

# SITE PLAN & SIGN APPLICATION REVIEW

9/13/21 Plan Commission Meeting

## Signs & Lines by Stretch / Bliffert Germantown Holdings

Village Planner Report

Germantown, Wisconsin

Josh Brown, agent for Bliffert Germantown Holdings LLC, property owner, and Signs & Lines by Stretch are seeking approval of a revised Site and Landscape plans to add parking to the entry drive off Main Street and approval of a Sign Application for two (2) wall signs and one (1) ground sign for the property located at N116W16474 Main Street.

**Location:** N116 W16474 Main Street

**Applicant/**

**Owner:**

Ramona Marena  
Signs & Lines by Stretch  
W240S3990 Rockwood Drive  
Waukesha, WI 53189

Bliffert Germantown Holdings  
6826 S. 13th Street  
Oak Creek, WI 53154

-----  
**Current Zoning:** B-3: General Business

Adjacent Land Uses		Zoning
North	Residential/Open Space	A-2/Rs-2, 3, 4
South	Residential	Rs-4,5/Rm-3
East	Residential	Rd-2
West	Park/Industrial	I / M-1



## Proposal

Josh Brown, agent for Bliffert Germantown Holdings LLC, property owner, and Signs & Lines by Stretch are seeking approval of a revised Site and Landscape plans to add parking to the entry drive off of Main Street and approval of a Sign Application for two (2) wall signs and one (1) ground sign for the property located at N116W16474 Main Street.

## Background

In May 2020, the Plan Commission approved site development and building plans for Bliffert Lumber to enclose approximately 3,800 square feet in the front area of the existing building for additional retail space as well as the addition of an entrance tower and front porch area. Twelve (12) additional customer parking spaces were also added in front of the building, including two (2) ADA compliant spaces.

As part of the review and approval, the Village Fire Chief required that the access gate and drive to Main Street be widened to allow better access for Emergency vehicles.

## Revised Site Plan

The applicant has approached staff with a revised site plan that includes parking stalls along the western edge of the access drive due to the need for additional parking on the site. Staff has worked with the applicant to revise the site plan and landscape plan to meet Village Code requirements.

Additional landscaping is proposed to the west of the parking stalls in order to better screen the parking area from the residential property to the west. Landscaping will include deciduous and evergreen trees, deciduous and evergreen bushes, ornamental grasses and perennials.

## Signs

The previously existing ground sign was removed to expand the driveway to the west. As a result, the applicant has submitted plans for a new ground sign. The location of the sign and the landscape plan was approved with the previously approved site plan. The applicant is also proposing two wall signs for the front of the addition.

### Monument Sign

- 4' x 8' (32 square feet per side), double-sided composite sign with cedar frame and a blue steel roof to match the building. The sign will be mounted on a split face landscaping block base w/ 6" address coordinates.

### Wall Signs

- 75" x 74" (39 square feet) aluminum and plastic sign, internally illuminated with opaque background, to be located on the south elevation over the entrance.
- 64" x 18" Sash "Baumarkt" (translation: hardware store) sign made of black dibond with light gold metallic cut lettering

## Staff Analysis/Comments

### Planning & Zoning

Chapter 17.45 of the Village Code requires that parking areas be setback a minimum of 50 feet from a residential district. The properties to the east and west of the entrance driveway are zoned Rs-5 Single-Family Residential. The originally approved site plan

did not include parking along the west side of the access drive and therefore there was less of a need to screen the area. Staff worked with the applicant to add landscaping that we believe is sufficient to screen the parking from the residential areas to the west and east.

The proposed signage meets code requirements.

#### Fire Department

The Fire Chief has indicated that the proposed parking on the west side of the access drive will not interfere with emergency vehicle access to the site in case of an emergency.

### **Village Staff Recommendation**

**APPROVE** the proposed ground (monument) and wall signs for the Bliffert Lumber located at N116 W16474 Main Street subject to the following conditions:

1. Electrical permits shall be obtained from Inspection Services prior to installation of any/all electrical components.

**APPROVE** the site development & landscape plans adding additional parking and landscaping to the property located at N116 W16474 Main Street subject to the following conditions:

1. This approval is subject to all the conditions and requirements set forth herein and adopted by the Plan Commission. Approval is granted for the following plans unless said plan sheets are revised pursuant to revisions required under the specific conditions of approval included by the Plan Commission:
  - a. Civil Engineering plan dated August 27, 2021
  - b. Landscaping plan dated September 2, 2021
2. All landscaping, screening, grading, and paving improvements shown on the approved site plans shall be installed as proposed prior to issuance of an occupancy permit unless a cash bond or letter of credit in an amount equal to 120 percent of the estimated installation and material costs reviewed and approved by the Village is submitted to the Village as necessary to ensure that installation of the proposed features and improvements will be completed within one (1) year after issuance of the occupancy permit.



Fee must accompany application

\$275 Sign Review Fee

\$ 75 Sign Face Replacement

Paid \_\_\_\_\_ Date \_\_\_\_\_

# SIGN REVIEW APPLICATION

Pursuant to Section 17.46 of the Municipal Code

Please read and complete this application carefully. All applications must be signed and dated.

**1 APPLICANT OR AGENT**  
SIGNS & LINES BY STRETCH  
W 240 S 3990 ROCKWOOD CIR.  
WAUKESHA, WI 53189  
RAMONA MARLENA  
 Phone (262) 544-9628  
 Fax ( ) \_\_\_\_\_  
 E-Mail RAMONA@SLINGS.NET

**PROPERTY OWNER**  
BLIFFERT HARDWARE & LUMBER  
N 116 W 16474 MAIN ST.  
GERMANTOWN, WI 53022  
 Phone (262) 261-7121

**2 PROPERTY ADDRESS OR GENERAL LOCATION**

**N 116 W 16474 MAIN STREET**

**3 SIGN INFORMATION**

Sign Dimensions 74" height x 75.7" width  Single /  Multi Tenant (circle one)  
 Number of Sides -1- Building Frontage SF   
 Total Square Footage of Sign (include all sides) 38.9  
 Total height of the Sign 74"  
 Is the Sign to be illuminated  yes  no  
 Type of Sign Construction Materials ALUMINUM & PLASTIC  
 Distance to Closest Property Line 81' TO RAILWAY

