



# Village of



# Germantown

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

02/11/2025 09:54AM Jennifer  
000839-0048  
Payment Effective Date 02/07/2025

## MISCELLANEOUS

ZONING FEES (GENZON)

2025 Item: GENZON

1 @ \$2,095.0000

ZONING FEES (GENZON) \$2,095.00

-----  
\$2,095.00

Subtotal \$2,095.00

Total \$2,095.00

CHECK \$2,095.00

Check Number 120759

-----  
Change due \$0.00

Thank you for your payment

CUSTOMER COPY

Community Development Department  
Village of Germantown  
N112W17001 Mequon Road  
Germantown, WI 53022

February 7, 2025



Re: Project Narrative for WAGO Corporation

**Introduction:**

Included with this project narrative you will find the graphical information regarding the proposed business development located at N120W19129 Freistadt Road. The proposed development will be an expansion of the existing business for WAGO Corporation. The new development will include an addition of 18,626 square feet.

**Existing Site:**

The existing site is approximately 12.1 acres and is currently occupied by WAGO corporation offices as well as production and warehousing facilities. The site frontage is similarly zoned property to the West, Bunsen Drive and similarly zoned property to the South, similarly zoned property to the east, Freistadt Road and similarly zoned property to the North. Vehicular access to the site is from Freistadt Road and Bunsen Drive.

The base zoning of the site is designated "M-1 Limited Industrial" and the proposed use is permitted per the Zoning Ordinance.

**Plan of Operation:**

WAGO Corporation is an electrical component fabricator. The plan of operation for the new development will be the same as with their current operations. This consists of production, warehousing and shipping/receiving.

The office hours are Monday-Friday from 8:00 AM – 4:30 PM. WAGO currently employs 135 people. That number is expected to increase 140 people after the proposed expansion.

**Proposed Building/Site:**

The proposed building addition is approximately 18,626 square feet. The site design provides 189 total existing parking spaces (including 7 accessible spaces. The site plan indicates a potential future expansion for building and parking which are not part of this submittal

The building will be constructed using a combination of decorative precast concrete wall panels with varying depths and accent paint, painted hollow metal doors and frames and aluminum overhead doors. The finishes of all materials will an exact match to the existing building. See enclosed drawings and imagery for further information.

N173 W21010

Northwest Passage Way

Jackson, WI 53037

Tel: 262.677-9933

Fax: 262.677.9934

HVAC units are intended to be located on the roof. While actual physical screening is not proposed, we plan on locating the units as central as possible. Based on the overall size/height of the building the HVAC units would not be visible.

A standalone trash enclosure is proposed along Bunsen Drive. This enclosure will be constructed with the same materials as the building addition and will be fully screened with landscaping.

Storm-water management is addressed by utilizing the existing regional stormwater pond (adjacent to the property) which was designed to account for impervious areas on this property.

Landscaping for the site will consist of replacement of trees that are lost due to the proposed addition. Foundation plantings are not proposed. The overall site is very heavily planted with deciduous and coniferous trees. The proposed trash enclosure will be screened with coniferous plants. Plans are included as part of this submittal package for consideration by the Plan Commission.

No new site lighting is proposed as part of this submittal.

No new signage is proposed as part of this submittal.

We do not believe this new development will negatively impact or be a nuisance to the surrounding neighborhood. This is an expansion of a long-standing established use and is consistent with the nature of the surrounding neighborhood which is currently a business/industrial park. The traffic patterns in the neighborhood are already established and will not be affected by the new development.

If you have any questions or concerns regarding this proposed development please feel free to contact our office.

Sincerely,  
Mark Hertzfeldt

A handwritten signature in black ink, appearing to read 'Mark Hertzfeldt', with a large, stylized flourish above the name.

Design 2 Construct Development Corporation



**DESIGN**  
•  
**CONSTRUCTION**

**PHONE (262) 677-9933**  
**FAX (262) 677-9934**

**N173 W21010**  
**NORTHWEST PASSAGE WAY**  
**JACKSON, WI 53037**

**BUILDING DESIGN FOR:**  
**WAGO CORPORATION**  
N120W19129 FREISTADT ROAD  
GERMANTOWN, WI 53022



LOCATION MAP



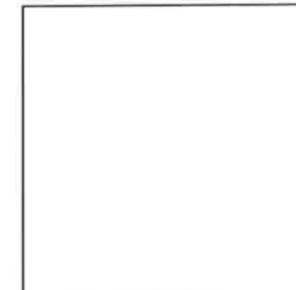
**PROJECT DATA:**

**SHEET INDEX:**

**PROJECT CONTACTS**

	REV DATE	REV DATE
TS TITLE SHEET		
CIVIL		
C1.01 EXISTING CONDITIONS PLAN		
C1.02 OVERALL SITE PLAN		
C1.03 PROJECT SITE PLAN		
C1.04 EROSION CONTROL PLAN		
C1.05 GRADING PLAN		
C1.06 UTILITY PLAN		
C2.01 CONSTRUCTION NOTES		
C2.02 SITE DETAILS		
C2.03 EROSION CONTROL & UTILITY DETAILS		
LANDSCAPING		
L1.0 LANDSCAPE DEMO PLAN		
ARCHITECTURAL		
A1.0 ARCHITECTURAL / LANDSCAPE SITE PLAN		
A1.1 ENLARGED TRASH ENCLOSURE		
A2.1 FIRST FLOOR PLAN - OVERALL		
A4.0 EXISTING EXTERIOR ELEVATIONS		
A4.1 PROPOSED EXTERIOR ELEVATIONS		
A10.1 RENDERING		
A10.2 RENDERING		
A10.3 RENDERING		

