



Village of



Germantown

Willkommen

Fee must accompany application

\$1460 Paid _____ Date _____

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

Towne Realty Inc. dba Zilber Property Group
 710 N. Plankinton Avenue
 Milwaukee, WI 53203
 Frank Dekan
 Phone (414) 234-1100
 Fax ()
 E-Mail Frank.dekan@zilber.com

PROPERTY OWNER

ZPG Development LLC
 710 N. Plankinton Avenue
 Milwaukee, WI 53203
 Jason Lueders
 Phone (630) 344-3718

2 TO WHOM SHOULD THE PERMIT BE ISSUED?

ZPG Development LLC

3 PROPERTY ADDRESS

Germantown Gateway Corporate Park
 W Gateway Crossing
 Richfield, WI Actual address to be determined.

TAX KEY NUMBER

073-990

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.

Vacant

5 DESCRIPTION OF PROPOSED OPERATION

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

M-1: Limited Industrial

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

New construction of 198,766 sf Industrial Spec Building. This building does not have a tenant currently identified. Additional operational information will be provided when a tenant is identified.

METES AND BOUNDS LEGAL DESCRIPTION OF PROPERTY — REQUIRED

6

Attach pages as necessary.

See attached CSM.

SUPPORTING DOCUMENTATION:

7

- Site plan ~~and elevations~~ for new construction (can be conceptual)
- Photos of existing use and/or proposed use operating elsewhere

- Certified Survey Map
- _____

READ AND INITIAL THE FOLLOWING:

8

 X 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.

 X 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.

