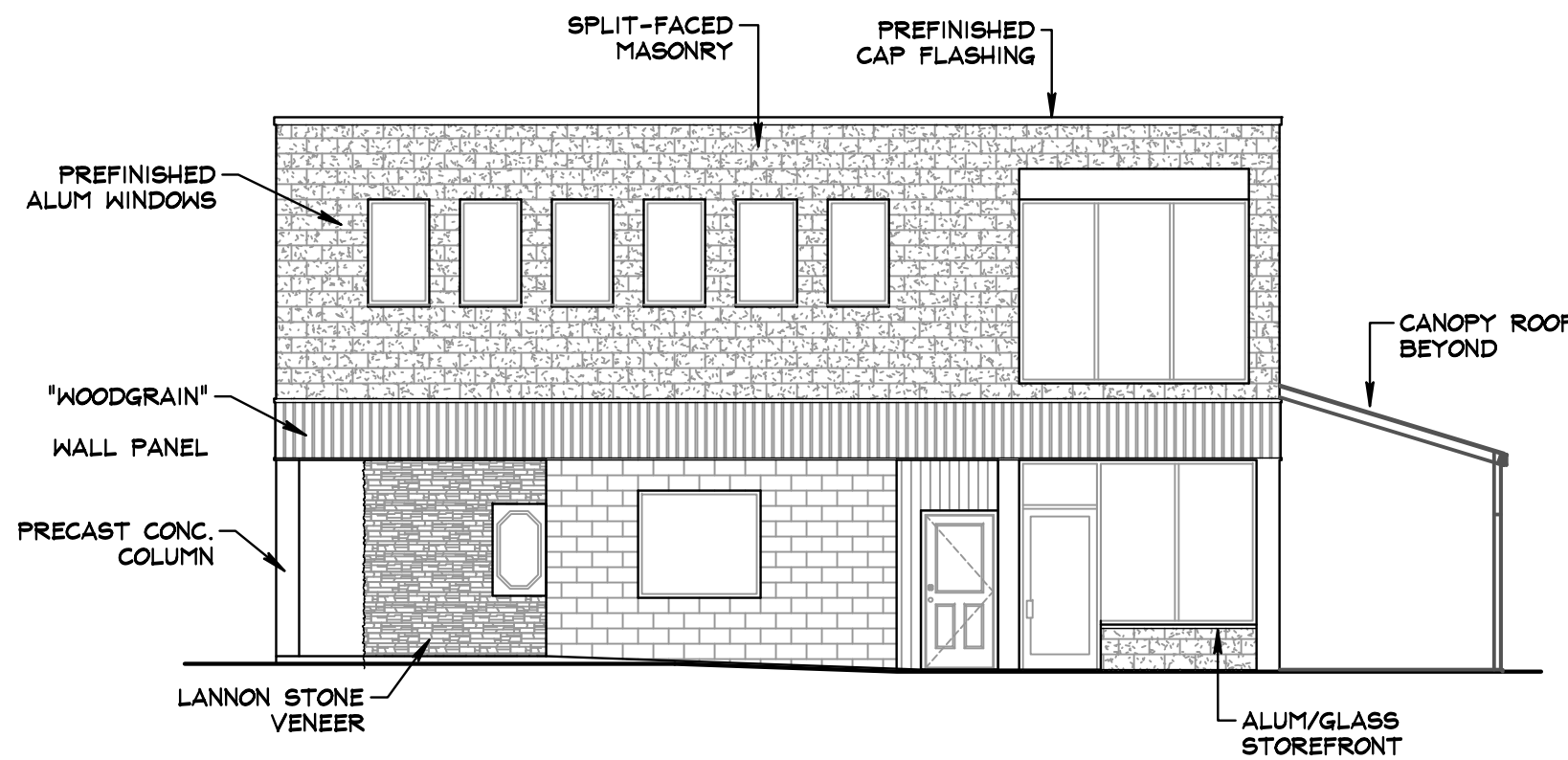
Sheet Number

A 2.0



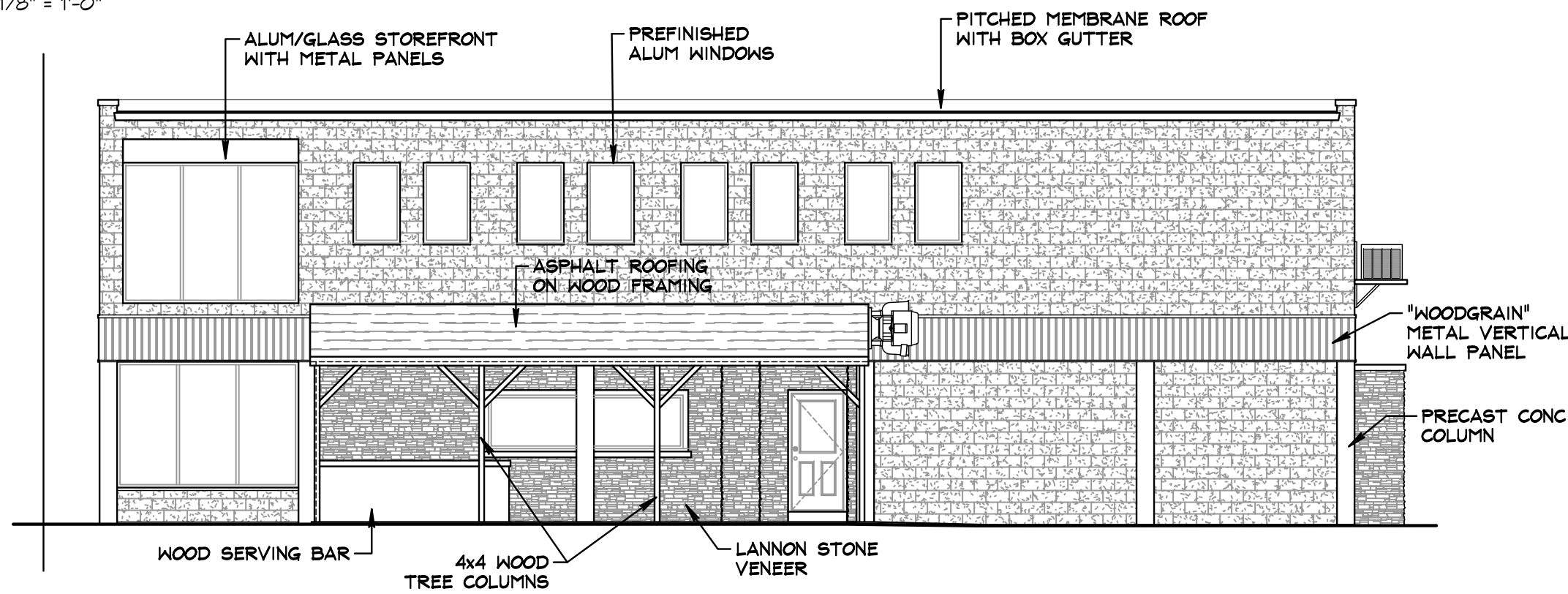
PROPOSED INSET ELEVATION

1/4" = 1'-0"