ARCHITECT	MARK HERTZFELDT
SUPERVISING PROFESSIONAL	
PROJECT MANAGER	ALEX WOLF
PROJECT NO.	24-00244
DATE	02.11.2025
SEAL	



**DESIGN**  
**21**  
**CONSTRUCT**  
DEVELOPMENT CORPORATION

N173 W21010  
NORTHWEST PASSAGE WAY  
JACKSON, WI 53037

PHONE 262.677.9933  
FAX 262.677.9934

Info@design2construct.com

BUILDING DESIGN FOR:  
**WAGO CORPORATION**  
N120W19129 FREISTADT ROAD  
GERMANTOWN, WI 53022

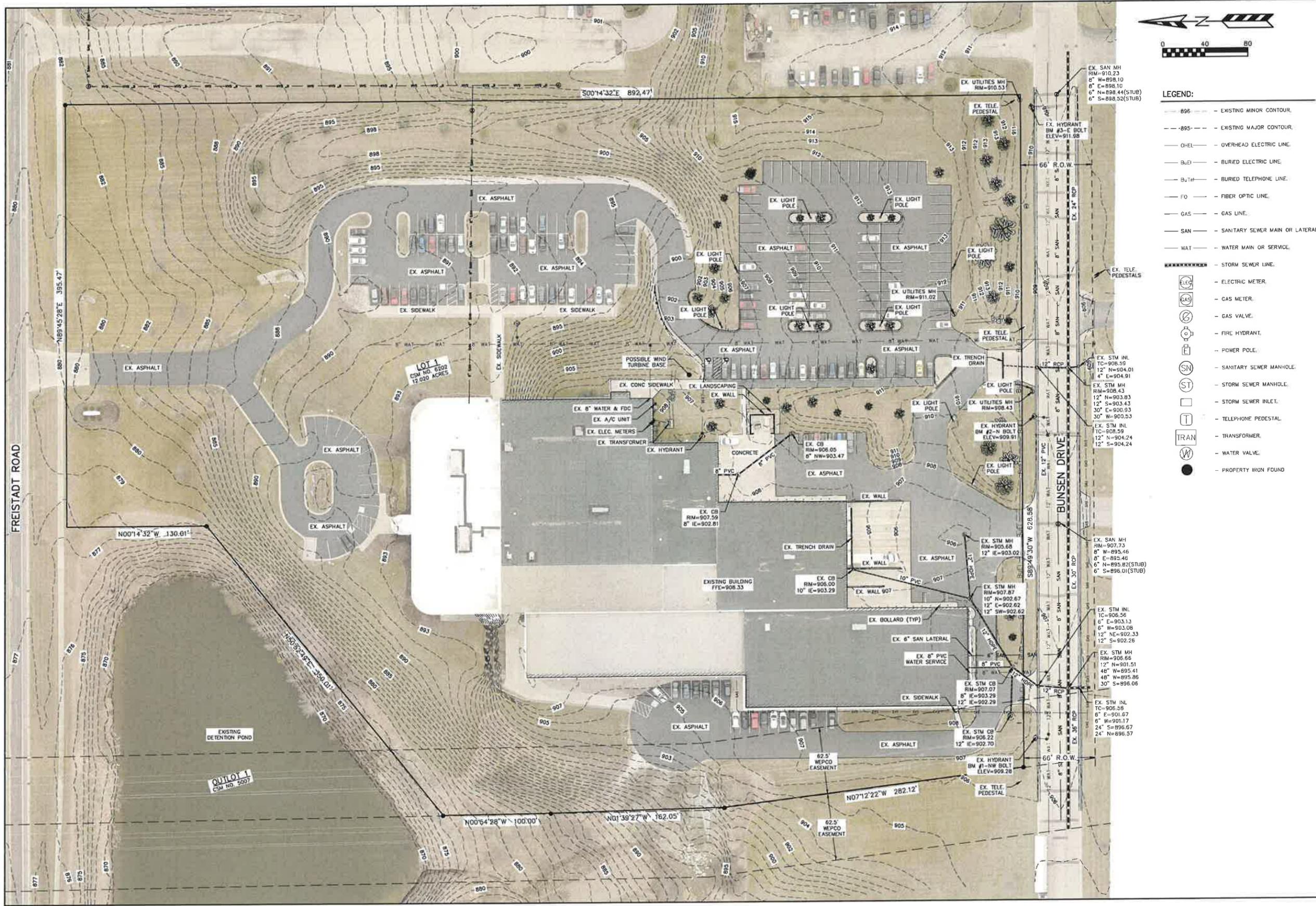
SHEET TITLE  
TITLE SHEET

REVISIONS

PROJECT DATA	
DATE	02.11.2025
JOB NO.	24-00244
SET USE	PLAN COMMISSION
DRAWN BY	TJD
SHEET NO.	

**TS**

This drawing is not to be reproduced or changed without the written permission of Design 21 Construct



- LEGEND:**
- 896 --- EXISTING MINOR CONTOUR.
  - 895 --- EXISTING MAJOR CONTOUR.
  - OHEL --- OVERHEAD ELECTRIC LINE.
  - BUEL --- BURIED ELECTRIC LINE.
  - BU TEL --- BURIED TELEPHONE LINE.
  - FO --- FIBER OPTIC LINE.
  - GAS --- GAS LINE.
  - SAN --- SANITARY SEWER MAIN OR LATERAL.
  - WAT --- WATER MAIN OR SERVICE.
  - STORM SEWER LINE.
  - (ELEC) --- ELECTRIC METER.
  - (GAS) --- GAS METER.
  - (GAS VALVE) --- GAS VALVE.
  - (FH) --- FIRE HYDRANT.
  - (PP) --- POWER POLE.
  - (SN) --- SANITARY SEWER MANHOLE.
  - (ST) --- STORM SEWER MANHOLE.
  - (S) --- STORM SEWER INLET.
  - (T) --- TELEPHONE PEDESTAL.
  - (TRAN) --- TRANSFORMER.
  - (W) --- WATER VALVE.
  - (●) --- PROPERTY IRON FOUND.

NO.	DATE	DESCRIPTION

**PSE**  
 PARISH SURVEY & ENGINEERING  
 122 Wisconsin Street, West Bend, WI 53095  
 262.3487.800 www.parishse.com

**PROJECT TITLE:**  
 WAGO CORPORATION  
 N120W19129 FREISTADT ROAD  
 GERMANTOWN, WI 53022

**PLAN TITLE:**  
 EXISTING  
 CONDITIONS  
 PLAN

**DRAWN BY:**  
 WWS  
**DESIGNED BY:**  
 EPN  
**CHECKED BY:**  
 KJP

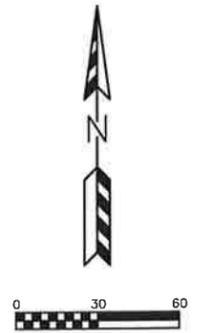
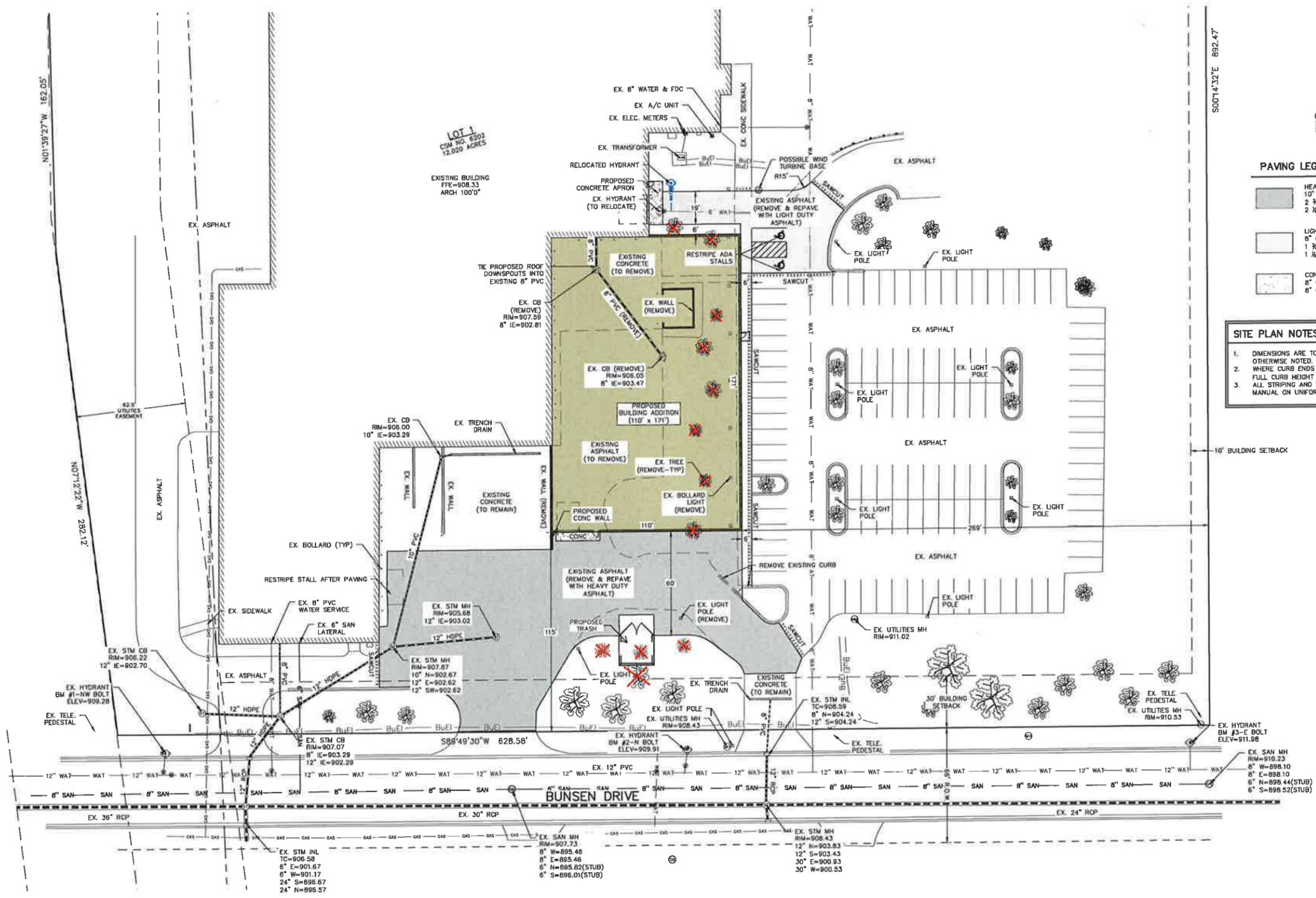
**PLAN DATE:**  
 2/10/2025

