



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 *L* DATE 3-4-19

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

 Zilber Property Group
 710 N. Plankinton Avenue
 Milwaukee, WI 53203
 Frank Dekan

Phone (414) 234-1100
 E-Mail frank.dekan@zilber.com

PROPERTY OWNER

 ZPG Development LLC
 710 N. Plankinton Avenue
 Milwaukee, WI 53203
 Jason Lueders

Phone () _____
 E-Mail jason.lueders@zilber.com

2

PROPERTY ADDRESS

ZZ at Germantown Gateway Corporate Park Gateway Crossing Richfield, WI 53076	Actual address to be determined. See attached map.
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3

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

North Rural	South Rural	East Briggs & Stratton - Industrial	West
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4

READ AND INITIAL THE FOLLOWING:

- X I am aware of the Village of Germantown ordinance requiring fire sprinklers in most new construction.
- X I understand that all new development is subject to Impact and/or Connection Fees that must be paid before building permits will be issued.
- X I understand that an incomplete application will be withdrawn from the Plan Commission agenda and that all resubmissions to the Plan Commission are subject to a new application fee.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!

 Frank Dekan 3/4/19
 Applicant Date

 Jason Lueders 3/4/19
 Owner Date

February 26, 2019

Re: Statement of Design Intent
Site Plan Review Application Submitted March 4, 2019

The proposed Zilber Industrial II at Germantown Gateway Corporate Park project is a 198,766 square foot industrial building that will be developed in a manner consistent with other institutional-quality industrial development projects recently completed by Zilber Property Group including the adjacent 706,840 sf industrial build to suit for Briggs and Stratton Corp. The Zilber Industrial II building will be located in the newly developed Germantown Gateway Corporate Park, which is generally located at the intersection of Holy Hill Road and Gateway Crossing in the northeast quadrant of the US 41 and Holy Hill Road interchange.

As currently proposed, the building will feature stepped up corner conditions and an intermediate employee entrance. The building will consist of 12ft wide and 32ft clear height painted and insulated precast wall panels that have multiple reveals and will be painted in tones between white to grey and warm accent colors to help reduce the overall scale of the building. Additionally, the building elevation is stepped to further break the scale down and panels are stepped to create additional shadow lines. Around the building, the project includes clearstory windows to provide natural daylight within the building. The precast panel steps, paint and glazing are continued around the building to create four sided architecture.

SHEET KEYNOTES

- 01-01 SHADED AREA INDICATES ZILBER INDUSTRIAL III SITE
- 03-02 CONCRETE STOOP
- 03-07 CONCRETE SIDEWALK W/ INTEGRAL CURB
- 03-08 CONCRETE CURB AND GUTTER
- 32-01 LANDSCAPING AREA
- 32-02 STANDARD ACCESSIBLE PARKING STALL
- 32-03 VAN ACCESSIBLE PARKING STALL
- 32-05 GREENSPACE AREA



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SITE SUMMARY

SITE AREA:	744,721 SF (+/-17.1 ACRES)
PROPOSED BUILDING AREA (1ST FLOOR):	198,766 SF (26.7%)
PROPOSED PAVING AREA:	177,522 SF (23.8%)
GREEN SPACE:	368,433 SF (49.5%)
STANDARD PARKING:	260 PARKING STALLS
HANDICAP SPACES REQUIRED:	7
HANDICAP SPACES PROVIDED:	8 PARKING STALLS
VAN ACCESSIBLE SPACE REQUIRED:	1
VAN ACCESSIBLE SPACE PROVIDED:	1 PARKING STALLS
TOTAL PARKING SPACES:	268 PARKING STALLS

PROJECT

PROPOSED BUILDING FOR:
ZILBER INDUSTRIAL II
GERMANTOWN GATEWAY CORPORATE PARK

CONTRACTOR



OWNER



REVISIONS

NO.	DESCRIPTION	DATE
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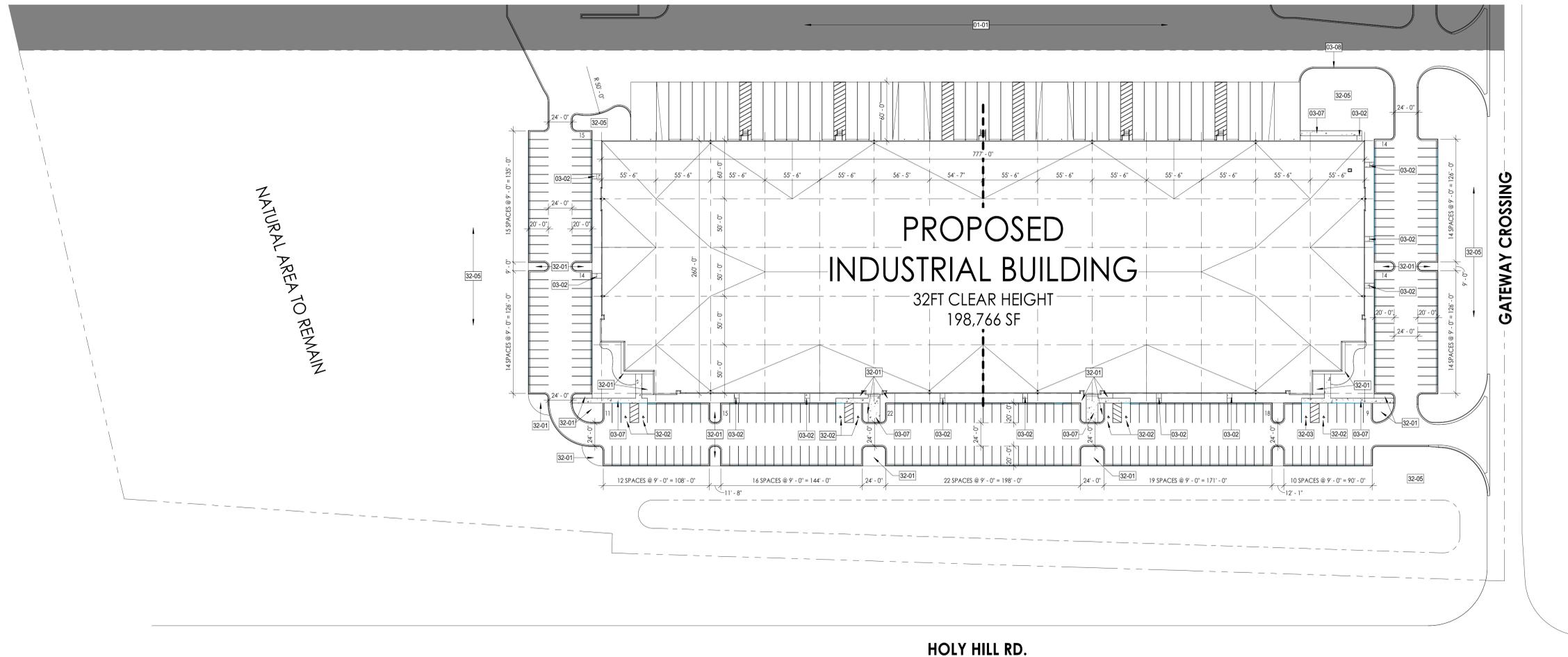
INFORMATION

