

VILLAGE OF GERMANTOWN
N112 W17001 MEQUON ROAD
GERMANTOWN, WI

MEETING: **BOARD OF ZONING APPEALS**

DATE AND TIME: **WEDNESDAY, JULY 13, 2016 5:30 p.m.**

LOCATION: **Germantown Village Hall Board Room
N112 W17001 Mequon Road**

- I. **CALL TO ORDER:** This meeting has been given public notice in accordance with Section 19.83 and 19.84, Wis. Stats, in such form that will apprise the general public and news media of subject matter that is intended for consideration and action.
- II. **ROLL CALL:** Chair – Barry White, Members Lisa Filla, Philip Fritsche, Jim Hansen, Jeffrey Schleif Alternate: Carroll Merry
- III. **APPROVAL OF MINUTES:** June 8, 2016
- IV. **PUBLIC HEARINGS:**
THE PURPOSE of said hearing will be to hear any and all parties, their attorneys or agents, for or against the **APPEAL** as filed by **RICHARD AND LINDA LISOWSKI**, for the following:
 - a) Appealing the decision of the Board of Zoning Appeals of 7/18/2012
 - b) Seeking a building setback variance in order to construct a Garage Addition of 8'6" x 28'0" that will encroach 2'2" into the minimum 35 feet front yard setback:
 - c) Requesting interpretation of the Zoning Code, Sections 17.18 – Rs-5 Single-Family Residential District, 17.19 - Rs-6 Single-Family Residential District, and 17.20 - Rs-7 Single-Family Residential District. As the owners of the following property: **GTNV 342219**
W171 N10272 Wildrose Lane, Germantown, WI 53022
- V. **DELIBERATION AND ACTION BY THE BOARD on Item IV:**
- VI. **NEXT MEETING DATE AND TIME IF NEEDED:** August 10, 2016 at 5:30 p.m.
- VII. **ADJOURNMENT:**

UPON REASONABLE NOTICE, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information or to request this service please contact the Village Clerk at (262)250-4740 at least 2 days prior to the meeting.

Notice is given that a majority of the Village Board may attend this meeting to gather information about an agenda item over which they have decision making responsibility. This may constitute a meeting of the Village Board per State ex rel. Badke v. Greendale Village Board, even though the Village Board will not take formal action at this meeting.

**VILLAGE OF GERMANTOWN
BOARD OF ZONING APPEALS
MEETING MINUTES
June 8, 2016**

CALL TO ORDER: The meeting was called to order at 5:31 p.m.

ROLL CALL: Chair White, Filla, Fritsche, Schleif and Alternate Merry. Village Attorney Sajdak, Community Development Director (CDD)/Village Planner and Zoning Administrator Retzlaff and Deputy Clerk Hann. Absent and excused: Member Hansen

APPROVAL OF MINUTES: February 10, 2016, April 13, 2016 and April 27, 2016.

MOTION (Fritsche/Schleif) to accept the minutes of February 10, 2016, carried.

MOTION (Schleif/Fritsche) to accept the minutes of April 13, 2016, carried.

Member Fritsche stated that his name was spelled incorrectly in the April 27, 2016 minutes and asked that they be corrected. **MOTION (Schleif/Fritsche) to accept the minutes of April 27, 2016 meeting as corrected, carried.**

Chair White opened the Public Hearing at 5:40 p.m.

PUBLIC HEARING:

Chair White read the public hearing notice. The hearing is to hear any and all parties, their attorneys or agents, for or against the **APPEAL** as filed by **POBLOCKI SIGN COMPANY FOR AURORA HEALTH CARE**, owner of the following property, seeking a variance to allow two directional signs @5' x 2'9" wide (13.75 sq. ft. each), larger than allowed by the Village of Germantown Municipal Code, Section 17.46 on the property located at **Aurora Advanced Healthcare, 17975 Mequon Road / W180N11070 N River Lane, Germantown, WI 53022.**

Community Development Director (CDD) Jeff Retzlaff was sworn in by Chair White. CDD Retzlaff presented the Village's information. In March 2016, CDD Retzlaff approved the sign permit applications filed by the Poblocki Sign Company for replacement monument and wall signage proposed for Aurora Health Center campus of River Lane. At that time, CDD denied separate sign permit applications for (2) proposed on-site directional signs because proposed signs exceeded maximum height (4 feet) and sign face area (6 sq. ft. per side) for on-site traffic control and directional signs under Section 17.46(7)(f). On April 25, 2016, Poblocki Sign Company filed a Notice of Appeal seeking a variance from maximum height and area allowances for on-site in order to install two (2) signs as proposed with each sign having a height of 5 feet and an area of 13.75 sq. ft. per side. CDD Retzlaff stated this On-Site Traffic Control and Directional Code was added to the Code in November, 2014. Up until then the only provision allowed a 3 sq. ft. to allow for on-sight direction control.

Chair White read policy and procedures of Board of Zoning Appeals. Chuck Amundsen, VP of Strategic Accounts for Poblocki Sign Company was sworn in by Chair White. Mr.

Amundsen stated all criteria is established in application and this is not a branding opportunity. This is a large campus with five different parking environments to be consider and there is level of anxiousness when people approach the facility. Just trying to make sure people get to right department.

Chair White asked Mr. Amundsen if there was anything special about this parking lot, like lines of sight or anything unique about real estate or land that requires these signs. Mr. Amundsen stated yes, there is a second street like a frontage street in parking lot. There are two separate drive in areas to the north building and the south building and once people enter in they will be looking for where to go. Smaller signs can't quite convey the information as clearly as the slightly large sign being requested. These signs called the "tombstone sign", stay with consistency of other locations.

Merry asked if Aurora encountered sign issue in past with other communities and what alternatives they used. Mr. Amundsen said he could not answer those questions, he is not familiar with each of their facilities where problems have arisen, however, he knows this tombstone design is used throughout all their properties and can vary in size.

