



**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: \_\_\_\_\_ Received by: \_\_\_\_\_

## 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 APPLICANT OR AGENT**  
 \_\_\_\_\_  
 Central Land Company III, LLC  
 \_\_\_\_\_  
 By: Samuel D. Dickman  
 \_\_\_\_\_  
 \_\_\_\_\_  
 626 E. Wisconsin Ave., Suite 1020  
 \_\_\_\_\_  
 \_\_\_\_\_  
 Milwaukee, WI 53202  
 \_\_\_\_\_  
**Phone** ( 414 ) 305-8111  
 \_\_\_\_\_  
**Fax** ( 414 ) 271-5125  
 \_\_\_\_\_  
**E-Mail** Sam@dickmanre.com  
 \_\_\_\_\_

**PROPERTY OWNER**  
 \_\_\_\_\_  
 GGWW, LLC  
 \_\_\_\_\_  
 By: William H. Wetterau  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
**Phone** ( 414 ) 791-0908  
 \_\_\_\_\_  
 \_\_\_\_\_

<b>2 PROPERTY ADDRESS OR GENERAL LOCATION</b>	<b>TAX KEY NUMBER</b>
Part of W204 N12839 Goldendale Road, Lot 2 Parcel Number GTNV 074988; Lot 3 Parcel Number GTNV 074989; Lot 4 GTNV 074990	

**3 REZONING REQUEST**

FROM A1 AGRICULTURAL	TO M1 Limited Industrial
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**4 METES AND BOUNDS LEGAL DESCRIPTION OF PROPERTY – REQUIRED**

Attach pages as necessary

1/2 of SOUTHEAST

Lot 2, 3 and 4 of CSM 5959, being a part of the east 1/4 of Section 7, Town 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin. See attached Site Map and Architectural Site Plan.

SEE ATTACHED PART OF SURVEY

## 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.

We are proposing to build a 240,000 square foot industrial building for a potential client who is currently in the Village and is in need of expanding to a larger building. The new building will be located on the north portion of the site. The site is located on the southwest quadrant of the intersection of Rockfield and Goldendale Road. The current zoning will ~~not~~ allow for an industrial or warehouse type of building. The rezoning is needed for us to be able to build for the client. The remaining south site will be built as potentially two 130,000 square foot buildings for industrial or warehouse user. The current land use is mixed use for the site.s

## 6 SUPPORTING DOCUMENTATION:

- Plat of Survey (1:100)
- Site Plan and elevations for new construction (can be conceptual)
- FLOOR PLANS & RENDERINGS
- PROJECT DESCRIPTION AND NARRATIVE

## 7 READ AND INITIAL THE FOLLOWING:

 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.

 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.

