

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 h DATE 1-16-20

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**
Josh Brown

 Phone (414) 209-5518
 E-Mail josh@bliffertlumber.com

PROPERTY OWNER
BLIFFERT GERMANTOWN HOLDINGS
6826 S. 13th Street
Oak Creek, WI 53154

 Phone (414) 209-5518
 E-Mail josh@bliffertlumber.com

2 **PROPERTY ADDRESS**

N116 W16474, MAWST., GERMANTOWN, WI 53022

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

North <u>RAIL ROAD</u>	South <u>RESIDENTIAL</u>	East <u>RESIDENTIAL</u>	West <u>PARK</u>
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- 4** **READ AND INITIAL THE FOLLOWING:**
- JB I am aware of the Village of Germantown ordinance requiring fire sprinklers in most new construction.
 - JB I understand that all new development is subject to Impact and/or Connection Fees that must be paid before building permits will be issued.
 - JB I understand that an incomplete application will be withdrawn from the Plan Commission agenda and that all resubmissions to the Plan Commission are subject to a new application fee.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!**

 Applicant

 Owner

Date

Date

Bliffert

LUMBER
& HARDWARE
- est. 1904 -

1/16/2020

RE: Bliffert Lumber Remodel

It is our intention to enclose an area already under roof and noted on the site plan provided. This area will be used for offices, retail floor space, and new bathrooms. We will also add an entrance tower and front porch area. At the time of this remodel we will also add an exterior that we feel is consistent with Village of Germantown's appearance requirements. Finally we will add additional parking spaces for the newly renovated area. If you have any questions I can be reached via phone at 414.349.1346 or email: josh@bliffertlumber.com. Thank you.