PROJECT ARCHITECT	SPS
PROJECT MANAGER	SJC
PROJECT NUMBER	ZIL-19-917
ISSUED FOR	MUNICIPAL SUBMITTAL
DATE	MARCH 4, 2019

SHEET

ARCHITECTURAL SITE PLAN

A050



HOLY HILL RD.

1 ARCHITECTURAL SITE PLAN
SCALE 1" = 50'-0"



PROJECT

PROPOSED BUILDING FOR:
ZILBER
INDUSTRIAL II
GERMANTOWN GATEWAY
CORPORATE PARK

CONTRACTOR

RILEY
CONSTRUCTION

OWNER

ZILBER
PROPERTY GROUPSM

REVISIONS

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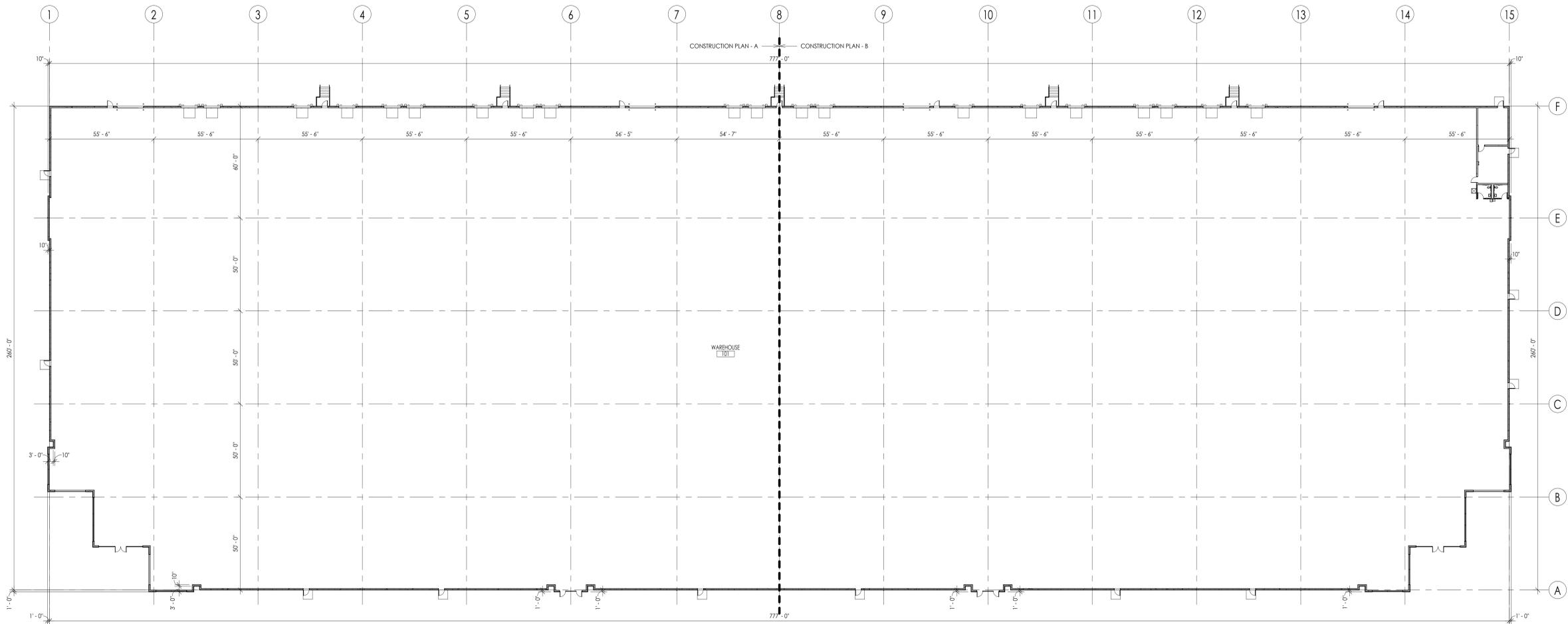