**PROJECT NO:**  
 \IDE-153-25\

**PRELIMINARY**

**SHEET NO:**  
**C1.01**





**PAVING LEGEND**

	HEAVY DUTY ASPHALT PAVEMENT 10" CRUSHED AGGREGATE BASE COURSE 2 3/4" ASPHALTIC BINDER 3 MT 58-28 S 2 1/4" ASPHALTIC SURFACE 4 MT 58-28 S
	LIGHT DUTY ASPHALT PAVEMENT 8" CRUSHED AGGREGATE BASE COURSE 1 3/4" ASPHALTIC BINDER 4 LT 58-28 S 1 1/4" ASPHALTIC SURFACE 5 LT 58-28 S
	CONCRETE APRON 8" CRUSHED AGGREGATE BASE COURSE 8" CONCRETE W/ 6x6 #8 WELDED WIRE MESH

- SITE PLAN NOTES:**
1. DIMENSIONS ARE TO FACE OF CURB AND FACE OF BUILDING UNLESS OTHERWISE NOTED.
  2. WHERE CURB ENDS AT CONNECTIONS SMOOTHLY TRANSITION FROM FULL CURB HEIGHT TO ZERO CURB HEIGHT WITHIN A 3' LENGTH.
  3. ALL STRIPING AND SIGNAGE SHALL COMPLY WITH THE WISCONSIN MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.

REVISIONS:

NO.	DATE	DESCRIPTION

**PSE**  
 PARISH SURVEY & ENGINEERING  
 122 Wisconsin Street, West Bend, WI 53095  
 262.346.7800  
 www.parishes.com

PROJECT TITLE:  
**WAGO CORPORATION  
 N120W19129 FREISTADT ROAD  
 GERMANTOWN, WI 53022**

PLAN TITLE:  
**PROJECT SITE PLAN**

DRAWN BY:  
**KJP**  
 DESIGNED BY:  
**KJP**  
 CHECKED BY:  
**KJP**

PLAN DATE:  
**2/10/2025**

PROJECT NO:  
**IDE-153-251**

**PRELIMINARY**

SHEET NO:  
**C1.03**













**DEMOLITION NOTE LEGEND**

- 01 REMOVE EXISTING TREES
- 02 REMOVE EXISTING TRASH ENCLOSURE

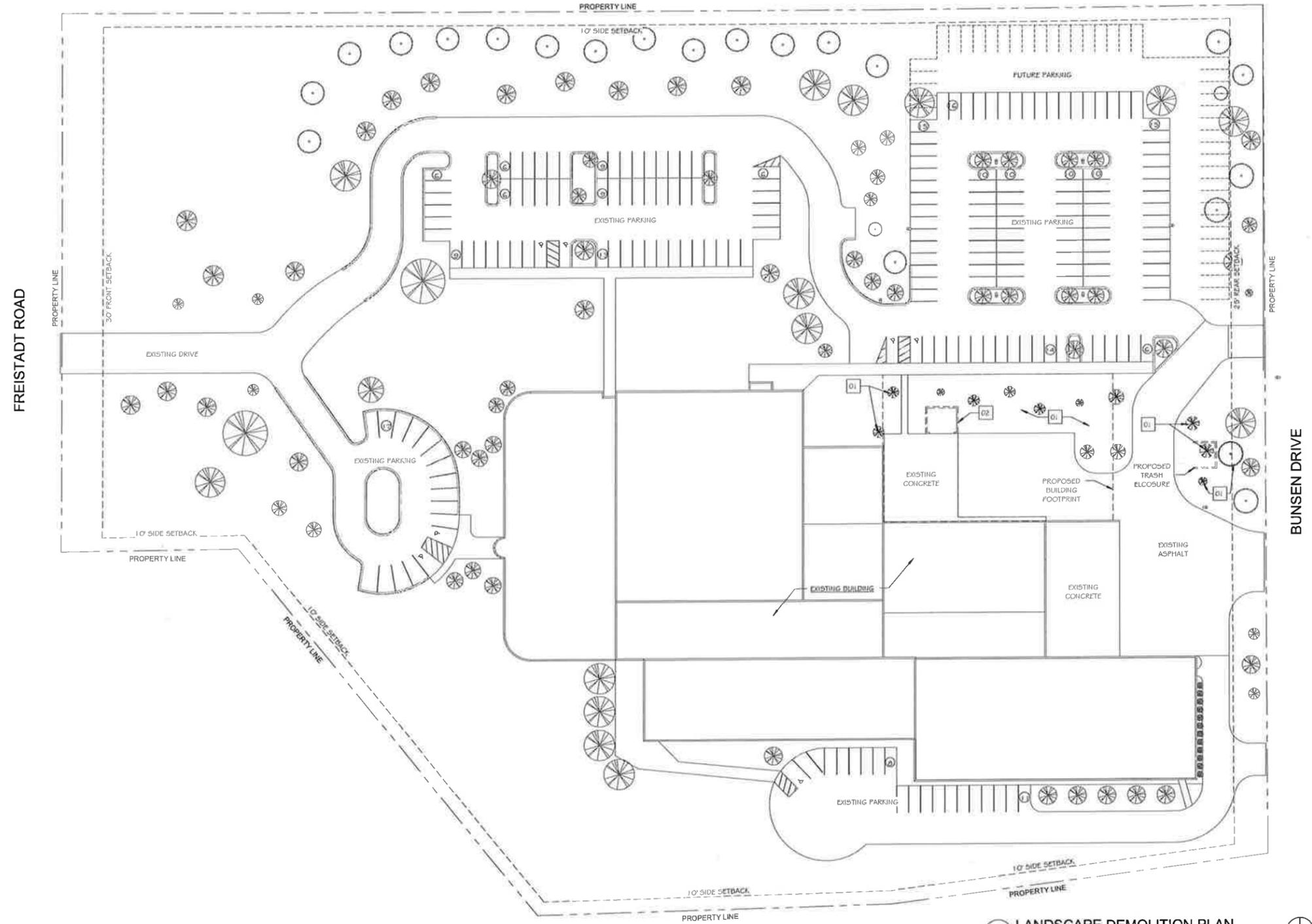
**DESIGN**  
**2**  
**CONSTRUCT**  
 DEVELOPMENT CORPORATION

N173 W21010  
 NORTHWEST PASSAGE WAY  
 JACKSON, WI 53037

PHONE 262.677.9933  
 FAX 262.677.9934

info@design2construct.com

BUILDING DESIGN FOR:  
**WAGO CORPORATION**  
 N120W19129 FREISTADT ROAD  
 GERMANTOWN, WI 53022



**1 LANDSCAPE DEMOLITION PLAN**  
 SCALE: 1" = 40'-0"

SHEET TITLE  
 LANDSCAPE DEMO PLAN

REVISIONS

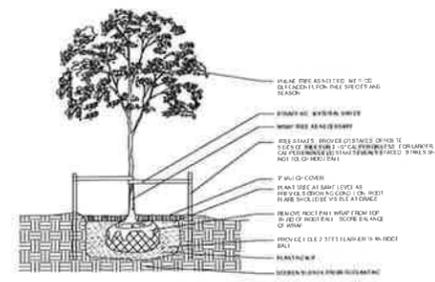
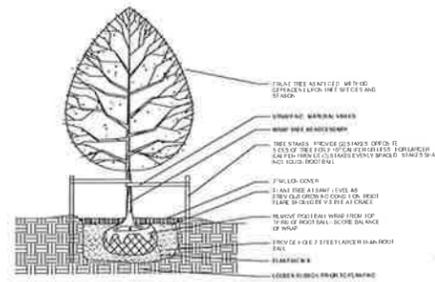
PROJECT DATA	
DATE	02.11.2025
JOB NO.	24-00244
SET USE	PLAN COMMISSION
DRAWN BY	TJD
SHEET NO.	

**L1.0**

The drawing is not to be reproduced or changed without the written permission of Design 2 Construct

**PLANT SCHEDULE**

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANT SIZE		ROOTS
				MATURE	AT	
D1	2	ACER FREEMANII	AUTUMN BLAZE MAPLE	40' - 50'	2-1/2" CAL	B & B
E1	17	PICEA GLAUCA	WHITE SPRUCE	40' - 60'	6" - 0"	B & B



**LANDSCAPE NOTES:**

- GENERAL:  
PLANTINGS SHOWN ON LANDSCAPE PLANS ARE SHOWN AT MATURE GROWTH.  
REFER TO THE PLANTING DETAILS FOR ADDITIONAL REQUIREMENTS.
- DEVIATION FROM THE LANDSCAPE PLAN SHALL TAKE PLACE ONLY WITH APPROVAL FROM THE ARCHITECT PRIOR TO WORK COMMENCING.
  - PLANTING SIZES NOTED ON THE LANDSCAPE PLAN ARE THE MINIMUM ACCEPTABLE SIZE. PRUNING PLANTINGS ON SITE SHALL NOT REDUCE THIS MINIMUM SIZE.
  - AREAS DISTURBED DURING CONSTRUCTION SHALL BE REPAIRED TO ORIGINAL CONDITION.
  - ALL SHRUBS TO BE PLANTED WITH A MIX OF 50% PLANTING STARTER MIX AND 50% EXISTING SOIL - REMOVE STONE, CLAY AND GRAVEL FROM MIX.
  - PLANT TREES SLIGHTLY HIGHER THAN FINISHED GRADE. PROVIDE A MIX OF 30% PEAT MOSS AND 60% EXISTING SOIL - REMOVE STONE, CLAY AND GRAVEL FROM MIX.
  - ALL PLANTINGS TO BE WATERED AT INSTALLATION - PROVIDE A PLAN AND BUDGET TO PROVIDE WATERING SERVICE FOR THE DURATION OF THE CONSTRUCTION PROJECT AND FOR THE WARRANTY PERIOD.
  - PROVIDE LAWN INSTALLATION AS FOLLOWS: PROVIDE 3" OF TOPSOIL (FREE OF STONES 1" OR LARGER). SEED EVENLY AND COVER WITH BIO-DEGRADABLE EROSION CONTROL BLANKETS, STAKE BLANKETS IN PLACE.

**SITE NOTE LEGEND**

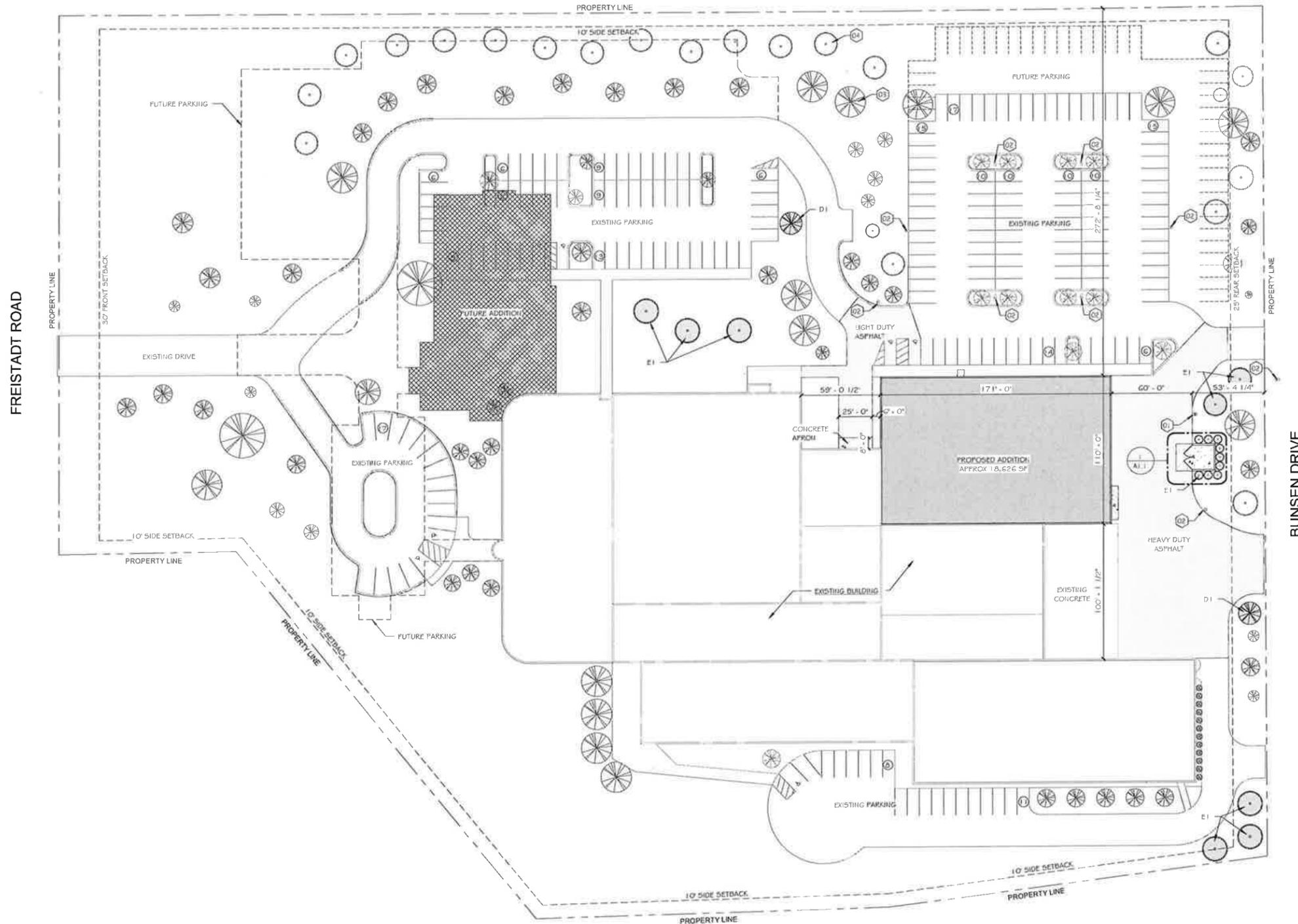
- 01 EXISTING LIGHT POLE RELOCATED
- 02 EXISTING LIGHT POLE TO REMAIN
- 03 EXISTING DECIDUOUS TYP.
- 04 EXISTING CONIFERS TYP.

