

SITE PLAN APPLICATION

9/13/21 Plan Commission Meeting

Briohn Design Group LLC / ELLARETEE LLC

Village Planner Report

Germantown, Wisconsin

Summary

Briohn Design Group, agent for Goldendale Road IV, LLC and ELLARETEE LLC, property owner, is requesting approval of Site Development and Building Plans for a 172,488 square-foot Industrial Building on the property at W206 N12880 Gatewood Court, located in the northwest corner of the Holy Hill Road/Goldendale Road intersection.

Location: W206 N12880 Gatewood Court

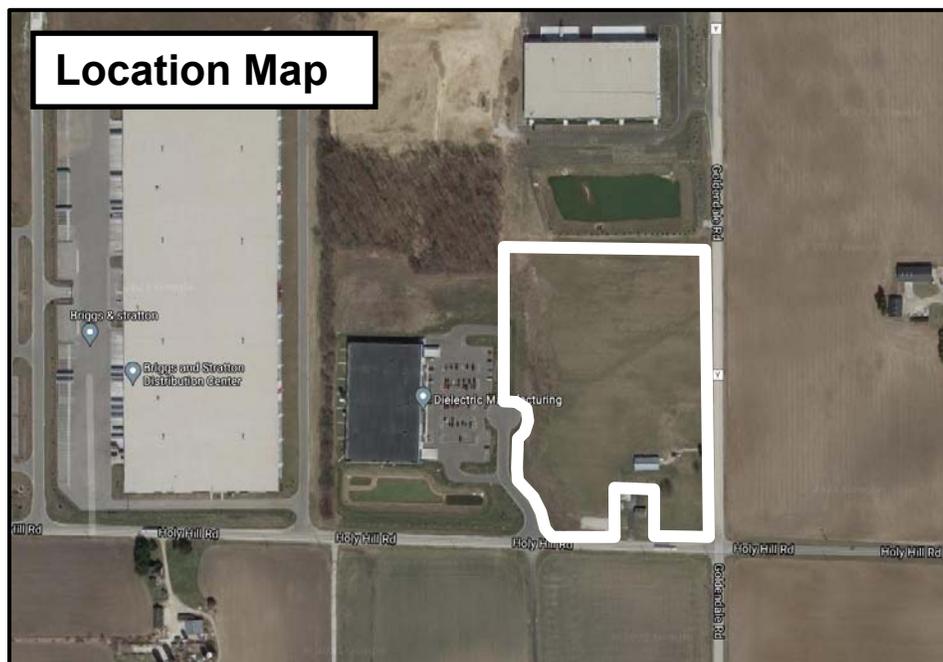
Agent/

Property Owners: Dom Ferrante
Briohn Design Group LLC
3885 N Brookfield Rd, Suite 200
Brookfield, WI 53045

ELLARETEE LLC
W141N9240 Fountain Blvd
Menomonee Falls, WI 53051

Current Zoning: M-1: Limited Industrial

Adjacent Land Uses		Zoning
North	Agricultural	M-1
South	Residential / Industrial	Rs-4 / M-1
East	Agricultural / Residential	A-1
West	Industrial	M-1



Proposal

Briohn Design Group, agent for Goldendale Road IV, LLC and ELLARETEE LLC, property owner, is requesting approval of Site Development and Building Plans for a 172,488 square-foot Industrial Building on the property at W206 N12880 Gatewood Court, located in the northwest corner of the Holy Hill Road/Goldendale Road intersection.

The proposed facility would accommodate a freeze-dried pet food manufacturing facility including 15,200 square feet of office space and 157,288 square feet of manufacturing space. The operation will employ a total of 150 individuals, 30 in leadership and management roles, 40 technical employees, and 80 general laborers. The site will run 24 hours per day, 7 days per week with a reduced number of employees on the weekends and the third shift primarily for sanitizing equipment. The proposed development plan allows for a future 28,400 square-foot addition to the south.

The applicant is requesting approval of site development and building plans for the 172,288 square-foot industrial building which will include the following:

Site/Building Improvements

- Two access drives off Gateway Court
- 162 parking spaces to accommodate employees for the largest shift and visitors
- 12 truck docks with overhead doors
- Insulated concrete sandwich panels with vertical and horizontal reveals on three sides of the building
- Painted IMP cooler/freezer panels on the north façade to accommodate the interior use of this area
- Windows for the office area and overhead canopies over the entrances on the east façade (along Goldendale Road)
- Façade painting uses 3 different warm grays
- Trash and recycling enclosure that match the proposed building
- Roof top units (RTU's will be screened using parapet walls, 5-6 feet on average, which will extend above the height of the building)
- Undulating berm with a variety of landscaping plants/trees along the east and south property lines (Goldendale Road & Holy Hill Road)
- Foundation Plantings on the east façade

Access & Parking

Access to the site will be off Gateway Court. There will be two access drives – the northern drive will be used primarily for truck traffic, and the southern drive will be for employees and visitors.

The proposed site plan has a total of 162 car parking stalls including 10 ADA compliant spaces, which are located to the south and to the east of the building.

Utilities

Village water and sanitary sewer utilities will be extended to the site from the west, north of the Gateway Court cul-de-sac.

Storm Water Management

The subject property will be served by two existing stormwater ponds located immediately to the north of the proposed development and to the west, south of the

Dielectric Manufacturing building. Upon full build-out, including the future addition, the site will contain 63% impervious surface. The proposed development will meet the 80% maximum requirement for impervious surface on a site in the M-1 Limited Industrial District. A Stormwater Management plan has been submitted to the Village and is pending approval from the Department of Public Works.

Landscaping & Buffering

The subject property will be landscaped with berms along Goldendale Road, varying in height from 5 and 10 feet above the 1st floor of the building and 6 and 13 feet above the parking area. The berms will help to screen the proposed structure from the road and nearby properties. A variety of trees and shrubs will be planted along Goldendale Road and Holy Hill Road. Deciduous shade trees will line the parking lot on the east and south sides of the property, with additional evergreens and deciduous trees along the south end to help buffer the development from the existing residential property. A dense row of evergreen trees is shown to be planted along the north property line to help buffer the IMP panels on the north façade of the building. Foundation plantings are also shown on the landscape plan along the east façade of the building.

There will be two street trees removed to accommodate the driveways off of Gateway court. These trees shall be moved or replaced with the same size trees elsewhere on the property. The Landscape Plan shall be revised and submitted to the Village Planner for review and approval.

Lighting

Exterior lighting on the subject property will include:

- (14) 105W LED 5000K (cool) cut-off wall building-mounted fixtures at a height of 22' on the north and south building facades
- (8) 105W LED 5000K (cool) cut-off wall building-mounted fixtures mounted at a height of 14' on the east building façade, near the employee and visitor entrances;
- (12) 150W LED 5000K (cool) cut-off wall building-mounted fixtures mounted at a height of 22' on the west building façade, near the loading docks;
- (20) 150W LED 5000K (cool) cut off pole-mounted fixtures at a height of 22' located along the outer edge of the parking and loading dock areas.

Motion sensors have been added

Signage

A monument sign “placeholder” is shown in the southwest corner of the site near the Holy Hill Road and Gateway Court intersection. Details of the monument sign and other wall signage will be provided in a separate Sign Permit Application reviewed by the Plan Commission.

Staff Comments

Community Development Department: Planning & Zoning

The height and variability of the proposed berms are generally consistent with those approved and constructed with the Dickman development to the north (Illing Company & multi-tenant buildings). The highest points of the some of the proposed berms are 2-3 feet higher than some of those installed to the north, providing greater variation in height. The proposed will provide a solid continuation of screening from the agricultural and residential areas to the east.

Planning & Zoning staff requested additional landscaping be added to the north and south property lines. Revised plans were submitted and staff feels that the proposed landscaping is sufficient.

Planning & Zoning Staff also requested additional detail on and/or screening of the north façade of the building (IMP panels). The revised plans added a second paint color to the north façade and additional evergreen trees to the north property line. While this is an improvement from the original proposal, staff recommends additional detail be added to the north façade to mimic some of the accent elements from the east side of the building. This has been recommended as a condition of approval.

The applicant has provided sight line drawings showing that the proposed roof top units cannot be seen from Holy Hill or Goldendale Roads. The tallest of the rooftop units shown in these diagrams is 8 feet. If the actual height of the rooftop units is higher than the assumed height in the diagram, additional screening of the units from or along the nearest roadways will be required. This has been added as a condition of approval.

Chapter 17.45 of the Village Code provides a guideline formula of 1 space per 500 square feet of manufacturing and processing plants, laboratories and warehouses as a minimum. In this case, a minimum of 345 parking spaces would be recommended for a facility of this size. The applicant believes that the proposed number of stalls (162) will be sufficient for the proposed operation, as the number of stalls exceeds the anticipated number of employees, which will be spread out over three works shifts.

Community Development Department: Building Inspection

Inspection Services has indicated that the submission of state-approved plans will be required prior to issuing a building permit along with the required \$20,000 occupancy bond.

Engineering

The Village Engineer Consultant, Public Works Director, and Public Works staff have identified plan corrections (see August 25, 2021 Public Works Director memo) pertaining to storm water management, grading, utilities, and erosion control. Revised plans have been submitted to the department and are awaiting review by the Village Engineering consultant and Public Works Director for final approval. Additional comments may follow the review.

Village Forester

The Village Forester reviewed the landscape plan and has requested that details on protective fencing for the trees/shrubs to be preserved be added to the landscape plan.

Fire Department

The Fire Department is recommending approval of the proposed Site and Architectural Plans subject to the following requirements:

1. This building will require a sprinkler plan review.
2. The FDC is to be placed on the west side of the building.
3. Two (2) Knox boxes are required.

The applicant should work with the Fire Department to meet the above requirements.

VILLAGE STAFF RECOMMENDATION

APPROVE the site development and building plans submitted by Briohn Design Group for the proposed industrial building at W206 N12880 Gatewood Court, located in the northwest corner of the Holy Hill Road/Goldendale Road intersection 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. Architectural plan set dated August 30, 2021
 - b. Civil Engineering plan dated August 30, 2021
 - c. Landscaping plan dated August 30, 2021
 - d. Lighting Plans dated August 30, 2021
2. Additional detail shall be added to the north façade of the building, mimicking the detail on the east elevation. Revised architectural plans shall be submitted to the Village Planner for review and approval prior to the issuance of a building permit.
3. The applicant shall work directly with the Public Works Department to determine the specifications of materials and the construction of the infiltration basin located in the southwest corner of the site. These plans shall insure that the south driveway does not interfere with the catch basin. Said plans shall be approved by the Public Works Department prior to any grading work onsite.
4. The two street trees to be removed for the driveway accesses off of Gateway Court shall be moved or replaced with equivalent sized trees on the property. A revised landscape plan shall be submitted for review and approval by the Village Planner.
5. If the actual height of any roof top units exceeds the height of those shown on the diagram, a revised screening plan and sight line diagrams shall be submitted to the Village Planner for review and approval. Additional screening measures may be required.
6. 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.
7. State agency (DSPS) approved plans and a \$20,000 occupancy bond are required by Inspection Services at the time of building permit application. The Village of Germantown is an authorized delegated agent of DSPS to provide all commercial plan review and inspection services through SAFEBuilt of WI and the Village of Germantown.
8. All technical issues and plan corrections identified by the Village Engineer and Public Works Department staff (see August 25, 2021 memo from the Public Works Director) shall be addressed and reflected in revised plans and/or supplemental information reviewed and approved by Village staff prior to

issuance of a building permit.

9. The submitted stormwater management plan shall be approved by the Department of Public Works/Engineering prior to commencing work onsite.
10. All proposed exterior signage, including monument and wall-mounted signs, shall be reviewed and approved under a separate application by the Plan Commission.

DESCRIPTION OF PROPOSAL AND PROJECT NARRATIVE:

Freeze Dried Manufacturing Site Project Dickman Germantown IV MURPHY - Germantown, WI

Submitted on JULY 30, 2021

A highly successful pet food company is looking to occupy a freeze-dried manufacturing facility in Germantown, WI. The building will be 172,488 square ft. consisting of 15,200 square ft. of office and the rest being manufacturing space. The process will consist of grinding and mixing raw meat, using HPP treatment to the meat as a HACCP quality control point, forming, freeze drying the product, and then packaging the product for shipment.

This plant when fully commercialized will be running close to 9,000,000 lbs. annually of finished product. The operation will require 150 total employees consisting of 30 leadership and management roles, 40 technical employees including machine operators and material handlers, and 80 general laborers. The site will run 24 hours a day, 7 days a week, but on weekends there will be a significantly reduced employee count. The third shift operation consists mostly of washing down equipment to maintain proper quality standards and will operate with 20 employees. General laborers will have an average hourly pay of \$17.50, material handlers \$20.00, and machine operators at \$22.50. In addition, each employee will have full benefits.

The site will ship/receive an estimated 15 truckloads a day when at full operation, but these will occur on first shift and early second shift. There will not be trucking on third shift.

The proposed building is 172,488 square feet total area. The new facility will be comprised of 15,200 square feet of Office and employee's production support areas. The remainder is manufacturing and a warehousing subcomponent for raw materials and some finished product. When product is made and packaged, it is shipped and distributed to customers. The floor plan submitted provides more defined space allocations.

The building is sited to provide the best placement for the most efficient flow of product and people while maintaining the appropriate contextual relationship to the immediate surrounding industrial and agricultural neighborhood. The architectural character is in keeping with the general flavor of the surrounding industrial neighborhood; however, we designed the building to have more of a unique overall flavor to help set it apart. The benefit for this is to help identify a specific corporate image for the new food manufacturer. When in discussions with the village staff, they advised that we should try to step up the design to reflect the prominence of the sites corner location. The new building will be set back from Holy Hill Road more so than Goldendale Road in all cases more than the minimum setback of 100 feet.

The new building will have existing industrial buildings which were recently built on the west and north sides. The east is adjacent to agricultural land and south has an existing farmhouse as well as agricultural lands across the street on Holy Hill Road. The business directly across Gateway Court is "Die Electric's". Their building was completed a little after three years ago. The proposed new Germantown IV building will have docks and overhead doors on the west side with most docks facing the shared property line with Die Electric and north of the cul-de-sac. The two proposed entry drives will provide access to the

site and building – the first or south most drive access will be principally for car traffic which will be mainly for office and production employees with a limited amount for visitors. The on-site car parking provided is set to meet the current and anticipated needs of employees on the largest shift as well as visitors. We are providing a total of 162 car parking stalls. The second access driveway will be on the north end of cul-de-sac and is primarily for truck traffic, which is limited as referenced above.

The exterior walls of the proposed building will be constructed painted and insulated concrete sandwich panel. We have incorporated vertical and horizontal reveals to help break up the large mass appearance. In addition, we are painting the walls with warm grey colors. The field will be a mix of light and medium grey. The accent color will be a darker warm grey with wood overtones. This will be further enhanced by using a form liner panel to create the look of siding. I have included an example photo to help illustrate what it will look like. We do incorporate and provide fenestration (windows) on the east to serve the office area and help add relief and visual interest on Goldendale Road. We also include canopies over three entry doors on the east and complimentary sunscreens both finished in the darker accent color. The south elevation which faces Holy Hill Road will also have similar elements to make the two street sides visually pleasing. The west side continues the horizontal reveals and a juxtaposition of color to compliment the south and east elevations. Note the west side also will have 12 dock style overhead doors and will be painted in an off-white warm tone as well to complement the building colors. This applies to the large grade overhead door and man doors. We also include a trash enclosure constructed of the same precast wall panels and covered with a metal fence prefinished in a complimentary color as shown. Note the northern most portion, where we have the refrigerated portions of the building; we will utilize a painted IMP cooler/freezer panels. The paint color will match and or compliment the painted precast walls. The north wall will be mostly composed of this same painted IMP wall, except for a 12 feet section where we use precast where the inside manufacturing function permits without creating a compromise to the ability of the proposed food manufacture to produce a safe and high-quality product. Note we have introduced enhanced architectural canopy and support wall in precast to help break up the north façade. We also incorporate high parapets of 5-6 feet tall on average to help screen roof top equipment required for the effective internal operations. We do designate a potential concrete pad for ground mounted refrigeration equipment which we will screen with a combination of painted precast and metal fencing all of which will be coordinated with the west side building architectural appearance. The specific refrigeration will be confirmed as we complete the required construction documents, and we will work with staff to meet expectations.

We are proud to propose this new manufacturing facility which will bring 150 good new paying jobs to the village. The proposed new building will be a high quality and will help to enhance the development of the immediate area. We respectfully submit our application and other detailed drawing related materials as required by Plan Commission and eventually the village board for their consideration and approval. Our intention to start construction in September 2021 to allow for completion of construction so our client can move by August of 2022.

Please contact us if you have any additional questions.

Sincerely,

Domenico Ferrante AIA – Principal Briohn Design Group LLC



Community Development Department

Jeffrey W. Retzlaff, AICP, Director

Village Planner & Zoning Administrator

N112 W17001 Mequon Road P.O. Box 337

Germantown, WI 53022-0337

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August 30, 2021

Dom Ferrante
Briohn Design Group, LLC
2885 North Brookfield Road, Suite 200
Brookfield, WI 53045

RE: Murphy Project Site at W206N12880 Gateway Court; Site Plan Review Application
Staff Review Comments

Mr. Ferrante:

Village Staff has reviewed the application, plan set and supporting materials submitted for the Site Plan Review application. Below are the outstanding items/issues that need to be addressed before this item can be placed on the Plan Commission Agenda for review/approval. Please provide the requested information, corrections and/or revisions as soon as possible. If necessary, Village staff would be happy to meet with you to discuss or clarify any of these items.

Community Development Department

1. The applications are signed by "future owner" and need to be signed by the actual owner at the time the applications are submitted for review (unless proof of recent/pending change in ownership is provided). **The Dickman's will be the owner's and will provide the necessary documentation.**
2. The driveway and parking lot setback along the north side of the residential property to the south is required to be at least 50' due to the residential zoning of said property. The current setback appears to be approximately 45'. Please clearly label this required setback on the site plan.
The driveway and parking lot has been moved to the north to meet the 50' setback requirement.
3. The proposed grading shall not take place within the road right-of-way along Goldendale Road or Gateway Court.
The proposed grading has been revised removing the proposed grading in the right-of-way.
4. This property, like the properties to the north, is on the outer perimeter of the existing "industrial area" and at the highly visible Holy Hill Road/Goldendale Road intersection. The berming and landscaping along these edge roads needs to be significant and should be, at minimum, a continuation of what was approved and installed on the properties to the north. Additional variation should be included in the overall height of the berms. Additional landscaping should be added to the area north of the single-family dwelling property.
The berm design has been revised creating more variation in the height of the berms. Additional landscaping has been added.
5. What options, beyond landscaping, are there to screen the IMPs? Additional detail and color as well as more pronounced architectural features shall be added to the north wall and northern portion of the west wall. **We have provided a significant amount of well sized landscaping in our originally submitted documents and supplemented with even**

more landscape to make an effective screen wall. In addition, we have incorporated the paint scheme onto the IMP wall to tie in closely with the Precast concrete walls adjacent to the existing precast walls. We also are using the Sante Fe IMP panel which is a premium version of the IMP. We added architectural elements to break up the facade and provide some depth and visual interest.

6. Please provide a materials panel to the Community Development Department prior to the Plan Commission meeting. This should include a sample of the IMP to be used on the north and west facades. During your presentation to the Village Board, you mentioned another project that used this same IMP material. Could you provide us with images of that project for reference? **We will bring this to the meeting.**
7. Can screening be incorporated for the recycling/compactor pad that is included on the west side of the building? **We added screening for the compactors, so it isn't visible from Hol Hill Road.**
8. Greater articulation should be added to the east façade. **We added several layers of articulation to the east façade and added more windows as well. We reworked the architectural design and modified the color as well to make it more visually interesting.**
9. Are the building mounted light fixtures capable of being dimmed to a lower level during night-time hours? **Yes, we added dimming capabilities to reduce to 50% of the high light level.**
10. Following the determination of the location of the refrigeration system (i.e. roof or ground), an updated site plan showing proposed screening shall be submitted for review and approval by the Plan Commission. **We addressed this as well with screening that blends in with the building architecture and still works toward the proper functionality of the equipment. We are intending to not add any major roof top equipment elements for the freezer refrigeration. Most of the refrigeration equipment will be ground mounted. The RTUs will not be visible from any direction. We have provided line of site views for all four sides to illustrate this.**
11. Proposed signage will require Plan Commission review and approval. **Our signage is for concept and placement. The sign contractor will submit for permitting and approval at a later date.**
12. Demolition permits are required for removal of the existing barn prior to any work. Contact SafeBuilt staff in the Village Inspection Services for permit requirements and information. **We will take out the necessary permits for demolition.**

Fire Department

1. This building will require a sprinkler plan review. We will provide DSPS approved design drawings as required.
2. FDC to be placed on west side of building. **FDC will be placed on the west side of building.**
3. Two (2) Knox boxes will be required. **We will provide and install per Fire department.**

Village Forester

All deciduous trees shall be a minimum of 2" caliper. This information should be added to the Landscape Plan. **All deciduous trees shall be a minimum of 2" caliper as required and is reflected on landscape plan. All shade trees on landscape plan are specified above the minimum requirements and are 2.5" caliper. All deciduous ornamental trees are specified as multi-stemmed at 7-8 feet high which is equivalent to a 2.5-3.0" deciduous tree. Many flowering ornamental trees are grown and sold as multi-stemmed for more visual interest and structure.**

Public Works/Village Engineer

Please refer to the Memo provided by the Director of Public Works dated August 25, 2021.

