



Village of



Germantown

Willkommen

Fee must accompany application

\$1460 Paid *[Signature]* Date 3-4-19

CONDITIONAL USE PERMIT APPLICATION

Pursuant to Section 17.42 of the Municipal Code

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

1 APPLICANT OR AGENT

Quam Engineering LLC.

ATTN: Kevin Parish

122 Wisconsin Street

West Bend, Wisconsin 53095

Phone (262) 338-6641

Fax ()

E-Mail kparish@quamengineering.com

PROPERTY OWNER

Weissman Auto

ATTN: Rick Weissman

W140 N10455 West Fond Du Lac Ave.

Germantown, WI 53022

Phone (262) 255-5150

2

TO WHOM SHOULD THE PERMIT BE ISSUED?

Rick Weissman

3

PROPERTY ADDRESS

W140N10455 FOND DU LAC AVE.

TAX KEY NUMBER

264996

4

DESCRIPTION OF EXISTING OPERATION

Briefly describe the use as it exists today, including use, size, number of employees, hours of operation, etc. If this permit involves new construction, describe the current status of the property, e.g. "vacant." Use additional pages as necessary.

This property is used as an auto repair shop. There are 3-4 employees that work there from about 8 a.m. to 6 p.m. each day. The existing building is about 3,500 S.F.

5

DESCRIPTION OF PROPOSED OPERATION

Write the name of the proposed conditional use exactly as it appears in the Municipal Code.

Auto Repair Shop

Describe the proposed use, including size, number of employees, hours of operation and extent of any new construction/alterations.

The proposed use would remain the same. The shop would simply be doubled in size allowing for additional employees at the same hours.

METES AND BOUNDS LEGAL DESCRIPTION OF PROPERTY — REQUIRED

6

Attach pages as necessary.

LOT 3, CSM 4534, Recorded as Document 698155

SUPPORTING DOCUMENTATION:

7

Site plan and elevations for new construction (can be conceptual)

Photos of existing use and/or proposed use operating elsewhere

READ AND INITIAL THE FOLLOWING:

8

RW I understand that the Village is under no obligation to issue a Conditional Use Permit and will do so only if the applicant successfully demonstrates that the proposed use is harmonious with the neighborhood and the long range goals of the Village.

RW I will notify the Village if any aspect of the conditional use changes. I understand that failure to do so may result in the revocation of the CUP.

RW I understand that a Conditional Use Permit is valid only if the conditions and restrictions of the permit are met. I understand that failure to comply with any aspect of the permit may result in revocation.

SIGNATURES — ALL APPLICATIONS MUST BE SIGNED BY OWNER!

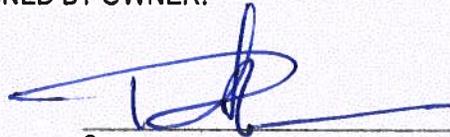
9

Applicant _____

Date _____

Owner _____

Date _____

 3-4-19



Village of

Germantown
Willkommen

FEES MUST BE PAID AT TIME OF APPLICATION

- \$200 Plan Commission Consultation
- \$1,085 Rezoning
- \$1,240 PDD < 5 acres
- \$2,095 PDD 5-20 acre site
- \$3,460 PDD > 20 acre site

Date Paid: 3-4-19 Received by: [Signature]

REZONING & PDD APPLICATION

Pursuant to Section 17.51 of the Municipal Code

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

1

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Fax ()

E-Mail kparish@quamengineering.com

PROPERTY OWNER

Weissman Auto

ATTN: Rick Weissman

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Germantown, WI 53022

Phone (262) 255-5150

2

PROPERTY ADDRESS OR GENERAL LOCATION

TAX KEY NUMBER

kparish@quamengineering.com

264996

3

REZONING REQUEST

FROM

B-3 & M-2

TO

B-3

4

METES AND BOUNDS LEGAL DESCRIPTION OF PROPERTY – REQUIRED

Attach pages as necessary

LOT 3, CSM 4534, Recorded as Document 698155

5

PURPOSE OF REZONING REQUEST

Briefly describe why the applicant is rezoning the property. Include a description of the proposed use, including any new construction and number of employees, if applicable.

The site currently has 2 different zonings, B-3 & M-2. The proposed project would expand the existing auto repair shop into the other zoning classification. The purpose is to rezone the property so it is all zoned the same classification.

6 SUPPORTING DOCUMENTATION:

- Plat of Survey (1:100)
- Site Plan and elevations for new construction (can be conceptual)
- _____
- _____

7 READ AND INITIAL THE FOLLOWING:

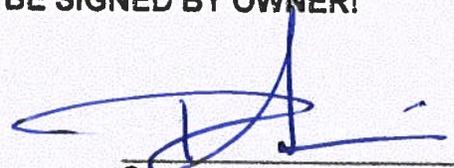
RW I understand that the Village is under no obligation to rezone property and that density and lot coverages provided in the Zoning Code are maximums. Actual build out will depend on myriad factors including topography and other natural conditions, surrounding neighborhood context and the detailed design of a project.

RW I understand that Village Staff, Plan Commission and/or Village Board may request additional information to properly evaluate this request and failure to provide such information may in itself be sufficient cause to deny the petition.

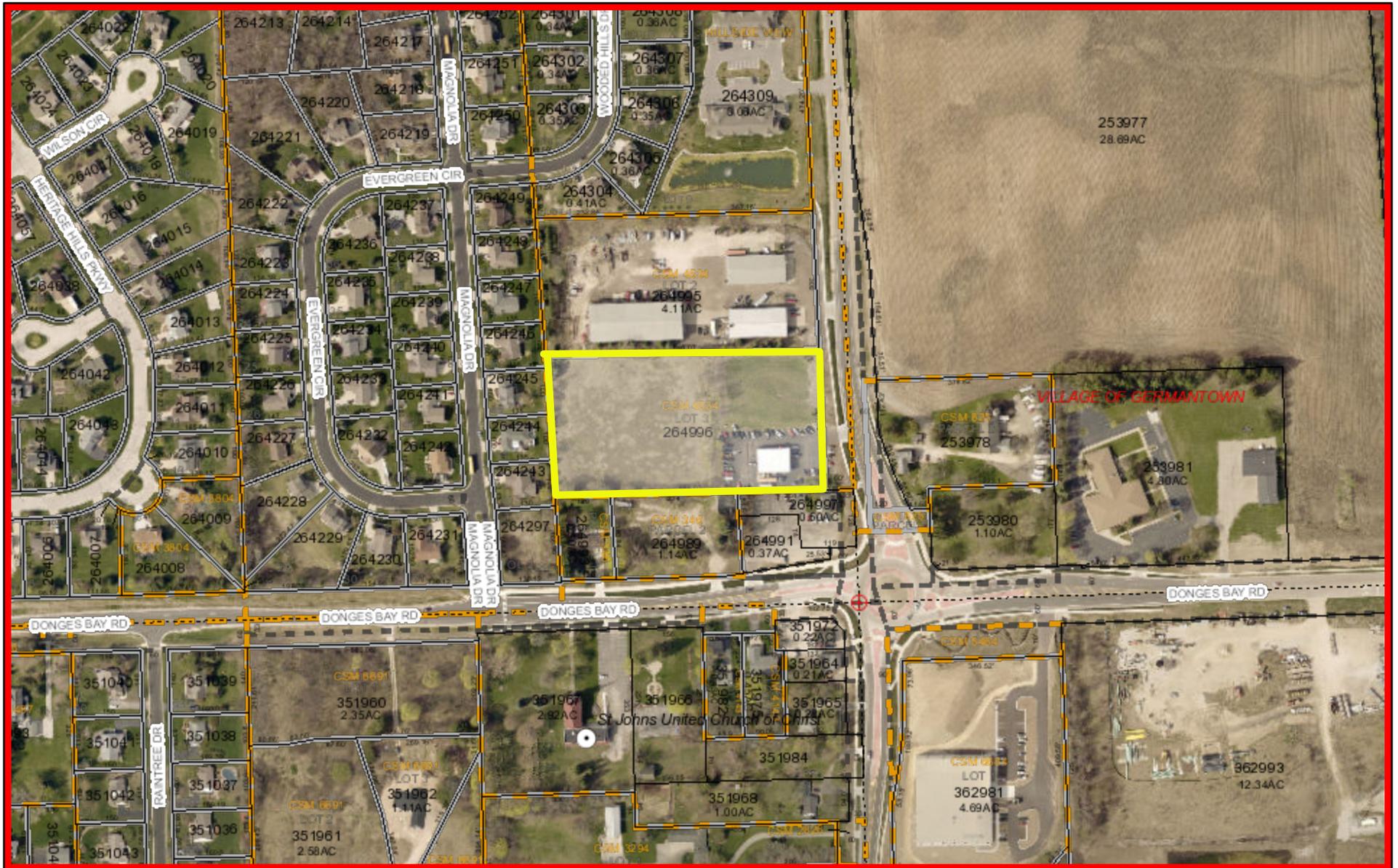
RW I am aware that this rezoning shall go into effect immediately upon the final approval of the Village Board and its execution of the rezoning ordinance