Member Filla asked if this size has been used at other campuses. Mr. Amundsen didn't know. Member Schleif asked if Aurora would down size their sign to make it within required standards. Mr. Amundsen stated Aurora would then not put anything up because it would be so small.

Member Fritsche asked CDD Retzlaff if there is anything preventing owners from modifying the property to make signs fit. CDD Retzlaff stated his department does monitor those situations. This is a unique situation because of the two driveways, however the signs don't show both buildings. If you go in the wrong driveway you would be lost already. Mr. Amundsen said people would have to have some idea of the building they were going to, before entering parking lot. CDD Retzlaff stated monument sign on street could be used for additional signage. Mr. Amundsen stated the monument sign is internally illuminated and making changes as departments change could be costly, where the smaller signs could be delaminated and changed easier.

Member Fritsche asked CDD Retzlaff about size of existing monument signs and if they meet maximum currently or if they could be made bigger for directional sign information. CDD Retzlaff excused himself to get that specific information.

Chair White asked if there was any existing data that would show how Aurora's business would be impacted if people couldn't find the correct building. Mr. Amundsen stated he did not know of anything showing that information.

Member Fritsche asked if there were any wall signs on outside of the building. Mr. Amundsen thought everything was posted on inside of building.

CDD Retzlaff stated sign area on "North Monument" is 22 ½ sq. ft. (dimensions 4 ½ ft. tall by 5 ft. wide) and "South Monument" is 27 sq. ft. Monument signs are allowed to be up to 80 sq. ft.

Member Schleif ask CCD Retzlaff how many monument signs are allowed and he responded only one Monument sign per parcel and Aurora has two parcels and one monument sign for each parcel. CCD Retzlaff was asked about other properties with sign issues. He stated the only other sign situation is on Pilgrim and Mequon Roads where existing monument sign was utilized to announce facility by using slide in face paddles.

Chair White closed public hearing at 6:08 p.m. without asking for comments and reopened public hearing to invite anyone in favor of appeal to speak. No one present wished to speak.

Chair White invited anyone opposed to appeal to speak. No one present wished to speak.

Chair White asked if anyone wished to speak. No one present wished to speak.

The Public Hearing was closed at 6:09 p.m.

DELIBERATION AND ACTION BY THE BOARD:

Discussion followed:

Member Fritsche stated variance will not be in accord with spirit of Zoning. There was only one other example of a sign which came up with a solution to meet existing ordinance. Chair White agreed ordinance intent is to have small directional signs and has not been persuaded. Member Filla stated this is a large property that has a lot of people traffic who are not familiar on where to go could be contrary to public interest. Chair White stated our duty is to the ordinance.

Member Filla stated there are exceptional and unusual circumstances that apply specifically to this parcel because it is a large complex and has potential to be confusing to people who visit it. Member Schleif stated this is an unusual circumstance because of the two Aurora locations side by side and there is a need for clarity of a directional sign. Attorney Sajdak clarified to the board this body is to determine if circumstances presented by applicant meet terms of exceptional on a case by case basis. Chair White stated since use of property is a health care facility and a disproportional number of cliental is elderly or those with medical conditions, there are unusual conditions that exist.

Chair White stated the variance is not necessary for preservation and enjoyment of property. Member Fritsche concurred.

Member Fritsche stated the variance will not create a substantial detriment to other properties and would be beneficial to public safety.

Member Fritsche stated enforcement of Zoning code would not result in unnecessary hardship to appellant because patients would still come to office. Member Filla asked if

patients hardship would be conveyed to Aurora. Chair White state there is no evidence showing Aurora business is affected.

Variance:

1. Variance will not be contrary to public interest but will not be in accord with the spirit of Zoning Code because it would be beneficial to the patients.
2. There are exceptional, extraordinary or unusual conditions or circumstances because this is a health care facility and there are people in need of clear directional signs.
3. The variance is not necessary for preservation and enjoyment of substantial property rights
4. The variance will not create substantial detriment to adjacent property, and will not be contrary to public safety or interest.
5. A literal enforcement of the terms of Zoning Code would not result in practical difficulty or unnecessary hardship to appellant/applicant.

MOTION (Fritsche/Schleif) based on the testimony that has been provided and the discussion that followed it is this body's determination that we deny the variance from the provisions of Section 17.46(7)(f) that requires a maximum height (4 feet) and sign face area (6 sq. per side) for on-site traffic control and directional signs for the property located at W180 N11070 N river Lane, Germantown.

Roll call vote:

Ayes: 5 (Member Fritsche, Merry, Schleif, Member Filla, White). Nays: 0

Motion carried with no negative votes.

MOTION (Fritsche/Schleif) to adjourn meeting at 6:34 p.m., motion carried.

Donna Hann
Deputy Clerk

Barbara K.D. Goeckner, Village Clerk
On behalf of Deputy Clerk Donna Hann

RECEIVED

JUN 06 2016

OFFICE OF VILLAGE CLERK
VILLAGE OF GERMANTOWN

VILLAGE OF GERMANTOWN
OFFICE OF THE VILLAGE CLERK
N112 W17001 MEOUON ROAD/P. O. BOX 337
GERMANTOWN WI 53022-0337

BOARD OF ZONING APPEALS
NOTICE OF APPEAL OR APPLICATION

Case No. _____
Filing Date 6-6-16
Fee Paid \$ 560.00
Hearing Date: 7-13-16
Notice Mailed: _____
Notices Published: 6/23/16/30 GTNV 342219

To: Board of Zoning Appeals
Village of Germantown, Wisconsin

NOTICE IS HEREBY GIVEN that the undersigned hereby (appeals for relief from a decision of an administrative official) (applies for the following described right or privilege) :

