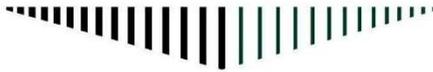


CAPSTONE QUADRANGLE



18 November 2024

Mr. Jeffrey W. Retzlaff, AICP
Community Development Director
Village of Germantown
N112W17001 Mequon Road
Germantown, Wisconsin 53022-0337

RE: Capstone 41 – Phase II: GTVN 181979: **Exterior Tenant Improvements – MGS Expansion**
N128 W20955 Holy Hill Road, Germantown Wisconsin

Dear Jeff,

Here is a narrative description to accompany and provide detail for the drawings I am sending you. The modifications to the building exterior that we are requesting for the MGS tenant improvements include the following, which are effectively the same as the Original MGS tenant improvements that are on the north half of the building:

1. **Security Fence**. Black vinyl coated chain link fencing with beige privacy slats, grouped in “corrals” around new ground-mounted HVAC Units. The fencing will not extend past the concrete loading dock apron.
 - Fencing will be 8’-0” tall.
 - Fencing will have several standard 3’-0” man-gates for entry and egress.
 - Each fencing corral will have double door gates to allow access to the east end of each HVAC unit for maintenance.
2. **HVAC Units**. (5) “Trane” HVAC Units plus one adiabatic fluid cooling unit (part of chilled water system) will be located on the loading dock apron in the truck court on the East side of the Phase II building. These HVAC units and ductwork will be housed within the 4 new security fence corrals. Supply and return duct work will enter the building through previously approved dock doors or knockout panels for future dock doors, per the color coded drawings.
 - The dimensions of the HVAC units are approximately 12’-6” wide, 44’-0” long, and 8’-9” tall. These units will sit on an 18” curb (they must be level to operate correctly but the concrete apron slopes to achieve stormwater management – the curb tapers to provide level mounting).
 - The dimensions of the fluid cooling unit are approximately 8’-6” wide, 32’-10” long, and 9’-4” tall. This unit will sit on steel supports to keep the unit level. The steel support will be approximately 18” high.

- The color of the HVAC units will be beige and light green and the associated ductwork and filter cabinets will be galvanized metal and sheathed in metal-faced insulation, color is (silver-gray, same as existing).
 - The top of the duct work will be 4'-2" high as it leaves the units, then 9'-2" high as it enters through the filter banks; back down to 8'-2" as it continues towards the building and finally turns up and enters the building at 14'-0" above grade (4' below the first floor level) which is the head height of the existing dock doors. Thus the HVAC equipment is no taller than a semi trailer in the docks. This is the same configuration as the original MGS suite, approved about 1 year ago, for the north half of the building.
3. **Transformer.** There will also be 1 new electrical transformer on a pad by the north end of the new corrals (in the south half of the building).
 4. **Additional Office Windows.** We are adding 11 additional office windows along the south and west walls of the building (basically in and flanking the southwest corner of the building), per the provided elevation drawings and rendering. These will match the previously approved windows in type and alignment, as can be seen on the drawings and rendering.
 5. **Modifications to Dock Door positions.** Two new dock doors will be added, Two existing dock doors will be converted to windows, Eight existing dock doors will be mostly filled in (removed) except for the ductwork openings, and Two ductwork openings will be cut in (added).

We also know there will be additional rooftop HVAC units, but those are still being designed and will be handled as a separate submittal for building permits. We have instructed the design-builder (MSI General) that they will need to provide sight line drawings verifying that the units are not visible from the property lines.

