



Village of

Germantown
 ...Willkommen

Fee must accompany application

\$1460 Paid _____ Date _____

CONDITIONAL USE PERMIT APPLICATION

Pursuant to Section 17.42 of the Municipal Code

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

1 APPLICANT OR AGENT

Truck Country of Wisconsin, Inc.
 501 Bell St
 Suite #301
 Dubuque, IA 52001
 C/O Jim Kane

Phone (563) 584-2626

Fax ()

E-Mail jimkane@mccoygroup.com

PROPERTY OWNER

RA Steinman Legacy LLC
 C/O The Barry Company
 1232 North Edison Street
 Milwaukee, WI 53202
 C/O Jim Barry

Phone (414)271-1870

2 TO WHOM SHOULD THE PERMIT BE ISSUED?

Truck Country of Wisconsin, Inc

3 PROPERTY ADDRESS

N128 W21795 Highway 167, Germantown, WI

TAX KEY NUMBER

182-995

4 DESCRIPTION OF EXISTING OPERATION

Briefly describe the use as it exists today, including use, size, number of employees, hours of operation, etc. If this permit involves new construction, describe the current status of the property, e.g. "vacant." Use additional pages as necessary.

Existing site use, is a boat storage and formerly a lumber yard

5 DESCRIPTION OF PROPOSED OPERATION

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

Motor Vehicle sales & service plus trailer sales, as listed in 17.32 B-5 Highway Business Zoning District.

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

The new building will be approximately 30,000 SF in area to support the following program

- Full Truck Sales/Service/Parts Freightliner Dealership
- Operating M-F from 7 AM to 11 PM, Saturday from 7 AM to 4 PM, Closed on Sundays
- 45 Total Employees
- 20 New Trucks and 20 Used Trucks on display
- Customer trucks parked pre and post service work. Number will vary based on work load.
- Dealership vehicles also parked on the lot for parts and service departments.

ALTA/NSPS LAND TITLE SURVEY

LOT 2 OF CERTIFIED SURVEY MAP NO. 6264, BEING A PART OF THE NORTHWEST FRACTIONAL 1/4 AND SOUTHWEST FRACTIONAL 1/4 OF SECTION 18, TOWNSHIP 9 NORTH, RANGE 20 EAST, IN THE VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN

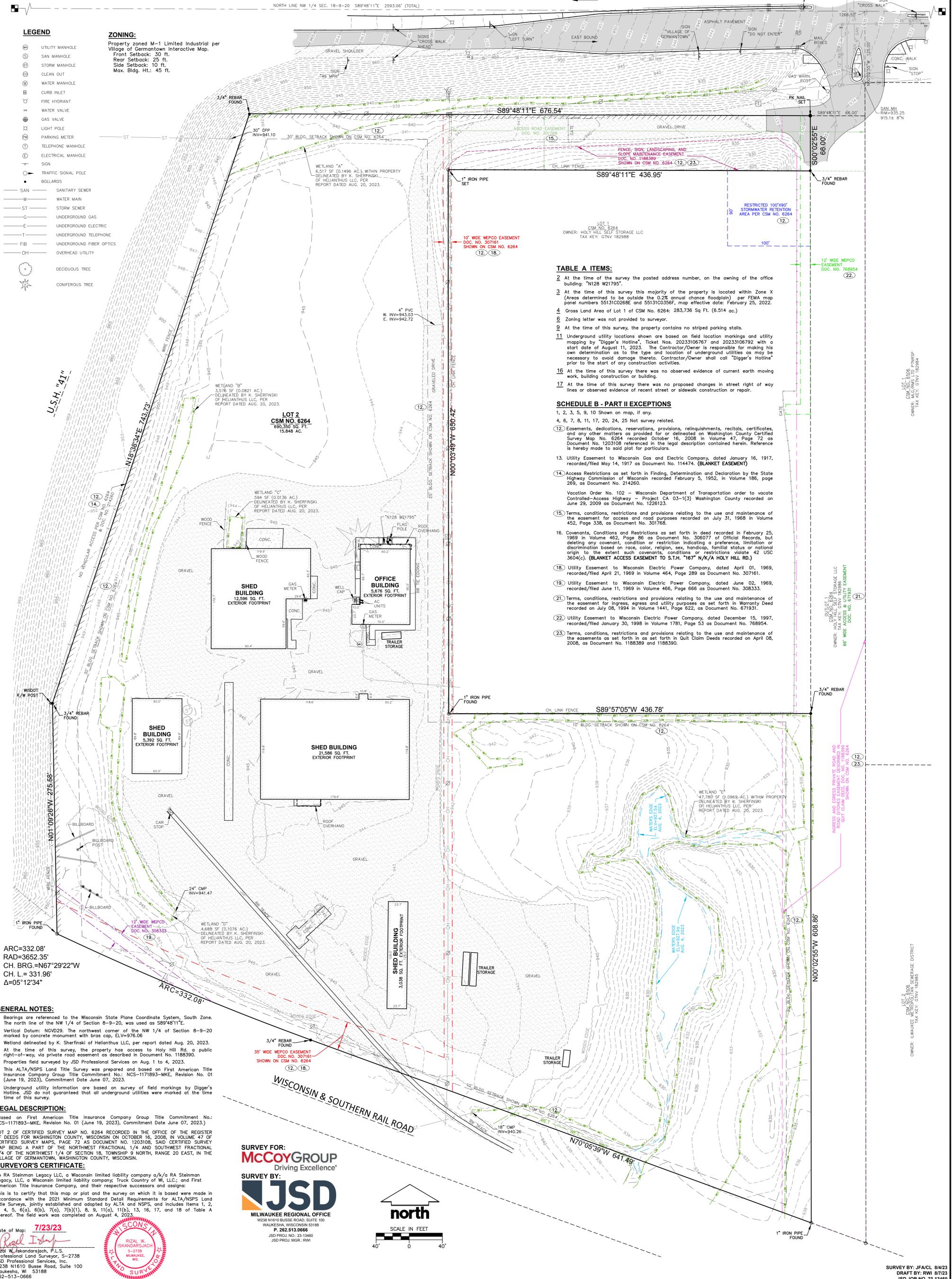
HOLY HILL ROAD

NW CORNER OF NW 1/4 SEC. 8-9-20 CONC. MONUMENT W/ BRASS CAP ELV=976.06'

SAN MH RIM=935.46 NE CORNER OF NW 1/4 SEC. 8-9-20 CONC. MONUMENT 914.7E 8'S 914.6E 18'E W/ BRASS CAP

- LEGEND**
- ⊕ UTILITY MANHOLE
 - ⊙ SAN MANHOLE
 - ⊙ STORM MANHOLE
 - ⊙ CLEAN OUT
 - ⊕ WATER MANHOLE
 - ⊕ CURB INLET
 - ⊕ FIRE HYDRANT
 - ⊕ WATER VALVE
 - ⊕ GAS VALVE
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 - ⊕ ELECTRICAL MANHOLE
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 - E UNDERGROUND ELECTRIC
 - T UNDERGROUND TELEPHONE
 - FIB UNDERGROUND FIBER OPTICS
 - OH OVERHEAD UTILITY
 - DECIDUOUS TREE
 - CONIFEROUS TREE

ZONING:
Property zoned M-1 Limited Industrial per Village of Germantown Interactive Map.
Front Setback: 30 ft.
Rear Setback: 25 ft.
Side Setback: 10 ft.
Max. Bldg. Ht.: 45 ft.