1. Appellant's or Applicant's Name: RICHARD AND LINDA LISOWSKI
Address: W171N10772 WILDOSE LN GERMANTOWN WI 53022
Phone No. : 262 255 7195
2. Appellant's or applicants' interest in property:
☒ Owner; () Tenant; () Mortgagee; () Agent.
3. Property Owner's Name: RICHARD AND LINDA LISOWSKI
Address: W171N10772 WILDOSE LN GERMANTOWN WI 53022
Phone No.: 262 255 7195
4. Address of property: W171N10772 WILDOSE LN GERMANTOWN WI 53022
Lot 19, Block _____, Tax Parcel No. GTNV 342219, Zoning District: RS-5
5. Present use of the property: RESIDENTIAL

6. Proposed use of the property: RESIDENTIAL

7. Previous Appeal or Application (if any)? Yes ☒ No ()

If YES, list date of hearing: 7/18/2012 and Decision of previous hearing: REJECTED

8. Identify the **PURPOSE** for this appeal or application. Please circle appropriate item below and provide the requested information. Attach a separate sheet, if necessary.

(a) Appeal of decision or order of Administrative Official and Request for Interpretation of Zoning/Building Code.

1. Date of decision or order:

7/18/2012

2. Description of decision or order:

I REALLY DID NOT UNDERSTAND
THEIR DECISION

3. Decision or order is erroneous because:

(b) Request for Variance of Zoning/Building Code.

1. Describe the requested variance and dimension of variance:

GARAGE ADDITION 8'6" x 28'0"
ENCROACHES SETBACK BY 2'2"

2. Explain how the Variance, IF granted, is consistent with the spirit, purpose and intent of the Code:

THIS VARIANCE IF GRANTED IS NOT FOR GAIN OR LOSS.
IT WOULD HOWEVER ALLOW MY FAMILY TO LIVE AS
OTHERS IN MY SUBDIVISION DOES ALLOWING ROOM THAT
WAS NOT CONSIDERED IN 1995.

3. Describe the exceptional, extraordinary or unusual conditions or circumstances that apply specifically to this lot/parcel, use, structure, or intended use that **DO NOT** apply generally to other properties or uses in the SAME district:

THERE ARE 66 HOUSES IN MY SUBDIVISION. 33% DO
HAVE 3 CAR GARAGES. 2 FEET ENCROACHMENT WILL
NOT CONSTITUTE A HARSHIP ON THE SUBDIVISION
OR THE VILLAGE.

4. Describe what special conditions exist which cause practical difficulty or unnecessary hardship, IF variance is NOT granted:

THING IS JUST NOT ENOUGH ROOM IN A 20'X22' GARAGE TO STORE MORE THAN 2 CARS. I HAVE TO MOVE A CAR OUT JUST TO GET A LAWNMOWER OR GARBAGE CAN OUT.

5. Explain why the variance **IS NECESSARY** for the preservation and enjoyment of substantial property rights possessed by other properties in the SAME district:

IN MY MIND, THIS ADDITION IS NECESSARY TO KEEP MY BELONGINGS INSIDE, AWAY FROM THE WEATHER AND TO KEEP ME FROM STORING LARGE ITEMS UP IN THE RAFTERS, A SAFETY ISSUE.

6. Explain how this variance, IF granted, **WILL NOT** create substantial detriment to adjacent property, **WILL NOT** be contrary to the public interest and **WILL NOT** endanger public safety and interest:

AN ADDITIONAL 26" WILL NOT HAMPON SAFETY, VISUAL DETRIMENT OF ANY KIND

(c) **Request for interpretation of regulations of the Zoning Code or the District boundaries of the Zoning Map.**

1. List applicable section(s) of the Zoning Code: 17.18, 19, 20
35' CAN'T BE BECAUSE OF CONSTRUCTION EQUIPMENT.

2. Describe proposed use/activity/construction: _____

STORAGE

3. Explain reasons supporting requested action: IF I WERE

IN A RS-6 OR RS-7 SUBDIVISION THIS WOULD NOT BE AN ISSUE.

4. Has request been referred to Plan Commission? Yes () No (X)

If YES, give recommendation of Plan Commission: _____

(d) **Permission for Temporary Use Permit.**

1. Describe use requested: _____

2. Proposed commencement date: _____

3. Proposed termination date: _____

(e) **A determination that an unspecified or unclassified use is permitted in a Zoning District.**

1. Describe use requested:

2. Attach copy of recommendation of Village Plan Commission.

(f) Permission to substitute a MORE restrictive non-conforming use for an existing non-conforming use.

1. Attach copy of recommendation of Village Plan Commission.
2. Attach copy of certification of Zoning Administrator to legality of present non-conforming use.
3. Date of commencement of present use:

4. Value of improvement on date use became non-conforming (attach documentation supporting value): \$

5. Present value of all existing improvements, additions and alterations since date use became non-conforming (attach documentation): \$

REQUIRED DOCUMENTATION

Each appeal or application must be accompanied by:

- A. Current plat or survey of the lot/parcel, with complete details of the site, dimensioned, elevation data, easements, existing and proposed physical features, yards and setbacks, etc.
- B. Attachments as outlined above.
- C. Filing fee(s)
- D. Copy of decision or order which is the basis of this appeal/application.
- E. Name and Address of counsel IF appellant/applicant elects to be represented by counsel.
- F. Any additional fee of \$

