



**BROWN DEER PLAN COMMISSION  
APRIL 9, 2012 MEETING MINUTES  
HELD AT THE BROWN DEER VILLAGE HALL  
4800 WEST GREEN BROOK DRIVE**

The meeting was called to order by President Krueger at 7:00 P.M.

**I. ROLL CALL**

Present: President Carl Krueger; Trustee: Tim Schilz; Commissioners: Ryan Schmitz, Dan Bednar, Bill Hoffmann, Jeff Jaroczynski, Sue Bellehumeur

Also Present: Russell Van Gompel, Village Manager; Mathew Janecke, Assistant Village Manager

Excused: Trustee Jeff Baker

**II. PERSONS DESIRING TO BE HEARD**

None.

**III. CONSIDERATION OF MINUTES: March 12, 2012 – Regular Meeting**

*It was moved by Commissioner Schmitz and seconded by Commissioner Hoffmann to approve the regular meeting minutes of March 12, 2012. The motion carried unanimously.*

**IV. REPORT OF STAFF/COMMISSION MEMBERS**

Mr. Van Gompel reported Kirk Radtke has accepted the Building Inspector position and will be starting full-time April 30th. Staff is in the process of final interviews for the part-time Administrative Assistant position in the Inspection Department. He also added that the Lowe's property has garnered some interest whether it is retail or light manufacturing; however, nothing is imminent at this time. The owners of the Shop On Sherman continue with the process of preparing the opening of their store.

**V. UNFINISHED BUSINESS**

None.

**VI. NEW BUSINESS**

**A) Public hearing and recommendation of conditional use permit for an exercise gymnasium at 6780 W. Brown Deer Road**

Mr. Van Gompel reviewed the proposal and introduced Jesse Rowell, representative from Team Knockout, LLC. He noted condition number 7(e)5 which states, "The property may not be used for overnight lodging, residential or dwelling purposes". Staff added this to the Conditional Use Permit for the purpose of preventing overnight stays at the facility due to an incident at the Menomonee Falls location. Mr. Rowell addressed the incident by stating that an individual was staying overnight in the facility to prevent break-ins from occurring. Mr. Rowell noted that he hoped to offer memberships to local law enforcement officers. In addition, he plans on offering specialty classes.

Commissioner Bellehumeur inquired about membership periods. Mr. Rowell responded, memberships will be offered for 12 and 24 months.

Commissioner Jaroczynski asked, in light of the other work out facilitators in the area such as Snap Fitness, 24-Hour Fitness, etc., how Mr. Rowell plans on staying in business? Mr. Rowell answered by saying his business is a niche market that offers workout and classes with mixed martial arts, in addition to workouts provided by other facilities.

President Krueger asked if children will be present at the facility. Mr. Rowell answered martial arts classes are offered to children age five and older.

Trustee Schilz asked Mr. Rowell when he plans to open his facility. Mr. Rowell responded that pending approval; he would like to open the facility for business May 1st

*It was moved by Commissioner Hoffmann and seconded by Commissioner Bellehumeur to recommend approval of the conditional use permit for an exercise gymnasium at 6780 W. Brown Deer Road to the Village Board. The motion carried unanimously.*

**B) Public hearing and recommendation of a conditional use permit for a garden center at 7649 N. Teutonia Avenue**

Mr. Van Gompel introduced Jeff Sterling from Sterling True Value, and presented the request for a conditional use permit. He described where the temporary greenhouse will be located on the property, noting the greenhouse will have the same set back as the store front.

Commissioner Jaroczynski asked what will be sold in the greenhouse. Mr. Sterling responded that only annuals and perennials will be sold. Trustee Schilz asked if any plants will be for sale outside of the greenhouse. Mr. Sterling responded by saying not this year, because he does not know how well the plants will sell and that if plant sales are good, he will request additions be made to the conditional use permit allowing him to sell plants outside next year.

Commissioner Jaroczynski asked if the structure will hold up to inclement weather. Mr. Sterling responded yes, the tent is constructed to handle inclement weather.

