



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

John Kutz
MSI General
P.O. Box 7
Oconomowoc, WI 53066
Phone (920) 650-5032
Fax ()
E-Mail john@msigeneral.com

PROPERTY OWNER

Mark Sellers
Moldmakers Leasing
W190N11701 Moldmaker's Way
Germantown, WI 53022
Phone

2 TO WHOM SHOULD THE PERMIT BE ISSUED?

MSI General Corporation

3 PROPERTY ADDRESS

W190N11701 Moldmaker's Way

TAX KEY NUMBER

201983

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.

MGS Is a plastic injection molding manufacturer that produces various parts needed in the automotive and medical industries

5 DESCRIPTION OF PROPOSED OPERATION

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

24.04 (3) (c) 5: Development within the minimum required wetland and navigable water setback areas

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

We have approximately 700' of new road construction that will encroach on the 25' setback to a delineated wetland. We plan to protect the wetland through landscaping and mitigation elsewhere on site. There will be a buffer of approx 5-10' between the wetland delineation and the edge of our road. Storm water management practices and methods are shown on our site plans to protect the wetland

6 METES AND BOUNDS LEGAL DESCRIPTION OF PROPERTY – REQUIRED

Attach pages as necessary

Civil Plans Attached

7 SUPPORTING DOCUMENTATION:

☒ Site Plan and elevations for new construction (can be conceptual)

☐ Photos of existing use and/or proposed use operating elsewhere

☐ _____

☐ _____

8 READ AND INITIAL THE FOLLOWING:

JK 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.

JK I will notify the Village if any aspects of the conditional use changes. I understand that failure to do so may result in the revocation of the CUP.

JK 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.

JK I understand that Village Staff is required to post one or more signs along the street frontage of and/or on the property subject of this application that indicate to nearby property owners and the general public that a public hearing of my application will be held before the Village Plan Commission and/or Village Board prior to action being taken on this application; I hereby grant Village Staff permission to enter onto the property for the expressed purpose of installing said sign(s) provided Village Staff is responsible for installing, maintaining and removing said signs in a reasonable manner and timeframe.

9 SIGNATURES – ALL APPLICATIONS MUST BE SIGNED BY OWNER!

JK JK
Applicant

9/9/2020
Date

Owner

Date

PROPOSED SEED MIXES

Rainwater Renewal

Our most popular rain garden seed mix for detention basins and bioretention areas. The extensive root systems of these plants will increase infiltration rates, reduce erosion, and manage rainwater while creating an attractive native plant community. Best if planted in engineered soils or basins that drain within 48 hours.

#RRR Wet Mesic to Dry Mesic Full Sun to Part Sun 8.00 PLS LBS/Acre 94.00 Seeds/ Sq. Ft