 X 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

3/4/19

Date

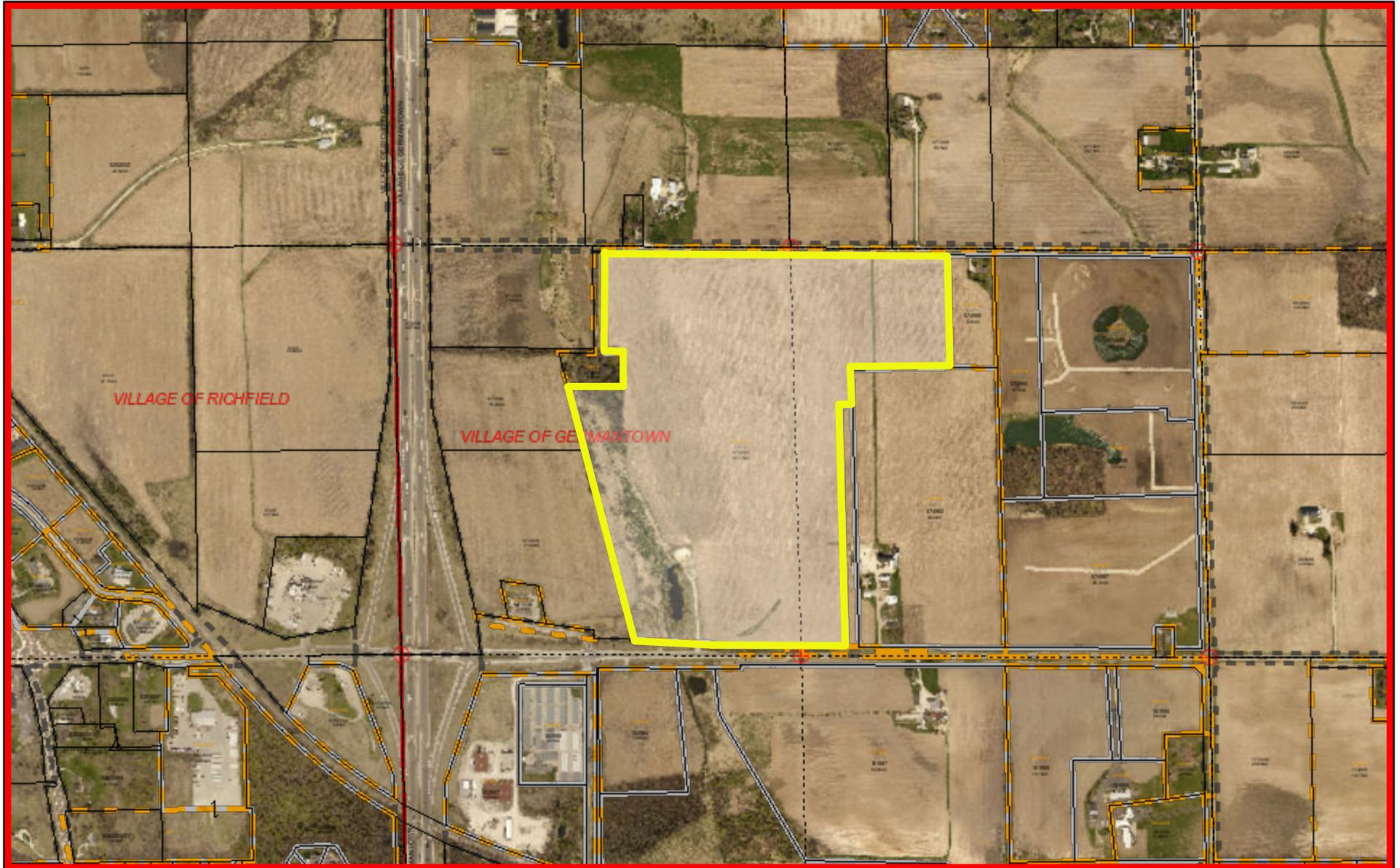


Owner

3/4/19

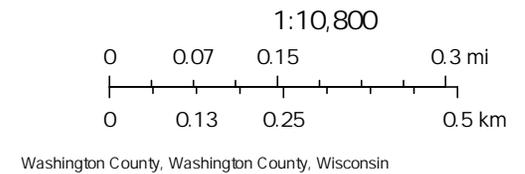
Date

Zilber-Germantown Gateway Corporate Park Property



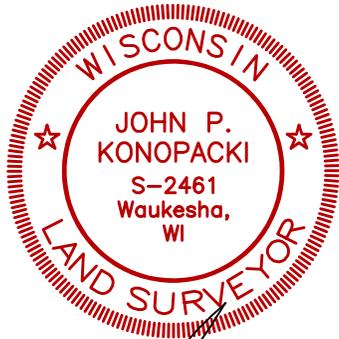
March 25, 2019

- | | | | |
|----------------------------|-----------------------------|--------------------|---------------|
| 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 |



CERTIFIED SURVEY MAP NO. _____

Being a redivision of Lot 2 of Certified Survey Map No. 6824, in the Southwest 1/4 and Northwest 1/4 of the Southeast 1/4 of Section 7 and the Northeast 1/4, Southeast 1/4, Southwest 1/4 and Northwest 1/4 of the Southwest 1/4 of Section 7, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin

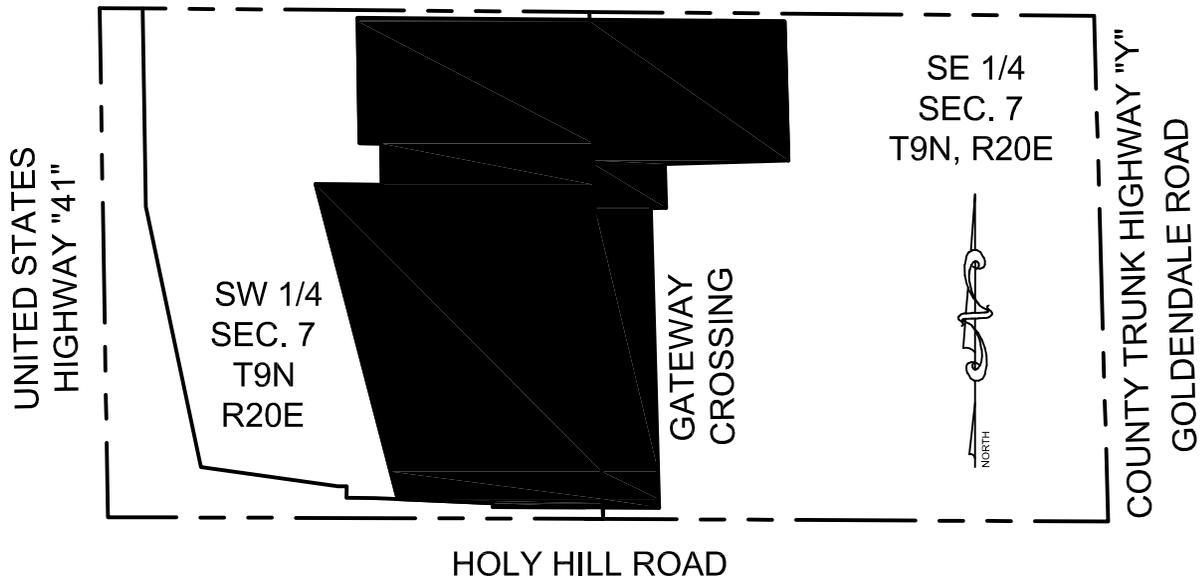


MARCH 13, 2019

VICINITY MAP

SCALE 1"=1000'

WEST ROCKFIELD ROAD



NOTES:

- All measurements have been made to the nearest one-hundredth of a foot.
- All angular measurements have been made to the nearest one second.
- Right of way widths and locations based on Certified Survey Map No. 6824.
- Any land below the ordinary high water mark of a lake or navigable stream is subject to the public trust in navigable waters that is established under article IX, section 1, of the state constitution.
- The property lies within Zone "X" of the Flood Insurance Rate Map Community Panel No. 5513IC0268D dated NOVEMBER 20, 2013. Zone "X" areas are determined to be outside the 0.2% annual chance floodplain.
- Access Limitations to Holy Hill Road per Document No. 250846 and Document No. 306488.
- Bearings referenced to the Wisconsin State Plane Coordinate System, South Zone (N.A.D. 1927). The south line of the Southeast 1/4 of Section 7, Township 9 North, Range 20 East has a bearing of N89°41'41"W.