- TABLE A ITEMS:**
- 2 At the time of the survey the posted address number, on the owning of the office building: "N128 W21795".
 - 3 At the time of this survey this majority of the property is located within Zone X (Areas determined to be outside the 0.2% annual chance floodplain) per FEMA map panel numbers 55131C0268E and 55131C0356F, map effective date: February 25, 2022.
 - 4 Gross Land Area of Lot 1 of CSM No. 6264: 283,736 Sq Ft. (6.514 ac.)
 - 6 Zoning letter was not provided to surveyor.
 - 9 At the time of this survey, the property contains no striped parking stalls.
 - 11 Underground utility locations shown are based on field location markings and utility mapping by "Digger's Hotline", Ticket Nos. 20233106767 and 20233106792 with a start date of August 11, 2023. The Contractor/Owner is responsible for making his own determination as to the type and location of underground utilities as may be necessary to avoid damage thereto. Contractor/Owner shall call "Digger's Hotline" prior to the start of any construction activities.
 - 16 At the time of this survey there was no observed evidence of current earth moving work, building construction or building.
 - 17 At the time of this survey there was no proposed changes in street right of way lines or observed evidence of recent street or sidewalk construction or repair.
- SCHEDULE B - PART II EXCEPTIONS**
- 1, 2, 3, 5, 9, 10 Shown on map, if any.
 - 4, 6, 7, 8, 11, 17, 20, 24, 25 Not survey related.
 - 12 Easements, dedications, reservations, provisions, relinquishments, recitals, certificates, and any other matters as provided for or delineated on Washington County Certified Survey Map No. 6264 recorded October 16, 2008 in Volume 47, Page 72 as Document No. 1203108 referenced in the legal description contained herein. Reference is hereby made to said plat for particulars.
 - 13 Utility Easement to Wisconsin Gas and Electric Company, dated January 16, 1917, recorded/ filed May 14, 1917 as Document No. 114474. (BLANKET EASEMENT)
 - 14 Access Restrictions as set forth in Finding, Determination and Declaration by the State Highway Commission of Wisconsin recorded February 5, 1952, in Volume 186, page 268, as Document No. 214260.
 - 15 Vacation Order No. 102 - Wisconsin Department of Transportation order to vacate Controlled-Access Highway - Project CA 03-1(3) Washington County recorded on June 29, 2009 as Document No. 1226123.
 - 16 Terms, conditions, restrictions and provisions relating to the use and maintenance of the easement for access and road purposes recorded on July 31, 1968 in Volume 452, Page 338, as Document No. 301768.
 - 17 Covenants, Conditions and Restrictions as set forth in deed recorded in February 25, 1969 in Volume 462, Page 86 as Document No. 306077 of Official Records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c). (BLANKET ACCESS EASEMENT TO S.T.H. "167" N/K/A HOLY HILL RD.)
 - 18 Utility Easement to Wisconsin Electric Power Company, dated April 01, 1969, recorded/ filed April 21, 1969 in Volume 464, Page 289 as Document No. 307161.
 - 19 Utility Easement to Wisconsin Electric Power Company, dated June 02, 1969, recorded/ filed June 11, 1969 in Volume 466, Page 666 as Document No. 306333.
 - 20 Terms, conditions, restrictions and provisions relating to the use and maintenance of the easement for ingress, egress and utility purposes as set forth in Warranty Deed recorded on July 08, 1994 in Volume 1441, Page 622, as Document No. 671931.
 - 21 Utility Easement to Wisconsin Electric Power Company, dated December 15, 1997, recorded/ filed January 30, 1998 in Volume 1781, Page 53 as Document No. 768954.
 - 22 Terms, conditions, restrictions and provisions relating to the use and maintenance of the easements as set forth in as set forth in Quit Claim Deeds recorded on April 08, 2008, as Document No. 1188389 and 1188390.