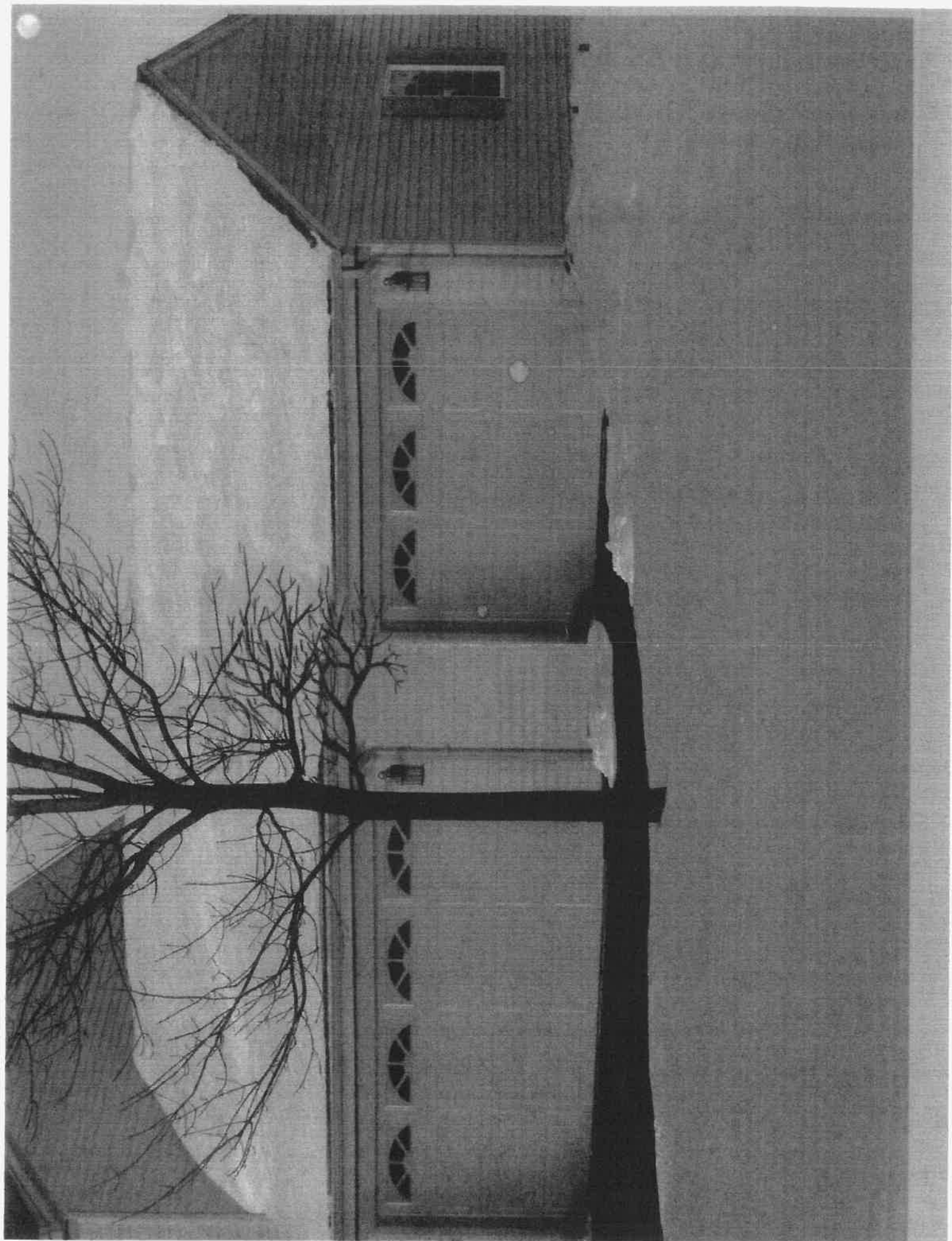
 to cover the administrative costs if a contested case is requested.

I hereby certify that the above application and/or appeal and all attachments hereto are true, correct and complete to the best of my knowledge and belief.

