#

VILLAGE OF GERMANTOWN
N112 W17001 MEQUON ROAD
GERMANTOWN, WI 53022

MEETING:	**PLAN COMMISSION**
DATE AND TIME:	**MONDAY, DECEMBER 10, 2018 5:30 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. **ROLL CALL**

III. **PUBLIC INPUT/PUBLIC APPEARANCE:** Please be advised per §19.84(2) that information will be received from the public, however, no action will be taken at this time.

IV. **APPROVAL OF MINUTES**: November 12, 2018

V. **NEW BUSINESS**

A. Glen D. & Deborah L. Wilson – W218 N9780 Happy Hollow Lane. 2-Lot Certified Survey Map(CSM) to Create a Residential Lot.

B. Gary R. & Marcia K. Kons – W148 N13491 Pleasant View Drive. 2-Lot Certified Survey Map (CSM) to Create a Residential Lot and a Rezoning Application from A-2: Agricultural to Rs-1: Single-Family Residential.

C. Veridian Homes LLC, Agent for Germantown School District, Property Owner, N104 W14942 Donges Bay Road (south of Kinderberg Park). 2020 Land Use Plan Map Amendment to Re-Classify 14.7 acres from “Park/Recreation Area” to “Low Density Residential” and a Rezoning Application from A-2: Agricultural to Rs-6: Single-Family Residential for a 30-Lot Residential Subdivision.

D. 5G Investments, LLC, Property Owner – N112 W15297 Mequon Road. Amendment to the Copperwood East-LaChimenea Planned Development District (PDD) to Allow General Office Use of the 5,500 sqft Building (formerly La Chimenea Restaurant).

E. Historic Preservation Commission, Agent for Our Saviour’s United Church of Christ, Property Owner – W172 N12533 Division Road. Application for Historic Designation.

F. Review Consultant Qualification Statements & Consultant Interviews for 2050 Comprehensive Plan Update.

G. Consultant Consideration & Recommendation. The Plan Commission may convene into closed session per Wis. Stats. §19.85 (1) (e) for the purpose of deliberating or negotiating the investing of public funds where competitive or bargaining reasons require a closed session and may convene into open session to take such action as it deems appropriate.

VI. **ANNOUNCEMENTS**:

VII. **ADJOURNMENT**:

The next Plan Commission Meeting will be on January 14, 2019 at 6:30 p.m.

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 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.

#

PLAN COMMISSION MINUTES
November 12, 2018

CALL TO ORDER: Chairman Wolter called the meeting to order at 6:30 p.m.

ROLL CALL: Chairman Dean Wolter, Trustee Rep David Baum, Commissioners Tony Laszewski, Peter Nilles, Bob Williams and Matt Kimmler were present. Also present were Community Development Director/Village Planner Jeff Retzlaff and Planning Assistant Lori Johnson.

PUBLIC INPUT: Lynn Grgich, Chamber of Commerce, thanked the Village for all their support and help with the Christmas parade and festivities.

APPROVAL OF MINUTES: ***MOTION Baum second Laszewski to Approve the minutes from 10-8-18. MOTION carried unanimously.***

JDV Real Estate Holdings LLC, property owner of Enviro-Safe Consulting, W130 N10500 Washington Drive. Application for a Certified Survey Map to combine 2 adjacent parcels at the existing chemical storage and recycling facility. Planner Retzlaff summarized the proposal.

MOTION Baum second Laszewski to Approve the Certified Survey Map land combination for the two parcels owned by JDV Real Estate Holdings LLC for the Enviro-Safe chemical storage and recycling facility located at W130 N10500 Washington Drive subject to the following conditions:

1. ***All technical corrections and issues raised by the Village Surveyor in the November 8, 2018 memo shall be addressed and/or corrected prior to recording the CSM.***

MOTION carried unanimously.

Victory Center LLC, Property Owner of W140 N10385 & W140 N10393 Fond du Lac Avenue and Michael & Angela Krause, Property Owners of N104 W14063 Donges Bay Road. Certified survey Map to combine parcels. Planner Retzlaff summarized the proposal***.***

MOTION Baum second Laszewski to Approve the Certified Survey Map (CSM) land combination and property line adjustment for the parcels located in the Kuhberg District PDD owned by Victory Center LLC and Michael & Angela Krause located in the southwest corner of the Donges Bay Road @ Fond du Lac Ave/STH145 intersection subject to the following conditions:

1. ***All technical corrections and issues raised by the Village Surveyor in the November 8, 2018 memo shall be addressed and/or corrected prior to recording the CSM.***

MOTION carried unanimously.