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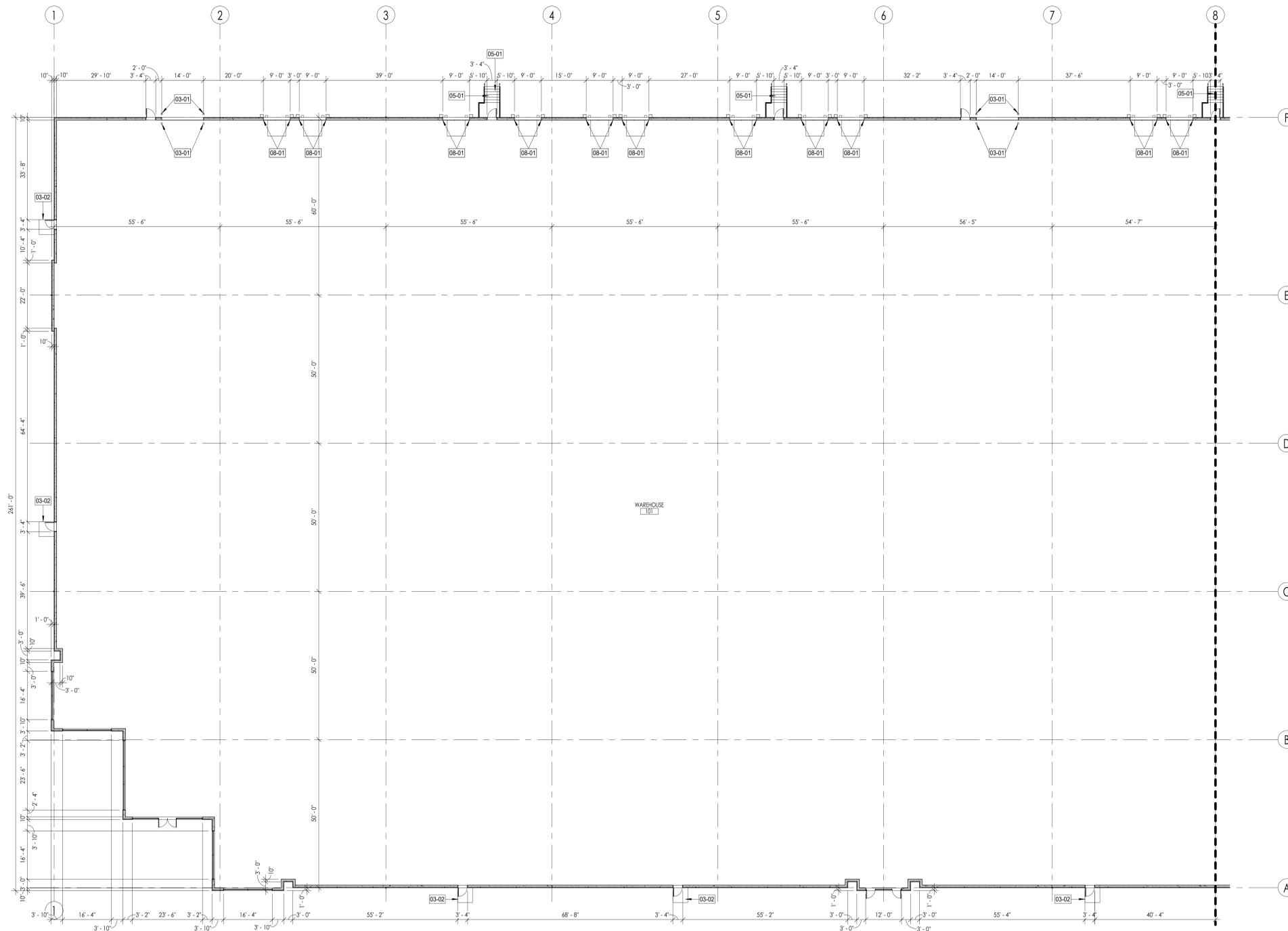
SHEET

FACILITY PLAN

A100



S:\P\Drawings\2019\Zilber\Germantown\917 Zilber Ind 2017 Zilber Ind 2 Rev.dwg



1 CONSTRUCTION PLAN - A
SCALE 1/16" = 1'-0"



SHEET KEYNOTES

- 03-01 CONCRETE PIPE BOLLARD W/ YELLOW PLASTIC SLEEVE
- 03-02 CONCRETE STOOP
- 05-01 HOT DIPPED GALVANIZED STAIR
- 08-01 Z GUARDS AT DOCK DOORS

