



- 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 JY ✓ DATE 02/24/25

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.

<p>1 APPLICANT OR AGENT</p> <p><u>JOSH TARANTINO</u></p> <p>_____</p> <p>_____</p> <p>_____</p> <p>Phone (<u>414</u>) <u>690-6079</u></p> <p>E-Mail <u>INFO@WENDLANDNURSERY.COM</u></p>	<p>PROPERTY OWNER</p> <p><u>LAW DEVELOPMENT</u></p> <p>_____</p> <p>_____</p> <p>_____</p> <p>Phone () _____</p> <p>E-Mail _____</p>
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2 PROPERTY ADDRESS

W172 N10415 DIVISION RD
GERMANTOWN WI 53022

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

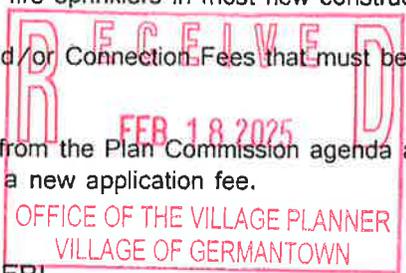
North <u>RESIDENTIAL</u>	South _____	East _____ →	West <u>NATURAL</u>
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4 READ AND INITIAL THE FOLLOWING:

JT I am aware of the Village of Germantown ordinance requiring fire sprinklers in most new construction.

JT I understand that all new development is subject to Impact and/or Connection Fees that must be paid before building permits will be issued.

JT I understand that an incomplete application will be withdrawn from the Plan Commission agenda and that all resubmissions to the Plan Commission are subject to a new application fee.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!

<u>[Signature]</u>	<u>01/08/25</u>	<u>[Signature]</u>	<u>01/08/25</u>
Applicant	Date	Owner	Date

02/24/2025

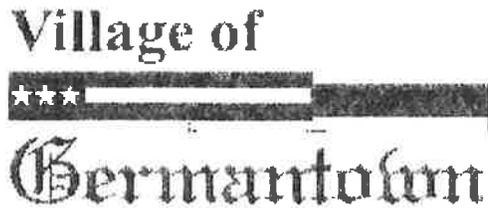
Village of Germantown

site plan review application

1,240.00

Signature Bank Checking - Wendland

1,240.00



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

02/24/2025 03:10PM Jennifer
000849-0018
Payment Effective Date 02/24/2025

MISCELLANEOUS

PLAN COMMISSION REVIEW
FEES (GENPLN)
2025 Item: GENPLN
1 @ \$1,240.0000
PLAN COMMISSION REVIEW
FEES (GENPLN) \$1,240.00

\$1,240.00

Subtotal \$1,240.00
Total \$1,240.00

CHECK \$1,240.00
Check Number 52448

Change due \$0.00

Thank you for your payment

Village of Germantown COPY
DUPLICATE RECEIPT



Village of
 ★★
Germantown
 ...Willkommen

Fee must accompany application

\$1460 Paid JY ✓ Date 02/24/25

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

Josh Tarantino - Wendland Nursery

Phone (414-690-6079)

Fax ()

E-Mail info@wendlandnursery.com

PROPERTY OWNER

Josh Tarantino - LAW Development

Phone (414) 690-6079

2 TO WHOM SHOULD THE PERMIT BE ISSUED?

Josh Tarantino & Elizabeth Wendland DBA Wendland Nursery

3 PROPERTY ADDRESS

W172N10415 Division Road Germantown WI 53022

TAX KEY NUMBER

GTNV-284997

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.

operates as nursery with garden center and retail area of gardening type items and offers landscape services
 hours of operation during peak season (May & June, Sunday 10am-2pm, M-F 7am-6pm, Saturdays 7am-4pm)
 off season hours are Monday - Saturday 9am-5pm. Peak season employees 25-30 employees and off season
 4-8 employees

5 DESCRIPTION OF PROPOSED OPERATION

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

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

Same as above



6 METES AND BOUNDS LEGAL DESCRIPTION OF PROPERTY – REQUIRED

Attach pages as necessary

see attachment

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:

JT 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.

JT 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.

JT 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.

JT 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!

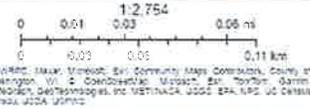

Applicant Date 02/19/25


Owner Date 02/19/25

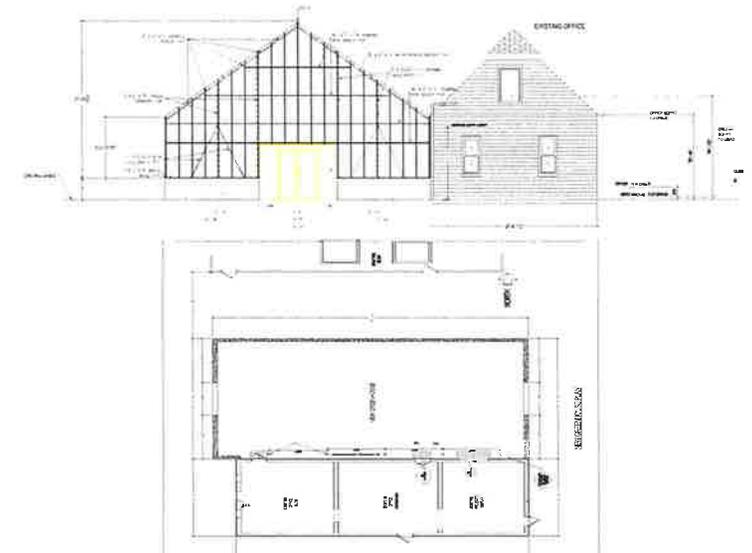
Address: W172N10415 Division Road, Germantown, WI 53022
 Place Name: Village of Germantown
 Parcel ID: GTNV 284998



2/5/2025, 11:22:41 AM



SE/NEED: MAKE VIEWING BY COMMUNITY MAPS COMMISSION, COUNTY OF WASHINGTON, WI & GEOGRAPHIC MARKET, BY: HORTON, GARDNER, SMITH, & TECHNOLOGIES, INC. WESTBROOK, VT. EPA, LTD. US CUSTOMERS. BUREAU OF LAND MANAGEMENT



02/24/2025

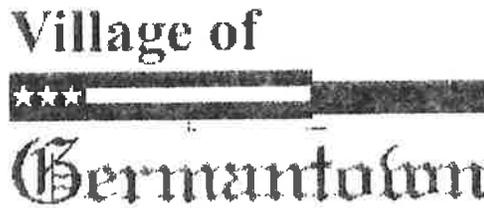
Village of Germantown

conditional use permit

1,460.00

Signature Bank Checking - Wendland

1,460.00



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

02/24/2025 03:09PM Jennifer
 000849-0017
 Payment Effective Date 02/24/2025

MISCELLANEOUS

CONDITIONAL USE PERMITS
 (GENCON)

2025 Item: GENCON
 1 @ \$1,460.0000

CONDITIONAL USE PERMITS
 (GENCON)

