

VILLAGE OF GERMANTOWN
N112 W17001 MEQUON ROAD
GERMANTOWN, WI

MEETING: **BOARD OF ZONING APPEALS**

DATE AND TIME: **WEDNESDAY, November 8, 2017 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:**
- III. **APPROVAL OF MINUTES:** August 16, 2017
- IV. **PUBLIC HEARING:**
The purpose of said hearing is to hear any and all parties, their attorneys or agents, for or against the APPEAL filed by **Robert C. Asmondy**, owner of the following property, who is seeking the following variance from the Village Zoning Code: a variance from Section 17.50(2)(b) to allow an accessory building in a front yard (vs. a requirement that accessory buildings are only allowed in a rear yard).

N132 W15024 Rockfield Road
GERMANTOWN, WI GTNV 112-403
- VII. **DELIBERATION AND ACTION BY THE BOARD on Item VI:**
- VIII. **NEXT MEETING DATE AND TIME IF NEEDED:** December 13, 2017 at 5:30 p.m.
- IX. **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
August 16, 2017**

CALL TO ORDER: The meeting was called to order at 5:33 p.m.

ROLL CALL: Members Schleif, Hansen, Fritsche and Alternate Member Knop were present. Absent and excused, Chairman White and Member Filla. Also present, Village Attorney Sajdak, Community Development Director (CDD)/Village Planner and Zoning Administrator Retzlaff, and Deputy Clerk Bodoh.

Motion (Fritsche/Schleif) to appoint Member Hansen as Chairman Pro Tempore for the August 16, 2017 meeting, carried.

APPROVAL OF MINUTES: July 12, 2017

Motion (Fritsche/Hansen) to approve minutes as presented for July 12, 2017, carried.

PUBLIC HEARING:

Chairman Hansen read the public hearing notice. Hearing is to hear any and all parties, their attorneys or agents, for or against the **APPEAL** as filed by **Plunkett Raysich Architects, LLP**, agent for **Germantown School District**, seeking a variance from Section 17.45(1) to reduce the minimum parking stall size from 180 sq. ft. to 162 sq. ft. for the new and modified parking areas being constructed at the following properties:

GERMANTOWN HIGH SCHOOL
W180N11501 RIVER LN, GERMANTOWN (GTNV 213-962, 213-963 & 213-999)
KENNEDY MIDDLE SCHOOL
W160 N11836 CRUSADER CT, GERMANTOWN (GTNV 221-982)
COUNTY LINE ELEMENTARY SCHOOL:
W159 N9939 BUTTERNUT RD, GERMANTOWN (GTNV 344-991)

Chairman Hansen opened Public Hearing at 5:38 p.m. and swore in CDD Retzlaff.

CDD Retzlaff stated at May 2017 Plan Commission, approved site development and building plans for improvement to all three subject school sites, including plans for new and expanded parking areas utilizing parking stall size of 162 sq.ft. (9'x18'). Village zoning code requires minimum parking stall of 180 sq.ft. Member Schleif asked if 180 sq.ft. parking stall is standard in surrounding communities. CDD Retzlaff noted 162 sq.ft. stalls approved for other projects. Member Knop asked if standard exists for drive lane. CDD Retzlaff stated no; stall size standard for zoning district. Member Fritsche questioned if any safety concerns for small sized stalls; CDD Retzlaff stated no. Chairman Hansen asked if Fire Chief requested larger stalls during Plan Commission meeting to address fire access. Stall size not issue for Fire Department, drive isles need to be same. Fire Department approved 162 sq ft stall size. Chairman Hansen asked if Plan Commission could have approved stall size. Attorney Sajdak stated per code, Plan Commission does not have authority to approve. Member Fritsche asked if all parking at schools would be allowed 162 sq.ft. size or just new addition. Attorney Sajdak stated need to consider each individual property. CDD Retzlaff stated stall size should change for all. Scott Kramer from Plunkett Raysich Architects, LLP, stated most municipalities have 162 sq.ft. stall size. Member Schleif asked if students have assigned parking.

PUBLIC HEARING continued:

Jeff Holmes swore in by Chairman Hansen; stated students are assigned parking spots. Over 200 students on waiting list for parking stall. Member Fritsche asked if currently have any 162 sq ft stalls. Member Fritsche asked for number of additional stalls if granted variance. Kramer stated, 82 stalls at High School, 7 stalls at County Line, 38 stalls at Middle School. Member Holmes indicated parking, pick-up and drop-off area approach school is taking is in regard to safety. Additional exit at MacArthur granted by Plan Commission. School needs to meet needs of families, teachers, students and law enforcement. At County Line, road used for parking. Member Fritsche asked if current parking now in same area where buses pick up and drop off; Member Holmes stated yes. Chairman Hansen asked if this is safety issue. Chairman Hansen also asked if High School students park in industrial park. Member Holmes stated yes; business owners contacted and rent to families. Member Holmes stated, best school district in State; demand for parking due to increased enrollment and registrations.

Public Hearing closed at 6:08 p.m.

DELIBERATION AND ACTION BY THE BOARD:

Discussion of five criteria. All five have to be proven in order to grant request.

Variance:

1. *Variance (will/will not) be contrary to the public interest and (will/will not) be in accord with the spirit of the Zoning Code.*
Chairman Hansen stated if variance is granted it will not be contrary to public interest and will be in accord with spirit of zoning code for High School.
For County Line Elementary, all members agree if variance is granted, it will not be contrary to public interest and will be in accord with spirit of zoning code.
For Kennedy Middle School, all members agree, if variance is granted, it will not be contrary to public interest and will be in accord with spirit of zoning code.
2. *There (are/are not) exceptional, extraordinary or unusual conditions or circumstances that apply specifically to this lot or parcel, use, structure or intended use that do not apply generally to other property or uses in the same district.*
All members agree there are exceptional circumstances that apply to parcel or use that do not apply to other properties or uses in same district for High School.
For County Line Elementary, all members agree there are exceptional circumstances that apply to parcel or use that do not apply to other properties or uses in same district
For Kennedy Middle School, all members agree, there are exceptional circumstances that apply to parcel or use that do not apply to other properties or uses in same district.
3. *Variance is not necessary for preservation and enjoyment of substantial property rights.*
The Variance is necessary all members agree, for Germantown High School.
For County Line Elementary, all members agree variance is necessary.
For Kennedy Middle School, all members agree variance is necessary.
4. *Variance (will/will not) create substantial detriment to adjacent property, and (will/will not) be contrary to public safety or interest.*
To get cars off street and away from homes, all members are in agreement it will create substantial detriment to adjacent property and will not be contrary to public safety for Germantown High School.

DELIBERATION AND ACTION BY THE BOARD-continued:

For County Line Elementary, all members agree it will not create substantial detriment to adjacent property and will not be contrary to public safety.

For Kennedy Middle School, all members agree it will not create substantial detriment to adjacent property and will not be contrary to public safety.

5. *A literal enforcement of terms of Zoning Code (would/would not) result in practical difficulty or unnecessary hardship to applicant.*

Growing School District, all members agree it would result in practical difficulty or unnecessary hardship for the Germantown High School.

For County Line Elementary, all members agree it would result in practical difficulty or unnecessary hardship.

For Kennedy Middle School, all members agree it would result in practical difficulty or unnecessary hardship.

MOTION (Fritsche/Schleif) moved to grant variance as shown based on five (5) Findings of Facts for Germantown High School to reduce parking stall size to 162 sq. ft. By roll call vote all in favor, carried.

MOTION (Schleif/Knop) moved to grant variance as shown based on five (5) Findings of Facts for County Line Elementary School to reduce parking stall size to 162 sq. ft. By roll call vote all in favor, carried.

MOTION (Fritsche/Schleif) moved to grant variance as shown based on five (5) Findings of Facts for Kennedy Middle School to reduce parking stall size to 162 sq. ft. By roll call vote all in favor, carried.

Chairman Hansen stated outcome to appellant and discussion of appeal and decision.

PUBLIC HEARING:

Chairman Hansen read the public hearing notice. Hearing is to hear any and all parties, their attorneys or agents, for or against the APPEAL filed by **Marty and Jeri Meyers**, owners of the following property, who are seeking the following variances from the Village Zoning Code: (1) a variance from Section 17.41(1)(b) to allow an accessory building up to 2,480 sq. ft. (vs. the maximum amount of accessory building area of 2,308 sq. ft. allowed for a 5.3-acre property); (2) a variance from Section 17.41(2) to allow an accessory building with a height up to 26.5 feet (vs. the maximum accessory building height of 25 feet in an Rs-1: Single-family District); and (3) a variance from Section 17.50(2)(b) to allow an accessory building in a front yard (vs. a requirement that accessory buildings are only allowed in a rear yard).

W140 N13721 Country Aire Drive
GERMANTOWN, WI GTNV 024-987

Chairman Hansen opened Public Hearing at 6:49 p.m.

Community Development Director/Planning-Zoning Administrator Retzlaff provided background information as it relates to residential zoning codes and respective setback requirements.

Building envelope is defined as property area remaining after setbacks established. Property owner may not consider, on initial planning of primary building location, future location of

PUBLIC HEARING-continued:

accessory building. Municipal Code location of accessory building in side or rear yard relates largely to aesthetics and impact on surrounding properties. Commented diminishing returns on requirement relative to building placement on larger properties. Member Fristche asked for definition of accessory building versus primary garage. CDD Retzlaff noted accessory building is not primary building; detached from principal residence. Member Fritsche questioned if ultimate usage determines accessory building. Also noted changes in original design meets code for 2 of 3 variances requested. CDD Retzlaff indicated revised plans comply with code allowances. Chairman Hansen questioned if construction material of accessory building needs to be same standard as principal building. CDD Retzlaff stated it does not need to be.

Chairman Hansen swore in Mr. and Mrs. Meyers and Builder, Plecha.

Mr. Meyers stated limitations on placement of house due to perk of property and DNR stated flood plain on north portion of property. Wanted to keep integrity of Community, the building and property. Member Schleif asked when house was built. Mr. Meyers stated 2008. Chairman Hansen questioned if possible driveway access placement to rear yard. Mr. Meyers noted existing driveway is 250' feet long, extending it to rear would be additional 250'-300'; hardship due to expense. Member Fritsche asked if accessory building could be constructed behind current garage. Mr. Meyers replied not possible due to current piping for septic and gas lines. Builder Plecha confirmed distance requirement from septic; not optimal for driveway over underground lines. Member Fritsche asked for clarification on direction of accessory building entrance. Mr. Meyers noted overhang would face west; placement of accessory garage hidden by mature trees. If accessory building constructed in rear yard, would be more visible. Preservation of green space by constructing accessory in front area. No neighbors to north. Member Schleif questioned direction of existing garage doors face south. Mr. Meyers noted placement of accessory building next to existing garage does not meet setback requirement. Redesigned plans to comply with 2 of 3 zoning codes; seeking variance only for one zoning code. Requested location is best placement for everyone.