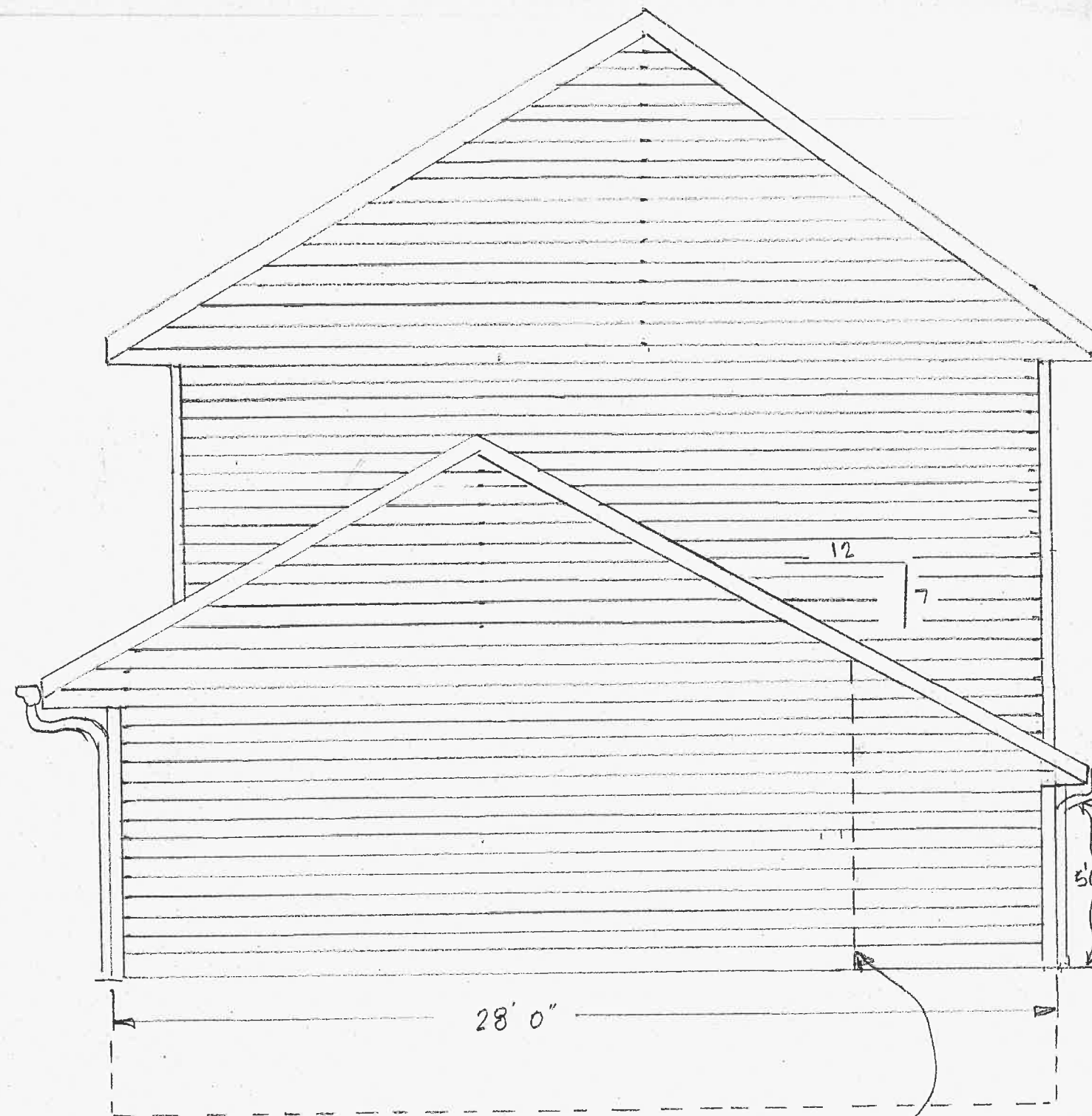
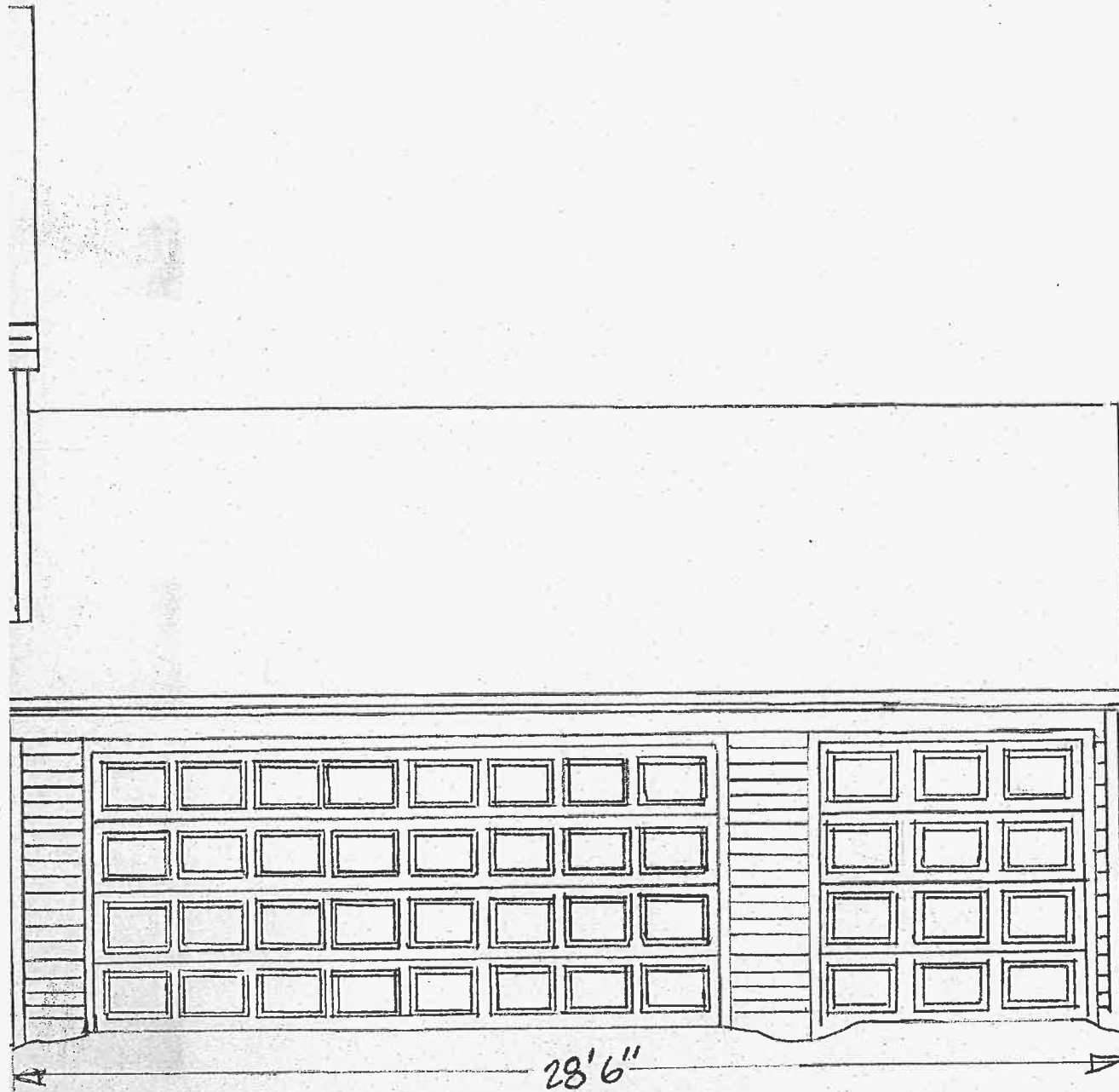
Dated: 6/6/, 2016