Prepared for:
ZPG Development LLC
710 N. Plankinton Ave.
Milwaukee, WI 53203

Prepared By:

PINNACLE ENGINEERING GROUP

15850 BLUEMOUND ROAD | SUITE 210
BROOKFIELD, WI 53005
OFFICE: (262) 754-8888

This instrument drafted by John P. Konopacki, PLS-License No. S-2461

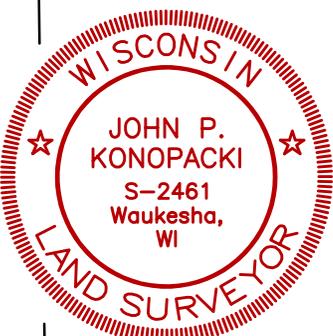
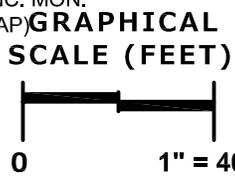
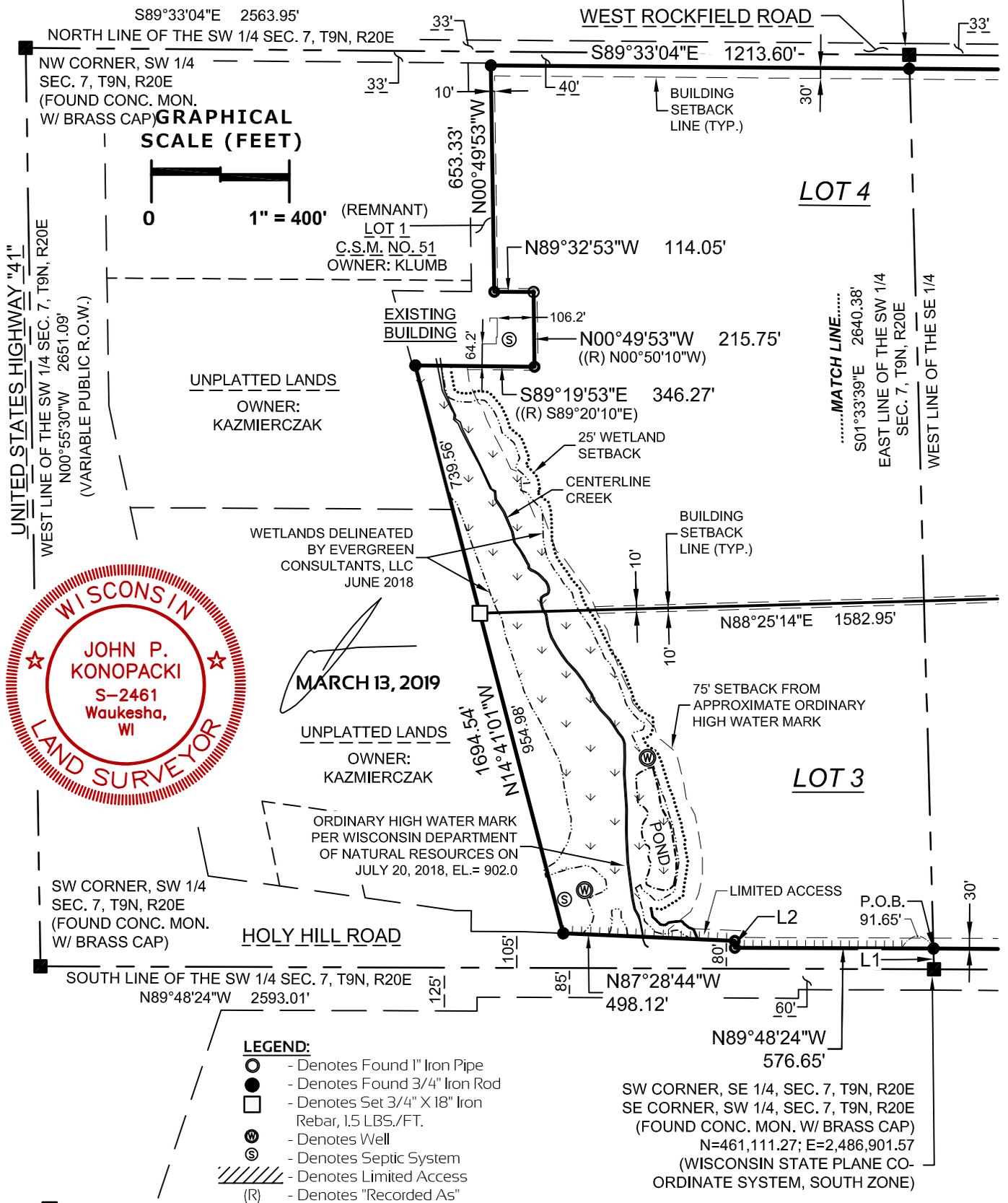
PEG JOB#1296.00A
SHEET 1 OF 6