ARC=332.08'
RAD=3652.35'
CH. BRG.=N67°29'22"W
CH. L.=331.96'
Δ=05°12'34"

- GENERAL NOTES:**
1. Bearings are referenced to the Wisconsin State Plane Coordinate System, South Zone. The north line of the NW 1/4 of Section 8-9-20, was used as S89°48'11"E.
 2. Vertical Datum: NGVD29. The northwest corner of the NW 1/4 of Section 8-9-20 marked by concrete monument with brass cap, ELV=976.06'
 3. Wetland delineated by K. Sherfinski of Helianthus LLC, per report dated Aug. 20, 2023.
 4. At the time of this survey, the property has access to Holy Hill Rd. a public right-of-way, via private road easement as described in Document No. 1188390.
 5. Properties field surveyed by JSD Professional Services on Aug. 1 to 4, 2023.
 6. This ALTA/NSPS Land Title Survey was prepared and based on First American Title Insurance Company Group Title Commitment No.: NCS-1171893-MKE, Revision No. 01 (June 19, 2023), Commitment Date June 07, 2023.
 7. Underground utility information are based on survey of field markings by Digger's Hotline. JSD do not guaranteed that all underground utilities were marked at the time of this survey.

LEGAL DESCRIPTION:
(Based on First American Title Insurance Company Group Title Commitment No.: NCS-1171893-MKE, Revision No. 01 (June 19, 2023), Commitment Date June 07, 2023.)

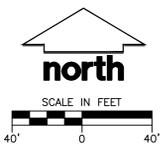
SURVEYOR'S CERTIFICATE:
To RA Steinman Legacy LLC, a Wisconsin limited liability company a/k/a RA Steinman Legacy, LLC, a Wisconsin limited liability company, Truck County of WI, LLC; and First American Title Insurance Company, and their respective successors and assigns:
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 5, 6(a), 6(b), 7(a), 7(b)(1), 8, 9, 11(a), 11(b), 13, 16, 17, and 18 of Table A thereof. The field work was completed on August 4, 2023.

Date of Map: 7/23/23
Rizal W. Iskandarjach, P.L.S.
Professional Land Surveyor, S-2738
JSD Professional Services, Inc.
W238 N1810 Busse Road, Suite 100
Waukesha, WI 53188
262-513-0666

