



Fee must accompany application

- \$700 Minor Addition
- \$1,240 Construction <10,000 SF
- \$2,095 Construction 10,000 SF to 50,000
- \$3,460 Industrial Construction >50,000 SF
- \$3,460 Commercial Construction >50,000
- \$200 Plan Commission Consultation
- \$125 Fire Department Plan Review

PAID OR DATE 8/13/24
pd CHK # 12381

SITE PLAN REVIEW APPLICATION

Pursuant to Section 17.43 of the Municipal Code

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

1 APPLICANT OR AGENT

Briohn Building Corp
Caitlin LaJoie
3885 N Brookfield Rd
Brookfield, WI 53045

Phone (262) 307-8792
 E-Mail clajoie@briohn.com

PROPERTY OWNER

TDC Willow Creek LLC
626 E Wisconsin Ave #1200
Milwaukee, WI 53201

Phone () _____
 E-Mail _____

2 PROPERTY ADDRESS

N102W19200 Willow Creek Way

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

North M1	South M1	East RS3 and RS4	West B5 and I
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4 READ AND INITIAL THE FOLLOWING:

- X I am aware of the Village of Germantown ordinance requiring fire sprinklers in most new construction.
- X I understand that all new development is subject to Impact and/or Connection Fees that must be paid before building permits will be issued.
- X I understand that an incomplete application will be withdrawn from the Plan Commission agenda and that all resubmissions to the Plan Commission are subject to a new application fee.

5 SIGNATURES – ALL APPLICATION MUST BE SIGNED BY OWNER!

DocuSigned by:
Caitlin LaJoie 8/11/2024
 AB31E9AA9F1E48E
 Applicant Date

Signed by:
Samuel D Dickman 8/11/2024
 7935E532B8874B5
 Owner Date





BRIOHN

**BUILDING
CORPORATION**

Caitlin LaJoie
Briohn Building Corporation
3885 N Brookfield Rd, Suite 200
Brookfield, WI 53045

August 12, 2024

**DESIGN / BUILD
CONSTRUCTION**

Village of Germantown
N112W17001 Mequon Road
Germantown, WI 53022

VIA Email: Jeff Retzlaff (jretzlaff@germantownwi.gov)

RE: Site Plan Amendment and CUP
N102W19200 Willow Creek Way

Dear Village Staff,

**ARCHITECTURAL
DESIGN**

Briohn Building Corporation is pleased to present the following proposal on behalf of TDC Willow Creek, LLC ("Developer") to the Village of Germantown ("Village") for a minor site plan amendment to the recent facility within the Willow Creek Business Park.

Subject Site

The subject site ("Site") is located at N102W19200 Willow Creek Way and was recently developed with a 209,000 square foot light industrial multitenant building by TDC Willow Creek, LLC. The Site is zoned M-1 (Limited Industrial) and in the Willow Creek Business Park future land use district.

DEVELOPMENT

Nature of the Request

The Developer is seeking approval of a minor site plan amendment from Plan Commission to construct a fenced outdoor storage area for the benefit of a new tenant ("Tenant") and a conditional use permit to grade within 25' of a wetland. The Tenant has facilities globally and is looking to expand its local presence by increasing warehouse and storage due to continued business growth. The Tenant proposes to occupy approximately 38,700 square feet within the facility plus 1.53 acres of outdoor storage.

**PROPERTY
MANAGEMENT**

The proposed outside storage area will be secured with fencing (6' chain link with manual gates) and new lite poles. Materials stored will include miscellaneous pipe and other components for pumps and utility systems that are assembled inside the facility. Storage heights will not exceed 6'-8'. Larger stored materials will be moved with



forklifts, as needed. There will not be continuous engines running, repair work or assembly work completed outside. The area will be strictly storage.

Additional approvals are required from the Wisconsin DNR and Willow Creek Park Review Board.

The Developer is seeking approval from the Wisconsin DNR for a general wetland fill permit. The existing delineation was completed in 2018 so a delineation was completed on August 6, 2024 in preparation of submitting to the DNR.

The Developer is also seeking approval from the Willow Creek Park Review Board to allow outdoor storage. Willow Creek Covenants Sec 5.06 restricts outdoor storage, however, per Sec 4.02, the Review Board may grant a variance. The Developer contacted the Review Board and is currently in the process of receiving the necessary approvals.

Conclusion

Thank you for reviewing and discussing the proposed development with our design team. We look forward to continuing the conversation with the Village. Should you have any further questions, please do not hesitate to contact me.