CERTIFIED SURVEY MAP NO. _____

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LOT 3 = 1,440,641 SQ. FT. (33.0726 ACRES)
LOT 4 = 2,435,001 SQ. FT. (55.9000 ACRES)
LOT 5 = 370,712 SQ. FT. (8.5104 ACRES)
LOT 6 = 106,856 SQ. FT. (2.4530 ACRES)

NE CORNER, SW 1/4, SEC. 7, T9N, R20E
 NW CORNER, SE 1/4, SEC. 7, T9N, R20E
 (FOUND CONC. MON. W/ BRASS CAP)



- LEGEND:**
- - Denotes Found 1" Iron Pipe
 - - Denotes Found 3/4" Iron Rod
 - - Denotes Set 3/4" X 18" Iron Rebar, 1.5 LBS./FT.
 - ⊙ - Denotes Well
 - ⊕ - Denotes Septic System
 - ▨ - Denotes Limited Access
 - (R) - Denotes "Recorded As"

Prepared By:
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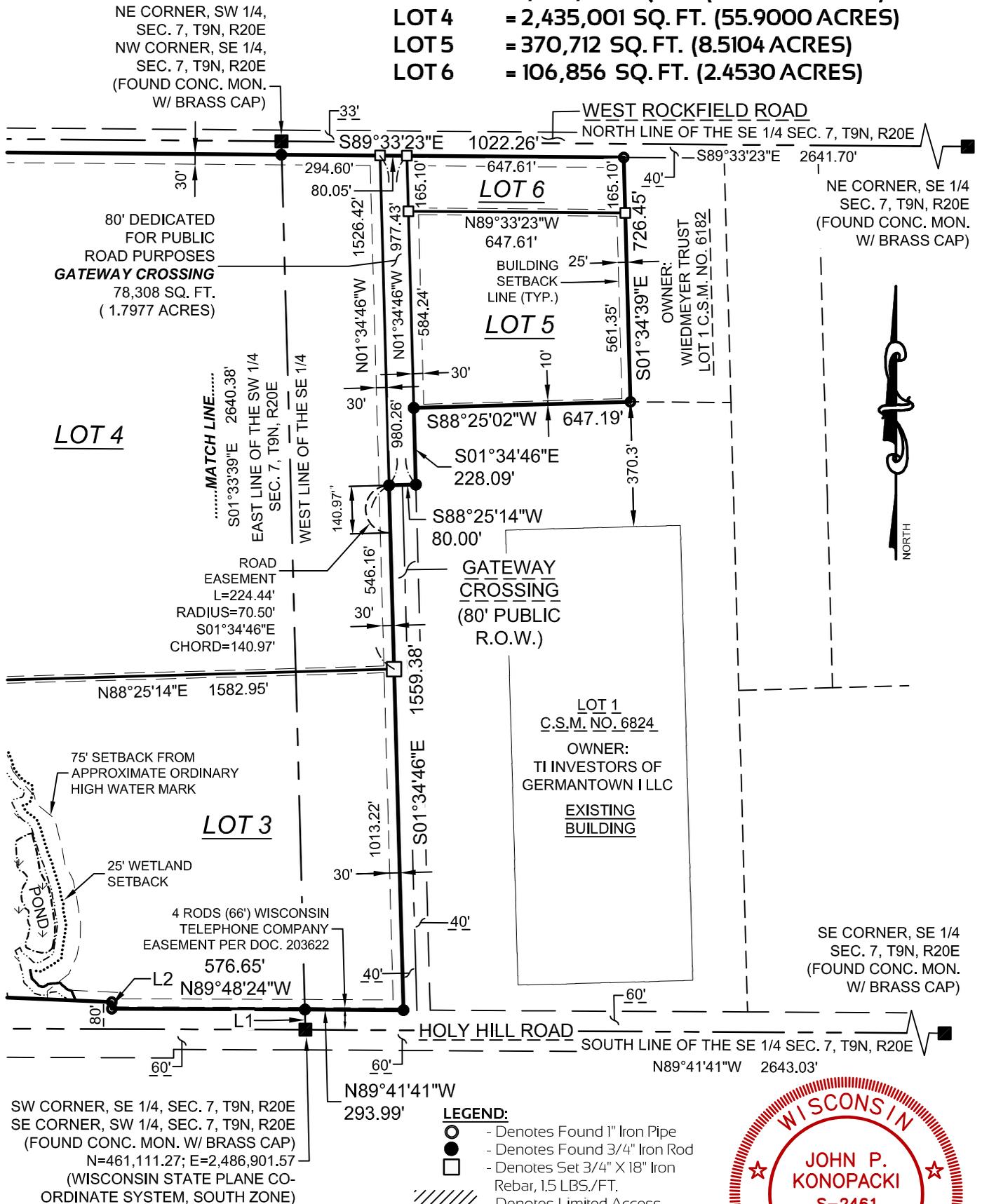
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PEG JOB#1296.00A
SHEET 2 OF 6