Are there any existing signs on the property NO  
 If yes, what is the total Square Footage of existing signs \_\_\_\_\_

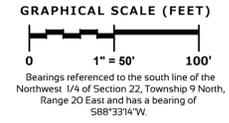
What are the intentions for the existing signs: Take down \_\_\_\_\_ Remain \_\_\_\_\_ Replace

**4 SIGNATURES -- ALL APPLICATIONS MUST BE SIGNED BY OWNER!**

Ramona Marlena 07/08/21  
 Applicant Date

Lisa Bluffert 7/9/21  
 Owner Date

DESIGNED: ASZ  
DRAFTED: BR  
REVIEWED: ASZ  
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**LEGAL DESCRIPTION:**

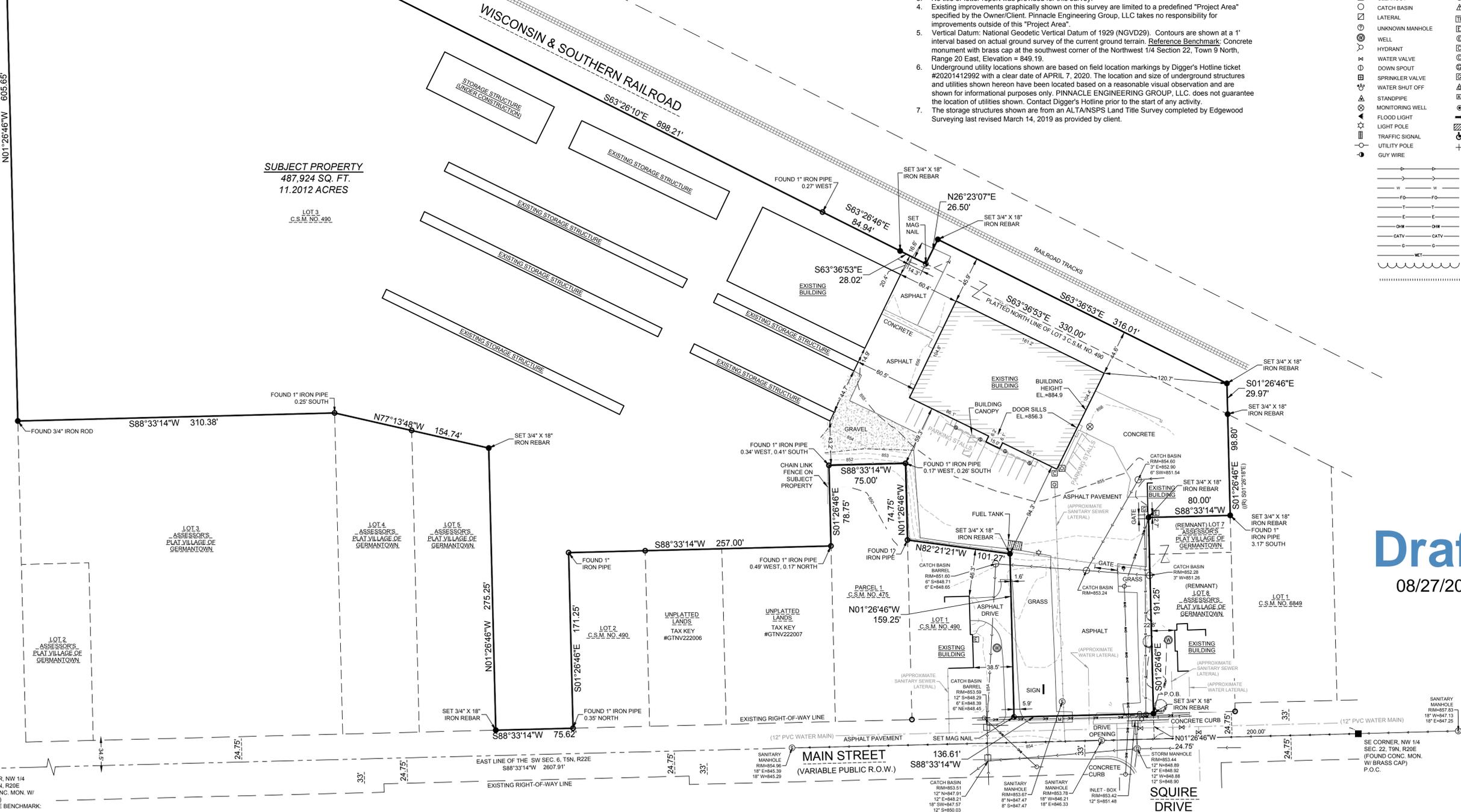
Lot 3 of Certified Survey Map No. 490, recorded in the office of the Register of Deeds for Washington County, Wisconsin, on February 23, 1972 in Volume 3 of Certified Survey Maps, at Page 10, as Document No. 329102, being part of the Northwest 1/4, Section 22, Township 9 North, Range 20 East. Said land being in the Village of Germantown, County of Washington, State of Wisconsin.  
AND  
A strip of land situated in the Village of Germantown described as follows: Part of the Southeast 1/4 of the Northwest 1/4 of Section 22, Township 9 North, Range 20 East, 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 Line track, and a line 120 feet West of and parallel to the North-South 1/4 Section line of Section 22; then Northwest along said Railroad property line 330 feet; Northeast 26.5 feet normal to said Railroad centerline; then 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 1/4 Section line; then South along said line to the Point of Beginning. Said land being in the Village of Germantown, County of Washington, State of Wisconsin.

**GENERAL NOTES**

1. Survey prepared for: Bliffert Germantown Holdings LLC.
2. Field work completed on APRIL 8, 2020 and updated on JULY 8, 2021.
3. No title or letter report was provided for this survey.
4. Existing improvements graphically shown on this survey are limited to a predefined "Project Area" specified by the Owner/Client, Pinnacle Engineering Group, LLC takes no responsibility for improvements outside of this "Project Area".
5. Vertical Datum: National Geodetic Vertical Datum of 1929 (NGVD29). Contours are shown at a 1' interval based on actual ground survey of the current ground terrain. Reference Benchmark: Concrete monument with brass cap at the southwest corner of the Northwest 1/4 Section 22, Town 9 North, Range 20 East, Elevation = 849.19.
6. Underground utility locations shown are based on field location markings by Digger's Hotline ticket #20201412992 with a clear date of APRIL 7, 2020. The location and size of underground structures and utilities shown hereon have been located based on a reasonable visual observation and are shown for informational purposes only. PINNACLE ENGINEERING GROUP, LLC. does not guarantee the location of utilities shown. Contact Digger's Hotline prior to the start of any activity.
7. The storage structures shown are from an ALTA/NPS Land Title Survey completed by Edgewood Surveying last revised March 14, 2019 as provided by client.