When submitting revised plans or additional information, please submit (1) digital plan set and three (3) full-size, hard-copy plan sets set to the Community Development Department. Complete responses and/or information, plan revisions, etc. to the items/issues listed above will

help avoid delay in the review and processing of your application. **We have provided the above.**

Respectfully,

A handwritten signature in cursive script that reads "Emily Zandt".

Emily Zandt, AICP
Associate Planner/Zoning Administrator



Engineering Department Memorandum

To : Jeffrey W. Retzlaff, AICP, Planning Director/Zoning Administrator
From : Lawrence Ratayczak, P.E., Director of Public Works
Date : August 25, 2021
Re : Gateway Court – The Murphy

Items Reviewed:

1. Civil Plan Set (9 pages) Dated: 07-29-21

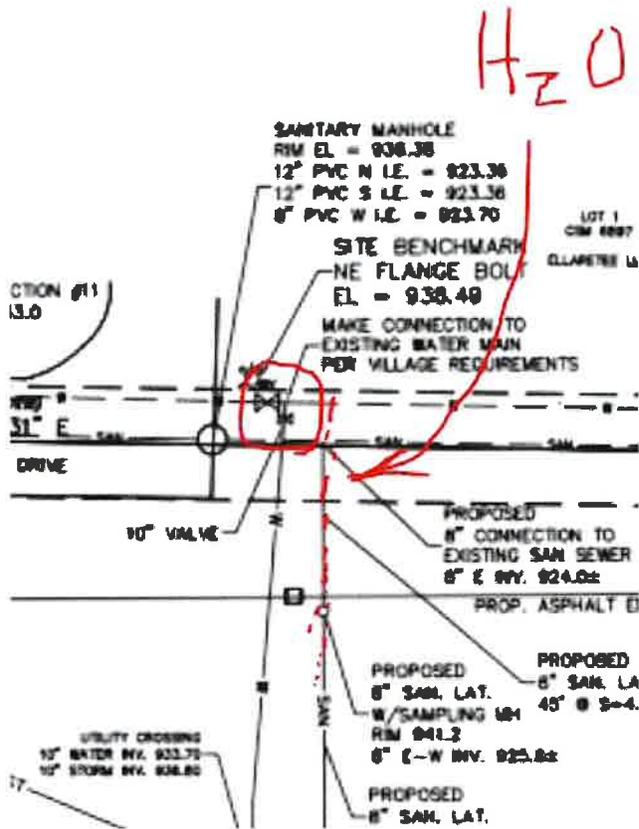
General Comments:

1. Please respond to each item below. **A written response addressing each item shall be included in your submittal.**
2. The submitted plans have been reviewed for general conformance with State and Village design guidelines. Additional comments could arise as a result of the plan completion and modifications. The items listed below will need to be fully resolved before the Engineering Dept. can recommend a formal approval of the plans and permit for construction.
3. This project will require a WRAPP/NOI from the DNR. Please submit a copy of the approved permit prior to final approval.
4. The project will require DSPS plumbing system review and approval. Please provide a copy of the DSPS approval prior to engineering approval
5. As-builts prepared to Village standards shall be prepared and provided to the Village post-construction (for all applicable items).
6. A professional engineer's original seal is to be affixed, signed and dated on the final set of construction plans.
7. Utility permits and permits for work within the ROW are required. Contact the Village engineering department to obtain permits.
8. As a guide to the review response: Items in *italics* are resolved or acknowledged, items in regular font are to be addressed yet, items in **Bold** are additional feedback to remaining original comment.
All of the above general comments and conditions will be done and provided prior to final approval and beginning of construction.

Water Utility Comments:

1. At the connection point for the 10" water lateral we are requiring to have a 8' separation north from the existing water gate valve. I Spoke with Tim and we can flop the water to the sewer location that is on the plan.

The sewer and water connection have been moved as directed.



- The hydrants that wrap around the north side, south and east need to be marked PUBLIC to include an easement.

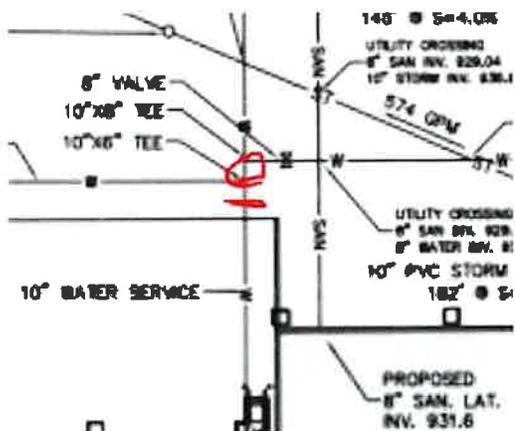
Understood – the proposed easement for the public hydrants and water main is shown on the revised utility plan.

- All the installation needs to be inspected as it is installed to include GPS'd and the easement plotted out on the plans, costs will be paid for by the owner and put all onto our GIS.

Understood

- At the hydrant leg that goes south connect this by a 4-way to the hydrant leg to the north. Also add a 10" gate valve east of this new 4-way with a 5' separation but also it needs to be west out from the building and 15' from any concrete hardscaping.

The water connection has been revised as directed.



5. Provide plan and profile sheets for the public watermain along with WDNR watermain extension forms filled out for Village review and approval.

The water main plan and profile sheets and WDNR extension forms has been created and will be submitted to the Village for review and approval upon completion.

Wasterwater Utility Comments:

1. Connect Sanitary directly into SA 07-015 at an elevation of 921.40, show on plan

We have moved the sewer connection to connect directly into the MH. Based on the surveyed invert grades we are proposing to connect at elevation 923.70 (see sheet C3.0)

C2.0 Grading Plan

1. Show existing driveways and culverts along Goldendale road to be removed.

This has been noted on the plan.

2. Proposed grading appears to direct additional runoff towards the remaining home on the south side of the project. Provide information showing that no additional water is being directed to that property and that there are no negative drainage impacts to that property.

We have designed a berm between the home site and the parking lot to prevent additional runoff from being directed to the south. Less area and runoff will drain towards the home than under the current existing conditions.

3. The eastern portion of the site overflows directly towards the remaining home on the south side of the site. This must be revised to have the site overflow away this home and towards to the stormwater basin.

The eastern portion of the site will not overflow towards the remaining home. The storm sewer system has been sized for the 100-year design storm event to ensure that the runoff get to the existing storm water ponds.

4. Provide additional spot elevations to evaluate drainage.

Additional spot elevations have been added to the plan.

5. Plan proposes 20" of ponding in paved areas prior to overtopping. Revise to a max ponding depth of 12 in paved areas.

The storm sewer system has been sized for the 100-year design storm event; therefore we will not have this level of ponding.

6. Portions of the northern drive overtop to the stormwater basin to the north, but storm sewer routes the smaller events south. Revise grading and storm sewer to route all storm events to the same basins. *The storm sewer system has been sized for the 100-year design storm event to ensure that the runoff get to the existing storm water ponds, conforming with the storm water management plan.*

7. Much of the western side of the site will drain to gateway court and bypass the stormwater basin. Revis grading to capture runoff on-site and not discharge to the ROW.

The grading and storm sewer has been revised to eliminate most of the bypass.

8. Plans proposed raising the grade in the ROW near an existing overhead power line. Provide documentation that WE-Energies is accepting of this grade change near their lines.

The grading has been revised, removing any grading in the right-of-way or near the overhead power lines.

9. Show overflow routes through the site with large bold arrows.

The storm sewer system has been sized for the 100-year design storm event; therefore we will not have and overflow route.

C3.0 Site Utility Plan

1. If inlets are used instead of catch basins provide a minimum of 0.10' drop across the structure.
The minimum drop has been incorporate into the revised storm sewer design.
2. Provide storm sewer calcs, including an exhibit showing drainage areas to each inlet.
Enclosed are the storm sewer calculations and drainage area plan.

C4.0 Erosion Control Plan

1. Existing stormwater basins shall not be used as sediment traps. Provide on-site sediment traps meeting WDNR technical standards. Show how runoff will be routed through the basins during construction.
A sediment trap has been added to the plans in the SW corner. Diversion swales and berms are shown on the plan to direct the runoff to the trap during construction.
2. Graphically show areas requiring erosion matting and specify the type of matting to be used.
The location and type of matting has been added to the plan
3. Silt fence is not an appropriate means of erosion control at areas of concentrated flow
Understood. Hay Bale ditch checks and a sediment trap are being used in the areas of concentrated flow.

C5.0 Construction Details

1. Plans shows a detail for spillway changes. Where is this spillway?
The spillway location has been noted on the grading pan (C2.0)
2. Verify that the 36" diameter shown for the inlet is large enough to accommodate the proposed pipes.
The 36" diameter is the minimum size. The exact diameter of the inlets will vary based on the pipe sizes. The utility contractor will provide detail shop drawing for each structure which will be reviewed and approved by CJ Engineering, as we typically do for all Briohn Building project.
3. Provide an inlet protection detail for round structures.
The detail has been added.

Stormwater Management Comments:

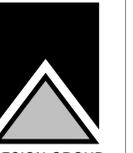
1. Provide information that the existing basins are sized to accommodate this development.
A storm water management plan has been prepared and provided showing that the existing basins are sized to accommodate this development and that the Village, MMSD and WIDNR storm water rules and regulations will all be met. An updated copy of the SWMP will be provided with this submittal.
2. Large portions of the site appear to overtop offsite and will not make it to the basin. Provide information showing that runoff from all events makes to the appropriate basins.
The storm sewer system has been sized for the 100-year design storm event to ensure that the runoff get to the appropriate existing storm water ponds.

PROPOSED NEW FREEZE DRIED MANUFACTURING FACILITY FOR TENANT MURPHY:

DICKMAN GERMANTOWN IV

W206 N12880 GATEWAY COURT
GERMANTOWN, WISCONSIN 53022

BRIOHN



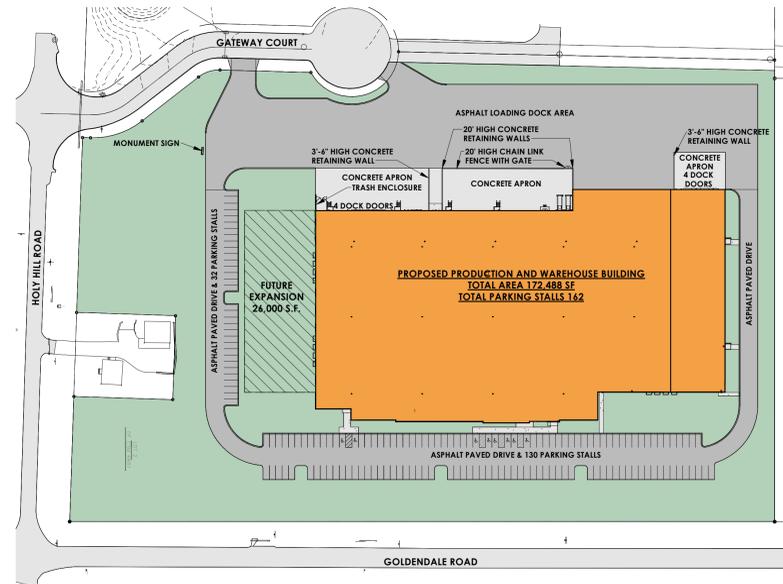
DESIGN GROUP
3885 N BROOKFIELD ROAD, SUITE 200
BROOKFIELD, WISCONSIN 53005-1900
(262) 790-0500 PHONE
(262) 790-0505 FAX

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E2.0	LIGHTING CUT SHEETS
E2.1	LIGHTING CUT SHEETS



2 AERIAL VIEW - LOOKING NORTH WEST
NO SCALE



3 ARCHITECTURAL SITE PLAN
1" = 100'-0"



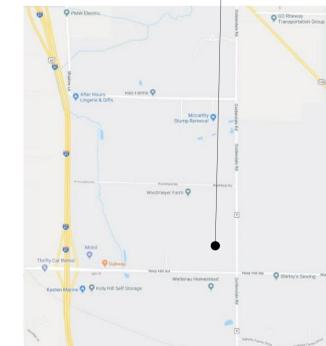
1 PARKING LOT - LOOKING NORTHWEST
12" = 1'-0"

PLAN COMMISSION SUBMITTAL (PREVIOUSLY SUBMITTED ON JULY 29, 2021)
AUGUST 30, 2021 (RESUBMITTED FOR SEPTEMBER 13, 2021 PLAN COMMISSION)

OWNER : GOLDENDALE ROAD IV, LLC SAM DICKMAN SR. 626 EAST WISCONSIN AVE., SUITE 1200 MILWAUKEE, WI 53202 (414) 305-8111 PHONE	GENERAL CONTRACTOR : BRIOHN BUILDING CORPORATION MIKE BYRNE, PM 3885 N. BROOKFIELD RD., SUITE 200 BROOKFIELD, WISCONSIN 53045 (262) 790-0500 PHONE (262) 790-0505 FAX	ARCHITECT : BRIOHN DESIGN GROUP LLC DOMENIC FERRANTE, AIA 3885 N. BROOKFIELD RD., SUITE 200 BROOKFIELD, WISCONSIN 53045 (262) 790-0500 PHONE (262) 790-0505 FAX
STRUCTURAL ENGINEER: BRIOHN DESIGN GROUP LLC KEVIN JANKOWSKI, PE 3885 N. BROOKFIELD RD., SUITE 200 BROOKFIELD, WISCONSIN 53045 (262) 790-0500 PHONE (262) 790-0505 FAX	CIVIL ENGINEER: CJ ENGINEERING CHRISTOPHER A. JACKSON, P.E. 9205 WEST CENTER STREET, SUITE 214 MILWAUKEE, WISCONSIN 53222 (414) 443-1312 PHONE (262) 443-1317 FAX	LANDSCAPE ARCHITECT : HELLER & ASSOCIATES DAVID HELLER, ASLA P.O. BOX 1359 LAKE GENEVA, WISCONSIN 53147-1359 (262) 639-9733 PHONE (262) 639-9739 FAX

PROJECT INFORMATION:	CODE:	BUILDING CODE: 2015 INTERNATIONAL BUILDING CODE WITH WISCONSIN AMENDMENTS SPS 362 2015 INTERNATIONAL EXISTING CONSTRUCTION CODE WITH WISCONSIN AMENDMENTS SPS 366 ACCESSIBILITY CODE: 2015 INTERNATIONAL BUILDING CODE WITH WISCONSIN AMENDMENTS SPS 362 2009 ICC/ANSI A117.1 ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES ENERGY CODE: 2015 IECC INTERNATIONAL ENERGY CONSERVATION CODE WITH WISCONSIN AMENDMENTS SPS 363 MECHANICAL CODE: 2015 INTERNATIONAL MECHANICAL CODE WITH WISCONSIN AMENDMENTS SPS 364 PLUMBING CODE: 2014 WISCONSIN PLUMBING CODE SPS 381-387 ELECTRICAL CODE: 2011 NFPA 70 NATIONAL ELECTRICAL CODE WITH WISCONSIN AMENDMENTS SPS316 FIRE CODE: SPS 314 FIRE PREVENTION
OCCUPANCY:	F-1 PRIMARY (MODERATE HAZARD FACTORY) S-1 (MODERATE HAZARD STORAGE) B (BUSINESS - OFFICE)	
CLASS OF CONSTRUCTION:	TYPE 2B	
SPRINKLER SYSTEM:	FULLY SPRINKLERED - NFPA 13	
FLOOR LEVELS:	1	
NUMBER OF STORIES	1	
TOTAL SITE AREA:	616,361 SF / 14.1497 ACRES	NOTE: ALL MECHANICAL, ELECTRICAL, PLUMBING AND FIRE SPRINKLER ENGINEERING BY DESIGN-BUILD CONTRACTORS
TOTAL OVERALL AREA:	172,488 SF	

PROJECT LOCATION:



⊕ SITE LOCATION MAP
SCALE: N.T.S.

PROJECT SITE LOCATION:



⊕ VICINITY MAP
SCALE: N.T.S.

⊕ APPLICABLE TO ALL PLAN VIEWS

TITLE SHEET

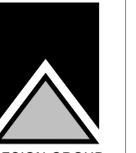
SHEET TITLE

PROPOSED NEW BUILDING FOR:
DICKMAN GERMANTOWN IV
W206 N12880 GATEWAY COURT
GERMANTOWN, WISCONSIN

Revision	
Date	

JOB: 3344
DRAWN: CK
CHECKED: DF
DATE: AUGUST 30, 2021
SHEET:

T1.1



SHEET TITLE
EXTERIOR RENDERING

PROPOSED NEW BUILDING FOR:
DICKMAN GERMANTOWN IV
W206 N12880 GATEWAY COURT
GERMANTOWN, WISCONSIN

Revision

Date

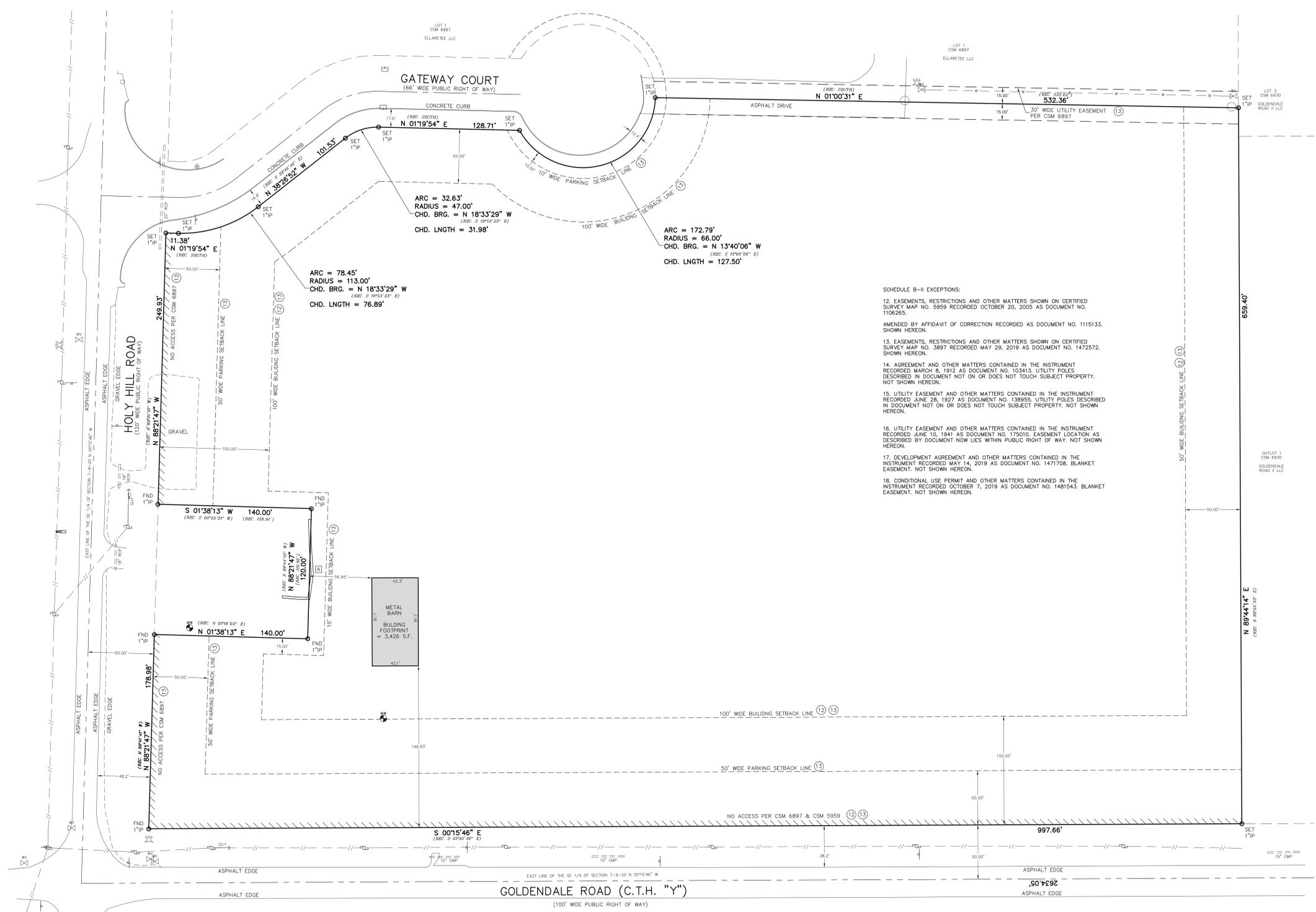
JOB: 3344
DRAWN: CW
CHECKED: DF
DATE: AUGUST 30, 2021
SHEET:

T1.3



1 AERIAL VIEW - LOOKING NORTHEAST
1/2" = 1'-0"

VICINITY MAP
 NOT TO SCALE



SCHEDULE B-II EXCEPTIONS:

12. EASEMENTS, RESTRICTIONS AND OTHER MATTERS SHOWN ON CERTIFIED SURVEY MAP NO. 5959 RECORDED OCTOBER 20, 2005 AS DOCUMENT NO. 1106265.
- AMENDED BY AFFIDAVIT OF CORRECTION RECORDED AS DOCUMENT NO. 1115133. SHOWN HEREON.
13. EASEMENTS, RESTRICTIONS AND OTHER MATTERS SHOWN ON CERTIFIED SURVEY MAP NO. 3897 RECORDED MAY 29, 2019 AS DOCUMENT NO. 1472572. SHOWN HEREON.
14. AGREEMENT AND OTHER MATTERS CONTAINED IN THE INSTRUMENT RECORDED MARCH 8, 1912 AS DOCUMENT NO. 103413. UTILITY POLES DESCRIBED IN DOCUMENT NOT ON OR DOES NOT TOUCH SUBJECT PROPERTY. NOT SHOWN HEREON.
15. UTILITY EASEMENT AND OTHER MATTERS CONTAINED IN THE INSTRUMENT RECORDED JUNE 28, 1927 AS DOCUMENT NO. 138955. UTILITY POLES DESCRIBED IN DOCUMENT NOT ON OR DOES NOT TOUCH SUBJECT PROPERTY. NOT SHOWN HEREON.
16. UTILITY EASEMENT AND OTHER MATTERS CONTAINED IN THE INSTRUMENT RECORDED JUNE 10, 1941 AS DOCUMENT NO. 179010. EASEMENT LOCATION AS DESCRIBED BY DOCUMENT NOW LIES WITHIN PUBLIC RIGHT OF WAY. NOT SHOWN HEREON.
17. DEVELOPMENT AGREEMENT AND OTHER MATTERS CONTAINED IN THE INSTRUMENT RECORDED MAY 14, 2019 AS DOCUMENT NO. 1471708. BLANKET EASEMENT. NOT SHOWN HEREON.
18. CONDITIONAL USE PERMIT AND OTHER MATTERS CONTAINED IN THE INSTRUMENT RECORDED OCTOBER 7, 2019 AS DOCUMENT NO. 1481543. BLANKET EASEMENT. NOT SHOWN HEREON.