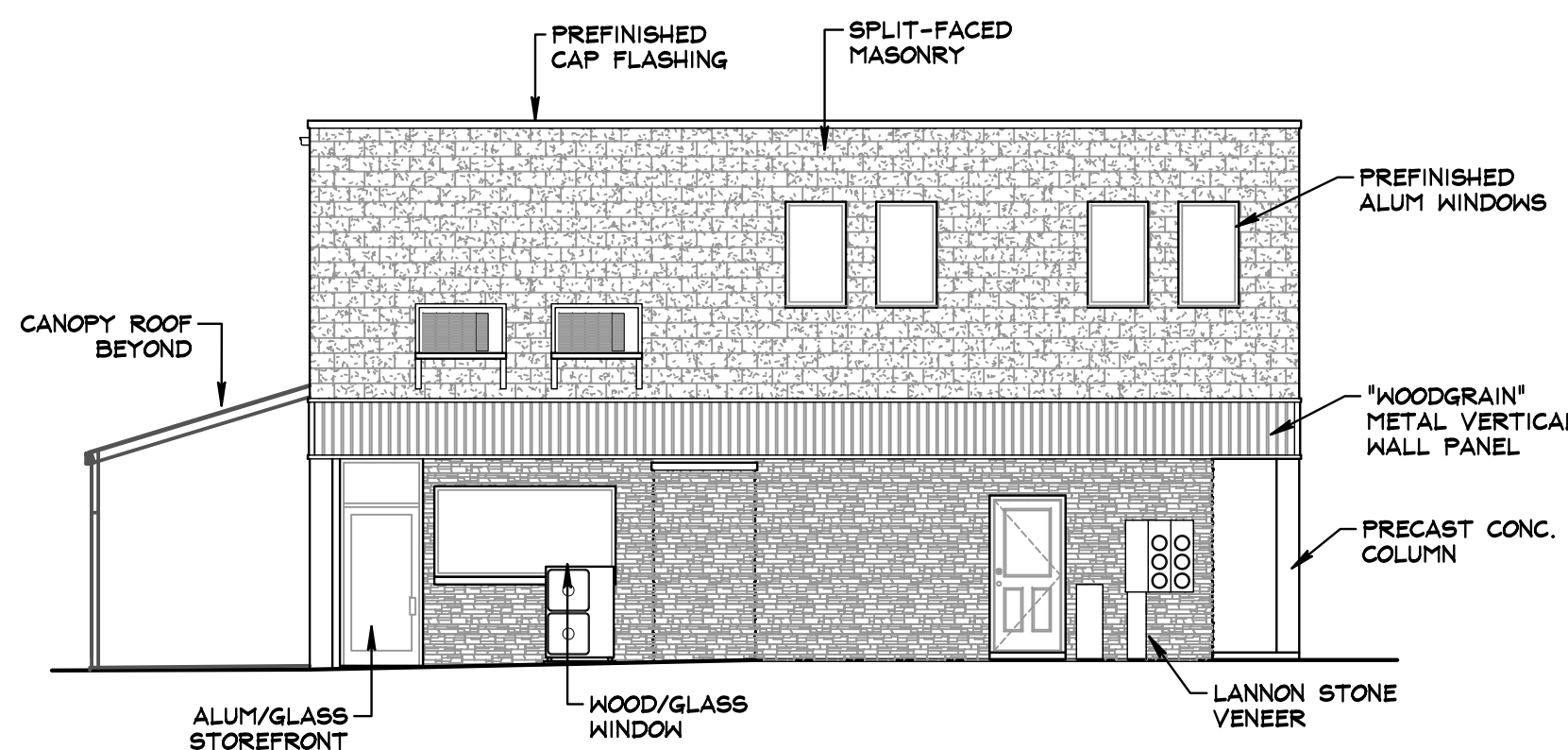
EXISTING RIGHT SIDE (NORTH) ELEVATION

1/8" = 1'-0"



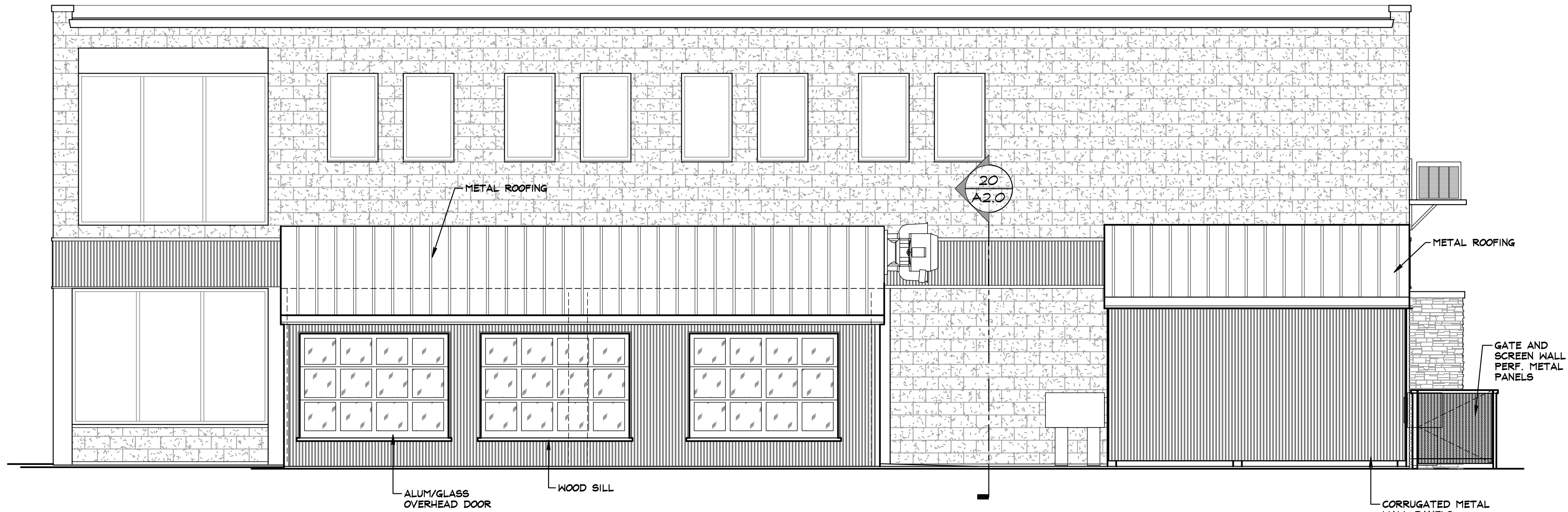
EXISTING REAR (WEST) ELEVATION

1/8" = 1'-0"