GENERAL PLAN NOTES

- A. COMPLY WITH CODES, LAWS, ORDINANCES, RULES OF AUTHORITIES HAVING JURISDICTION.
- B. GENERAL CONTRACTOR TO OBTAIN AND PAY FOR ALL PERMITS AND INSPECTIONS AS REQUIRED BY THE AUTHORITY HAVING JURISDICTION.
- C. ALL SHADED AREAS ARE NOT INCLUDED IN THE TENANT BUILD-OUT.
- D. DO NOT SCALE THE DRAWINGS. WRITTEN DIMENSIONS OR NOTES SHALL GOVERN, AND IF THERE ARE ANY MISSING DIMENSIONS OR DISCREPANCIES, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONSULT THE ARCHITECT BEFORE PERFORMING ANY WORK IN QUESTION.
- E. THE NOTE 'ALIGN' WILL SUPERSEDE ANY DIMENSIONAL NOTE AND IF THERE IS A DISCREPANCY, THE CONTRACTOR SHOULD CONSULT THE ARCHITECT.
- F. IF THERE ARE ANY CONFLICTS BETWEEN FLOOR PLAN AND INTERIOR DETAILS AND ELEVATIONS, GENERAL CONTRACTOR TO CONSULT THE ARCHITECT.
- G. CONTRACTOR TO PROVIDE A COMPLETE AND THOROUGH CLEANING FOR THE ENTIRE BUILD-OUT.
- H. ALL INTERIOR GYPSUM BOARD PARTITIONS SHOULD BE TAPED AND SANDED SMOOTH WITH NO VISIBLE JOINTS. ANY PATCH WORK THAT IS REQUIRED ON EXISTING WALLS THAT ARE ADJACENT TO NEW WALLS SHALL BE FLUSH.
- I. OWNER/TENANT WILL PROVIDE WORK NOTED 'BY OTHER' OR 'NIC' UNDER SEPARATE CONTRACT. GENERAL CONTRACTOR TO COORDINATE THIS WORK IN ORDER TO ASSURE APPROPRIATE INSTALLATION AND PROPER SEQUENCE OF INSTALLATION.
- J. BUILDING OWNER AND TENANT TO APPROVE KEYING ALL NEW AND RE-KEYING OF EXISTING HARDWARE.
- K. CONTRACTOR TO PROVIDE ALL WALL REINFORCING OR BLOCKING REQUIRED FOR ALL HARDWARE AND FIXTURES.
- L. ALL DIMENSIONS ARE TO FACE OF MASONRY, CENTERLINES OF COLUMN LINES, OR NOMINAL DIMENSION OF PARTITION WALLS. NON-MODULAR WALLS ARE DIMENSIONED TO CRITICAL FACES.
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- R. COORDINATE THE SCHEDULE AND ANY REQUIRED PROTECTIVE MEASURES WITH THE OWNER PRIOR TO USING THE BUILDING LOBBY.

BUILDING KEY PLAN



SHEET REFERENCE

- A. REFER TO SHEET A001 FOR PROJECT SYMBOLS AND PROJECT NOTES
- B. REFER TO SHEET A010 FOR DOOR TYPES
- C. REFER TO SHEET A020 FOR WALL TYPES
- D. REFER TO SHEET A005 FOR PROJECT FINISHES
- E. REFER TO SHEET A005 FOR PLUMBING FIXTURE SCHEDULE
- F. REFER TO SHEET A005 FOR LIGHT FIXTURE SCHEDULE
- G. REFER TO SHEET A005 FOR EQUIPMENT AND FURNISHING SCHEDULE



STEPHEN PERRY SMITH ARCHITECTS, INC.
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spsarchitects.com



PINNACLE ENGINEERING GROUP
raSmith
CREATIVITY BEYOND ENGINEERING

PROJECT

PROPOSED BUILDING FOR:
ZILBER INDUSTRIAL II
GERMANTOWN GATEWAY CORPORATE PARK

CONTRACTOR



OWNER



REVISIONS

NO.	DESCRIPTION	DATE

INFORMATION

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PROJECT MANAGER	SJC
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SHEET

CONSTRUCTION PLAN - A

A101A

SHEET KEYNOTES

- 03-01 CONCRETE PIPE BOLLARD W/ YELLOW PLASTIC SLEEVE
- 03-02 CONCRETE STOOP
- 05-01 HOT DIPPED GALVANIZED STAIR
- 06-01 INSTALL PLYWOOD CAP OVER TOILET ROOMS
- 08-01 'Z' GUARDS AT DOCK DOORS