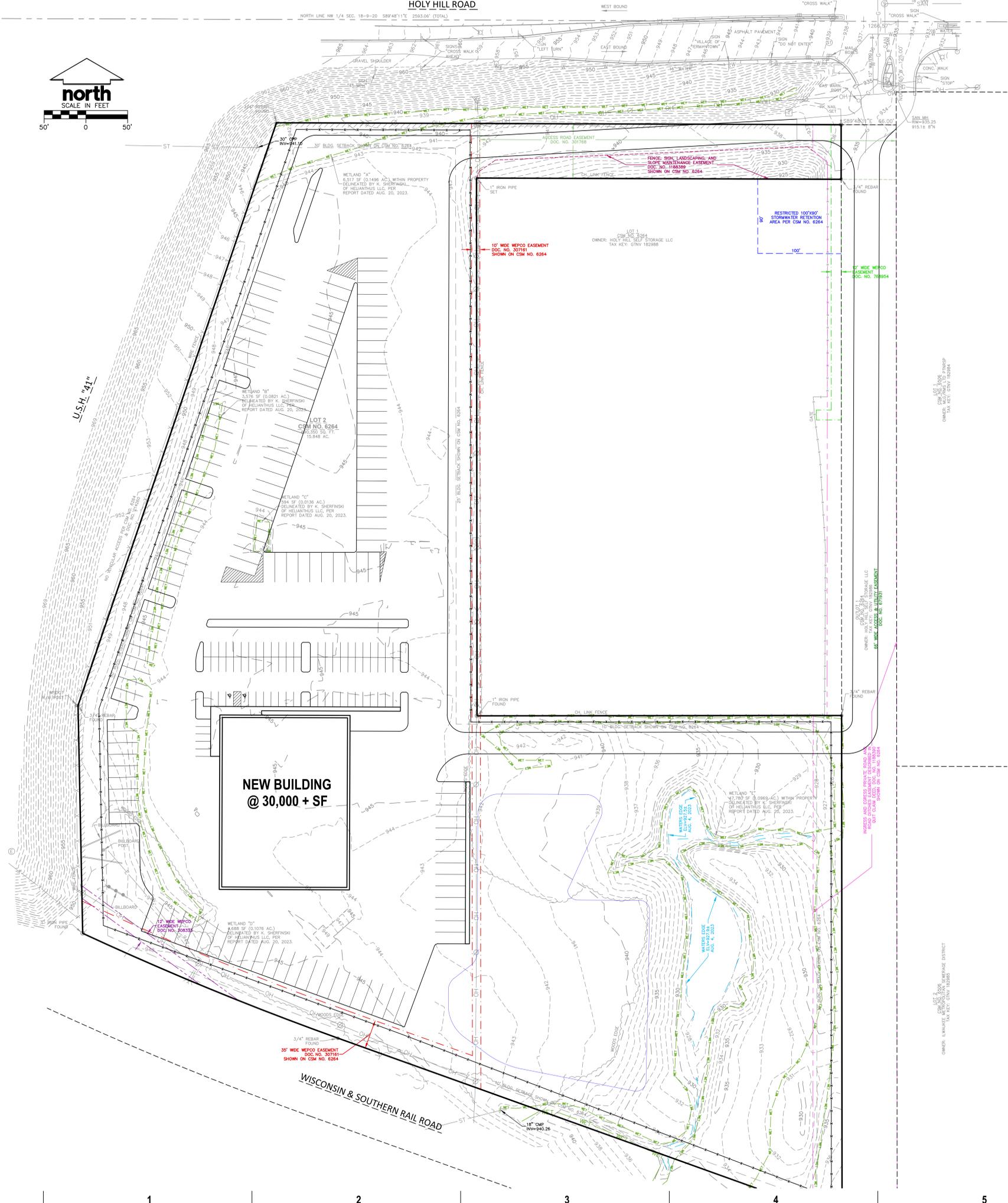


SURVEY FOR:
McCoy Group
Driving Excellence

SURVEY BY:
JSD
MILWAUKEE REGIONAL OFFICE
W238 N1810 BUSSE ROAD, SUITE 100
WAUKESHA, WISCONSIN 53188
P. 262.513.0666
JSD PROJ. NO.: 23-13460
JSD PROJ. MGR.: RWI



HOLY HILL ROAD



KEYNOTES PER SHEET



D N128W21795
Holly Hill Road
Village of Germantown
Washington Co., WI

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
------	-------------

KEY PLAN

SHEET INFORMATION

**PROGRESS DOCUMENTS
NOT FOR CONSTRUCTION**

These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and shall not be used for final bidding or construction-related purposes.

PROJECT MANAGER CJ
PROJECT NUMBER 23351



SITE CIVIL PLAN

C-100



JSD TO REVIEW THIS LAYOUT. THERE APPEARS TO BE A NEW BLVD ENTRY. DOES THE DRIVE NEED TO ALIGN?

KEYNOTES PER SHEET



milwaukee | madison | green bay | denver | atlanta

E

PROJECT INFORMATION
McCoy Group - Site Planning

D Enter Address Here

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
------	-------------

C

KEY PLAN

B

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PROJECT MANAGER CJ
 PROJECT NUMBER 23351

A

ARCHITECTURAL SITE PLAN
AS100
 © 2023 Eppstein Uhen Architects, Inc.



Exterior Rendering



Village of

Germantown
Willkommen

FEES MUST BE PAID AT TIME OF APPLICATION

- \$200 Plan Commission Consultation
- \$1,085 Rezoning
- \$1,240 PDD < 5 acres
- \$2,095 PDD 5-20 acre site
- \$3,460 PDD > 20 acre site

Date Paid: _____ Received by: _____

REZONING & PDD APPLICATION

Pursuant to Section 17.51 of the Municipal Code

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

1

APPLICANT OR AGENT

Truck Country of Wisconsin, Inc.
 501 Bell St
 Suite #301
 Dubuque, IA 52001
 C/O Jim Kane
 Phone (563)584-2626

E-Mail jimkane@mccoysgroup.com

PROPERTY OWNER

- RA Steinman Legacy LLC
 - C/O The Barry Company
 - 1232 North Edison Street
 Milwaukee, WI 53202
 C/O Jim Barry