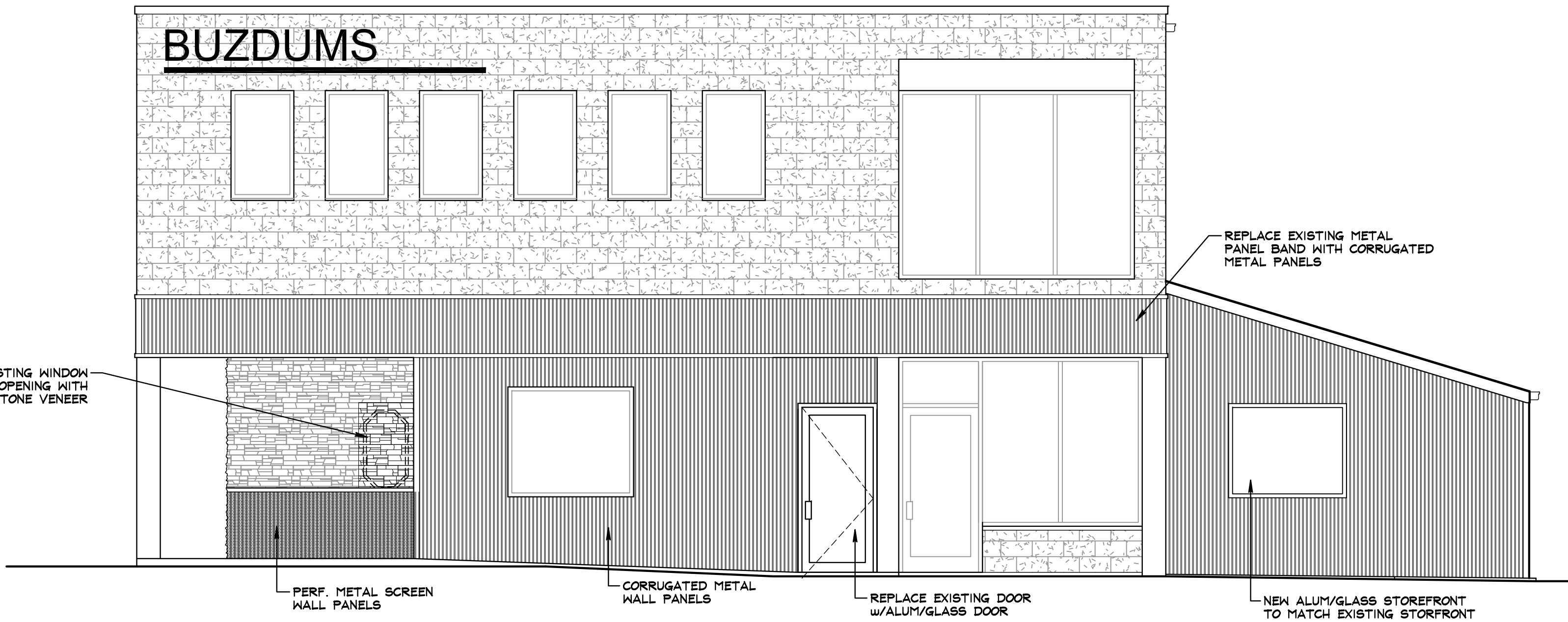
EXISTING LEFT SIDE (SOUTH) ELEVATION

1/8" = 1'-0"