**LEGEND OF SYMBOLS & ABBREVIATIONS**

⊙	SANITARY MANHOLE	△	FIBER OPTIC MARKER	—	SIGN
⊕	STORM MANHOLE	⊕	FIBER OPTIC MANHOLE/VAULT	☐	MAIL BOX
⊖	STORM INLET	⊖	TELEPHONE PEDESTAL	⊖	FLAG POLE
⊙	CLEANOUT	⊙	TELEPHONE MANHOLE/VAULT	⊖	BASKETBALL HOOP
⊖	CATCH BASIN	△	TELEPHONE MARKER	⊖	BOLLARD
⊖	LATERAL	⊖	TRANSFORMER	⊖	CROSS CUT
⊖	UNKNOWN MANHOLE	⊖	ELECTRIC METER/PEDESTAL	⊖	IRON PIPE
⊖	WELL	⊖	ELECTRIC MANHOLE/VAULT	⊖	IRON REBAR/ROD
⊖	HYDRANT	⊖	CABLE TV RISER/BOX	⊖	MAG NAIL
⊖	WATER VALVE	⊖	CABLE TV MANHOLE/VAULT	⊖	SECTION MONUMENT
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⊖	STANDPIPE	⊖	VENT	⊖	BUSH
⊖	MONITORING WELL	⊖	DIRECTIONAL ARROW	CL	=CENTERLINE
⊖	FLOOD LIGHT	⊖	DUMPSTER	CONC.	=CONCRETE
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—		—	OVERHEAD WIRES	(R)	=RECORDED AS
—		—	CABLE TELEVISION	(D)	=DEEDED AS
—		—	GAS MAIN		
—		—	WETLANDS		
—		—	TREE LINE		
—		—	NO ACCESS		



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20725 WATERTOWN ROAD, SUITE 100  
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(262) 754-8888  
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**BLIFFERT LUMBER**  
**VILLAGE OF GERMANTOWN**

**EXISTING SITE PLAN**

**REVISIONS**

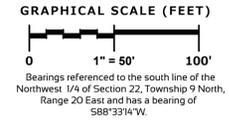
1	ADD PARKING	08/27/21

REG. JOB NO. 2000.00.WI  
REG. PM. ASZ  
START DATE 8/17/21  
SCALE 1" = 50'

SHEET  
C-1  
C-2

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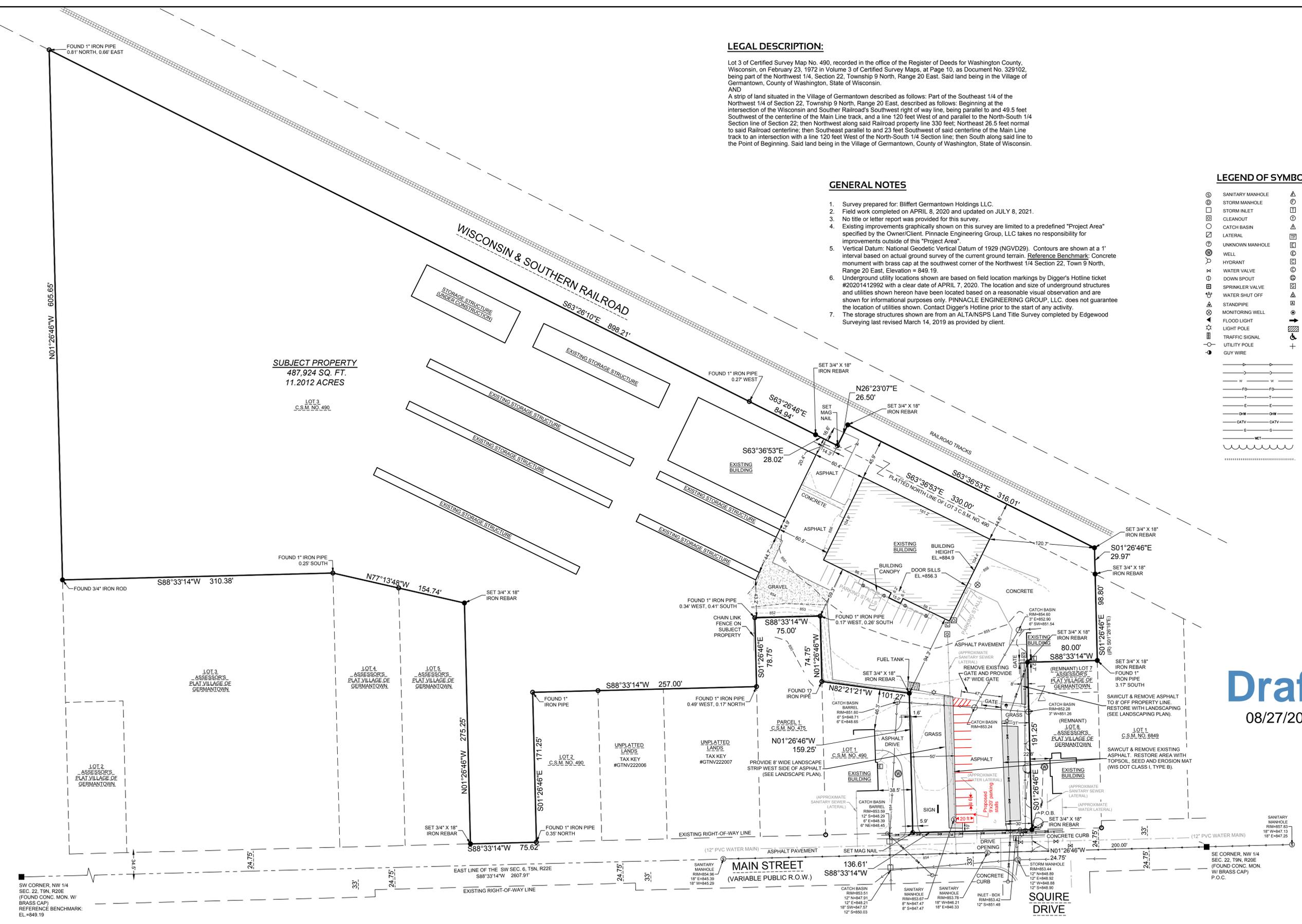
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—		—	TREE LINE	(D)	=DEEDED AS
—		—	NO ACCESS		