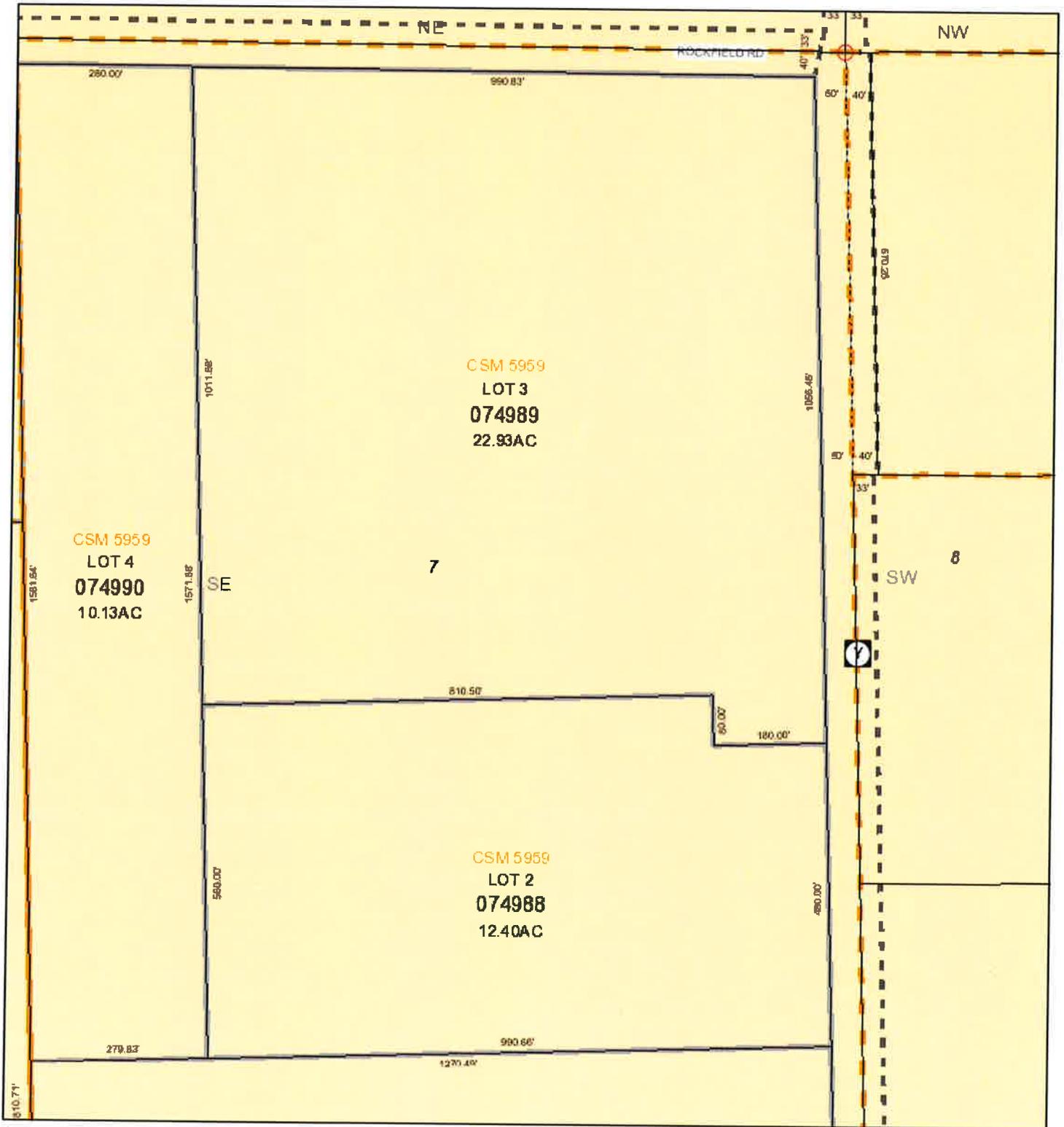
 I am aware that this rezoning shall go into effect immediately upon the final approval of the Village Board and its execution of the rezoning ordinance

## 8 SIGNATURES – ALL APPLICATIONS MUST BE SIGNED BY OWNER!

 Applicant  
5/28/19 Date

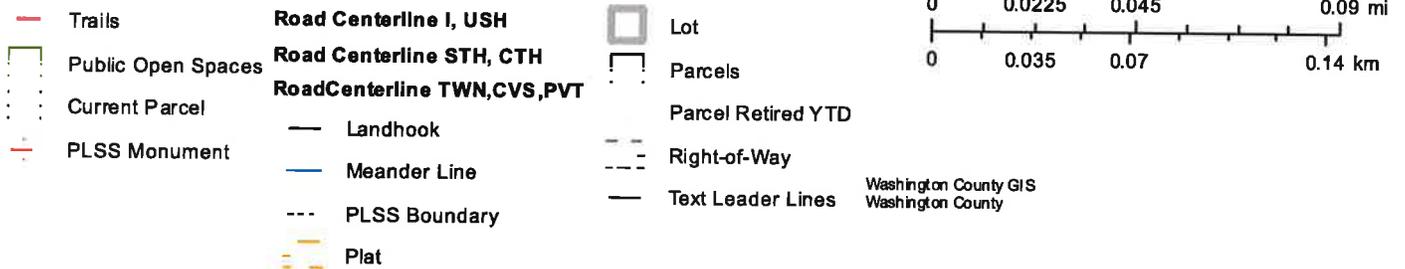
 Owner  
5/28/19 Date

# Washington County GIS



May 24, 2019

1:2,655



**DESCRIPTION OF PROPOSAL AND PROJECT NARRATIVE  
FOR REZONING**

**NEW 240,468 SQUARE FEET MULTI-TENANT BUILDING TO BE CONSTRUCTED FOR THE DICKMAN COMPANY ON LAND LOCATED AT THE SOTHWEST CORNER OF ROCKFIELD AND GOLDENDALE ROADS INTERSECTION IN THE VILLAGE OF GERMANTOWN WITH FUTURE EXPANSION OF TWO ADDITIONAL 130,000 SQUARE FOOT MUTI-TENANT BUILDINGS LOCATED IMMEDIATELY SOUTH OF THE PROPOSED BUILDING**

May 30, 2019

Domenico Ferrante of Briohn Design Group, LLC  
Jeff Hook of Briohn Building Corporation  
3885 N. Brookfield Road, Suite 200  
Brookfield, Wisconsin 53045

SUBMITTED: On behalf of the current property owner GGWW, LLC, William Wetterau and Central Land Company III, LLC, developer Sam Dickman of The Dickman Company:

BRIOHN is submitting this "Description of Proposal or project narrative" on behalf of THE DICKMAN COMPANY.