LEGAL DESCRIPTION:

LOT 2 OF CERTIFIED SURVEY MAP NO. 6897 RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR WASHINGTON COUNTY, WISCONSIN, ON MAY 29, 2019, IN VOLUME 53 OF CERTIFIED SURVEY MAPS, PAGE 219, AS DOCUMENT NO. 1472572, BEING A REDIVISION OF LOT 1 OF CERTIFIED SURVEY MAP NO. 5959 IN THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 AND THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 9 NORTH, RANGE 20 EAST, VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN.

FOR INFORMATIONAL PURPOSES ONLY:
 PROPERTY ADDRESS: 148-147 LINDS ALONG GATEWAY COURT, RICHFIELD, WI
 TAX KEY NUMBER: GDNV 0748E

MISCELLANEOUS NOTES

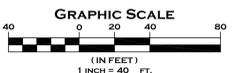
1. THIS SURVEY WAS MADE IN ACCORDANCE WITH LAWS AND/OR MINIMUM STANDARDS OF THE STATE OF WISCONSIN.
2. THE PROPERTY DESCRIBED HEREON (THE "PROPERTY") IS THE SAME AS THE PROPERTY DESCRIBED IN KNIGHT BARRY TITLE COMPANY COMMITMENT NO. 2055012, WITH A COMMITMENT DATE: APRIL 27, 2021 AT 8:00 AM AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE PROPERTY OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE PROPERTY.
3. THE UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, ON INFORMATION FURNISHED BY THE UTILITY COMPANIES, DIGGERS HOTLINE AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.
4. NO ZONING INFORMATION PROVIDED BY INSURER AT THE TIME OF SURVEY.
5. THE ABOVE DESCRIBED PROPERTY AS SHOWN HEREON CONTAINS: 616.361 SQUARE FEET OR 14.1497 ACRES.
6. THE ADDRESS OF THE ABOVE DESCRIBED PROPERTY, VACANT LANDS ALONG GATEWAY COURT, WAS OBTAINED FROM PUBLIC RECORD.
7. ALL UTILITIES SERVING THE PROPERTY ENTER THROUGH ADJOINING PUBLIC STREETS AND/OR EASEMENTS OF RECORD.
8. SUBJECT PROPERTY HAS DIRECT ACCESS TO GATEWAY COURT, A DEDICATED PUBLIC STREET.
9. THE TOTAL NUMBER OF STRIPED PARKING SPACES ON THE PROPERTY IS 0, OF WHICH 0 ARE REGULAR PARKING SPACES AND 0 ARE DESIGNATED DISABLED SPACES, AND TO THE EXTENT POSSIBLE, ARE GRAPHICALLY SHOWN HEREON.
10. SUBJECT PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION X. AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN PER INFORMATION FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO. 55130C0268D, WITH A DATE OF IDENTIFICATION OF 11/20/2013 IN COMMUNITY NO. 556472, THE VILLAGE OF GERMANTOWN, WHICH IS THE COMMUNITY IN WHICH THE SUBJECT PROPERTY IS SITUATED.
11. THERE IS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS ON THE PROPERTY AT TIME OF SURVEY.
12. THERE IS NO INFORMATION AVAILABLE FROM THE VILLAGE OF GERMANTOWN REGARDING PROPOSED CHANGES IN STREET RIGHT OF WAY LINES ADJOINING THE PROPERTY AT THE TIME OF SURVEY.
13. THERE IS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OCCURRING ON OR ADJOINING THE PROPERTY AT TIME OF SURVEY.
14. THERE IS NO OBSERVED EVIDENCE OF USE OF THE PROPERTY AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL AT TIME OF SURVEY.
15. THERE IS NO OBSERVED EVIDENCE OF DELUNATED WETLANDS EXISTING ON SUBJECT PROPERTY AT TIME OF SURVEY.
16. ALL FIELD MEASUREMENTS MATCHED RECORD DIMENSIONS WITHIN THE PRECISION REQUIREMENTS OF ALTA/NSPS SPECIFICATIONS UNLESS OTHERWISE SHOWN.
17. ALL BEARINGS ARE REFERENCED TO THE EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 7-9-20 WHICH HAS A MEASURED BEARING OF N 0015'46" W.
18. THERE IS NO EVIDENCE OF CEMETERIES, GRAVESTONES, OR BURIAL GROUNDS EXISTING ON SUBJECT PROPERTY AS DISCLOSED IN THE RECORD DOCUMENTS OR OBSERVED IN THE PROCESS OF CONDUCTING THIS SURVEY.
19. SURVEY DATUM: COORDINATES ARE BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM (WCCS), WASHINGTON COUNTY, NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT (NAD83(2011)); NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD83(2011)), USING THE WISCONSIN CONTINUALLY OPERATING REFERENCE STATIONS (WCSORS & GEOD 12A).

TO: CENTRAL LAND COMPANY III, LLC, A WISCONSIN LIMITED LIABILITY COMPANY; ELLARTEE, LLC, A WISCONSIN LIMITED LIABILITY COMPANY; KNIGHT BARRY 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 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2016, AND INCLUDES ITEMS 1, 2, 3, 4, 6, 7a, 7b, 7c, 8, 9, 11, 13, 16, 17, AND 18 OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF WISCONSIN, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.



Christopher A. Jackson
 CHRISTOPHER A. JACKSON, P.L.S.
 PROFESSIONAL LAND SURVEYOR S-2851

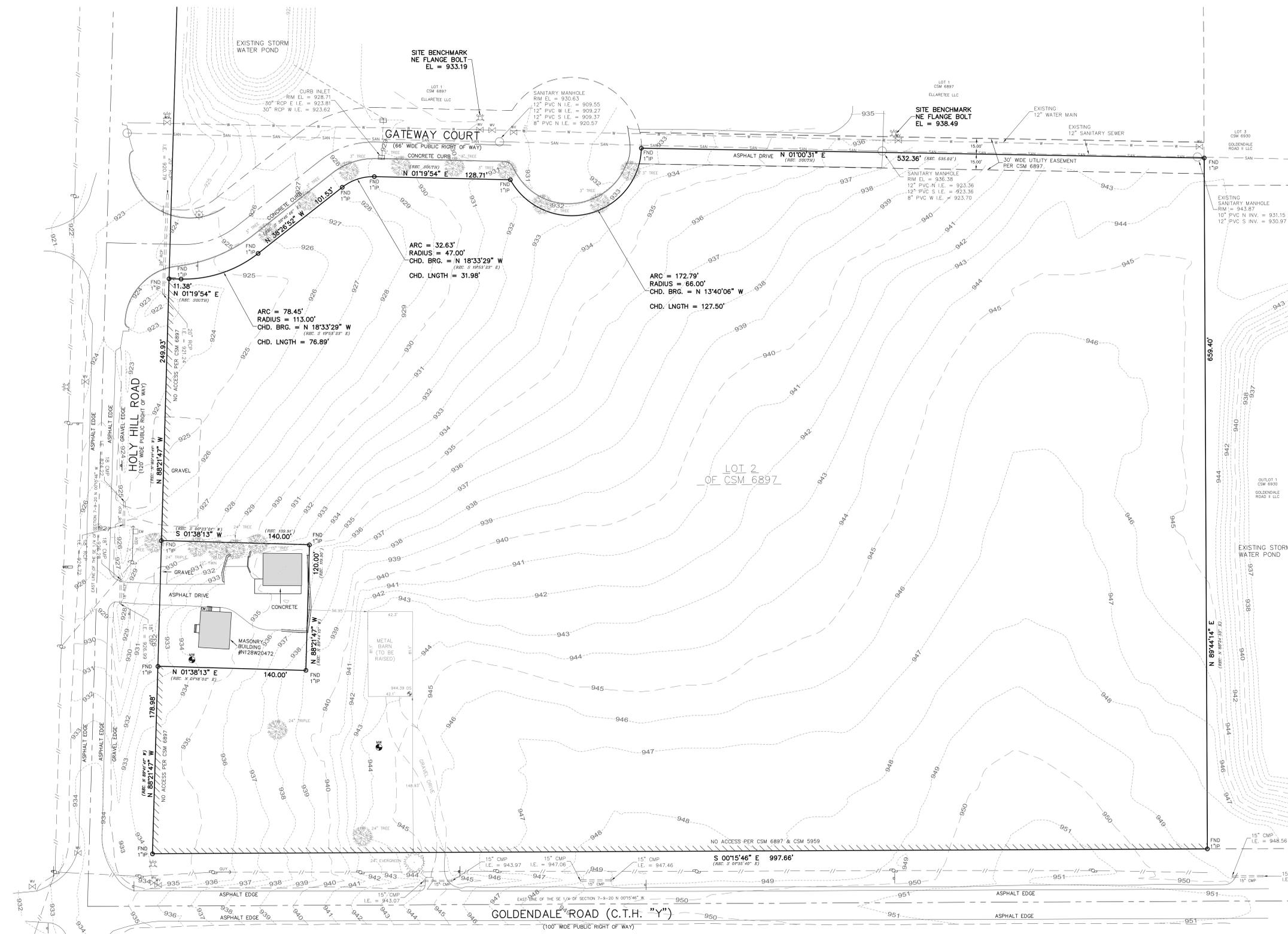


LEGEND	
— SAN	SANITARY SEWER
— ST	STORM SEWER
— W	WATER MAIN
— G	GAS LINE
— TEL	BURIED TELEPHONE LINE
— E	BURIED ELECTRIC LINE
— FO	BURIED FIBER OPTIC LINE
— U	OVERHEAD UTILITY LINES
— CATV	BURIED CABLE TELEVISION LINES
— COMB	COMBINATION SEWER
— WOOD	WOOD FENCE
— METAL	METAL FENCE
— TREES	EDGE OF TREES AND BRUSH
— 99-32 DS	DOOR SILL ELEVATION
—	APR FIRE DEPARTMENT CONNECTION
—	ELECTRIC TRANSFORMER
—	ELECTRIC METER
—	ELECTRIC PEDESTAL
—	ELECTRIC BOX AT GRADE
—	TELEPHONE BOX AT GRADE
—	TELEPHONE PEDESTAL
—	TV PEDESTAL
—	GAS METER
—	AIR CONDITIONER
—	UTILITY POLE
—	WOOD SIGN
—	METAL SIGN
—	FLAG POLE
—	BOLLARD
—	BOLLARD LIGHT
—	YARD LIGHT
—	HYDRANT
—	WATER VALVE
—	GAS VALVE
—	MANHOLE
—	STORM MANHOLE
—	CATCH BASIN
—	CURB INLET
—	METAL LIGHT POLE
—	CONCRETE LIGHT POLE
—	WOOD LIGHT POLE
—	MAIL BOX
—	FIBER OPTIC MARKER
—	UTILITY WIRE

ALTA/NSPS LAND TITLE SURVEY

FOR
GATEWAY COURT
 VILLAGE OF GERMANTOWN
 WISCONSIN

DRAWN BY: NJF	DATE: JUNE 30, 2021
CHECKED BY: NJF	DRAWING NO.: AL-0
CSE Job No.: 21-067	SHEET: 1 OF 1



LEGAL DESCRIPTION:
LOT 2 OF CERTIFIED SURVEY MAP NO. 6897 RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR WASHINGTON COUNTY, WISCONSIN, ON MAY 29, 2019, IN VOLUME 53 OF CERTIFIED SURVEY MAPS, PAGE 219, AS DOCUMENT NO. 1472572, BEING A REDIVISION OF LOT 1 OF CERTIFIED SURVEY MAP NO. 5959 IN THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 AND THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 9 NORTH, RANGE 20 EAST, VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN.

FOR INFORMATIONAL PURPOSES ONLY:
PROPERTY ADDRESS: 141-147 LANDS ALONG GATEWAY COURT, PINEFIELD, WI
TAX KEY NUMBER: 6TNY 07481

CONTAINING: 616361 SQUARE FEET OR 14.1497 ACRES.

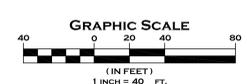
- MISCELLANEOUS NOTES:
1. THE PROPERTY DESCRIBED HEREON (THE "PROPERTY") IS THE SAME AS THE PROPERTY DESCRIBED IN KNIGHT BARRY TITLE COMPANY COMMITMENT NO. 2025012, WITH A COMMITMENT DATE: APRIL 27, 2021 AT 8:00 AM AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE PROPERTY OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE PROPERTY.
 2. THE UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, ON INFORMATION FURNISHED BY THE UTILITY COMPANIES, DIGGERS HOTLINE AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.
 3. THE ABOVE DESCRIBED PROPERTY AS SHOWN HEREON CONTAINS: 616361 SQUARE FEET OR 14.1497 ACRES.
 4. SUBJECT PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION 'X'. AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN PER INFORMATION FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO. 55131C0288D, WITH A DATE OF IDENTIFICATION OF 11/20/2013 IN COMMUNITY NO. 550472, THE VILLAGE OF GERMANTOWN, WHICH IS THE COMMUNITY IN WHICH THE SUBJECT PROPERTY IS SITUATED.
 5. ALL BEARINGS ARE REFERENCED TO THE EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 7-9-20 WHICH HAS A MEASURED BEARING OF N 00'15'46" W
 6. THERE IS NO EVIDENCE OF CEMETERIES, GRAVESITES, OR BURIAL GROUNDS EXISTING ON SUBJECT PROPERTY AS DISCLOSED IN THE RECORD DOCUMENTS OR OBSERVED IN THE PROCESS OF CONDUCTING THIS SURVEY.
 7. SURVEY DATUM:
COORDINATES ARE BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM (WCCS), WASHINGTON COUNTY, NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT (NAD83(2011)), NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88(2012)), USING THE WISCONSIN CONTINUALLY OPERATING REFERENCE STATIONS (WISCONS & GEOID 12A).

EXISTING LOT COVERAGE
TOTAL AREA: 616,361 SQUARE FEET OR 14.1497 ACRES.
EXISTING IMPROVEMENTS: 12,734 SQUARE FEET (2.08% OF TOTAL SITE AREA)
-27% EXISTING BUILDING
-73% GRAVEL/ASPHALT DRIVE
EXISTING OPEN SPACE: 603,627 SQUARE FEET OR 13.857 ACRES OF FARMED LAND (97.94% OF TOTAL SITE AREA)

I CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY, AND THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY, ITS EXTERIOR BOUNDARIES, THE LOCATION AND DIMENSIONS OF ALL VISIBLE STRUCTURES THEREON, BOUNDARY FENCES, APPARENT EASEMENTS AND ROADWAYS AND VISIBLE ENCROACHMENTS, IF ANY. THIS SURVEY IS MADE FOR THE EXCLUSIVE USE OF THE PRESENT PROPERTY, AND ALSO THOSE WHO PURCHASE, MORTGAGE, OR GUARANTEE THE TITLE THERETO, WITHIN ONE (1) YEAR FROM DATE THEREOF.

JULY 29, 2021
DATE

CHRISTOPHER A. JACKSON, P.L.S.
PROFESSIONAL LAND SURVEYOR S-2545



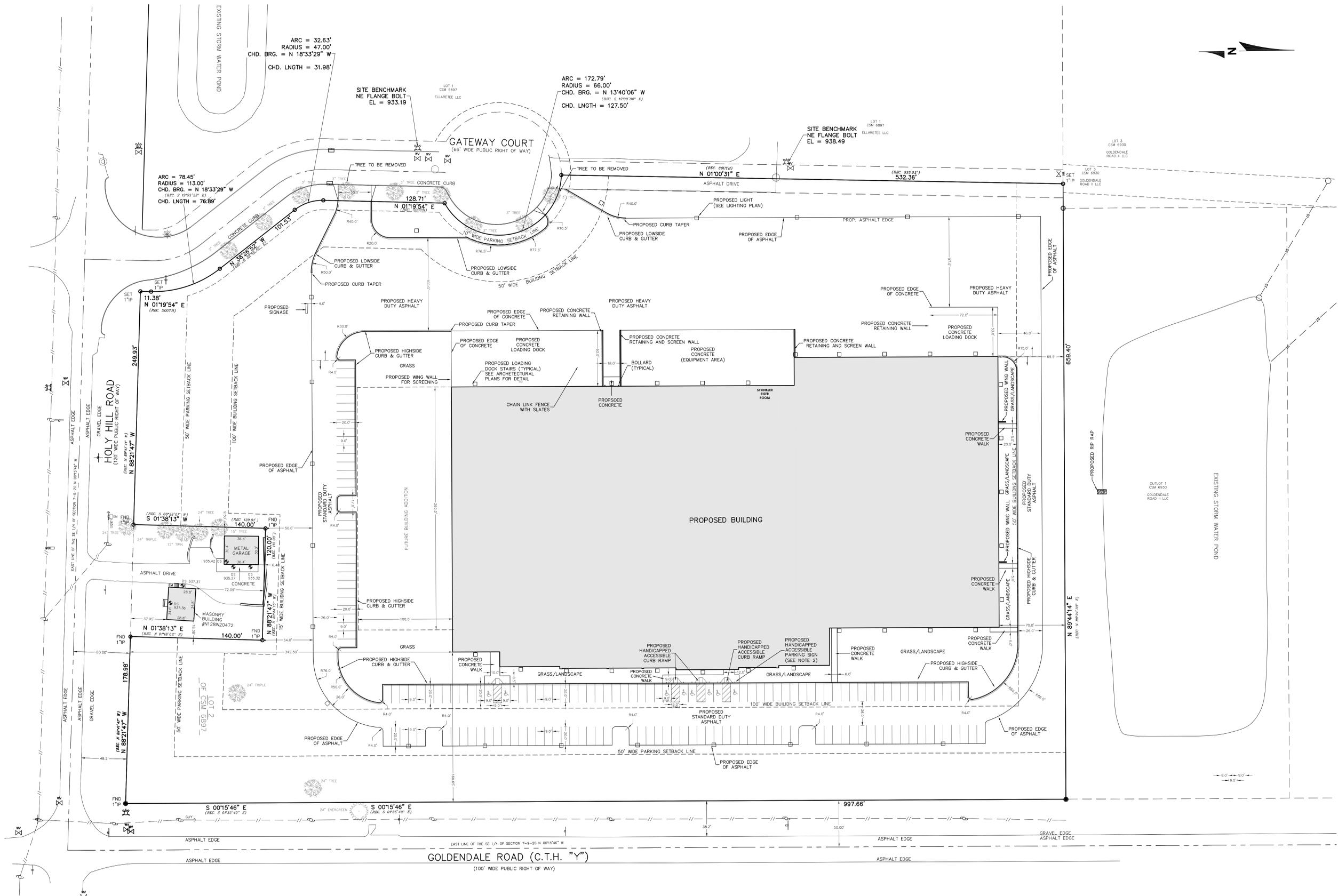
LEGEND					
— SAN	SANITARY SEWER	□	ELECTRIC TRANSFORMER	⊗	HYDRANT
— ST	STORM SEWER	□	ELECTRIC METER	⊗	WATER VALVE
— W	WATER MAIN	□	ELECTRIC PEDESTAL	⊗	GAS VALVE
— G	BURIED GAS LINE	□	ELECTRIC BOX AT GRADE	⊗	MANHOLE
— TEL	BURIED TELEPHONE LINE	□	TELEPHONE BOX AT GRADE	⊗	STORM MANHOLE
— E	BURIED ELECTRIC LINE	□	TELEPHONE PEDESTAL	⊗	CATCH BASIN
— FO	BURIED FIBER OPTIC LINE	□	TV PEDESTAL	⊗	CURB INLET
— U	OVERHEAD UTILITY LINES	□	GAS METER	⊗	METAL LIGHT POLE
— CATV	BURIED CABLE TELEVISION LINES	□	AIR CONDITIONER	⊗	CONCRETE LIGHT POLE
— COMB	COMBINATION SEWER	□	UTILITY POLE	⊗	WOOD LIGHT POLE
— WOOD	WOOD FENCE	□	WOOD SIGN	⊗	WOOD LIGHT POLE
— METAL	METAL FENCE	□	FLAG POLE	⊗	CONCRETE LIGHT POLE
—	EDGE OF TREES AND BRUSH	□	BOLLARD	⊗	WOOD LIGHT POLE
—	DOOR SILL ELEVATION	□	BOLLARD LIGHT	⊗	CONCRETE LIGHT POLE
—	FIRE DEPARTMENT CONNECTION	□	YARD LIGHT	⊗	WOOD LIGHT POLE
		□		⊗	FIBER OPTIC MARKER
		□		⊗	GUY WIRE