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**BLIFFERT LUMBER**  
**VILLAGE OF GERMANTOWN**

**PROPOSED SITE PLAN**

**REVISIONS**

1	ADD PARKING	08/27/21

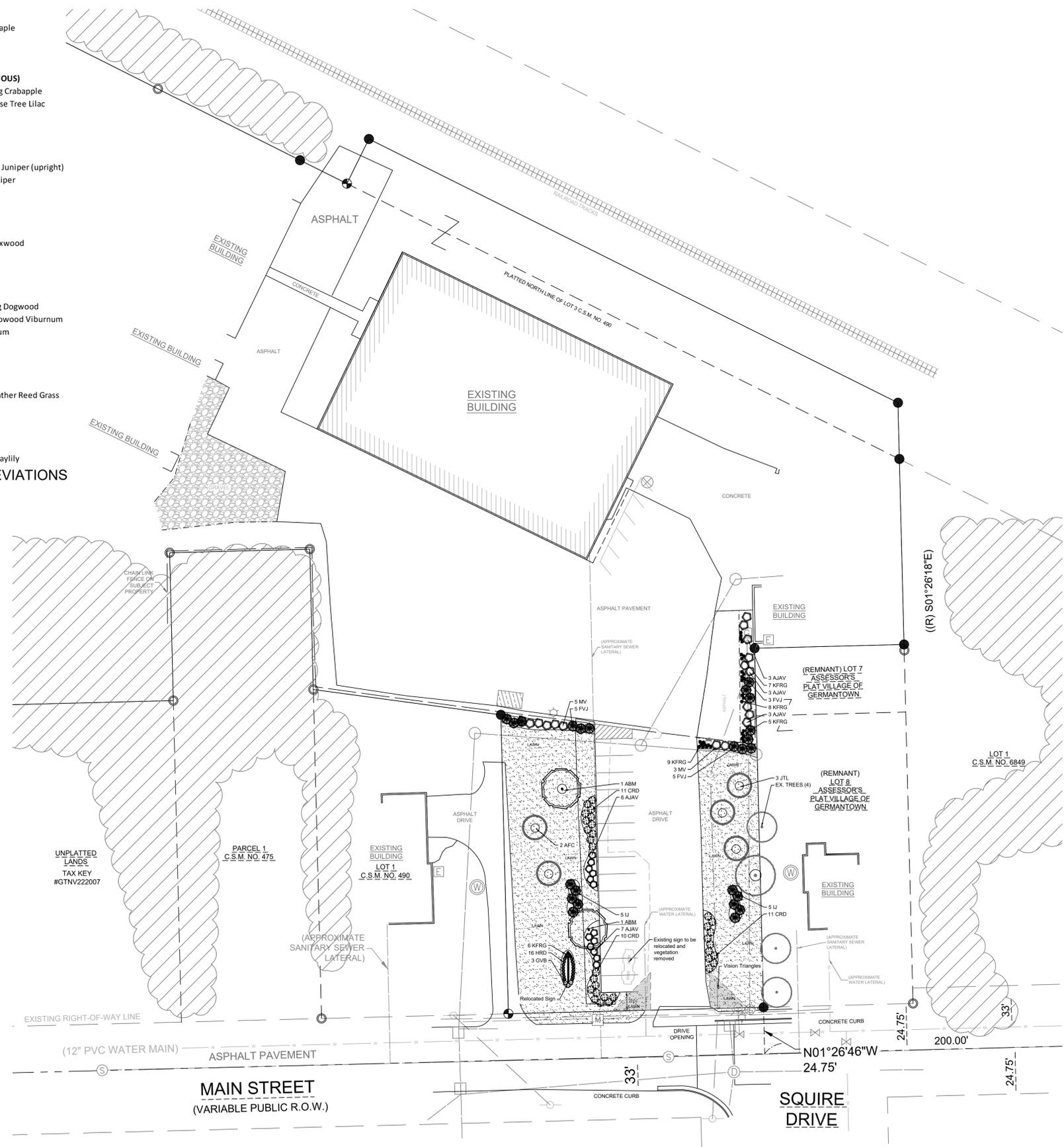
REG. JOB NO. 2000.00.WI  
REG. NO. AS2  
START DATE 8/17/21  
SCALE 1" = 50'

SHEET  
**C-2**  
**C-2**

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PROPOSED SITE PLAN  
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- SHADE TREES (DECIDUOUS)**  
 ABM Autumn Blaze Maple
- ORNAMENTAL TREES (DECIDUOUS)**  
 AFC Adams Flowering Crabapple  
 JTL Ivory Silk Japanese Tree Lilac
- EVERGREEN TREES**  
 FVJ Fairview Upright Juniper (upright)  
 IU Iowa Upright Juniper
- EVERGREEN SHRUBS**  
 GVB Green Velvet Boxwood
- DECIDUOUS SHRUBS**  
 CRD Cardinal Redtwig Dogwood  
 AJAV Autumn Jazz Arrowwood Viburnum  
 MV Mohican Viburnum
- ORNAMENTAL GRASSES**  
 KFRG Karl Foerster Feather Reed Grass
- HERBACEOUS PERENNIALS**  
 HRD Happy Returns Daylily
- PLANT ABBREVIATIONS**



Project:  
**BLIFFERT GERMANTOWN**

N116 W16474  
 MAIN STREET

Location:  
 GERMANTOWN WI 53022

Sheet:  
**OVERALL LANDSCAPE PLAN**

Date:	Issue Set:

Date:  
 2021-09-02 CD'S

Project No.:  
 0020-07

Sheet No.:

**L1.00**





- Contractor responsible for contacting Diggers Hotline (811 or 800-242-8511) to have site marked prior to excavation or planting.
- Contractor to verify all plant quantities shown on Plant & Material List and landscape planting symbols and report any discrepancies to Landscape Architect or General Contractor.
- All plantings shall comply with standards as described in American Standard of Nursery Stock - Z60.1 ANSI (latest version). Landscape Architect reserves the right to inspect, and potentially reject any plants that are inferior, compromised, undersized, diseased, improperly transported, installed incorrectly or damaged. No sub-standard "B Grade" or "Park Grade" plant material shall be accepted. Plant material shall originate from nursery(ies) with a similar climate as the planting site.
- Any potential plant substitutions must be approved by Landscape Architect or Owner. All plants must be installed as per sizes indicated on Plant & Material Schedule, unless approved by Landscape Architect. Any changes to sizes shown on plan must be submitted in writing to the Landscape Architect prior to installation.
- Topsoil in Parking Lot Islands (if applicable): All parking lot islands to be backfilled with topsoil to a minimum depth of 18" to insure long-term plant health. Topsoil should be placed within 3" of finish grade by General Contractor / Excavation Contractor during rough grading operations/activity. The landscape contractor shall be responsible for the fine grading of all disturbed areas, planting bed areas, and lawn areas. Crown all parking lot islands a minimum of 6" to provide proper drainage, unless otherwise specified.
- Tree Planting: Plant all trees slightly higher than finished grade at the root flare. Remove excess soil from the top of the root ball, if needed. Remove and discard non-biodegradable ball wrapping and support wire. Removed biodegradable burlap and wire cage (if present) from the top 1/3 of the rootball and carefully bend remaining wire down to the bottom of the hole. Once the tree has been placed into the hole and will no longer be moved, score the remaining 2/3 of the burlap and remove the twine. Provide one slow release fertilizer packets (per 1" caliper) for each tree planted.
- Tree Planting: Backfill tree planting holes 80% existing soils removed from excavation and 20% Soil Amendments (see Note 11). Avoid air pockets and do not tamp soil down. Discard any gravel, rocks, heavy clay, or concrete pieces. When hole is 3/4 full, trees shall be watered thoroughly, and water left to soak in before proceeding to fill the remainder of the hole. Water again to full soak in the new planting. Each tree shall receive a 3" deep, 4-5' diameter (see planting details or planting plan) shredded hardwood bark mulch ring / saucer around all trees. Do not build up any mulch onto the trunk of any tree. Trees that are installed incorrectly will be replaced at the time and expense of the Landscape Contractor.
- Shrub Planting: All shrubs to be planted in groupings as indicated on the Landscape Plan. Install with the planting of shrubs a 50% mix of Soil Amendments with blended, pulverized topsoil. Install topsoil into all plant beds as needed to achieve proper grade and displace undesirable soils (see planting detail). Remove all excessive gravel, clay and stones from plant beds prior to planting. When hole(s) are 3/4 full, shrubs shall be watered thoroughly, and water left to soak in before proceeding. Provide slow-release fertilizer packets at the rate of 1 per 24" height/diameter of shrub at planting.
- Mulching: All tree rings to receive a 3" deep layer of high quality shredded hardwood bark mulch (not pigment dyed or enviro-mulch). All shrub planting and perennial planting bed areas (groupings) shall receive a 2-3" layer of shredded hardwood bark mulch, and groundcover areas a 1-2" layer of the same mulch. Do not mulch annual flower beds (if applicable). Do not allow mulch to contact plant stems and tree trunks.
- Edging: All planting beds shall be edged with a 4" deep spade edge using a flat landscape spade or a mechanical edger. Bedlines are to be cut crisp, smooth as per plan. A clean definition between landscape beds and lawn is required. Pack mulch against lawn edge to hold in place.
- Plant bed preparation/Soil Amendment composition: All perennial, groundcover and annual areas (if applicable) are required to receive a blend of organic soil (Soil Amendments) amendments prior to installation. Roto-till the following materials at the following ratio, into existing soil beds or installed topsoil beds to a depth of approximately 8"-10". Containerized and balled & burlapped plant material should be back-filled with amended soil.
  - Per 100 SF of bed area (Soil Amendment composition):
    - 3/4 CY Peat Moss or Mushroom Compost
    - 3/4 CY blended/pulverized Topsoil
    - 1/4 CY composted manure
  - In roto-tilled beds only, also include in above mixture:
    - 2 lbs Starter Fertilizer

12. Installation preparation for all seeded areas: remove/kill off any existing unwanted vegetation prior to seeding. Prepare the topsoil (if adequate or provide as in item #6 above) and seed bed by removing all surface stones 1" or larger. Apply a starter fertilizer (20-10-5, or approved comparable) and specified seed uniformly at the specified rate, and provide mulch covering suitable to germinate and establish turf. Provide seed and fertilizer specifications to Landscape Architect and Owner prior to installation. Erosion control measures are to be used in swales and on slopes in excess of 1:3 and where applicable (see Civil Engineering Drawings). Methods of installation may vary as the discretion of the Landscape Contractor on his/her responsibility to establish and guarantee a smooth, uniform, quality turf. A minimum of 2" of blended, prepared and non-compacted topsoil is required for all lawn areas. If straw mulch is used as a mulch covering, a tackifier may be necessary to avoid wind dispersal of mulch covering. Marsh hay containing reed canary grass is NOT acceptable as a mulch covering.

An acceptable quality seed installation is defined as having:  
 No bare spots larger than one (1) square foot  
 No more than 10% of the total area with bare areas larger than one (1) square foot  
 A uniform coverage through all turf areas

13. Warranty and Replacements: All plantings are to be watered thoroughly at the time of planting, through construction and upon completion of project as required. Trees, Evergreens, and Shrubs (deciduous and evergreen) shall be guaranteed (100% replacement) for a minimum of one (1) year from the date of project completion. Perennials, groundcovers, and ornamental grasses shall be guaranteed for a minimum of one (1) growing season. Perennials, groundcovers, and ornamental grasses planted after September 15th shall be guaranteed through May 31st of the following year. Only one replacement per plant will be required during the warranty period, except for losses or replacements due to failure to comply with specified requirements. Watering and general ongoing maintenance instructions are to be supplied by the Landscape Contractor to the Owner upon completion of the project.