Briohn Design Group LLC and Briohn Building Corp are acting as the representative applicant. The Dickman Company is the applicant. We are respectfully submitting a review package for Plan Consultation and Rezoning Request. In order to engage in this process with Plan Commission, we include a completed Rezoning & PDD application form, appropriate fees, plat of survey with legal description, site plans, building elevations, floor plans and 3D renderings depicting the proposed north building.

We are requesting for the entire three parcel site with the following legal description:

"Lot 2, 3 and 4 of CSM 5959, being a part of the East ½ of the Southeast ¼ of Section 7. Town 9 North, Range 20 east, Village of Germantown, Washington County, Wisconsin. Containing 45.46 acres

Parcels: GTNV 074988 (Lot 2), GTNV 074989 (Lot 3), CTNV 074990 (Lot 4)"

Be rezoned from A-1 Agricultural to M-1 Limited Industrial. We are submitting this request to be placed on the agenda for the July 8, 2019 Plan Commission meeting.

## The Description of the Proposal and preliminary concept Plan of Operation:

The Dickman Company proposes to construct a 240,468 square foot Multi-Tenant industrial/warehouse building with the potential for either 1-5 tenants of approximately equal size (area) or one large user to occupy the entire building. We are currently focused on working with a client, who currently operates an industrial facility in Germantown. Our client is currently landlocked and in need of additional space.

Our client is a distribution facility for plastic containers and as part of their business operations includes some limited production as well.

The building will be constructed of painted concrete pre-cast insulated wall panels for all four sides of the proposed building. The principal façade or north elevation and side (east and west) elevations have insulated grey tinted glazing with clear anodized aluminum framing for all the fenestration. Note we have included large glazed entries for up to five possible tenants. The façade painting scheme uses three complimentary color tones with the two of the colors used as grey accents. The primary wall color will be a light grey off white color. We do include a red accent color as well. The rear or south elevation contains a 32-loading dock 9X10 overhead doors with 2 larger 14X16 grade level overhead doors. We also include man doors as needed to accommodate code required exiting. Note we have designed the south wall to have built-in flexibility to allow for relocation of the overhead doors as needed for future tenants as well as expansion for additional loading dock doors as need. Please see attached building architectural elevations.

We are assuming that our client will have approximately 60-70 employees with the initial building proposed for development with up to potentially 100-110 employees on one daytime shift. The shift would be potentially between 7:00am and 6:00pm Monday through Friday with potentially Saturdays as well. Besides our current client, the possible tenant mix could include a variety of industrial types such as a general light industrial user or a warehouse distribution user or both.

The parking required is based on 90-110 employees overall with limited visitor parking. We have included 192 car parking stalls with the potential to expand car parking for additional 50 cars in the future... We also indicate 20 possible semi-trailer type parking stalls. The rear trailer parking can be converted to car parking if the need for additional car parking increases in the future. This provides some built-in flexibility to accommodate future users which may differ from the current anticipated user or tenant mix.

Note we do not include any unscreened outside storage as part of this proposal. We have included one trash and recyclables enclosure which is located on the rear or south side of the building and site. The walls of the enclosure are the same as the painted concrete of the building walls. We also include prefinished gates on a steel frame as well. The future roof top units (RTU's) shall be screened by use of an extended front wall parapet and side wall parapets which is 4 feet higher than the roof plane. Since we are at the preliminary stage, we are not specifically identifying RTU locations until we submit for final approval.

The ultimate potential is to have flexibility for our client to expand the north building to accommodate an additional 75,000 square feet of building expansion on the east. The developer would also like to have the flexibility to potentially develop two more buildings immediately of the initial proposed building, the two buildings to be located on the south side of the site would be potentially 130,000 square feet each. Ample parking is provided for either building. The architectural appearance of the proposed two south buildings would be complimentary to the north building, providing the feel of a cohesive campus.

