

VILLAGE OF GERMANTOWN
N112 W17001 MEQUON ROAD
GERMANTOWN, WI 53022

MEETING:	COMMUNITY DEVELOPMENT DEPARTMENT INFORMATION MEETING
DATE AND TIME:	MONDAY, NOVEMBER 27, 2017 6:30 p.m.
LOCATION:	Germantown Village Hall Board Room

- I. **CALL TO ORDER** This meeting has been given public notice in accordance with Wisconsin Statutes, Section §19.83 and §19.84 in such form that will apprise the general public and news media of subject matter that is intended for discussion and action.
- II. **NEW BUSINESS**
 - A. Presentation and discussion of information pertaining to the J.W. Speaker Corporation campus expansion proposal on land east of Goldendale Road and north of Freistadt Road (including the J.W. Speaker Corporation facility located at N120 W19434 Freistadt Road); items to be discussed include but are not limited to: a proposal to create an M-1: Limited Industrial Planned Development District (PDD), and, a proposal to create a Tax Increment District (TID) for approximately 144 acres of land east of Goldendale Road and north of Freistadt Road. Information to be presented by:
 1. Jamie Speaker, Co-President, J.W. Speaker Corporation
 2. Jeff Retzlaff, Director, Community Development Department
- III. **PUBLIC COMMENT & QUESTIONS**
 - A. Please be advised per §19.84(2) that comments and questions will be received from the public, however, no formal action on any item or proposal will be taken at this time.
- IV. **ANNOUNCEMENTS**
- V. **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 Plan Commission and Village Board may attend this meeting to gather information about an 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
Willkommen

FEES MUST BE PAID AT TIME OF APPLICATION

- ☐ \$200 Plan Commission Consultation
- ☒ \$1,085 Rezoning
- ☐ \$1,240 PDD < 5 acres
- ☐ \$2,095 PDD 5-20 acre site
- ☐ \$3,460 PDD > 20 acre site

Date Paid: 9-5-17 Received by: [Signature]

REZONING & PDD APPLICATION

Pursuant to Section 17.51 of the Municipal Code

Please read and complete this application carefully. **All applications must be signed and dated.**

1 APPLICANT OR AGENT
Speaker Properties LLC c/o

J.W. Speaker Corp; George Lehnerer, CFO

N120 W19434 Freistadt Road

Germantown, WI 53022

Phone (262) 532-2101

Fax (262) 532-2121

E-Mail lehnererg@jwspeaker.com

PROPERTY OWNER

Francis Mayer & Dolores Mayer Etal

8700 Boltonville Road

Kewaskum, WI 53040-9722

Phone ()

2 PROPERTY ADDRESS OR GENERAL LOCATION

TAX KEY NUMBER

Tax Key #173-992 & #173-993 (Mayer/Neu Property)

Tax Key #173-987 (former Roskopf Property)

Tax Key #174-985 (Phylmack LLC Property; existing J.W. Speaker Corp)

3 REZONING REQUEST

A-1: Agricultural & M-1: Limited Industrial
to

M-1/PDD: Limited Industrial w/ a Planned Development District (PDD) Overlay

4 METES AND BOUNDS LEGAL DESCRIPTION OF PROPERTY - REQUIRED

Attach pages as necessary

See attached



PURPOSE OF REZONING REQUEST

Briefly describe why the applicant is rezoning the property. Include a description of the proposed use, including any new construction and number of employees, if applicable.

See attached



6 SUPPORTING DOCUMENTATION:

- ☐ Plat of Survey (1:100)
- ☐ Site Plan and elevations for new construction (can be conceptual)
- ☐ _____
- ☐ _____

7 READ AND INITIAL THE FOLLOWING:

JES I understand that the Village is under no obligation to rezone property and that density and lot coverages provided in the Zoning Code are maximums. Actual build out will depend on myriad factors including topography and other natural conditions, surrounding neighborhood context and the detailed design of a project.

JES I understand that Village Staff, Plan Commission and/or Village Board may request additional information to properly evaluate this request and failure to provide such information may in itself be sufficient cause to deny the petition.