Sincerely,



Michael Faber
Principal



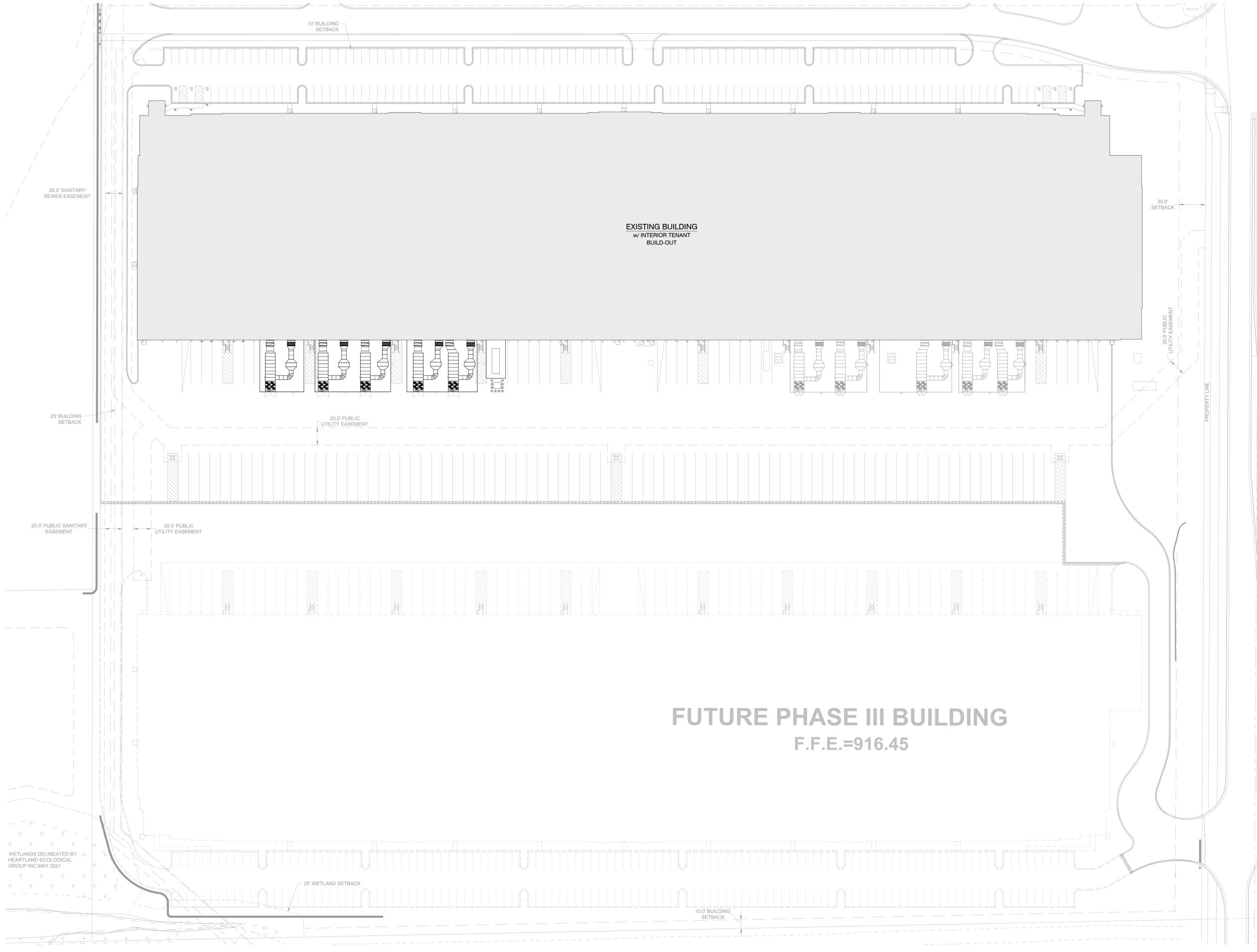
MSI GENERAL CORPORATION
P.O. BOX. 7
OCONOMOWOC, WI 53066
PHONE: 262-367-5661

WWW.MSIGENERAL.COM
SINGLE SOURCE RESPONSIBILITY™

ISSUE DATES:
Municipal Submittal: 3.27.2024

REVISIONS:

HOLY HILL ROAD



EXISTING BUILDING
w/ INTERIOR TENANT
BUILD-OUT

FUTURE PHASE III BUILDING
F.F.E.=916.45

WETLANDS DELINEATED BY
HEARTLAND ECOLOGICAL
GROUP INC. MAY 2021

25' WETLAND SETBACK

10' BUILDING
SETBACK

20' PUBLIC
UTILITY EASEMENT

20' PUBLIC
UTILITY EASEMENT

PROPERTY LINE

20' SANITARY
SEWER EASEMENT

30' SETBACK

25' BUILDING
SETBACK

20' PUBLIC SANITARY
EASEMENT

20' PUBLIC
UTILITY EASEMENT

10' BUILDING
SETBACK

.MGS logo.png

PROJECT ADDRESS:

PROJECT NAME
CAPSTONE - MGS TENANT BUILDOUT
STREET ADDRESS
N128 W20955 Holy Hill Road
CITY/ STATE / ZIP
GERMANTOWN, WI 53076