*It was moved by Commissioner Bednar and seconded by Commissioner Jaroczynski to recommend approval of the conditional use permit for a garden center at 7649 N. Teutonia Avenue to the Village Board. The motion carried unanimously.*

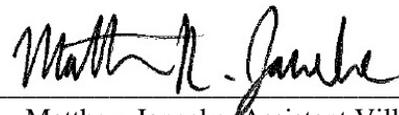
**C) Discuss possible special meeting on April 30, 2012**

Mr. Van Gompel stated the developers for the new office/retail building at 55th and Brown Deer Road would like to expedite the approval process and are requesting a special meeting to consider the site plan for approval. The Building Board has already approved the project.

A short conversation ensued over the availability of the committee. The committee came to consensus to allow a special meeting on April 30, 2012 to consider the site plan for the new office/retail building at 55th and Brown Deer Road.

**VII. ADJOURNMENT**

*It was moved by Commissioner Schmitz and seconded by Commissioner Hoffmann to adjourn at 7:30P.M. The motion carried unanimously.*



Matthew Janecke, Assistant Village Manager

**SPECIAL BROWN DEER PLAN COMMISSION  
APRIL 30, 2012 MEETING MINUTES  
HELD AT THE BROWN DEER VILLAGE HALL  
4800 WEST GREEN BROOK DRIVE**

The meeting was called to order by President Krueger at 7:01 P.M.

**I. ROLL CALL**

Present: President Carl Krueger; Trustee: Jeff Baker; Commissioners: Ryan Schmitz, Dan Bednar, Bill Hoffmann, Jeff Jaroczynski,

Also Present: Russell Van Gompel, Village Manager; Nate Piotrowski, Community Development Director

Excused: Trustee Tim Schilz; Commissioner Susan Bellehumeur

**II. PERSONS DESIRING TO BE HEARD**

None.

**III. CONSIDERATION OF MINUTES: April 9, 2012 – Regular Meeting**

*Consideration of the minutes was tabled until the next regularly scheduled meeting.*

**IV. REPORT OF STAFF/COMMISSION MEMBERS**

Mr. Van Gompel reported that the Inspection Department was now fully staffed with Kirk Radtke, the new Building Inspector working full-time and Sarah Smith, as the new Administrative Assistant, working 25-30 hours per week.

**V. UNFINISHED BUSINESS**

None.

**VI. NEW BUSINESS**

**A) Site Plan Review for office/retail building at 5506-5530 W. Brown Deer Road**

Mr. Piotrowski reviewed the proposal and introduced the design and development team including Jim Barry of The Barry Company, Domenic Ferrante of Briohn Construction and Randy Bruckner of CJ Engineering.

Commissioner Hoffmann asked if the proposed pond was intended to be a wet retention basin and why it could not be more of a dry basin or swale design. Mr. Bruckner responded that the pond was designed to be “wet” throughout the year and that in his opinion maintenance of a wet pond was easier and more suitable to the conditions of locating so close to Brown Deer Road.

President Krueger asked about the location of the dumpster enclosure. Mr. Ferrante indicated this would be located in the northwest corner of the site.

Commissioner Schmitz asked if there could be more landscaping to buffer the development and in particular the stormwater pond. Mr. Ferrante stated that Staff also made this request and that landscaping would be added prior to review by the Beautification Committee.

Commissioner Jaroczynski asked how deep the pond would be and if there was to be any fencing. Mr. Bruckner noted that the depth would be four feet. Mr. Piotrowski stated that the Village has never asked for fencing surrounding stormwater basins because of aesthetic concerns and the chance that fencing, particularly if inadequate in terms of scale, could encourage trespassing.

Commissioner Hoffmann stated that he preferred a site that featured dry detention alternatives or bioswales and he was concerned that the proposed pond would become dominated by algae or weeds. He asked if the pond was to have an aerator. Mr. Bruckner replied that it would not. Mr. Piotrowski added that Village Staff also preferred “dry” alternatives but that the current design met Village code standards. He added that every stormwater management plan included a maintenance agreement which would help the Village guarantee that the pond remains in good working condition.

*It was moved by Commissioner Hoffmann and seconded by Commissioner Bednar to recommend approval of the site plan at 5506-5530 W. Brown Deer Road to the Village Board. The motion carried unanimously.*

**B) Certified Survey Map review, 5506-30 W. Brown Deer Road**

Mr. Piotrowski reviewed the proposal and stated that the land combination was to facilitate the previously discussed office/retail development.

