



Village of



Fee must accompany application

\$1460 Paid g Date 8-16-19

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
REFLECTIVE CONTRACTING SERVICES LLC
ANDREW SCHOTT
1716 N 9830 RIVERCREST DR #102
GERMANTOWN WI 53022
 Phone (414) 403-2966
 Fax ()
 E-Mail REFLECTIVECONTRACTING@GMAIL.COM

PROPERTY OWNER
 X THOMAS LANGE
 X 4949 BELLMAN DR
 X WEST BEND, WI 53095
 X Phone (262) 644-9686

2 TO WHOM SHOULD THE PERMIT BE ISSUED?
REFLECTIVE CONTRACTING SERVICES LLC

3 PROPERTY ADDRESS	TAX KEY NUMBER	
<u>N96W16042 COUNTY LEVE RD</u>	<u>53022</u>	<u>344271</u>

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
CONSTRUCTION SERVICES
 Describe the proposed use, including size, number of employees, hours of operation and extent of any new construction/alterations
SEE ATTACHED DESCRIPTION

METES AND BOUNDS LEGAL DESCRIPTION OF PROPERTY — REQUIRED

6

Attach pages as necessary

ATTACHED

SUPPORTING DOCUMENTATION:

7

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

ARCHITECTURAL DRAWINGS

READ AND INITIAL THE FOLLOWING:

8

AS 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.

AS 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.

AS 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

[Signature]
Applicant

8-14-19
Date

[Signature]
Owner

8/15/19
Date



REFLECTIVE

CONTRACTING SERVICES LLC

Description of proposed operation

I am a small General Contractor, with 3 employees that would be in and out of the office building.

My intent of building would be to completely remodel the inside of the building to have a few office spaces along with using the existing shop area. The shop area would be used primarily for tool and job supply storage. Most of my work is commercial office remodels, meaning there will be very little if any work performed in the existing shop area (compared to how it was before- a printing shop). From the outside I would address some needed curb appeal with new painting, landscaping, roof, doors and windows. Added to the outside would be a nice cedar tone fence and small dumpster enclosure. My employees can take home their work vehicles which would leave one work truck left overnight parked in the fence area. As I stated before I mostly do office remodels, so there will not be yard waste outside or laying around the property. i.e. piles of concrete, dirt, large machines. There will be very little impact to surrounding properties.

Hours of operation are M-F 8am to 4pm, no weekends.