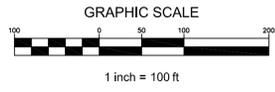
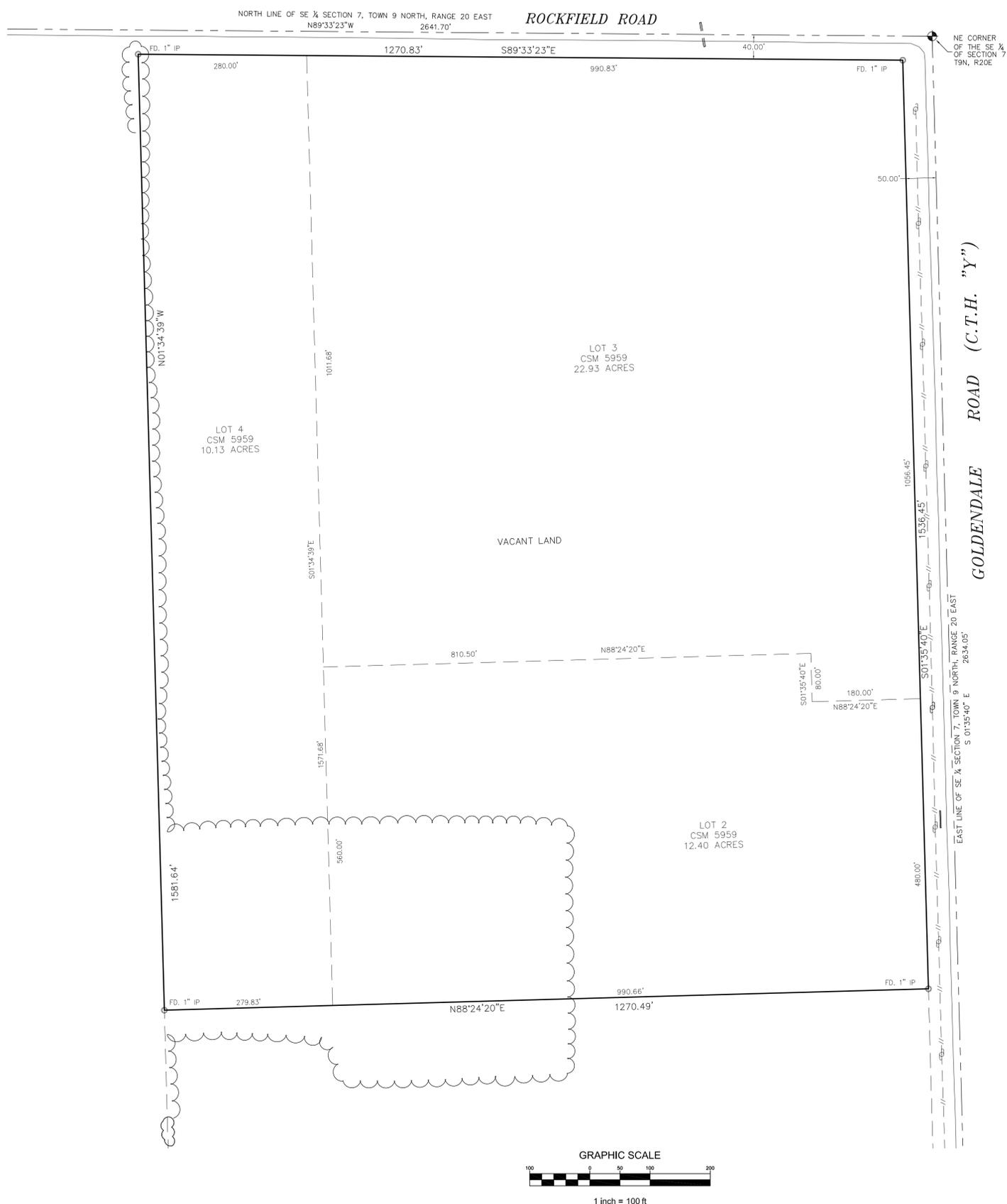
Our intent is to follow up with a detailed submittal package for all three buildings. We will include additional details and information as part of the project narrative. We will also include the following: additional architectural drawings and details of all three proposed buildings; complete civil drawings and specifications for all three parcels, complete landscape plans and specifications for all three parcels and site lighting photo-metrics and cut sheets for the overall development. We will include a request for a CSM as well to join the three lots into 2 lots. Our intent is to submit the items referenced above in order to be considered for placement on the agenda for the August 12, 2019 Plan Commission meeting. Based on receiving Plan commission recommendation for approval, we would ask for the village board to approve as well.