*It was moved by Commissioner Schmitz and seconded by Commissioner Bednar to recommend approval of the Certified Survey Map at 5506-5530 W. Brown Deer Road to the Village Board. The motion carried unanimously.*

**C) Certified Survey Map review, 9001 N. Green Bay Road**

Mr. Piotrowski reviewed the proposal and stated that the request was necessary to remove the property line from conflict with the existing Fox 6 helipad. He also noted that the remaining undeveloped land to the north of the Fox 6 studios could then be more readily marketed for development.

*It was moved by Commissioner Schmitz and seconded by Commissioner Hoffmann to recommend approval of the Certified Survey Map at 9001 N. Green Bay Road to the Village Board. The motion carried unanimously.*

**VII. ADJOURNMENT**

*It was moved by Commissioner Schmitz and seconded by Commissioner Jaroczynski to adjourn at 7:45P.M. The motion carried unanimously.*

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Nate Piotrowski, Community Development Director



# REQUEST FOR CONSIDERATION

<b>COMMITTEE CONSIDERATION:</b> Plan Commission
<b>ITEM DESCRIPTION:</b> Conceptual Review of commercial dance school at 9036 N. 51st Street
<b>PREPARED BY:</b> Nathaniel Piotrowski, Community Development Director
<b>REPORT DATE:</b> May 10, 2012
<b>MANAGER'S REVIEW/COMMENTS:</b> <input type="checkbox"/> No additional comments to this report. <input type="checkbox"/> See additional comments attached.
<b>Applicant:</b> Jason Stammer, Academy of Dance Arts
<b>Existing Zoning:</b> M-Manufacturing <b>Applicable Code:</b> Sec.121-220
<b>VILLAGE ATTORNEY REVIEW:</b> <input type="checkbox"/> Village Attorney has reviewed documents. <input type="checkbox"/> Village Attorney has not reviewed documents. <input type="checkbox"/> Documents provided to Village attorney.
<b>COMPREHENSIVE PLAN REVIEW:</b> <input type="checkbox"/> Staff has reviewed request for consistency with the Comprehensive Plan.

## BACKGROUND:

The Academy of Dance Arts is currently operating in the Bradley West shopping center in the 4800 block of West Bradley Road. They are seeking to relocate their business to the Hepex property on the north east corner of 51<sup>st</sup> and Green Brook Drive. The existing zoning at this location is M-Manufacturing and a commercial dance school is considered a conditionally permitted use in the neighborhood. The applicant is aware that a public hearing on the proposed use is required and is planning on taking this step in June. However, the applicant is hoping to receive feedback on the proposal prior to this public hearing in order to gain a greater comfort level before moving forward with the process.

Staff has reviewed the proposal on a preliminary level and noted that there is precedent for a similar use in the zoning district, namely the gymnastics academy on 55<sup>th</sup> Street. Additionally, Staff has determined that the maximum capacity of the building will be 49 persons based on fire and building code requirements. This capacity limit addresses a Staff concern about parking demands and neighborhood impact and it also means that the site would meet parking code requirements of 1 space per 2 employees and 1 space per 7 students. Attached is a statement of operation and floor and site plans for the space.

## RECOMMENDATION:

This is a conceptual review only and no action is required at this time. A public hearing and review of a conditional use permit will be scheduled for the June Plan Commission meeting. Should you have any questions please contact Nate Piotrowski at 414-371-3061.

**ACADEMY OF DANCE ARTS PLAN OF OPERATION**

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**Project: Academy of Dance Arts**

**Location: 9035 N. 51st St., Brown Deer, Wi. 53092**

The Academy of Dance Arts (ADA) has been in business for 11 years under the ownership and direction of Lindsay Stammer. ADA had been an established business for at least 8 years prior to Lindsay Stammer taking it over. ADA has had a 5 year plan to grow their business. They have found a great foundation within the Village of Brown Deer and with that came great patronage. ADA has earned not only a good reputation and respect within the Village of Brown Deer, but as well it is patronized from over 17 different zip codes. This sort of wide range of patronage brings a great value to ADA's immediate neighboring commerce. In order to grow their business, ADA needs to continue attract outside patrons from many different demographics. ADA has found it difficult to do so in its current location due to a number of reasons.