Sincerely,

Caitlin LaJoie, Director of Land Development
Briohn Building Corporation
clajoie@briohn.com
262-307-8792

Village of



Germantown

Village of Germantown
Clerk Treasurer
N112W17001 MEQUON ROAD
Germantown, WI 53022
(262)250-4700
Welcome

08/13/2024 03:54PM Mary S.
000684-0018
Payment Effective Date 08/12/2024

MISCELLANEOUS

PLAN COMMISSION REVIEW FEES (GENPLN) 2024 Item: GENPLN 1 @ \$700.0000 PLAN COMMISSION REVIEW FEES (GENPLN)	\$700.00

\$700.00	

MISCELLANEOUS

CONDITIONAL USE PERMITS (GENCON) 2024 Item: GENCON 1 @ \$1,460.0000 CONDITIONAL USE PERMITS (GENCON)	\$1,460.00

\$1,460.00	

Subtotal	\$2,160.00
Total	\$2,160.00

CHECK Check Number 12381	\$2,160.00

Change due	\$0.00
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Thank you for your payment

CUSTOMER COPY



Fee must accompany application

\$1460 Paid 8/13/24 Date OR
CHK #12381

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	PROPERTY OWNER
	Briohn Building Corp	TDC Willow Creek LLC
	Caitlin LaJoie	626 E Wisconsin Ave #1200
	3885 N Brookfield Rd	Milwaukee, WI 53201
	Brookfield, WI 53045	
	Phone (262) 307-8792	Phone (414) 305-8111
	Fax ()	sam@dickmanrealestate.com
	E-Mail clajoie@briohn.com	

2 TO WHOM SHOULD THE PERMIT BE ISSUED?

Briohn Building Corp

3	PROPERTY ADDRESS	TAX KEY NUMBER
	N102W19200 Willow Creek Way	GTNV_321973

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.

One existing tenant (Diamond Vogel) in the building operating Monday - Friday 7a-5p. This request is in connection with a proposed new tenant's outdoor storage needs.

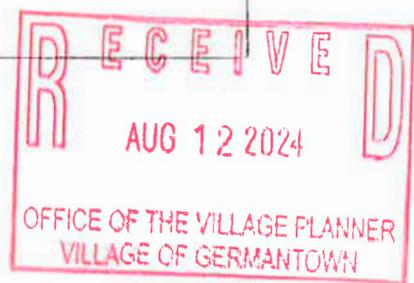
5 DESCRIPTION OF PROPOSED OPERATION

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

24.04(3)(c)1 & 24.04(3)(c)5

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

To grade within 25' of mapped wetlands



6 METES AND BOUNDS LEGAL DESCRIPTION OF PROPERTY – REQUIRED

Attach pages as necessary

See attached

7 SUPPORTING DOCUMENTATION:

- Site Plan and elevations for new construction (can be conceptual)
- Photos of existing use and/or proposed use operating elsewhere
- _____
- _____

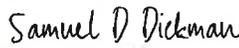
8 READ AND INITIAL THE FOLLOWING:

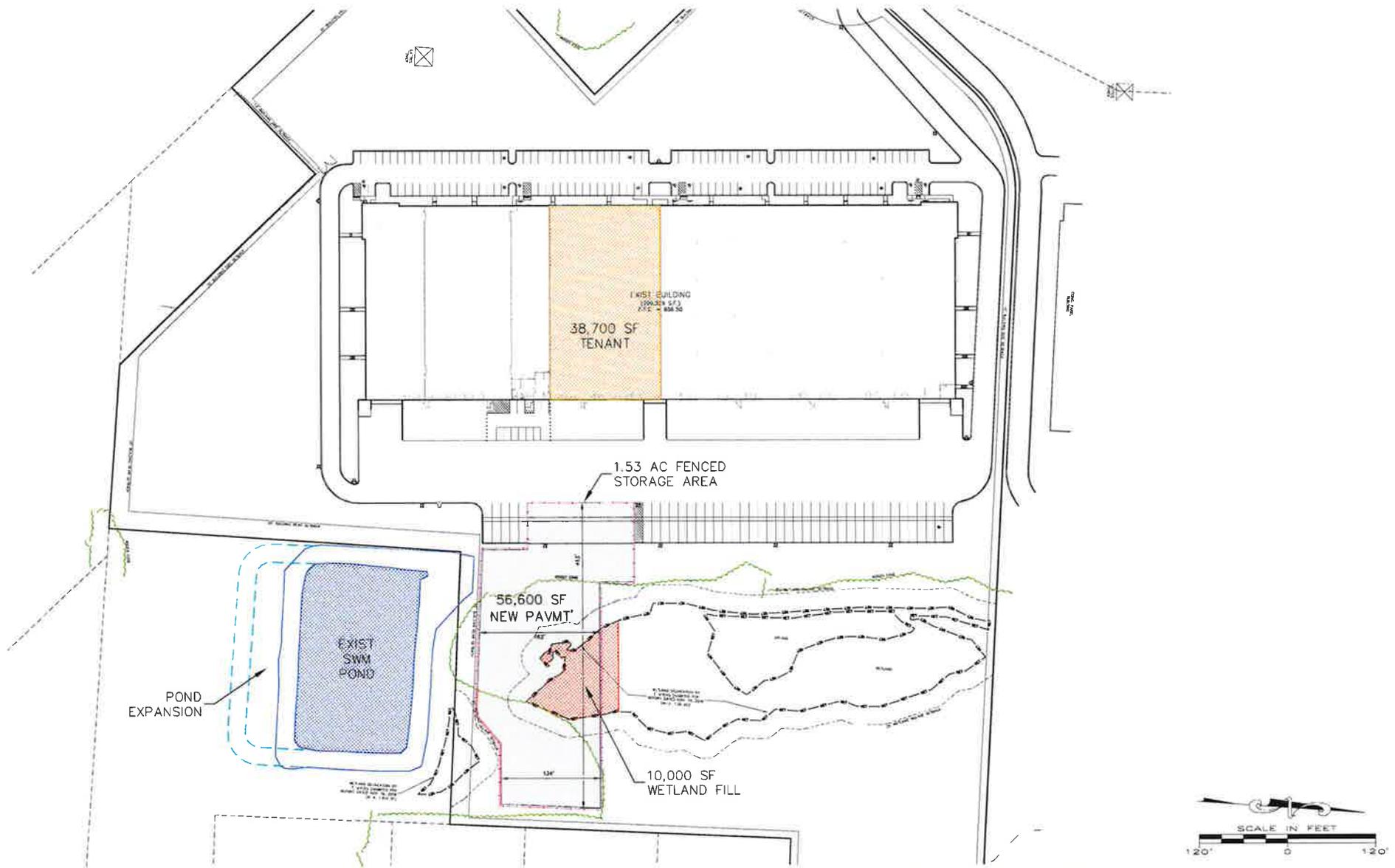
- I understand that the Village is under no obligation to issue a Conditional Use Permit and will do so only if the applicant successfully demonstrates that the proposed use is harmonious with the neighborhood and the long range goals of the Village.
- I will notify the Village if any aspects of the conditional use changes. I understand that failure to do so may result in the revocation of the CUP.
- I understand that a Conditional Use Permit is valid only if the conditions and restrictions of the permit are met. I understand that failure to comply with any aspect of the permit may result in revocation.
- I understand that Village Staff is required to post one or more signs along the street frontage of and/or on the property subject of this application that indicate to nearby property owners and the general public that a public hearing of my application will be held before the Village Plan Commission and/or Village Board prior to action being taken on this application; I hereby grant Village Staff permission to enter onto the property for the expressed purpose of installing said sign(s) provided Village Staff is responsible for installing, maintaining and removing said signs in a reasonable manner and timeframe.

9 SIGNATURES – ALL APPLICATIONS MUST BE SIGNED BY OWNER!

DocuSigned by:

 Applicant _____
 Date 8/11/2024

Signed by:

 Owner _____
 Date 8/11/2024



TDC – Willow Creek, LLC
N102W19200 Willow Creek Way
GTNV 321973

Lot 4 of Certified Survey Map No. 6782, recorded in the Office of the Register of Deeds for Washington County, Wisconsin, on September 28, 2017 in Volume 52 of Certified Survey Maps, Pages 160-171, as Document No. 1438853, being part of the Northwest 1/4, Northeast 1/4, Southwest 1/4 and Southeast 1/4 of the Northeast 1/4 of Section 32, and part of the Southeast 1/4 of the Southeast 1/4 of Section 29, all in Township 9 North, Range 20 East, in the Village of Germantown, Washington County, Wisconsin.



BRIOHN BUILDING CORPORATION

Caitlin LaJoie
Briohn Building Corporation
3885 N Brookfield Rd, Suite 200
Brookfield, WI 53045

September 9, 2024

Village of Germantown
N112W17001 Mequon Road
Germantown, WI 53022

VIA Email: Jeff Retzlaff (jretzlaff@germantownwi.gov)

RE: Site Plan Amendment
N102W19200 Willow Creek Way

Dear Village Staff,

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The proposed outside storage area will be secured with fencing (6’ chain link with manual gates) and new lite poles. Materials stored will include miscellaneous pipe and other components for pumps and utility systems that are assembled inside the facility. Storage heights will not exceed 6’-8’. Larger stored materials will be moved with

DESIGN / BUILD
CONSTRUCTION

ARCHITECTURAL
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Caitlin LaJoie, Director of Land Development
Briohn Building Corporation
clajoie@briohn.com
262-307-8792



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PAID _____ DATE _____

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Brookfield, WI 53045

Phone (262) 307-8792
 E-Mail clajoie@briohn.com

PROPERTY OWNER

TDC Willow Creek LLC
626 E Wisconsin Ave #1200
Milwaukee, WI 53201

Phone () _____
 E-Mail _____

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PROPERTY ADDRESS

N102W19200 Willow Creek Way

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Caitlin LaJoie 9/9/2024
AB34E8AA9F4E48E...

Applicant

Date

Signed by:
Samuel D Dickman 9/9/2024
7935E532B8874B5...

Owner

Date