\$1,460.00

 \$1,460.00

Subtotal

\$1,460.00

Total

\$1,460.00

CHECK

\$1,460.00

Check Number 52449

Change due

 \$0.00

Thank you for your payment

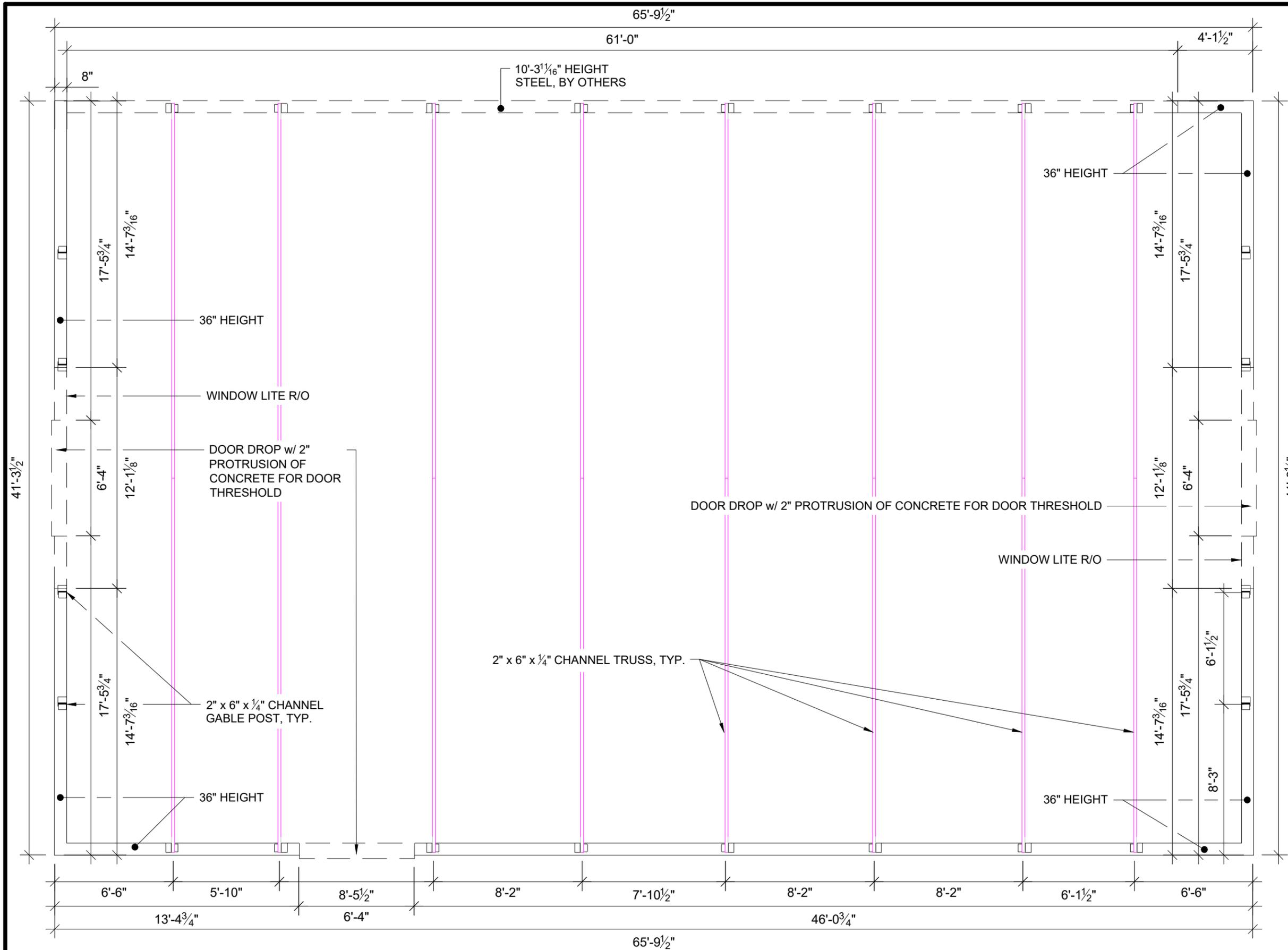
CUSTOMER COPY

From: Josh Tarantino <jtarantino@germantownwi.gov>
Sent: Monday, February 10, 2025 3:16 PM
To: Jeff Retzlaff <jretzlaff@germantownwi.gov>
Cc: Jordan Yanke <jyanke@germantownwi.gov>
Subject: Fw: Layout with color

Here is the revised layout with the trusses shown in color. Pertaining to our conversation the other day about the use of the building, we are using it as a flex space that allows for us to house temperature sensitive plant material and housing indoor classes when weather is inclimate. These uses are no different than the uses we currently use the space we have for. we have been doing the same thing for 40 years. This project involves removal of 3 buildings totaling approximately 2300 sf that is going to be replaced with 2560 sq ft. Obviously there is a small increase in impervious surface if you compare building to building but the reduction of cement pavement on the east side will make it a literal "wash". The building will serve as an extension of what we are already using our buildings for.

thanks,

Josh



FOUNDATION PLAN LAYOUT

Scale: 3/16" = 1'-0"

Submitted For:	Submitted On:	Rev. Description
Engineering	2025 02 06	
Engineering	2025 02 10	Colour

Engineer Loads & Stamp (as required):