**SITE DATA:**

SITE AREA:	523,861 SF 12.02 ACRES
AREA OF EXISTING BUILDING:	98,440 SF
AREA OF PROPOSED BUILDING:	18,810 SF
TOTAL BUILDING FOOTPRINT:	117,250 SF
MAX. GROSS FLOOR AREA RATIO:	***% (ACTUAL: 22%)
TOTAL HARD SURFACE AREA:	145,581 SF (27.8% OF SITE)
EXISTING CONCRETE AREA:	13,082 SF
NEW CONCRETE AREA:	968 SF
EXISTING PAVING:	110,311 SF
NEW HEAVY DUTY PAVING:	17,258 SF
NEW LIGHT DUTY PAVING:	3,001 SF
TOTAL GREEN SPACE AREA:	260,860 SF (49.8% OF SITE)
ZONING DISTRICT:	M-1
ALLOWABLE BUILDING HEIGHT:	45'-0"
BUILDING HEIGHT:	42'-3"
FRONT YARD SETBACK:	30'-0"
SIDE YARD SETBACK:	10'-0"
REAR YARD SETBACK:	25'-0"
TOTAL PARKING PROVIDED:	207 (INCL. H.C. STALLS)
HANDICAP PARKING REQUIRED:	7
HANDICAP PARKING PROVIDED:	7
FUTURE PARKING STALLS:	42

**SITE GENERAL NOTES:**

- PROPOSED BUILDING IS ONE STORY.
- DUMPSTER ENCLOSURE TO BE LOCATED AS SHOWN ON PLAN.
- SEE GRADING PLAN FOR ALL PROPOSED AND EXISTING CONTOURS AND STORM WATER DRAINAGE PATTERNS.
- SEE LANDSCAPE PLAN FOR ALL PLANTING LOCATIONS.
- ALL EXTERIOR LIGHTING FIXTURES TO BE CUT-OFF TYPE.
- ALL SITE UTILITIES TO BE VERIFIED W/ PROPER AGENCIES PRIOR TO CONSTRUCTION.



1 ARCHITECTURAL/ LANDSCAPE SITE PLAN  
SCALE: 1" = 40'-0"

**DESIGN**  
**2**  
**CONSTRUCT**  
DEVELOPMENT CORPORATION

N173 W21010  
NORTHWEST PASSAGE WAY  
JACKSON, WI 53037

PHONE 262.677.9933  
FAX 262.677.9934

info@design2construct.com

BUILDING DESIGN FOR:  
**WAGO CORPORATION**  
N120W19129 FREISTADT ROAD  
GERMANTOWN, WI 53022

SHEET TITLE  
ARCHITECTURAL/ LANDSCAPE  
SITE PLAN

REVISIONS

PROJECT DATA

DATE	02.11.2025
JOB NO.	24-00244
SET USE	PLAN COMMISSION
DRAWN BY	TJD
SHEET NO.	

**A1.0**

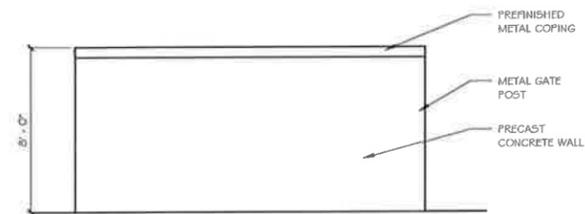
BUILDING DESIGN FOR:  
**WAGO CORPORATION**  
 N120W19129 FREISTADT ROAD  
 GERMANTOWN, WI 53022