8 SIGNATURES – ALL APPLICATIONS MUST BE SIGNED BY OWNER!

Applicant Date

 _____ 3-4-19
Owner Date

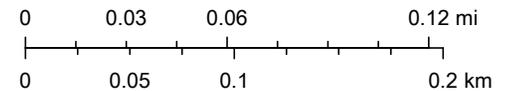
Weissman Automotive Property



March 25, 2019

1:3,600

- | | | | |
|----------------------------|-----------------------------|--------------------|---------------|
| County Boundary | Washington County Landmarks | Public Open Spaces | Meander Line |
| City, Village or Town Hall | Airports | Current Parcel | PLSS Monument |
| Libraries | Trails | Landhook | PLSS Boundary |



Washington County, Washington County, Wisconsin



March 4, 2019

Village of Germantown
N112W17001 Mequon Road
Germantown, WI 53022

Re: Weissman Auto – Building Addition
W140 N10455 West Fond du Lac Ave, Village of Germantown

Dear Sir or Madam,

This project is an expansion of Weissman Auto. The existing Weissman Auto building is undersized for the operation. This proposal includes adding a 3,500 SF building addition to the north side of the current building. The proposed addition will allow for four additional service areas. Additional parking will be provided to the west of the existing parking lot. The existing parking combined with the proposed parking will provide a total of 53 parking stalls. The west parking will be fenced in for security and aesthetic purposes.

The additional impervious area will be less than 0.5 acres so the development is not required to not meet the full stormwater management requirements. A bio-retention device has been designed to detain and treat storm water from the additional impervious area. The bio-retention device will discharge to the existing storm sewer located in West Fond Du Lac Avenue.

Currently the existing lot has two different zoning classifications, M-2 & B-3. We are proposing to rezone the entire property to a B-3 zoning classification.

Respectfully,

A handwritten signature in black ink that reads "Kevin J. Parish".

Kevin J. Parish, P.E.
Project Manager

WA-05-18

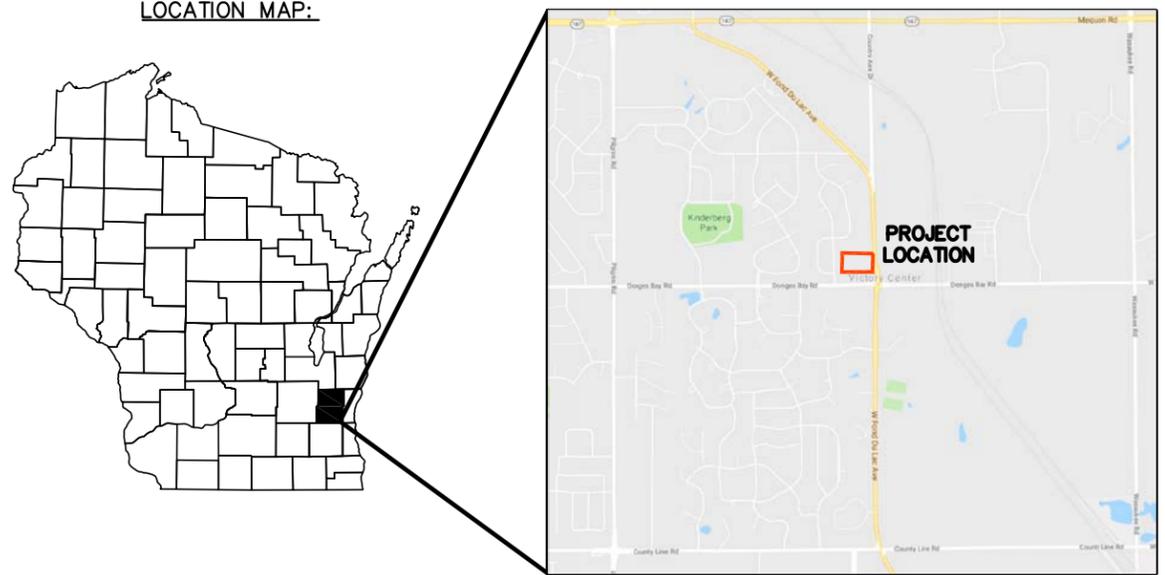


WEISSMAN AUTO

BUILDING ADDITION, PARKING LOT EXPANSION & UTILITY CONSTRUCTION

VILLAGE OF GERMANTOWN, WISCONSIN

LOCATION MAP:



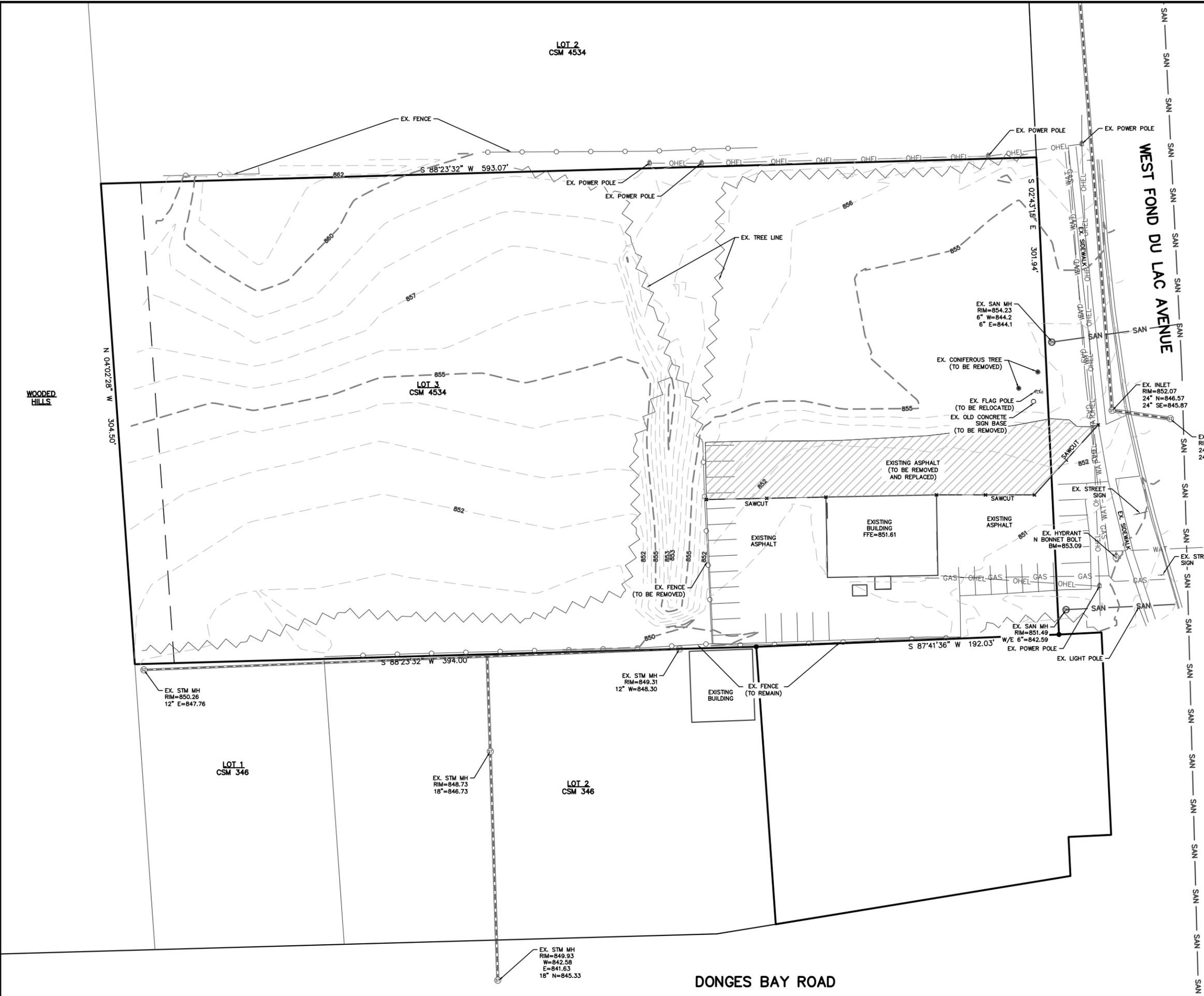
QUAM ENGINEERING, LLC
Residential and Commercial Site Design Consultants