Chairman Hansen asked if anyone present to speak for the variance; hearing naught. Chairman Hansen asked if anyone present to speak against variance; hearing naught, public hearing closed at 7:20 p.m.

DELIBERATION AND ACTION BY THE BOARD:

Discussion of five criteria. All five have to be proven in order to grant request.

Variance:

1. *Variance (will/will not) be contrary to the public interest and (will/will not) be in accord with the spirit of the Zoning Code.*
Variances such as this have been granted in past hearings on rural area properties. The code that prohibits accessory building construction in front yard is aesthetic in nature. Driveway is 250' long, building would be 180' from road and behind tree line; code should not apply. Trees not permanent; can be cut down or die. Zoning code does not address difference in property size. Area of Germantown is more agricultural with barns in forefront of houses. May not agree with zoning code, but need to uphold code as written. All members agree, variance will be contrary to public interest and will not be in accord with spirit of Zoning Code.

DELIBERATION AND ACTION BY THE BOARD: *- Continued*

2. *There (are/are not) exceptional, extraordinary or unusual conditions or circumstances that apply specifically to this lot or parcel, use, structure or intended use that do not apply generally to other property or uses in the same district.*
Issues addressed in hearing: flood plain, layout of house and mound system placement, making construction of accessory building in rear yard more difficult. Mature trees provide screening. All members agree there are exceptional and extraordinary conditions that apply specifically to this lot.
3. *Variance is not necessary for preservation and enjoyment of substantial property rights.*
Options for placement of accessory building meeting zoning code exist. Bound by code of ethics to follow ordinances, despite prior granting of variance for similar circumstance. All members agree variance is not necessary for preservation and enjoyment of substantial property rights.
4. *Variance (will/will not) create substantial detriment to adjacent property, and (will/will not) be contrary to public safety or interest.*
Requested placement of accessory building would not be a detriment due to substantial tree screen. Doesn't appear to have public safety component. All members agree it will not create substantial detriment to adjacent property and will not be contrary to public safety or interest.
5. *A literal enforcement of terms of Zoning Code (would/would not) result in practical difficulty or unnecessary hardship to applicant.*
Members noted not able to consider financial hardship in determination. Options exist that meet zoning code requirements. All members agree it would not result in practical difficulty or hardship to applicant.

Not enough justification to grant variance against zoning code. Zoning code provides consistency in neighborhood designs.

Chairman Hansen stated he will accept a motion.

MOTION (Fritsche/Knop) to deny variance to construct accessory building in front/street yard, based on fact that 3 of 5 criteria not met. By roll call vote, all in favor, carried.

Chairman Hansen stated outcome to appellant and discussion of decision and appeal process.

MOTION (Fritsche/Schleif) to adjourn meeting at 7:58 p.m., carried.

Kathleen M. Strebe, Deputy Clerk
On behalf of Cheryl Bodoh, Deputy Clerk

VILLAGE OF GERMANTOWN
OFFICE OF THE VILLAGE CLERK
N112 W17001 MEQUON ROAD
GERMANTOWN WI 53022-0337

**BOARD OF ZONING APPEALS
PUBLIC HEARING PROCEDURES**

The public hearing provides an opportunity for citizens to be heard on a particular request. A copy of the request is available for public inspection in the clerk's office prior to the public hearing. The Board of Zoning Appeals is a quasi-judicial body, that hears the facts relating to the particular case, taking sworn testimony from both the appellant/applicant and the Village, followed by testimony/comments from the public. The following procedures are utilized:

- ▶ The Chair calls the meeting to order.
- ▶ The Chair publically announces the purpose of the public hearing, to take evidence regarding the appeal of ____ (reading the notice of public hearing).
- ▶ The Chair declares the public hearing open. Comments made should be relevant to the appeal or application. The Chair reserves the right to rule on relevancy.
- ▶ The Chair asks the appellant to present his/her side of the case. The appellant is given an oath to tell the truth. The Board may ask questions of the appellant.
- ▶ The Chair asks the Village Staff (Zoning Administrator/Building Inspector, etc.) To present the Village's side of the Case. Again the Staff member is sworn. The Board may ask questions of staff.
- ▶ The Chair asks for anyone in favor of the appeal or application to speak. The witness may be questioned by the Board, the appellant or staff.
- ▶ The Chair asks for anyone opposed to the appeal or application to speak. The witness may be questioned by the board, the appellant or staff.
- ▶ The Chair may ask if there is anyone who wishes to speak on the request without favoring one side or the other.
- ▶ The Chair may allow the appellant an opportunity for rebuttal.
- ▶ There being no further comments, either for or against the appeal or application, the Chair then declares the public hearing closed and the Board of Zoning Appeals goes into deliberations.

- ▶ During deliberations, the discussion is between the Board of Zoning Appeal members. The general public or appellant are not part of the discussion unless a direct question is asked of them or the Chair recognizes them.
- ▶ The Board of Zoning Appeals follows the Five Findings of Fact (Section 17.52 (6) of the Municipal Code. The Village Code states "No variance to the provision of this Chapter (Chapter 17, Zoning Code) shall be granted by the Board unless it finds, beyond a reasonable doubt, that ALL of the following facts and conditions exist and so indicates such in the minutes of its proceedings."
- ▶ Following a discussion of the Five Findings, a motion is made, seconded and a roll call vote is taken.
- ▶ Within five working days the secretary of the Board of Zoning Appeals, notifies the appellant in writing and by certified mail of the Board's decision.
- ▶ The appellant or an aggrieved party, then has 30 days from the date of filing, to file an action of certiorari with the Circuit Court for Washington County.
- ▶ If the appeal is granted, the appellant has six months from the date of granting to start construction of the project. "Variances, substitutions or use permits granted by the Board shall expire within six months unless substantial work has commenced pursuant to such grant." Section 17.52 (7)(b) of the Municipal Code.

NOTICE OF PUBLIC HEARING

VILLAGE OF GERMANTOWN

NOTICE IS HEREBY GIVEN that a Public Hearing will be held before the **Board of Zoning Appeals**, Village of Germantown, WI:

Germantown Village Hall Board Room

N112 W17001 Mequon Road
Germantown WI 53022

Date and Time: **WEDNESDAY November 8, 2017 - 5:30 P.M.**

The purpose of said hearing will be to hear any and all parties, their attorneys or agents, for or against the **APPEAL** filed by **Robert C. Asmondy**, owner of the following property, who is seeking the following variance from the Village Zoning Code: a variance from Section 17.50(2)(b) to allow an accessory building in a front yard (vs. a requirement that accessory buildings are only allowed in a rear yard).

**N132 W15024 Rockfield Road
GERMANTOWN, WI GTNV 112-403**

A copy of the application and supporting documents are on file in the Clerk's office and available for public inspection during the hours of 8:00 a.m. and 4:00 p.m. Monday through Friday.

Dated this 3rd day of October 2017
Kathleen M. Strebe
Village Deputy Clerk

Published: October 18, 2017 and October 25, 2017

VILLAGE OF GERMANTOWN
OFFICE OF THE VILLAGE CLERK
N112 W17001 MEQUON ROAD
GERMANTOWN WI 53022

BOARD OF ZONING APPEALS
FINDINGS, CONCLUSIONS, DECISION AND ORDER

Case No.: _____
Filing Date: October 2, 2017
Hearing Date: November 8, 2017
Dates of Published Notice: 10/18/17 / 10/25/17

FINDINGS OF FACT

Having heard all the testimony and considered the entire record herein, the Board finds the following facts:

1. The appellant/applicant is: Robert C. Asmondy
2. The appellant/applicant on October 2, 20 17, filed with the Board Secretary, an application for: Appeal; variance of zoning code Section 17.50(2)(b), accessory building in front yard vs. rear yard requirement.
with a copy of the decision or order of the Administrative Official dated September 28, 20 17, wherein it was determined and ordered that:
A building permit cannot be issued as proposed placement of the garage is in the front yard.
Section 17.50(2)(b) states that detached accessory structures are permitted in the rear yard only.

3. The appellant/applicant is the: Owner (X) Tenant () Mortgagee ()
Agent () of the following described property which is the subject of the appeal/application: N132 W15024 Rockfield Road, Germantown WI 53022

4. The subject property is presently used for: Home
and has been so used continuously since _____, 20____
5. The property is zoned _____, under the current zoning Code of the Village of Germantown.

6. The proposed (variance) (relief) (use) sought by the applicant/appellant is:
Requested variance from zoning code Section 17.50(2)(b) permitting construction of proposed
secondary garage in front yard, 45 ft. south of house and 45 ft. east of house.

7. Other: _____

CONCLUSIONS OF LAW

Based upon the above Findings of Fact, the Board concludes that:
APPEAL. The Order of the Administrative Official (is/is not) in excess of his/her
authority because: _____

VARIANCE:

1. The variance (will/will not) be contrary to the public interest and (will/will not)
be in accord with the spirit of the Zoning Code because: _____

2. There (are/are not) exceptional, extraordinary or unusual conditions or
circumstances that apply specifically to this lot or parcel, use, structure or
intended use that do not apply generally to other property or uses in the same
district because: _____

3. The variance (is/is not) necessary for the preservation and enjoyment of
substantial property rights possessed by other properties in the same district,
because: _____

4. The variance (will/will not) create substantial detriment to adjacent property, (will/will not) be contrary to the public safety or interest because: _____

5. A literal enforcement of the terms of the Zoning Code (would/would not) result in practical difficulty or unnecessary hardship to the appellant/applicant, because: _____

INTERPRETATION: The Administrative Official's interpretation of Section _____ of the Zoning Code is (a correct/an incorrect) interpretation because: _____

ORDER AND DETERMINATION

On the basis of the above Findings of Fact, Conclusions of Law and the record herein, the Board determines and orders as follows:

INTERPRETATION. The Administrative Official's interpretation of the Zoning Code or Zoning Map is (affirmed/modified/reversed) and the Administrator is ordered to:

VARIANCE. The requested variance of Section _____ of the Zoning Code is (denied based on the following reasons/granted subject to the following conditions):

1. _____
- _____
- _____
- _____

2. _____

3. _____

4. _____

and the Administrative Official is ordered to issue a (zoning/building) permit incorporating the limitations or conditions herein set forth.