It has been a passive approach for ADA to locate to relocate. They have entertained the idea of relocating for a number of years, but they wish to maintain their business within the Village's boundaries. ADA has found a property located at 9036 N. 51st St. that fits their model for growth and currently have an approved offer to purchase.

The Academy of Dance Arts has 10 part time teachers and operate Monday-Thursday with classes starting at 4:00 pm to about 10 p.m. as well as Saturday starting at 9 a.m. to 3 p.m. As part of their growth model, ADA will provide daytime classes during the week, which they had not previously and potentially Friday as well.

The existing location has limited parking lot for approx. 9 vehicles, with 3-5 additional staff parking to the rear of the building. However, the building is housed on the corner allowing for off-premise parking for ease of access for it patrons. ADA plans to construct a new walk connecting the front of the building to 51st street directly west. ADA wishes to construct additional parking on premise, but the budget does not allow for it at this time.

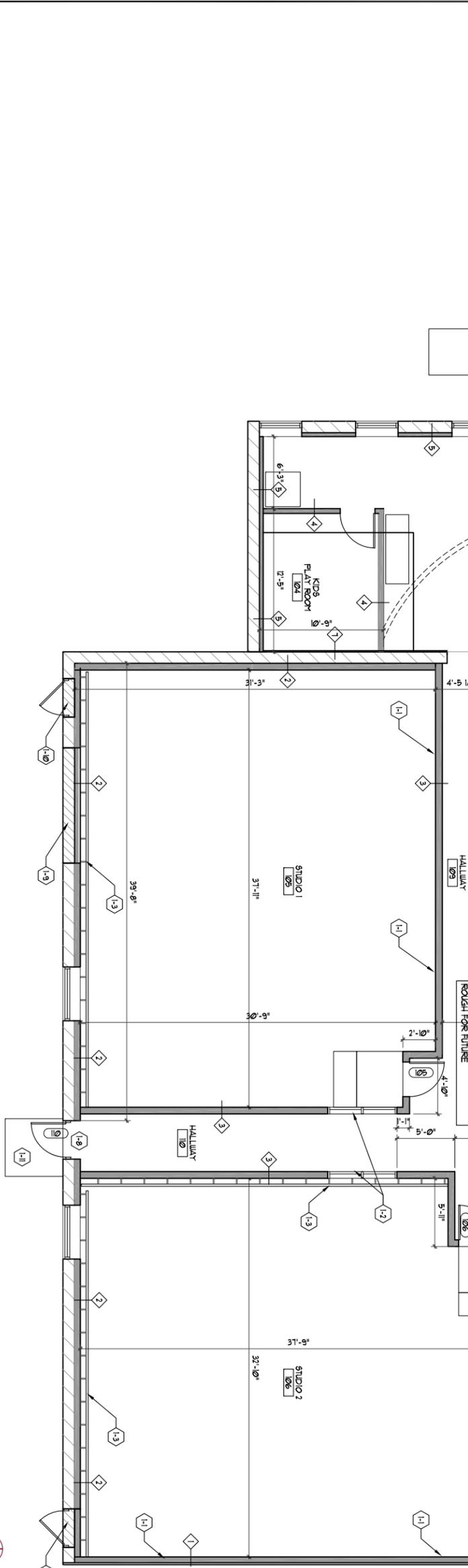
The building has existing landscaping that will remain. ADA will trim and spruce up the existing vegetation to make it more presentable. ADA if going to paint the exterior with it logo and name incorporated into the decor. The interior of the building will house (4) sizeable studios with a comfortable waiting areas, an office and dance wear boutique, and accessible toilet rooms.

The zoning classification for the Academy of Dance Arts is that of a business. It is looking to occupy a building that is currently within a manufacturing district. ADA is requesting an approval of a Conditional Use permit.