PLAT OF SURVEY WITH TOPOGRAPHY
FOR
GATEWAY COURT
VILLAGE OF GERMANTOWN
WISCONSIN

DRAWN BY:	NJF	DATE:	JULY 24, 2021
CHECKED BY:	NJF	DRAWING NO.:	P - 1
CSE Job No.:	21 - 067	SHEET	1 OF 1



THE MURPHY PROJECT AT DICKMAN 4
 W206 N12880 GATEWAY CT. GERMANTOWN, WISCONSIN



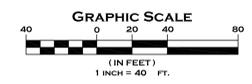
LEGEND

---	EXISTING CONTOUR
---	PROPOSED CONTOUR
x 942.5	PROPOSED ELEVATION
—ST—	PROPOSED STORM SEWER

www.DiggersHotline.com
DIGGERS HOTLINE
 DIAL 811 OR (800) 242-8511

PROPOSED SITE AREAS:
 PROPOSED BUILDING FOOTPRINT = 172,488 S.F. (3.960 ACRES)
 PROPOSED PAVEMENT = 192,647 S.F. (4.423 ACRES)
 PROPOSED IMPERVIOUS AREA = 365,134 S.F. (8.382 ACRES) 59%
 OPEN SPACE = 251,240 S.F. (5.768 ACRES) 41%
 PROPOSED ULTIMATE BUILDING FOOTPRINT = 198,488 S.F. (4.557 ACRES)
 PROPOSED ULTIMATE PAVEMENT = 192,647 S.F. (4.423 ACRES)
 PROPOSED ULTIMATE IMPERVIOUS AREA = 391,134 S.F. (8.978 ACRES) 63%
 ULTIMATE OPEN SPACE = 251,240 S.F. (5.768 ACRES) 37%
 TOTAL SITE AREA = 616,361 S.F. (14.150 ACRES)

NOTE:
 1. STORM WATER MANAGEMENT TO BE HANDLED BY EXISTING STORMWATER PONDS TO THE NORTH AND THE SOUTHWEST. SEE STORM WATER MANAGEMENT PLAN FOR DETAILS.
 2. PROVIDE HANDICAPPED ACCESSIBLE PARKING SIGNS IN FRONT OF ALL HANDICAPPED ACCESSIBLE PARKING STALLS.

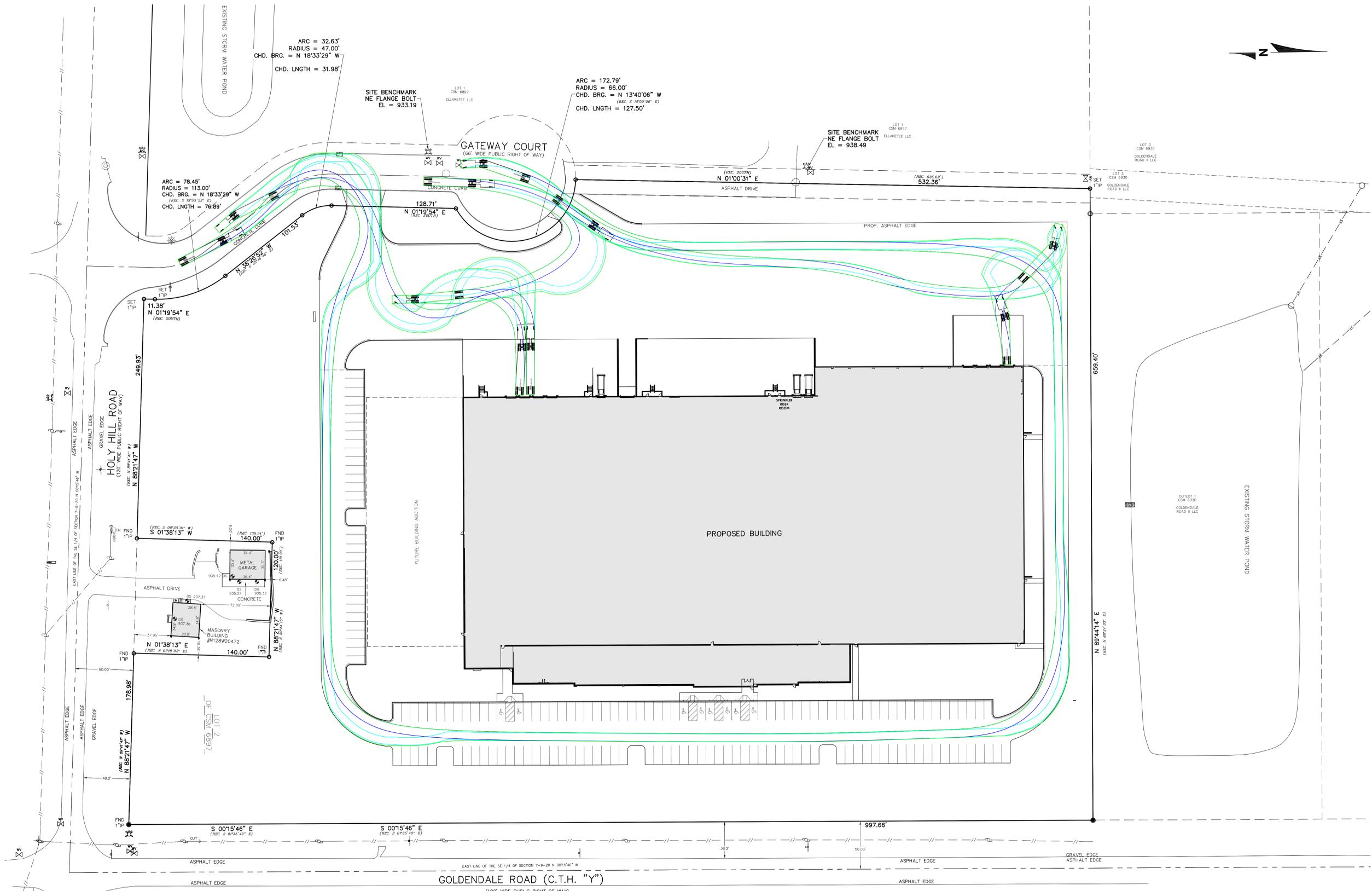


CJE NO.: CJE2148R5
 AUGUST 30, 2021

SITE PLAN C1.0

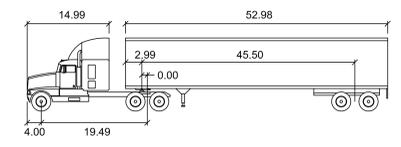


THE MURPHY PROJECT AT DICKMAN 4
 W206 N12880 GATEWAY CT. GERMANTOWN, WISCONSIN

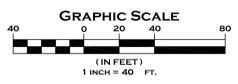


LEGEND

	REAR WHEEL BASE EXTENTS
	FRONT WHEEL BASE EXTENTS
	TRACTOR TRAILER BODY EXTENTS



Feet	
Tractor Width	: 8.01
Tractor Length	: 8.50
Tractor Track	: 8.01
Trailer Track	: 8.50
Lock to Lock Time	: 6.0 s
Steering Angle	: 28.4 deg
Articulating Angle	: 75.0 deg

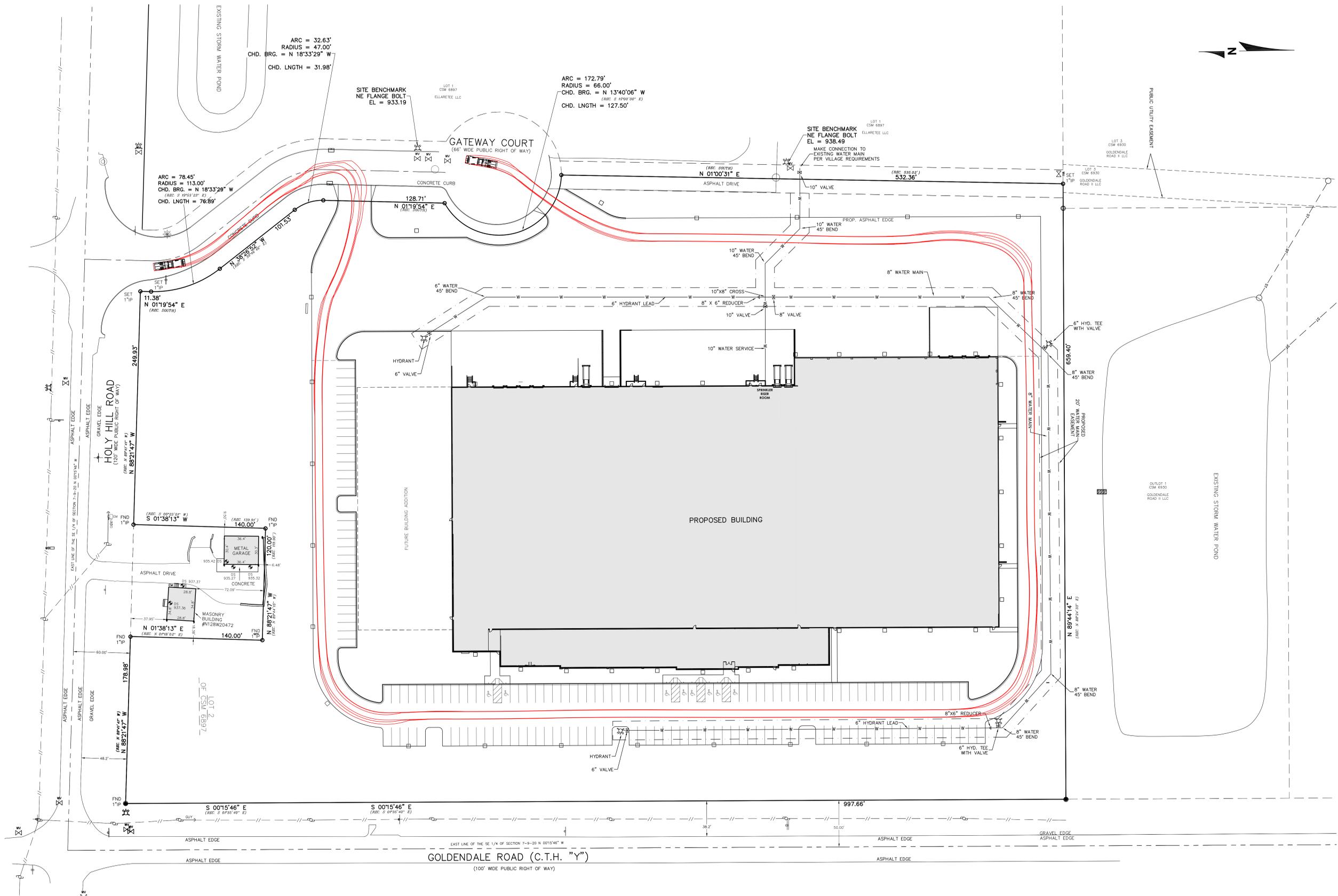


CJE NO.: CJE2148R5
 AUGUST 30, 2021

TRAFFIC ACCESSIBILITY EXHIBIT C1.1

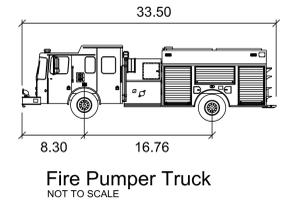


THE MURPHY PROJECT AT DICKMAN 4
 W206 N12880 GATEWAY CT. GERMANTOWN, WISCONSIN



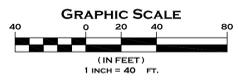
LEGEND

- REAR WHEEL BASE EXTENTS
- FRONT WHEEL BASE EXTENTS
- PUMPER BODY EXTENTS



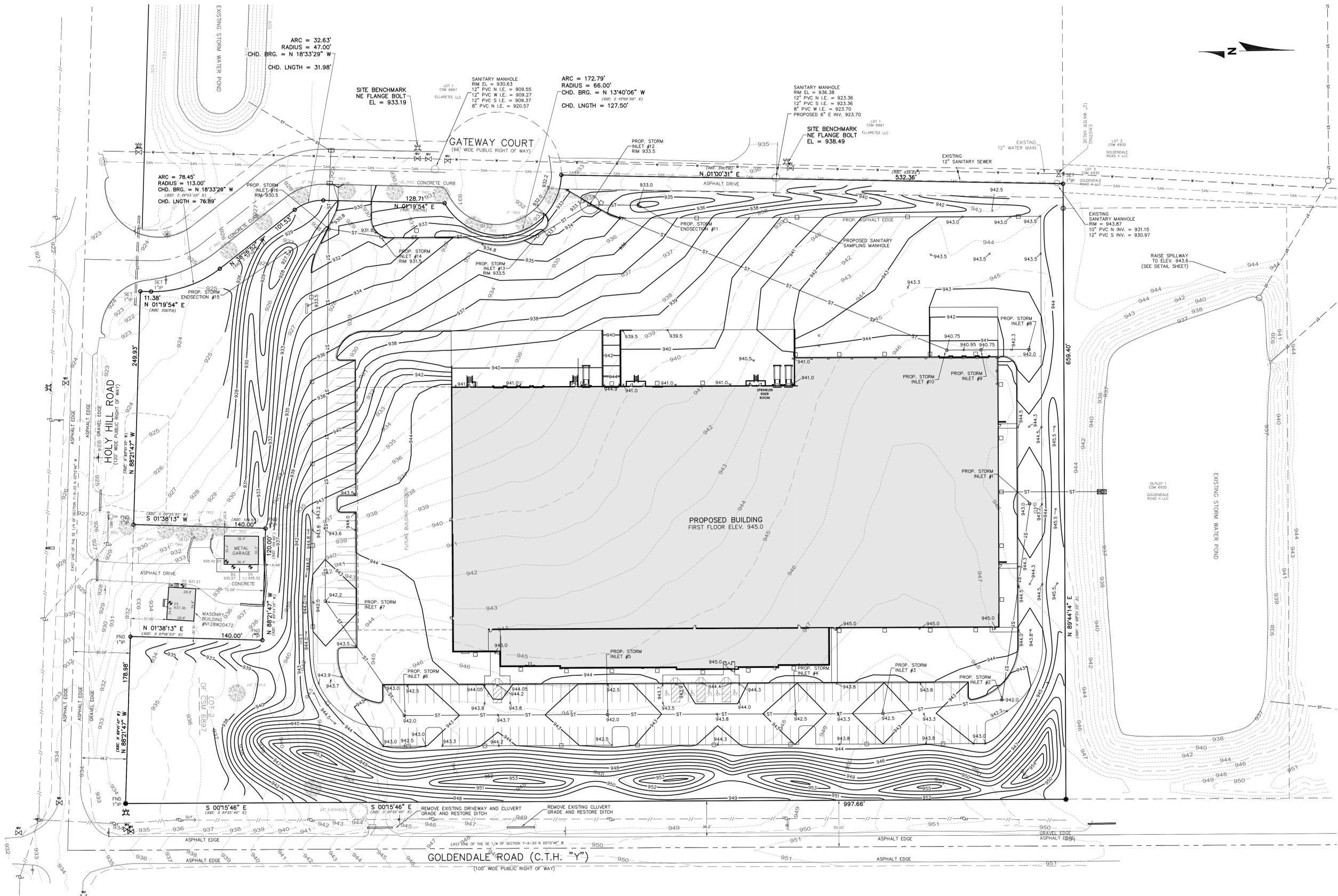
Feet

- Width : 8.17
- Track : 7.94
- Lock to Lock Time : 6.0 s
- Steering Angle : 45.0 deg





THE MURPHY PROJECT AT DICKMAN 4
 W206 N12880 GATEWAY CT. GERMANTOWN, WISCONSIN

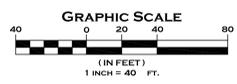


LEGEND

--- 943 ---	EXISTING CONTOUR
--- 946 ---	PROPOSED CONTOUR
x 942.5	PROPOSED ELEVATION
— ST —	PROPOSED STORM SEWER

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DIGGERS HOTLINE
 DIAL 811 OR (800) 242-8511

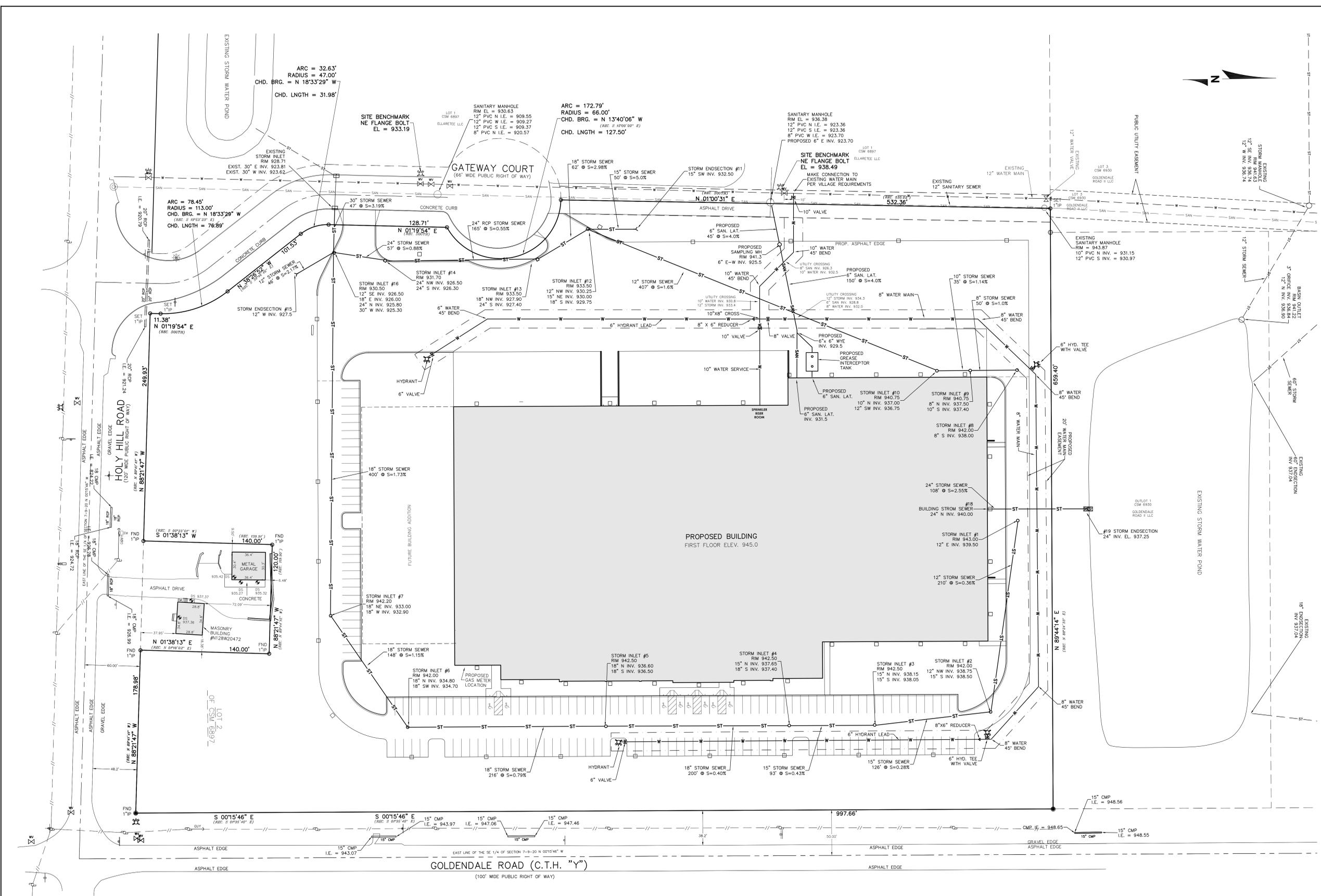
NOTE:
 1. TOTAL DISTURBED AREA = 13.14 ACRES ACRES
 2. SPOT GRADES ALONG THE CURB ARE AT THE FLANGE LINE