GENERAL CONDITIONS

Any privileges granted by this decision and order must be exercised within six months of the date of filing by obtaining the necessary building, zoning and other permits for the proposed construction/repairs/addition/alteration. Any period of time during which this decision order is stayed by order of any court or operation of law shall not be counted in determining the time for exercise of the privileges granted. Failure to comply with this condition shall be grounds for revocation by the Board as provided hereafter.

This order may be revoked by the Board after notice and opportunity to be heard, for violation of any of the conditions or limitations or limitations imposed herein.

Review of this decision may be obtained by filing an action in certiorari in the circuit court of Washington County within 30 days after the date of filing shown above. The Village assumes no liability for and makes no warranty as to legality of construction commenced prior to the expiration of this 30 day period.

ZONING BOARD OF APPEALS

Chairman

Attest:

Secretary

Dated: _____

Filed: _____

Dev: 2/15/96 Revised: 6/30/98, 11/18/05



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 10/2/17
Fee Paid \$ 570.00
Hearing Date: 11/8/17
Notice Mailed: _____
Notices Published: 10/18/17 10/25/17

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: Robert C Asmondy
Address: N132 W15024 Rockfield Road
Phone No. : 262-674-2018
2. Appellant's or applicants' interest in property:
☒ Owner; () Tenant; () Mortgagee; () Agent.
3. Property Owner's Name: Robert C Asmondy
Address: N132 W15024 Rockfield Road
Phone No.: 262-674-2018
4. Address of property: N132 W15024 Rockfield Road
Lot 3, Block , Tax Parcel No. GTNV 112-403 Zoning District:
5. Present use of the property: home
6. Proposed use of the property: A secondary garage
7. Previous Appeal or Application (if any)? Yes () No ☒

If YES, list date of hearing: _____ and Decision of previous hearing: _____

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: _____
2. Description of decision or order: _____
3. Decision or order is erroneous because: _____

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

1. Describe the requested variance and dimension of variance:

45 feet south of house and
45 feet east of house

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

The garage is well within the
1% allowed of the square
footage of 2463 square feet.

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:

The house was built in the center of the
5.65 acres with a 350 foot driveway, the
proposed structure would not impede the
view of house. The structure would be off set
to the side of the house and not directly in front of

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

Without the added structure we would
not be able to have a safe haven
for our personal belongings

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

To keep all of our belongings enclosed in one general area and not out in the open all over the yard.

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:

The structure will be well within our personal boundaries and not impede on neighboring boundaries.

(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: _____
2. Describe proposed use/activity/construction: _____

3. Explain reasons supporting requested action: _____

4. Has request been referred to Plan Commission? Yes () No ()
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): \$ _____

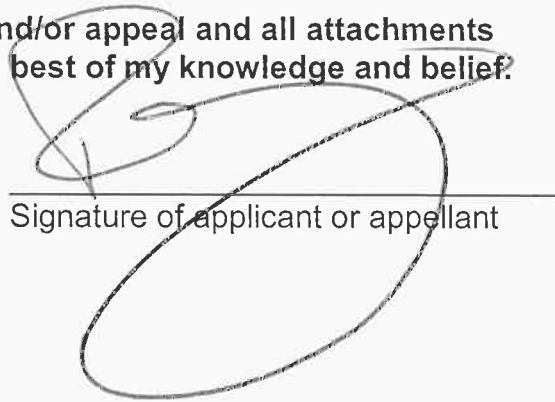
REQUIRED DOCUMENTATION

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: October 2, 2017



Signature of applicant or appellant

PLAT OF SURVEY

FOR LOT 3 OF CERTIFIED SURVEY MAP NO. 6123, BEING A PART OF THE SE 1/4 OF THE NORTHWEST QUARTER OF SECTION 11, TOWN 9 NORTH, RANGE 20 EAST, VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN.

LOT 1, C.S.M. No. 6123

1" I.D. IP
BL 106.58

1" I.D. IP
BL 116.74

N 88°-49'-24" E 437.77'

LOT 3
246,296.3 S.F.
5.65 ACRES

LOT 2,
C.S.M. No. 6123

LOT 4,
C.S.M. No. 6123

S 01°-39'-35" E 551.74'

N 01°-39'-35" W 560.78'

L1 = S 00°-23'-23" W 12.74'

1" I.D. IP
BL 119.76

1" I.D. IP
BL 117.62

N 88°-20'-25" E 438.21'

12" C.M.P.
INV. 103.68

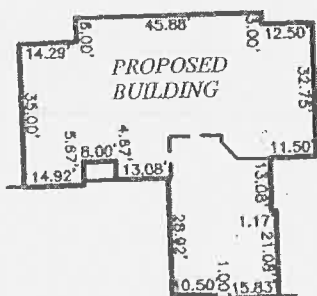
12" C.M.P.
INV. 103.01

24" C.M.P.
INV. 97.97

24" C.M.P.
INV. 97.37

ROCKFIELD ROAD

(R-O-W VARIES)



DETAIL



IF THE SURVEYOR'S SEAL IS NOT RED, THE PLAN IS A COPY THAT SHOULD BE ASSUMED TO CONTAIN UNAUTHORIZED ALTERATIONS. THE CERTIFICATION CONTAINED ON THIS DOCUMENT DOES NOT APPLY TO COPIES UNLESS THEY TOO HAVE A RED STAMP OVER THE PHOTOCOPIED STAMP BY SAME SURVEYOR.

BEARINGS ARE REFERENCED TO THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 11-09-20, WHICH IS ASSUMED TO BEAR S 88°-20'-25" W.

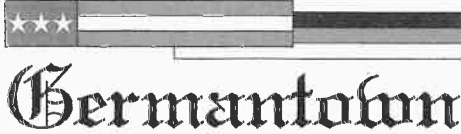
120' 0 120'



State of Wisconsin } SS.
County of Jefferson }

We, Holland & Thomas, L.L.C., do hereby certify that we have made this survey and that the information as shown on the above Plat of Survey is a true and correct representation thereof. Lots are drawn from subdivision plats/C.S.M.s; unplatted lands from recorded deeds/surveys. Boundary survey plats reflect field-located information; consult a title attorney to discover all the legal encumbrances attached to any property.

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

September 28, 2017

Mr. Robert Asmondy
N132 W15024 Rockfield Road
Germantown, WI 53022

GTNV 112-403

Dear Mr. Asmondy:

The office of Inspection Services is in receipt of your building permit application for a detached garage. Your property is zoned Rs-1. In the Rs-1 zoning district per section 17.41(1)(b), you are allowed up to two detached accessory structures with a total amount of area allowed up to 1% of your lot size. Your lot size is 246,296 square feet which would yield a maximum amount of 2,463 square feet. You are proposing a garage size of 1,200 square feet which is well within the 1% allowed.

Based on your submittal as proposed, a building permit cannot be issued. Your proposed placement of the garage is in the front yard of your property. Section 17.50(2)(b) states that detached accessory structures are permitted in the rear yard only.

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 \$570.00. Appeals must be applied for within thirty days of this notice. Should you have any questions, please feel free to contact Inspection Services at 262-250-4760.

Sincerely,

A handwritten signature in cursive script that reads 'Holly Madson'.

Holly Madson
Inspection Services

cc: Jeff Retzlaff, Community Development Director
Village Clerk
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 9-18-17

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 Robert C. Asmondy Address N132 W15024 Rockfield Rd
2. Address of Construction N132 W15024 Rockfield Rd Zoning District RS-1
3. Permit For Detached Garage Cost 10,771.⁰⁰
4. Size of Structure - Square Footage of Proposed Building/Other 1,200 (30' x 40') Height 15' 11"
5. Set-Backs of Structure - Front _____ Side _____ Rear _____
6. Contractor _____ Phone _____ Contractor # _____
Address _____ Qualifier # _____

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.

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. I have received and read the cautionary statements and notices on the reverse side of this application form. I expressly grant the building inspector, or the inspector's authorized agent, permission to enter the premises for which this permit is sought at all reasonable hours and for any proper purpose to inspect the work which is being done.

Signature [Signature] Print Name Robert C Asmondy
Address N132 W15024 Rockfield City & State GERMANTOWN Zip Code 53022
Phone Numbers _____
Home _____ Work _____ Cell 1 262-617-7005

***** 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 \$ _____ RECORD FEE \$ _____ TOTAL FEES \$ _____

REMARKS #112-403 (BLD) (APF)

SEPARATE ELECTRICAL, PLUMBING AND HEATING PERMITS MAY BE REQUIRED.

Washington County
Planning and Parks Department - Land Use Division
Public Agency Center - Suite 2300, 333 East Washington Street, P.O. Box 2003, West Bend, WI 53095-2003
Phone: (262) 335-4445, Toll Free: 800-616-0446 (Wisconsin Only), FAX: (262) 335-6868

PERMIT APPLICATION REVIEW

Date: 9-18-17 Tax Key # GTNU-112403
Owners Name: Robert C. Asmonsky
Mailing Address: N 132 W 15024 ROCKFIELD RD
Phone - Home: 262-674-2018 Work: 262-617-7005
Property Location's Address: N132 W15024 ROCKFIELD RD
Legal Description: _____ Section 11 Town/City/Village GERMAN TOWN
Lot 3 Block _____ Subdivision _____ CSM# 6123
Project for: [check appropriate boxes]

☐ Commercial	☒ Residential	☒ Detached accessory
☒ New	☐ Existing	☐ Other

Brief description of project: SECONDARY GARAGE

Following items must be submitted: Full legal description of the property, map, drawn to scale or showing dimensions, including boundaries and dimensions of the property, location and distances from existing and proposed buildings and/or grading/filling/excavating to lot lines, location and distances from private onsite waste-water treatment systems and wells to lot lines and buildings, and an arrow indicating north. If soil borings are required, the system may be condemned as a result of soil conditions observed.

*NOTICE TO APPLICANT: PERMITS MAY ALSO BE REQUIRED FROM OTHER AGENCIES
INCLUDING COUNTY HIGHWAY DEPARTMENT, TOWN, VILLAGE, CITY,
STATE DEPARTMENT OF NATURAL RESOURCES, AND/OR ARMY CORPS. OF ENGINEERS.