Regards,



Josh Brown
Owner/Vice President

Cc: Eli Bliffert, Owner





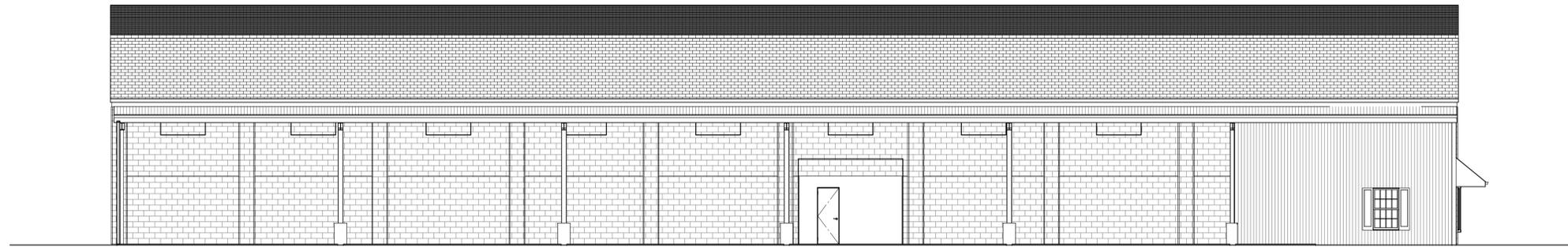
SOUTH PERSPECTIVE - NO SCALE



SOUTHEAST PERSPECTIVE - NO SCALE



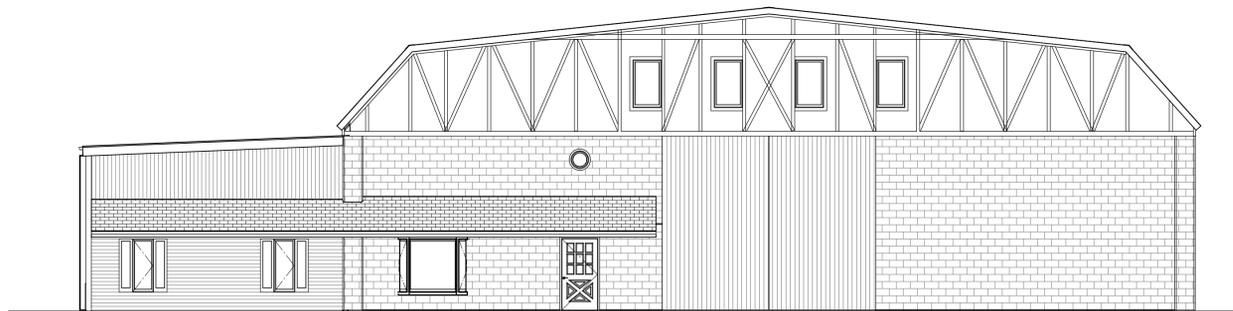
SOUTHWEST PERSPECTIVE - NO SCALE



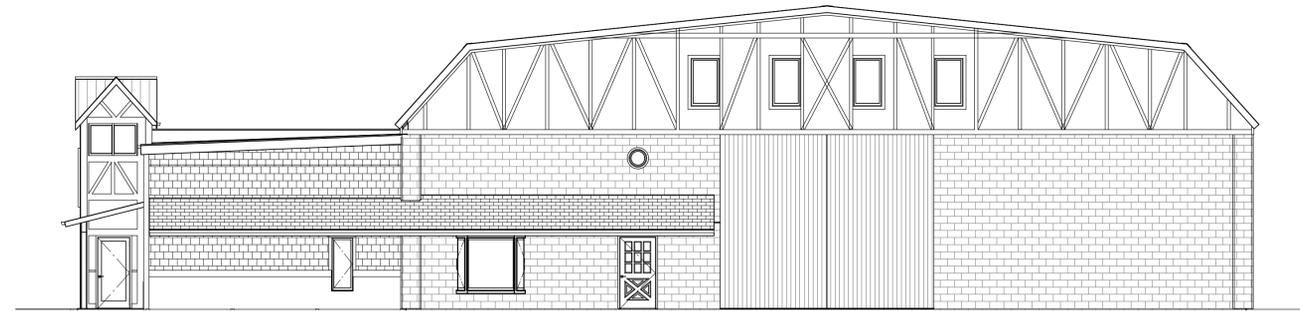
EXISTING SOUTH ELEVATION
1/8" = 1'-0"



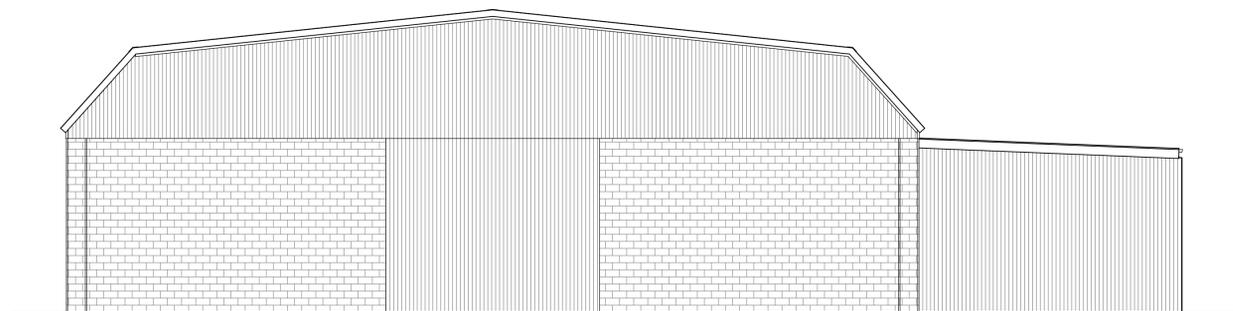
PROPOSED SOUTH ELEVATION
1/8" = 1'-0"



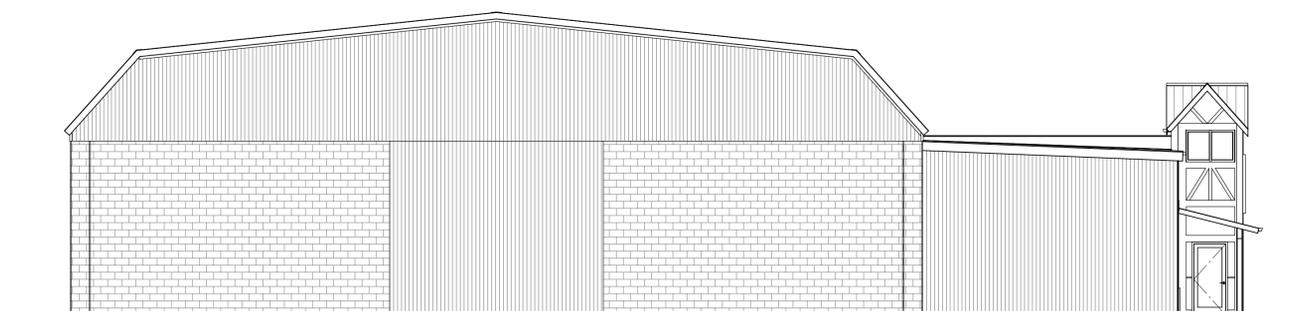
EXISTING EAST ELEVATION
1/8" = 1'-0"