JES I am aware that this rezoning shall go into effect immediately upon the final approval of the Village Board and its execution of the rezoning ordinance

8 SIGNATURES – ALL APPLICATIONS MUST BE SIGNED BY OWNER!

[Signature] 11-2-17
Applicant Date

DocuSigned by:
Francis Mayer 11/3/2017
OWNER Date



N120 W19434 Freistadt Road
Germantown, WI 53022 USA
www.jwspeaker.com
262.251.6660



November 3, 2017

Jeffrey W. Retzlaff, Community Development Director, Village of Germantown
N112 W17001 Mequon Road
Germantown, WI 53022

RE: Planned Development District (PDD) Rezoning Application & General Development Plan (GDP)

Mr. Retzlaff:

In light of the discussion and action by the Village Board on October 9 regarding our rezoning application for the Mayer/Neu property on Goldendale Road, as well as, the issues and concerns brought up by nearby residents during the public hearing that night, J.W. Speaker is submitting a new rezoning application for the purpose of creating a Planned Development District (PDD) for the properties shown in the attached General Development Plan, including the existing Speaker property, the Roskopf property and the Mayer/Neu property. Unlike the original rezoning application, we understand that the creation of a PDD for these properties would enable J.W. Speaker and the Village to tailor-make a unique zoning district that could allow development of the low-density, rural campus of office and light assembly buildings that would be developed. We understand that the PDD can contain certain restrictions on land uses and other safeguards to address concerns brought up at the October 9 Village Board meeting.

J.W. Speaker seeks to purchase the Roskopf and Mayer/Neu properties and rezone them along with our existing Freistadt Road property to facilitate the development and expansion of our business that is currently constrained within our existing facilities. The purchase of and ability to develop both of these properties will allow for future growth in sales and employment for our operation and provide improved accessibility to and from our facilities. J.W. Speaker plans to add another 200+ employees over the next five years which will create capacity constraints in the Freistadt Road production facility as well as parking. The purchase, rezoning and development of these properties as generally presented in the attached plan will allow us to access our facilities directly from Goldendale Road thereby re-routing much of the traffic away from the Freistadt @ Goldendale Road intersection. The construction of this road will also benefit the area by not disturbing the stream and wetland area north of Freistadt Road along with our intent to preserve the overall natural beauty of the existing wooded areas and environmental corridor on the property. The stream and extensive wetland area around it currently prohibit us from creating an access from Freistadt Road without also creating significant environmental impacts and added investment.

DRIVEN.
TO SEE MORE.

As shown in the General Development Plan (GDP), development of the properties is expected to occur in the following sequence and phases and include the following building facilities and uses:

Phase 1: Site Improvements (2018)

- ❖ Construct/install 40' east-west access roadway, water & sanitary sewer facilities from Goldendale Road to the existing J.W. Speaker facility parking lot (partial re-configure existing facility parking lot);
- ❖ Install 50'-75' wide landscape buffer & undulating earth forms (berms) along north and south perimeter of Mayer/Neu property;
- ❖ Construct/install storm water management facilities;
- ❖ Location: Across "Mayer/Neu" and "Roskopf" properties to existing Freistadt Road Facility

Phase 1: Facility/Building Improvements (2018-19)

- ❖ Surface Mount Technology (SMT) Building
 - Location: "Roskopf" property
 - Size/Area: 35,000 sqft
 - Land Use: Offices & Circuit Board Assembly (near "clean room" type conditions)
 - Employee Capacity: 55-60 (approximately)
- ❖ Product Design Center
 - Location: "Roskopf" property
 - Size/Area: 40,000 sqft
 - Land Use: Offices, Research & Development area w/ 3-D printing, low-volume product set-up & testing lab
 - Employee Capacity: 120-150 (approximately)

Phase 2: Facility/Building Improvements (2019-2020)

- ❖ Conference/Retreat Center
 - Location: "Roskopf" property
 - Size/Area: 4,000 sqft
 - Land Use: Offices & Conference Facilities
 - Employee Capacity: 20-25 (approximately)

Phase 3: Facility/Building improvements (2020-2022)

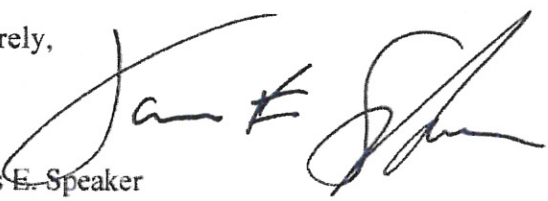
- ❖ Freistadt Facility Expansion
 - Location: Existing Freistadt Road Facility
 - Size/Area: 70-90,000 sqft
 - Land Use: Offices, Light Assembly, Molding & Storage/Shipping
 - Employee Capacity: 250-300 (approximately)