SHEET TITLE  
 ENLARGED TRASH ENCLOSURE

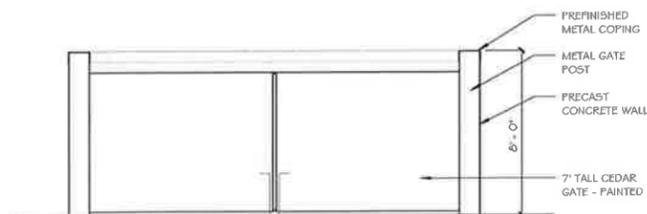
REVISIONS

PROJECT DATA  
 DATE  
 JOB NO. 02.11.2025  
 SET USE 24-00244  
 PLAN COMMISSION  
 DRAWN BY  
 SHEET NO. TJD

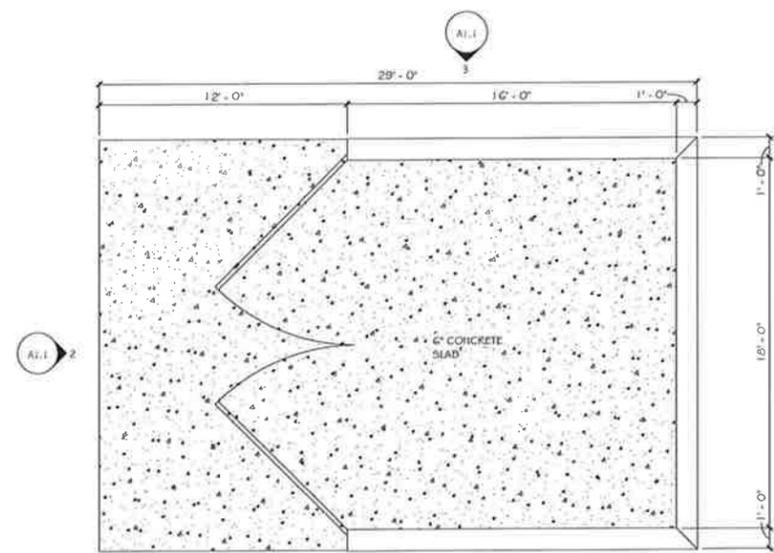
**A1.1**



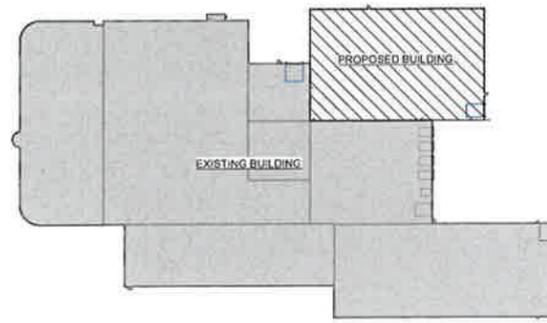
**3 TRASH ENCLOSURE ELEVATION**  
 SCALE: 1/4" = 1'-0"



**2 TRASH ENCLOSURE ELEVATION**  
 SCALE: 1/4" = 1'-0"



**1 TRASH ENCLOSURE - ENLARGED PLAN**  
 SCALE: 1/4" = 1'-0"

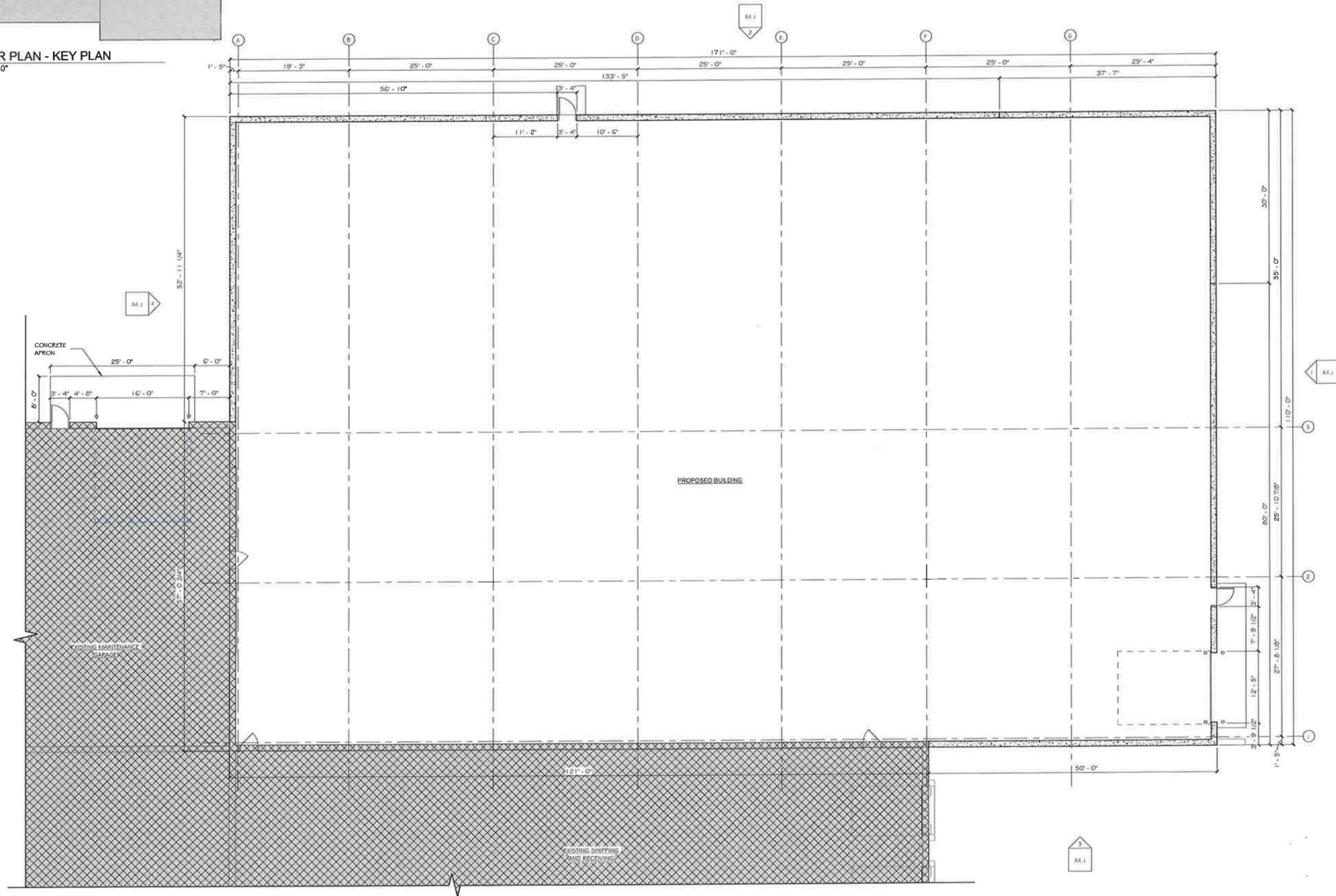


2 1ST FLOOR PLAN - KEY PLAN  
SCALE: 1" = 80'-0"

CONSTRUCTION NOTE LEGEND  
01 CONSTRUCTION NOTE 01



N173 W21010  
NORTHWEST PASSAGE WAY  
JACKSON, WI 53037  
PHONE 262.677.9933  
FAX 262.677.9934  
Info@design2construct.com



1 1ST FLOOR PLAN - OVERALL  
SCALE: 1/8" = 1'-0"



BUILDING DESIGN FOR:  
**WAGO CORPORATION**  
N120W19129 FREISTADT ROAD  
GERMANTOWN, WI 53022

SHEET TITLE  
FIRST FLOOR PLAN - OVERALL

REVISIONS

PROJECT DATA	
DATE	02 11 2025
JOB NO.	24-00244
SET USE	PLAN COMMISSION
DRAWN BY	TJD
SHEET NO.	

A2.1

The drawing is not to be reproduced or changed without the written permission of Design 2 Construct

BUILDING DESIGN FOR:  
**WAGO CORPORATION**  
 N120W19129 FREISTADT ROAD  
 GERMANTOWN, WI 53022

SHEET TITLE

EXISTING EXTERIOR  
 ELEVATIONS

REVISIONS

PROJECT DATA

DATE

02.11.2025

JOB NO.