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CONTRACTOR



OWNER



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BUILDING KEY PLAN



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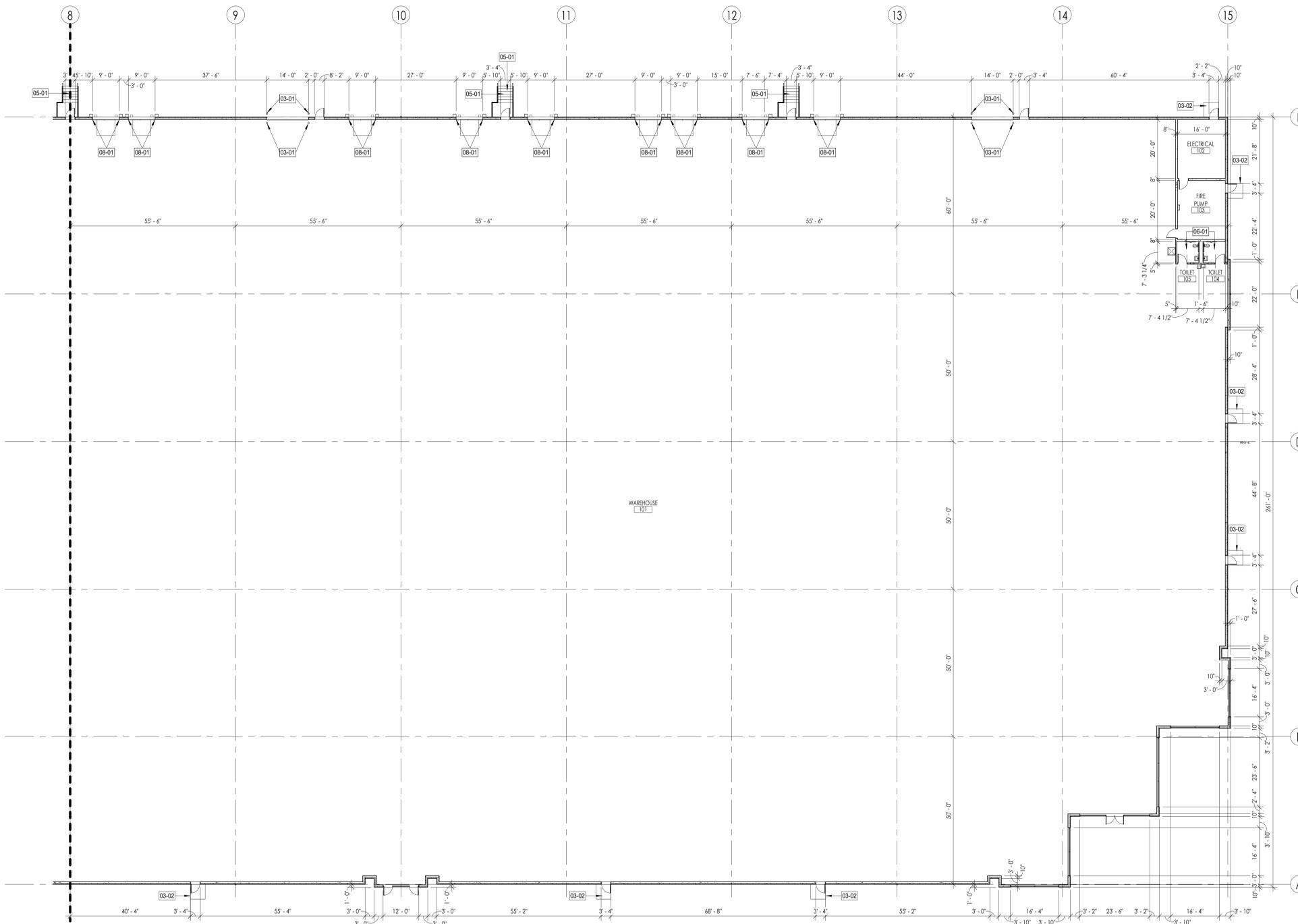
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SHEET

CONSTRUCTION PLAN - B

A101B



1 CONSTRUCTION PLAN - B
SCALE 1/16" = 1'-0"



SHEET KEYNOTES

- 03-03 INSULATED PRECAST PANEL - LIGHT GRAY
- 03-04 INSULATED PRECAST PANEL - MEDIUM GRAY
- 03-05 INSULATED PRECAST PANEL - DARK GRAY
- 03-06 HORIZONTAL AND VERTICAL PRECAST REVEALS
- 03-10 FUTURE PRECAST KNOCKOUT FOR PUNCHED WINDOW
- 05-02 PREFINISHED METAL COPING
- 05-03 PREFINISHED METAL PANEL CANOPY
- 07-02 OVERFLOW DRAIN W/ SCUPPER AND DOWNSPOUT
- 08-02 ANODIZED ALUMINUM STOREFRONT SYSTEM
- 08-03 ANODIZED ALUMINUM STOREFRONT DOOR
- 08-06 INSULATED STEEL DOOR WITH PAINTED FINISH (DARK GRAY)
- 08-07 PUNCHED CLERESTORY WINDOW SYSTEM



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PROJECT

PROPOSED BUILDING FOR:
ZILBER INDUSTRIAL II
GERMANTOWN GATEWAY CORPORATE PARK

CONTRACTOR



OWNER



REVISIONS

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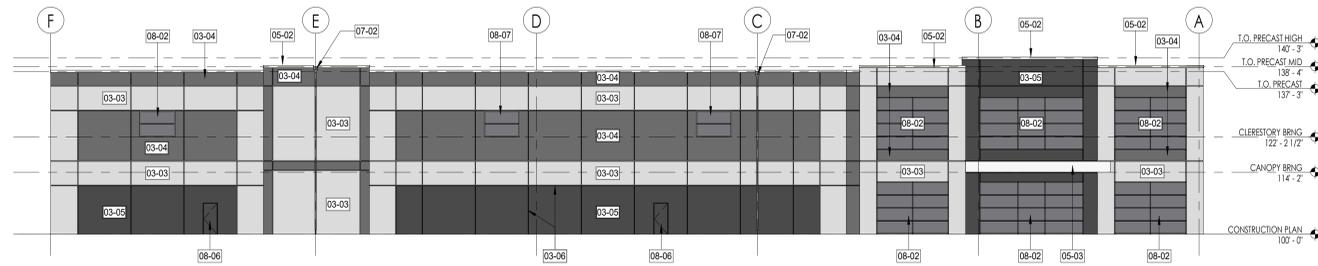
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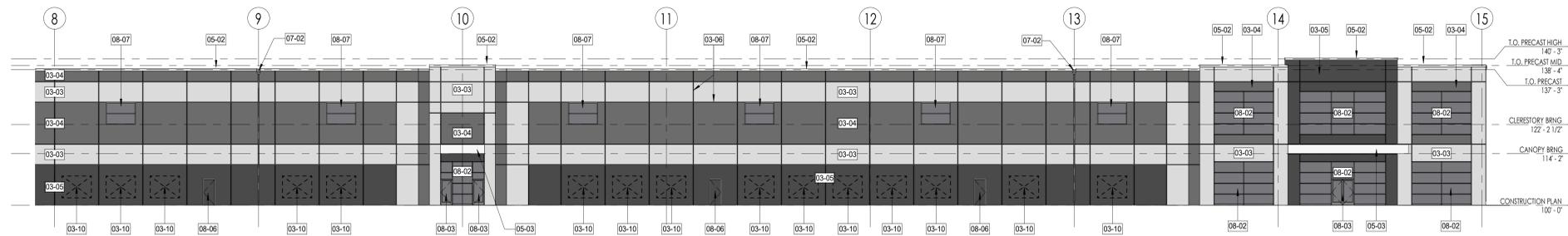
SHEET