We respectfully ask the Village of Germantown, Plan Commission and village staff to review and evaluate our proposal including the submitted drawings and other support materials. We believe that the proposed new development will not only meet our client's needs and expectations but the Village of Germantown as well. We look forward to your comments, eventual approval and our continued mutual success and appreciate the assistance provided and afforded by the Village of Germantown in the Rezoning process as well as the eventual Plan Commission and Village Board approval process.

Please contact us if you have any questions or need additional information.

Sincerely,

Domenico M. Ferrante AIA  
Director of Architecture, Briohn Design Group LLC



**LEGAL DESCRIPTION:**  
 Lot 2, 3 and 4 of CSM 5959, being a part of the East 1/2 of the Southeast 1/4 of Section 7, Town 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin.  
 Parcels: GTNV 074988 (Lot 2), GTNV 074989 (Lot 3), CTNV 074990 (Lot 4)

**DICKMAN MULTI-TENANT SITE**  
 GOLDDALE ROAD GERMANTOWN, WI

CJE NO.: 1928R0EX  
 MAY 30, 2019



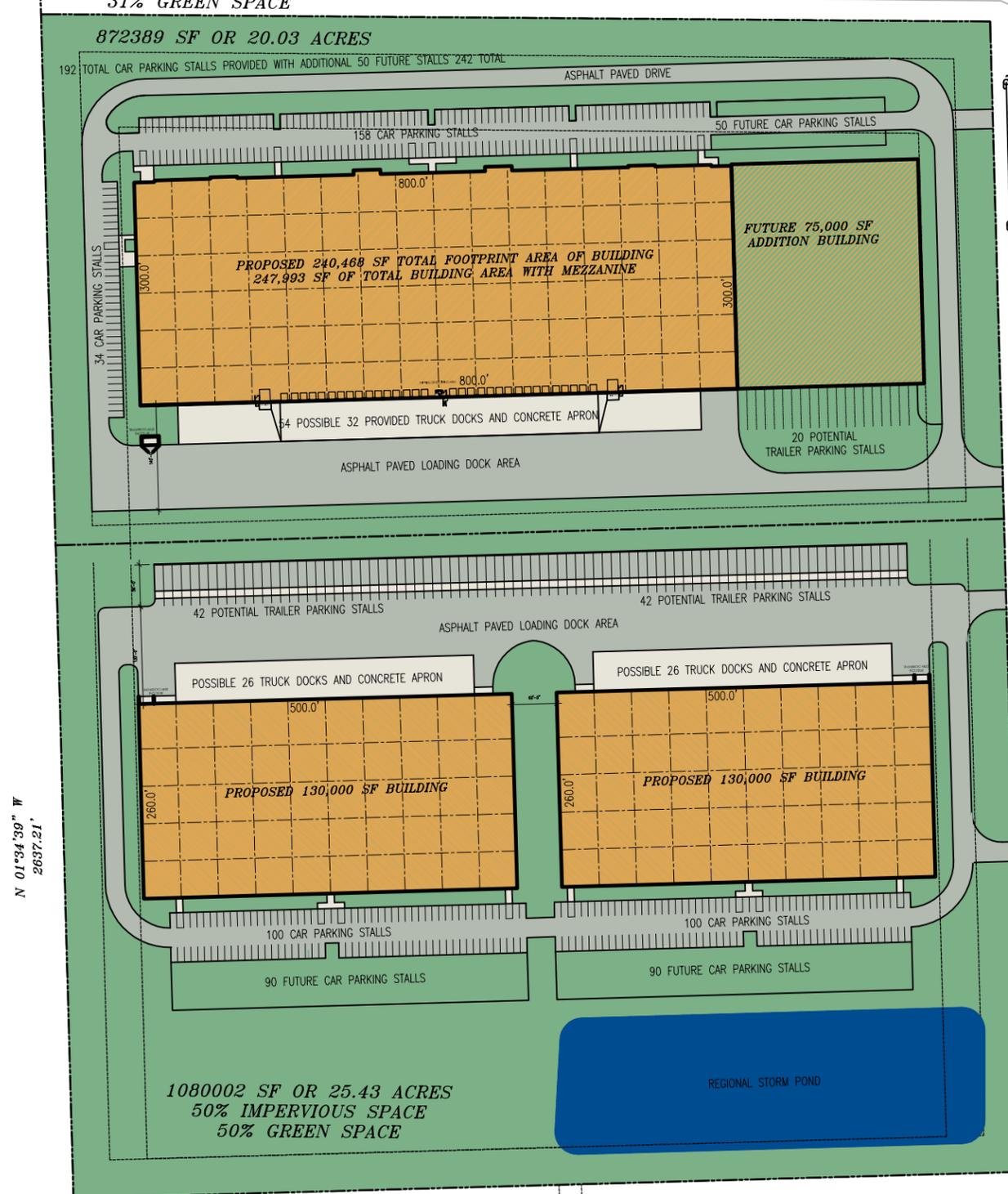
**PLAT OF SURVEY**

**SV1.0**

872389 SF OR 20.03 ACRES  
69% IMPERVIOUS SPACE  
31% GREEN SPACE

S 89°33'23" E 1320.85'