122 Wisconsin Street, West Bend, Wisconsin 53095
Phone (262) 338-6641; www.quamengineering.com

CIVIL SHEET INDEX:

SHEET	SHEET TITLE
C-100	COVER
C-101	EXISTING SITE PLAN
C-102	PROPOSED SITE PLAN
C-103	GRADING AND EROSION CONTROL PLAN
C-104	UTILITY PLAN
C-105	LANDSCAPE PLAN
C-106	LIGHTING PLAN

<p>PROJECT CONTACTS:</p> <p>OWNER: WEISSMAN AUTO ATTN: RICK WEISSMAN W140 N10455 WEST FOND DU LAC AVE GERMANTOWN, WI 53022</p> <p>CIVIL: QUAM ENGINEERING, LLC ATTN: KEVIN PARISH 122 WISCONSIN STREET WEST BEND, WI 53095</p> <p style="text-align: center;">DIGGERS HOTLINE</p> <p style="text-align: center;">Dial 811 or (800)242-8511 www.DiggersHotline.com</p>	<p>BENCHMARK:</p> <p>SITE BENCHMARK: HYDRANT ON E SIDE OF LOT N BONNET BOLT BM=853.09</p> <p>NOTES: THE CONTRACTOR SHALL REFER TO THE MUNICIPAL STANDARD SPECIFICATIONS, WATER SPECIFICATIONS, WISDOT, AND STANDARD SPECIFICATIONS FOR SEWER & WATER CONSTRUCTION IN WISCONSIN.</p>
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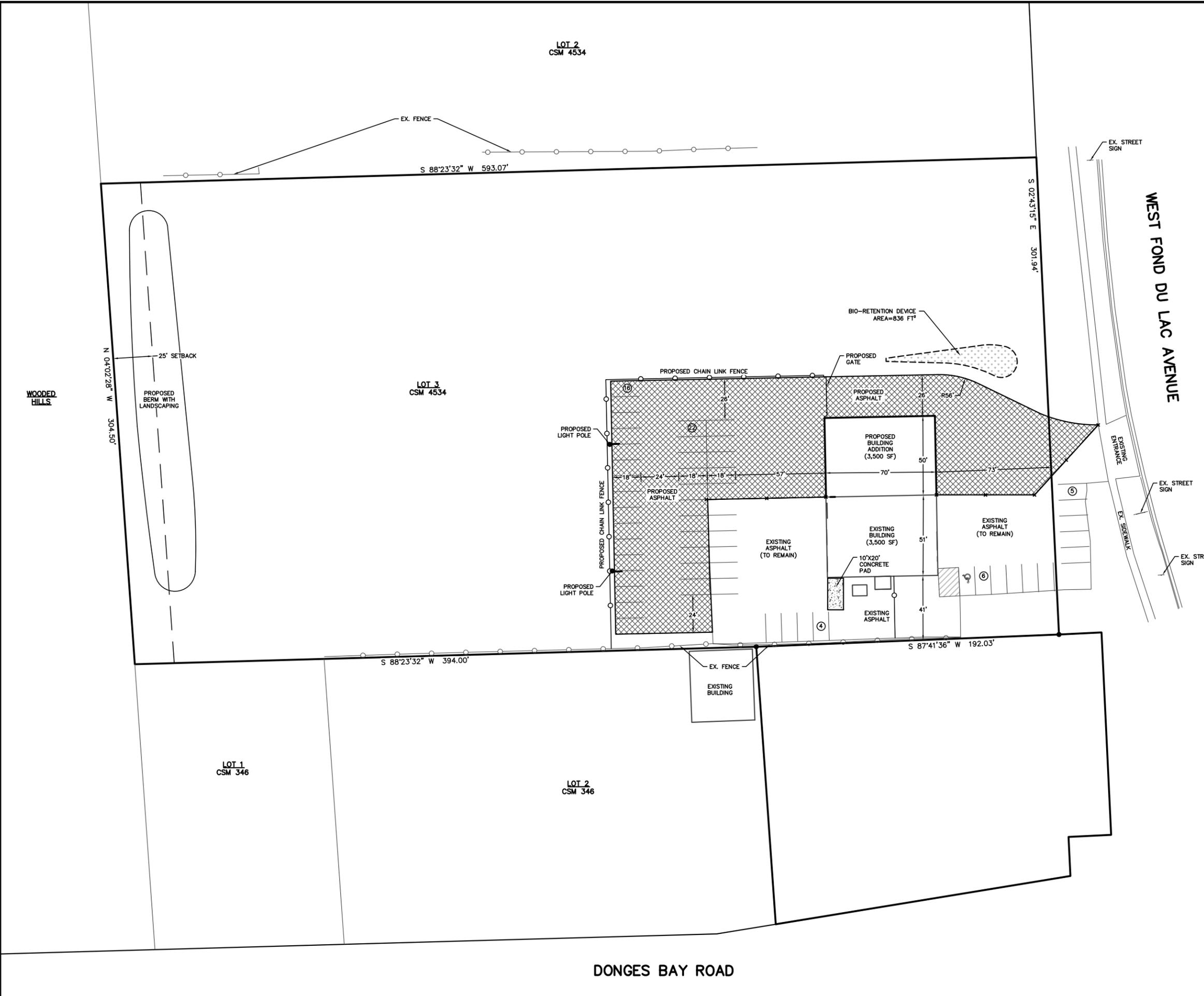


WEISSMAN AUTO - BUILDING ADDITION
 EXISTING CONDITIONS PLAN
 DATED: MARCH 4, 2019

C-101

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PAVING LEGEND

- ASPHALT PAVEMENT
 - 8" CRUSHED AGGREGATE BASE COURSE
 - 2 1/4" ASPHALTIC BINDER 3 LT 58-28 S
 - 1 3/4" ASPHALTIC SURFACE 4 LT 58-28 S
- CONCRETE
 - 6" CRUSHED AGGREGATE BASE COURSE
 - 6" CONCRETE

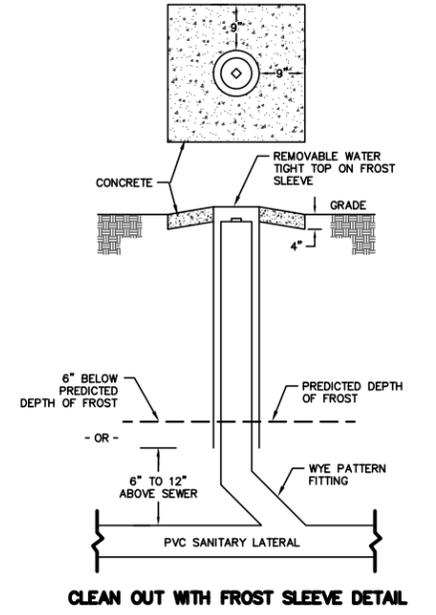
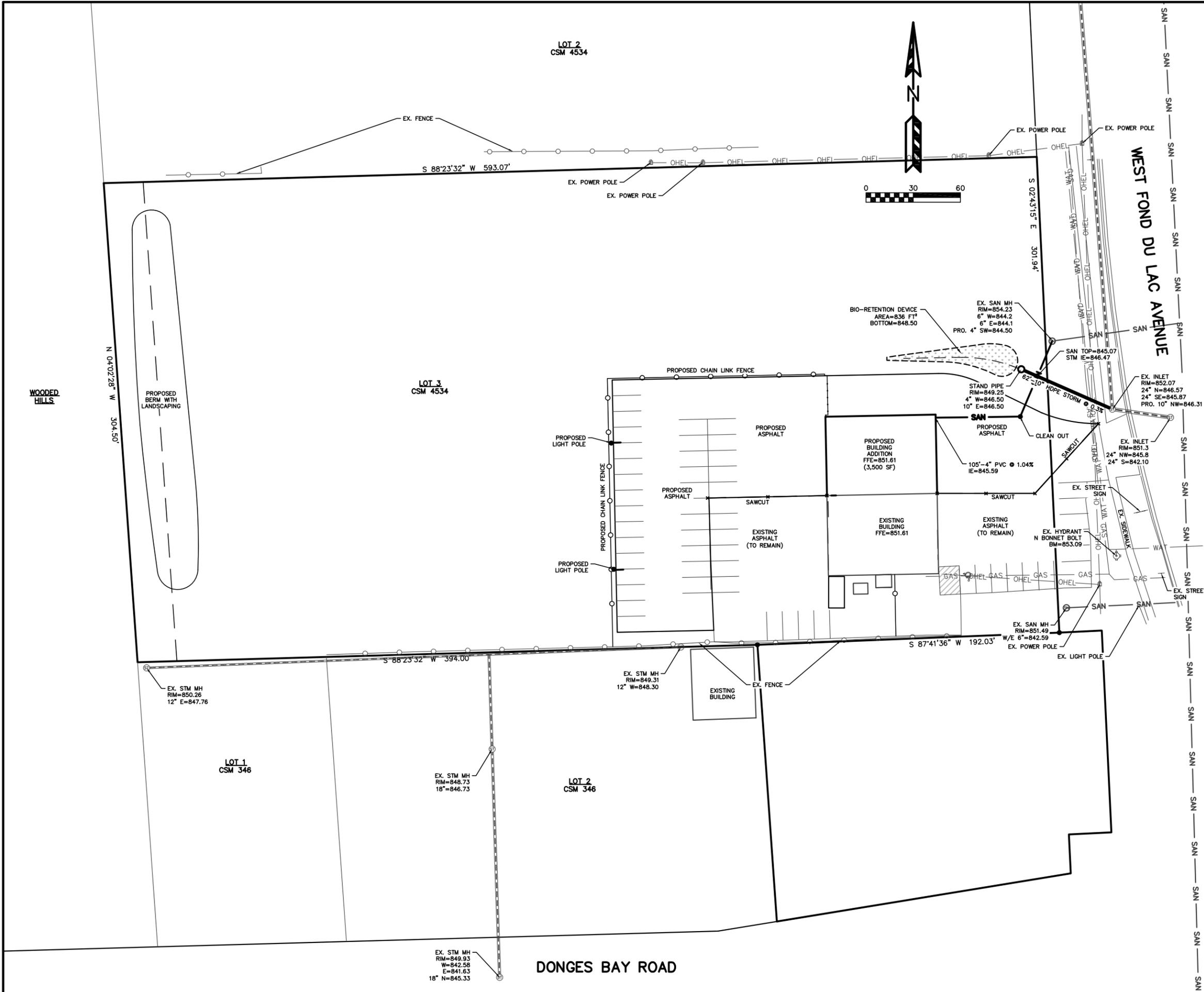
NOTES:
ALL PAVING SHALL CONFORM TO "STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY & STRUCTURE CONSTRUCTION" AND APPLICABLE VILLAGE OF GERMANTOWN ORDINANCES.