BUILDING ELEVATIONS

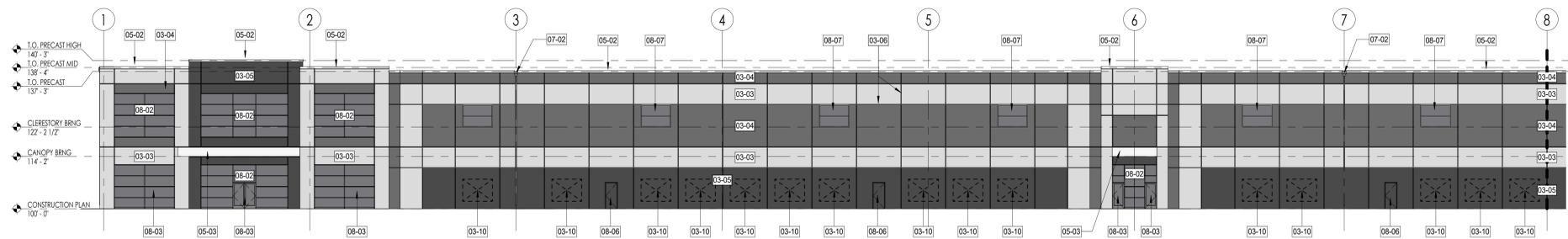
A401



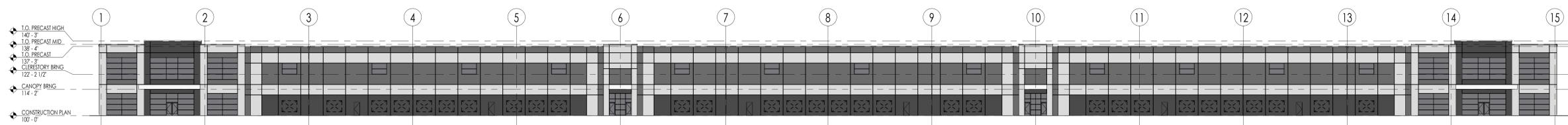
4 WEST ELEVATION
SCALE 1/16" = 1'-0"



3 SOUTH ELEVATION 'B'
SCALE 1/16" = 1'-0"



2 SOUTH ELEVATION 'A'
SCALE 1/16" = 1'-0"



1 SOUTH ELEVATION - OVERALL
SCALE 1" = 25'-0"

SHEET KEYNOTES

- 03-01 CONCRETE PIPE BOLLARD W/ YELLOW PLASTIC SLEEVE
- 03-03 INSULATED PRECAST PANEL - LIGHT GRAY
- 03-04 INSULATED PRECAST PANEL - MEDIUM GRAY
- 03-05 INSULATED PRECAST PANEL - DARK GRAY
- 03-06 HORIZONTAL AND VERTICAL PRECAST REVEALS
- 03-09 FUTURE PRECAST KNOCKOUT FOR DOCK DOOR
- 05-01 HOT DIPPED GALVANIZED STAIR
- 05-02 PREFINISHED METAL COPING
- 05-03 PREFINISHED METAL PANEL CANOPY
- 07-02 OVERFLOW DRAIN W/ SCUPPER AND DOWNSPOUT
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- 08-04 INSULATED STEEL DOOR WITH PAINTED FINISH (LIGHT GRAY)
- 08-05 INSULATED STEEL DOOR WITH PAINTED FINISH (MEDIUM GRAY)
- 08-06 INSULATED STEEL DOOR WITH PAINTED FINISH (DARK GRAY)
- 08-07 PUNCHED CLERESTORY WINDOW SYSTEM
- 08-08 INSULATED OVERHEAD DOOR
- 08-09 INSULATED OVERHEAD DOOR W/ DOCK SEAL



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CREATIVITY BEYOND ENGINEERING

PROJECT

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INDUSTRIAL II
GERMANTOWN GATEWAY
CORPORATE PARK

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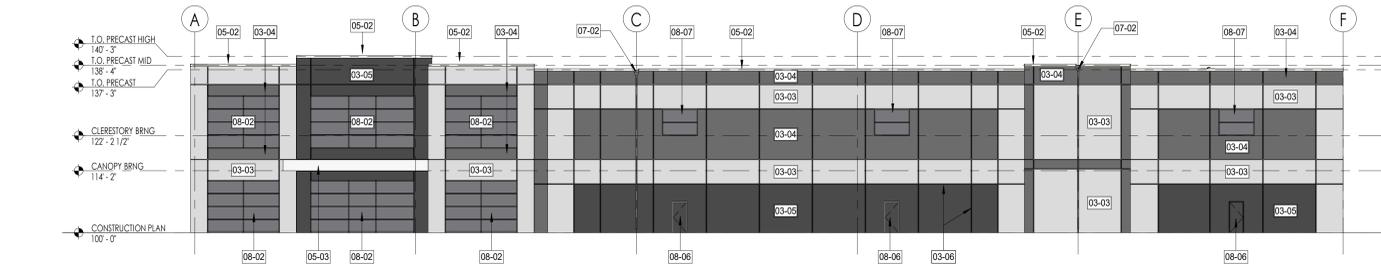
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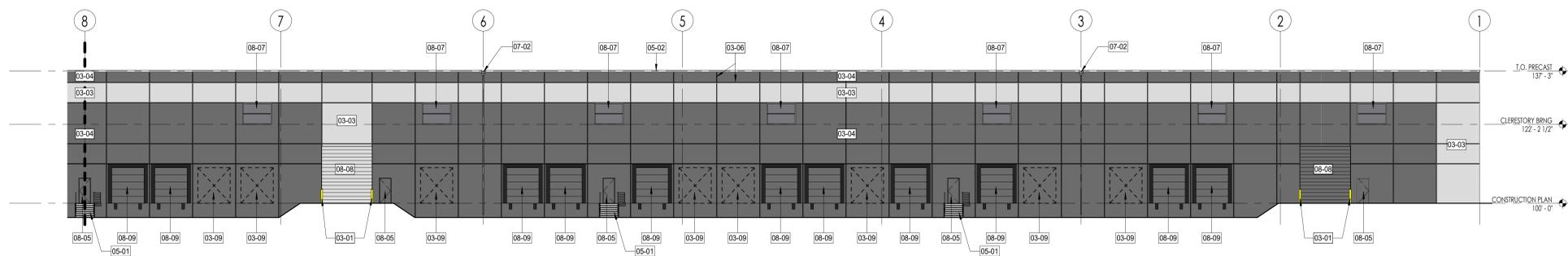
SHEET