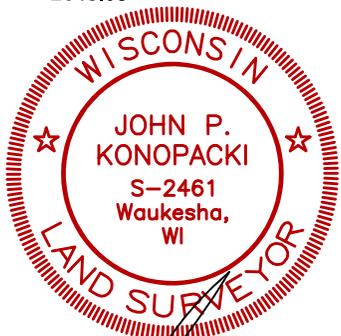
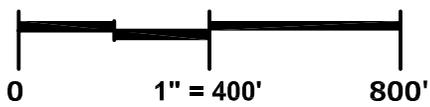
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LOT 3 = 1,440,641 SQ. FT. (33.0726 ACRES)
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GRAPHICAL SCALE (FEET)



MARCH 13, 2019
 PEG JOB#1296.00A
 SHEET 3 OF 6

Prepared By:
PINNACLE ENGINEERING GROUP
 15850 BLUEMOUND ROAD I SUITE 210
 BROOKFIELD, WI 53005
 OFFICE: (262) 754-8888

This instrument drafted by John P. Konopacki, PLS-License No. S-2461

CERTIFIED SURVEY MAP NO. _____

Being a redivision of Lot 2 of Certified Survey Map No. 6824, in the Southwest 1/4 and Northwest 1/4 of the Southeast 1/4 of Section 7 and the Northeast 1/4, Southeast 1/4, Southwest 1/4 and Northwest 1/4 of the Southwest 1/4 of Section 7, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN)
WAUKESHA COUNTY) 55

LINE TABLE		
LINE NO.	BEARING	DISTANCE
L1	N01°33'39"W	60.03'
L2	N00°11'36"E	20.00'

I, John P. Konopacki, Professional Land Surveyor, do hereby certify:

That I have surveyed, mapped and divided Lot 2 of Certified Survey Map No. 6824, as recorded in the Register of Deeds office for Washington County as Document No. 1457416, in the Southwest 1/4 and Northwest 1/4 of the Southeast 1/4 of Section 7 and the Northeast 1/4, Southeast 1/4, Southwest 1/4 and Northwest 1/4 of the Southwest 1/4 of Section 7, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin, described as follows:

Commencing at the southeast corner of the Southwest 1/4 of said Section 7;
Thence North 01°33'39" West along the east line of said Southwest 1/4, 60.03 feet to the north right of way line of Holy Hill Road and the Point of Beginning;

Thence North 89°48'24" West along said north right of way line, 576.65 feet;
Thence North 00°11'36" East along said right of way 20.00 feet;
Thence North 87°28'44" West along said right of way, 498.12 feet;
Thence North 14°41'01" West, 1694.54 feet to the south line of Lot 1 of Certified Survey Map No. 51;
Thence South 89°19'53" East along said south line, 346.27 feet to the east line of said Lot 1;
Thence North 00°49'53" West along said east line, 215.75 feet;
Thence North 89°32'53" West, 114.05 feet;
Thence North 00°49'53" West, 653.33 feet to the south right of way line of West Rockfield Road;
Thence South 89°33'04" East along said south right of way line, 1213.60 feet;
Thence South 89°33'23" East along said south right of way, 1022.26 feet to the west line of Lot 1 of Certified Survey Map No. 6182;
Thence South 01°34'39" East along said west line, 726.45 feet to the north line of Lot 1 of Certified Survey Map No. 6824;
Thence South 88°25'02" West along said north line, 647.19 feet to the west line of said Lot 1;
Thence South 01°34'46" East along said west line, 228.09 feet to the north right of way line of Gateway Crossing;
Thence South 88°25'14" West along said north right of way line, 80.00 feet to the west right of way line of said Gateway Crossing;
Thence South 01°34'46" East along said west right of way line, 1559.38 feet to the north right of way line of the aforesaid Holy Hill Road;
Thence North 89°41'41" West along said north right of way line, 293.99 feet to the Point of Beginning.

Dedicating that portion of the subject property as graphically shown for Highway Purposes.

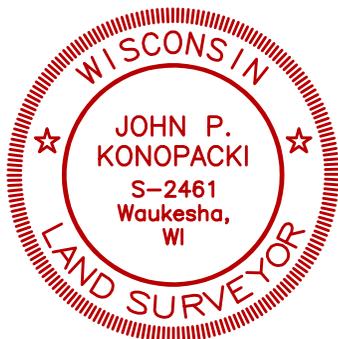
Containing 4,431,518 square feet (101.7337 acres) of land Gross or 4,353,210 square feet (99.9360 acres) Net more or less.

That I have made such survey, land division and map by the direction of ZPG Development LLC, owner of said land.