SITE PLAN INFORMATION BLOCK	
Site Address	W140 N10455 West Fond du Lac Avenue
	Lot 3 of CSM No. 4534
Site acreage (total)	4.11 Acres
Current Site Zoning	B-3 & M-2
Proposed Site Zoning	B-3
Street Frontage, Min.	50'
Front Setback, Min.	N/A
Side Setback, Min.	N/A
Rear Setback, Min.	25'
EXISTING IMPERVIOUS AREA	0.68 Acres
PROPOSED IMPERVIOUS AREA	0.39 Acres
BUILDING AREA	7,000 SF
PARKING REQUIRED	1 STALL/250 SF=28
	1 STALL/EMPLOYEE=8
TOTAL PARKING REQUIRED	36 STALLS
PARKING STALL PROVIDED	
	SHOWN
Parking	52
Accessible	1
Total	53

WEISSMAN AUTO - BUILDING ADDITION
EXISTING CONDITIONS PLAN
DATED: MARCH 4, 2019

C-102

DONGES BAY ROAD



UTILITY NOTES:

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

ALL UTILITY CONSTRUCTION SHALL BE DONE IN COMPLIANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN (LATEST EDITION AND ADDENDUM) AND ALL STATE AND LOCAL CODES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE WHICH SPECIFICATIONS APPLY, AND TO COORDINATE ALL CONSTRUCTION ACTIVITIES WITH THE APPROPRIATE LOCAL AND STATE AUTHORITIES.

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

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

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

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

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

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

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

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

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

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

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

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

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

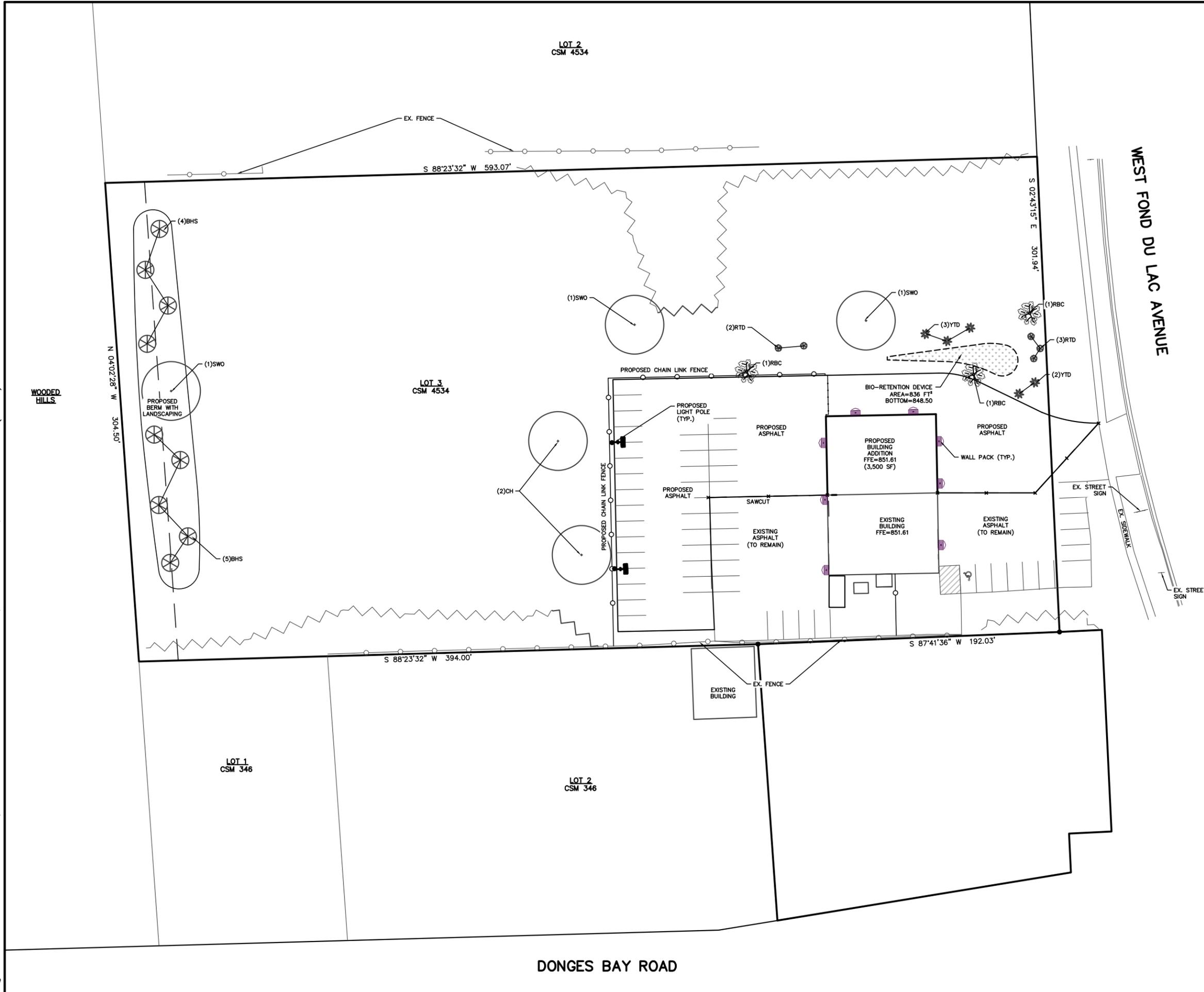
ALL WORK WITHIN THE CITY RIGHT-OF-WAY REQUIRES A PERMIT FROM THE VILLAGE OF GERMANTOWN PUBLIC WORKS DEPARTMENT.