Signature of applicant or appellant



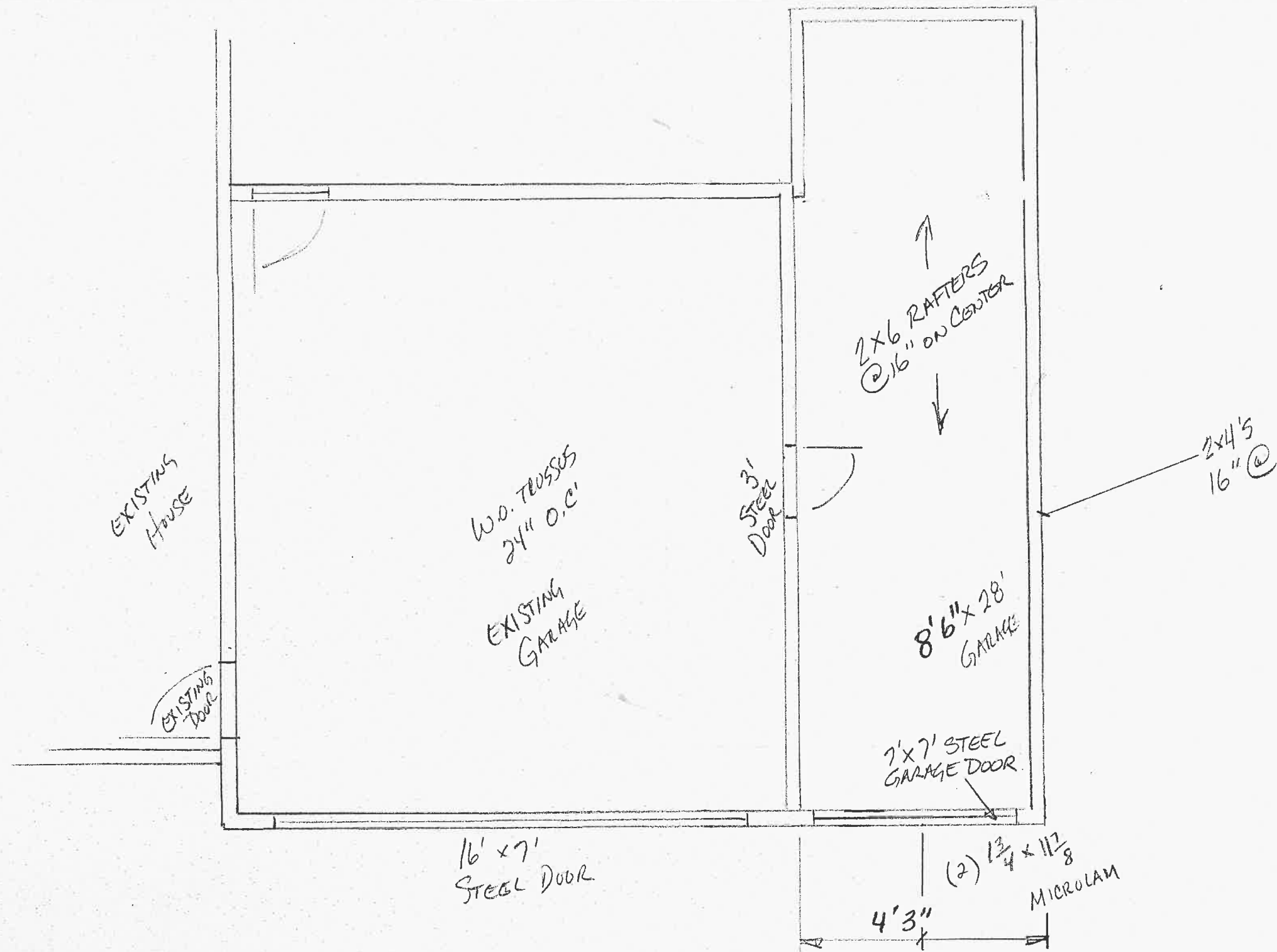
EXISTING
HOUSE



EXISTING GARAGE
OUTSIDE WALL

GARAGE ADDITION
RIC & LYNN LISOWSKI
W71N10272 WILD ROSE LN
GERMANTOWN

PAGE 1



Plat of Survey

JAHNKE & JAHNKE ASSOCIATES INC.

Consultants in Engineering, Planning, Subdivisions and Surveying

711 W. NORFOLK BLVD. • WAUKESHA, WISCONSIN 53186

TELEPHONE (414) 543-4807

FAX (414) 542-7600.

FOR: KETTLE CREEK HOMES

LEGAL DESCRIPTION: Lot 19, COUNTRY MEADOWS WEST, being a subdivision of part of the NR, NW, SW and SE 1/4 of the NW 1/4 of Section 34, Township 9 North, Range 20 East in the Village of Germantown, Washington County, Wisconsin.

Beach Mark 006-50 (USGS) Northwest flange bolt located on hydrant between lots 46 and 47.

094.0 - Existing elevation

Suggested Residence Grade: First Floor 096.8*

Top of Foundation 195.7ⁿ

Official Yard Grade 095.00

Existing Top of Foundation 895.64

Garage Opening 894.82

11/10/98 - Basement constructed

and located as shown.