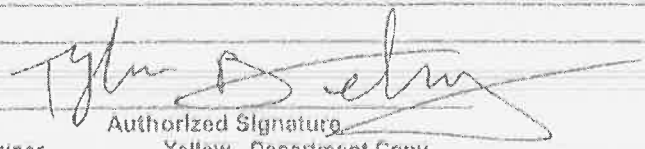
Please allow a minimum of 24 hours for processing.

(for office use - do not write below this line)

Permit Required Under Chapter 23 or 25	Yes	No	County Permit Issued	Date Issued
Sanitary - Chapter 25	☐	☒	No. <u>504465</u>	<u>11/19/07</u>
Floodplain - Chapter 23	☐	☒	No. _____	_____
Shoreland/Wetland - Ch. 23	☐	☒	No. _____	_____

Under Chapter 17	Yes	No	Jurisdiction
Erosion Control - Chapter 17 - Disturbs > 4,000 Sq. Ft.	☐	☒	County ☐ Town/Village ☒
Stormwater Management - Chapter 17 - Increases Impervious > 20,000 Sq. Ft.	☐	☒	County ☐ Town/Village ☒

Remarks: Garage will meet setbacks to septic & well.


Authorized Signature
Yellow - Department Copy

Items Selected:

Gable roof w/ 4/12 pitch, Standard Trusses 2' O.C.
Truss Design Location Zip Code: 53022
2x4 Wall Framing Material
30' Wide X 40' Deep X 10' High
Vinyl Dbl 4" Lap Siding
- White
7/16" OSB Wall Sheathing
Block-It Housewrap
24" gable/24" eave overhangs
7/16" OSB Roof Sheathing
Castlebrook, Antique Black Shingles
O.C. Ventsure Ridge Vent
White Vinyl Soffit & Fascia
White Premium Roof Edge
Pine Overhead Door Jamb

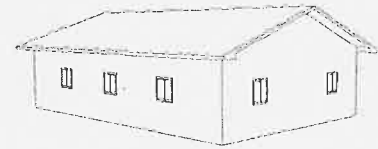
Options Selected:

The options you have selected are:
15 LB Roof Felt
7 - 36x36 Window - White Vinyl Utility
1 - 9x8 Overhead Door - Insulated Ribbed
2 - 36x80 Service Door - CM1 6-Panel Steel RS
1 - 16x8 Overhead Door - insulated Ribbed

Front View



Back View



Estimated price: \$10,771.07*

*Today's estimated price, future pricing may go up or down.

*Tax, labor, and delivery not included.

*** Take this sheet to the Building Materials counter to purchase your materials. ***

Floor type (concrete, dirt, gravel) is NOT included in estimated price. The floor type is used in the calculation of materials needed. Labor, foundation, steel beams, paint, electrical, heating, plumbing, and delivery are also NOT included in estimated price. This is an estimate. It is only for general price information. This is not an offer and there can be no legally binding contract between the parties based on this estimate. The prices stated herein are subject to change depending upon the market conditions. The prices stated on this estimate are not firm for any time period unless specifically written otherwise on this form. The availability of materials is subject to inventory conditions. MENARDS IS NOT RESPONSIBLE FOR ANY LOSS INCURRED BY THE GUEST WHO RELIES ON PRICES SET FORTH HEREIN OR ON THE AVAILABILITY OF ANY MATERIALS STATED HEREIN. All information on this form, other than price, has been provided by the guest and Menards is not responsible for any errors in the information on this estimate, including but not limited to quantity, dimension and quality. Please examine this estimate carefully. MENARDS MAKES NO REPRESENTATIONS, ORAL, WRITTEN OR OTHERWISE THAT THE MATERIALS LISTED ARE SUITABLE FOR ANY PURPOSE BEING CONSIDERED BY THE GUEST. BECAUSE OF THE WIDE VARIATIONS IN CODES, THERE ARE NO REPRESENTATIONS THAT THE MATERIALS LISTED HEREIN MEET YOUR CODE REQUIREMENTS. THE PLANS AND/OR DESIGNS PROVIDED ARE NOT ENGINEERED. LOCAL CODE OR ZONING REGULATIONS MAY REQUIRE SUCH STRUCTURES TO BE PROFESSIONALLY ENGINEERED AND CERTIFIED PRIOR TO CONSTRUCTION.

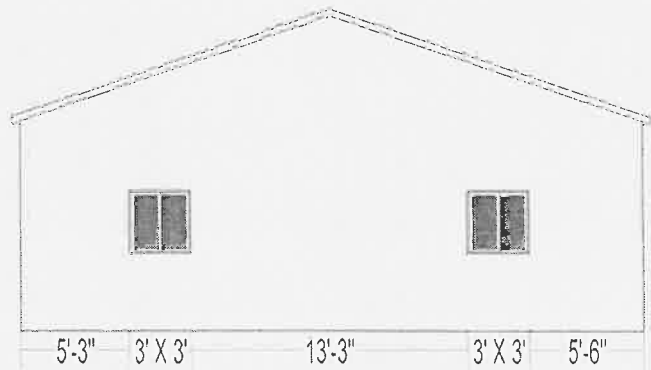
*** Here are the wall configurations for your design.

Illustration May Not Depict All Options Selected



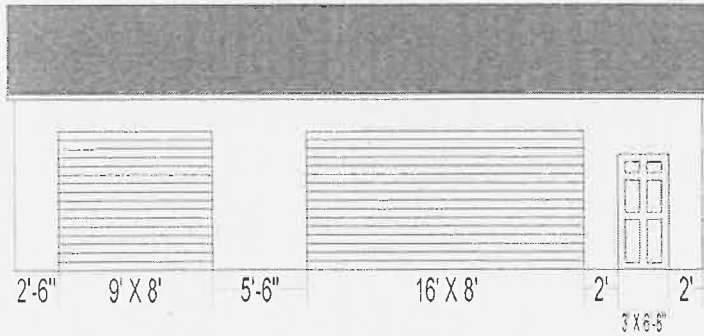
Gable Front View

- (2) - WINDOW 36X36 SLIDER UTILITY WINDOW 36X36
- (1) - PREHUNGSTE SERVICE CM-1 6-PANEL STEEL DOOR 36X80 RH PH



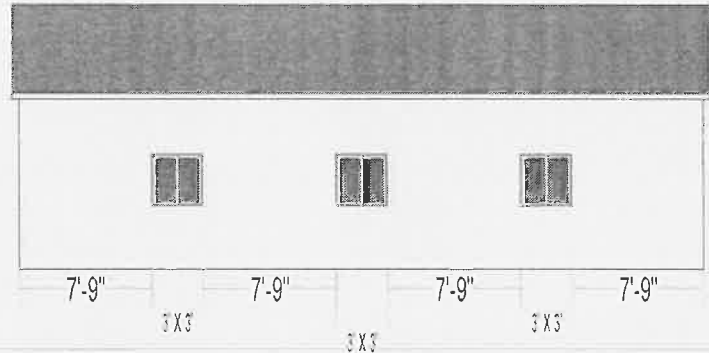
Gable Back View

- (2) - WINDOW 36X36 SLIDER UTILITY WINDOW 36X36



Eave Front View

- (1) - IDEAL RIBBED M5ESV 9X8 EZ-SET WHITE M5ESV INSUL
- (1) - IDEAL RIBBED M5ESV 16X8 EZ-SET WHITE M5ESV INSUL
- (1) - PREHUNGSTE SERVICE CM-1 6-PANEL STEEL DOOR 36X80 RH PH



Eave Back View

- (3) - WINDOW 36X36 SLIDER UTILITY WINDOW 36X36

Building Size: 30 feet wide X 40 feet long X 10 feet high

Approximate Peak Height: 15 feet 4 inches (184 inches)

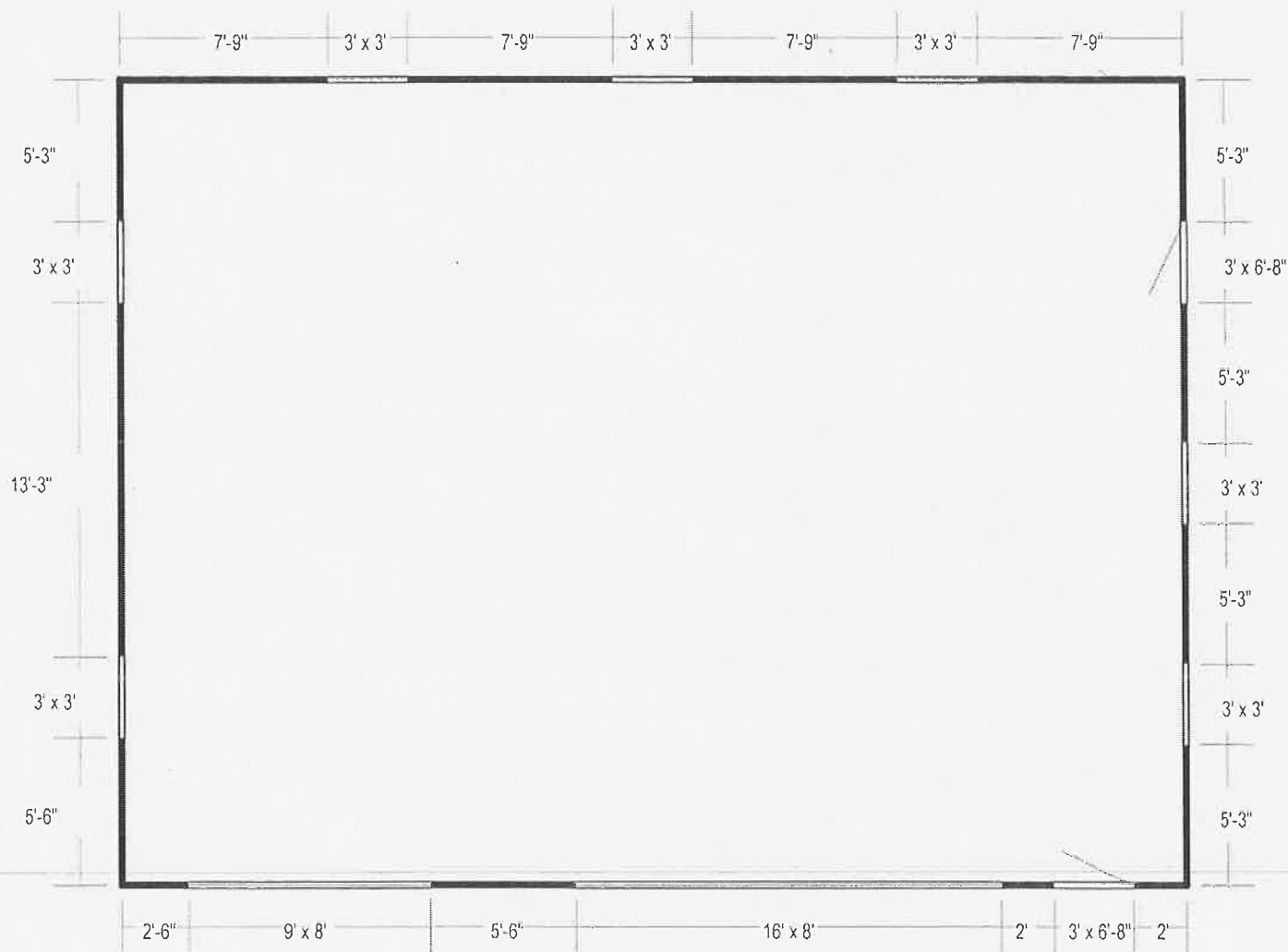
NOTE: Overhead doors may need to be "Wind Code Rated" depending on your building location.