WEISSMAN AUTO - BUILDING ADDITION
 UTILITY PLAN
 DATED: MARCH 4, 2019

C-104

QUAM ENGINEERING, LLC
Residential and Commercial Site Design Consultants

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PLANT LIST

KEY	QUAN	SIZE	COMMON NAME	ROOT
CANOPY TREES				
CH	2	2"	HACKBERRY	BB
SWO	3	2"	SWAMP WHITE OAK	BB
ORNAMENTAL TREES				
RBC	3	10"	RIVER BIRCH CLUMP	BB
EVERGREEN TREES				
BHS	9	5"	BLACK HILLS SPRUCE	BB
DECIDUOUS SHRUBS				
RTD	52	4"	BAILEY RED TWIG DOGWOOD	POT
YTD	5	24"	YELLOW TWIG DOGWOOD	POT
BIO-RETENTION PLANTINGS				
RGP	836	2 1/2"	(PLANTED 12" ON CENTER)	PLUG
COMMON BLUE STAR BOTTLE GENTIAN OBEDIENT PLANT COLUMBINE SWITCHGRASS BLACK EYED SUSAN WILD IRIS SWAMP MILKWEED WHITE TURTLEHEAD CARDINAL FLOWER TURK'S CAP LILY LITTLE BLUESTEM CANADA WILD RYE NODDING ONION				

- NOTES:**
- 1) DESIGNATED TURF AREAS TO RECEIVE A MINIMUM OF 4" OF TOPSOIL, SEED (NO-MOW SEED MIX), STARTER FERTILIZER, AND MULCH (STRAW OR STRAW MAT).
 - 2) TURF AREAS IN DRAINAGE SWALES AND SLOPES GREATER THAN 3:1 SHALL BE MULCHED WITH EROSION CONTROL FABRIC (INSTALLED PER MANUFACTURER'S SPECIFICATIONS).
 - 3) INDIVIDUAL TREES AND SHRUB GROUPINGS IN LAWN AREAS TO RECEIVE SHREDDED HARDWOOD BARK MULCH PLANT RINGS (4" DIAMETER) SPREAD TO A DEPTH OF 3"
 - 4) BIORETENTION BASIN TO RECEIVE COCONUT MAT MULCH.
 - 5) BIORETENTION BASIN PLANTS (RGP) TO BE INSTALLED 12" ON CENTER.
 - 6) BIORETENTION BASIN TO BE CONSTRUCTED PER WDNR SPECIFICATIONS.

WEISSMAN AUTO - BUILDING ADDITION
 LANDSCAPE PLAN
 DATED: MARCH 4, 2019 C-105

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DONGES BAY ROAD

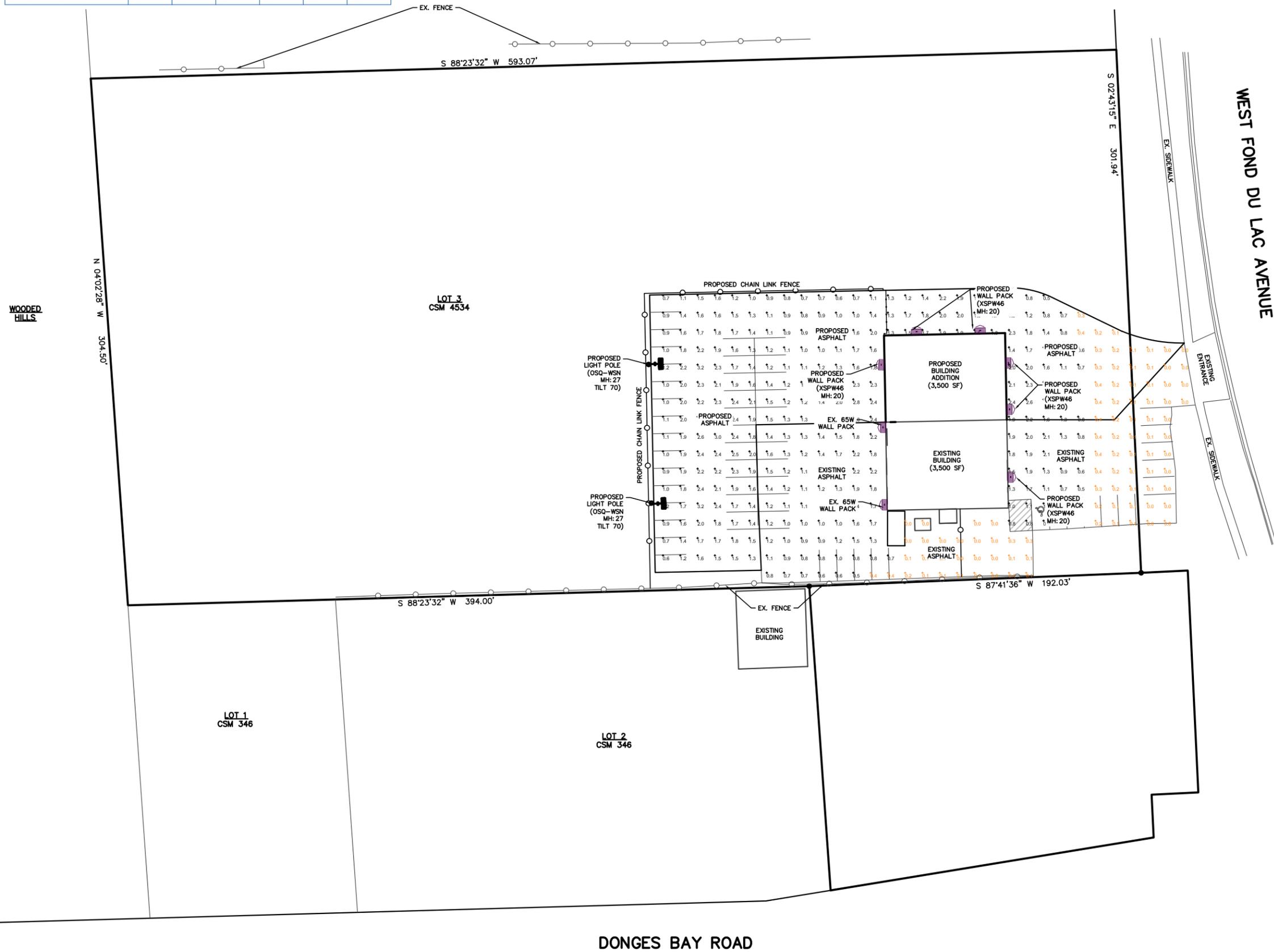
Luminaire Schedule							
Symbol	Qty	Label	Arrangement	LMF	Lum. Lumens	Lum. Watts	Part Number
	2	OSQ-WSN	SINGLE	1.030	26051	215	OSQ-A-NM-WSN-U-40K-_-_-w/OSQ-AA_-_-
	6	XSPW46	SINGLE	0.980	4270	31	XSPW-B-WM-4ME-4L-40K-_-_-

Calculation Summary (Footcandles calculated using predicted lumen values @ 50K hrs of operation)						
Label	Units	Avg	Max	Min	Avg/Min	Max/Min
CalcPts	Fc	1.15	3.2	0.0	N.A.	N.A.
EXPANSION PAVED AREA	Fc	1.58	3.2	0.6	2.63	5.33

Pole Schedule
 (2) PS4S27RT_ (27' X 4" X .188" STEEL SQUARE POLE)
 Proposed poles meet 110 MPH sustained winds.

Additional Equipment:
 (2) OSQ-AA_ (Adjustable Arm Mount)
 (2) PB-1A4_ (Single Head Tenon)

*** CUSTOMER TO VERIFY ORDERING INFORMATION AND CATALOGUE NUMBER PRIOR TO PLACING ORDER ***



WEISSMAN AUTO - BUILDING ADDITION
 LIGHTING PLAN
 DATED: MARCH 4, 2019

C-106

QUAM ENGINEERING, LLC
 Residential and Commercial Site Design Consultants

122 Wisconsin Street; West Bend, Wisconsin 53095
 Phone (262) 338-6641; www.quamengineering.com

PROPOSED BUILDING FOR:

PROJECT NAME

CITY, WISCONSIN; COUNTY OF:

SCALE VERIFICATION

THIS BAR MEASURES 1" ON ORIGINAL.
ADJUST SCALE ACCORDINGLY

NOTICE OF COPYRIGHT
THESE PLANS ARE COPYRIGHTED AND ARE SUBJECT TO
COPYRIGHT PROTECTION AS AN "ARCHITECTURAL WORK" UNDER
SEC. 102 OF THE COPYRIGHT ACT, 17 U.S.C. AS AMENDED
DECEMBER 1990 AND KNOWN AS ARCHITECTURAL WORKS
COPYRIGHT PROTECTION ACT OF 1990. THE PROTECTION
INCLUDES BUT IS NOT LIMITED TO THE OVERALL FORM AS WELL
AS THE ARRANGEMENT AND COMPOSITION OF SPACES AND
ELEMENTS OF THE DESIGN. UNDER SUCH PROTECTION
UNAUTHORIZED USE OF THESE PLANS, WORK OR BUILDING
REPRESENTED, CAN LEGALLY RESULT IN THE CESSATION OF
CONSTRUCTION OR BUILDINGS BEING SEIZED AND/OR MONETARY
COMPENSATION TO BAYLAND BUILDINGS, INC.