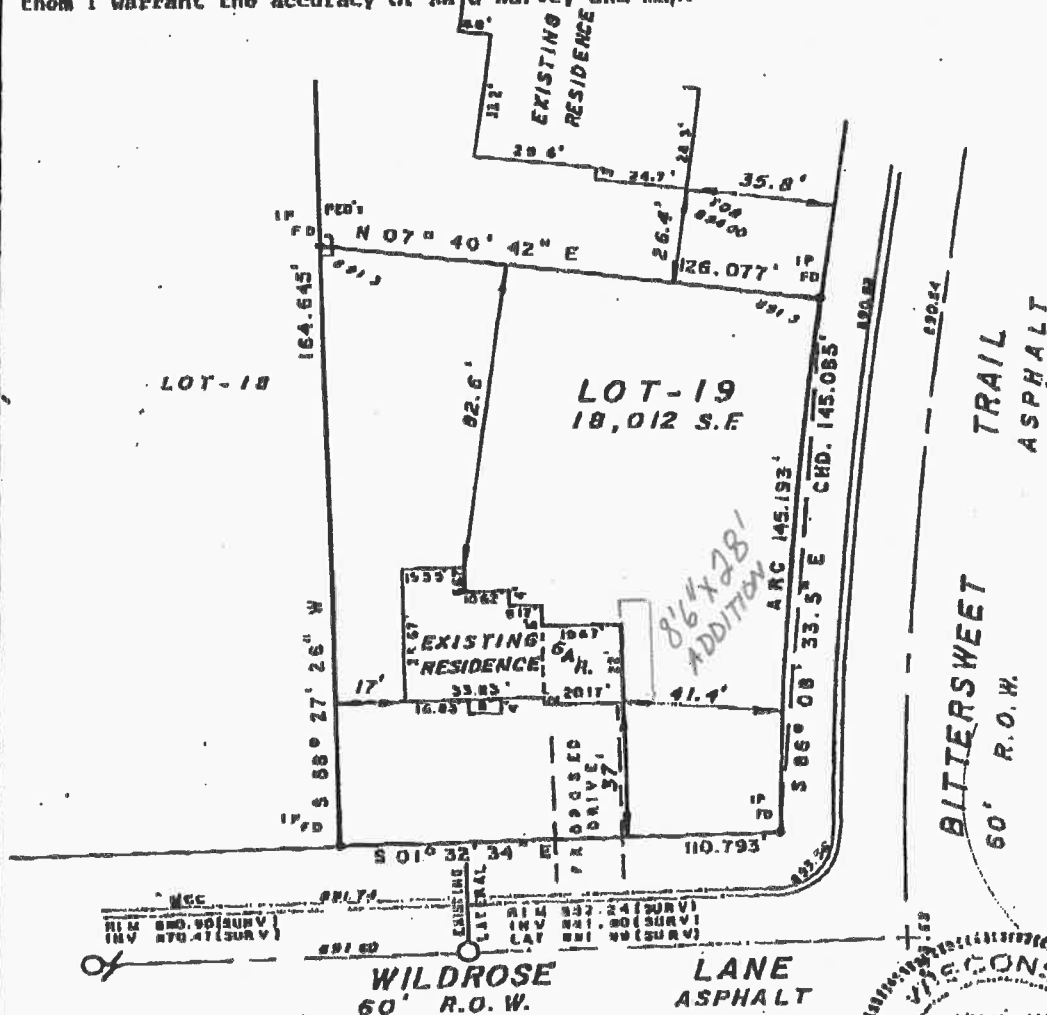
*suggested grade only

NOTE: No iron pipes were placed at lot corners as part of this survey.

NOTE: Expose sanitary sewer lateral before construction to verify gravity flow from the basement.

REFERENCE MERIDIAN: The north line of the NW 1/4 of Section 34, T9N, R20E was used as the reference line and has a bearing of S00°56'56"W based on the Wisconsin State Plane Coordinate System (South Zone).

SURVEY CERTIFICATE: I have surveyed the above described property and the map shown is a true representation thereof and shows the size and location of the property, its exterior boundaries, the location and dimensions of all visible structures thereon, fences, apparent easements and roadways and visible encroachments if any. This survey is made for the exclusive use of the present owners of the property and also those who purchase, mortgage or guarantee the title thereto within one (1) year from date hereof and as to whom I warrant the accuracy of said survey and map.



STATE OF WISCONSIN
COUNTY OF WAUKESHA

35

WE, JAHNKE & JAHNKE ASSOCIATES INC., DO HEREBY CERTIFY THAT WE HAVE MADE THIS SURVEY AND THAT THE INFORMATION AS SHOWN ON THE ABOVE PLAT OF SURVEY IS TRUE AND CORRECT REPRESENTATION THEREOF.

Revised 11/11/94 (Basement survey)

DATED THIS 3rd DAY OF October 1994

PLAY No. P.S. Washington 540 Book Washington #19 Page 43

NICHOLAS P. JANNICE • Wm. Reed No. 8-318

100-441107-1000

PAGE
OF

Village of



Community Development Department Inspection Services

N112 W17001 Mequon Road P.O. Box 337
Germantown, Wisconsin 53022-0337
Phone: (262) 250-4760 Fax: (262) 253-8255
www.village.germantown.wi.us

May 22, 2012

Richard Lisowski
W171 N10272 Wildrose Lane
Germantown, WI 53022

Dear Mr. Lisowski:

I am in receipt of your building permit application for a garage addition. Due to the fact that the proposed addition fails to meet the required setback, I must deny your permit application. Your property is Zoned Rs-5. Being that you are on a corner lot you have two front yards by definition. Section 17.18(3) of the Germantown Municipal Code requires a front yard setback of 35 feet. Your proposal for a 13' X 28' garage addition indicates an encroachment of 6.6 feet into the front yard setback on Bittersweet Trail.

You may apply for a variance to the Board of Zoning Appeals. Applications must be submitted to the Village Clerk along with supporting documentation and an application fee of \$560.00. Appeals must be applied for within thirty days of this notice. Should you have any questions, please feel free to contact Inspection Services.

Sincerely,

A handwritten signature in black ink that reads 'Tom Downing'.