CJE NO.: CJE2148R5
 AUGUST 30, 2021



THE MURPHY PROJECT AT DICKMAN 4
W206 N12880 GATEWAY CT. GERMANTOWN, WISCONSIN



LEGEND

ST	EXISTING STORM SEWER
ST	PROPOSED STORM SEWER
SAN	EXISTING SANITARY SEWER
SAN	PROPOSED SANITARY SEWER
W	EXISTING WATER MAIN
W	PROPOSED WATER MAIN
---	BURIED GAS MAIN
---	OVER HEAD WIRE
---	BURIED ELECTRIC UTILITY POLE

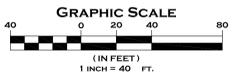
www.DiggerHotline.com
DIGGERS HOTLINE
DIAL 811 OR (800) 242-8511

UTILITY NOTES

- 1) ALL UTILITY WORK TO BE PERFORMED IN ACCORDANCE WITH THE DESIGN, DRAFTING AND CONSTRUCTION STANDARDS AND SPECIFICATIONS, SECTION 5.0: SANITARY SEWER SYSTEM REQUIREMENTS AND SECTION 6.0: WATER DISTRIBUTION SYSTEM REQUIREMENTS FOR VILLAGE OF GERMANTOWN AND STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, LATEST EDITION.
- 2) ALL PUBLIC SANITARY SEWER AND WATER MAIN, WORK IN PUBLIC RIGHT OF WAY AND CONNECTIONS TO EXISTING VILLAGE UTILITY MAINS SHALL BE INSPECTED BY THE PUBLIC WORKS DEPARTMENT. CONTRACTOR TO PROVIDE 48-HOUR NOTICE TO PUBLIC WORKS DEPARTMENT BEFORE WORK MAY COMMENCE. ALL ON-SITE WORK TO BE INSPECTED BY THE BUILDING INSPECTION DEPARTMENT.
- 3) ALL TRENCHES IN EASEMENT, INSIDE OF ROADWAY LIMITS, TO BE BACKFILLED WITH COMPACTED BASE COURSE MATERIAL. PIPE BEDDING AND COVER MATERIAL SHALL BE 3/8" INCH CRUSHED STONE CHIPS PER CHAPTER 8.43.2, TABLE 32 OF THE STANDARD SPECIFICATIONS. INSTALLATION FOR COVER MATERIAL IS AS SHOWN IN FILE NO. 3, WITH A MINIMUM 6 INCHES OF COVER FOR STORM SEWER, AS SHOWN IN FILE NO. 4, WITH A MINIMUM 12 INCHES OF COVER FOR SANITARY SEWER AND WATER. ALL BACKFILL NOT WITHIN ROADWAY LIMITS SHALL BE SPILL BACKFILL.

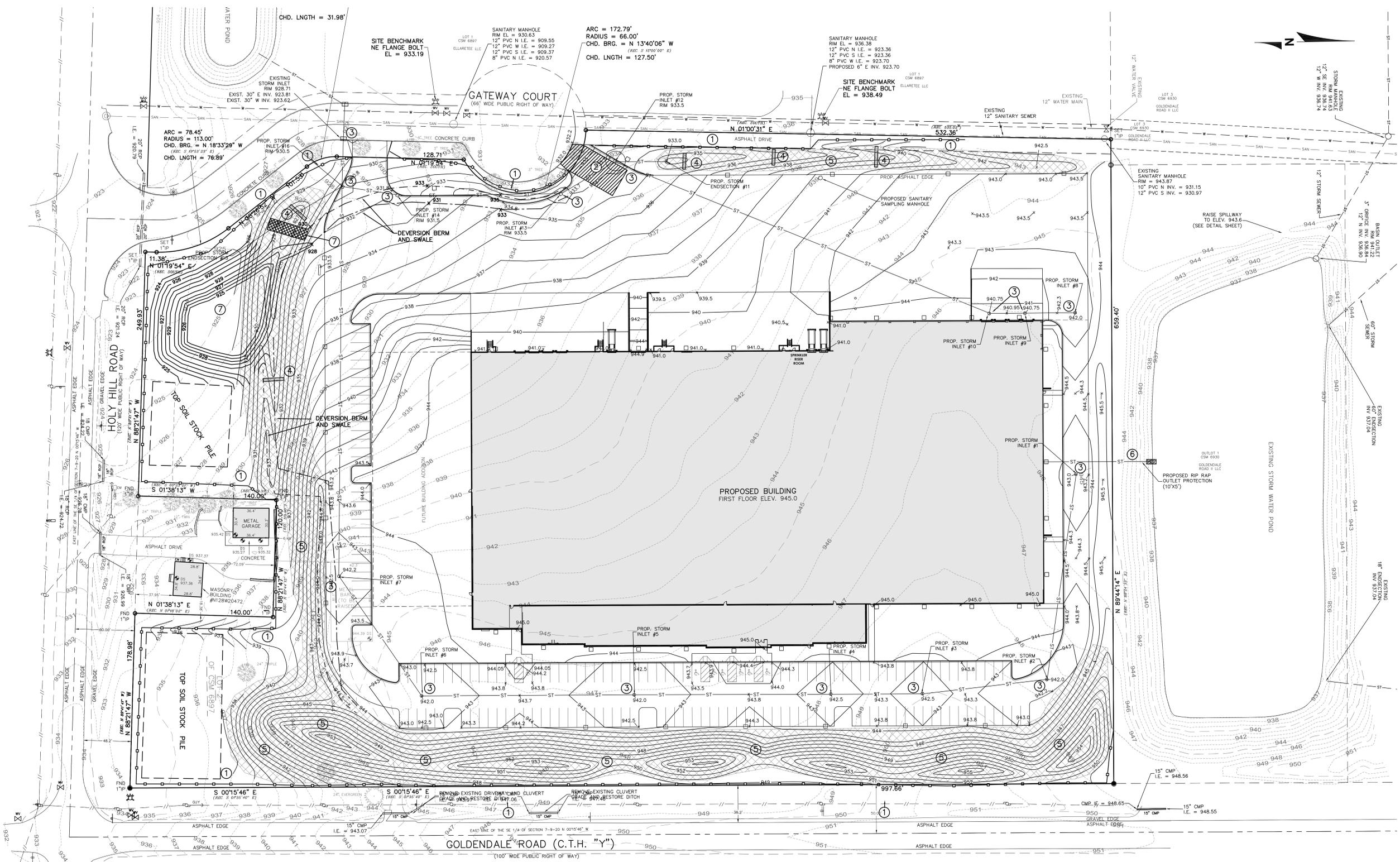
- 4) ALL WATER MAIN SHALL BE PVC C-900, CLASS 150 (DR18) FOR 4"-12" AND HDPE, AWWA C901, SDR-9, PE3408 FOR 2" WATER SERVICE LATERAL.
- 5) ALL SANITARY SEWER SHALL BE PSM SDR-35 PVC, ASTM D-3034.
- 6) MAINTAIN 6" MINIMUM VERTICAL SEPARATION WITH ALL SANITARY AND STORM SEWERS WHEN CROSSING OVER AND 18" MINIMUM VERTICAL SEPARATION WITH ALL SANITARY AND STORM SEWERS WHEN CROSSING UNDER.
- 7) THE LOCATION AND SIZE OF ALL UNDERGROUND STRUCTURES SHOWN HEREON HAVE BEEN LOCATED TO A REASONABLE DEGREE OF ACCURACY, BUT NEITHER CJ ENGINEERING NOR THE VILLAGE OF GERMANTOWN GUARANTEE THEIR EXACT LOCATION OR THE LOCATION OF OTHERS NOT SHOWN.
- 8) SEE VILLAGE OF GERMANTOWN SPECIFICATIONS FOR HYDRANT SETTING.
- 9) ALL WATER MAIN INCLUDING SERVICE TO HAVE MINIMUM 7" OF COVER UNLESS PROVIDED WITH INSULATION AS INDICATED.

- 10) HYDRANT SPECIFICATION: KENNEDY GUARDIAN, TRAFFIC MODEL WITH BREAKAWAY FLANGES, TWO 2-1/2" HOSE NOZZLES (7-3/8" NST) AND ONE 4-1/2" PUMPER OR STEAMER NOZZLE (4 NST), A 1-1/2" PENTAGON OPERATING NUT AND CCW OPENING, 6" MECHANICAL JOINT INLET CONNECTION.
- 11) SAMPLING MANHOLE TO BE MINIMUM 48" AND CONFORM TO GERMANTOWN DETAIL AND STANDARD SPECIFICATIONS CH. 3.5.8(F), FILE #23.
- 12) EXACT LOCATION, SIZE AND ELEVATION OF SANITARY GREASE INTERCEPTOR TANK SHALL BE PROVIDED BY THE PLANNING CONSULTANT / CONTRACTOR. CONSULTANT / CONTRACTOR SHALL VERIFY THE SIZE AND LOCATIONS OF THE LATERAL FROM THE BUILDING.
- 13) PROPOSED STORM SEWER HAS BEEN SIZED FOR THE 100-YEAR DESIGN STORM EVENT.



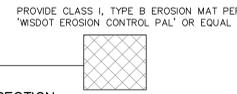


THE MURPHY PROJECT AT DICKMAN 4
 GERMANTOWN, WISCONSIN
 W206 N12880 GATEWAY CT.



EROSION CONTROL PRACTICES SCHEDULE

- ① SILT FENCE
- ② CONSTRUCTION EXIT
- ③ INLET PROTECTION
- ④ HAY BALE DITCH CHECK
- ⑤ EROSION MATTING
- ⑥ OUTLET PROTECTION END SECTION
- ⑦ SEDIMENT TRAP



SITE EROSION CONTROL PLAN C4.0

CJE NO.: CJE2148R5
 AUGUST 30, 2021

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TEMPORARY STABILIZATION METHODS

TEMPORARY SEEDING:
 DURING GROWING SEASON (MAY 2 – OCTOBER 31) TEMPORARY SEEDING (COVER CROP) TO BE USED FOR TEMPORARY STABILIZATION DURING SITE CONSTRUCTION.

Species	Lbs/Acre	Percent Purity
Oats	131	98
Cereal Rye	131*	97
Winter Wheat	131*	95
Annual Ryegrass	80*	97

LAND APPLICATION OF ADDITIVES: (NOVEMBER 1 – MAY 1) CONTRACTOR TO PROVIDE TYPE B SOIL STABILIZER DURING SITE CONSTRUCTION. STABILIZER TO BE POLYACRYLAMIDE (PAM) PER LATEST WOOD PAL (UPDATED 04/30/2019) – SEE WDNR TECHNICAL STANDARD 1050.

STABILIZATION SHOULD BE COMPLETED WITHIN 7 DAYS OF ESTABLISHING FINAL GRADE OR THAT WILL OTHERWISE EXIST FOR MORE THAN 14 DAYS.

MAINTENANCE PLAN

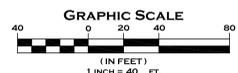
1. ALL EROSION AND SEDIMENT CONTROL PRACTICES WILL BE CHECKED FOR STABILITY AND OPERATION FOLLOWING EVERY 1/2" RUNOFF-PRODUCTION RAINFALL BUT IN NO CASE LESS THAN ONCE EVERY WEEK. ANY NEEDED REPAIRS WILL BE MADE IMMEDIATELY TO MAINTAIN ALL PRACTICES AS DESIGNED.
2. SEDIMENT WILL BE REMOVED FROM BEHIND THE SILT FENCE WHEN IT BECOMES ABOUT 0.5 FT. DEEP AT THE FENCE. THE SILT FENCE WILL BE REPAIRED AS NECESSARY TO MAINTAIN A BARRIER.
3. ALL SEEDED AREAS WILL BE WATERED, FERTILIZED, RESEED AS NECESSARY, AND MULCHED TO MAINTAIN A VIGOROUS, DENSE VEGETATIVE COVER.
4. ANY SEDIMENT REACHING A PUBLIC OR PRIVATE ROAD SHALL BE REMOVED BY STREET CLEANING BEFORE THE END OF EACH DAY.

WINTER CONDITIONS

DURING WINTER CONSTRUCTION (NOVEMBER 1 TO MAY 1), CONTRACTOR TO PROVIDE TYPE B SOIL STABILIZER, POLYACRYLAMIDE (PAM) PER LATEST WOOD PAL (UPDATED 11/2/2019) ON ALL DISTURBED AREAS THAT ARE NOT TO BE DISTURBED BEYOND 7 DAYS. CONTRACTOR TO INSTALL PAM PER WDNR TECHNICAL STANDARD 1050 AND THE MANUFACTURERS SPECIFICATIONS.

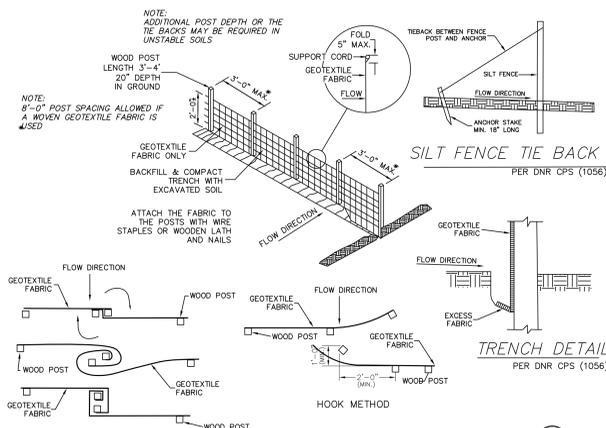
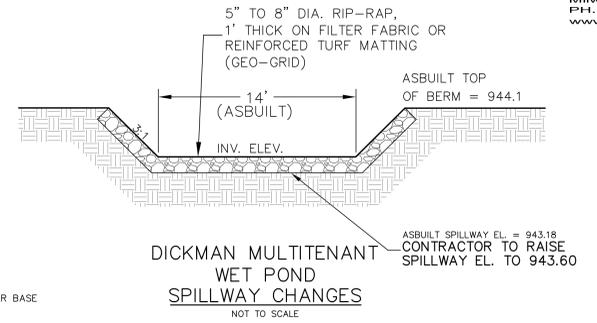
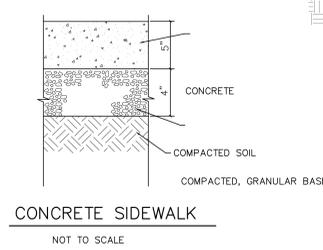
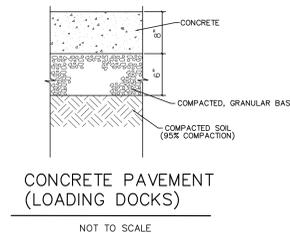
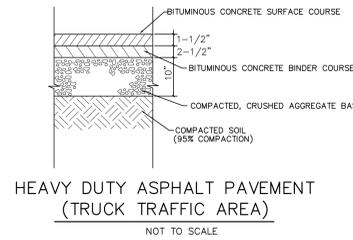
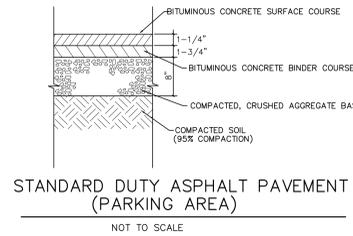
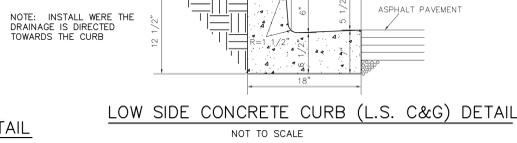
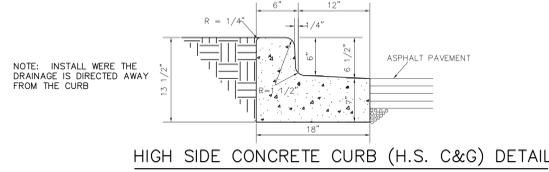
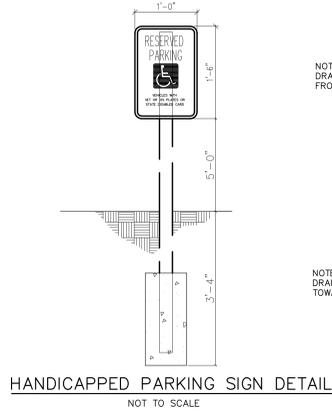
CONSTRUCTION SCHEDULE

1. OBTAIN PLAN APPROVAL AND OTHER APPLICABLE PERMITS.
2. INSTALL CONSTRUCTION EXIT
3. INSTALL SILT FENCE.
4. INSTALL INLET GRATE SCREEN IN THE EXISTING STORM INLETS.
5. INSTALL SEDIMENT TRAP AND DEVIATION BERMS AND SWALES.
6. ROUGH GRADE SITE.
7. INSTALL DITCH CHECKS IN THE NEW SWALES
8. BEGIN BUILDING CONSTRUCTION.
9. INSTALL PROPOSED UTILITIES.
10. INSTALL INLET GRATE SCREENS IN ALL NEW STORM INLETS AND EROSION PROTECTION AT ALL OUTLETS.
11. PROVIDE IMMEDIATE TEMPORARY STABILIZATION (EXAMPLE: TEMPORARY SEEDING) OF ANY DISTURBED AREAS WHICH WILL REMAIN INACTIVE FOR A PERIOD EXCEEDING 14 DAYS.
12. INSTALL CURB, WALK AND BASE COURSE OF PAVEMENT.
13. FINAL GRADE SLOPES AND TOPSOIL CRITICAL SLOPES; VEGETATE AND MAT ALL DISTURBED AREAS.
14. ALL EROSION CONTROL PRACTICES WILL BE INSPECTED WEEKLY AND AFTER RAINFALL, NEEDED REPAIRS WILL BE PERFORMED IMMEDIATELY.
15. AFTER SITE IS STABILIZED, REMOVE ALL TEMPORARY MEASURES AND VEGETATE THE DISTURBED AREAS.