Product: CT 40 62 SG6+

Customer: WISCONSIN WENDLAND NURSURY
 W172N10415 DIVISION ROAD
 GERMANTOWN, WI 53022

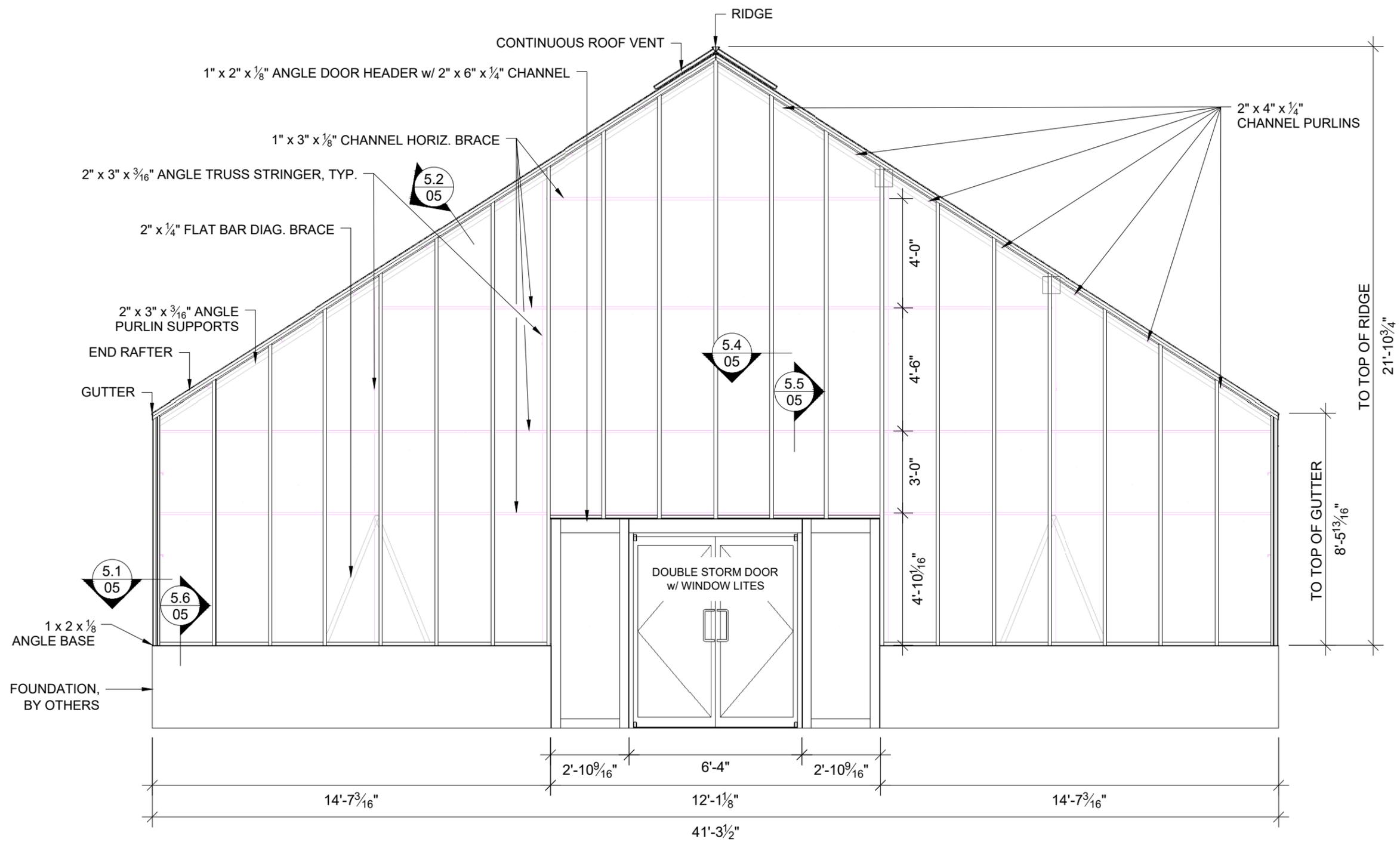
Drawn By: ED

Checked By: --

Page No.: 02B

Submitted For:	Submitted On:	Rev. Description
Engineering	2025 02 06	
Engineering	2025 02 10	Colour

Engineer Loads & Stamp (as required):



TYP. GABLE ELEVATION
Scale: 1/4" = 1'-0"



Product: CT 40 62 SG6+

Customer: WISCONSIN WENDLAND NURSURY
W172N10415 DIVISION ROAD
GERMANTOWN, WI 53022

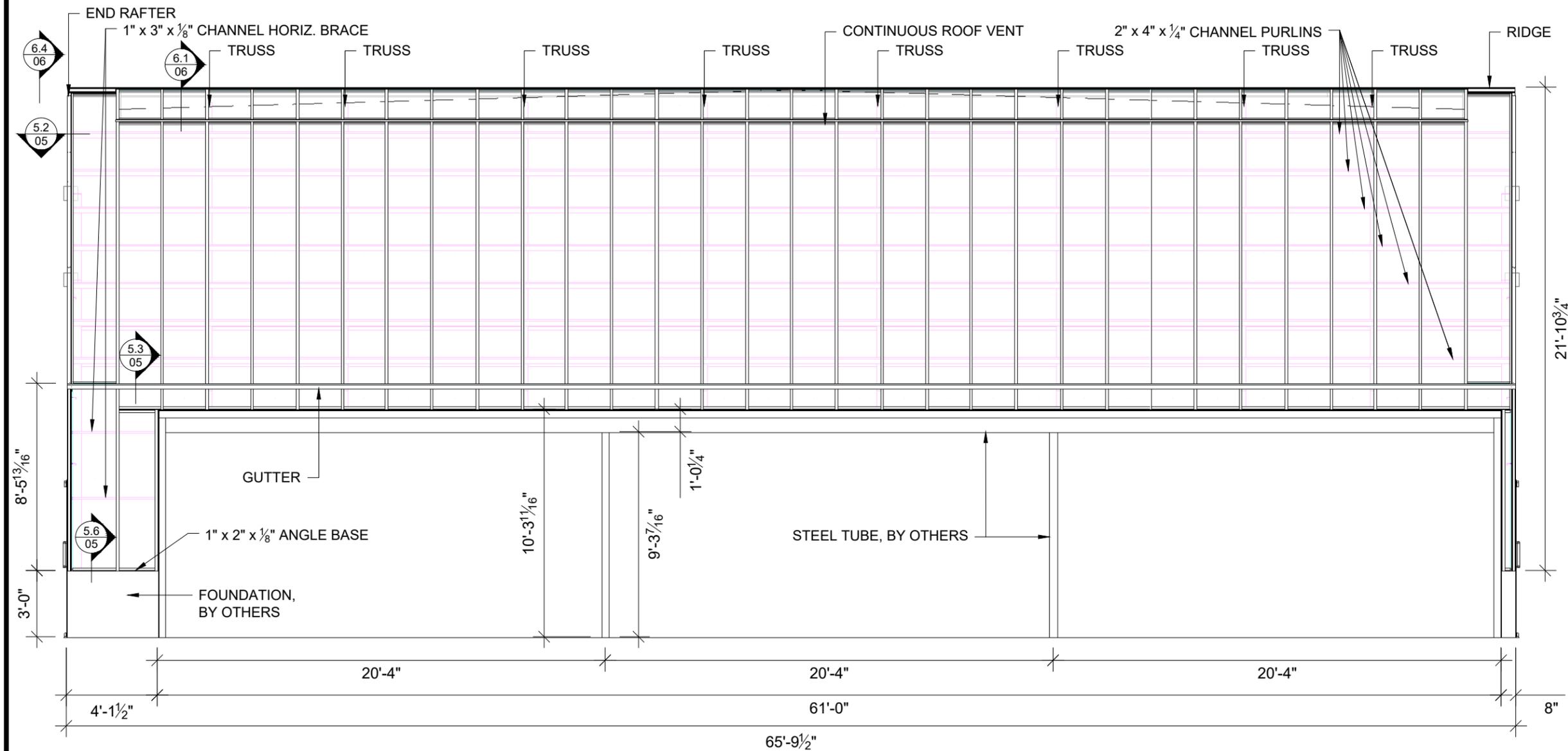
Drawn By: ED

Checked By: --

Page No.: 03A

Submitted For:	Submitted On:	Rev. Description
Engineering	2025 02 06	
Engineering	2025 02 10	Colour

Engineer Loads & Stamp (as required):



LEFT SIDE WALL ELEVATION
Scale: 3/16" = 1'-0"