Tom Downing
Inspection Services

cc: Elizabeth Knaack, Village Clerk
Jeff Retzlaff, Zoning Administrator
Property File

Village of



Community Development Department Inspection Services

N112 W17001 Mequon Road P.O. Box 337

Germantown, Wisconsin 53022-0337

Phone: (262) 250-4760 Fax: (262) 253-8255

www.village.germantown.wi.us

June 3, 2016

Richard Lisowski
W171 N10272 Wildrose Lane
Germantown, WI 53022

Dear Mr. Lisowski:

I am in receipt of your building permit application for a garage addition. Due to the fact that the proposed addition fails to meet the required setback, I must deny your permit application. Your property is Zoned Rs-5. Being that you are on a corner lot you have two front yards by definition. Section 17.18(3) of the Germantown Municipal Code requires a front yard setback of 35 feet. Your proposal for an 8'6" X 28' garage addition indicates an encroachment of approximately 2.1 feet into the front yard setback on Bittersweet Trail.

You may apply for a variance to the Board of Zoning Appeals. Applications must be submitted to the Village Clerk along with supporting documentation and an application fee of \$560.00. Appeals must be applied for within thirty days of this notice. Should you have any questions, please feel free to contact Inspection Services.

Sincerely,

A handwritten signature in black ink that reads 'Holly Madson'.

Holly Madson
Inspection Services

cc: ✓ Barbara K. D. Goeckner, Village Clerk
Jeff Retzlaff, Zoning Administrator
Property File

VILLAGE OF GERMANTOWN
N112 W17001 Mequon Road - P.O. Box 337 - Germantown, WI 53022
APPLICATION FOR BUILDING PERMIT
Phone (262) 250-4760/Fax (262) 253-8255

Date 23/may/2016

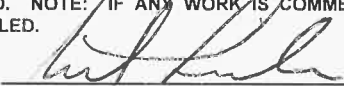
Bldg. Permit No. _____

The undersigned hereby applies for a permit to build, construct, remodel, occupy, or to install according to the following statement:

1. Owner Richard Lisowski Address W171N10272 Wildrose Ln
2. Address of Construction W171n10272 Wildrose Ln Zoning District _____
3. Permit For Garage addition Cost \$5000
4. Size of Structure - Square Footage of Proposed Building/Other 238 sq ft Height 15'
5. Set-Backs of Structure - Front 50' Side 33' 10" Rear alot
6. Contractor owner Phone 262-255-7195 DCFR Cert. # _____
Address w171n10272 wildrose Ln germantown wi 53022 Qualifier # _____

101.65(lr) of the Wisconsin Statutes requires municipalities that enforce the Uniform Dwelling Code to provide an owner who applies for a building permit with a statement advising the owner that: **If the owner hires a contractor to perform work under the building permit and the contractor is not bonded or insured as required under s.101.654(2)(a), the following consequences might occur:** (a) The owner may be held liable for any bodily injury to or death of others or for any damage to the property of others that arises out of the work performed under the building permit or that is caused by any negligence of the contractor that occurs in connection with the work performed under the building permit. (b) The owner may not be able to collect from the contractor damages for any loss sustained by the owner because of a violation by the contractor of the one- and 2-family dwelling code or an ordinance enacted under sub.(1)(a), because of any bodily injury to or death of others or damage to the property of others that arises out of the work performed under the building permit or because of any bodily injury to or death of others or damage to the property of others that is caused by any negligence by the contractor that occurs in connection with the work performed under the building permit.

It is hereby agreed between the undersigned, as owner/agent and the Village of Germantown for and in consideration of the premises and of the permit to construct, erect, alter, or install and the occupancy of building as above described, to be issued and granted by the Village Building Inspector, that the work thereon will be done in strict compliance with the Ordinances of the Village of Germantown and to obey all and any lawful orders of the Village Building Inspector and the State Laws relating to the construction, alteration, repairs, removal and safety of buildings and other structures and permanent building equipment. **IF APPLICABLE, YOU SHOULD CONTACT YOUR HOMEOWNERS ASSOCIATION FOR ANY APPROVAL THAT MAY BE REQUIRED. NOTE: IF ANY WORK IS COMMENCED PRIOR TO OBTAINING THE PROPER PERMITS, ALL FEES SHALL BE DOUBLED.**

Signature  Print Name Richard Lisowski
Address W171N10272 Wildrose Ln City & State Germantown WI Zip Code 53022
Phone Numbers 262-255-7195 / /
Home Work Cell

The Village of Germantown Assessor's Office creates and maintains property records for all real estate parcels within the Village of Germantown in which it has jurisdiction. Pursuant to Wisconsin Statute 70.32(1), all properties that are issued building permits are field reviewed, described, and valued by "actual view". This means that each building permit requires 1) assessment personnel to initially process existing records or create new records, 2) physically review, onsite, the purpose of each building permit to document all property description additions and/or alterations, and 3) process the information gathered in the field to determine an assessed value.

Every person receiving an approved building permit from the Village in which said building permit requires an employee of the Assessor's Office to physically view onsite any descriptive property change in an effort to maintain the property record shall pay a property maintenance fee commensurate with the type of building permit issued by the Village.

***** SCHEDULE OF BUILDING PERMIT FEES *****

Building.....\$	Early Start.....\$	Decking.....\$	
Remodeling.....\$	Propane Tank.....\$	Storage Shed.....\$	
Garage.....\$	Sign.....\$	Swimming Pool.....\$	
Plan Exam.....\$	Siding.....\$	Fence.....\$	
Occupancy Permit...\$	Reroofing.....\$	Fireplace.....\$	
Heating.....\$	Razing.....\$	Gazebo.....\$	
Air Conditioning.....\$	Foundation Repair....\$		

BLDG. PERMIT \$ _____ (BLD) RECORD FEE \$ _____ (APF) TOTAL FEES \$ _____

REMARKS

SEPARATE ELECTRICAL, PLUMBING AND HEATING PERMITS MAY BE REQUIRED.