14. The Landscape Contractor is responsible for the watering and maintenance of all landscape areas for a period of 45 days after the substantial completion of the landscape installation. This shall include all trees, shrubs, evergreens, perennials, ornamental grasses, turf grass, no-mow grass, and native prairie seed mix / stormwater seed mix. Work also includes weeding, edging, mulching (only if required), fertilizing, trimming, sweeping up grass clippings, pruning and deadheading.

15. Project Completion: Landscape Contractor is responsible to conduct a final review of the project, upon completion, with the Landscape Architect, Client or Owner / Client Representative, and the General Contractor to answer questions, provide written care instructions for new plantings and turf, and insure that all specifications have been met.

## LANDSCAPE GENERAL NOTES

PLANT KEY	QUANTITY	PLANT MATERIAL PROPOSED		CALIPER or HEIGHT	ROOT	SPECIFICATION / NOTES	PLANT SPACING
		BOTANICAL NAME	COMMON NAME				
<b>Proposed Landscape Materials</b>							
<b>SHADE TREES (DECIDUOUS)</b>							
ABM	2	Acer xfreemanii 'Autumn Blaze'	Autumn Blaze Maple	2.5"	B&B	Straight central leader, full and even crown. Prune only after planting	
<b>ORNAMENTAL TREES (DECIDUOUS)</b>							
AFC	2	Malus x 'Adams'	Adams Flowering Crabapple	6-7' H	B&B	Well balanced multi-stemmed tree with minimum four canes, and full appearance	
JTL	3	Syringa reticulata 'Ivory Silk'	Ivory Silk Japanese Tree Lilac	7-8' H	B&B	Well balanced multi-stemmed tree with minimum four canes, and full appearance	
<b>EVERGREEN TREES</b>							
FVJ	13	Juniperus chinensis 'Fairview'	Fairview Upright Juniper (upright)	6' H	B&B	Evenly shaped tree with branching to the ground	42"
IJ	10	Juniperus chinensis 'Iowa'	Iowa Upright Juniper	6' H	B&B	Evenly shaped tree with branching to the ground	60"
<b>EVERGREEN SHRUBS</b>							
GVB	3	Buxus 'Green Velvet'	Green Velvet Boxwood	24"	Cont.	Full rounded well branched shrub	24-30"
<b>DECIDUOUS SHRUBS</b>							
CRD	32	Cornus sericea 'Cardinal'	Cardinal Redtwig Dogwood	42"	Cont.	Full, well rooted plant, evenly shaped	48"
AJAV	22	Viburnum dentatum 'Autumn Jazz'	Autumn Jazz Arrowwood Viburnum	48"	B&B	Full, well rooted plant, evenly shaped	60"
MV	10	Viburnum lantana 'Mohican'	Mohican Viburnum	48"	B&B	Full, well rounded plant with moist rootball and healthy appearance	60"
<b>ORNAMENTAL GRASSES</b>							
KFRG	34	Calamagrostis acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	#1	Cont.	Full, well rooted plant	15-18"
<b>HERBACEOUS PERENNIALS</b>							
HRD	16	Hemerocallis 'Happy Returns'	Happy Returns Daylily	#1	Cont.	Full, well rooted plant, evenly shaped	18"
<b>LAWN</b>							
LAWN	11000	SPECIFIED SEED MIX / SOD	Lawn Establishment Area / Grading Area	contractor to restore as needed	SF	Reinder's Deluxe 50 Seed Mix (800-785-3301)	

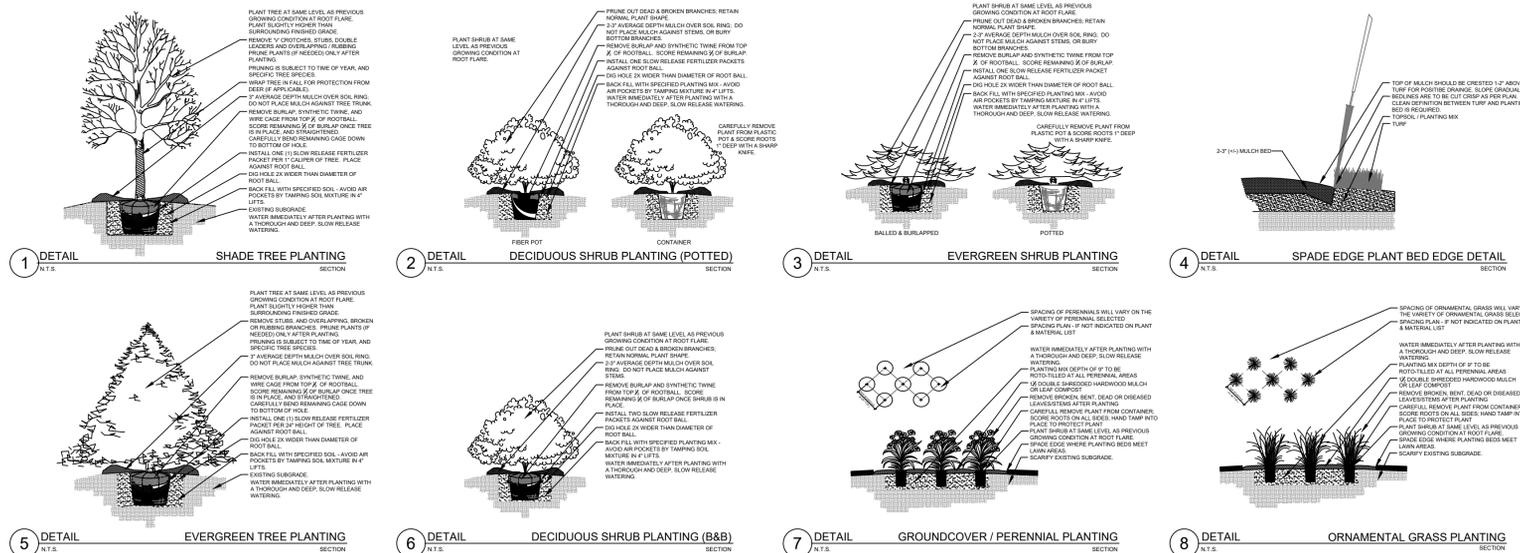
PLANT KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	SHRUB SIZE (HEIGHT)	ROOT/CONT.	SPECIFICATION / NOTES	PLANT SPACING
<b>Hardscape Materials</b>							
	25	Shredded Hardwood Mulch (3" depth)	Area: 2,670 SF		CY	Bark Mulch; apply Preemergent after installation of mulch	
	17	Soil Amendments (2" depth)	Area: 2,670 SF		CY		
	34	Pulverized Topsoil (Lawn Area)	Area: +/- 11,000 SF		CY		
	17	Pulverized Topsoil (2" over bed areas)	Area: 2,670 SF		CY		

\*Landscape counts & quantities are provided as a service to the Landscape Contractor; Landscape Contractor is responsible for verifying these counts and quantities in order to provide a complete landscape installation as outlined on this Landscape Master Plan. In the event that a discrepancy occurs between this schedule and the Landscape Master Plan, the Landscape Master Plan-including the graphics and notations depicted therein-shall govern.