PROPOSED EAST ELEVATION
1/8" = 1'-0"



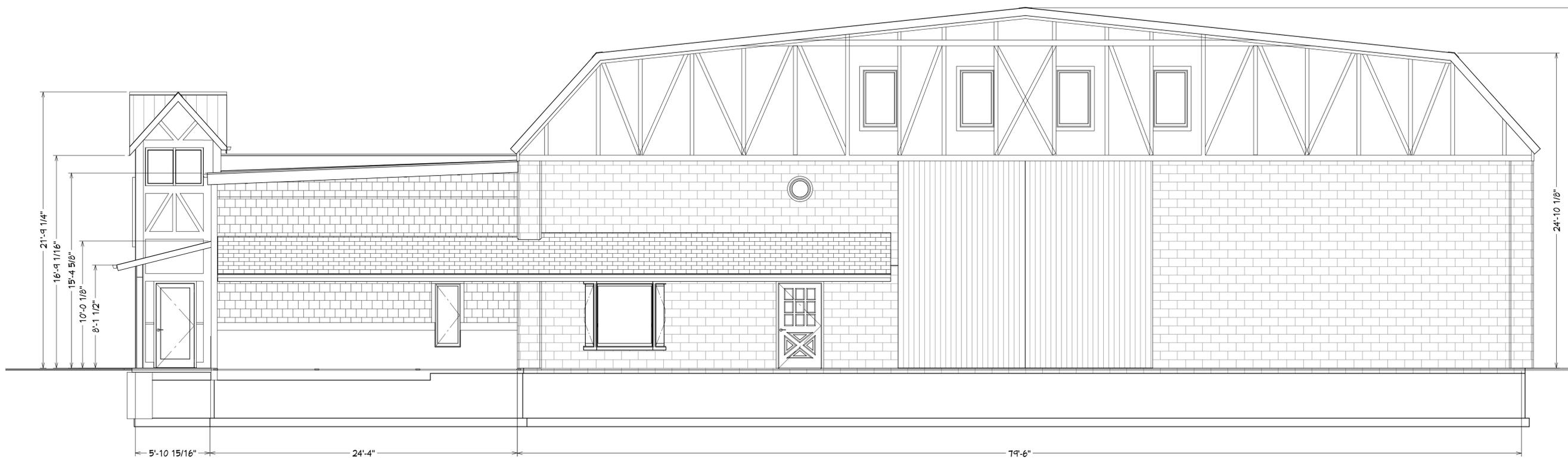
EXISTING WEST ELEVATION
1/8" = 1'-0"



PROPOSED WEST ELEVATION
1/8" = 1'-0"



PROPOSED SOUTH ELEVATION (DIMENSIONED)
1/4" = 1'-0"



PROPOSED EAST ELEVATION (DIMENSIONED)
1/4" = 1'-0"



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PROJECT DESCRIPTION:
MAIN ENTRANCE & SHOWROOM
ADDITION & REMODEL

OWNER(S):
BLIFFERT GERMANTOWN HOLDINGS
5312 N. LAKE DR.
WHITE FISH BAY, WI. 53217
414-344-1346 josh@bliffertlumber.com

DRAWINGS PROVIDED BY:
CHRIS EGNER DESIGN-
BUILD-REMODEL LLC
13148 W. NATIONAL AVE. NEWA BERLIN, WI. 53151
262-747-8818

DATE:
1/9/2020
SCALE:
1/4" = 1'-0"
SHEET:
A-3

ALTA/NSPS LAND TITLE SURVEY

LEGAL DESCRIPTION:

Lot One(1) of CERTIFIED SURVEY MAP NO. 490, recorded in the Washington County Registry on February 23, 1972 in Volume 3 of Certified Survey Maps on pages 10-12, as Document No. 329102 and being part of the Northwest 1/4, Section 22, Township 9 North-Range 20 East, Village of Germantown, Washington County, Wisconsin.

(Tax Key No. GTVN 222009)
(N116 W16522 Main Street, Germantown, Wisconsin 53022)

Lot Two(2) of CERTIFIED SURVEY MAP NO. 490, recorded in the Washington County Registry on February 23, 1972 in Volume 3 of Certified Survey Maps on pages 10-12, as Document No. 329102 and being part of the Northwest 1/4, Section 22, Township 9 North-Range 20 East, Village of Germantown, Washington County, Wisconsin.