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

Architect: BGK Engineer: RA SMITH Reviewed By: BGK

Sheet Title:
ARCHITECTURAL
SITE PLAN

Sheet Number:
AS-101

Project Number: P13573

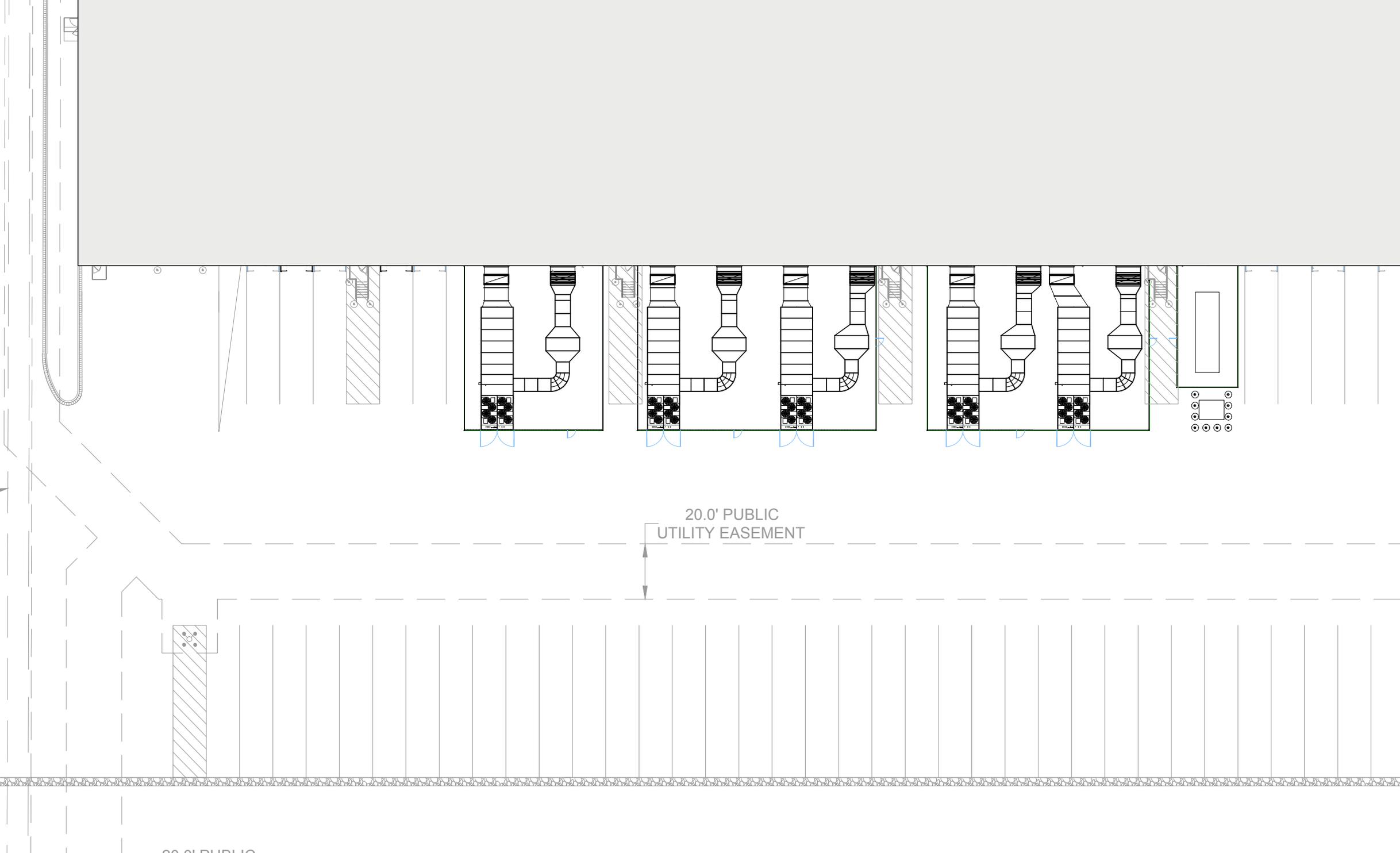
4579

MANAGERS

ENGINEERS

CONTRACTORS

ARCHITECTS



20.0' PUBLIC
UTILITY EASEMENT

20.0' PUBLIC