That such plat is a correct representation of all the exterior boundaries of the land surveyed and the land division thereof made.

That I have fully complied with the requirements of Chapter 236 of the Wisconsin State Statutes and the Village of Germantown Land Division Ordinance in surveying, mapping and dividing the land with in this certified survey map.

Date: MARCH 13, 2019





John P. Konopacki
Professional Land Surveyor S-2461

Prepared By:

PINNACLE ENGINEERING GROUP

15850 BLUEMOUND ROAD | SUITE 210
BROOKFIELD, WI 53005
OFFICE: (262) 754-8888

This instrument drafted by John P. Konopacki, PLS-License No. S-2461

PEG JOB#1296.00A
SHEET 4 OF 6

CERTIFIED SURVEY MAP NO. _____

Being a redivision of Lot 2 of Certified Survey Map No. 6824, in the Southwest 1/4 and Northwest 1/4 of the Southeast 1/4 of Section 7 and the Northeast 1/4, Southeast 1/4, Southwest 1/4 and Northwest 1/4 of the Southwest 1/4 of Section 7, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin

OWNER'S CERTIFICATE OF DEDICATION

ZPG Development LLC, a limited liability company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said limited liability company caused the land described on this certified survey map to be surveyed, divided, mapped and dedicated as represented on this certified survey map.

ZPG Development LLC, as owner, hereby dedicates that part of Gateway Crossing to the Village of Germantown for public road purposes as represented on Sheet 3 of this Certified Survey Map.

ZPG Development LLC, as owner, does further certify that this certified survey map is required by Chapter 236 of the Wisconsin State Statutes to be submitted to the following for approval or objection:

1. Village of Germantown

IN WITNESS WHEREOF, the said ZPG Development LLC has caused these presents to be signed by John W. Kersey, Executive Vice President, AND Sandra J. Delisle, Assistant Secretary, at Milwaukee, Milwaukee County, Wisconsin, on this _____ day of _____, 2019.

In the presence of: ZPG Development LLC
By: Towne Realty, Inc., Manager

John W. Kersey, Executive Vice President

Sandra J. Delisle, Assistant Secretary

STATE OF WISCONSIN)
MILWAUKEE COUNTY) SS

Personally came before me this _____ day of _____, 2019, John W. Kersey, Executive Vice President of Towne Realty, Inc. - Manager, of the above named limited liability company, to me known to be the person who executed the foregoing instrument, and to me known to be such Executive Vice President of Towne Realty, Inc. - Manager of said limited liability company, and acknowledged that he executed the foregoing instrument as such officer as the deed of said limited liability company, by its authority.

Notary Public
Name: _____
State of Wisconsin
My Commission Expires: _____

STATE OF WISCONSIN)
MILWAUKEE COUNTY) SS

Personally came before me this _____ day of _____, 2019, Sandra J. Delisle, Assistant Secretary of Towne Realty, Inc. - Manager, of the above named limited liability company, to me known to be the person who executed the foregoing instrument, and to me known to be such Assistant Secretary of Towne Realty, Inc. - Manager of said limited liability company, and acknowledged that she executed the foregoing instrument as such officer as the deed of said limited liability company, by its authority.

Notary Public
Name: _____
State of Wisconsin
My Commission Expires: _____



MARCH 13, 2019

Prepared By:
PINNACLE ENGINEERING GROUP
15850 BLUEMOUND ROAD | SUITE 210
BROOKFIELD, WI 53005
OFFICE: (262) 754-8888

This instrument drafted by John P. Konopacki, PLS-License No. S-2461

PEG JOB#1296.00A
SHEET 5 OF 6

CERTIFIED SURVEY MAP NO. _____

Being a redivision of Lot 2 of Certified Survey Map No. 6824, in the Southwest 1/4 and Northwest 1/4 of the Southeast 1/4 of Section 7 and the Northeast 1/4, Southeast 1/4, Southwest 1/4 and Northwest 1/4 of the Southwest 1/4 of Section 7, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin

PLAN COMMISSION APPROVAL

Approved by the Plan Commission of the, Village of Germantown, on this _____ day of _____, 2019.

Date

Dean Wolter, Village President

Date

Laura Johnson, Secretary

VILLAGE OF GERMANTOWN BOARD APPROVAL

This Certified Survey Map, being a part of the Southwest 1/4 and Northwest 1/4 of the Southeast 1/4 of Section 7 and the Northeast 1/4, Southeast 1/4, Southwest 1/4 and Northwest 1/4 of the Southwest 1/4 of Section 7, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin, having been approved by the Planning Commission being the same, is hereby approved and the dedication of that part of Gateway Crossing for public road purposes as shown on Sheet 3 is hereby accepted by the Village Board of Trustees of the Village of Germantown on this _____ day of _____, 2019.