Product: CT 40 62 SG6+

Customer: WISCONSIN
WENDLAND NURSURY
W172N10415 DIVISION ROAD
GERMANTOWN, WI 53022

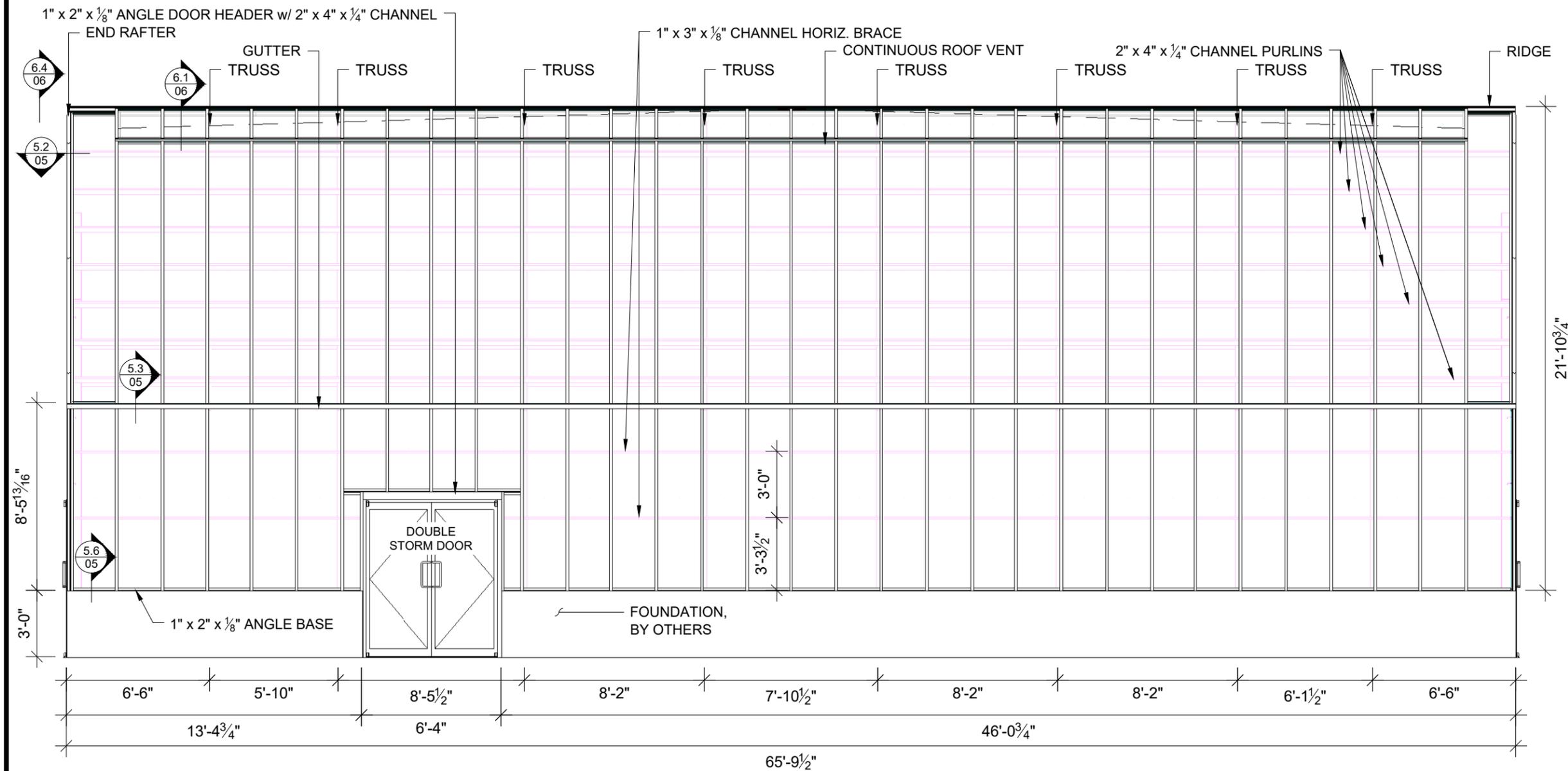
Drawn By: ED

Checked By: --

Page No.: 03B

Submitted For:	Submitted On:	Rev. Description
Engineering	2025 02 06	
Engineering	2025 02 10	Colour

Engineer Loads & Stamp (as required):



RIDGE SIDE WALL ELEVATION
Scale: 3/16" = 1'-0"



Product: CT 40 62 SG6+

Customer: WISCONSIN
WENDLAND NURSURY
W172N10415 DIVISION ROAD
GERMANTOWN, WI 53022

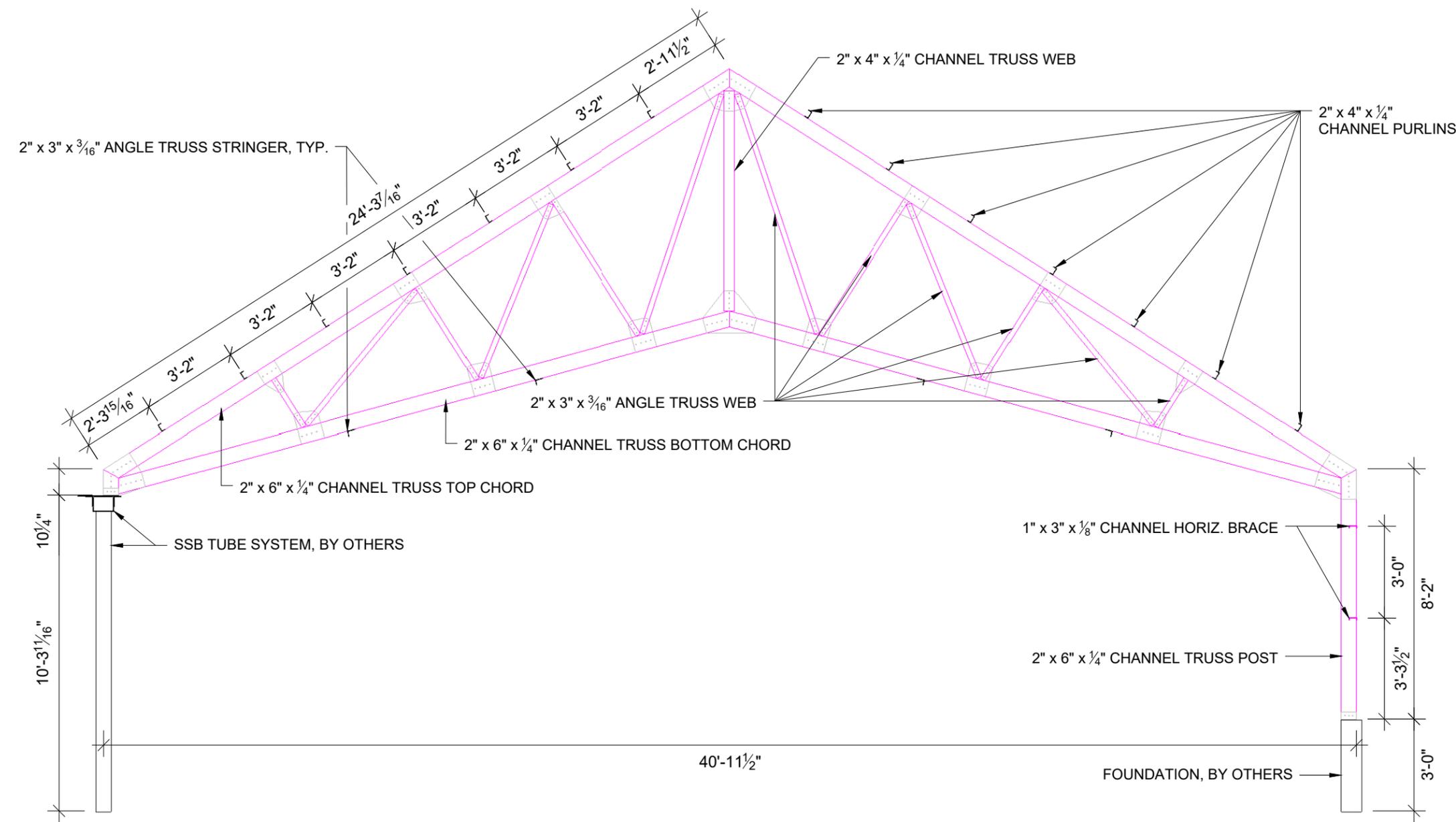
Drawn By: ED

Checked By: --

Page No.: 03C

Submitted For:	Submitted On:	Rev. Description
Engineering	2025 02 06	
Engineering	2025 02 10	Colour