ROCKFIELD ROAD



N 01°34'39" W  
2637.21'

ROAD S 01°35'40" E  
2634.05'

GOLDENDALE

### SITE PLAN

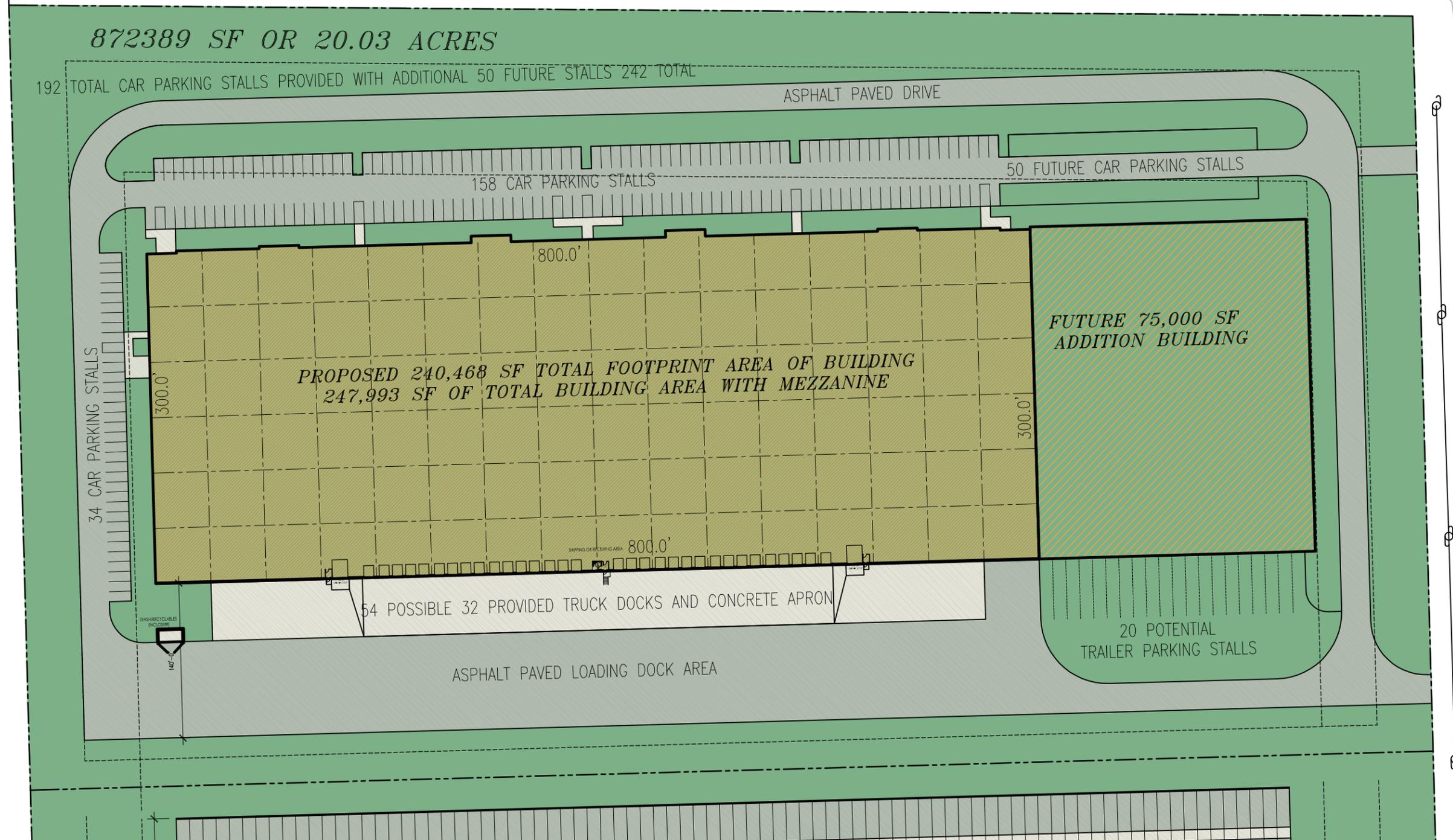
Scale: 1" = 200'-0"