Future Phase

Development of the Mayer/Neu property with other J.W. Speaker facilities is not expected to occur until 2020 or beyond. Until then, this area will remain undeveloped and likely rented out for cash crop-type farming as has been done in the recent past (except for the perimeter buffering and infrastructure improvements to be installed through this area in Phase 1). When it occurs, development of this area will complement the overall rural, "campus" like character of the development to the east and be comprised of the same low-density buildings and similar office & light industrial/assembly-type uses as the other J.W. Speaker buildings. More importantly, future development of this areas will be regulated by the same PDD conditions and restrictions as the other areas within the PDD.

It is our understanding that J.W. Speaker representatives will work cooperatively with the Village Board, Plan Commission and Village staff to develop the specific set of zoning allowances and restrictions that will permit land use and development within the PDD zoning district as the review process proceeds.

Sincerely,


James E. Speaker
Co-President

J.W. SPEAKER CORPORATION
M-1/PDD: LIMITED INDUSTRIAL PLANNED DEVELOPMENT
DISTRICT (PDD)

The following properties comprise the M-1/PDD: Limited Industrial Planned Development Zoning District (PDD) proposed by the J.W. Speaker Corporation:

Tax Key #173-992 and Tax Key #173-993; "Mayer/Neu" Property)

Part of the Northwest 1/4 and Southwest 1/4 of the Southwest 1/4 of Section 17, Town 9 North, Range 20 East, in the Village of Germantown, Washington County, Wisconsin, bounded and described as follows:

Commencing at the Northwest corner of said 1/4 Section; thence South 01°14'33" East along the West line of said 1/4 of said Section 123.85 feet to the South line of the Wisconsin & Southern Railroad lands and the point of beginning of the lands hereinafter described; thence: South 77°11'31" East along said South line 1343.65 feet to a point; thence South 01°17'44" East along the West line of Lot 1 of Certified Survey Map No 6215 a distance of 1283.76 feet to a point; thence South 75°00'27" West along the North line the of Neuland Subdivision 403.42 feet to a point, thence North 43°39'33" West along said North line 180.00 feet to a point; thence North 54°19'33" West along said North line 380.00 feet to a point; thence North 38°28'33" West along said North line 49.79 feet to a point; thence South 87°00'27" West along said North line 250.00 feet to a point; thence South 14°59'33" East along said North line 40.00 feet to a point; thence South 82°45'51" West along said North line 218.24 feet to a point on the West line of SW 1/4, Section 17; thence North 01°14'33" West along said West line 1374.37 feet to the point of beginning.

Along with Part of the Northwest 1/4 and Southwest 1/4 of the Southwest 1/4 of Section 17, Town 9 North, Range 20 East, in the Village of Germantown, Washington County, Wisconsin, described as follows:

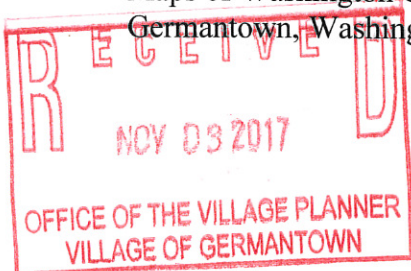
Commencing at the Southwest corner of said 1/4 Section; thence North 89°53'45" East along the South line of said 1/4 of said Section 1301.98 feet to the point of beginning of the lands hereinafter described; thence North 01°04'33" West 217.16 feet to a point; thence South 89°57'33" West 3.57 feet to the Southeast corner of Lot 6, Block 1 of Neuland Subdivision; thence North 01°02'33" West along the East line of said Lot 392.27 feet to a point on the south line of Dalebrook Drive; thence North 88°57'27" East along said south line 5.05 feet to a point; thence South 01°17'44" East along the West line of Lot 1 of Certified Survey Map No. 6215 a distance of 549.55 feet to a point on aforesaid South line; thence South 89°53'45" West along said South line 3.78 feet to the point of beginning. Said lands containing 39.74 acres more or less.

Lot 1 of CSM #6702 (Tax Key #173-987; formerly the "Roskopf" Property)

Lot 1 of Certified Survey Map #6702 as recorded in Volume 51 on Page 221 of Certified Survey Maps of Washington County, Section 17, Town 9 North, Range 20 East, in the Village of Germantown, Washington County, Wisconsin. Said lands containing 47.43 acres more or less.