Engineer Loads & Stamp (as required):



TRUSS ELEVATION
Scale: 1/4" = 1'-0"



Product: CT 40 62 SG6+

Customer: WISCONSIN WENDLAND NURSURY
W172N10415 DIVISION ROAD
GERMANTOWN, WI 53022

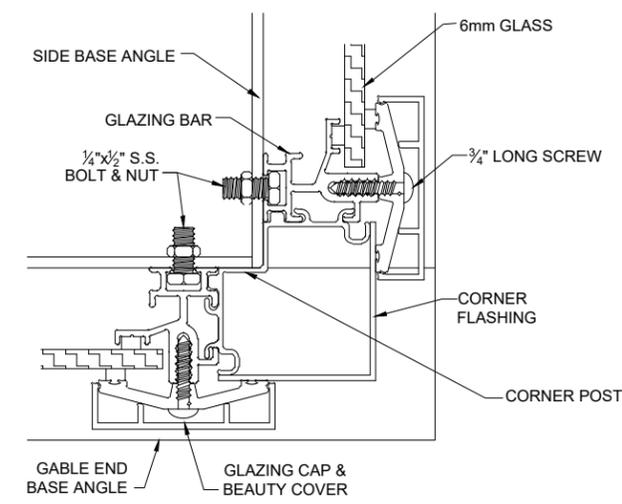
Drawn By: ED

Checked By: --

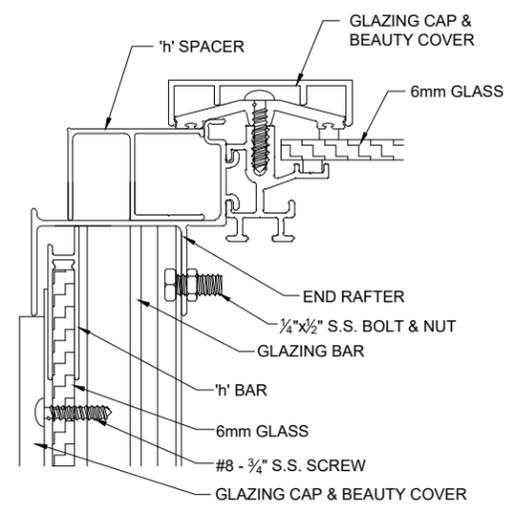
Page No.: 04

Submitted For:	Submitted On:	Rev. Description
Engineering	2025 02 06	
Engineering	2025 02 10	Colour

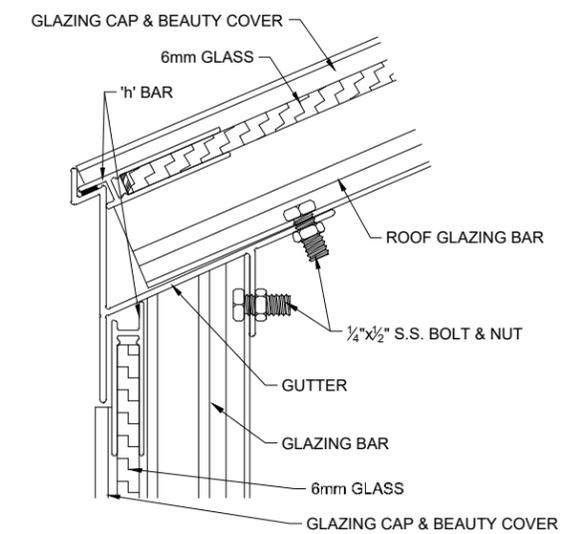
Engineer Loads & Stamp (as required):



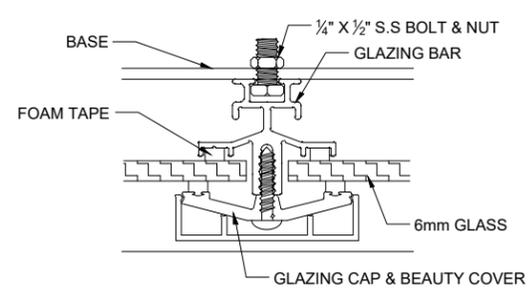
5.1 CORNER POST DETAIL
Scale: 6" = 1' - 0"



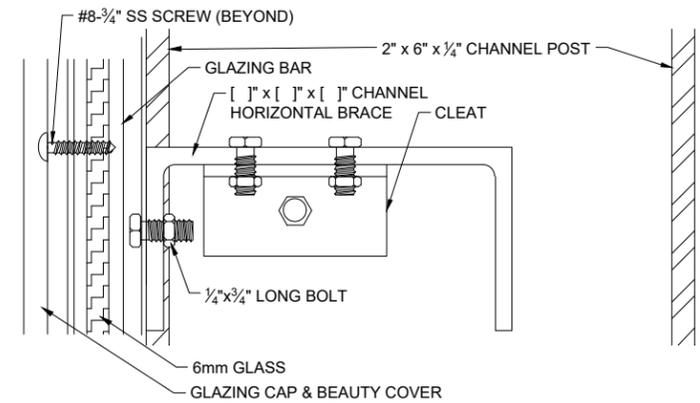
5.2 END RAFTER SECTION
Scale: 6" = 1' - 0"



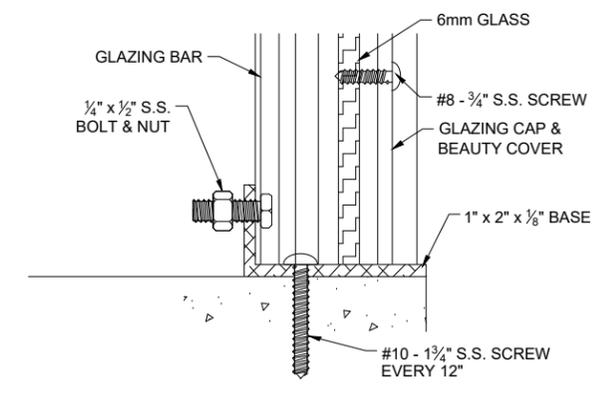
5.3 GUTTER SECTION
Scale: 6" = 1' - 0"