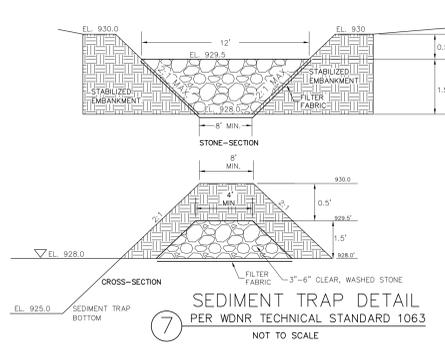
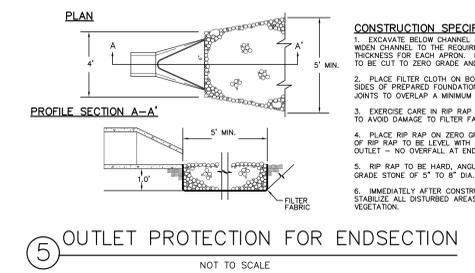
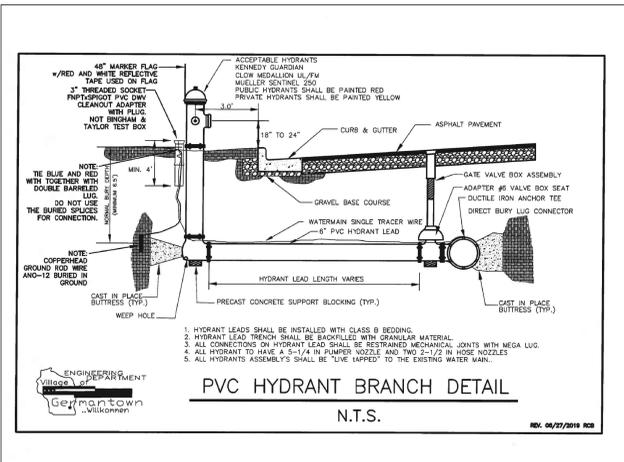
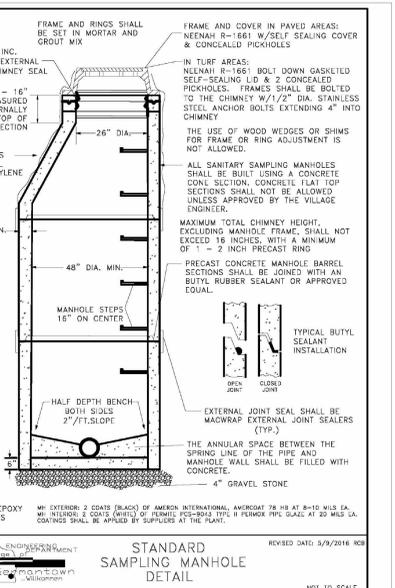
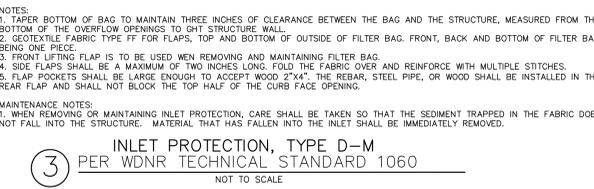
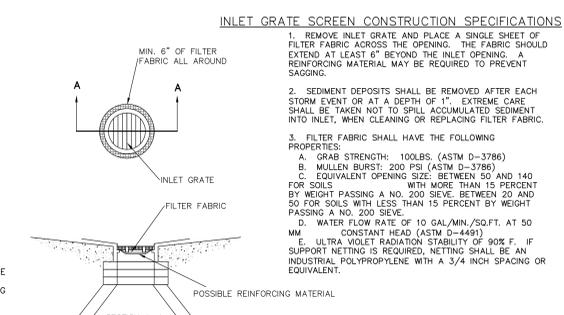
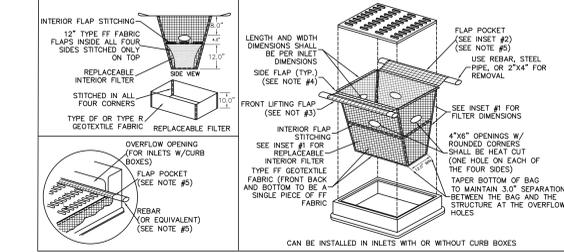
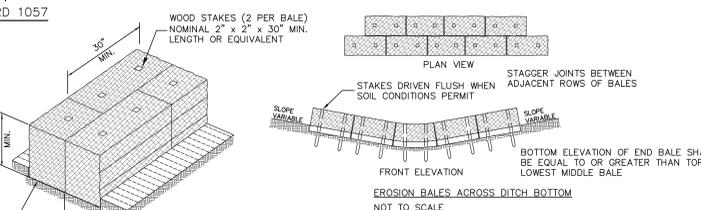
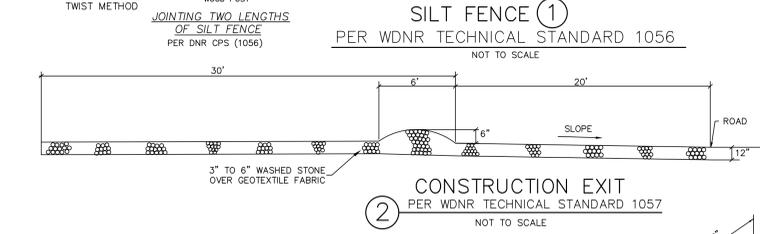
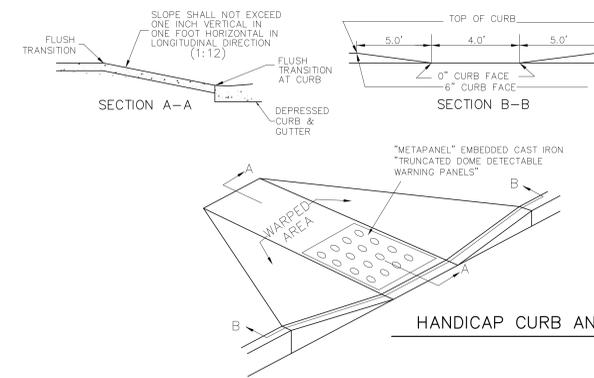
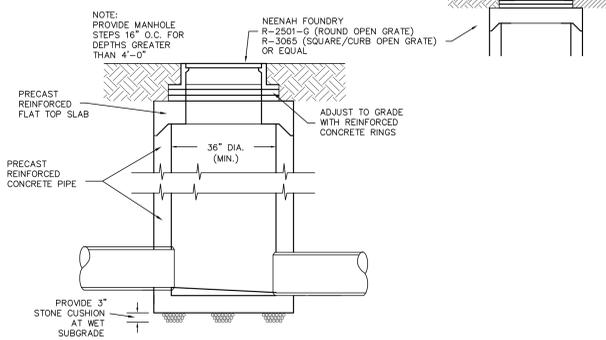
LEGEND

- 943 EXISTING CONTOUR
- 946 PROPOSED CONTOUR
- x 942.5 PROPOSED ELEVATION
- ST PROPOSED STORM SEWER
- ○ ○ SILT FENCE



SILT FENCE CONSTRUCTION SPECIFICATIONS

1. CONSTRUCTION SILT FENCE AROUND THE DISTURBED AREAS AS SHOWN ON EROSION CONTROL PLAN, TO PREVENT SEDIMENT FROM BEING WASHED INTO THE DRAINAGE SYSTEM
2. LOCATE POSTS PER DNR CPS (1056)
3. WHEN JOINTS ARE NECESSARY REFER TO DNR CPS (1056)
4. FILTER FABRIC TO BE OF NYLON, POLYESTER, PROPYLENE OR ETHYLENE YARN WITH EXTRA STRENGTH = 50 LB./LIN. IN. (MIN.) - AND WITH A FLOW RATE OF AT LEAST 0.3 GAL./SQ. FT./MIN. FABRIC SHOULD CONTAIN ULTRAVIOLET RAY INHIBITORS AND STABILIZERS.
5. THE FILTER FABRIC SHALL BE ANCHORED BY SPREADING AT LEAST 8 INCHES OF FABRIC IN A 4' X 6' TRENCH
6. THE FILTER FABRIC SHALL BE STAPLED AND/OR NAILED TO THE UPSLOPE SIDE OF THE POSTS.
7. POST TO BE 1 1/8" X 1 1/8" HICKORY OR OAK, 3 FEET LONG, SPACED A MAXIMUM OF 3 FEET APART.
8. USE WIRE REINFORCEMENT IN UNSTABILIZED MINOR SWALES, DITCHES AND DIVERSIONS.
9. USE WSDOT APPROVED SILT FENCE





Zoning Classification: Industrial

Site Landscaping Requirements
 Street trees shall be planted or payment in lieu of planting for developed and/or subdivided lands.
 All yards sodded or seeded on at least 4" of topsoil.

Length of Goldendale Frontage: 997.7 LF
 Street Trees Shown: 20.0 Trees

Length of Holy Hill Frontage: 428.9 LF
 Street Trees Shown: 9.0 Trees

Parking Lot Landscaping
 A minimum of 5% of the parking lot area to be landscaped. At a rate of 1 tree (2" cal.) per 10 spaces.
 Perimeter screening shall be provided of at least 5' wide.
 Evergreens shall be used adjacent to other lots.

Area of Parking Lot: 29,160 SF
 Percent of Landscape Area: 5.0%
 Required Landscape Area: 1,458.0 SF
 Landscape Area Shown: 1,676.4 SF

Number of Parking Spaces: 162 Spaces
 Required Number of Trees: 16.2 Trees
 Number of Trees Shown: 16 Trees

CODE REQUIREMENTS

Agrecol LLC
 www.agrecol.com
 10101 N. Casey Road
 Evansville, Wisconsin 53536
 Ph: 608-223-3571

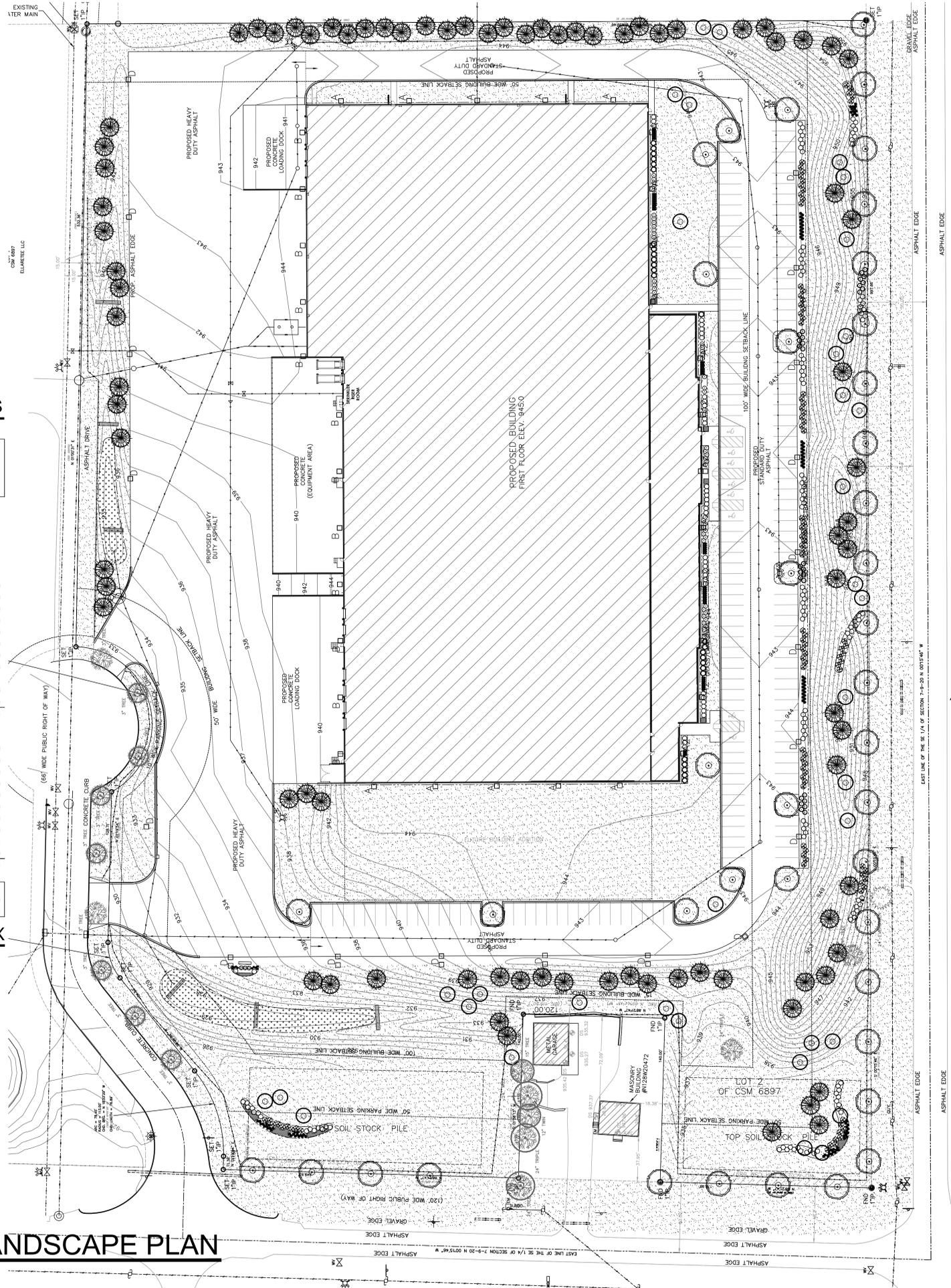
Infiltration Swale Seed Mix

Botanical Name	Common Name	PLS Ounces/Acre
Permanent Grasses/Sedges/Rushes:		
<i>Andropogon gerardii</i>	Big Bluestem	10.00
<i>Bromus ciliatus</i>	Fringed Brome	36.00
<i>Carex comosa</i>	Bristly Sedge	5.00
<i>Carex vulpinoidea</i>	Brown Fox Sedge	1.50
<i>Elymus virginicus</i>	Virginia Wild Rye	36.00
<i>Glyceria striata</i>	Fowl Manna Grass	2.00
<i>Panicum virgatum</i>	Switchgrass	3.00
<i>Scirpus atrovirens</i>	Dark-Green Bullrush	0.50
<i>Scirpus cyperinus</i>	Wool Grass	0.25
<i>Sorghastrum nutans</i>	Indian Grass	16.00
<i>Spatina pectinata</i>	Prairie Cordgrass	8.00
Total		118.25
Forbs:		
<i>Alisma subcordatum</i>	Common Water Plantain	2.00
<i>Asclepias incarnata</i>	Marsh (Red) Milkweed	6.00
<i>Aster novae-angliae</i>	New England Aster	2.00
<i>Desmodium canadense</i>	Canada Tick Trefoil	4.00
<i>Ratibida pinnata</i>	Yellow Coneflower	3.00
<i>Rudbeckia hirta</i>	Black-eyed Susan	2.00
<i>Rudbeckia subtomentosa</i>	Sweet Black-Eyed Susan	2.00
<i>Solidago ohioensis</i>	Ohio Goldenrod	1.00
<i>Verbena hastata</i>	Blue Vervain	1.75
<i>Vernonia fasciculata</i>	Ironweed	2.00
Total		25.75

Approximate area of coverage:

Total area (SF) of coverage of infiltration area:	5,750
Total area (acres) of coverage of infiltration area:	0.13

INFILTRATION BASIN SEED MIX



OVERALL LANDSCAPE PLAN

Scale: 1" = 40'0"



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 Lake Geneva, Wisconsin 53147-1359
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 david@wdavidheller.com
 www.wdavidheller.com



OVERALL LANDSCAPE PLAN

PROPOSED NEW BUILDING FOR:
DICKMAN GERMANTOWN IV
 W206 N12880 GATEWAY COURT
 GERMANTOWN, WISCONSIN

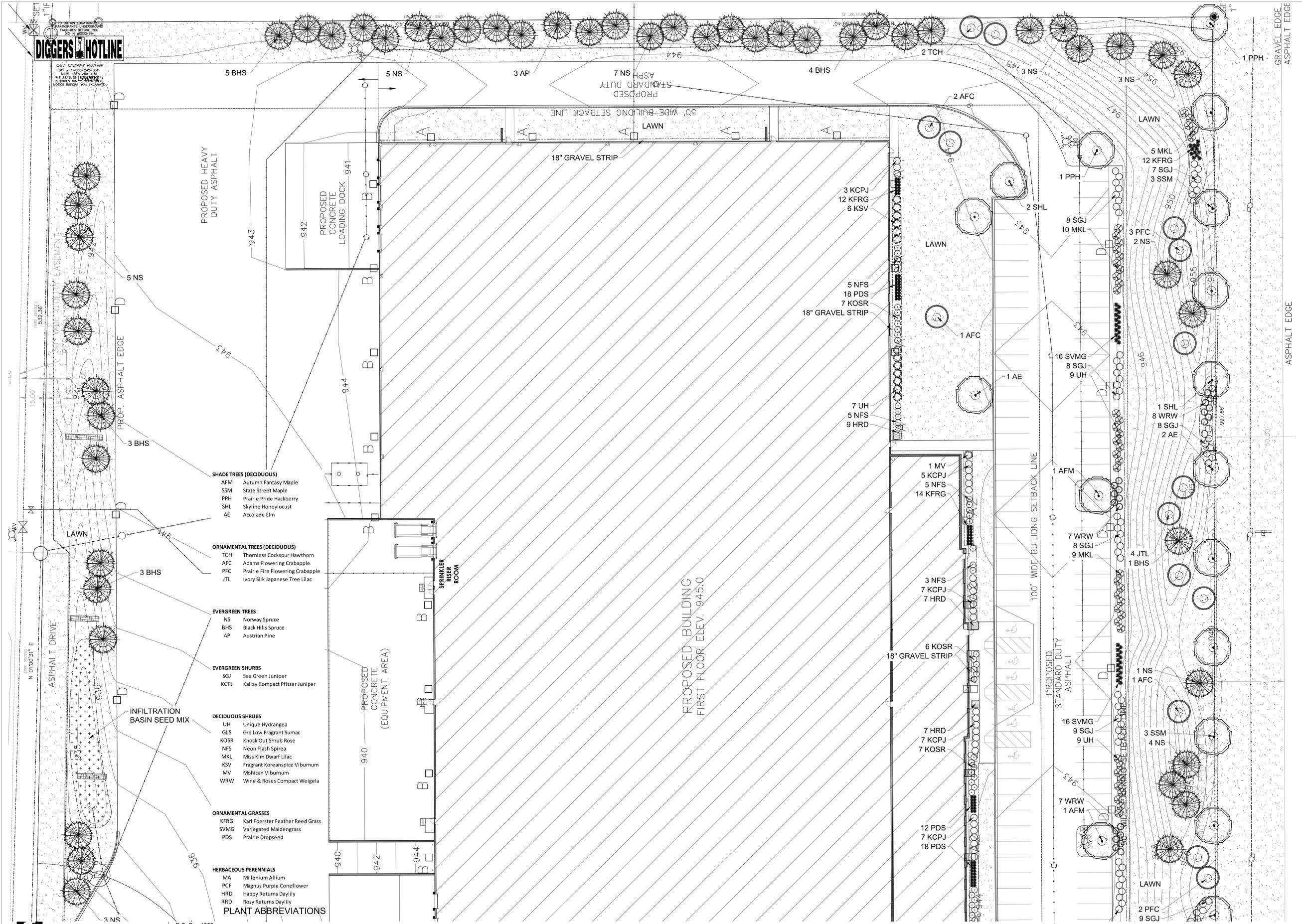
PROGRESS SET
 NOT FOR CONSTRUCTION

Revision	Date	Job	3344
		DRAWN:	PCA
		CHECKED:	WDH
		DATE:	AUGUST 30, 2021
		SHEET:	

L1.0



APPLICABLE TO ALL PLAN VIEWS



- SHADE TREES (DECIDUOUS)**
- AFM Autumn Fantasy Maple
 - SSM State Street Maple
 - PPH Prairie Pride Hackberry
 - SHL Skyline Honeylocust
 - AE Accolade Elm
- ORNAMENTAL TREES (DECIDUOUS)**
- TCH Thornless Cockspur Hawthorn
 - AFC Adams Flowering Crabapple
 - PFC Prairie Fire Flowering Crabapple
 - JTL Ivory Silk Japanese Tree Lilac
- EVERGREEN TREES**
- NS Norway Spruce
 - BHS Black Hills Spruce
 - AP Austrian Pine
- EVERGREEN SHRUBS**
- SGJ Sea Green Juniper
 - KCPJ Kallay Compact Pfitzer Juniper
- DECIDUOUS SHRUBS**
- UH Unique Hydrangea
 - GLS Gro Low Fragrant Sumac
 - KOSR Knock Out Shrub Rose
 - NFS Neon Flash Spirea
 - MKL Miss Kim Dwarf Lilac
 - KSV Fragrant Koreanspice Viburnum
 - MV Mohican Viburnum
 - WRW Wine & Roses Compact Weigela
- ORNAMENTAL GRASSES**
- KFRG Karl Foerster Feather Reed Grass
 - SVMG Variegated Maidengrass
 - PDS Prairie Dropseed
- HERBACEOUS PERENNIALS**
- MA Millenium Allium
 - PCF Magnus Purple Coneflower
 - HRD Happy Returns Daylily
 - RRD Rosy Returns Daylily
- PLANT ABBREVIATIONS**

HELLER & ASSOCIATES, LLC
 LANDSCAPE ARCHITECTURE

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

ENLARGED LANDSCAPE PLAN
 Scale: 1" = 20'0"



ENLARGED LANDSCAPE PLAN: NORTH SIDE

**PROPOSED NEW BUILDING FOR:
 DICKMAN GERMANTOWN IV**
 W206 N12880 GATEWAY COURT
 GERMANTOWN, WISCONSIN

PROGRESS SET
 NOT FOR CONSTRUCTION

Revision	Date

JOB: 3344
 DRAWN: PCA
 CHECKED: WDH
 DATE: AUGUST 30, 2021
 SHEET:

L1.1

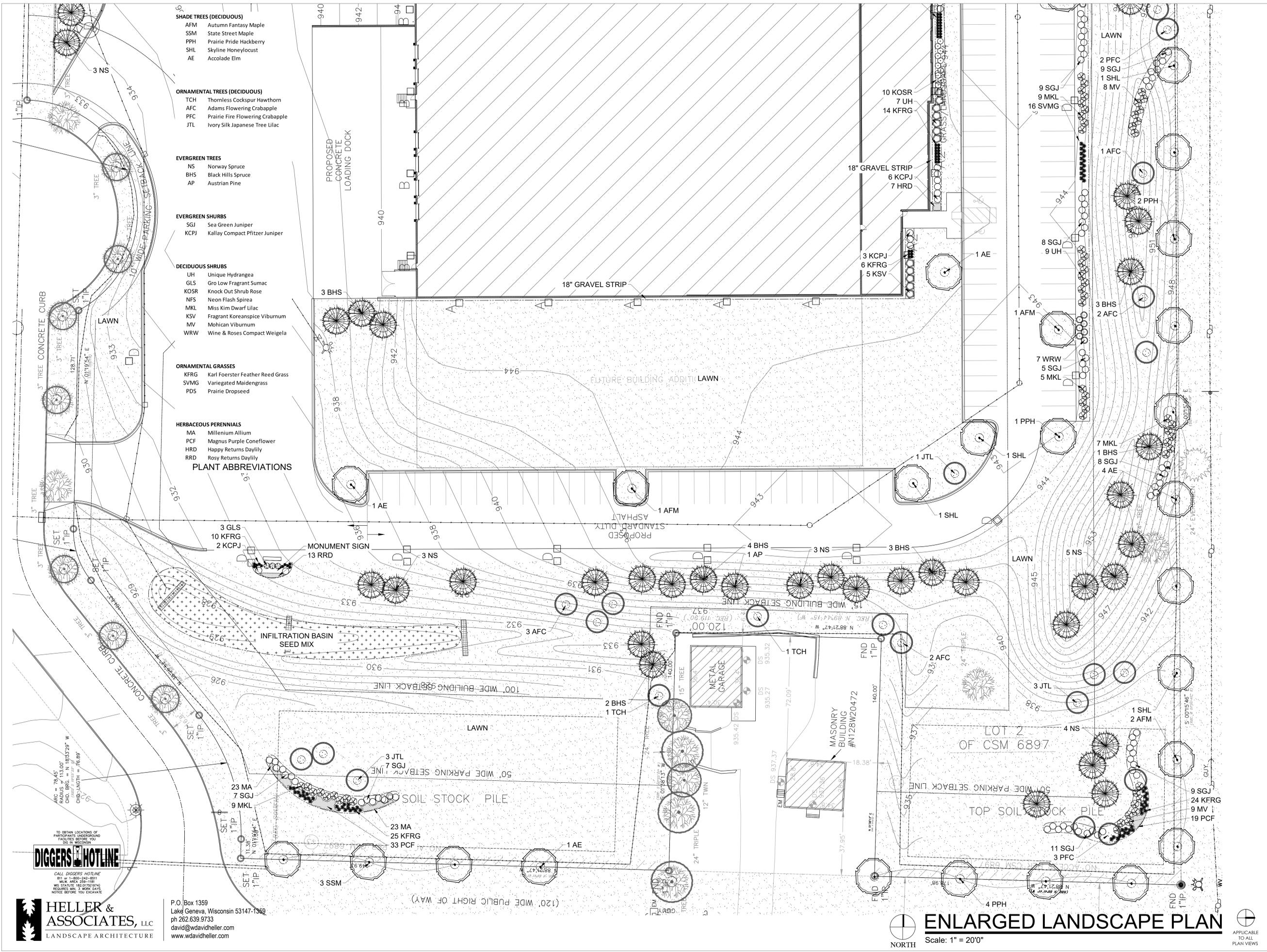
ENLARGED LANDSCAPE PLAN: SOUTH

PROPOSED NEW BUILDING FOR:
DICKMAN GERMANTOWN IV
 W206 N12880 GATEWAY COURT
 GERMANTOWN, WISCONSIN

PROGRESS SET
 NOT FOR CONSTRUCTION

Revision	Date	Job	Drawn	Checked	Date
		3344	PCA	WDH	AUGUST 30, 2021

L1.2
 APPLICABLE TO ALL PLAN VIEWS



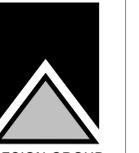
- SHADE TREES (DECIDUOUS)**
 AFM Autumn Fantasy Maple
 SSM State Street Maple
 PPH Prairie Pride Hackberry
 SHL Skyline Honeylocust
 AE Accolade Elm
- ORNAMENTAL TREES (DECIDUOUS)**
 TCH Thomless Cocksaur Hawthorn
 AFC Adams Flowering Crabapple
 PFC Prairie Fire Flowering Crabapple
 JTL Ivory Silk Japanese Tree Lilac
- EVERGREEN TREES**
 NS Norway Spruce
 BHS Black Hills Spruce
 AP Austrian Pine
- EVERGREEN SHRUBS**
 SGJ Sea Green Juniper
 KCPJ Kallay Compact Pfitzer Juniper
- DECIDUOUS SHRUBS**
 UH Unique Hydrangea
 GLS Gro Low Fragrant Sumac
 KOSR Knock Out Shrub Rose
 NFS Neon Flash Spirea
 MKL Miss Kim Dwarf Lilac
 KSV Fragrant Koreanspice Viburnum
 MV Mohican Viburnum
 WRW Wine & Roses Compact Weigela
- ORNAMENTAL GRASSES**
 KFRG Karl Foerster Feather Reed Grass
 SVMG Variegated Maidengrass
 PDS Prairie Dropseed
- HERBACEOUS PERENNIALS**
 MA Millenium Allium
 PCF Magnus Purple Coneflower
 HRD Happy Returns Daylily
 RRD Rosy Returns Daylily
- PLANT ABBREVIATIONS**

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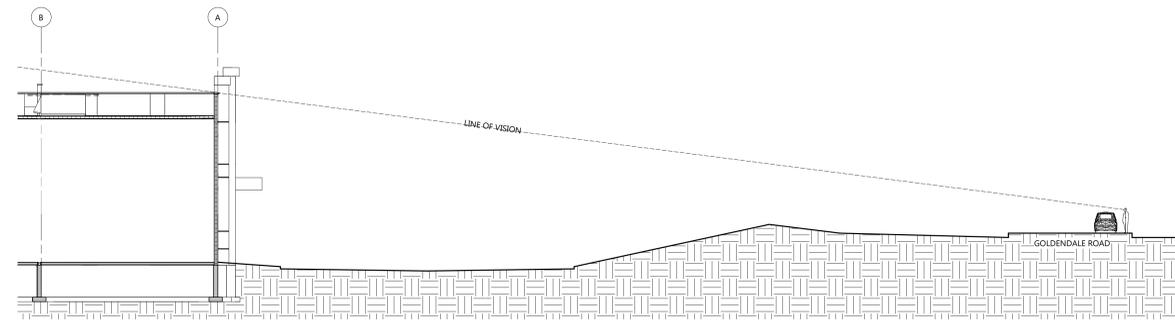
P.O. Box 1359
 Lake Geneva, Wisconsin 53147-1359
 ph 262.639.9733
 david@wdavidheller.com
 www.wdavidheller.com

ENLARGED LANDSCAPE PLAN
 Scale: 1" = 20'0"

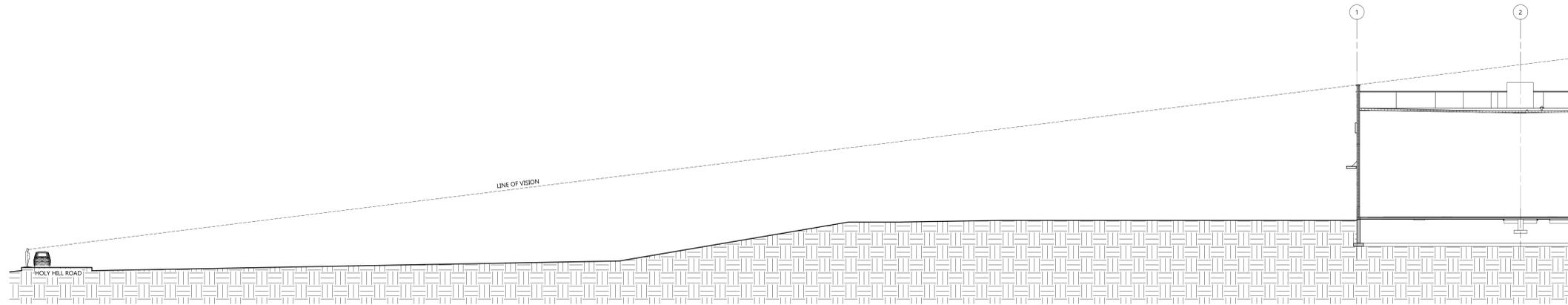


SHEET TITLE
ARCHITECTURAL BUILDING SECTIONS

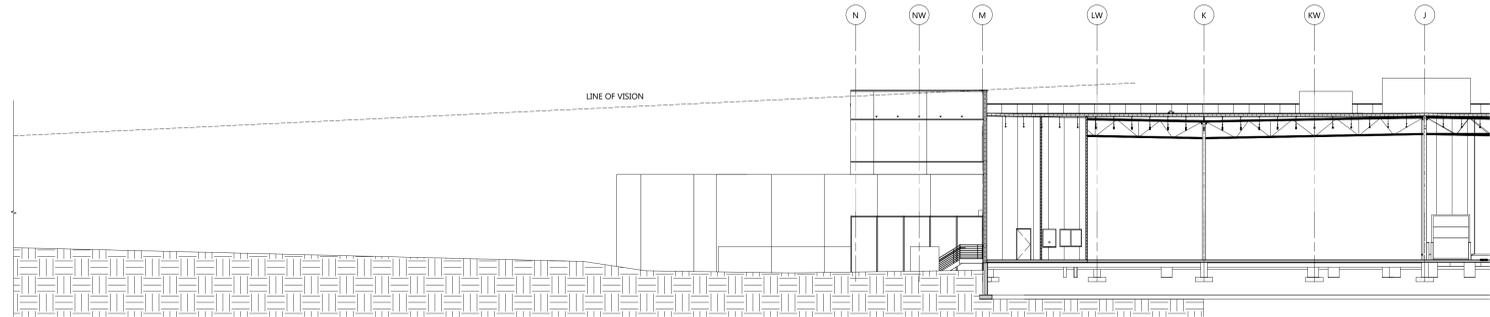
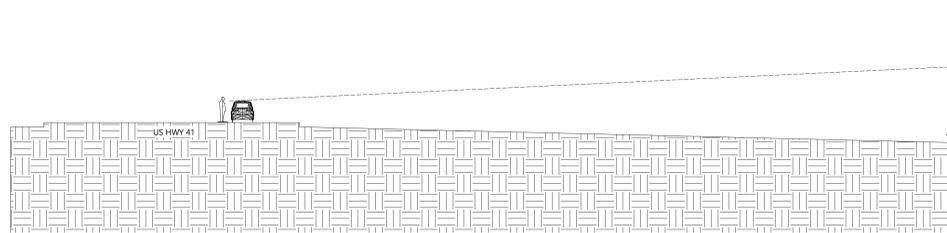
PROPOSED NEW BUILDING FOR:
DICKMAN GERMANTOWN IV
W206 N12880 GATEWAY COURT
GERMANTOWN, WISCONSIN



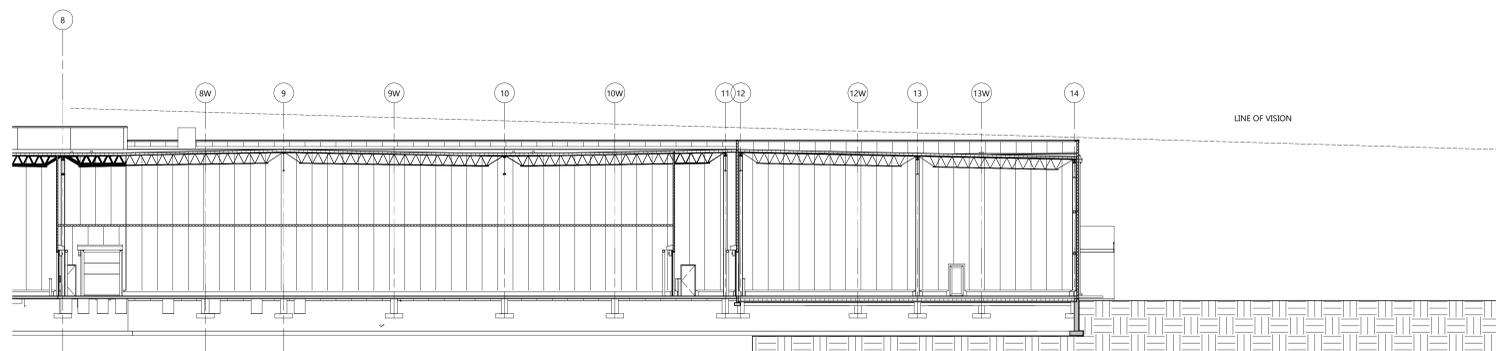
SITE LINE FROM GOLDENDALE ROAD
SCALE: 1/16" = 1'-0"



SITE LINE FROM HOLY HILL ROAD
SCALE: 1/16" = 1'-0"



SITE LINE FROM US HWY 41
SCALE: 1/16" = 1'-0"

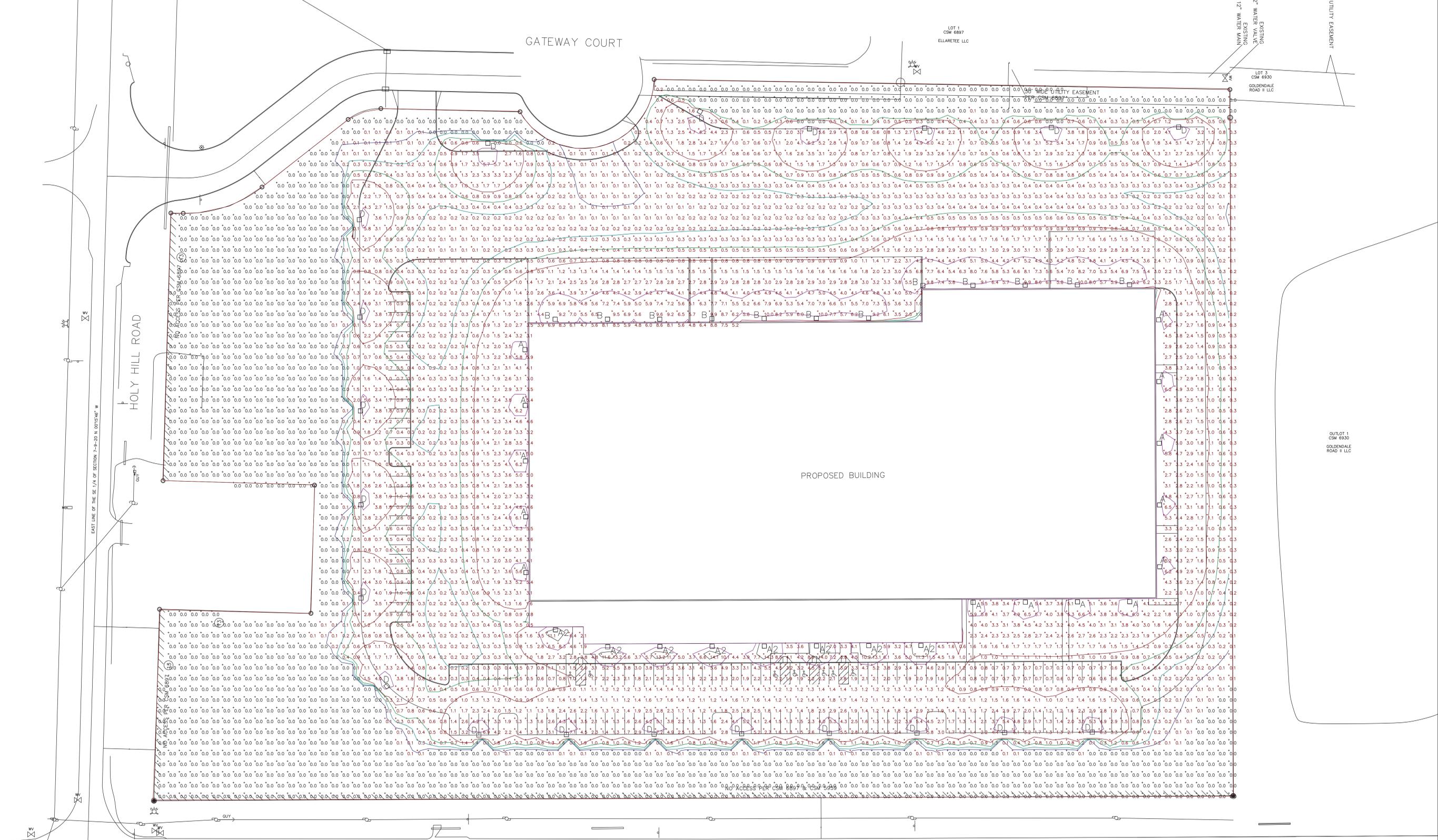


SITE LINE FROM GOLDENDALE ROAD LOOKING SOUTH WEST
SCALE: 1/16" = 1'-0"

Revision

Date

JOB: 3344
DRAWN: NS
CHECKED: DF
DATE: AUGUST 30, 2021
SHEET:

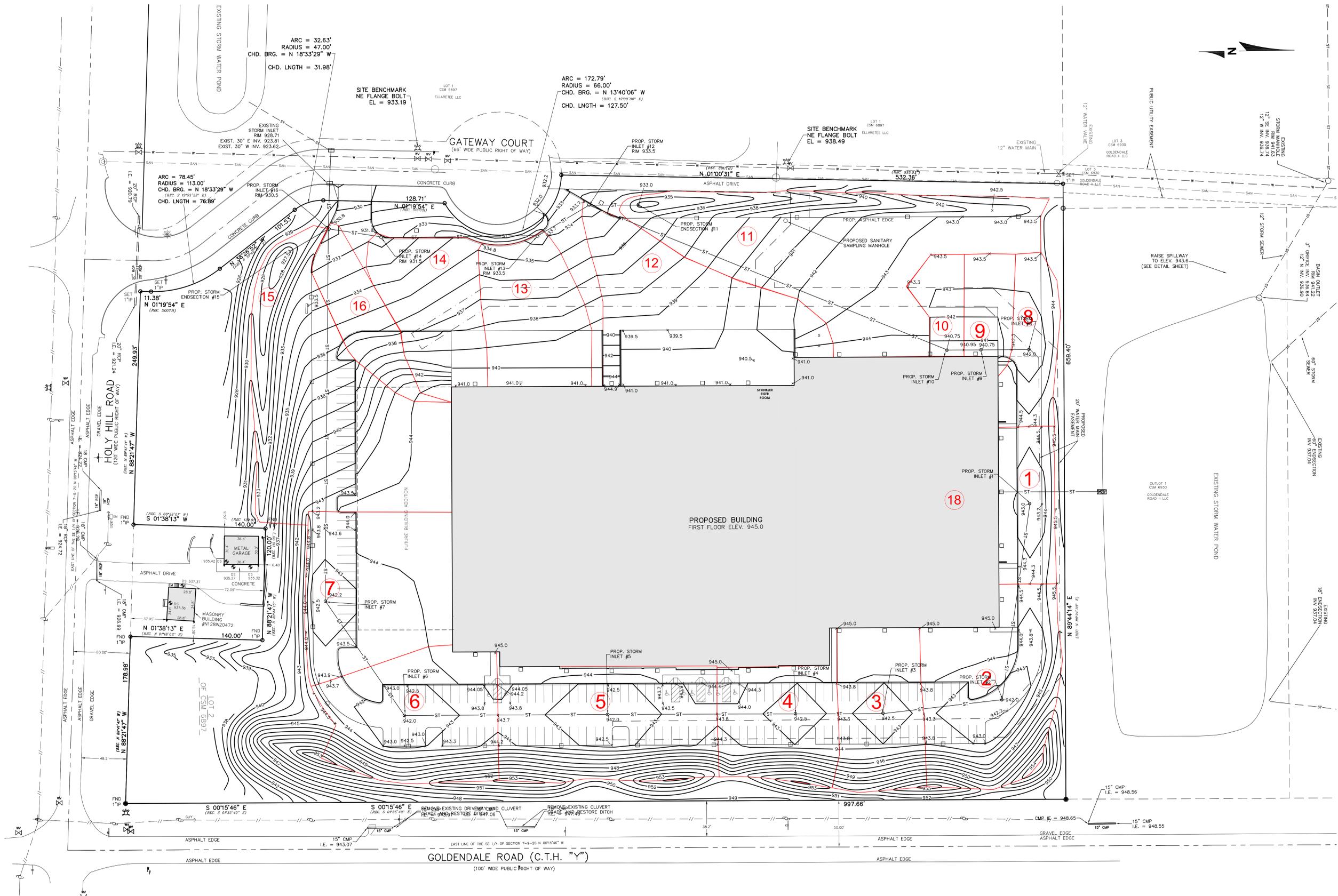


Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	1.2 fc	17.3 fc	0.0 fc	N/A	N/A

Schedule								
Symbol	Label	Image	QTY	Manufacturer	Catalog Number	Description	Lumens per Lamp	Wattage
□	A		14	SLG—Spring Lighting Group	ALS 130 T4 G1 5K	LED Wallpack Type 4 Mounted at 22'	12885	104.9
□	A2		8	SLG—Spring Lighting Group	ALS 130 T4 G1 5K	LED Wallpack Type 4 Mounted at 14'	12885	104.9
□	B		12	SLG—Spring Lighting Group	ALM 195 T4 G2 5K	LED Wallpack Type 4 Mounted at 22'	18800	150.69
□	D		20	SLG—Spring Lighting Group	ALM 195 T4 G2 5K	LED Pole Fixture Type 4 20' mounted on a 2' base	18800	150.69



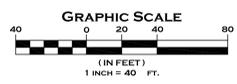
THE MURPHY PROJECT AT DICKMAN 4
 W206 N12880 GATEWAY CT. GERMANTOWN, WISCONSIN



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Ph: (414) 443-1312

STORM WATER MANAGEMENT PLAN

FOR

The Murphy Project at Dickman 4

W206 N12880 Gateway Court
Germantown, WI 53022

August 30, 2021

PREPARED BY:

Christopher A. Jackson, PE
CJ Engineering
9205 W. Center Street Suite 214
Milwaukee, WI 53222
Ph. 414-443-1312

CJE Job No.: 2148R1-SWMP

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C. Maintenance Requirements

Introduction:

The proposed development of The Murphy Project at Dickman 4 Development will consist of the construction of a 172,506 s.f. commercial building with a 28,400 s.f. future addition along with a paved parking, paved drives and loading areas. The proposed development is located at the northwest corner of Holy Hill Road and Goldendale Road with site access to Gateway Court.