24-00244

SET USE

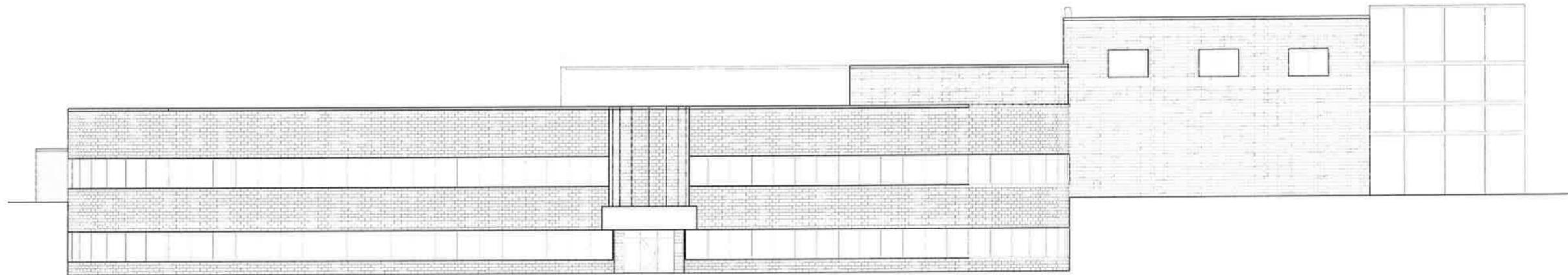
PLAN COMMISSION

DRAWN BY

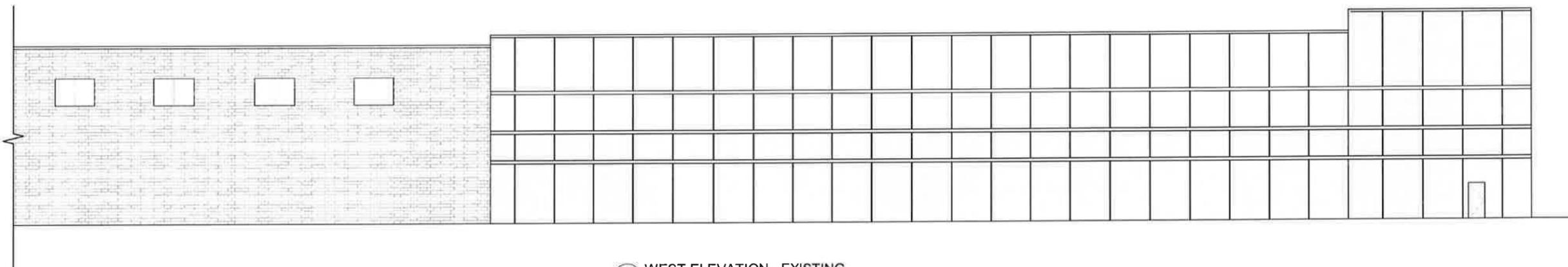
TJD

SHEET NO.

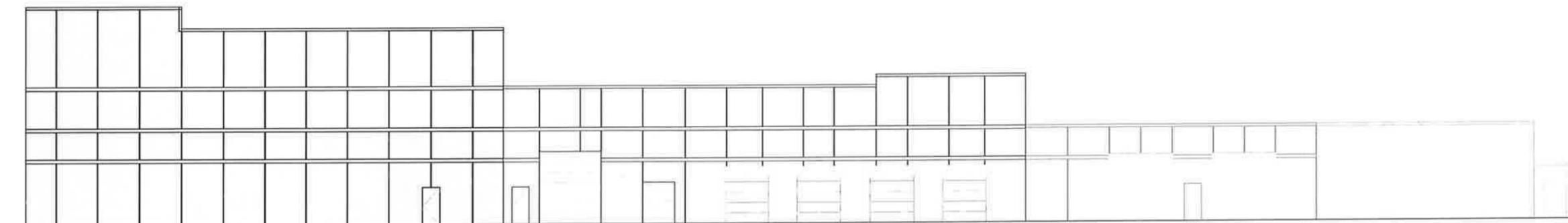
**A4.0**



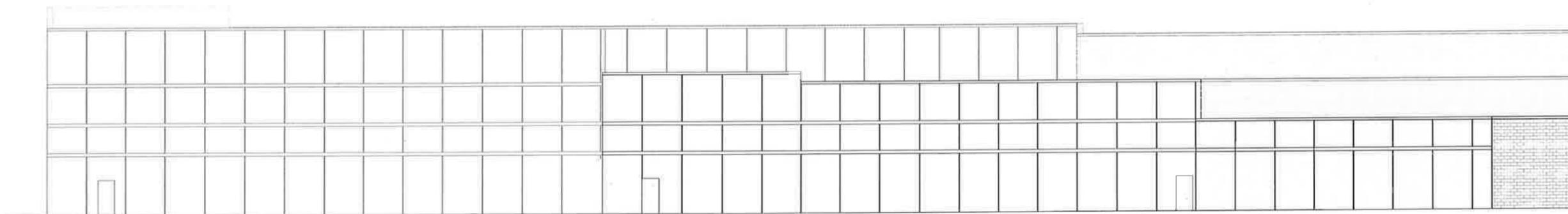
4 NORTH ELEVATION - EXISTING  
 SCALE: 3/32" = 1'-0"



3 WEST ELEVATION - EXISTING  
 SCALE: 3/32" = 1'-0"



2 SOUTH ELEVATION - EXISTING  
 SCALE: 3/32" = 1'-0"



1 EAST ELEVATION - EXISTING  
 SCALE: 3/32" = 1'-0"

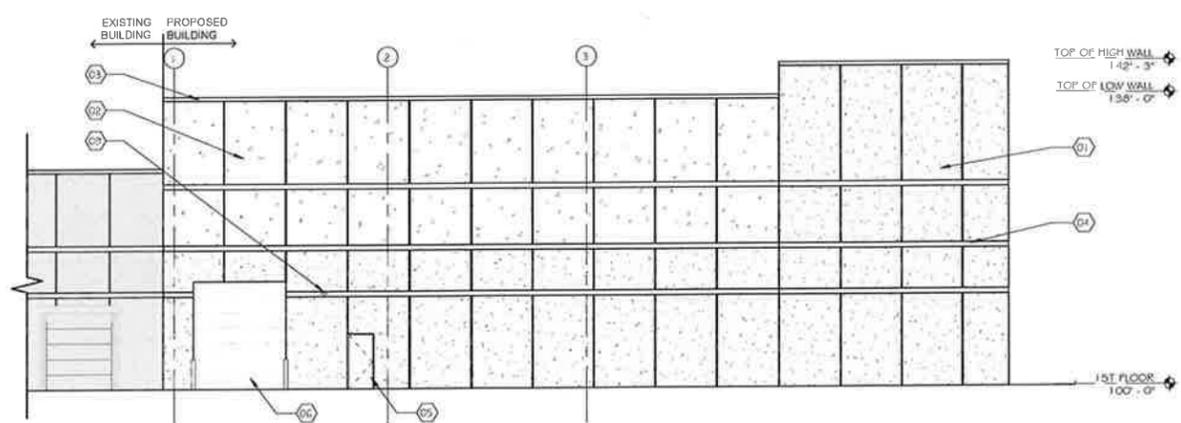
**DESIGN**  
**2**  
**CONSTRUCT**  
 DEVELOPMENT CORPORATION