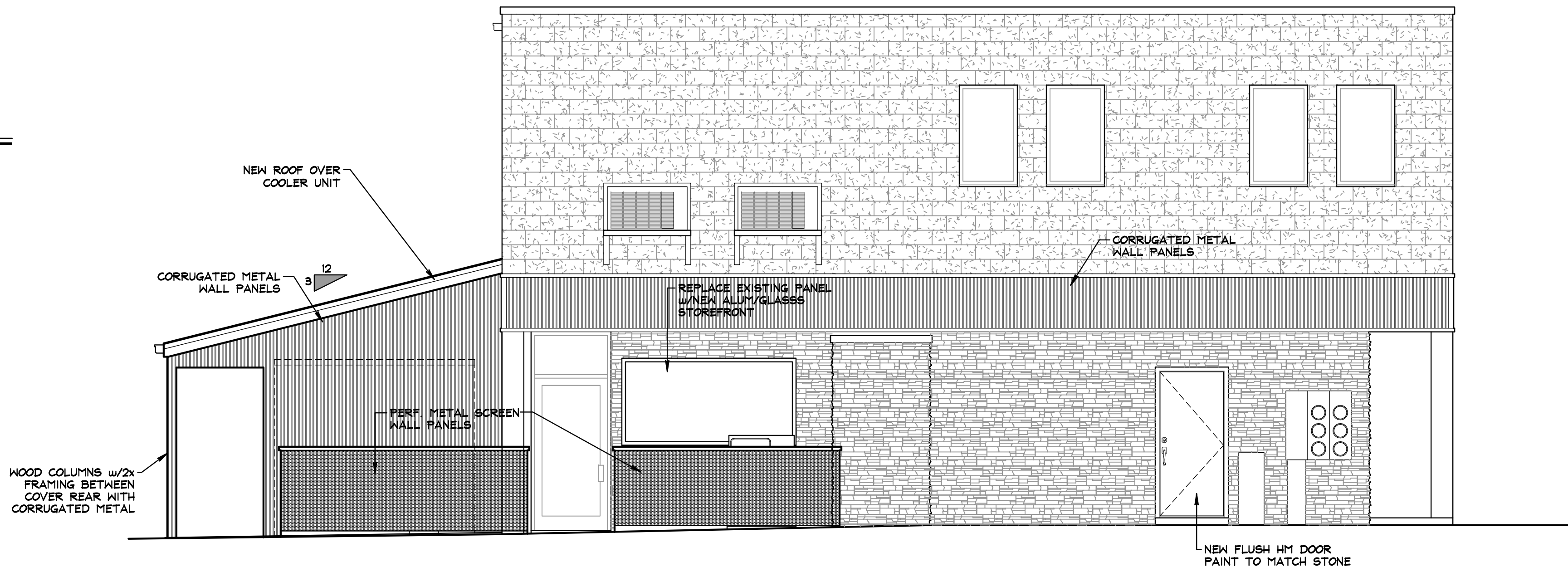
PROPOSED REAR (WEST) ELEVATION

1/4" = 1'-0"