(Tax Key No. GTVN 222005)
(Main Street, Germantown, Wisconsin 53022)

Lot Three(3) of CERTIFIED SURVEY MAP NO. 490, recorded in the Washington County Registry on February 23, 1972 in Volume 3 of Certified Survey Maps on pages 10-12, as Document No. 329102 and being part of the Northwest 1/4, Section 22, Township 9 North-Range 20 East, Village of Germantown, Washington County, Wisconsin. TOGETHER WITH That part of the Southeast Quarter of the NORTHWEST Quarter (SE 1/4 NW 1/4) of Section Twenty-two(22), Township Nine(9) North, Range Twenty(20) East, Village of Germantown, Washington County, Wisconsin, described as follows: Beginning at the intersection of the Wisconsin and Southern Railroad's southwest right of way line, being parallel to and 49.5 feet Southwest of the centerline of the main track, and a line 120 feet West of and parallel to the north-south quarter section line of Section 22, thence Northwest along said railroad property line, 330 feet, thence Northeast, 26.5 feet normal to said railroad centerline, thence Southeast parallel to and 23 feet Southwest of said centerline of the main line track to an intersection with a line, 120 feet West of the north-south quarter section line, thence South along said line to the point of beginning.

(Tax Key No. GTVN 222999)
(N116 W16474 Main Street, Germantown, Wisconsin 53022)

EASEMENT NOTES:

EASEMENTS REFER TO SCHEDULE B-II, FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT FOR TITLE INSURANCE COMMITMENT NO. WB 83363 DATED FEBRUARY 13, 2019.

EXCEPTION NO.

- 9) RESTRICTIONS, CONDITIONS, COVENANTS AND EASEMENT CONTAINED IN WARRANTY DEED, RECORDED IN THE WASHINGTON COUNTY REGISTRY IN VOLUME 120 OF DEEDS ON PAGE 365, AS DOCUMENT NO. 163590, GIVES THE EXPRESS CONDITION TO ERECT, CONSTRUCT AND MAINTAIN A LEGAL WIRE FENCE ON THE EAST SIDE OF THE CONVEYED PREMISES, AND FURTHER CONDITION IN RESERVING THE PERPETUAL RIGHT, PRIVILEGE AND EASEMENT TO ENTER UPON SAID PREMISES FOR INSPECTION, REPAIR AND CONSTRUCTION OF THE PRESENT OR NEW SEWERAGE DRAIN PIPES NOW RUNNING THROUGH THE PREMISES WHENEVER THE GRANTOR, HEIRS AND ASSIGNS, OR THE AGENTS OF EITHER MAY DEEM IT NECESSARY. (EASEMENT LIMITS SHOWN ON SURVEY).
- 10) RESTRICTIONS, CONDITIONS, COVENANTS AND EASEMENT CONTAINED IN WARRANTY DEED, RECORDED IN THE WASHINGTON COUNTY REGISTRY IN VOLUME 123 OF DEEDS ON PAGE 266, AS DOCUMENT NO. 167064, GIVES THE EXPRESS CONDITION TO ERECT, CONSTRUCT AND MAINTAIN A LEGAL WIRE FENCE ON THE EAST SIDE OF THE CONVEYED PREMISES, AND FURTHER CONDITION IN RESERVING THE PERPETUAL RIGHT, PRIVILEGE AND EASEMENT TO ENTER UPON SAID PREMISES FOR INSPECTION, REPAIR AND CONSTRUCTION OF THE PRESENT OR NEW SEWERAGE DRAIN PIPES NOW RUNNING THROUGH THE PREMISES WHENEVER THE GRANTOR, HEIRS AND ASSIGNS, OR THE AGENTS OF EITHER MAY DEEM IT NECESSARY. (EASEMENT LIMITS SHOWN ON SURVEY).
- 11) RESTRICTIONS, CONDITIONS, COVENANTS AND EASEMENT CONTAINED IN WARRANTY DEED, RECORDED IN THE WASHINGTON COUNTY REGISTRY IN VOLUME 157 OF DEEDS ON PAGE 309, AS DOCUMENT NO. 196128, GIVES THE EXPRESS CONDITION TO ERECT, CONSTRUCT AND MAINTAIN A LEGAL WIRE FENCE ON THE EAST SIDE OF THE CONVEYED PREMISES, AND FURTHER CONDITION IN RESERVING THE PERPETUAL RIGHT, PRIVILEGE AND EASEMENT TO ENTER UPON SAID PREMISES FOR INSPECTION, REPAIR AND CONSTRUCTION OF THE PRESENT OR NEW SEWERAGE DRAIN PIPES NOW RUNNING THROUGH THE PREMISES WHENEVER THE GRANTOR, HEIRS AND ASSIGNS, OR THE AGENTS OF EITHER MAY DEEM IT NECESSARY. (EASEMENT LIMITS SHOWN ON SURVEY).
- 12) RESTRICTIONS, CONDITIONS, COVENANTS AND EASEMENT CONTAINED IN QUIT CLAIM DEED, RECORDED IN THE WASHINGTON COUNTY REGISTRY IN VOLUME 923 OF RECORDS ON PAGE 543, AS DOCUMENT NO. 504126, ALL PUBLIC AND PRIVATE UTILITIES LOCATED UPON OR UNDERWHETHER BY PERMIT OR EASEMENT SHALL HAVE THE CONTINUED RIGHT OF OCCUPANCY AND THE CONTINUED RIGHT OF INGRESS AND EGRESS FOR PERSONNEL AND EQUIPMENT FOR THE PURPOSES OF MAINTAINING OR IMPROVING THEIR TRANSMISSION AND/OR DISTRIBUTION FACILITIES WHOLLY OR PARTIALLY WITHIN THE ABOVE DESCRIBED LANDS. (SHOWN ON SURVEY).