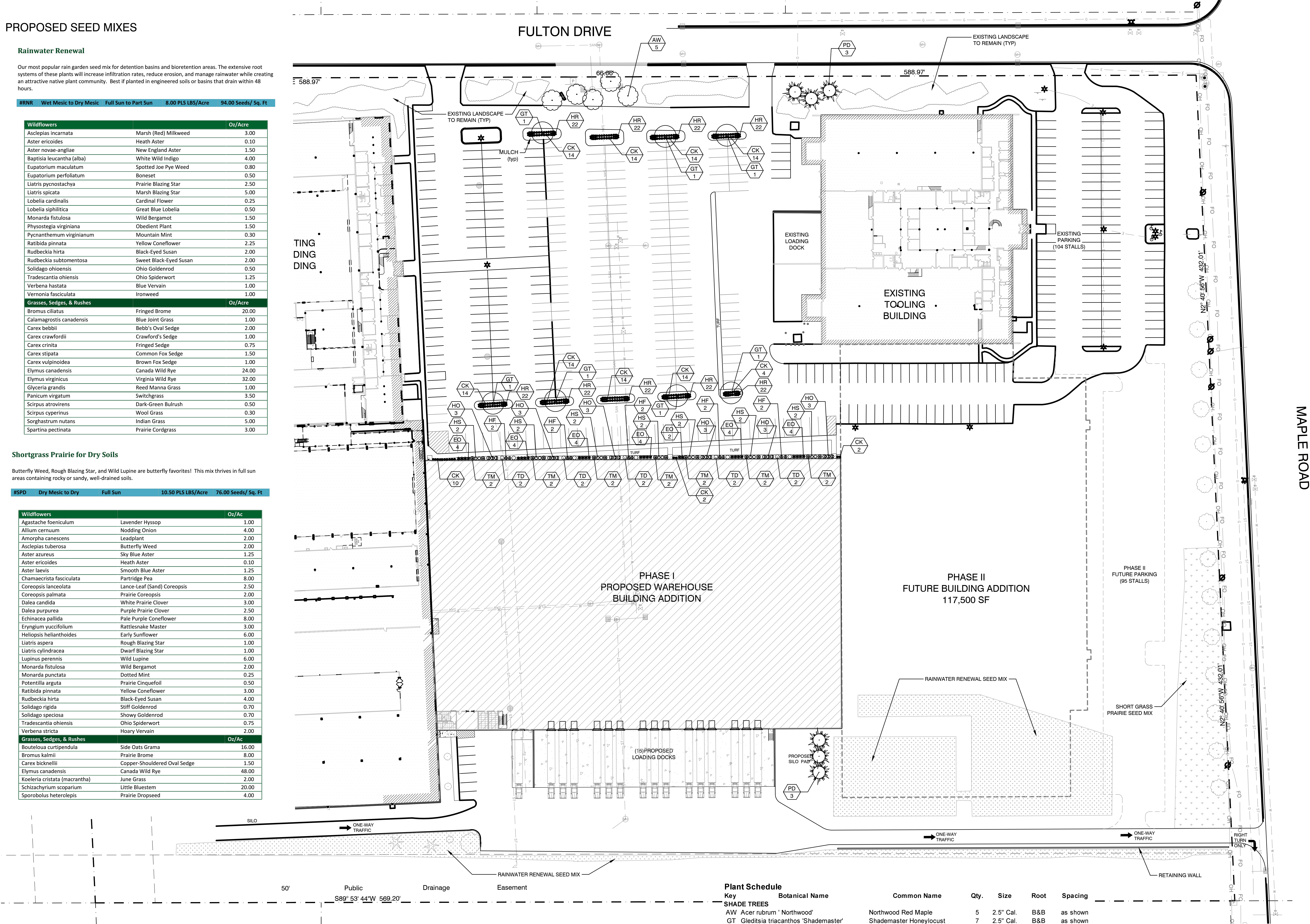
Wildflowers		Oz/Acre
Asclepias incarnata	Marsh (Red) Milkweed	3.00
Aster ericoides	Heath Aster	0.10
Aster novae-angliae	New England Aster	1.50
Baptisia leucantha (alba)	White Wild Indigo	4.00
Eupatorium maculatum	Spotted Joe Pye Weed	0.80
Eupatorium perfoliatum	Boneset	0.50
Liatris pycnostachya	Prairie Blazing Star	2.50
Liatris spicata	Marsh Blazing Star	5.00
Lobelia cardinalis	Cardinal Flower	0.25
Lobelia siphilitica	Great Blue Lobelia	0.50
Monarda fistulosa	Wild Bergamot	1.50
Physostegia virginiana	Obedient Plant	1.50
Pycnanthemum virginianum	Mountain Mint	0.30
Ratibida pinnata	Yellow Coneflower	2.25
Rudbeckia hirta	Black-Eyed Susan	2.00
Rudbeckia subtomentosa	Sweet Black-Eyed Susan	2.00
Solidago ohioensis	Ohio Goldenrod	0.50
Tradescantia ohimensis	Ohio Spiderwort	1.25
Verbena hastata	Blue Vervain	1.00
Vernonia fasciculata	Ironweed	1.00
Grasses, Sedges, & Rushes		Oz/Acre
Bromus ciliatus	Fringed Brome	20.00
Calamagrostis canadensis	Blue Joint Grass	1.00
Carex bebbii	Bebb's Oval Sedge	2.00
Carex crawfordii	Crawford's Sedge	1.00
Carex crinita	Fringed Sedge	0.75
Carex stipata	Common Fox Sedge	1.50
Carex vulpinoidea	Brown Fox Sedge	1.00
Elymus canadensis	Canada Wild Rye	24.00
Elymus virginicus	Virginia Wild Rye	32.00
Glyceria grandis	Reed Manna Grass	1.00
Panicum virgatum	Switchgrass	3.50
Scripus atrovirens	Dark-Green Bulrush	0.50
Scripus cyperinus	Wool Grass	0.30
Sorghastrum nutans	Indian Grass	5.00
Spartina pectinata	Prairie Cordgrass	3.00

Shortgrass Prairie for Dry Soils

Butterfly Weed, Rough Blazing Star, and Wild Lupine are butterfly favorites! This mix thrives in full sun areas containing rocky or sandy, well-drained soils.