WALL TYPE	DESIGN	DESCRIPTION
1		NO LOAD BEARING WALL. 6" S&W 8" x 8" OC TO DECK (10') AFF. PROVIDE 3/8" DIA. STEEL BARS @ 12" ON CENTER. PROVIDE 1/2" THK. NEOPRENE PADS AT 2' PERPENDICULAR TO EACH SUBSEQUENT LAYER WITH 5/8" FILLWOOD GLED AND SCHEDULE W/ 1/4" UNDERLAMENTION ON TOP - SEE SCHEDULE FOR FLOOR FINISH
2		NO LOAD BEARING WALL. 6" S&W 8" x 8" AFF. PROVIDE 3/8" DIA. STEEL BARS @ 12" ON CENTER. PROVIDE 1/2" THK. NEOPRENE PADS AT 2' PERPENDICULAR TO EACH SUBSEQUENT LAYER WITH 5/8" FILLWOOD GLED AND SCHEDULE W/ 1/4" UNDERLAMENTION ON TOP - SEE SCHEDULE FOR FLOOR FINISH
3		NO LOAD BEARING WALL. 6" S&W 8" x 8" AFF. PROVIDE 3/8" DIA. STEEL BARS @ 12" ON CENTER. PROVIDE 1/2" THK. NEOPRENE PADS AT 2' PERPENDICULAR TO EACH SUBSEQUENT LAYER WITH 5/8" FILLWOOD GLED AND SCHEDULE W/ 1/4" UNDERLAMENTION ON TOP - SEE SCHEDULE FOR FLOOR FINISH
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6		NO LOAD BEARING WALL. 6" S&W 8" x 8" AFF. PROVIDE 3/8" DIA. STEEL BARS @ 12" ON CENTER. PROVIDE 1/2" THK. NEOPRENE PADS AT 2' PERPENDICULAR TO EACH SUBSEQUENT LAYER WITH 5/8" FILLWOOD GLED AND SCHEDULE W/ 1/4" UNDERLAMENTION ON TOP - SEE SCHEDULE FOR FLOOR FINISH
7		NO LOAD BEARING WALL. 6" S&W 8" x 8" AFF. PROVIDE 3/8" DIA. STEEL BARS @ 12" ON CENTER. PROVIDE 1/2" THK. NEOPRENE PADS AT 2' PERPENDICULAR TO EACH SUBSEQUENT LAYER WITH 5/8" FILLWOOD GLED AND SCHEDULE W/ 1/4" UNDERLAMENTION ON TOP - SEE SCHEDULE FOR FLOOR FINISH

**ADDITIONAL NOTES:**

GENERAL NOTES:  
 1. STRUCTURE OF WALL, UNLESS SPECIFIED OTHERWISE, TO FASTEN FROM FLOOR TO INSIDE OF ROOF DECK.  
 2. REMOVE N-WALL BLOCKING FOR ADA BAY.  
 3. REMOVE 3/4" WOOD SHIP NESTED IN WALL CHAIRS OF STUDS THAT WILL RECEIVE BULLET BASES.  
 4. WOODS RESISTANT JOIST BOARDS TO BE USED ON 10' FT ROOF DECK OF WALL AND N-WALLS ADJACENT TO LEFT AREAS BE ADJACENT TO WATER FINISHES.  
 NOTE: WALL TYPES WITH DOUBLE TAGS AS SHOWN INDICATE HITTING WALLS THREE TAGS ON TOP INDICATES WALL TYPE ABOVE - 711'.  
 TAGS ON BOTTOM INDICATES WALL TYPE BELOW - 711'.