Date

Dean Wolter, Village President

Date

Deanna Braunschweig, Village Clerk



MARCH 13, 2019

THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF PINNACLE ENGINEERING GROUP, LLC



GRAPHICAL SCALE (FEET)

0 1" = 30' 60'

MATCHLINE

SEE SHEET C-5

PROPOSED BUILDING

198,766 SF | FFE = 916.80

LEGEND	
	LIGHT DUTY PAVEMENT - 8" CRUSHED AGGREGATE BASE COURSE (1-1/4" DENSE GRADED VIRGIN LIMESTONE) - 3.0" ASPHALTIC CONC. (1.5" LFPT) (SHT 58-28.5)
	HEAVY DUTY PAVEMENT - 12" CRUSHED AGGREGATE BASE COURSE (1-1/4" DENSE GRADED VIRGIN LIMESTONE) - 5" ASPHALTIC CONC. (2.0" LFPT) - 3.0" LOWER LAYER (SHT 58-28.5) - 2.0" UPPER LAYER (SHT 58-28.5)
	CONCRETE PAVEMENT (TRUCK COURT & DOLLY PAD) - 6" CRUSHED AGGREGATE BASE COURSE (1-1/4" DENSE GRADED VIRGIN LIMESTONE) - 7" PCC (4000 PSI AIR ENTRAINED CONCRETE WITH 666 GAUGE STEEL MESH)
	CONCRETE SIDEWALK - 4" CRUSHED AGGREGATE BASE COURSE (1-1/2" DENSE GRADED VIRGIN LIMESTONE) - 4" PCC (4000 PSI AIR ENTRAINED CONCRETE WITH 666 WELDED WIRE FABRIC PER AC1 315-9.2)
	4" SOLID WHITE STRIPE
	4" DIAGONAL AT 45° SPACED 2" O.C.
	ADA PARKING STALL SIGNAGE (SEE DETAIL)
	18" CURB & GUTTER (SEE DETAIL)
	18" REVERSE CURB & GUTTER (SEE DETAIL)
	TAPER CURB HEAD (SEE DETAIL)
	BUILDING DOOR SLAB (2% MAX SLOPE WITHIN 5-FT OF DRIVE IN OR MAN DOOR)
	ADA STALL INSIGNIA
	ADA CURB RAMP (SEE DETAIL)
	STEEL STAIRS (SEE ARCHITECTURAL PLANS)
	BOLLARD (SEE DETAIL)
	PARKING COURT (FOR INFORMATION ONLY, NOT TO BE PAINTED)
	MAN DOOR
	OVERHEAD DOOR
	PROJECT LIMIT BETWEEN BID PACKAGE #1 AND BID PACKAGE #2

SITE DATA	
SITE AREA:	1,708,372 S.F./39.22 AC
ZONING CLASSIFICATION:	T-3.0
BUILDING FOOTPRINT AREA:	706,044 S.F.
IMPERVIOUS SPACE:	1,108,915 S.F./25.46 AC/64.9%
GREEN SPACE:	599,456 S.F./13.76 AC/35.1%
PARKING PROVIDED (9'x20')	44 (2 ADA)

ALL WORK WITHIN PUBLIC R.O.W. SHALL CONFORM TO VILLAGE OF GERMANTOWN STANDARDS.