872389 SF OR 20.03 ACRES  
69% IMPERVIOUS SPACE  
31% GREEN SPACE

S 89°33'23" E 1320.85'

ROCKFIELD ROAD



SITE PLAN

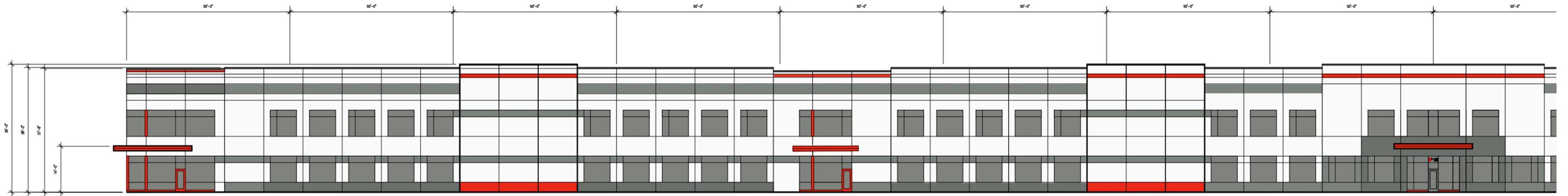
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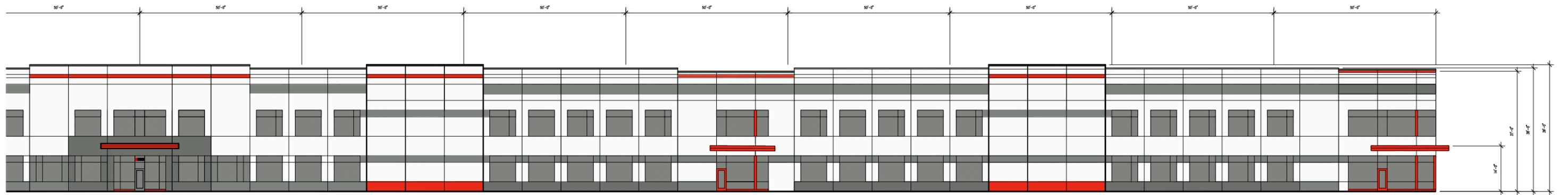
### NORTH ELEVATION

Scale: 1" = 200'-0"



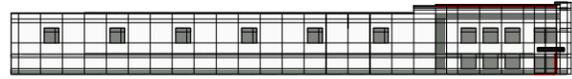
### NORTH ELEVATION EAST PORTION

Scale: 1" = 30'-0"



### NORTH ELEVATION WEST PORTION

Scale: 1" = 30'-0"



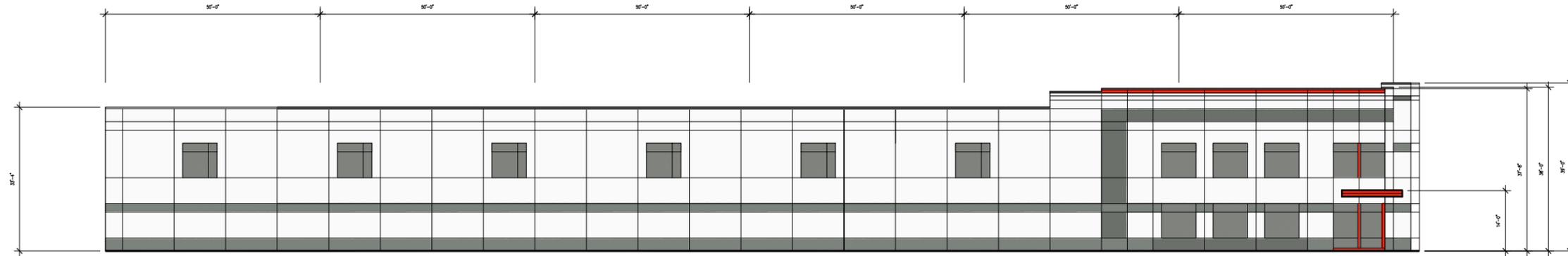
### EAST ELEVATION

Scale: 1" = 200'-0"