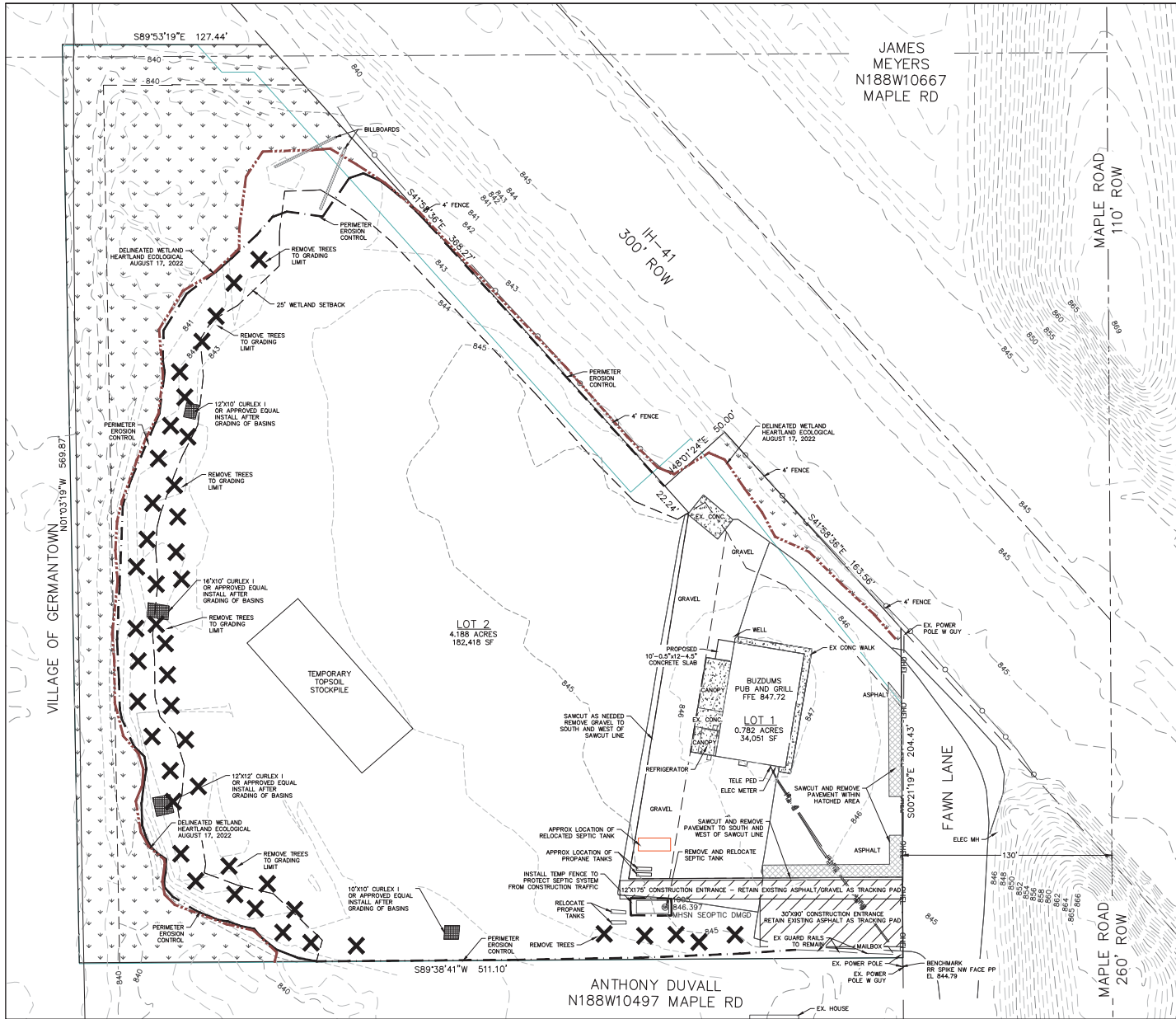
PROPOSED RIGHT SIDE (NORTH) ELEVATION

1/4" = 1'-0"



PROPOSED LEFT SIDE (SOUTH) ELEVATION

1/4" = 1'-0"



- LEGEND:**
- 936 - - - - - EXISTING MINOR CONTOUR.
 - 935 - - - - - EXISTING MAJOR CONTOUR.
 - 936 - - - - - PROPOSED MINOR CONTOUR.
 - 935 - - - - - PROPOSED MAJOR CONTOUR.
 - - - - - PROPOSED STORM SEWER.
 - - - - - TRACKING PAD.
 - - - - - INSTALL SILT FENCE.
 - - - - - INSTALL DITCH CHECK.
 - - - - - REMOVE ITEM.

STAGES OF CONSTRUCTION TIME SCHEDULE:

- APRIL 3, 2023**
1. INSTALL SITE SILT FENCE AND TEMPORARY CONSTRUCTION ENTRANCES AS SHOWN ON PLANS. ANY ADDITIONAL CONSTRUCTION ENTRANCES IF APPROVED BY THE VILLAGE OF GERMANTOWN SHALL HAVE A TRACKING PAD.
- APRIL 3, 2023 - SEPTEMBER 15, 2023**
2. STRIP TOPSOIL WITHIN THE LIMITS OF THE WET DETENTION POND AND CONSTRUCT A TEMPORARY STOCKPILE, TO BE SEEDING IF UNDISTURBED FOR MORE THAN 14 DAYS.
 3. CONSTRUCT THE MAIN WET DETENTION BASIN AND SMALLER WET BASINS. ALL GRADING SHALL DIRECT ALL RUN-OFF TO THE WET DETENTION POND THROUGHOUT THE CONSTRUCTION PROCESS.
 4. STRIP REMAINING TOPSOIL WITHIN GRADING LIMITS AND CONSTRUCT TEMPORARY TOPSOIL STOCKPILE LOCATION ACCORDING TO "SPECIFICATIONS FOR GRADING & EROSION CONTROL" ON "CONSTRUCTION NOTES PAGE".
 5. BEGIN PROPOSED SITE GRADING - RESEED SECTIONS OF PROJECT THROUGHOUT THE GRADING PROCESS TO MINIMIZE EROSION RUN-OFF.