JOB NUMBER: 18-0733

PROJECT EXECUTIVE: TIM AMBROSIOUS
(920) 371-0853

DRAWN BY: AMA

DATE: 2-18-19

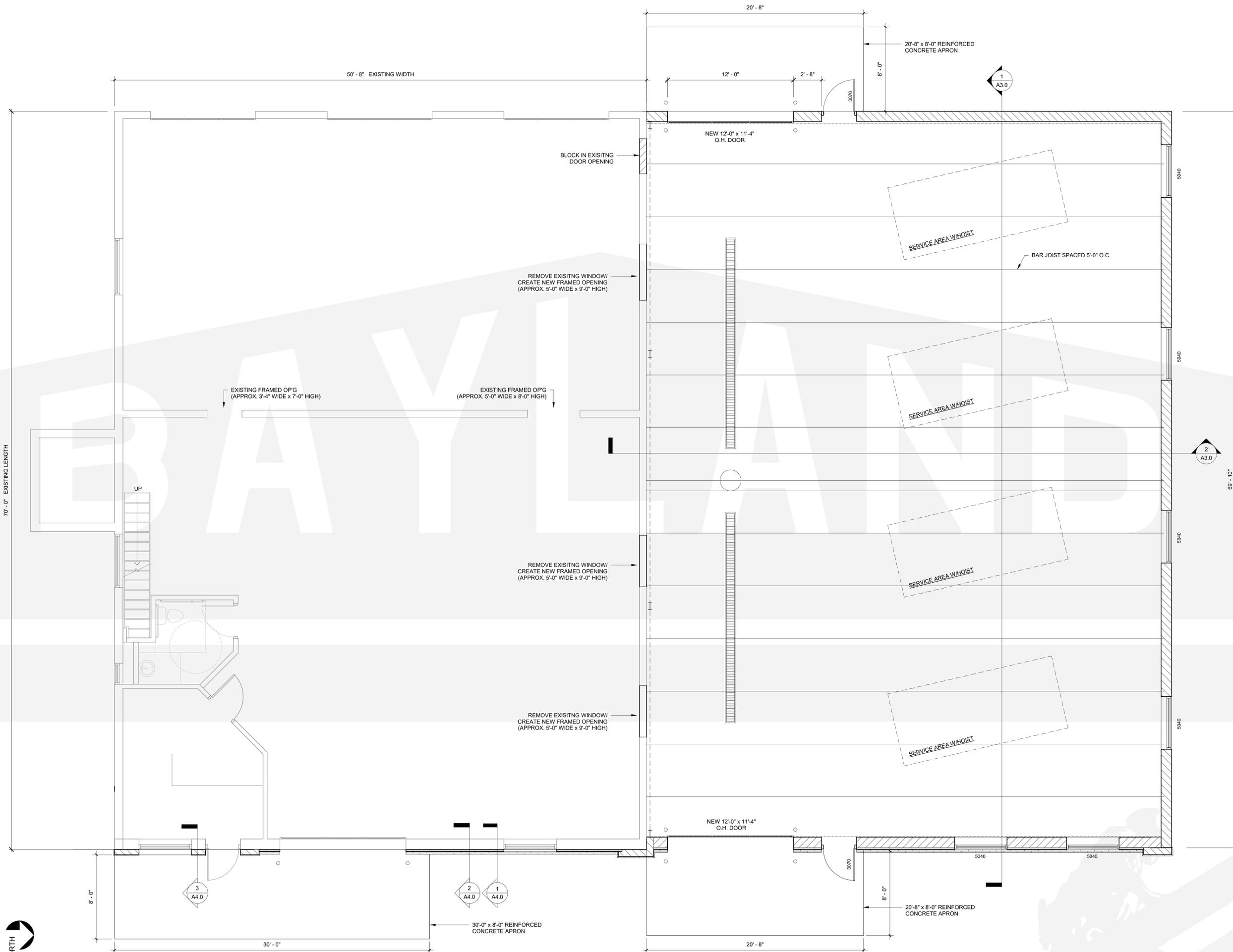
REVISIONS:

ISSUED FOR: CHECKED DATE:
BY:

- PRELIMINARY
- BID SET
- DESIGN REVIEW
- CHECKSET
- CONSTRUCTION

OVERALL FLOOR PLAN

A1.0



EXISTING PROPOSED ADDITION



1 /A2.0 NEW EAST ELEVATION 1/4" = 1'-0"

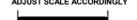


2 /A2.0 3D View 1

PROPOSED BUILDING FOR:
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DRAWN BY: AMA

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REVISIONS:

ISSUED FOR: CHECKED DATE: BY:

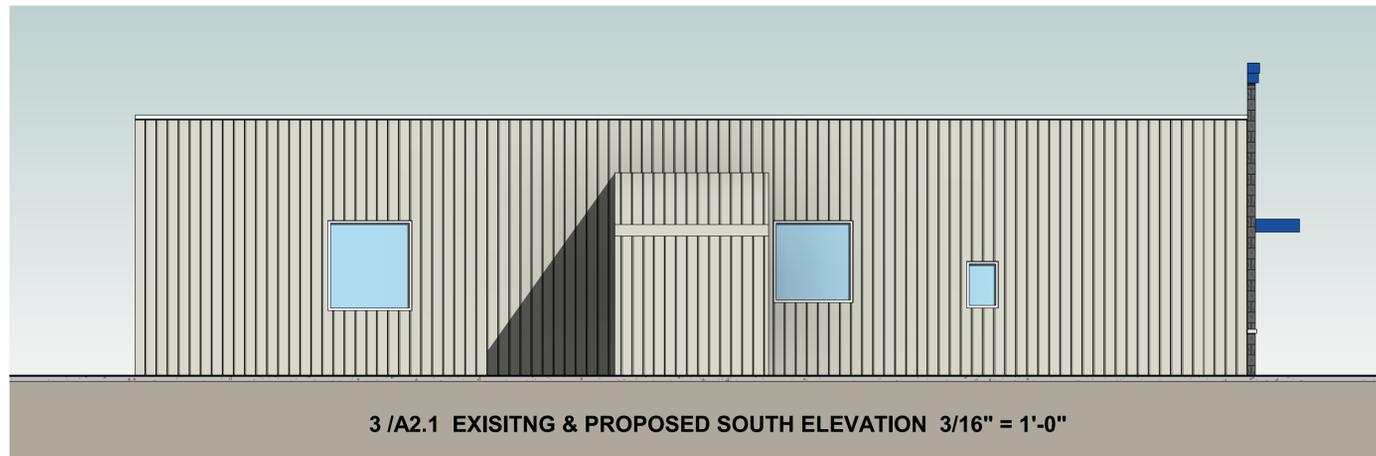
- PRELIMINARY
- BID SET
- DESIGN REVIEW
- CHECKSET
- CONSTRUCTION

EXTERIOR ELEVATIONS

A2.0



1 /A2.1 EXISTING EAST ELEVATION 3/16" = 1'-0"



3 /A2.1 EXISTING & PROPOSED SOUTH ELEVATION 3/16" = 1'-0"



2 /A2.1 PROPOSED EAST ELEVATION 3/16" = 1'-0"



5 /A2.1 PROPOSED WEST ELEVATION 3/16" = 1'-0"



4 /A2.1 PROPOSED NORTH ELEVATION 3/16" = 1'-0"

PROPOSED BUILDING FOR:
PROJECT NAME
CITY, WISCONSIN; COUNTY OF:

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JOB NUMBER: 18-0733

PROJECT EXECUTIVE: TIM AMBROSIOUS
(920) 371-0853

DRAWN BY: AMA

DATE: 2-18-19

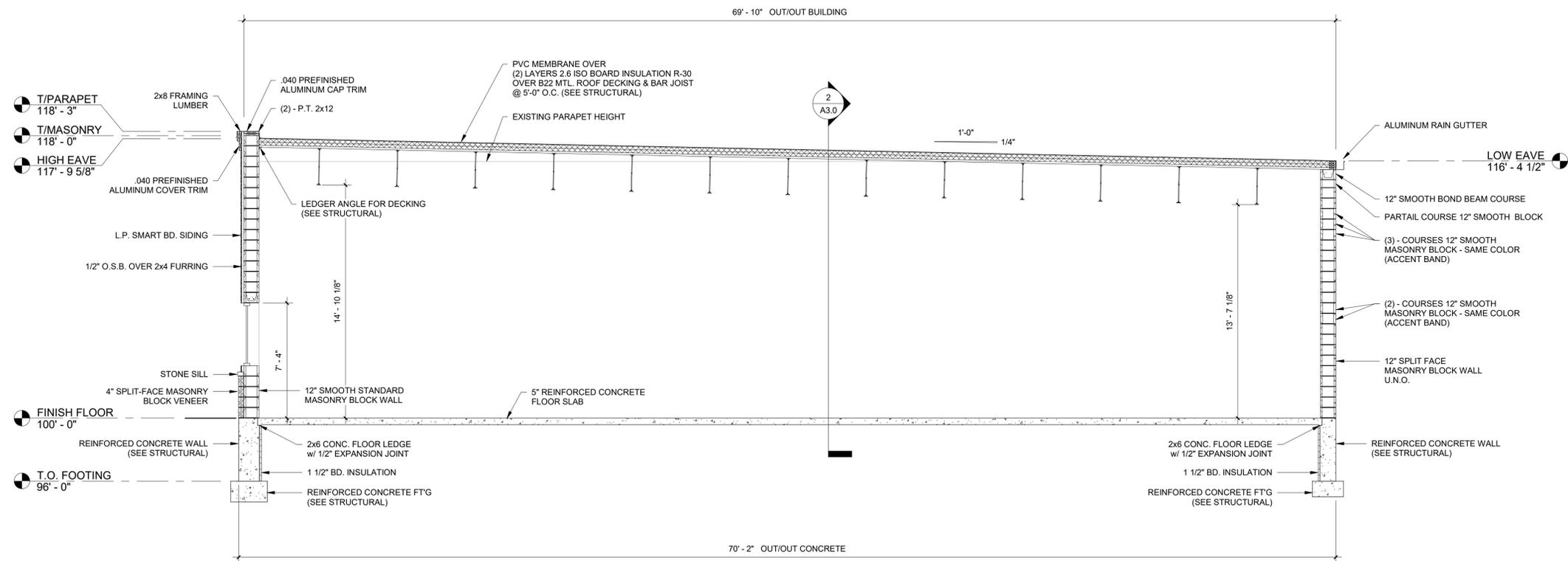
REVISIONS:

ISSUED FOR: CHECKED DATE:
BY:

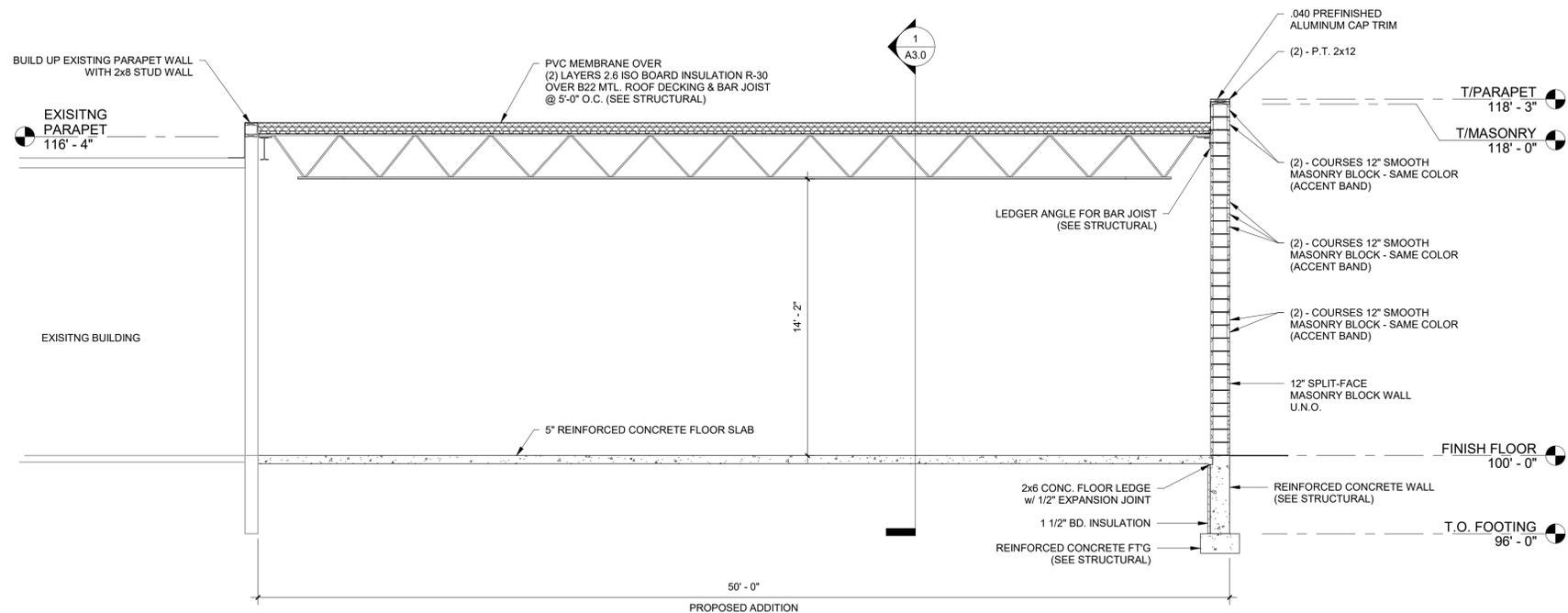
- PRELIMINARY
- BID SET
- DESIGN REVIEW
- CHECKSET
- CONSTRUCTION

EXTERIOR ELEVATIONS

A2.1



1 / A3.0 BUILDING SECTION 1 1/4" = 1'-0"



2 / A3.0 BUILDING SECTION 2 1/4" = 1'-0"

PROPOSED BUILDING FOR:

PROJECT NAME

CITY, WISCONSIN; COUNTY OF:

SCALE VERIFICATION

THIS BAR MEASURES 1" ON ORIGINAL. ADJUST SCALE ACCORDINGLY.

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JOB NUMBER: 18-0733

PROJECT EXECUTIVE: TIM AMBROSIUS (920) 371-0853

DRAWN BY: AMA

DATE: 2-18-19

REVISIONS:

ISSUED FOR: CHECKED DATE: BY:

- PRELIMINARY
- BID SET
- DESIGN REVIEW
- CHECKSET
- CONSTRUCTION

BUILDING SECTIONS

A3.0

PROPOSED BUILDING FOR:
PROJECT NAME
CITY, WISCONSIN; COUNTY OF:

SCALE VERIFICATION

THIS BAR MEASURES 1" ON ORIGINAL.
ADJUST SCALE ACCORDINGLY

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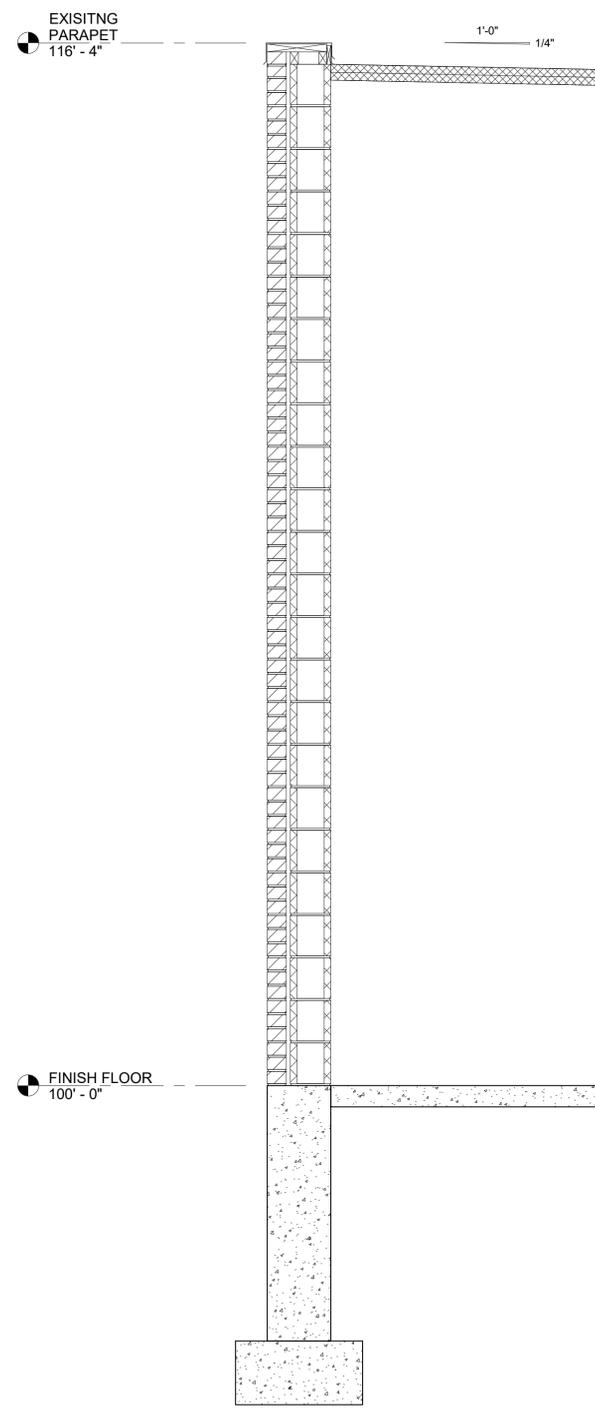
REVISIONS:

ISSUED FOR: CHECKED DATE:
BY:

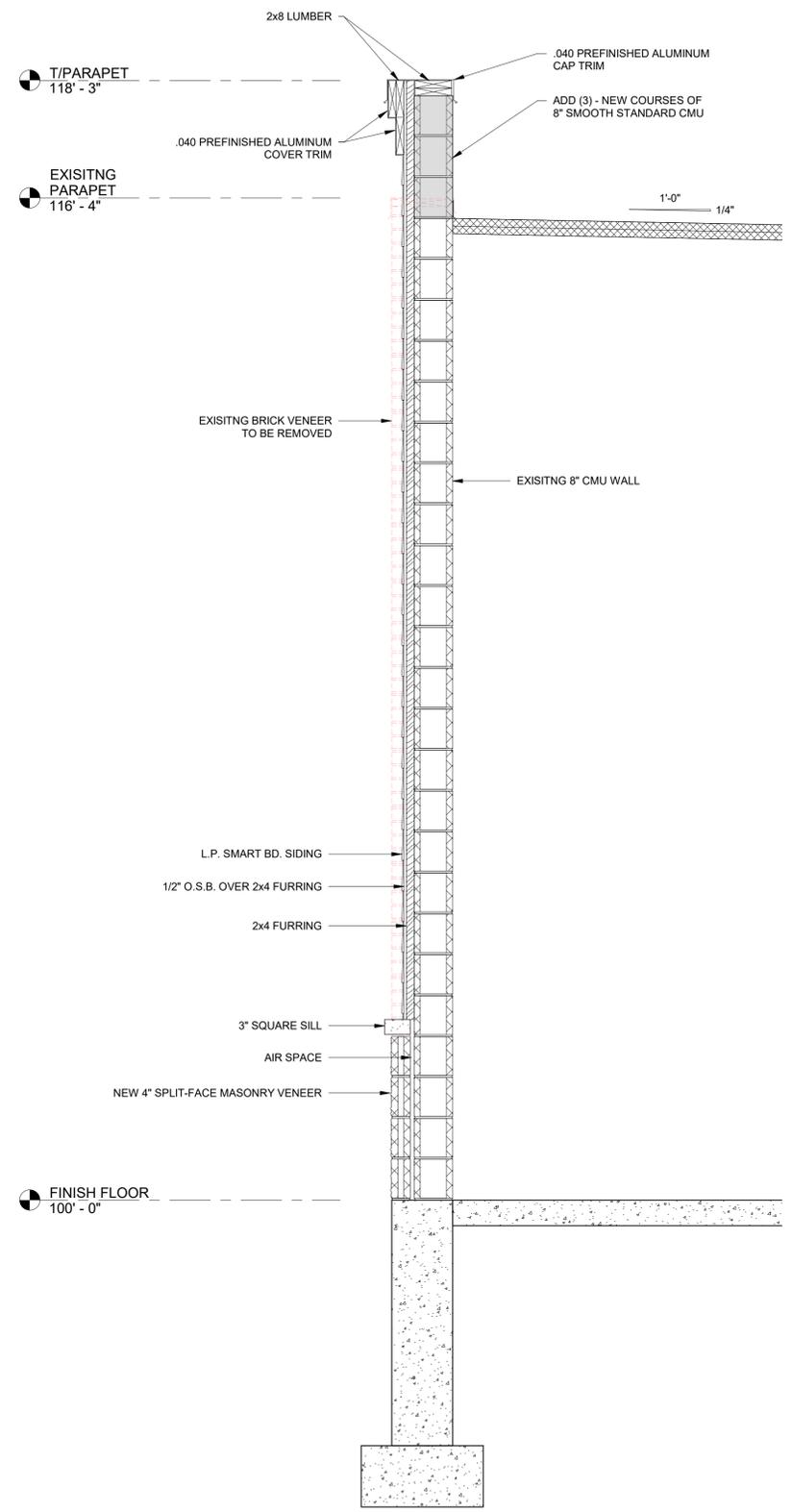
- PRELIMINARY
- BID SET
- DESIGN REVIEW
- CHECKSET
- CONSTRUCTION

WALL SECTIONS

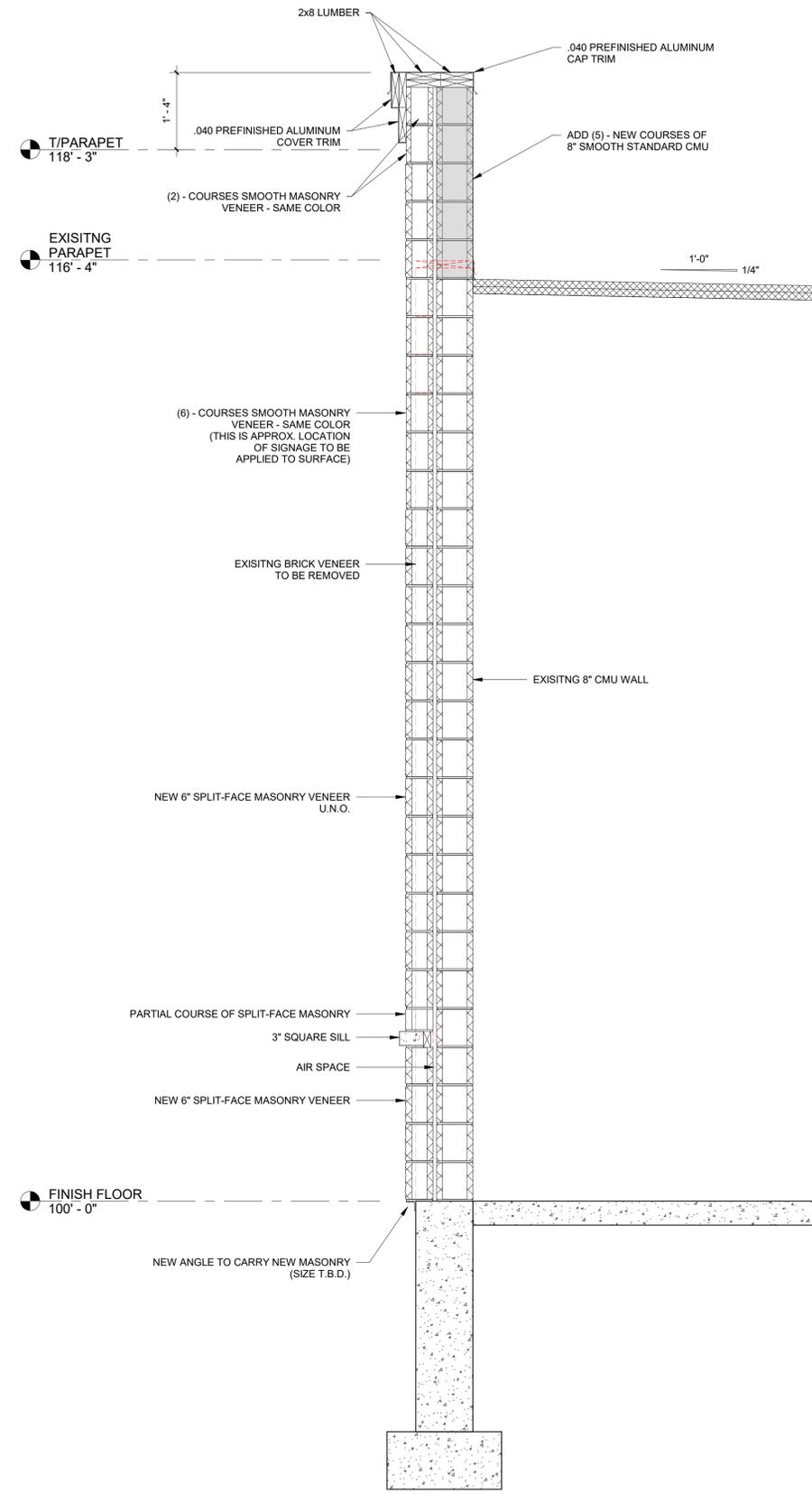
A4.0



1 /A4.0 WALL SECTION @ EXISTING 3/4" = 1'-0"



2 /A4.0 WALL SECTION AT EXISTING - NEW SIDING 3/4" = 1'-0"



3 /A4.0 WALL SECTION AT EXISTING - FRONT ENTRANCE 3/4" = 1'-0"