To: Bliffert Lumber & Hardware, Knight Barry Title, Inc., and Chicago Title Company.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 7(a), 8, 9, 11 (visible location only), 16, and 20 (\$2 million) of Table A thereof. The field work was completed on February 18, 2019.

Date of Plat or Map: February 26, 2019.

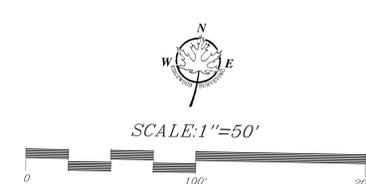
Christopher J. Kunkel
Christopher J. Kunkel S-1755



FEBRUARY 26, 2019
REVISED 3/14/19

EDGEWOOD SURVEYING
14195 BEECHWOOD TRAIL • NEW BERLIN • WISCONSIN 53151
(262)366-5749 • fax (262)797-6329
EMAIL: edgewoodsurveying@att.net
www.edgewoodsurveying.com

WSH-1077



NOTES:

AT THE TIME OF SURVEY, THERE WAS SIGNIFICANT SNOW COVER ON THE GROUND, AND ALTHOUGH EVERY EFFORT WAS MADE TO LOCATE ALL OF THE IMPROVEMENTS ON THE PROPERTY, SOME MAY HAVE BEEN MISSED DUE TO THE SNOW COVER.

BEARINGS REFER TO CERTIFIED SURVEY MAP NO. 490.