BUILDING ELEVATIONS

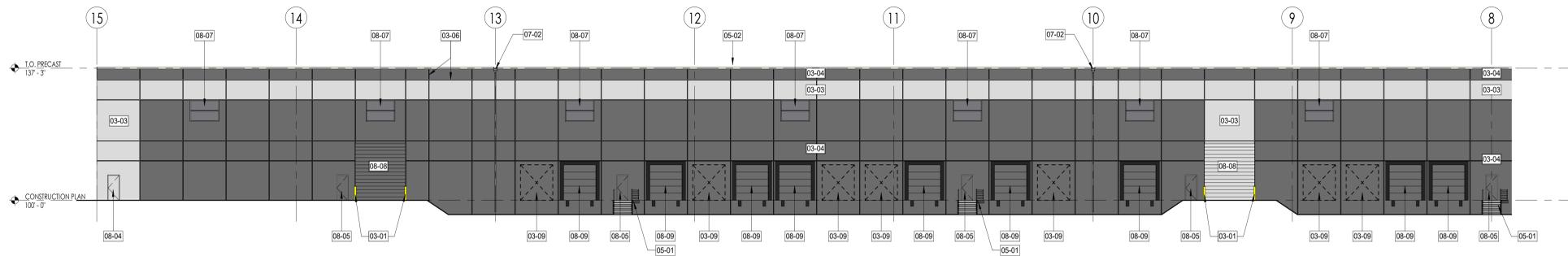
A402



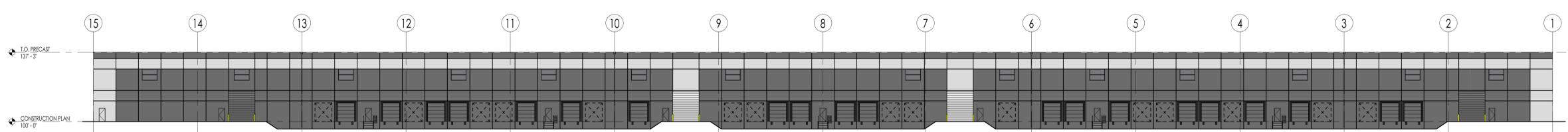
4 EAST ELEVATION
SCALE 1/16" = 1'-0"



3 NORTH ELEVATION 'B'
SCALE 1/16" = 1'-0"



2 NORTH ELEVATION 'A'
SCALE 1/16" = 1'-0"



1 NORTH ELEVATION - OVERALL
SCALE 1 : 300

S:\P\Drawings\2019\Zilber\Germantown\917 Zilber Ind 2017 Zilber Ind 2 Rev.dwg



ZILBER
PROPERTY GROUP_{SM}

ZILBER INDUSTRIAL 2
GERMANTOWN, WISCONSIN

 **STEPHEN
PERRY
SMITH**
ARCHITECTS, INC.



ZILBER
PROPERTY GROUP_{SM}

ZILBER INDUSTRIAL 2
GERMANTOWN, WISCONSIN

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ZILBER
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ZILBER INDUSTRIAL 2
GERMANTOWN, WISCONSIN

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NATURAL AREA TO REMAIN

ZILBER II
32FT CLEAR HEIGHT
198,342 SF

GATEWAY CROSSING

Enterprise Lighting Ltd.
Job Name: PRV-A60-D-UNV-T4-WM-BZ
Catalog Number: W4-60
Type: W4-60

DESCRIPTION
The W4-60 LED luminaire combines optimal performance, energy efficiency and long-term reliability in an outdoor-rated housing. The W4-60 luminaire is designed for use in outdoor applications. It features a high-efficiency LED light source and a high-quality lens. The luminaire is designed for use in outdoor applications. It features a high-efficiency LED light source and a high-quality lens.

MECHANICAL FEATURES
The W4-60 luminaire is designed for use in outdoor applications. It features a high-efficiency LED light source and a high-quality lens. The luminaire is designed for use in outdoor applications. It features a high-efficiency LED light source and a high-quality lens.