 6. CONSTRUCT BUILDING PADS AND BUILDINGS.
 7. CONTINUE SITE GRADING.
 8. INSTALL BASE COURSES, PROPOSED PAVEMENTS.
 9. APPLY FINAL STABILIZATION TO ENTIRE SITE.
- SEPTEMBER 15 - 30, 2023**
- ALL PERMANENT SEEDING SHALL BE COMPLETED BY SEPTEMBER 30. ALL TEMPORARY SEEDING SHALL BE COMPLETED BY OCTOBER 15. STABILIZATION FOR ALL EXPOSED SOIL AFTER OCTOBER 15 SHALL CONSIST OF ANIONIC POLYACRYLAMIDE (PAM) IN ADDITION TO TEMPORARY SEEDING IN AREAS WITHOUT EROSION CONTROL. PLACE PAM IN ACCORDANCE WITH NEHR TECHNICAL STANDARD 1050. AFTER OCTOBER 15 ALL EROSION CONTROL OR OTHER MEASURES THAT ARE NOT PERMANENTLY VEGETATED SHALL HAVE EROSION MAT INSTALLED IN PREPARATION OF WINTER CONDITIONS.
- SPREAD SALVAGED OR IMPORTED TOPSOIL IN PROPOSED LANDSCAPE AREAS AND RESTORE.
- CONTRACTOR MAY MODIFY SEQUENCING AS NEEDED TO COMPLETE CONSTRUCTION IF EROSION CONTROLS ARE MAINTAINED IN ACCORDANCE WITH THE CONSTRUCTION SITE EROSION CONTROL REQUIREMENTS SET FORTH IN FEDERAL, STATE & LOCAL PERMITS. NOTIFY VILLAGE OF GERMANTOWN PRIOR TO CHANGE.
- AS CONDITIONS WARRANT DURING CONSTRUCTION ADDITIONAL BMPs SHALL BE INSTALLED TO REDUCE THE MIGRATION OF SEDIMENT THE MAXIMUM EXTENT PRACTICABLE.
- REMOVE ALL TEMPORARY EROSION CONTROL MEASURES AFTER SITE IS STABILIZED AND STABILIZE AREAS DISTURBED BY REMOVAL OF BMPs.