Phone (414)271-1870

E-Mail _____

2

PROPERTY ADDRESS OR GENERAL LOCATION

TAX KEY NUMBER

N128 W21795 Highway 167, Germantown, WI	182-995
---	---------

3

REZONING REQUEST

FROM
M-1 LIMITED
INDUSTRIAL

TO
B-5 Highway
Business District

4

METES AND BOUNDS LEGAL DESCRIPTION OF PROPERTY - REQUIRED

Attach pages as necessary

Lot 2 of Certified Survey Map No. 6264 recorded in the Office of the Register of Deeds for Washington County, Wisconsin on October 16, 2008, in Volume 47 of Certified Survey Maps, Page 72 as Document No. 1203108, said Certified Survey Map being a part of the Northwest fractional 1/4 and Southwest fractional 1/4 of the Northwest 1/4 of Section 18, Township 9 North, Range 20 East, in the Village of Germantown, Washington County, Wisconsin.

5

PURPOSE OF REZONING REQUEST

Briefly describe why the applicant is rezoning the property. Include a description of the proposed use, including any new construction and number of employees, if applicable.

The proposed new site use is to support Freightliner truck dealership sales/service and parts sales. Which is more in keeping with the uses listed (with a conditional use permit) for B-5 Highway Business District.

- Operating M-F from 7 AM to 11 PM, Saturday from 7 AM to 4 PM, Closed on Sundays
- 45 Total Employees
- 20 New Trucks and 20 Used Trucks on display
- Customer trucks parked pre and post service work. Number will vary based on work load.
- Dealership vehicles also parked on the lot for parts and service departments.

6

SUPPORTING DOCUMENTATION:

- Plat of Survey (1:100)
- Site Plan and elevations for new construction (can be conceptual)

7

READ AND INITIAL THE FOLLOWING:

X I understand that the Village is under no obligation to rezone property and that density and lot coverages provided in the Zoning Code are maximums. Actual build out will depend on myriad factors including topography and other natural conditions, surrounding neighborhood context and the detailed design of a project.

X I understand that Village Staff, Plan Commission and/or Village Board may request additional information to properly evaluate this request and failure to provide such information may in itself be sufficient cause to deny the petition.

X I am aware that this rezoning shall go into effect immediately upon the final approval of the Village Board and its execution of the rezoning ordinance

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

8

SIGNATURES – ALL APPLICATIONS MUST BE SIGNED BY OWNER!