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Submitted On: Jul 3, 2018

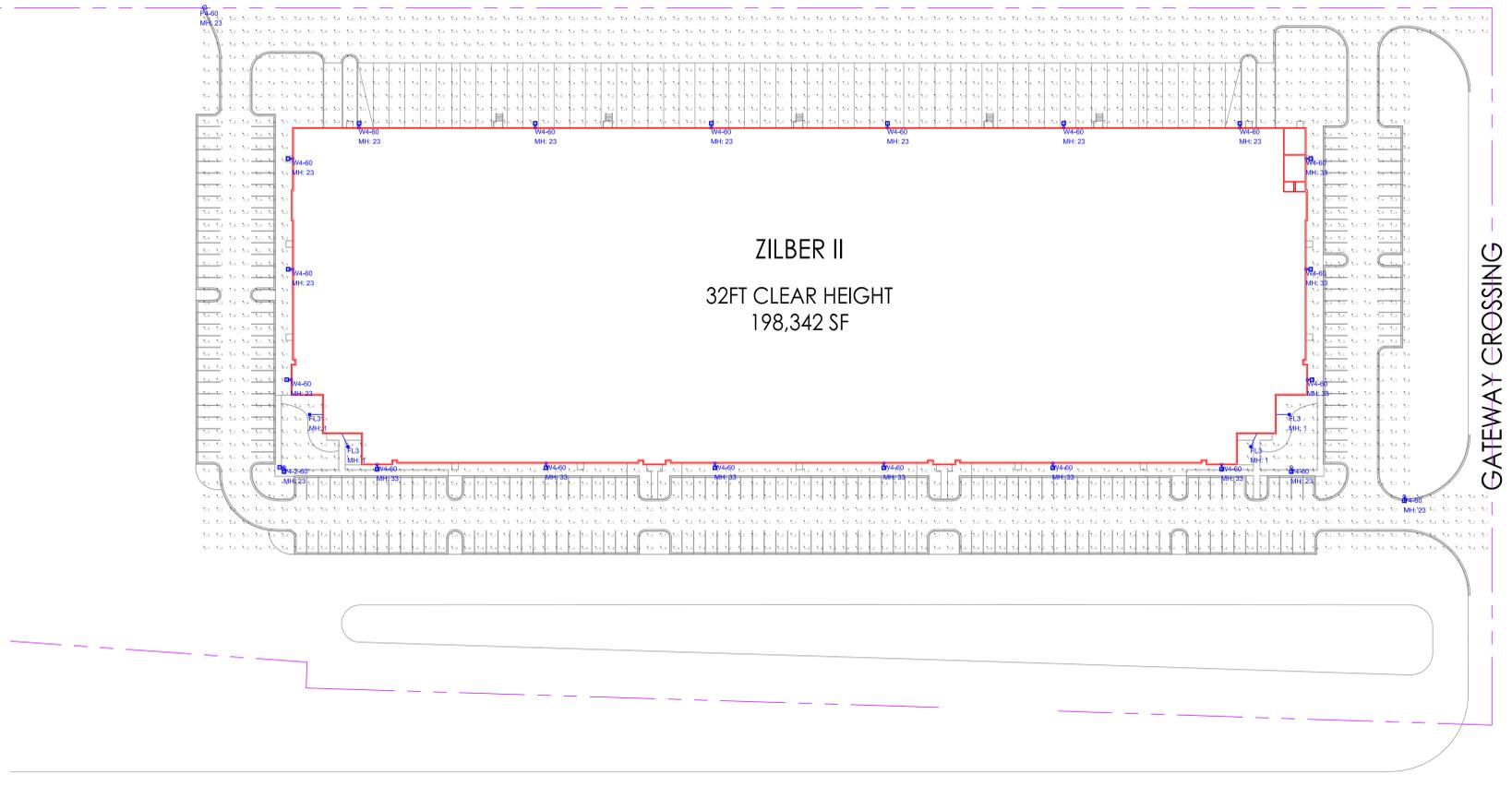
Enterprise Lighting Ltd.
Job Name: PRV-A60-D-UNV-T4-WM-BZ
Catalog Number: W4-60
Type: W4-60

MECHANICAL DRAWINGS
Detailed technical drawings of the luminaire, including side and top views, and a cutaway view. The drawings show the luminaire's dimensions and mounting details.

OPTICAL CONFIGURATIONS
Diagrams showing the luminaire's beam spread and light distribution patterns. The diagrams include a beam spread diagram and a light distribution diagram.

POWER AND LUMENS
Table showing the luminaire's power and lumen output for various configurations.

Submitted On: Jul 3, 2018



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Submitted On: Jul 3, 2018

Qty	Label	Arrangement	Lum. Lumens	Lum. Watts	LLF	Description
4	FL3	SINGLE	24045	184	1,000	LUMARK + NFFLD-C70-E-UNV-66-Y-xx
3	P4-60	SINGLE	18935	163	1,000	LUMARK + PRV-A60-D-UNV-T4-BZ (20' POLE, 3' BASE)
1	P4-2-60	2 @ 90 DEGRE	37870	326	1,000	LUMARK + PRV-A60-D-UNV-T4-BZ (20' POLE, 3' BASE)
18	W4-60	SINGLE	18935	163	1,000	LUMARK + PRV-A60-D-UNV-T4-WM-BZ (25'-0" AFG)

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
INDUSTRIAL 2 + SITE LIGHTING	ILLuminance	Fc	1.73	8.3	0.3	5.77	27.67

Enterprise Lighting LTD

GERMANTOWN CORPORATE PARK INDUSTRIAL II GERMANTOWN, WISCONSIN

SITE LIGHTING PLAN

DATE: FEB. 19, 2019
SCALE: 1" = 50'-0"
SHEET NUMBER: E1