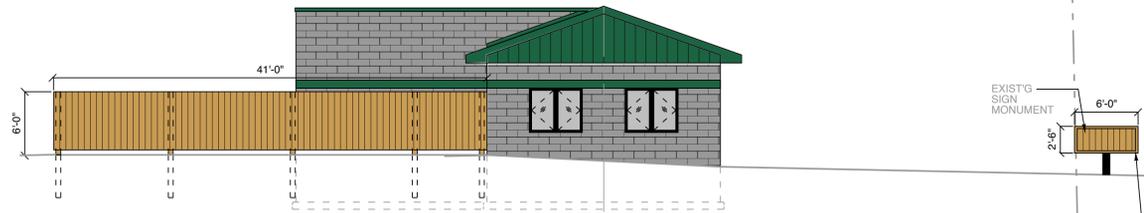
ANDREW SCHOTS



NOTE
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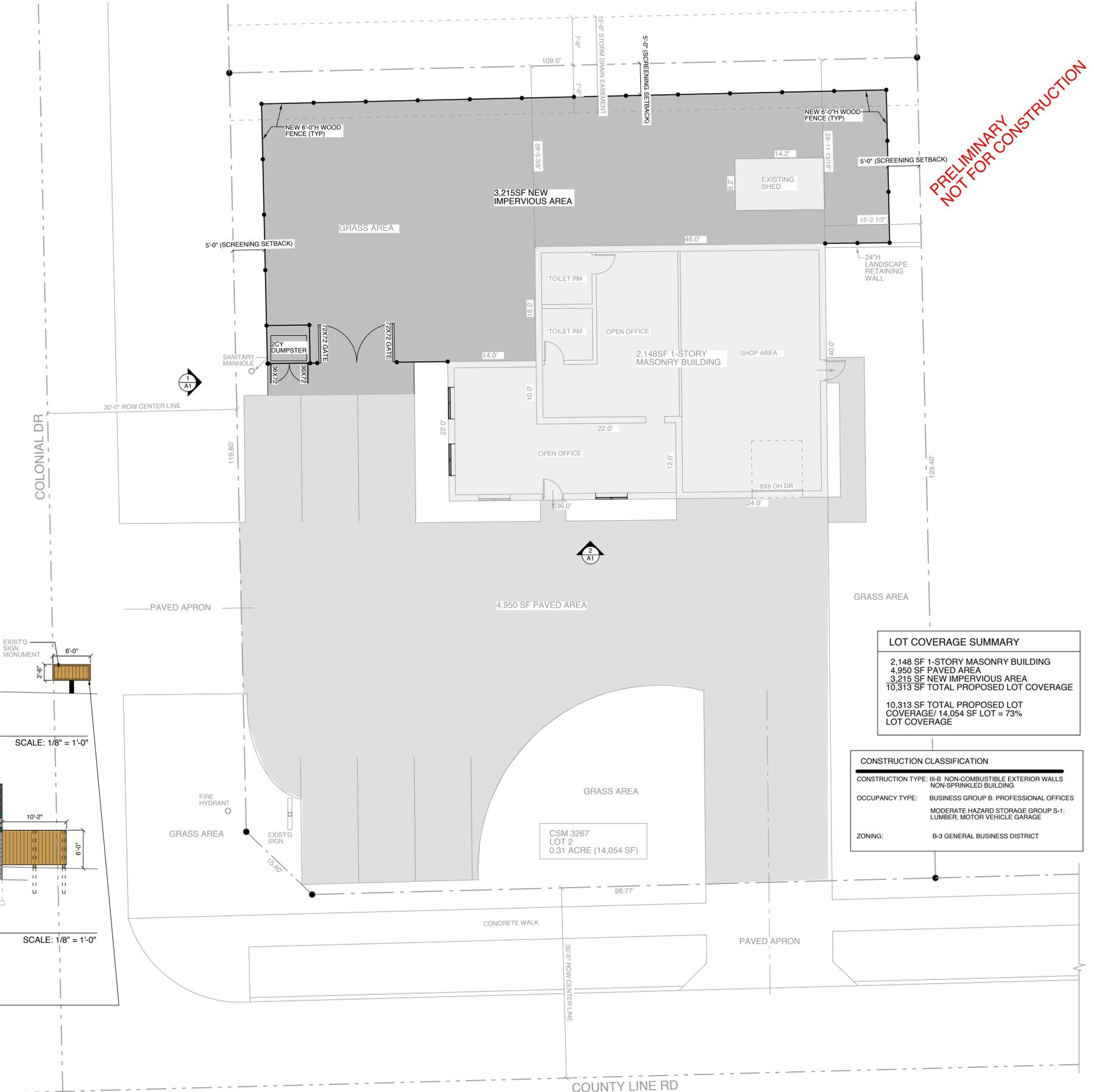
EXISTING/ PROPOSED FLOOR PLAN
 2,148 SQUARE FOOT FOOTPRINT
 SCALE: 1/8" = 1'-0"



1 EXISTING/ PROPOSED WEST EXTERIOR ELEVATION
 SCALE: 1/8" = 1'-0"



2 EXISTING/ PROPOSED SOUTH EXT. ELEVATION
 SCALE: 1/8" = 1'-0"



**PRELIMINARY
 NOT FOR CONSTRUCTION**

LOT COVERAGE SUMMARY

2,148 SF 1-STORY MASONRY BUILDING
4,950 SF PAVED AREA
3,215 SF NEW IMPERVIOUS AREA
10,313 SF TOTAL PROPOSED LOT COVERAGE
10,313 SF TOTAL PROPOSED LOT COVERAGE / 14,054 SF LOT = 73% LOT COVERAGE

CONSTRUCTION CLASSIFICATION

CONSTRUCTION TYPE:	III-B NON-COMBUSTIBLE EXTERIOR WALLS NON-SPRINKLED BUILDING
OCCUPANCY TYPE:	BUSINESS GROUP B: PROFESSIONAL OFFICES MODERATE HAZARD STORAGE GROUP S-1: LUMBER, MOTOR VEHICLE GARAGE
ZONING:	B-3 GENERAL BUSINESS DISTRICT

EXISTING 1ST FLOOR FLOOR PLAN/ SITE PLAN
 2,148 SQUARE FOOT FOOTPRINT
 SCALE: 1/8" = 1'-0"

Revisions
 13 AUGUST 2019

ARCHITECTURAL DESIGNS, INC.

RCS- OFFICE BUILDING
 BUILDING RENOVATION
 N96 W16042 COUNTY LINE RD
 VILLAGE OF GERMANTOWN, WI 53022
 ARCHITECTURAL DESIGNS, INC. 7429 Roosevelt Rd. Town of Erin, WI 53027 p. 414-315-4156 email: gene@architecturaldesignsinc.com website: architecturaldesignsinc.com

Sheet Title
 EXISTING SITE PLAN/ FLOOR PLAN & EXIST'G/ PROPOSED EXTERIOR ELEVATIONS
 Drawn
 GENE EGGERT
 Checked
 GENE EGGERT
 Date
 7 AUGUST 2019
 Job Number
 2019.32
 Sheet

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