**Floor Plan**  
 SCALE 3/16" = 1'-0"

**GENERAL CONSTRUCTION NOTES:**

- CONSTRUCTION IS TO BE IN CONFORMANCE WITH ALL GOVERNING CODES, ORDINANCES & STANDARDS. THE CONTRACTOR(S) SHALL BE RESPONSIBLE FOR INITIATING MAINTAINING & PRESERVING ALL SAFETY PRECAUTIONS & PROGRAMS IN CONNECTION WITH THE PERFORMANCE OF THIS CONTRACT.
- HVAC, ELECTRICAL, PLUMBING TO BE DESIGN-BUILD BASIS AND SHALL COMPLY WITH ALL LOCAL, STATE & NATIONAL CODES, AND TO BE THE FULL RESPONSIBILITY OF THE SUBCONTRACTOR TO PROVIDE PERMITS, CALLINGS AND TESTS AS PART OF CONTRACT. THE DESIGNER ASSUMES NO LIABILITY.
- ALL MECHANICAL, HVAC, ELECTRICAL, AND PLUMBING SYSTEMS & ALL EQUIPMENT TO BE MAINTAINED ACCORDING TO MANUFACTURER'S STANDARDS. BUILDING OWNER AND/OR BUILDING OCCUPANTS ASSUME FULL RESPONSIBILITY FOR MAINTENANCE AND OPERATION.
- ALL MATERIALS, DETAILS & INSTALLATION SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S STANDARDS AND SPECIFICATIONS.
- ALL SUBCONTRACTORS SHALL BE RESPONSIBLE FOR LIMITING THE ACCUMULATION OF WASTE MATERIALS AND RUBBISH. WASTE MATERIALS SHALL BE REMOVED FROM THE PREMISES DAILY.
- DIMENSIONS ARE TO BE FIELD VERIFIED & ADJUSTED ACCORDINGLY. THE ARCHITECTURAL DESIGNER SHALL BE NOTIFIED OF ANY VARIANCES BEFORE CONTRACTOR BEGINS OR PROCEEDS WORK.
- ALL DIMENSIONS ARE FROM NOMINAL ROUGH FRAME SURFACE UNLESS OTHERWISE NOTED ON THE PLAN. ALLOWANCES SHALL BE MADE FOR FLOOR & WALL FINISHES.
- U/LON - INTERIOR WALLS TO BE 2x4 WOOD STUDS @ 16" OC W/ 1/2" DRIFTWALL BOTH SIDES.

**CONSTRUCTION NOTES:**

- 6" HIGH PLATE GLASS MIRROR - INSTALL 18" AFF.
- 60" X 36" ONE WAY VISION MIRROR - BUILD WOOD FRAME TO MATCH DOOR CASING
- OWNER PROVIDED BULLET BASES - PROVIDE BLOCKING (SEE WALL TYPES NOTES)
- UTILITY SINK
- 6 GAL. ELEC. H. W. HEATER (LOCATED ABOVE CEILING)
- FRAME OPENING FOR HENCH DOOR PANEL TO MATCH OFFICE DOOR
- 60" X 24" BY PASS WINDOW WITH FLAT TOP - (BY-PASS WINDOW PROVIDED BY OWNER)
- CUT 40" X 84" MASONRY OPENING FOR NEW DOOR - PROVIDE 60"X60" CONCRETE STOMP
- INFILL 12" X 12" MASONRY OPENING - BLOCK TO MATCH EXISTING
- INFILL DOOR MASONRY OPENING - BLOCK TO MATCH EXISTING
- NEW CONCRETE STOMP - SEE SITE PLAN
- WATER COOLER

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Proposed Alteration for:  
**Academy of Dance Arts**  
 9036 N. 51st St. Braum Deer, Wisconsin 53223

**Stammer Design Group**  
 6130 W. Lilly Lane  
 Mequon, Wisconsin 53092  
 Ph: 414-313-4681  
 Fax: 262-242-7854  
 StammerDesign@wi.rr.com