#SPD Dry Mesic to Dry Full Sun 10.50 PLS LBS/Acre 76.00 Seeds/ Sq. Ft

Wildflowers		Oz/Ac
Agastache foeniculum	Lavender Hyssop	1.00
Allium cernuum	Nodding Onion	4.00
Amorpha canescens	Leadplant	2.00
Asclepias tuberosa	Butterfly Weed	2.00
Aster azureus	Sky Blue Aster	1.25
Aster ericoides	Heath Aster	0.10
Aster laevis	Smooth Blue Aster	1.25
Chamaecrista fasciculata	Partridge Pea	8.00
Coreopsis lanceolata	Lance-Leaf (Sand) Coreopsis	2.50
Coreopsis palmata	Prairie Coreopsis	2.00
Dalea candida	White Prairie Clover	3.00
Dalea purpurea	Purple Prairie Clover	2.50
Echinacea pallida	Pale Purple Coneflower	8.00
Eryngium yuccifolium	Rattlesnake Master	3.00
Helioopsis helianthoides	Early Sunflower	6.00
Liatris aspera	Rough Blazing Star	1.00
Liatris cylindracea	Dwarf Blazing Star	1.00
Lupinus perennis	Wild Lupine	6.00
Monarda fistulosa	Wild Bergamot	2.00
Monarda punctata	Dotted Mint	0.25
Potentilla arguta	Prairie Cinquefoil	0.50
Ratibida pinnata	Yellow Coneflower	3.00
Rudbeckia hirta	Black-Eyed Susan	4.00
Solidago rigida	Stiff Goldenrod	0.70
Solidago speciosa	Showy Goldenrod	0.70
Tradescantia ohimensis	Ohio Spiderwort	0.75
Verbena stricta	Hoary Vervain	2.00
Grasses, Sedges, & Rushes		Oz/Ac
Bouteloua curtipendula	Side Oats Grama	16.00
Bromus kalmii	Prairie Brome	8.00
Carex bicknellii	Copper-Shouldered Oval Sedge	1.50
Elymus canadensis	Canada Wild Rye	48.00
Koeleria cristata (macrantha)	June Grass	2.00
Schizachyrium scoparium	Little Bluestem	20.00
Sporobolus heterolepis	Prairie Dropseed	4.00



Key	Botanical Name	Common Name	Qty.	Size	Root	Spacing
SHADE TREES						
AW	Acer rubrum 'Northwood'	Northwood Red Maple	5	2.5" Cal.	B&B	as shown
GT	Gleditsia triacanthos 'Shademaster'	Shademaster Honeylocust	7	2.5" Cal.	B&B	as shown
EVERGREEN TREES						
PD	Picea glauca 'Densata'	Black Hills Spruce	6	6' High	B&B	as shown
DECIDUOUS SHRUBS						
EO	Euonymus alatus Odom 'Little Moses'	Little Moses Dwarf Burning Bush	26	18" High	Cont.	42" o.c.
HO	Hydrangea paniculata 'Bobo'	Bobo Hydrangea	18	18" High	Cont.	48" o.c.
EVERGREEN SHRUBS						
TD	Thuja occidentalis 'Golden Globe'	Golden Globe Arborvitae	10	15" High	Cont.	as shown
TM	Thuja occidentalis 'Hetz Midget'	Hetz Midget Arborvitae	14	15" High	Cont.	as shown
PERENNIALS EVERGREEN SHRUBS						
CK	Calamagrostis acutiflora 'Karl Foerster'	Feather Reed Grass	130	1 Gal.	Cont.	20" o.c.
HR	Hemerocallis 'Happy Returns'	Happy Returns Daylily	198	1 Gal.	Cont.	20" o.c.
HS	Hosta seiboldiana 'Elegans'	Blue Giant Hosta	14	1 Gal.	Cont.	30" o.c.
HF	Hosta seiboldiana 'Frances Williams'	Frances Williams Hosta	10	1 Gal.	Cont.	30" o.c.

LANDSCAPE PLAN PREPARED BY TREES ON THE MOVE: 5611 S. CALHOUN ROAD: NEW BERLIN, WI 53151: 262-679-5200



MSI GENERAL CORPORATION
P.O. BOX. 7
OCONOMOWOC, WI 53066
PHONE: 262-367-3661

WWW.MSIGENERAL.COM
SINGLE SOURCE RESPONSIBILITY™

ISSUE DATES:
Bid Set: 4.17.2020
Plan Commission Submittal: 7.06.2020

REVISIONS:

PROJECT ADDRESS:

PROJECT NAME
MGS WAREHOUSE EXPANSION
STREET ADDRESS
W190 N11701 Moldmakers Way
CITY/ STATE / ZIP
GERMANTOWN, WI 53022

ALL WORK TO BE COMPLETED AS SHOWN, AND IN ACCORDANCE WITH THE LATEST EDITION OF THE MSI GENERAL MASTER SPECIFICATION

Architect: AMH/BGK
Engineer: --
Reviewed By: BJZ

Sheet Title:
LANDSCAPE PLAN

Sheet Number:
C-107
Project Number:
P12766

MANAGERS

ENGINEERS

CONTRACTORS

ARCHITECTS