Confirm the door requirements with your local zoning official before construction.

Menards-provided material estimates are intended as a general construction aid and have been calculated using typical construction methods. Because of the wide variability in codes and site restrictions, all final plans and material lists must be verified with your local zoning office. Menards is a supplier of construction materials and does not assume liability for design, engineering or the completeness of any material lists provided. Underground electrical, phone and gas lines should be located and marked before your building plans are finalized. Remember to use safety equipment including dust masks and sight and hearing protection during construction to ensure a positive building experience.

*** Yard Building Floor Plan.

Illustration May Not Depict All Options Selected



Building Size: 30 feet wide X 40 feet long X 10 feet high

Note: Wall construction is 2x4 @ 16" on center



Reaction Summary

Loads Summary

1) This study has been designed for use with a range of balanced and unbalanced data. In an accordance with AIC₇ = 10 with the following model defined by: 80 per cent mean above level, Tenthredin Category B, Eupagrus Category Fully Exposed (C = 0.0, 0.9), Siskin Category II (C = 1.00). (Theoretical Condition of old weathered (C = 1.1), 2001 = 1.1). Observed in the event of weathered affects from Unipagrus, Hatching, Dispersed, and weathered above level.

1) This study has been designed for use with a range of balanced and unbalanced data. In an accordance with AIC₇ = 10 with the following model defined by: 80 per cent mean above level, Tenthredin Category B, Eupagrus Category Fully Exposed (C = 0.0, 0.9), Siskin Category II (C = 1.00). (Theoretical Condition of old weathered (C = 1.1), 2001 = 1.1). Observed in the event of weathered affects from Unipagrus, Hatching, Dispersed, and weathered above level.

(2) This time has been identified to account for the effects of ice damage forming at the same

3) The tower has been designed for the effects of wind loads in accordance with $A/C I = 10$ with the following user defined input: 113 mph (Fastest 3), Exposure B, Flatness Factor 1.0, Category II, Overall Bldg Dims 25 ft x 60 ft, h = 15 ft, Wind Zone Totals. Both end walls considered. DOL = 1.05

b) Minimum storage area layout has been applied in accordance with BS 6399.

[illegible]

λ	T_{eff}	$\log g$	$\log L/L_\odot$	$\log R/R_\odot$	$\log M/M_\odot$	$\log \tau/\text{yr}$
1	0.869	-1.4	0.000	0.774	0.869	4.138 (100)
2	0.806	-1.4	0.000	0.806	0.806	4.138 (100)
3	0.743	-1.4	0.000	0.743	0.743	4.138 (100)
4	0.680	-1.4	0.000	0.680	0.680	4.138 (100)

1 = 0.91, 2 = 0.83, 3 = 0.91, 4 = 0.83, 5 = 0.91, 6 = 0.90, 7 = 0.92, and 8 = 0.90

1 = 0.91, 2 = 0.83, 3 = 0.91, 4 = 0.83, 5 = 0.91, 6 = 0.90, 7 = 0.92, and 8 = 0.90

3) Patients need to be educated, do not cut on their own; instead, use of plate with a prior approval from a Professional Engineer.

3) Patients need to be educated, do not cut on their own; instead, use of plate with a prior approval from a Professional Engineer.

2) The tubulation molecules for this first tier are $4 \times (5.9 - 0.95)$

2) Examine whether shared with a number of them, the "see" in which is contained

2) Cigarette taxes are levied in the amount of 10% on the total value of the goods or services.

^{c)} Listed with split reactions based on NW722 & CXC layout.

100

THE UNIVERSITY OF CHICAGO

[Faint vertical bleed-through from reverse side]

[illegible]

一、二、三、四、五、六、七、八、九、十、十一、十二、十三、十四、十五、十六、十七、十八、十九、二十、二十一、二十二、二十三、二十四、二十五、二十六、二十七、二十八、二十九、三十、三十一、三十二、三十三、三十四、三十五、三十六、三十七、三十八、三十九、四十、四十一、四十二、四十三、四十四、四十五、四十六、四十七、四十八、四十九、五十、五十一、五十二、五十三、五十四、五十五、五十六、五十七、五十八、五十九、六十、六十一、六十二、六十三、六十四、六十五、六十六、六十七、六十八、六十九、七十、七十一、七十二、七十三、七十四、七十五、七十六、七十七、七十八、七十九、八十、八十一、八十二、八十三、八十四、八十五、八十六、八十七、八十八、八十九、九十、九十一、九十二、九十三、九十四、九十五、九十六、九十七、九十八、九十九、一百。

.....

**Trademarked Software, S & S
Eigles, Novel Products.**
© 1990 S & S Eigles

Village of



Germantown

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

September 28, 2017

Mr. Robert Asmondy
N132 W15024 Rockfield Road
Germantown, WI 53022

GTNV 112-403

Dear Mr. Asmondy:

The office of Inspection Services is in receipt of your building permit application for a detached garage. Your property is zoned Rs-1. In the Rs-1 zoning district per section 17.41(1)(b), you are allowed up to two detached accessory structures with a total amount of area allowed up to 1% of your lot size. Your lot size is 246,296 square feet which would yield a maximum amount of 2,463 square feet. You are proposing a garage size of 1,200 square feet which is well within the 1% allowed.

Based on your submittal as proposed, a building permit cannot be issued. Your proposed placement of the garage is in the front yard of your property. Section 17.50(2)(b) states that detached accessory structures are permitted in the rear yard only.

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 \$570.00. Appeals must be applied for within thirty days of this notice. Should you have any questions, please feel free to contact Inspection Services at 262-250-4760.

Sincerely,

Holly Madson
Inspection Services

cc: Jeff Retzlaff, Community Development Director
Village Clerk
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 9-18-17

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 Robert C. Asmondoy Address N132 W15024 Rockfield Rd
2. Address of Construction N132 W15024 Rockfield Rd Zoning District RS-1
3. Permit For Detached Garage Cost 10,771.00
4. Size of Structure - Square Footage of Proposed Building/Other 1,200 (30' x 40') Height 15' 11"
5. Set-Backs of Structure - Front _____ Side _____ Rear _____
6. Contractor _____ Phone _____ Contractor # _____
Address _____ Qualifier # _____

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.

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. I have received and read the cautionary statements and notices on the reverse side of this application form. I expressly grant the building inspector, or the inspector's authorized agent, permission to enter the premises for which this permit is sought at all reasonable hours and for any proper purpose to inspect the work which is being done.

Signature [Signature] Print Name Robert C Asmondoy
Address N132 W15024 Rockfield City & State GERMANTOWN Zip Code 53022
Phone Numbers _____
Home _____ Work _____ Cell _____

***** 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 \$ _____ RECORD FEE \$ _____ TOTAL FEES \$ _____

REMARKS #112-403 (BLD) (APF)

SEPARATE ELECTRICAL, PLUMBING AND HEATING PERMITS MAY BE REQUIRED.

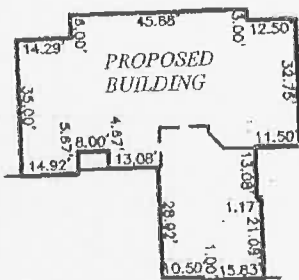
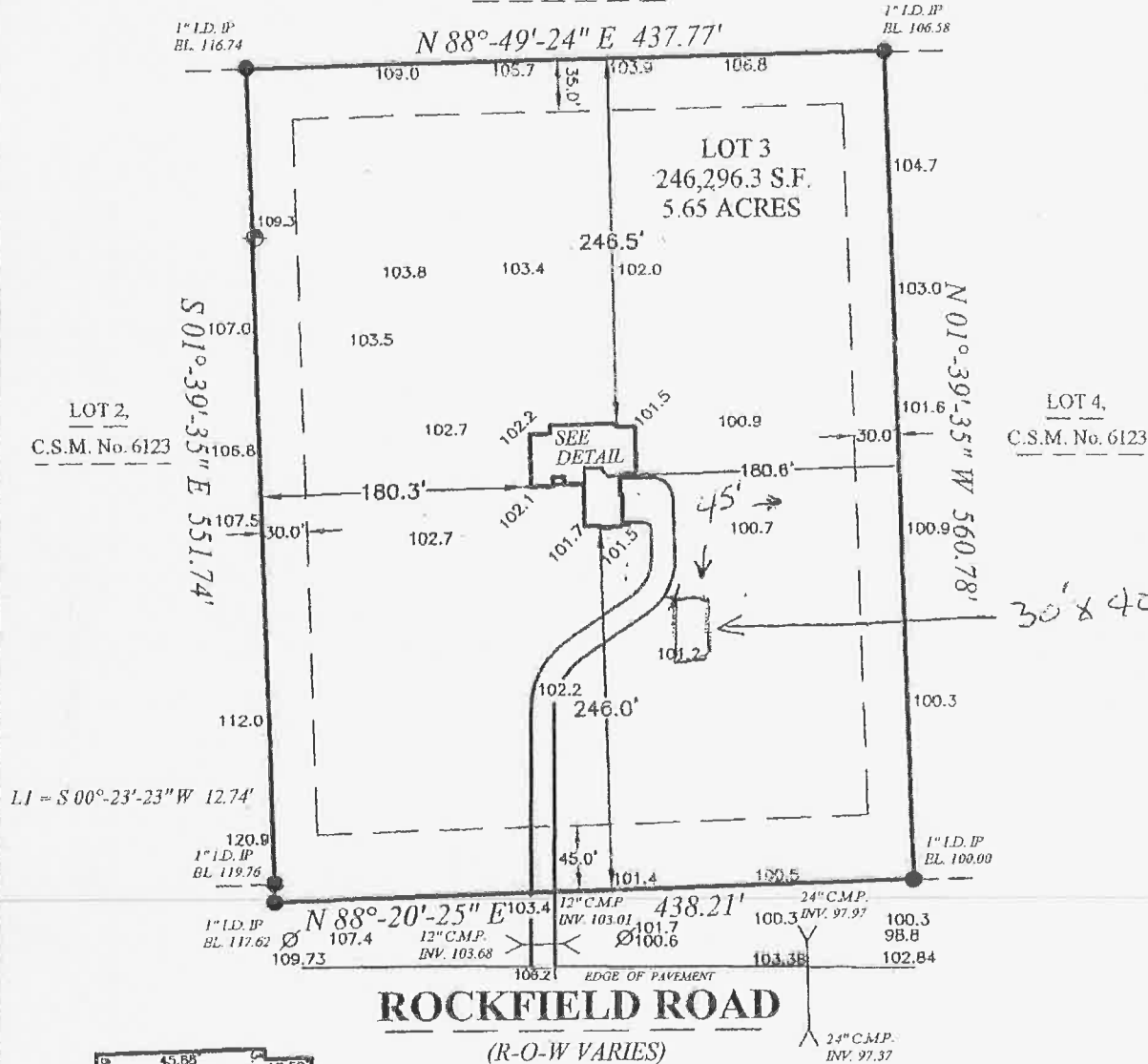
HOLLAND & THOMAS, L.L.C. - LAND SURVEYORS