The existing site is open space farmland that predominately flows southwesterly to existing Gateway Court via slopes, on average, of 3%. Flows from most of the site enter Gateway Ct. or the existing Dielectric Development located west of Gateway Ct. The remaining area of the project development flows north to the existing storm water wet pond of the Dickman Multitenant development. The Web Soil Survey indicates mostly type C soils of Silt loam with B/D soils at the very south end of the site.

In order to meet to the storm water management requirements of NR 151, Village of Germantown and MMSD, two existing storm water management wet ponds will be utilized for storm water management as described below.

The first wet pond is a part of the Dickman Multitenant development located immediately north of the proposed development. Only the proposed building and future building will be routed north to the existing Dickman Multitenant wet pond. In order to meet storm water management requirements for both the approved Dickman Multitenant and this site, the existing wet pond spillway will need to be raised from 943.18 to 943.60. With that change and evaluating via the unit release rate approach where maximum release rate for the 2-year storm event is 0.15 cfs/acre and the maximum release rate for the 100-year storm event is 0.5 cfs/acre, the existing Dickman Multitenant wet pond meets site storm water requirements including the building (and future building) from The Murphy Project at Dickman 4.

The second wet pond is a part of the existing Dielectric development located west of Gateway Court at W206N12865 Gateway Court. As a part of that development, a wet pond was constructed along Holy Hill Road west of Gateway Court. After review of approved Storm Water Management Plan for the Dielectric development, most of the area of the proposed Murphy Project and approved storm water management plan was included as offsite development. The existing Dielectric wet pond has been analyzed, now with the proposed Murphy Project development (without the building), via the volumetric method to limit peak runoff release rates as well as maintaining the pre development runoff volume during the critical time period of the Menomonee River watershed per MMSD requirements.

With the change to the spillway of the existing Dickman Multitenant wet pond, this storm water management analysis demonstrates that the existing storm water ponds on the Dickman Multitenant and Dielectric sites are designed to will meet water quantity and quality storm water management requirements of the Village of Germantown, MMSD and WI DNR.

Allowable runoff per MMSD requirements:

Existing Dickman Multitenant Wet Pond:

The basins and site have been evaluated via the unit release rate approach where maximum release rate for the 2-year storm event is 0.15 cfs/acre and the maximum release rate for the 100-year storm event is 0.5 cfs/acre.

Total Analyzed (Disturbed) Area = 41.243 acres +4.612 (The Murphy Project Bldg.) = 45.855 acres

2 year maximum release rate = 45.855 acres x 0.15 cfs/acre = 6.88 cfs

100 year maximum release rate = 45.855 acres x 0.50 cfs/acre = 22.93 cfs

Existing Dielectric Wet Pond:

The required storm water runoff quantity control per section 13.11 of MMSD Rules and Regulations are as follows: Volumetric control method per MMSD design procedure guidelines which required that the post developed conditions shall maintain or reduce the pre developed runoff volume over the critical period of the watershed. Proposed development is located in the Menomonee River Watershed with a critical time period of 9.5 hours beginning at 11:45 and ending at 21:15.

Total Area to Pond = 28.44 acres

Developed Site: (See the Proposed Conditions Plan: Appendix “B”).

Soil Types: Per Web Soil Survey, existing soils consist predominately of silt loam.

Cover & CN: CN 74, Pasture/grassland/range, Good, HSG C
CN 74, >75% Grass Cover, Good, HSG C
CN 70, Woods, Good, HSG C
CN 98, Paved Parking & Roofs & Streets
CN 98, Pond Surface Area

24-Hour Rainfall Values:

2-Year: 2.66”

10-Year: 3.82”

100-Year: 6.37”

Rainfall Distribution:

24 hour NRCS Rainfall Distribution, MSE3

Method of Analysis:

The storm water runoff quantity was calculated using the methods outlines in TR-55 (“Urban Hydrology for Small Watersheds” by the U.S. Department of Agriculture’s Soil Conservation Services). Calculations were performed with the “HydroCAD 10.00 computer software. Water quality calculations were done using WinSLAMM for Windows version 10.2.0.

Dickman Multitenant Drainage Summary: (See Summary of Calculations in Appendix)

Area	2 Year Storm	10 Year Storm	100 Year Storm
Existing Conditions			
North Subcatchment #1	16.13 cfs	36.36 cfs	89.07 cfs
South Subcatchment #2	16.23 cfs	36.48 cfs	88.88 cfs
Reach (total existing flow)	31.87 cfs	71.61 cfs	175.05 cfs
Proposed Conditions			
North Subcatchment #1 – (to bioretention basin)	7.45 cfs	14.22 cfs	30.35 cfs
Bioretention Basin-asbuilt	1.28 cfs	2.31 cfs	2.83 cfs
South Subcatchment #2 – (to storm water pond)	76.34 cfs	123.07 cfs	225.39 cfs
The Murphy Project @ Gtown 4-Building only (to storm water pond)	18.06 cfs	26.15 cfs	43.84 cfs
Storm Water Pond-asbuilt (with spillway raised to 943.6)	0.39 cfs	0.77 cfs	3.82 cfs
Undetained	1.34 cfs	4.33 cfs	12.98 cfs
Reach (Total Proposed Runoff)	3.60 cfs	6.77 cfs	15.75 cfs
Maximum Allowable Runoff	6.88 cfs		22.93 cfs

The Murphy @ Dickman 4 (Dielectric Wet Pond): (See Summary of Calculations in Appendix)

Area	2 Year Storm	100 Year Storm
Existing Conditions (Per approved SWMP of Dielectric Site)		
E1	16.07 cfs	82.75 cfs
E2	1.71 cfs	8.20 cfs

Area	2 Year Storm	100 Year Storm
Proposed Conditions (Dielectric Wet Pond with The Murphy at Dickman 4)		
D1	26.66 cfs	86.40 cfs
D2	2.33 cfs	13.02 cfs
D3	0.24 cfs	1.24 cfs
D4	13.42 cfs	37.99 cfs
D5	7.90 cfs	27.62 cfs
Existing Dielectric Wet Pond	1.21 cfs	38.33 cfs
Reach (Total Proposed Runoff)	3.50 cfs	49.26 cfs

Volumetric Method: (See Summary of Calculations in Appendix)

Total Volume (ac-ft) released from Site		
	2-year Volume	100-year Volume
Predeveloped Conditions (Per approved Dielectric SWMP)	2.043 af	9.440 af
Post developed Conditions (Per approved Dielectric SWMP)	1.360 af	9.154 af
Proposed Conditions with The Murphy Project at Dickman 4	1.322 af	7.443 af
2-year Delta volume -Predeveloped to Proposed	-0.721 af	
-Post developed to Proposed	-0.038 af	
100-year Delta volume -Predeveloped to Proposed		-1.997 af
-Post developed to Proposed		-1.711 af

Proposed development is located in the Menomonee River Watershed with a critical time period of 9.5 hours beginning at 11:45 and ending at 21:15. Based on the calculations, the site preserves and reduces the flow volume that is discharged during the critical time period and therefore meets MMSD requirements. See appendix for model inputs and results.

Green Infrastructure Requirement:

Dickman Multitenant Wet Pond:

The proposed development includes the construction of proposed buildings (including The Murphy Project @ Dickman 4 building only) parking, drives and walks. A total of 1,411,431 s.f. (32.402 Acres) of impervious surface is existing and proposed for the drainage to the wet pond. In order to meet storm water management requirements, a storm water pond and a biofiltration basin is existing for the developments.

Per MMSD Chapter 13, the development must include green infrastructure with a detention volume equal to at least ½” multiplied by the total area of new or redeveloped impervious surface.

Required Volume:

$$0.0416 \text{ feet} \times 1,411,431 \text{ feet}^2 = 58,716 \text{ ft}^3 \text{ required detention volume}$$

Proposed Volume (per included HydroCAD calculations):

Bioretention Basin = 65,354 ft³ (at elevation 945.0)

South Wet Pond = 107,694 ft³ (at elevation 943.0)

Dielectric Wet Pond:

The development includes the construction of buildings parking, drives and walks of the existing Dielectric site including parking, drives and walks of the proposed The Murphy Project @ Dickman 4. A total of 565,287 s.f. (12.9772 Acres) of impervious surface is existing and proposed for the drainage to the wet pond. In order to meet storm water management requirements, a storm water pond is existing for the developments.

Per MMSD Chapter 13, the development must include green infrastructure with a detention volume equal to at least 1/2" multiplied by the total area of new or redeveloped impervious surface.

Required Volume:

$0.0416 \text{ feet} \times 565,287 \text{ feet}^2 = 23,516 \text{ ft}^3$ required detention volume

Proposed Volume (per included HydroCAD calculations):

Dielectric Wet Pond = 264,735ft³ (at elevation 927.0)

Water Quality:

Based on the existing construction and proposed spillway modification of the Dickman Multitenant wet detention basin and the Dielectric wet detention basin , The Murphy Project at Dickman 4 site exceeds the WDNR requirements and Village of Germantown for development for water quality by removing over 80% of the total suspended solids (TSS) prior to discharge off site, as quantified using WinSLAMM for Windows version 10.2.0 (See appendix for calculation results). The TSS out of each area and total removal as a part of the series of site is as summarized below:

	Before Drainage System	After Controls	% Reduction
Wet Pond:			
Dickman Multitenant	19,520 lbs.	1,339 lbs.	93.14%
Dielectric	11,548 lbs.	2,306 lbs.	80.03%

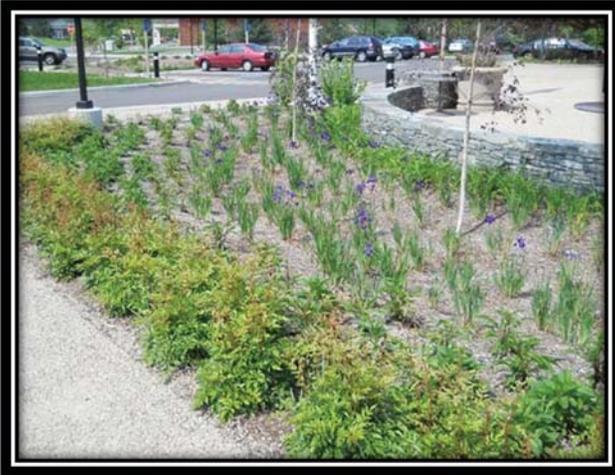
Conclusion:

The proposed The Murphy Project at Dickman 4 utilizes the existing storm water wet ponds located to the north called Dickman Multitenant and to the southwest called Dielectric. Per MMSD requirements, the Dickman Multitenant wet pond with the proposed building from The Murphy Project has been evaluated via the unit release rate approach where maximum release rate for the 2-year storm event is 0.15 cfs/acre and the maximum release rate for the 100-year storm event is 0.5 cfs/acre. In addition, the Dielectric wet pond with the remaining development area from The Murphy Project has been evaluated via the volumetric control method per MMSD design procedure guidelines which required that the post developed conditions shall maintain or reduce the pre developed runoff volume over the critical period of the watershed. Finally, the storm water ponds, with the inclusion of The Murphy Project, will remove over 80% of TSS from the runoff after development. Therefore, the proposed development meets and exceeds the storm water management and water quality requirements for the Village of Germantown, MMSD and NR 151. Electronic copies of the HydroCad files will be provided if requested.

STORM WATER MANAGEMENT PLAN



ELLARETEE, LLC
Village of Germantown, Wisconsin



Project Number: 18.0034

April 4, 2019



5482 S. WESTRIDGE DRIVE
NEW BERLIN, WI 53151

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Questions and comments can be directed to:

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Professional Engineer
Phone: 262.402.5040
dvivian@lynch-engineering.com

440 Milwaukee Ave.
Burlington, WI 53105
www.lynch-engineering.com



INTRODUCTION

The proposed site is located in the NE ¼ of the SE ¼ and the SE ¼ of the SE ¼ of Section 7, Township 9 North, Range 20 East, Village of Germantown, Washington County. The proposed development includes the construction of a public roadway, a building and an asphalt parking lot. The total disturbed area is 9.8 acres.

DESIGN CRITERIA

Water Quantity:

Village of Germantown Municipal Code, Chapter 27

“BMPs shall be designed, installed and maintained to control peak discharge compliant with all of the following, with the more restrictive controlling:

1. Runoff management requirements as presented in §13.11, MMSD Rules and Regulations.
2. Village Stormwater Management Requirements, as promulgated and amended from time to time by the Village of Germantown Engineering Department, and as shall be approved by the Public Works Committee of the Village Board.
3. Site-specific runoff management requirements, which in the opinion of the Village Engineer, will prevent adverse impact to existing drainage facilities, the environment or to property.
4. Green infrastructure BMPs are permissible means for achieving peak discharge requirements.”

Wisconsin Department of Natural Resources

WDNR–Technical Standards (NR 151 & NR 216)

“By design, BMPs shall be employed to maintain or reduce the 1-year, 24-hour and the 2-year, 24-hour post-construction peak runoff discharge rates to the 1-year, 24-hour and the 2-year 24-hour pre-development peak runoff discharge rates, respectively, or to the maximum extent practicable.”

Water Quality:

Village of Germantown Municipal Code, Chapter 27

“BMPs shall be designed, installed and maintained to control total suspended solids compliant with all of the following, with the more restrictive controlling:

1. Post-construction performance standard for new development and redevelopment as presented in Wis. Adm. Code §§NR 151.121 and 151.241.
2. Village Stormwater Management Requirements, as promulgated and amended from time to time by the Village of Germantown Engineering Department, and as shall be approved by the Public Works Committee of the Village Board.
3. Site-specific standards, which in the opinion of the Village Engineer, will prevent adverse impact to existing drainage facilities, the environment or to property.”

4. Only green infrastructure BMPs that do not clog are permissible for achieving total suspended solids requirements.”

*Wisconsin Department of Natural Resources
WDNR–Technical Standards (NR 151 & NR 216)*

“Best management practices shall be designed, installed, and maintained to control total suspended solids carried in runoff from the post-construction site as follows: For new development, by design, to reduce the maximum extent practicable, the total suspended solids load by 80%, based on an average annual rainfall, as compared to no runoff management controls.”

Infiltration:

Village of Germantown Municipal Code, Chapter 27

“Moderate imperviousness. For development with more than 40% and up to 80% connected imperviousness, such as medium and high density residential, multi-family development, industrial and institutional development, and office parks, infiltrate sufficient runoff volume so that the post-development infiltration volume shall be at least 75% of the predevelopment infiltration volume, based on an average annual rainfall. However, when designing appropriate infiltration systems to meet this requirement, no more than 2% of the post-construction site is required as an effective infiltration area.”

*Wisconsin Department of Natural Resources
WDNR–Technical Standards (NR 151 & NR 216)*

“Moderate imperviousness: Infiltrate sufficient runoff volume so that the post-development infiltration volume shall be at least 75 percent of the pre-development infiltration volume, based on an average annual rainfall.”

ANALYSIS METHODS

Hydrology calculations have been performed using HydroCAD, Version 10.00-22 which uses the accepted TR-20 methodology for computing hydrographs and determining peak discharge rates. Curve Numbers for the proposed ground cover were selected using the standard values specified in TR-55 for “C” soil types. Peak flow rates have been calculated for the 1, 2 and 100-year storm events with an MSE3 rainfall distribution, as defined in NOAA Atlas 14 for Washington County as shown in Table 1.

WinSLAMM (Version 10.3.2) Source Loading and Management Model (SLAMM) as developed by Robert Pitt and John Voorhees was used to determine the removal rate of total suspended solids on the site. The output can be viewed in **Appendix 4**.

Table 1: Design Rainfall Values

Storm Recurrence Interval	24-Hour Rainfall Volume (Inches)
1-year	2.35
2-year	2.65
100-year	6.41

Soils Types on Site

Map Symbol	Map Unit Name	HSG
KIA	Kendall silt loam, 1 to 3% slopes	B/D
MoB	Mayville silt loam, 2 to 6% slopes	C
ThB2	Theresa silt loam, 2 to 6% slopes, eroded	C
KwB	Knowles silt loam, 1 to 6 % slopes	C

PRE-DEVELOPMENT CONDITIONS

Currently, the site consists of mostly agricultural land with a wooded area on the north side of the property. A majority of the site drains to the southwest. A small portion of the site drains to the north. HydroCAD output data for pre-development conditions is located in **Appendix 2**.

Hydrologic Analysis of Existing Conditions

Drainage Area	Area (Acres)	Runoff Curve Number	Time of Conc. (Min.)	Peak Flow Rate (cfs)		
				1-year	2-year	100-year
E1	30.6	76	42.8	11.94	16.07	82.75
E2	1.8	77	17.7	1.28	1.70	8.20

POST-DEVELOPMENT CONDITIONS

The proposed development is divided into five drainage areas. Drainage areas D1 and D4 will drain to Basin #1 at the southwest corner of the site. Drainage area D2 will drain to the south from the site undetained. Area D3 will drain to the north undetained. Drainage area D5 will be collected by a future wet detention basin (Basin #2) that will be routed by storm sewer into Basin #1.

Hydrologic group C and D soils have a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission. As a result, infiltration practices will not be incorporated into the storm water management for this site. HydroCAD output data for post development conditions is located in **Appendix 3**.

Hydrologic Analysis of Proposed Conditions

Drainage Area	Area (Acres)	Runoff Curve Number	Time of Conc. (Min.)	Peak Flow Rate (cfs)		
				1-year	2-year	100-year
D1	13.7	87	13.6	2.78	3.56	55.38
D2	6.1	74	62.7	1.54	2.13	12.13
D3	1.1	74	23.6	0.51	0.71	3.98
D4	3.0	88	6.0	6.72	8.05	25.16
D5	8.5	89	10.0	17.04	20.33	62.49
TOTAL AFTER CONTROLS				2.78	3.56	55.38

Pond Data

Basin Data							
Basin	Peak Outflow (cfs)		Peak W.S. Elev.		Normal Water Elevation	Spillway Elev.	Top of Berm Elev.
	1-Year	2-Year	1-Year	2-Year			
#1	1.19	1.32	923.82	924.20	922.00	927.00	928.00
#2	9.69	12.01	932.28	932.44	931.00	935.00	936.00

Pond Data

Basin Data							
Basin	Peak Outflow (cfs)		Peak W.S. Elev.		Normal Water Elevation	Spillway Elev.	Top of Berm Elev.
	100-Year		100-Year				
#1	42.33		926.46		922.00	927.00	928.00
#2	34.22		934.35		931.00	935.00	936.00

Storm Water Discharge Rates for Existing & Proposed Conditions

	1-year (cfs)	2-year (cfs)
Existing Area (E1, E2)	12.44	16.73
Proposed Areas (D1, D2, D3, D4, D5)	2.78	3.56

Outflow by the Volumetric Method

Design Storm	Volume (acre-feet)	
	Pre-Developed	Post Developed
2-year	2.043	1.360
100-year	9.441	9.154

Volume is calculated from the time span of 11 hours, 45 minutes to 21 hours, 15 minutes. See **Appendix 3** for the calculation of the hydrograph volume during this time period.

STORM WATER QUALITY CONTROL

The proposed site will utilize two wet detention basins to achieve post-construction storm water quality control in accordance with the State of Wisconsin requirements for suspended solids removal. The requirement for this site is 80% removal of the Total Suspended Solids (TSS). SLAMM was used to calculate the water quality impacts as a result of this project. The output can be viewed in **Appendix 4**.

Water Quality Summary

Source	Area (ac)	Pounds of TSS Generated	Pounds of TSS Remaining	Percent Removal
Total After Controls	32.4	9474	1764	81.38%

INFILTRATION

Soils on the site consist of Hydraulic Soil Group “C” and “D” soils which are not favorable for infiltration practices. Due to the presence of these soil types, infiltration practices were not incorporated into the storm water management measures. A comparison of pre- and post-developed infiltration was made utilizing WINSLAMM. The output can be viewed in **Appendix 4**.

Amount Dissipated:

Pre-Developed condition = 3,243,181 cf

75% of Pre-Developed condition = 2,432,386 cf

Post Developed condition = 2,110,912 cf

MAINTENANCE PROGRAM

The side slopes of the basin will be seeded and erosion matted. Upon establishment of permanent vegetation, the facilities shall be mowed on a regular basis and kept free of debris. The entire basin including the outlet control structures shall be inspected a minimum of once annually and after significant storm events. An agreement with the Village of Germantown will be executed to ensure this occurs.

EROSION CONTROL

An erosion control plan has been prepared in accordance with the Village of Germantown and WDNR requirements. Construction erosion control practices such as a tracking pad and silt fence have been incorporated into the plans.

CONCLUSION

The site has been evaluated for the effects of the proposed development. In conclusion, the design requirements for water quality and peak flow control for this site have been met.