Lot 2 of CSM #6702 (Tax Key #174-985; "Phylmack" Property)

Lot 2 of Certified Survey Map #6702 as recorded in Volume 51 on Page 221 of Certified Survey Maps of Washington County, Section 17, Town 9 North, Range 20 East, in the Village of Germantown, Washington County, Wisconsin. Said lands containing 57.08 acres more or less.



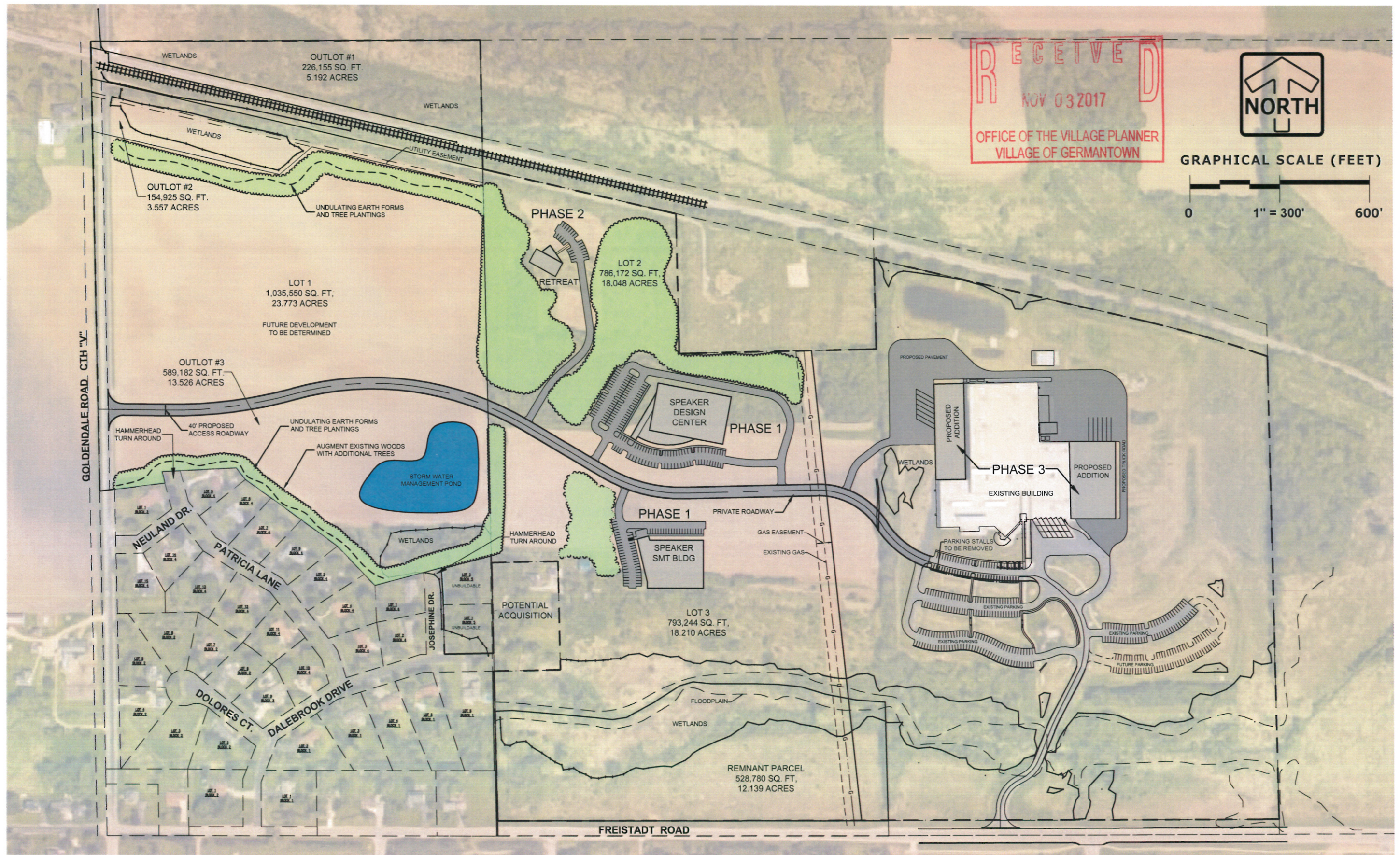


EXHIBIT 'B'
JW SPEAKER PDD GENERAL DEVELOPMENT PLAN (GDP)