202 WEST STREET JOHNSON CREEK, WI 53038 (920) 699-3305

PLAT OF SURVEY

FOR LOT 3 OF CERTIFIED SURVEY MAP NO. 6123, BEING A PART OF THE SE 1/4 OF THE NORTHWEST QUARTER OF SECTION 11, TOWN 9 NORTH, RANGE 20 EAST, VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN.

LOT 1, C.S.M. No. 6123



DETAIL



IF THE SURVEYOR'S SEAL IS NOT RED, THE PLAN IS A COPY THAT SHOULD BE ASSUMED TO CONTAIN UNAUTHORIZED ALTERATIONS. THE CERTIFICATION CONTAINED ON THIS DOCUMENT DOES NOT APPLY TO COPIES UNLESS THEY TOO HAVE A RED STAMP OVER THE PHOTOCOPIED STAMP BY SAME SURVEYOR.

BEARINGS ARE REFERENCED TO THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 11-09-20, WHICH IS ASSUMED TO BEAR S 88°-20'-25" W.

120' 0 120'



State of Wisconsin } SS.
County of Jefferson }

We, Holland & Thomas, L.L.C., do hereby certify that we have made this survey and that the information as shown on the above Plat of Survey is a true and correct representation thereof. Lots are drawn from subdivision plats/C.S.M.s; unplatted lands from recorded deeds/surveys. Boundary survey plats reflect field-located information; consult a title attorney to discover all the legal encumbrances attached to any property.

Washington County
Planning and Parks Department - Land Use Division
Public Agency Center - Suite 2300, 333 East Washington Street, P.O. Box 2003, West Bend, WI 53095-2003
Phone: (262) 335-4445, Toll Free: 800-616-0446 (Wisconsin Only), FAX: (262) 335-6868

PERMIT APPLICATION REVIEW

Date: 9-18-17 Tax Key # GTUV-112403
Owners Name: Robert C. Asmonsky
Mailing Address: N 132 W 15024 ROCKFIELD RD
Phone - Home: 262-674-2018 Work: 262-617-7005
Property Location's Address: N132 W15024 ROCKFIELD RD
Legal Description: _____ Section 11 Town/City/Village GERMAN TOWN
Lot 3 Block _____ Subdivision _____ CSM# 6125
Project for: [check appropriate boxes]

☐ Commercial	☒ Residential	☒ Detached accessory
☒ New	☐ Existing	☐ Other

Brief description of project: SECONDARY GARAGE

Following items must be submitted: Full legal description of the property, map, drawn to scale or showing dimensions, including boundaries and dimensions of the property, location and distances from existing and proposed buildings and/or grading/filling/excavating to lot lines, location and distances from private onsite waste-water treatment systems and wells to lot lines and buildings, and an arrow indicating north. If soil borings are required, the system may be condemned as a result of soil conditions observed.

*NOTICE TO APPLICANT: PERMITS MAY ALSO BE REQUIRED FROM OTHER AGENCIES
INCLUDING COUNTY HIGHWAY DEPARTMENT, TOWN, VILLAGE, CITY,
STATE DEPARTMENT OF NATURAL RESOURCES, AND/OR ARMY CORPS. OF ENGINEERS.

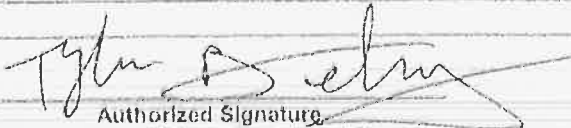
Please allow a minimum of 24 hours for processing.

(for office use - do not write below this line)

Permit Required Under Chapter 23 or 25	Yes	No	County Permit Issued	Date Issued
Sanitary - Chapter 25	☐	☒	No. <u>504465</u>	<u>11/19/07</u>
Floodplain - Chapter 23	☐	☒	No. _____	_____
Shoreland/Wetland - Ch. 23	☐	☒	No. _____	_____

Under Chapter 17	Yes	No	Jurisdiction	
Erosion Control - Chapter 17 - Disturbs > 4,000 Sq. Ft.	☐	☒	County ☐	Town/Village ☒
Stormwater Management - Chapter 17 - Increases Impervious > 20,000 Sq. Ft.	☐	☒	County ☐	Town/Village ☒

Remarks: Garage will meet setbacks to septic & well.


Authorized Signature
Yellow - Department Copy

Estimate Id: 29825



Page 1 of 3
9/15/2017

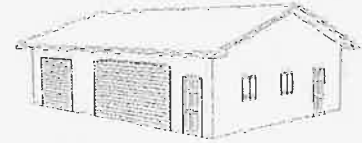
Items Selected:

Gable roof w/ 4/12 pitch, Standard Trusses 2' O.C.
Truss Design Location Zip Code: 53022
2x4 Wall Framing Material
30' Wide X 40' Deep X 10' High
Vinyl Dbl 4" Lap Siding
- White
7/16" OSB Wall Sheathing
Block-It Housewrap
24" gable/24" eave overhangs
7/16" OSB Roof Sheathing
Castlebrook, Antique Black Shingles
O.C. Ventsure Ridge Vent
White Vinyl Soffit & Fascia
White Premium Roof Edge
Pine Overhead Door Jamb

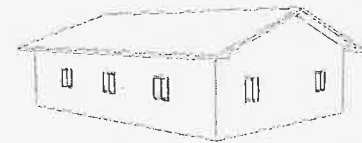
Options Selected:

The options you have selected are:
15 LB Roof Felt
7 - 36x36 Window - White Vinyl Utility
1 - 9x8 Overhead Door - Insulated Ribbed
2 - 36x80 Service Door - CM1 6-Panel Steel RS
1 - 16x8 Overhead Door - Insulated Ribbed

Front View



Back View



Estimated price: \$10,771.07*

*Today's estimated price, future pricing may go up or down.

*Tax, labor, and delivery not included.

*** Take this sheet to the Building Materials counter to purchase your materials. ***

Floor type (concrete, dirt, gravel) is NOT included in estimated price. The floor type is used in the calculation of materials needed. Labor, foundation, steel beams, paint, electrical, heating, plumbing, and delivery are also NOT included in estimated price. This is an estimate. It is only for general price information. This is not an offer and there can be no legally binding contract between the parties based on this estimate. The prices stated herein are subject to change depending upon the market conditions. The prices stated on this estimate are not firm for any time period unless specifically written otherwise on this form. The availability of materials is subject to inventory conditions. MENARDS IS NOT RESPONSIBLE FOR ANY LOSS INCURRED BY THE GUEST WHO RELIES ON PRICES SET FORTH HEREIN OR ON THE AVAILABILITY OF ANY MATERIALS STATED HEREIN. All information on this form, other than price, has been provided by the guest and Menards is not responsible for any errors in the information on this estimate, including but not limited to quantity, dimension and quality. Please examine this estimate carefully. MENARDS MAKES NO REPRESENTATIONS, ORAL, WRITTEN OR OTHERWISE THAT THE MATERIALS LISTED ARE SUITABLE FOR ANY PURPOSE BEING CONSIDERED BY THE GUEST. BECAUSE OF THE WIDE VARIATIONS IN CODES, THERE ARE NO REPRESENTATIONS THAT THE MATERIALS LISTED HEREIN MEET YOUR CODE REQUIREMENTS. THE PLANS AND/OR DESIGNS PROVIDED ARE NOT ENGINEERED. LOCAL CODE OR ZONING REGULATIONS MAY REQUIRE SUCH STRUCTURES TO BE PROFESSIONALLY ENGINEERED AND CERTIFIED PRIOR TO CONSTRUCTION.