**Seed Compositions:**  
 Reinder's Deluxe 50 Seed Mix (800-785-3301):  
 20% Kentucky Bluegrass (Sod Quality)  
 15% Quebec Perennial Ryegrass  
 15% Newport Kentucky Bluegrass  
 15% Ken Blue Kentucky Bluegrass  
 25% Creeping Red Fescue  
 15% Fiesta III Perennial Ryegrass

Seed at rate of 150-200# per acre

## PLANT & MATERIAL SCHEDULE



## PLANTING & HARDSCAPE DETAILS



P.O. Box 1359  
 Lake Geneva, Wisconsin 53147-1359  
 ph 262.639.9733  
 david@wdavidheller.com  
 www.wdavidheller.com



Project:  
**BLIFFERT  
 GERMANTOWN**

N116 W16474  
 MAIN STREET

Location:  
 GERMANTOWN WI 53022

Sheet:  
 LANDSCAPE DETAILS,  
 NOTES, & SCHEDULES

Date:	Issue Set:

Date:  
 2021-09-02 CD'S

Project No.:

0020-07

Sheet No.:

L1.20

INSTALL  PICKUP  SHIP REMOVE EXISTING GRAPHICS  YES  NO

WORK ORDER # 25912



QTY: 1

- TOTAL SIZE - 64"W X 18"H
- BLACK 6MM DIBOND WITH GERBER 220 LIGHT GOLD METALLIC CUT LETTERING



QTY: 1

- TOTAL FACE SIZE - 75.7"W X 74"H
- EMBOSSSED FACE
- WHITE NAME TO BE RAISED
- WHITE CIRCLES & SMALLER TEXT FLAT
- WHITE LED - BLUE RETURN TO MATCH FACE
- STANDARD RETURN ON CABINET
- BLUE PMS 300 BACKGROUND & RETURN
- BACKGROUND BLUE TO BE OPAQUE
- WHITE ONLY TO BE LIT

LOCATION: **N116 W16474 MAIN ST. GERMANTOWN, WI**  
CONTACT: **LISA BLIFFERT**

SIGN TO BE SHAPE & SIZE AS WAUKESHA LOCATION



**ARTWORK CHARGE** — With your drawing/estimate, you are allowed one artwork revision. There will be an artwork charge for any additional drawings **DESIGN LAYOUTS ARE COPYRIGHT © 2021.**

# ARTWORK APPROVAL

**-PLEASE PROOFREAD CAREFULLY-**

I have checked the DETAILS of this proof and approve the design. Signs & Lines by Stretch is not responsible for typographical errors. My signature authorizes Signs & Lines by Stretch to proceed with production of this order. I understand that I will be charged for product and labor, even if I cancel the order after this date.

- Color**  
\*\*Color will vary from screen to screen & may not be "exact" Also, please reference materials used to the right.
- Spelling**
- Copy Content**
- Placement**