NO.	DATE	DESCRIPTION
1	XX-XX-XX	XXXXXXXXXXXXXXXXXXXX

PSE
PARISH SURVEY & ENGINEERING
122 Wisconsin Street, West Bend, WI 53095
262.346.7000 www.parishpse.com

PROJECT TITLE:
MAPLE ROAD STORAGE
W188 N10515 MAPLE ROAD
GERMANTOWN, WI 53022

PLAN TITLE:
EROSION CONTROL
DEMOLITION

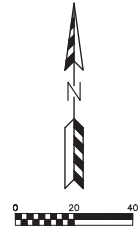
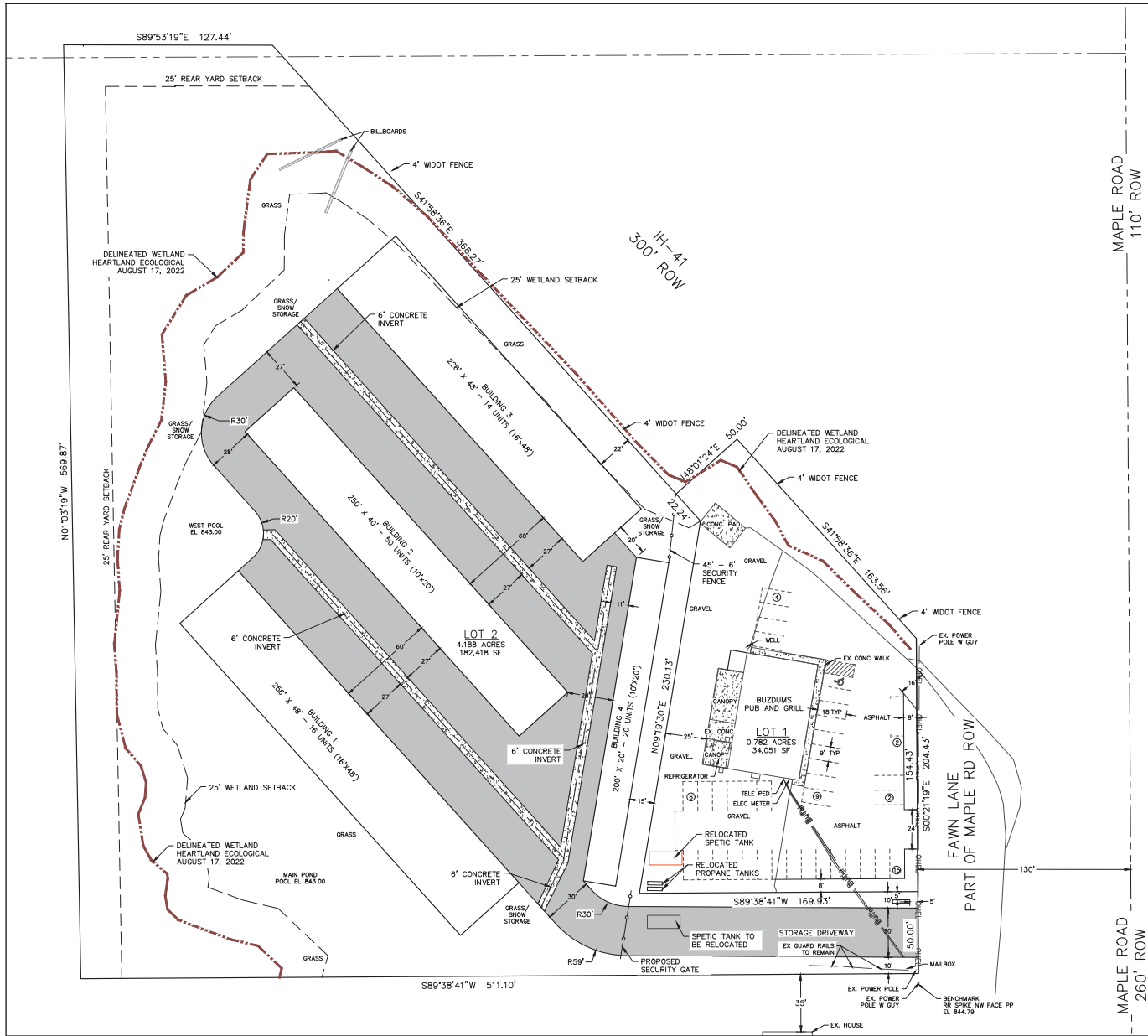
DRAWN BY:
E.NICKODEM
DESIGNED BY:
E.NICKODEM
CHECKED BY:
K. PARISH