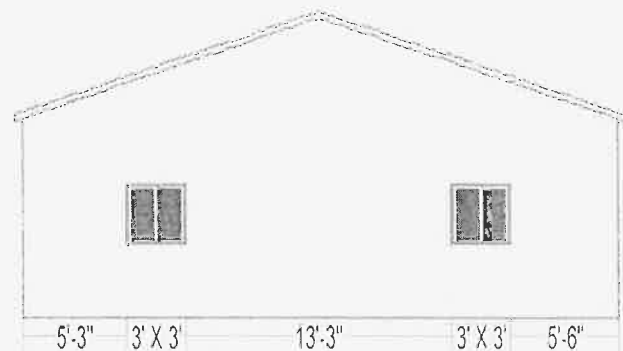
Estimate Id: 29825



Page 2 of 3
9/15/2017

*** Here are the wall configurations for your design.

Illustration May Not Depict All Options Selected

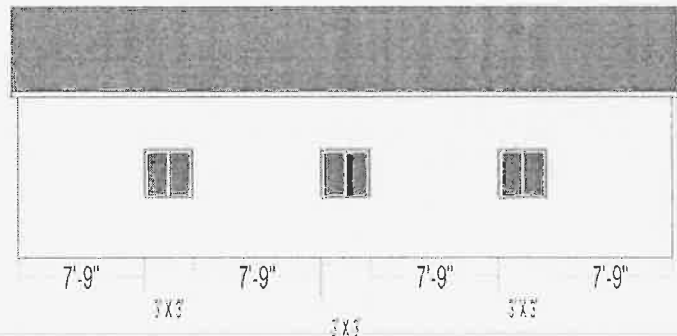
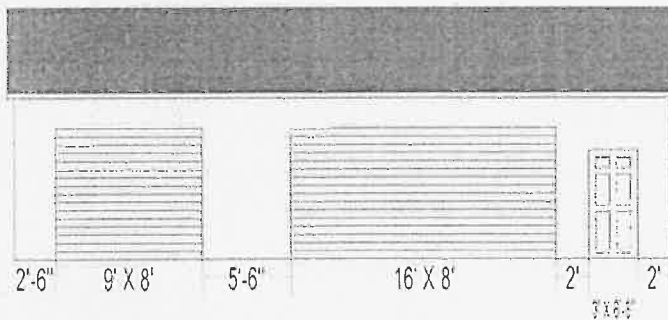


Gable Front View

(2) - WINDOW 36X36 SLIDER UTILITY WINDOW 36X36
(1) - PREHUNGSTE SERVICE CM-1 6-PANEL STEEL DOOR 36X80 RH PH

Gable Back View

(2) - WINDOW 36X36 SLIDER UTILITY WINDOW 36X36



Eave Front View

(1) - IDEAL RIBBED M5ESV 9X8 EZ-SET WHITE M5ESV INSUL
(1) - IDEAL RIBBED M5ESV 16X8 EZ-SET WHITE M5ESV INSUL
(1) - PREHUNGSTE SERVICE CM-1 6-PANEL STEEL DOOR 36X80 RH PH

Eave Back View

(3) - WINDOW 36X36 SLIDER UTILITY WINDOW 36X36

Building Size: 30 feet wide X 40 feet long X 10 feet high

Approximate Peak Height: 15 feet 4 inches (184 inches)

NOTE: Overhead doors may need to be "Wind Code Rated" depending on your building location.

Confirm the door requirements with your local zoning official before construction.

Menards-provided material estimates are intended as a general construction aid and have been calculated using typical construction methods. Because of the wide variability in codes and site restrictions, all final plans and material lists must be verified with your local zoning office. Menards is a supplier of construction materials and does not assume liability for design, engineering or the completeness of any material lists provided. Underground electrical, phone and gas lines should be located and marked before your building plans are finalized. Remember to use safety equipment including dust masks and sight and hearing protection during construction to ensure a positive building experience.

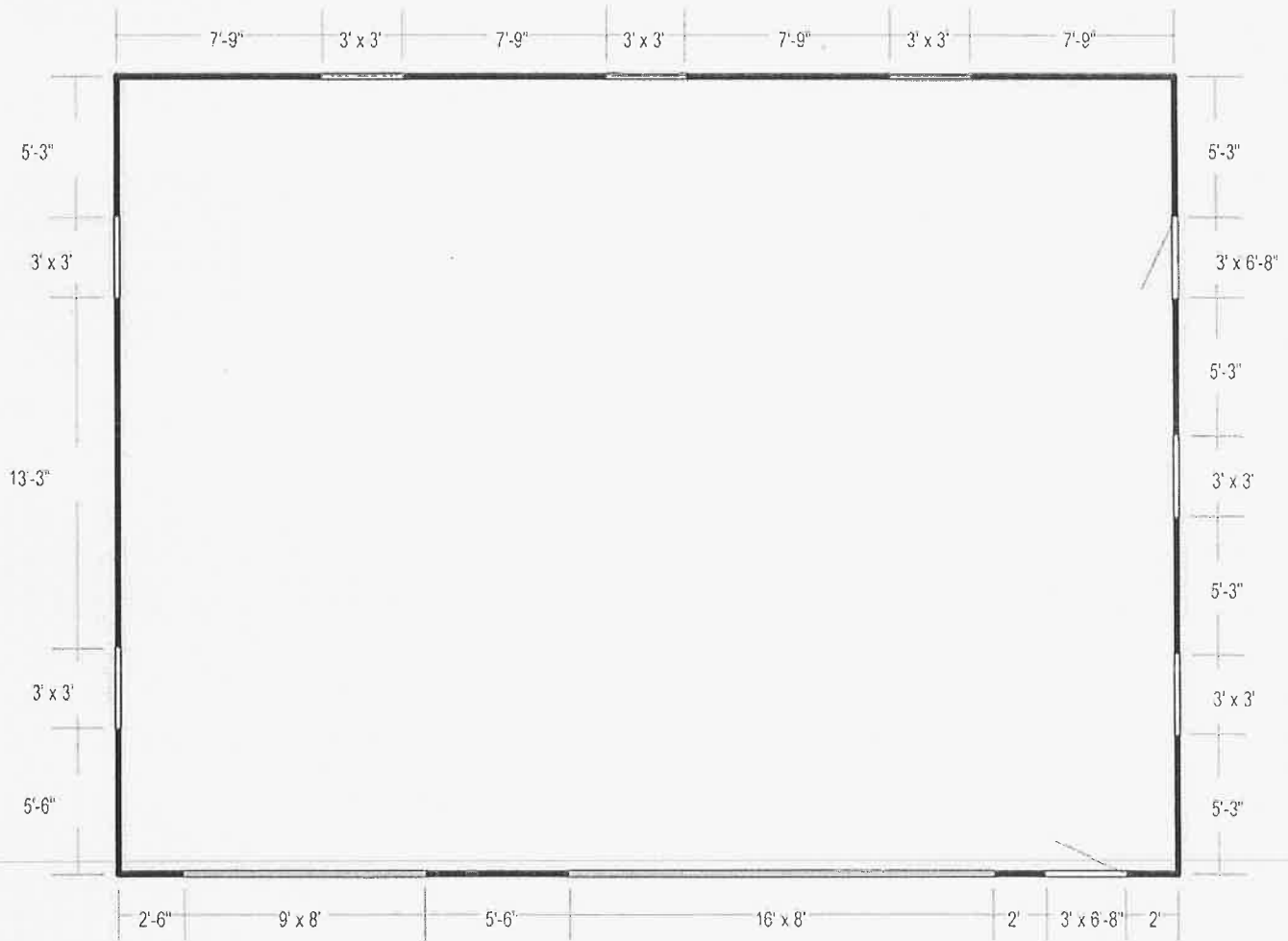
Estimate Id: 29825



Page 3 of 3
9/15/2017

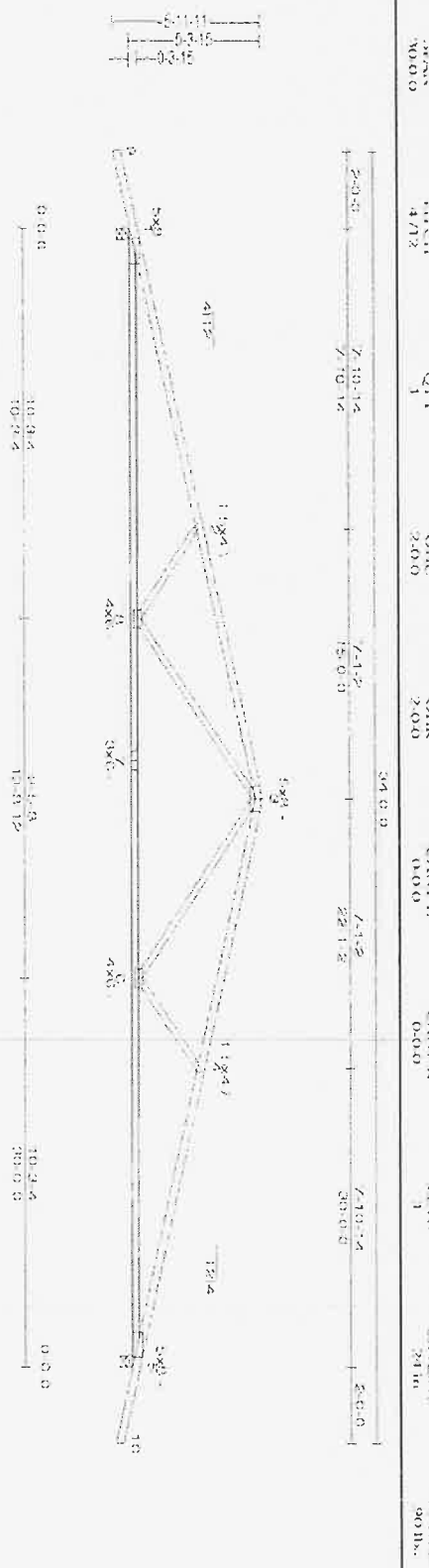
*** Yard Building Floor Plan.