Jack Kane 10-9-23
Applicant Date

RA Stammers Legacy, LLC
Richard Stammers 10/9/23
Owner Date
Richard Stammers

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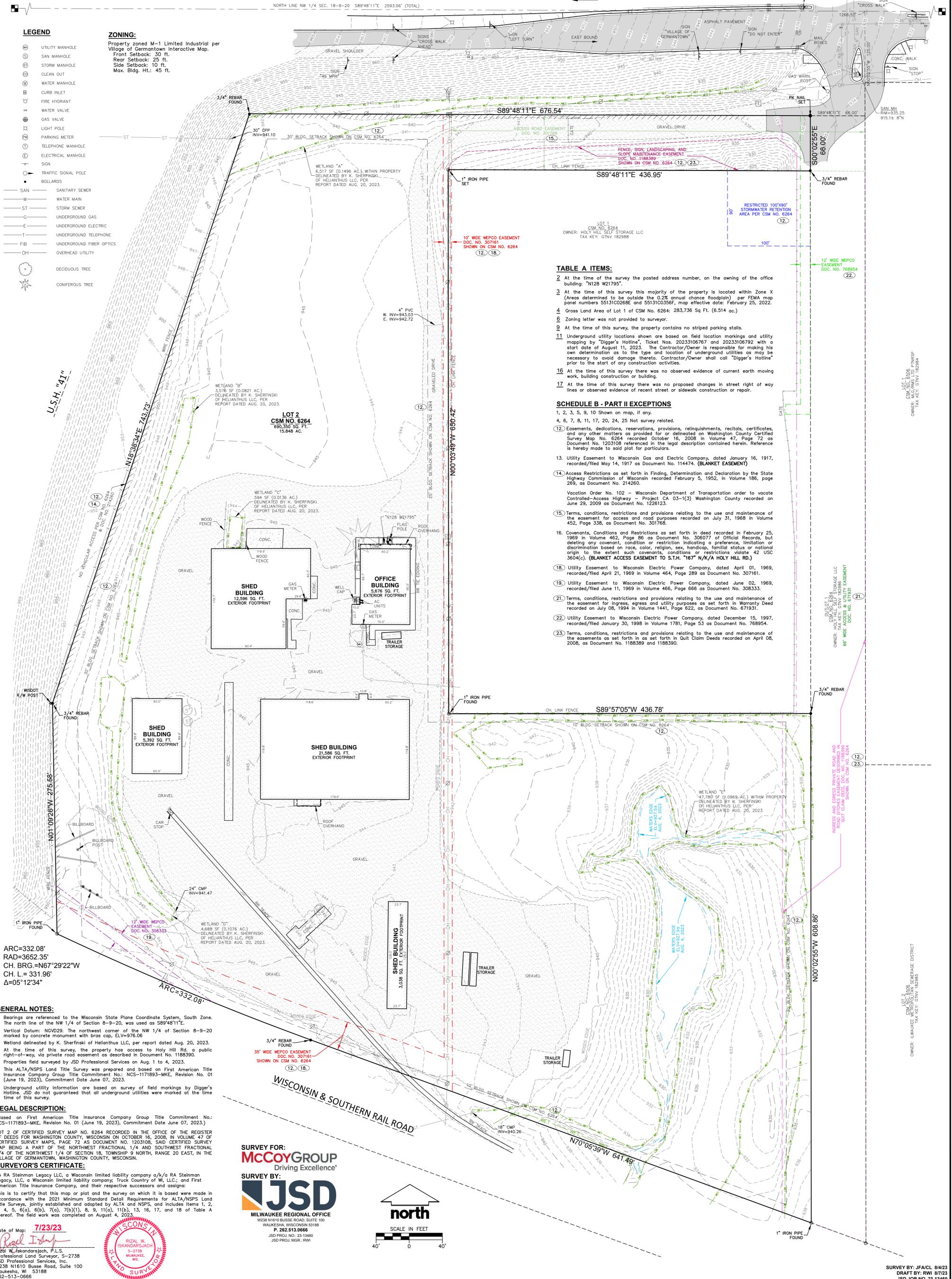
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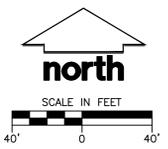
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Date of Map: 7/23/23
Rizal W. Iskandarjach, P.L.S.
Professional Land Surveyor, S-2738
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Waukesha, WI 53188
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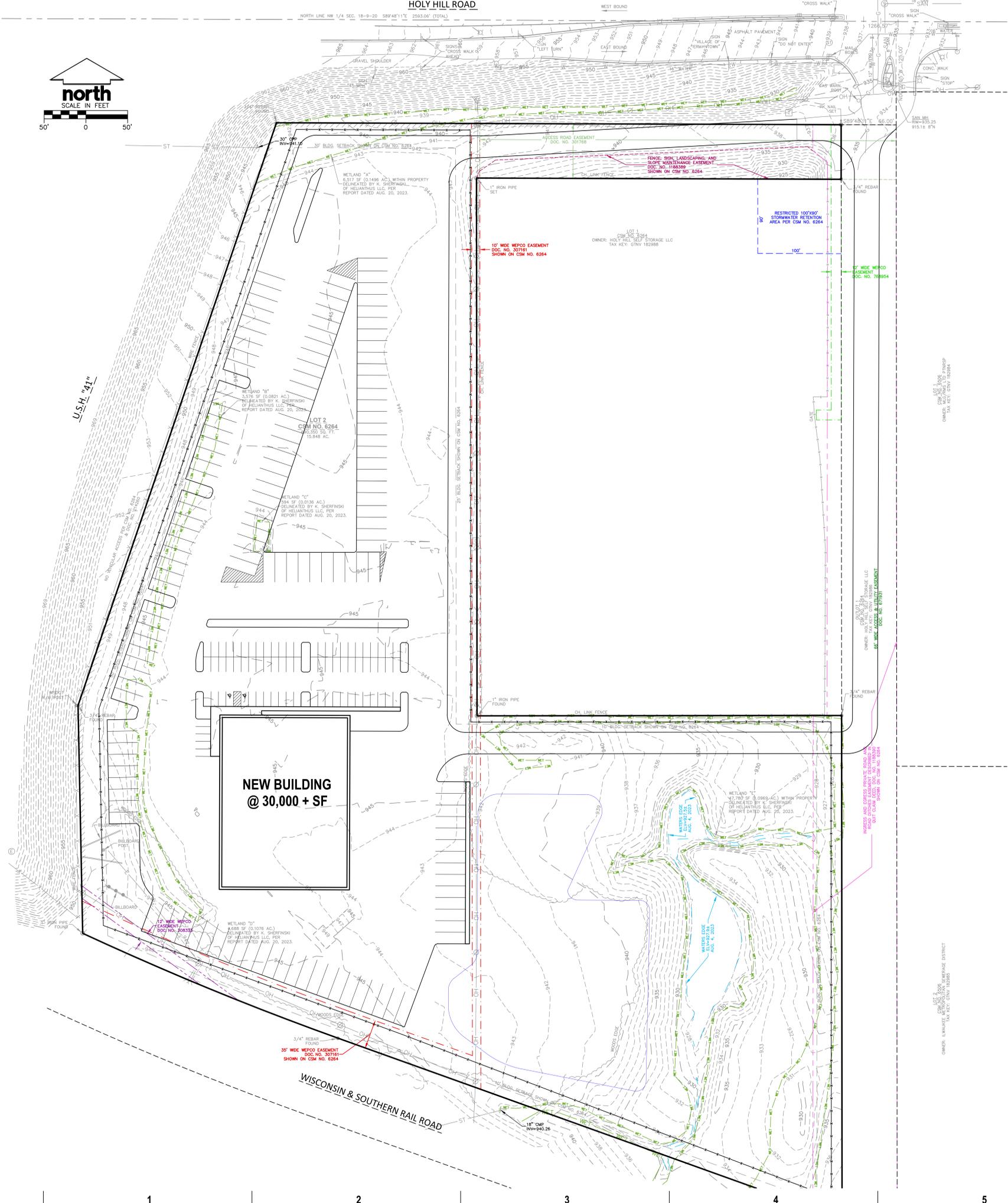
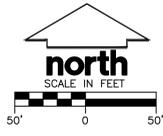


SURVEY FOR:
McCoyGROUP
Driving Excellence®

SURVEY BY:
JSD
MILWAUKEE REGIONAL OFFICE
W238 N1810 BUSSE ROAD, SUITE 100
WAUKESHA, WISCONSIN 53188
P. 262.513.0666
JSD PROJ. NO.: 23-13460
JSD PROJ. MGR.: RWI



HOLY HILL ROAD



KEYNOTES PER SHEET



D N128W21795
Holly Hill Road
Village of Germantown
Washington Co., WI

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
------	-------------

KEY PLAN

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PROJECT MANAGER CJ
PROJECT NUMBER 23351



SITE CIVIL PLAN

C-100

© 2023 Epstein Uhen Architects, Inc.



JSD TO REVIEW THIS LAYOUT. THERE APPEARS TO BE A NEW BLVD ENTRY. DOES THE DRIVE NEED TO ALIGN?

KEYNOTES PER SHEET



E

PROJECT INFORMATION
McCoy Group - Site Planning

D Enter Address Here

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
------	-------------

C

KEY PLAN

B

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ARCHITECTURAL SITE PLAN
AS100
 © 2023 Eppstein Uhen Architects, Inc.



Exterior Rendering