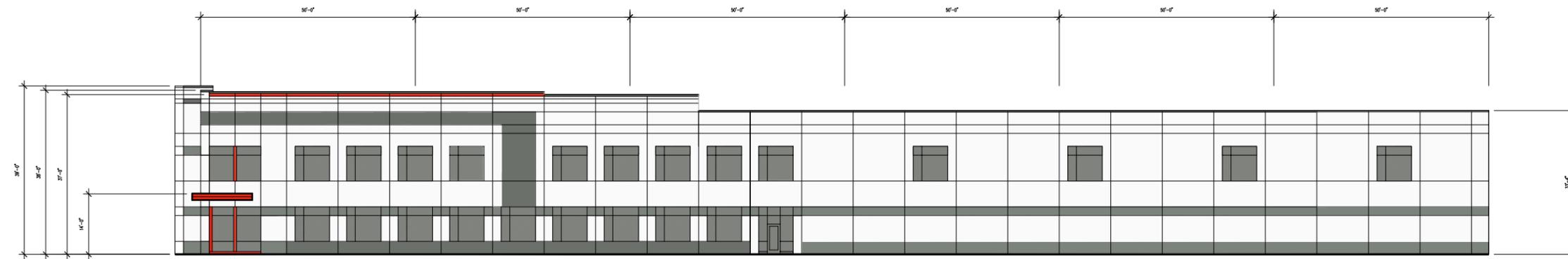
### WEST ELEVATION

Scale: 1" = 200'-0"



### EAST ELEVATION

Scale: 1" = 30'-0"



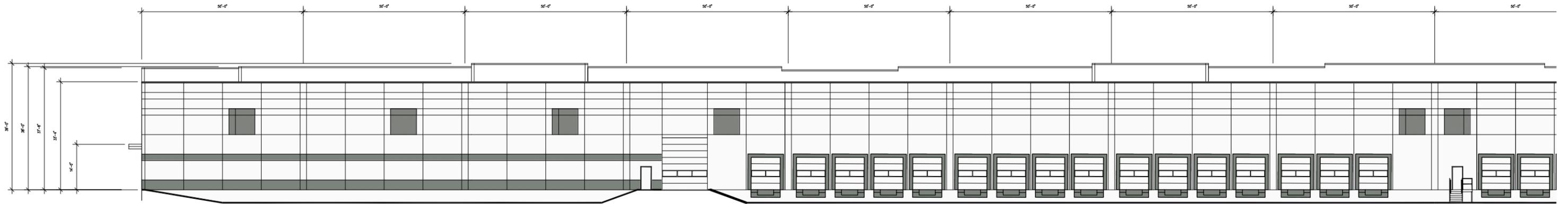
### WEST ELEVATION

Scale: 1" = 30'-0"



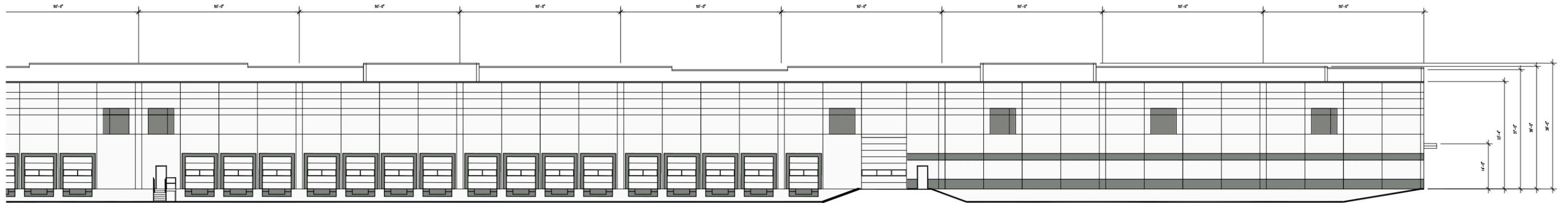
### SOUTH ELEVATION

Scale: 1" = 200'-0"



### SOUTH ELEVATION WEST PORTION

Scale: 1" = 30'-0"



### SOUTH ELEVATION EAST PORTION

Scale: 1" = 30'-0"



PERSPECTIVE VIEW OF PROPOSED DICKMAN MULTI-TENANT BUILDING VIEW LOOKING AT NORTHWEST CORNER SHOWING LANDSCAPING



PERSPECTIVE VIEW OF PROPOSED DICKMAN MULTI-TENANT BUILDING VIEW LOOKING AT NORTHWEST CORNER  
STREET LANDSCAPING REMOVED TO HIGHLIGHT BUILDING



PERSPECTIVE VIEW OF PROPOSED DICKMAN MULTI-TENANT BUILDING VIEW LOOKING AT NORTHWEST CORNER