Illustration May Not Depict All Options Selected



Building Size: 30 feet wide X 40 feet long X 10 feet high

Note: Wall construction is 2x4 @ 16" on center



Load (psf)	General	CS1 Summary	Deflection	I_x	I_{oc}	Allowable
1.0	18.2 (0.81)	0.88 (4.2)	0.22 in	1.7	0.0	1.7 (82)
2.0	36.4 (1.6)	1.77 (8.4)	0.45 in	1.7	0.0	1.7 (82)
3.0	54.6 (2.4)	2.66 (12.6)	0.67 in	1.7	0.0	1.7 (82)
4.0	72.8 (3.2)	3.54 (16.8)	0.89 in	1.7	0.0	1.7 (82)
5.0	91.0 (4.1)	4.43 (21.0)	1.12 in	1.7	0.0	1.7 (82)
6.0	109.2 (4.9)	5.32 (25.2)	1.34 in	1.7	0.0	1.7 (82)
7.0	127.4 (5.7)	6.21 (29.4)	1.57 in	1.7	0.0	1.7 (82)
8.0	145.6 (6.5)	7.10 (33.6)	1.79 in	1.7	0.0	1.7 (82)
9.0	163.8 (7.3)	7.99 (37.8)	2.02 in	1.7	0.0	1.7 (82)
10	182.0 (8.1)	8.88 (42.0)	2.24 in	1.7	0.0	1.7 (82)
11	200.2 (8.9)	9.77 (46.2)	2.47 in	1.7	0.0	1.7 (82)
12	218.4 (9.7)	10.66 (50.4)	2.69 in	1.7	0.0	1.7 (82)
13	236.6 (10.5)	11.55 (54.6)	2.92 in	1.7	0.0	1.7 (82)
14	254.8 (11.3)	12.44 (58.8)	3.14 in	1.7	0.0	1.7 (82)
15	273.0 (12.1)	13.33 (63.0)	3.37 in	1.7	0.0	1.7 (82)
16	291.2 (12.9)	14.22 (67.2)	3.59 in	1.7	0.0	1.7 (82)
17	309.4 (13.7)	15.11 (71.4)	3.82 in	1.7	0.0	1.7 (82)
18	327.6 (14.5)	16.00 (75.6)	4.04 in	1.7	0.0	1.7 (82)
19	345.8 (15.3)	16.89 (79.8)	4.27 in	1.7	0.0	1.7 (82)
20	364.0 (16.1)	17.78 (84.0)	4.49 in	1.7	0.0	1.7 (82)
21	382.2 (16.9)	18.67 (88.2)	4.72 in	1.7	0.0	1.7 (82)
22	400.4 (17.7)	19.56 (92.4)	4.94 in	1.7	0.0	1.7 (82)
23	418.6 (18.5)	20.45 (96.6)	5.17 in	1.7	0.0	1.7 (82)
24	436.8 (19.3)	21.34 (100.8)	5.39 in	1.7	0.0	1.7 (82)
25	455.0 (20.1)	22.23 (105.0)	5.62 in	1.7	0.0	1.7 (82)
26	473.2 (20.9)	23.12 (109.2)	5.84 in	1.7	0.0	1.7 (82)
27	491.4 (21.7)	24.01 (113.4)	6.07 in	1.7	0.0	1.7 (82)
28	509.6 (22.5)	24.90 (117.6)	6.29 in	1.7	0.0	1.7 (82)
29	527.8 (23.3)	25.79 (121.8)	6.52 in	1.7	0.0	1.7 (82)
30	546.0 (24.1)	26.68 (126.0)	6.74 in	1.7	0.0	1.7 (82)
31	564.2 (24.9)	27.57 (130.2)	6.97 in	1.7	0.0	1.7 (82)
32	582.4 (25.7)	28.46 (134.4)	7.19 in	1.7	0.0	1.7 (82)
33	600.6 (26.5)	29.35 (138.6)	7.42 in	1.7	0.0	1.7 (82)
34	618.8 (27.3)	30.24 (142.8)	7.64 in	1.7	0.0	1.7 (82)
35	637.0 (28.1)	31.13 (147.0)	7.87 in	1.7	0.0	1.7 (82)
36	655.2 (28.9)	32.02 (151.2)	8.09 in	1.7	0.0	1.7 (82)
37	673.4 (29.7)	32.91 (155.4)	8.32 in	1.7	0.0	1.7 (82)
38	691.6 (30.5)	33.80 (159.6)	8.54 in	1.7	0.0	1.7 (82)
39	709.8 (31.3)	34.69 (163.8)	8.77 in	1.7	0.0	1.7 (82)
40	728.0 (32.1)	35.58 (168.0)	8.99 in	1.7	0.0	1.7 (82)
41	746.2 (32.9)	36.47 (172.2)	9.22 in	1.7	0.0	1.7 (82)
42	764.4 (33.7)	37.36 (176.4)	9.44 in	1.7	0.0	1.7 (82)
43	782.6 (34.5)	38.25 (180.6)	9.67 in	1.7	0.0	1.7 (82)
44	800.8 (35.3)	39.14 (184.8)	9.89 in	1.7	0.0	1.7 (82)
45	819.0 (36.1)	40.03 (189.0)	10.12 in	1.7	0.0	1.7 (82)
46	837.2 (36.9)	40.92 (193.2)				

Reaction Summary			
1 st Pipe Chamber	2 nd With Rad Box With	3 rd With Rad Box With	4 th With Rad Box With
7.16 ft	7.16 ft	7.16 ft	7.16 ft
Mass Flow Rate	Mass Flow Rate	Mass Flow Rate	Mass Flow Rate
0.008 lbs	0.008 lbs	0.008 lbs	0.008 lbs
Mass Flow Rate	Mass Flow Rate	Mass Flow Rate	Mass Flow Rate
0.008 lbs	0.008 lbs	0.008 lbs	0.008 lbs
Mass Flow Rate	Mass Flow Rate	Mass Flow Rate	Mass Flow Rate
0.008 lbs	0.008 lbs	0.008 lbs	0.008 lbs

[illegible]

Local Summary

[illegible]

47. Maffei et al., 1996, after identifying that several applied invertebrate zoologists had been selected to serve on the advisory committee, contacted the other 20 members of the committee and asked to see their resumes. In 1997, Maffei et al., 1996, after identifying that several applied invertebrate zoologists had been selected to serve on the advisory committee, contacted the other 20 members of the committee and asked to see their resumes.

[illegible]Notes
 $\lambda = 0.01$, $T = 0.997$, $\sigma = 0.88$, $\rho = 0.997$, $\tau = 0.97$, $\alpha = 0.997$, $\beta = 0.97$.

of Islamic literature along with a review of writings on practicing our Deeds of Goodness. So every Goodness is a ladder to the next step of the next.

10. *Chrysomelidae* (see *Chrysomelidae*)

二、三、四、五、六、七、八、九、十、十一、十二、十三、十四、十五、十六、十七、十八、十九、二十、二十一、二十二、二十三、二十四、二十五、二十六、二十七、二十八、二十九、三十、三十一、三十二、三十三、三十四、三十五、三十六、三十七、三十八、三十九、四十、四十一、四十二、四十三、四十四、四十五、四十六、四十七、四十八、四十九、五十、五十一、五十二、五十三、五十四、五十五、五十六、五十七、五十八、五十九、六十、六十一、六十二、六十三、六十四、六十五、六十六、六十七、六十八、六十九、七十、七十一、七十二、七十三、七十四、七十五、七十六、七十七、七十八、七十九、八十、八十一、八十二、八十三、八十四、八十五、八十六、八十七、八十八、八十九、九十、九十一、九十二、九十三、九十四、九十五、九十六、九十七、九十八、九十九、一百。

... ..

Food College, University of South Carolina
Ridgely, South Carolina

 $\tau_{\text{coll}} = 10^{-10} \text{ s}$

Kathy Strebe

From: MJS-LEGAL <LEGAL@jmg.com>
Sent: Monday, October 2, 2017 1:11 PM
To: Kathy Strebe
Subject: RE: 4760949 -- Hearing Notice - Asmondy.pdf

Hello,

This is scheduled to run on October 18th and 25th in the Northwest Now. The cost is \$55.28 with an affidavit and the proof is below. Please let us know if any changes are needed.

**NOTICE OF PUBLIC
HEARING
VILLAGE OF
GERMANTOWN**

NOTICE IS HEREBY GIVEN
that a Public Hearing will be
held before the **Board of
Zoning Appeals**, Village of
Germantown, WI:

**Germantown Village Hall
Board Room**
N112 W17001 Mequon Road
Germantown WI 53022

Date and Time: **WEDNES-
DAY November 8, 2017 -
5:30 P.M.**

The purpose of said hearing
will be to hear any and all par-
ties, their attorneys or agents,
for or against the **APPEAL**
filed by **Robert C. Asmondy**,
owner of the following proper-
ty, who is seeking the follow-
ing variance from the Village
Zoning Code: a variance from
Section 17.50(2)(b) to allow
an accessory building in a
front yard (vs. a requirement
that accessory buildings are
only allowed in a rear yard).

**N132 W15024 Rockfield
Road
GERMANTOWN, WI GTNV
112-403**

A copy of the application and
supporting documents are on
file in the Clerk's office and
available for public inspection
during the hours of 8:00 a.m.
and 4:00 p.m. Monday
through Friday.

Dated this 3rd day of October
2017

Kathleen M. Strebe
Village Deputy Clerk

RUN: Oct 18 & 25 WNAXLP

October 30th, 2017

Germantown Board of Zoning Appeals
Germantown, Wisconsin

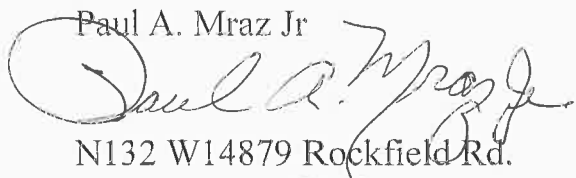
RE: parcel GTNV 112-403, zoning variance

Board members:

I am apposed to granting a variance. Seeing a large storage structure from my living rooms windows is not in my best interest. Further exasperating, would be if the construction was that of a steel sided pole barn.

Further: Having read the code and application, I fail to see where the applicant has met the requirements for being awarded a variance. There are over five acres in which to place this structure without impeding on anyone's frontal view, or property lines. If a variance is granted however, a precedent will have been set.

Paul A. Mraz Jr

A handwritten signature in dark ink, appearing to read "Paul A. Mraz Jr", written over a circular stamp or seal.

N132 W14879 Rockfield Rd.
Germantown, Wisconsin



NOTICE OF PUBLIC HEARING

VILLAGE OF GERMANTOWN

NOTICE IS HEREBY GIVEN that a Public Hearing will be held before the **Board of Zoning Appeals**, Village of Germantown, WI:

Germantown Village Hall Board Room

N112 W17001 Mequon Road
Germantown WI 53022

Date and Time: **WEDNESDAY November 8, 2017 - 5:30 P.M.**

The purpose of said hearing will be to hear any and all parties, their attorneys or agents, for or against the **APPEAL** filed by **Robert C. Asmondy**, owner of the following property, who is seeking the following variance from the Village Zoning Code: a variance from Section 17.50(2)(b) to allow an accessory building in a front yard (vs. a requirement that accessory buildings are only allowed in a rear yard).

**N132 W15024 Rockfield Road
GERMANTOWN, WI GTNV 112-403**

A copy of the application and supporting documents are on file in the Clerk's office and available for public inspection during the hours of 8:00 a.m. and 4:00 p.m. Monday through Friday.

Dated this 3rd day of October 2017
Kathleen M. Strebe
Village Deputy Clerk

Published: October 18, 2017 and October 25, 2017