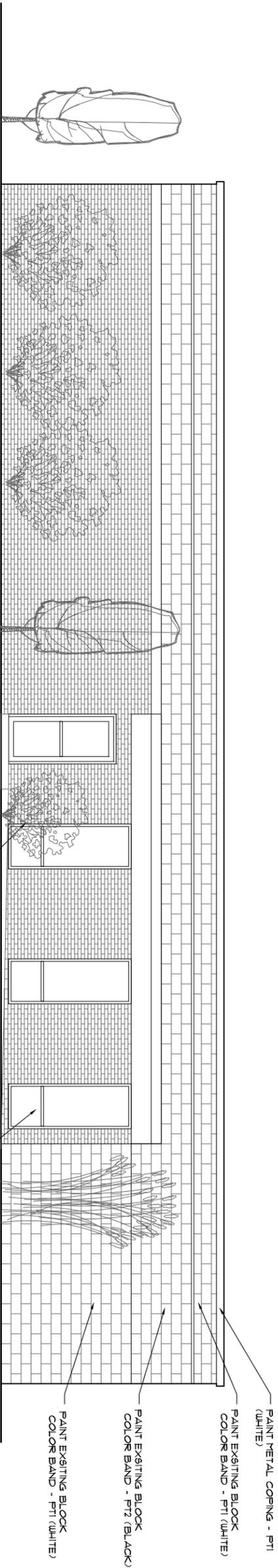
**REVISIONS**

DATE	DESCRIPTION

Drawing Title:  
**FLOOR PLAN, WALL TYPES, CONSTRUCTION NOTES**

DESIGNER: JLS  
 APPROVED BY: [Signature]  
 SUBMITTAL DATE: 3-4-12  
 LIST REL. DATE: 3-4-12  
 SHEET

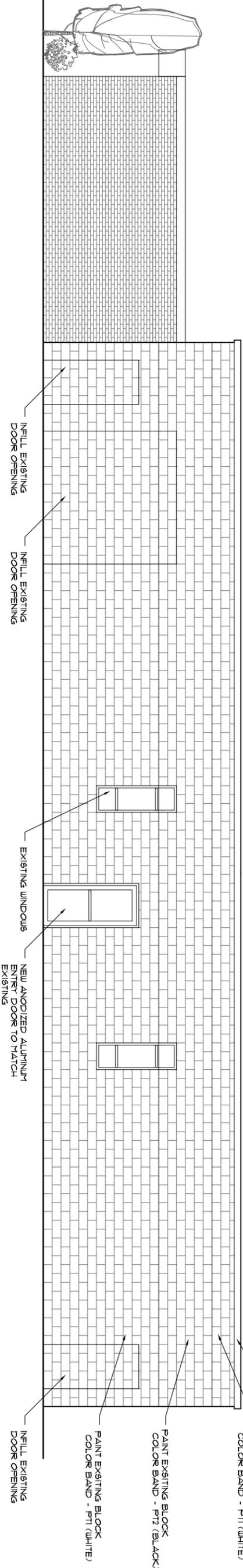
**A1.0**



**Front (West) Elevation - (51st St.)**

1/4" = 1'-0"

1  
A2.0



**Side (South) Elevation (Green Brook Dr.)**

1/4" = 1'-0"

2  
A2.0

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DATE:	4.15
APPROVED BY:	
SUBMITTAL DATE:	
LIST REVISIONS:	3-4-12
REVISION:	
SHEET:	
<b>A2.0</b>	

Proposed Alteration for:

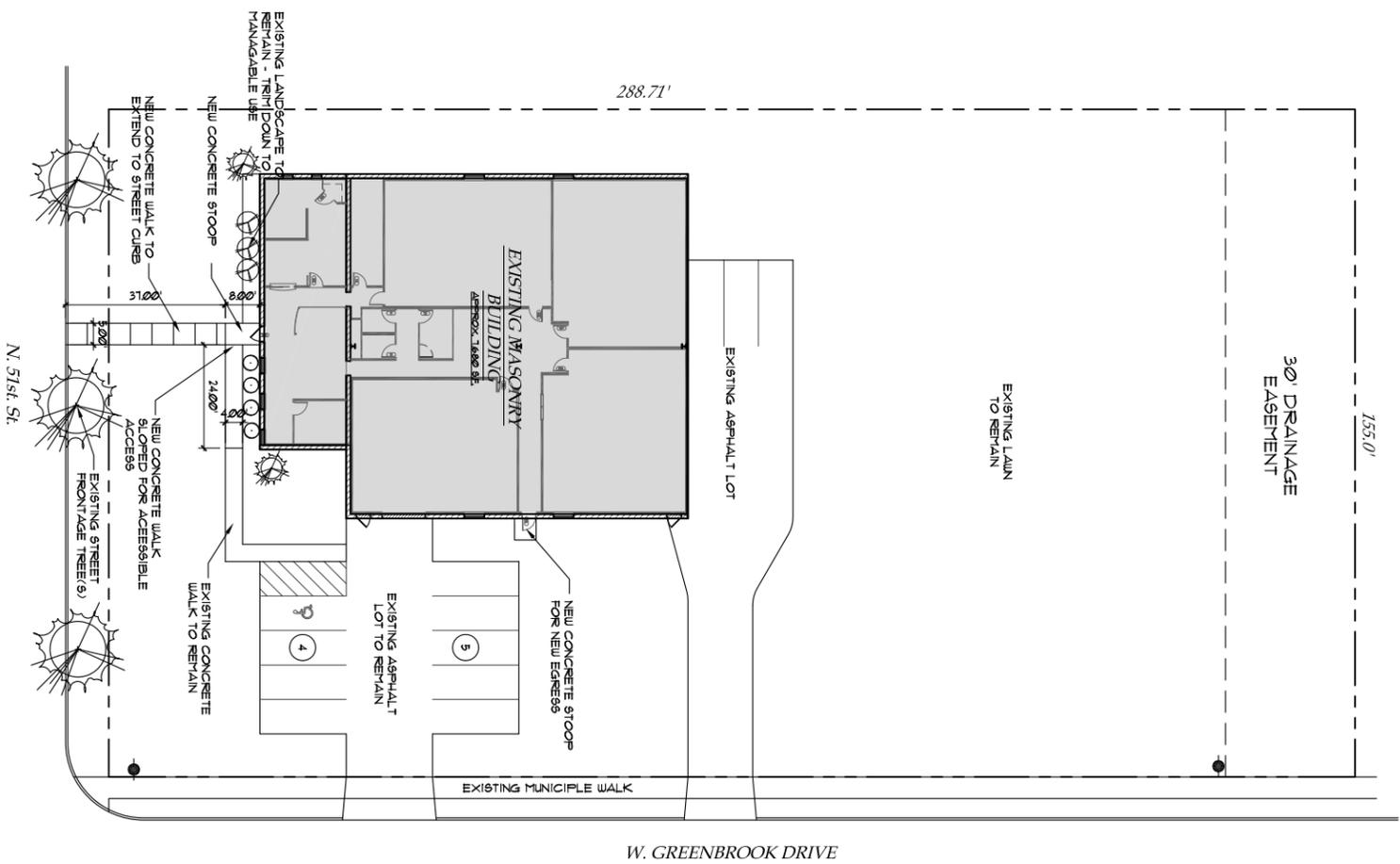
## Academy of Dance Arts

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Ph: 414-313-4681  
Fax: 262-242-7854

[StammerDesign@wi.rr.com](mailto:StammerDesign@wi.rr.com)



**LEGEND**

- ⊗ SANITARY MH
- ⊙ STORM MH
- INLET
- WATER MH
- HYDRANT
- WATER VALVE
- ⊕ GAS VALVE
- ⊕ TELEPHONE MH
- ⊕ TELEPHONE PEDESTAL
- ⊕ MARKED FIBER OPTIC
- ⊕ ELECTRIC MH
- ⊕ ELECTRIC PEDESTAL
- ⊕ ELECTRIC METER
- ⊕ GAS METER
- ⊕ CABLE PEDESTAL
- ⊕ LIGHT POLE
- ⊕ UTILITY POLE
- ⊕ GUY
- ⊕ TRAFFIC LIGHT
- ⊕ CONTROL BOX
- ⊕ RR CROSSING SIGN
- ⊕ BOLLARD
- ⊕ WELL
- ⊕ EDGE OF WATER
- ⊕ EDGE OF MARSH
- ⊕ FLAGPOLE
- ⊕ SIGN
- ⊕ MAILBOX
- ⊕ MONITORING WELL / BORING
- ⊕ POLICE AND FIRE MANNHOLE
- DECIDUOUS TREE
- CONIFEROUS TREE
- EDGE OF TREES
- WATERMAIN
- BURIED GAS MAIN
- BURIED ELECTRIC
- BURIED TELEPHONE
- SANITARY SEWER
- STORM SEWER
- OVERHEAD WRES.
- BURIED ELEC. SERV.

- VTR-MAIN — WATER MAIN
- VTR-HOT — WATER HOT
- ELEC — ELECTRIC BURIED
- DH ELEC — ELECTRIC OVERHEAD
- TELE — TELEPHONE BURIED
- DH TELE — TELEPHONE OVERHEAD
- SAN — SANITARY LINE
- GAS — GAS LINE

**SITE PLAN**



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Drawing Title:	Proposed Alteration for:
DATE:	4/15
DESIGNED BY:	
APPROVED BY:	
SUBMITTAL DATE:	
LAST REVISION:	5-1-12
DATE:	
SHEET:	

9036 N. 51st St. Braum Deer, Wisconsin 53223

**Academy of Dance Arts**

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