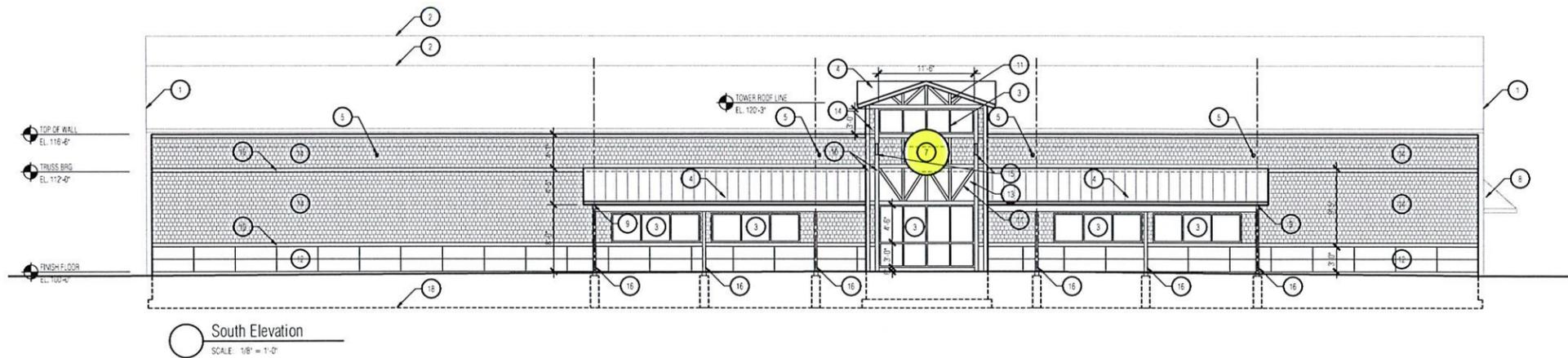
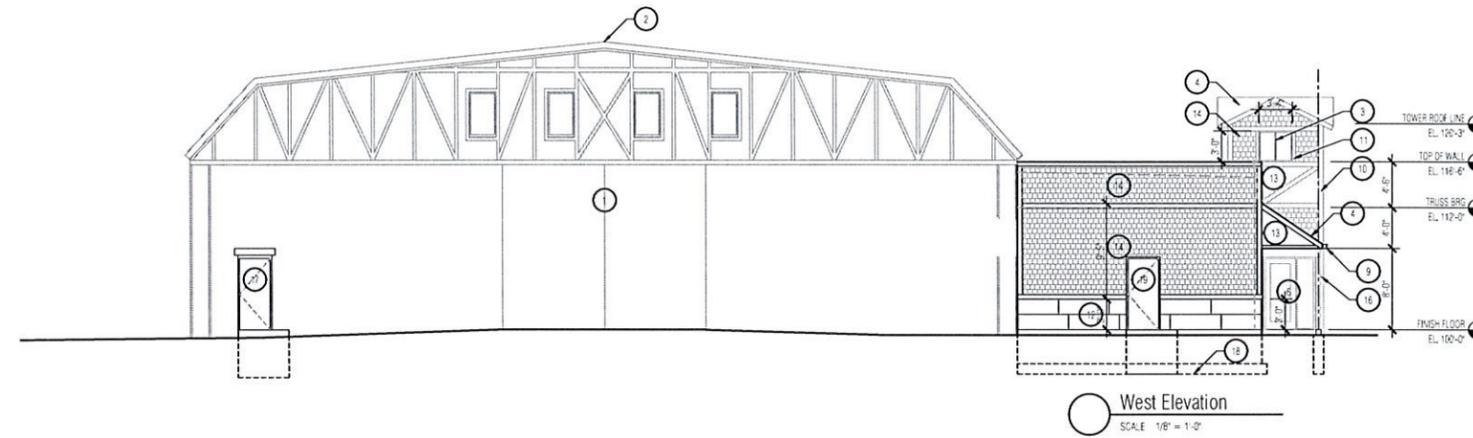
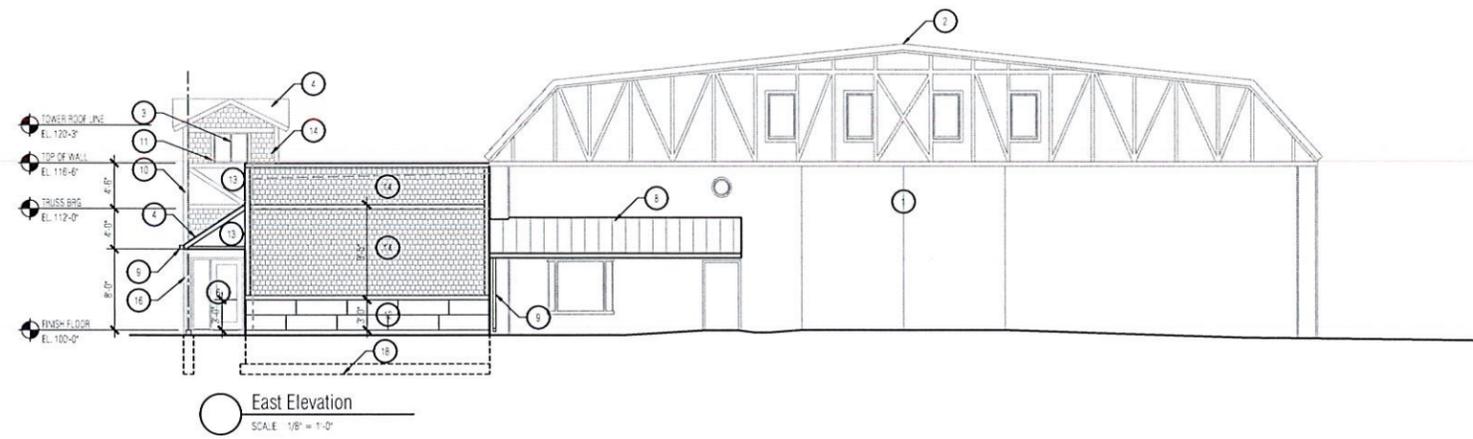
UNIT # XX  
 USDOT # XX  
 DRAWN BY: Patty Blicharz  
 DATE: 7/8/21  
 FILE NAME: Bliffert Lumber Germantown front sign 25%.ai

MATERIALS USED

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

X \_\_\_\_\_  
 APPROVE - SIGNATURE

\_\_\_\_\_  
 DATE



ELEVATION KEYNOTES	
1	EXISTING BUILDING
2	EXISTING GAMBREL ROOF PEAKRIDGE
3	PREFINISHED WINDOW INSULATED GLASS FIXED WINDOW SYSTEM (MATCH COLOR OF STANDING SEAM ROOF SYSTEM)
4	PREFINISHED (BLUE) STANDING SEAM ROOFING SYSTEM ON NEW CANOPY OR ROOF STRUCTURE. PROVIDE SNOW GUARD AND SNOW & ICE CUTTERS
5	JAMBS TONGUE TERMINATION FOR SECONDARY (BERGENDY) ROOF DRAIN OVERFLOW
6	WIDE STYLE BLACK ANODIZED ALUMINUM STOREFRONT ENTRY
7	BLIFFERT LOGO SIGN
8	EXISTING MANSARD ROOF SYSTEM STRUCTURE W/ NEW STANDING SEAM METAL ROOF. PROVIDE SNOW GUARD AND SNOW & ICE CUTTERS
9	NEW GUTTER & DOWN SPOUTS CONNECT TO STORM SEWER SYSTEM
10	1" X 6" PREFINISHED TRIM
11	1" X 4" PREFINISHED TRIM
12	MOHAWK GRAY ARCHITECTURAL BLOCK FIBER CEMENT SIDING/PANEL SYSTEM (1'8" X 12')
13	PAINTED HARDI PANEL (SMOOTH FINISH)
14	PREFINISHED CEDAR SHAKES
15	LED LIGHTING FIXTURE
16	CANOPY COLUMNS W/ PREFINISHED WOOD TRIM
17	NEW PAINTED DOOR, LUNEL AND STOOP IN EXISTING WAREHOUSE FOR EGRESS COMPLIANCE
18	CAST IN PLACE CONC FOUNDATION SYSTEM (SEE STRUCT)
19	PAINTED METAL EGRESS DOOR & STOOP

Project:  
**BLIFFERT  
 GERMANTOWN**

N116 W16474 MAIN STREET  
 Location:  
 GERMANTOWN WI 53022

Sheet:  
**PROPOSED ELEVATIONS**

Date	Issue Set

Date:  
 2020-08-26 CDS  
 Project No.:  
 0020-07  
 Sheet No.:



Total height 9'-6" above Grade