5.4 GLAZING BAR
Scale: 6" = 1' - 0"



5.5 HORIZONTAL BRACE CONNECTION SECTION
Scale: 6" = 1' - 0"



5.6 BASE SECTION
Scale: 6" = 1' - 0"



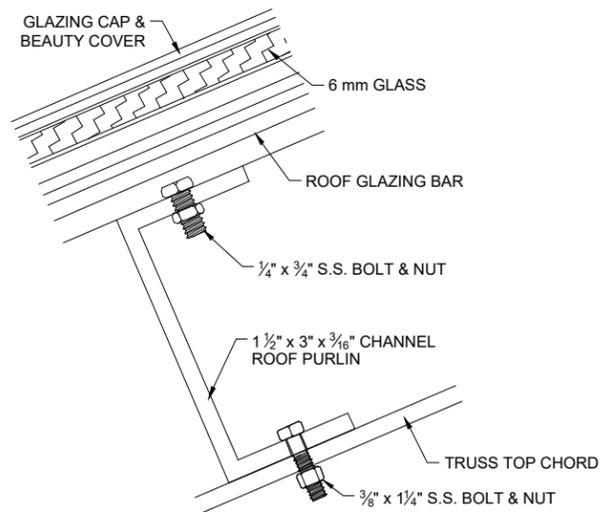
Product: CT 40 62 SG6+

Customer: WISCONSIN WENDLAND NURSURY
W172N10415 DIVISION ROAD
GERMANTOWN, WI 53022

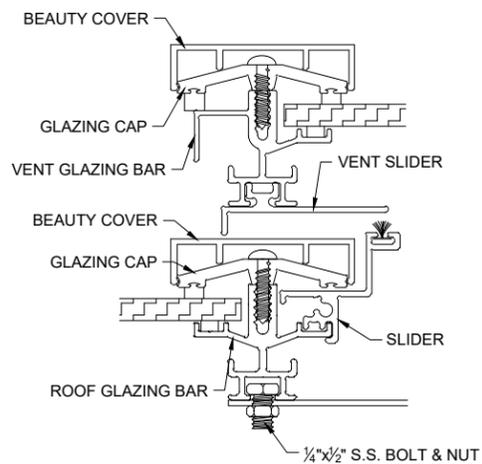
Drawn By: ED

Checked By: --

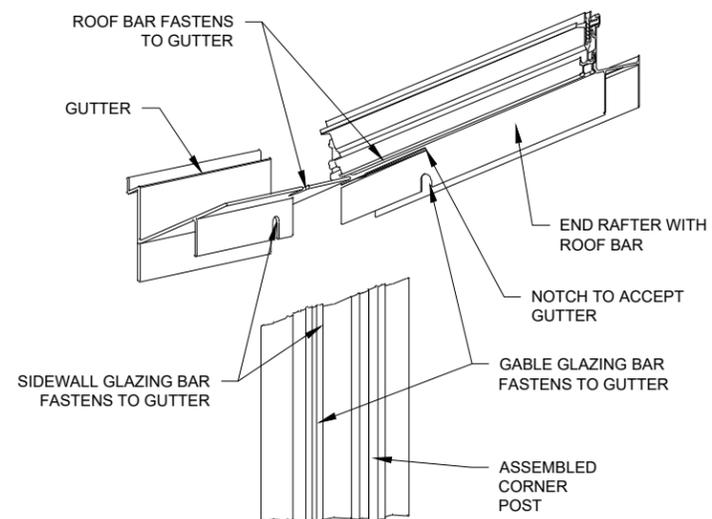
Page No.: 05



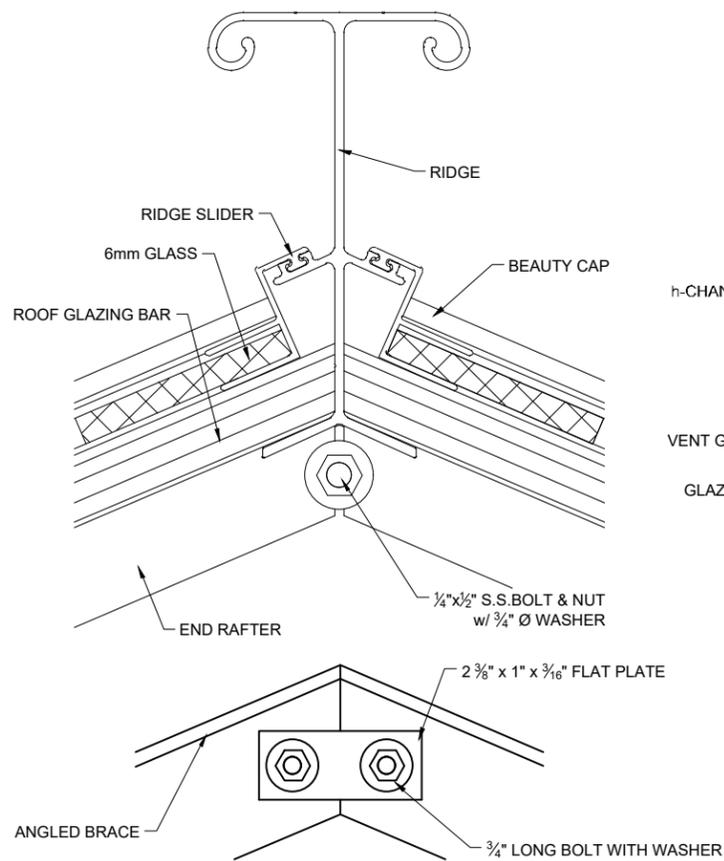
6.1 ROOF PURLIN SECTION
Scale: 6" = 1' - 0"



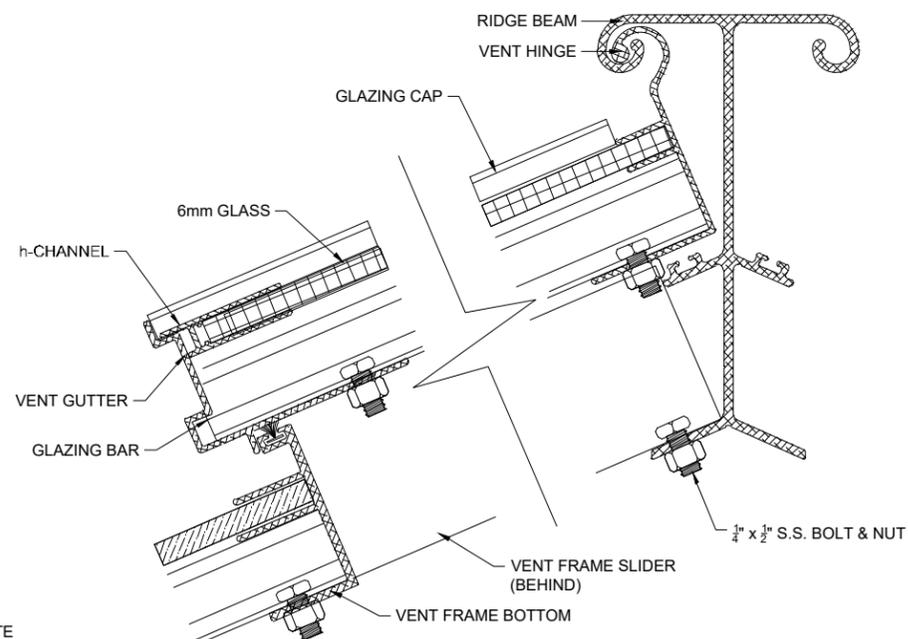
6.2 VENT BAR SECTION
Scale: 6" = 1' - 0"