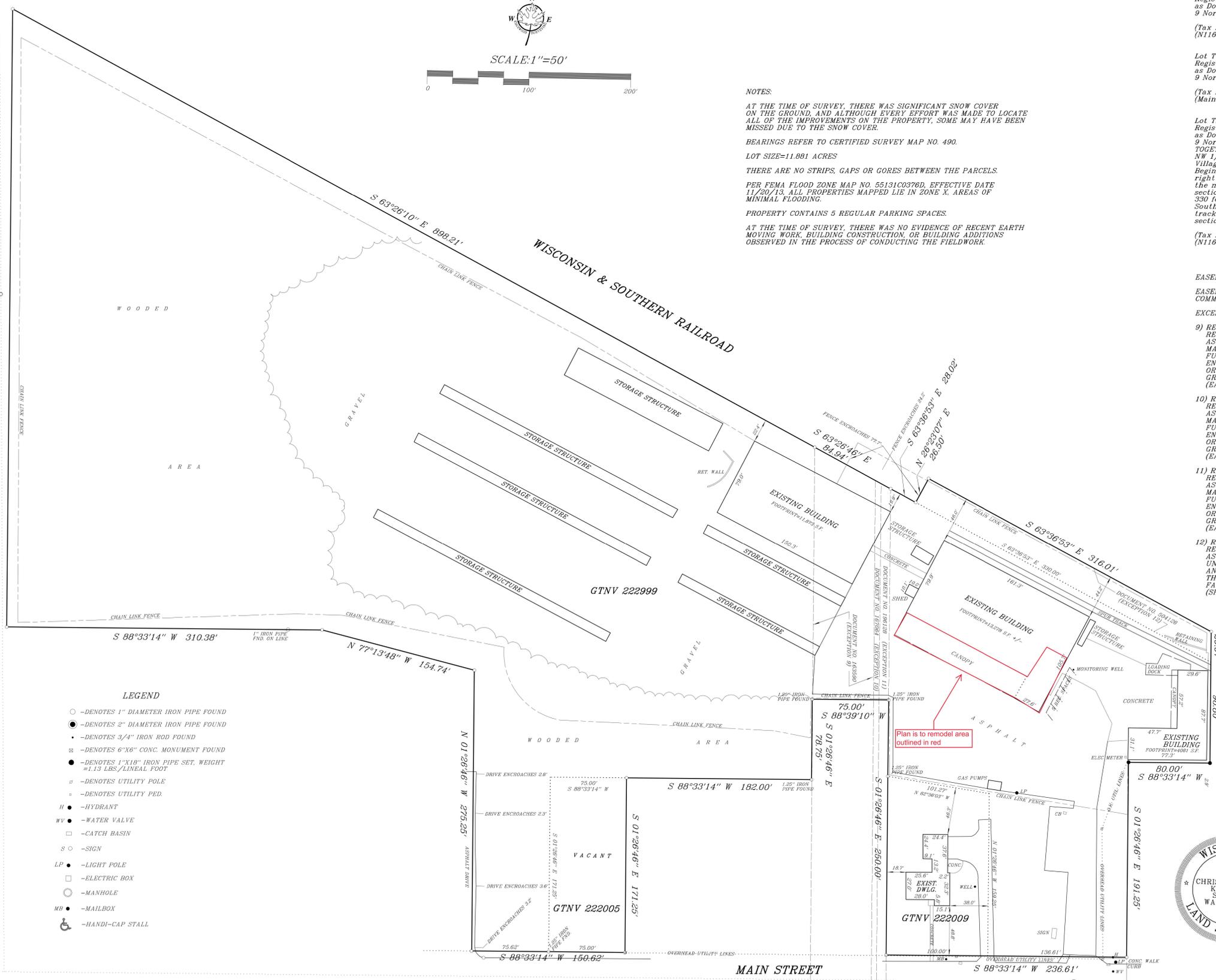
LOT SIZE=11.881 ACRES

THERE ARE NO STRIPS, GAPS OR GORES BETWEEN THE PARCELS.

PER FEMA FLOOD ZONE MAP NO. 55131C0376D, EFFECTIVE DATE 11/20/13, ALL PROPERTIES MAPPED LIE IN ZONE X, AREAS OF MINIMAL FLOODING.

PROPERTY CONTAINS 5 REGULAR PARKING SPACES.

AT THE TIME OF SURVEY, THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.



LEGEND

- -DENOTES 1" DIAMETER IRON PIPE FOUND
- -DENOTES 2" DIAMETER IRON PIPE FOUND
- -DENOTES 3/4" IRON ROD FOUND
- ⊗ -DENOTES 6"x6" CONC. MONUMENT FOUND
- -DENOTES 1"x18" IRON PIPE SET, WEIGHT =1.13 LBS./LINEAL FOOT
- -DENOTES UTILITY POLE
- ▭ -DENOTES UTILITY PED.
- H ● -HYDRANT
- WV ● -WATER VALVE
- -CATCH BASIN
- S ○ -SIGN
- LP ● -LIGHT POLE
- -ELECTRIC BOX
- -MANHOLE
- M8 ● -MAILBOX
- ♿ -HANDI-CAP STALL

CHRIS EGNER
DESIGN-BUILD-REMODEL

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PROJECT DESCRIPTION:
MAIN ENTRANCE & SHOWROOM ADDITION & REMODEL

OWNER (S):
BLIFFERT GERMANTOWN HOLDINGS
5312 N. LAKE DR.
WHITE FISH BAY, WI. 53117
414-344-1346 josh@bliffertlumber.com

DRAWINGS PROVIDED BY:
CHRIS EGNER DESIGN-BUILD-REMODEL LLC
13149 N. NATIONAL AVE. NEW BERLIN, WI. 53151
262-797-6329

DATE:
1/9/2020

SCALE:
1" = 50'

SHEET:
A-5