S.T.H. "167" / HOLY HILL ROAD

PLAN | DESIGN | DELIVER
www.pinnacle-engr.com

PINNACLE ENGINEERING GROUP
ENGINEERING | NATURAL RESOURCES | SURVEYING

WISCONSIN OFFICE
15850 W. BLUEMOUND ROAD
BROOKFIELD, WI 53005
(262) 754-8888
CHICAGO | MILWAUKEE | NATIONWIDE

ZILBER
PROPERTY GROUP SM

Z2 & Z3 AT GERMANTOWN CORPORATE PARK
GERMANTOWN, WI

Z2 SITE DIMENSION & PAVING PLAN

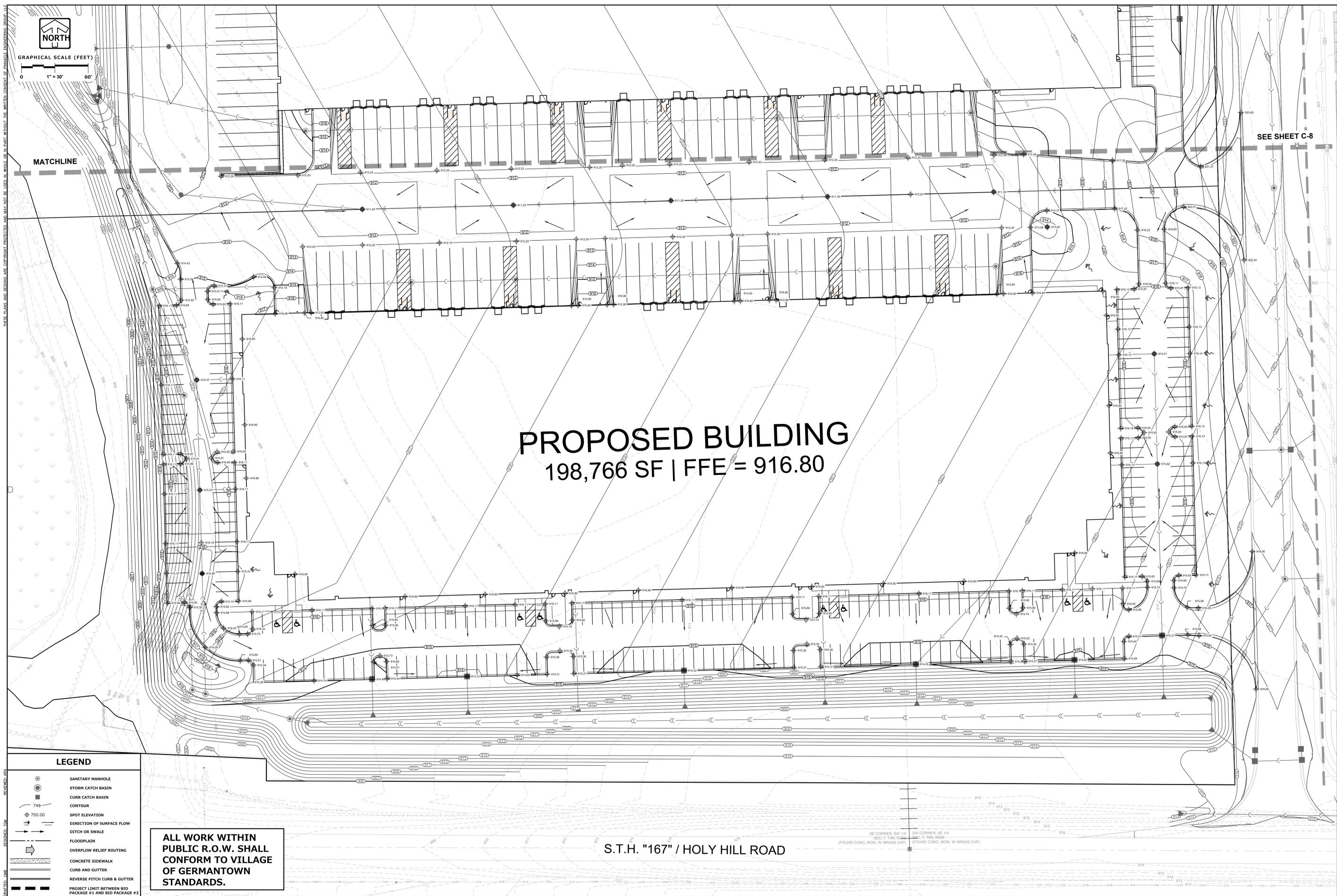
REVISIONS	

REG. JOB #1296.00A-WI
AREA
PLOT DATE: 2/17/19
SCALE: 1" = 30'

SHEET
C-4
of
C-18

Z2 SITE DIMENSION & PAVING PLAN

www.pinnacle-engr.com



PROPOSED BUILDING
 198,766 SF | FFE = 916.80

S.T.H. "167" / HOLY HILL ROAD

SEE SHEET C-8

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www.pinnacle-engr.com

LEGEND

- SANITARY MANHOLE
- STORM CATCH BASIN
- CURB CATCH BASIN
- CONTOUR
- SPOT ELEVATION
- DIRECTION OF SURFACE FLOW
- DITCH OR SWALE
- FLOODPLAIN
- OVERFLOW RELIEF ROUTING
- CONCRETE SIDEWALK
- CURB AND GUTTER
- REVERSE PITCH CURB & GUTTER
- PROJECT LIMIT BETWEEN BID PACKAGE #1 AND BID PACKAGE #2

ALL WORK WITHIN PUBLIC R.O.W. SHALL CONFORM TO VILLAGE OF GERMANTOWN STANDARDS.

SE CORNER, SW 1/4 SW CORNER, SE 1/4
 SEC. 7, T19N, R20E SEC. 7, T19N, R20E
 (FOUND CONC. MON. W/ BRASS CAP) (FOUND CONC. MON. W/ BRASS CAP)

PINNACLE ENGINEERING GROUP
 PLAN | DESIGN | DELIVER
 www.pinnacle-engr.com
WISCONSIN OFFICE: 15850 W. BLUEMOUND ROAD BROOKFIELD, WI 53005 (262) 754-8888 CHICAGO (MILWAUKEE) - NATIONWIDE

ZILBER
 PROPERTY GROUP SM
Z2 & Z3 AT GERMANTOWN CORPORATE PARK
 GERMANTOWN, WI

Z2 GRADING PLAN

REVISIONS	

REG. JOB # W296.00A-WI AREA
 REG. NO. 3/17/19
 PLOT DATE 3/17/19
 SCALE 1" = 30'
SHEET C-7
C-18