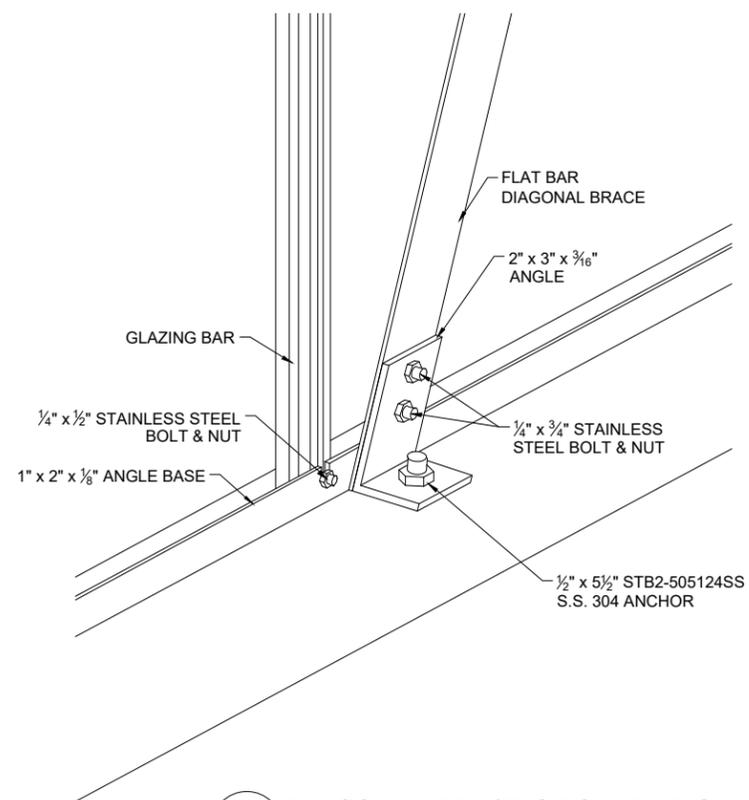
6.3 3D CORNER ASSEMBLY DETAIL
Scale: NTS



6.4 END RAFTER MITRE DETAIL
Scale: 6" = 1' - 0"



6.5 VENT & RIDGE SECTION
Scale: 6" = 1' - 0"



6.6 DIAGONAL BRACE @ FOUNDATION
Scale: NTS

Submitted For:	Submitted On:	Rev. Description
Engineering	2025 02 06	
Engineering	2025 02 10	Colour

Engineer Loads & Stamp (as required):



Product: CT 40 62 SG6+

Customer: WISCONSIN WENDLAND NURSURY
W172N10415 DIVISION ROAD
GERMANTOWN, WI 53022

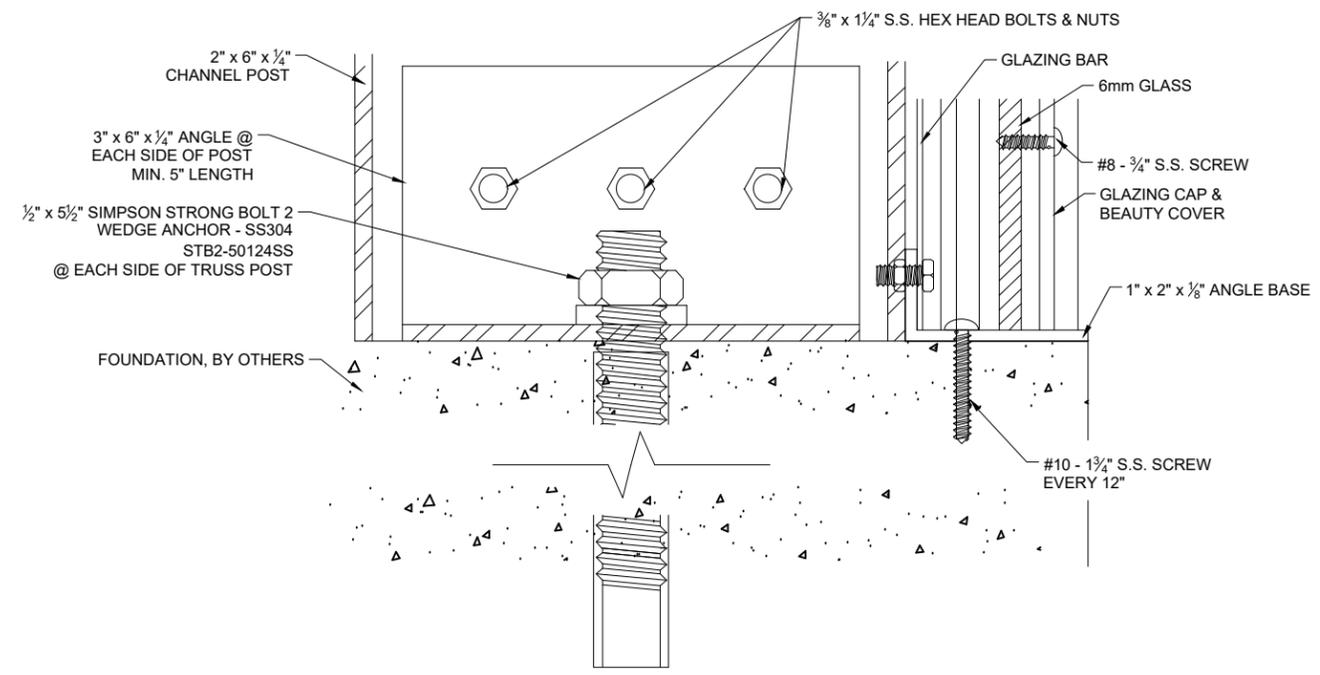
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Checked By: --

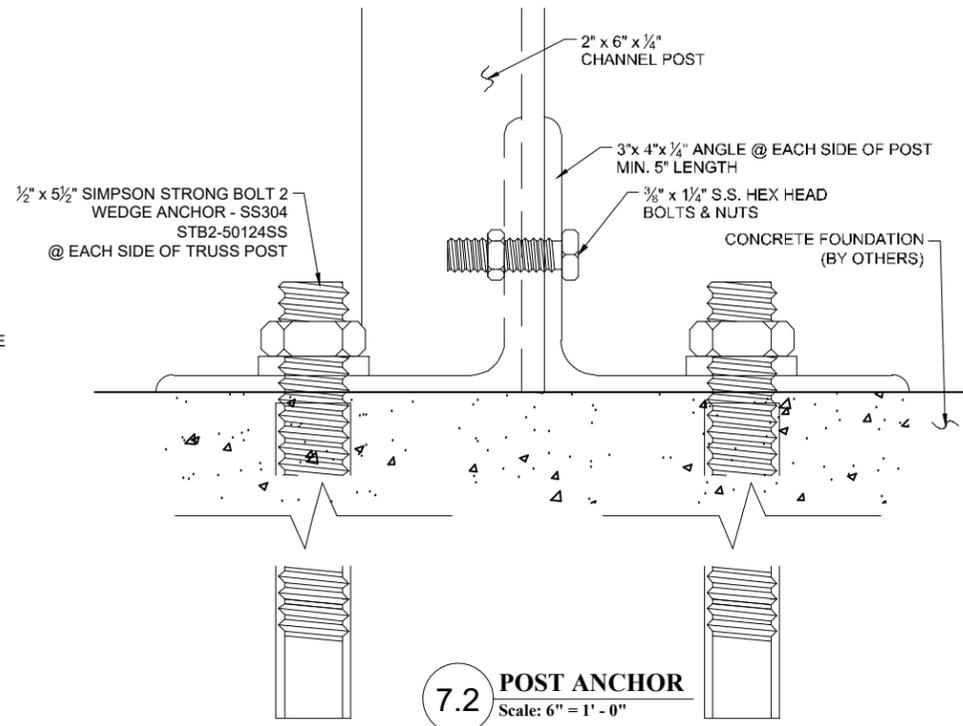
Page No.: 06

Submitted For:	Submitted On:	Rev. Description
Engineering	2025 02 06	
Engineering	2025 02 10	Colour