PLAN DATE:
02-07-2023

PROJECT NO:
\BZ-02-22

PERMIT SET

SHEET NO:
C1.03



SITE INFORMATION - LOT 1	
Site Address	LOT 1 - MAPLE ROAD
Site acreage (total)	0.782 ACRES
Existing Impervious Area	0.682 ACRES (87.3%)
Area of Disturbance	0.031 ACRES
Proposed Impervious Area	0.651 ACRES (83.2%)
Current Zoning	B-3
Setbacks Building/Pavement	
Front	0'
Side	0'
Rear	25'
Wetland	25'
Number of Parking stalls required	35
Floor Area	2,500 SF - 17 Stalls
Stalls for Employees	3
Office Area	2,500 SF - 12 Stalls
Stalls for Office Employees	3
Surface Coverage Totals:	
Impervious	28,363 SQ FT (0.65 Acres)
Pervious	4,327 SQ FT (0.10 Acres)
Total	34,054 SQ FT (0.78 Acres)
Impervious Percentage	83.3%

SITE INFORMATION - LOT 2	
Site Address	LOT 2 - MAPLE ROAD
Site acreage (total)	4.188 ACRES
Existing Impervious Area	0.140 ACRES
Area of Disturbance	2.935 ACRES
Current Zoning	B-3
Setbacks Building/Pavement	
Front	0'
Side	0'
Rear	25'
Wetland	25'
Number of Parking stalls required	0
Number of Storage Units	100
Number of Employees	1
Area of Outside Storage	0 SF
Public Utilities (water/sewer)	None
Surface Coverage Totals:	
Impervious	83,878 SQ FT (1.93 Acres)
Pervious	98,540 SQ FT (2.26 Acres)
Total	182,418 SQ FT (4.19 Acres)
Impervious Percentage	46.0%

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

PAVING LEGEND	
	ASPHALT PAVEMENT 6" CRUSHED AGGREGATE BASE COURSE 2 1/4" ASPHALTIC BINDER 3 LT 58-28 S 1 3/4" ASPHALTIC SURFACE 4 LT 58-28 S
	LIGHT ASPHALT PAVEMENT 6" CRUSHED AGGREGATE BASE COURSE 1 3/4" ASPHALTIC BINDER 4 LT 58-28 S 1 1/4" ASPHALTIC SURFACE 5 LT 58-28 S
	CONCRETE SIDEWALK 6" CRUSHED AGGREGATE BASE COURSE 4" CONCRETE

NO.	DATE	DESCRIPTION
1	10-20-23	REVISIONS



PROJECT TITLE:
**MAPLE ROAD STORAGE
W188 N10515 MAPLE ROAD
GERMANTOWN, WI 53022**

PLAN TITLE:
PROPOSED SITE

DRAWN BY:
E.NICKODEM
DESIGNED BY:
E.NICKODEM
CHECKED BY:
K. PARISH

PLAN DATE:
02-07-2023

PROJECT NO:
\BZ-02-23

PERMIT SET

SHEET NO:
C1.04