N173 W21010  
 NORTHWEST PASSAGE WAY  
 JACKSON, WI 53037

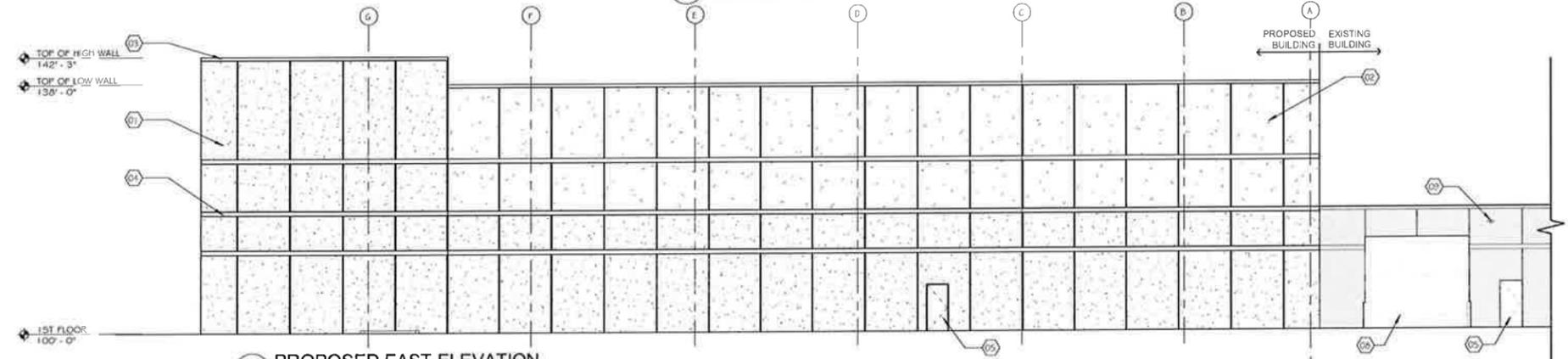
PHONE 262.677.9933  
 FAX 262.677.9934

info@design2construct.com

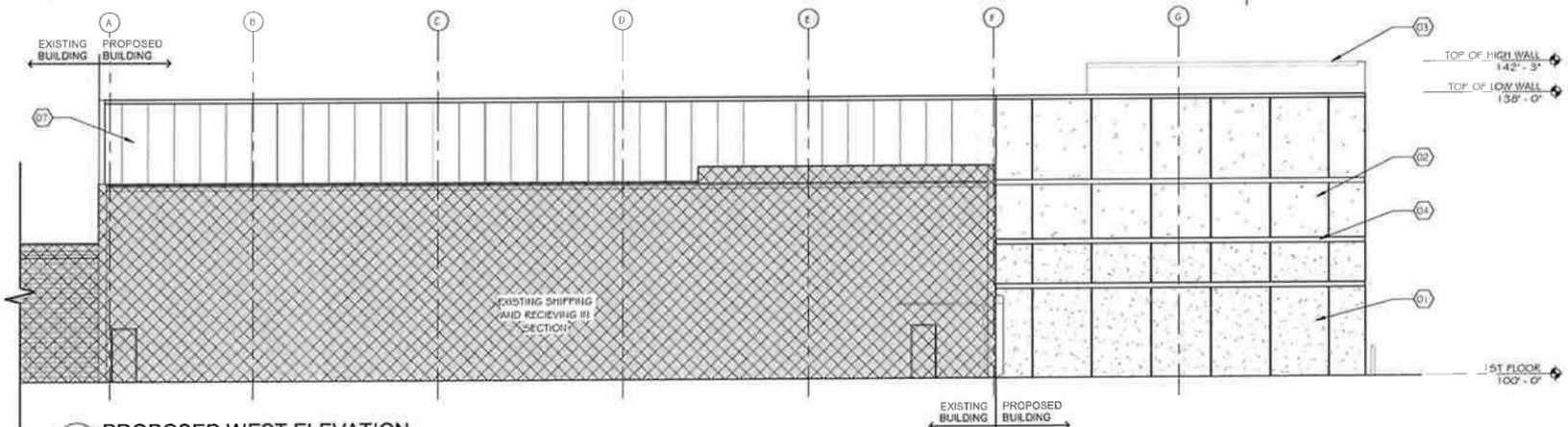
BUILDING DESIGN FOR:  
**WAGO CORPORATION**  
 N120W19129 FREISTADT ROAD  
 GERMANTOWN, WI 53022



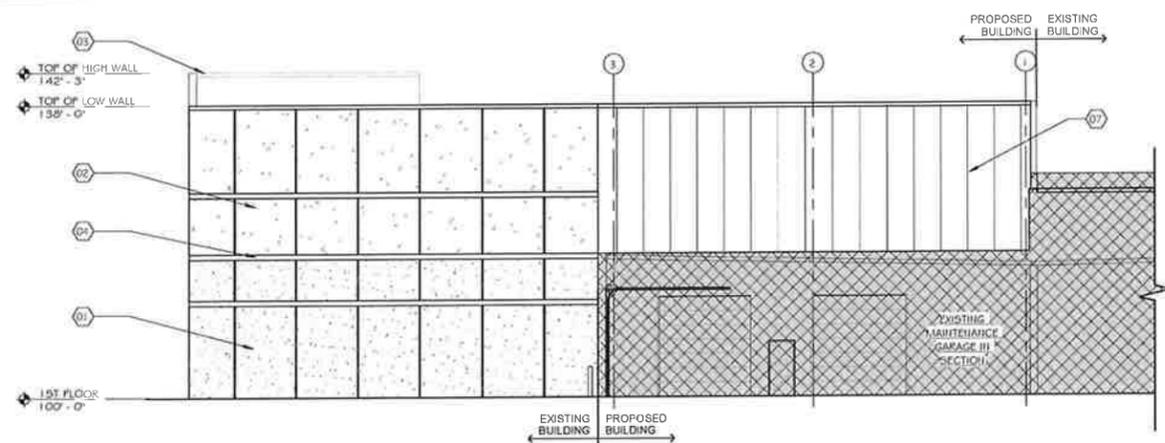
**1 PROPOSED SOUTH ELEVATION**  
 SCALE: 3/32" = 1'-0"



**2 PROPOSED EAST ELEVATION**  
 SCALE: 3/32" = 1'-0"



**3 PROPOSED WEST ELEVATION**  
 SCALE: 3/32" = 1'-0"



**4 PROPOSED NORTH ELEVATION**  
 SCALE: 3/32" = 1'-0"

**ELEVATION NOTE LEGEND**

- 01 12" PRECAST CONCRETE WALL - "AGGREGATE" FINISH
- 02 12" PRECAST CONCRETE WALL - "SANDBLASTED" FINISH
- 03 PREFINISHED METAL COPING
- 04 1/2" DEEP BY 8" TALL REVEAL - SMOOTH FINISH TO MATCH EXISTING - NO PAINT
- 05 HOLLOW METAL DOOR
- 06 INSULATED OVERHEAD DOOR
- 07 3" IMP - 42" WIDE PANELS
- 08 INSULATED OVERHEAD DOOR 16'X14'
- 09 LIGHT FIXTURE

SHEET TITLE  
 PROPOSED EXTERIOR ELEVATIONS

REVISIONS

PROJECT DATA  
 DATE  
 JOB NO. 02.11.2025  
 SET USE 24-00244  
 DRAWN BY PLAN COMMISSION  
 SHEET NO. TJD

**A4.1**

This drawing is not to be reproduced or changed without the written permission of Design 2 Construct.