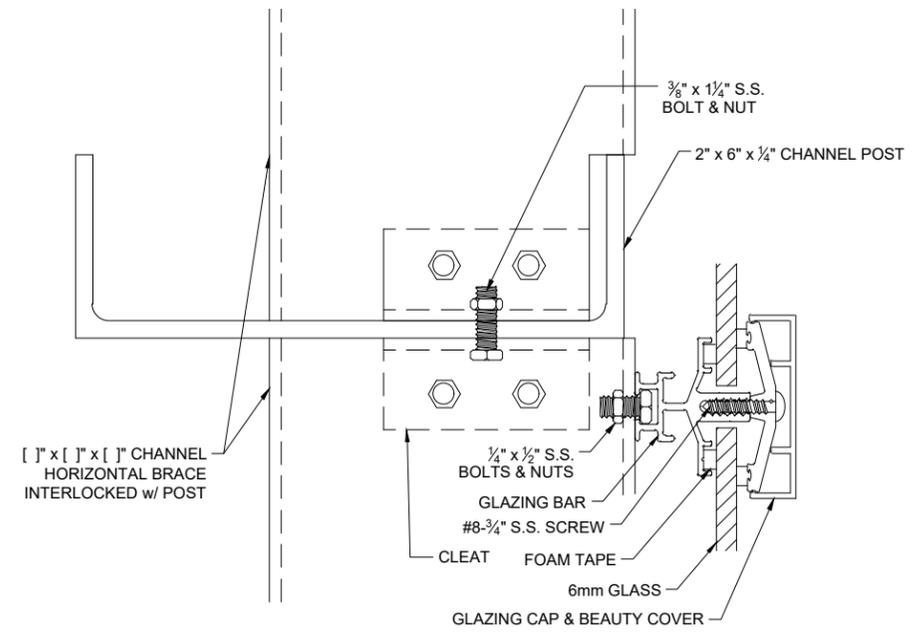
Engineer Loads & Stamp (as required):



7.1 POST @ BASE
Scale: 6" = 1' - 0"



7.2 POST ANCHOR
Scale: 6" = 1' - 0"



7.3 TRUSS @ GLAZING BAR
Scale: 6" = 1' - 0"



Product: CT 40 62 SG6+

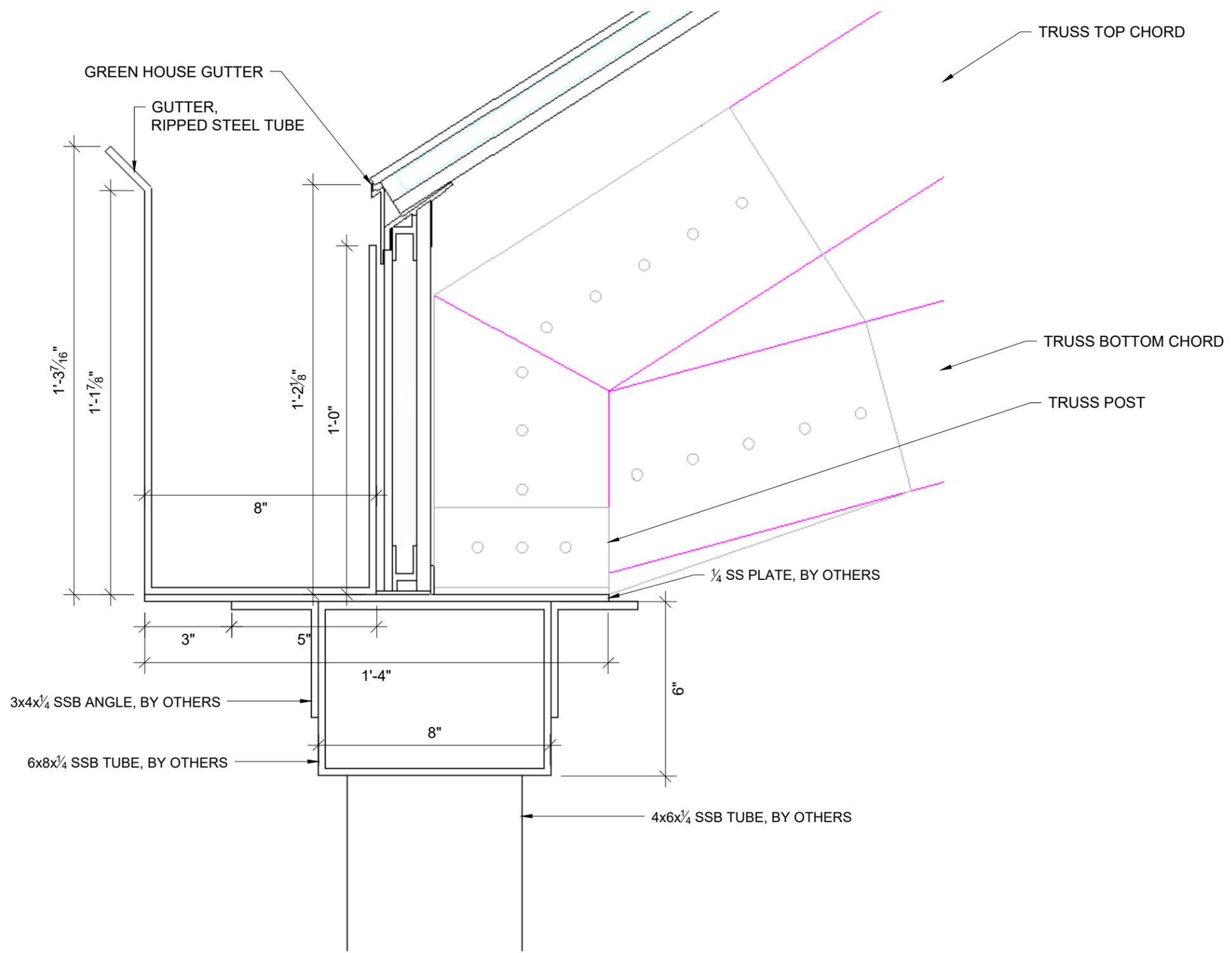
Customer: WISCONSIN WENDLAND NURSURY
W172N10415 DIVISION ROAD
GERMANTOWN, WI 53022

Drawn By: ED

Checked By: --

Page No.: 07

Submitted For:	Submitted On:	Rev. Description
Engineering	2025 02 06	
Engineering	2025 02 10	Colour



TUBE ELEVATION
Scale: 3" = 1'-0"

Engineer Loads & Stamp (as required):

Product: CT 40 62 SG6+

Customer: WISCONSIN
WENDLAND NURSURY
W172N10415 DIVISION ROAD
GERMANTOWN, WI 53022

Drawn By: ED

Checked By: --

Page No.: 08