Armor Equipment Leasing LLC, property owner of Armour Coatings, Inc.- N113 W18950 Carnegie Drive. Site development and building plans for a 26,697 sqft building addition, loading dock addition and access and parking lot improvements for the existing facility. Planner Retzlaff summarized the proposal.

MOTION Baum second Laszewski to Approve the site development & building plans for the 26,697 sqft building addition, loading dock and site improvements to the existing Armour

DRAFT

Coatings Inc. facility located at N113 W18950 Carnegie Drive in the Germantown Industrial Park subject to the following conditions:

1. ***This approval is subject to all the conditions and requirements set forth herein and adopted by the Plan Commission. Approval is granted for the site development and building plans dated September 19, 2018 (architectural plans) and October 11, 2018 (engineering) unless superseded by subsequent plan sheets approved by the Village Planner pursuant to revisions required herein and/or by the Plan Commission.***
2. ***All landscaping, screening, grading, and paving improvements shown on the approved site plans shall be installed as proposed prior to issuance of an occupancy permit unless a cash bond or letter of credit in an amount equal to 120 percent of the estimated installation and material costs reviewed and approved by the Village is submitted to the Village as necessary to ensure that installation of the proposed features and improvements will be completed within one (1) year after issuance of the occupancy permit.***
3. ***All exterior doors shall be clearly marked with reflective 5" or larger letters/numbers to aid emergency personnel access as required by the Police Department.***
4. ***All issues identified by the Village Engineer in the June 7, 2018 review memo shall be addressed prior to issuance of a building permit.***
5. ***State approved plans and a $20,000 occupancy bond are required by the Building Inspection Department as part of the building permit application.***
6. ***Installation of a fire sprinkler system is required. Owner shall coordinate the plan review, installation and inspection with the Fire Department and Inspection Services.***

Chairman Wolter expressed his congratulations to the owner on the success of their business and thanked them for staying in Germantown.

MOTION carried unanimously.

Village of Germantown for James D. Stout, Property Owner – W204 N12300 Goldendale Road. 2-Lot Certified Survey Map, Land Use Plan Map Amendment, (Agricultural/Conservation Residential to Institutional/Government) & Rezoning Application (A-1: Agricultural to I: Institutional). Planner Retzlaff summarized the proposal to create a .28 acre parcel for public use by the water utility for a water pressure booster/reducer station.

MOTION Baum second Laszewski to Approve the proposed 2020 Land Use Plan (LUP) map amendment for the .28-acre Lot 2 from the "Agricultural/Conservation Residential" classification to the "Institutional/Government" classification as proposed.

MOTION carried unanimously.

MOTION Baum second Laszewski to Approve the proposed rezoning for the .28-acre Lot 2 from the A-1: Agricultural District to the I: Institutional District as proposed.

MOTION carried unanimously.

DRAFT

MOTION Baum second Laszewski to Approve the 2-lot Certified Survey Map (CSM) land division for the Stout property located on Goldendale Road subject to the following conditions:

1. ***All technical corrections identified by the Village Surveyor as summarized in the November 8, 2018 memo shall be made prior to recording the CSM.***

MOTION carried unanimously.

Ken Ottman, First Choice Tree Care, Inc., Agent for Ken Schaefer & RDK Investments, LLC, Property Owner N120 W15916 Freistadt Road. Request for approval of a Conditional Use Permit to operate a tree and landscape maintenance operation from the 4-acre property. Planner Retzlaff summarized the proposal.

MOTION Baum second Nilles to Approve a conditional use permit (CUP) for the First Choice Tree Care Inc. tree & landscaping maintenance operation proposed for the 4.0-acre property located at N120 W15916 Freistadt Road subject to the following conditions:

1. ***The tree service and landscape maintenance operation, including the outdoor storage of trucks, equipment and supplies shall meet and continuously comply with all applicable nuisance and property maintenance provisions, limitations and regulations in Section 10 (Public Nuisances) of the Municipal Code.***
2. ***If the use, activities and/or operation subject of this permit falls out of conformity with the operational characteristics stated in the application and supporting information dated November 7, 2018, or where there is a change in the nature, character, intensity or extent of the permitted conditional use which causes special problems or harmful effects otherwise associated with the use to be no longer ameliorated or eliminated, or where conditions imposed were anticipated to ameliorate or eliminate harmful effects associated with the use but are insufficient to do so, or for similar cause based upon consideration for the public comfort, safety, and welfare, the conditional use permit may be terminated or modified by the Village Board by the amendment to or addition of conditions after public hearing thereon.***
3. ***All temporary and permanent signs require a permit from the Village Community Development Department. All signs shall comply with current sign regulations under Section 17.46 of the Zoning Code.***
4. ***All site and building improvements, including but not limited to: building additions & renovations, accessory structures, increased impervious area, exterior lighting, fencing, require Zoning Permit or Site Plan approval from the Village.***
5. ***The retail sale or use of the property for the retail sale of plants, landscaping supplies, etc. is not permitted from the property.***
6. ***Outside storage of trucks, trailers, equipment unable to be enclosed (e.g. long aerial lift truck and trailers) shall be kept between the two buildings or along the west property line north of the northernmost accessory building but not closer than 75 feet from the east property line. Outside storage of landscape supplies, e.g. plants, trees, mulch, stone, etc. shall be north of the northernmost accessory building and also not closer than 75 feet from the east property line. The intent is to keep all business activity and outside storage away from the residential property to the east.***

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Discussion followed. Planner Retzlaff said he had visited the site and didn't see a need to add screening to the site because of the existing tree lines on the west and east property lines. Mr. Ottman said he would be willing to plant more trees if needed. He explained brush is chipped on the job site and disposed of to several nurseries in the area. Chairman Wolter asked if there was a chipper on site or if a chainsaw would be used to cut down trees. Mr. Ottman said he may have some occasions for high quality splitting, but it is not a vital part of business. Chairman Wolter asked if he could for see any daily activity that would cause concern to neighbors. Mr. Ottman said possibly the moving of trucks on a daily basis that includes the beeping sound of trucks backing up. He added that he had spoken to the neighbor on the east who said he is OK with his business locating there. Mr. Ottman said he has 1 snow plow truck and may need to go out at 4 am to service clients.

MOTION carried unanimously.

Community Development Department-Saxony Village-Main Street Connectivity Plan Discussion. Planner Retzlaff explained the Village of Germantown had been selected by the US Environmental Protection Agency (EPA) to receive a technical assistance grant as a result of the Saxony Village development and the land revitalization of brownfield area clean-up. The grant is for development of a bicycle and pedestrian connectivity plan for the Main Street area. The group met last week for a 3-day workshop that included members of a consulting firm, the EPA and a local stakeholder group. The study area includes Main Street from Division to Fond du Lac Avenue and the area south of Fond du Lac Avenue to Mequon Road. Potential redevelopment areas included the Village's recycling area, the Neu's Supply lumber area, the 5-acre area off Main Street owned by Jerry Grosenick and a 50 plus acre Village owned property, east of Fond du Lac Avenue. The focus was on Main Street and the connectivity to the rest of the Village. It will include a visual plan with diagrams showing specific corridors and how they can be improved to enhance pedestrian and bicycle access within those corridors. The consulting firm brought up that in order for the Village to achieve the Main Street area as a commercial corridor, more rooftops and higher density residential development is needed. He said good ideas were presented and concerns by residents in the area were expressed. He indicated he hopes to get a video tape or webinar of the consultant's findings to give to the village for their review and consideration. A recommendation on how to improve accessibility and connection to and from the Main Street area could be included in the 2050 Plan update along with other issues we want to include in the Main Street corridor.

Commissioner Kimmler said residents wanted more off-road connectivity by incorporating narrowing streets with added greenscapes and off-road bike paths to connect the areas. Making the roads narrower will slow traffic and create a pedestrian friendly environment.

Planner Retzlaff stated that staff made it clear the Village wanted a plan that could be implemented and that wasn't cost prohibited. It was agreed the Village should work with the railroad to try to convert the railroad to a trail to incorporate an overall system that would enhance the accessibility to the Village.
This item was for discussion only. No action was taken.

Community Development Department-2050 Comprehensive Plan: Planner Retzlaff said we received 3 Request for Qualifications statements. He indicated the Plan Commission should review the qualification statements, consider the quality of the information provided and create a list of

questions. He would like to conduct interviews at the November 26th meeting. Staff will be generating a list of questions for the interview process. No action was taken.

ANNOUNCEMENTS: None

ADJOURNMENT: There being no further business, the meeting was adjourned at 7:30 p.m.

Respectfully submitted,

Lori Johnson
Planning Assistant

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CERTIFIED SURVEY MAP (CSM) APPLICATION
12/10/18 Plan Commission Meeting

Glen & Deborah Wilson

Village Planner Report **Germantown, Wisconsin**

Summary

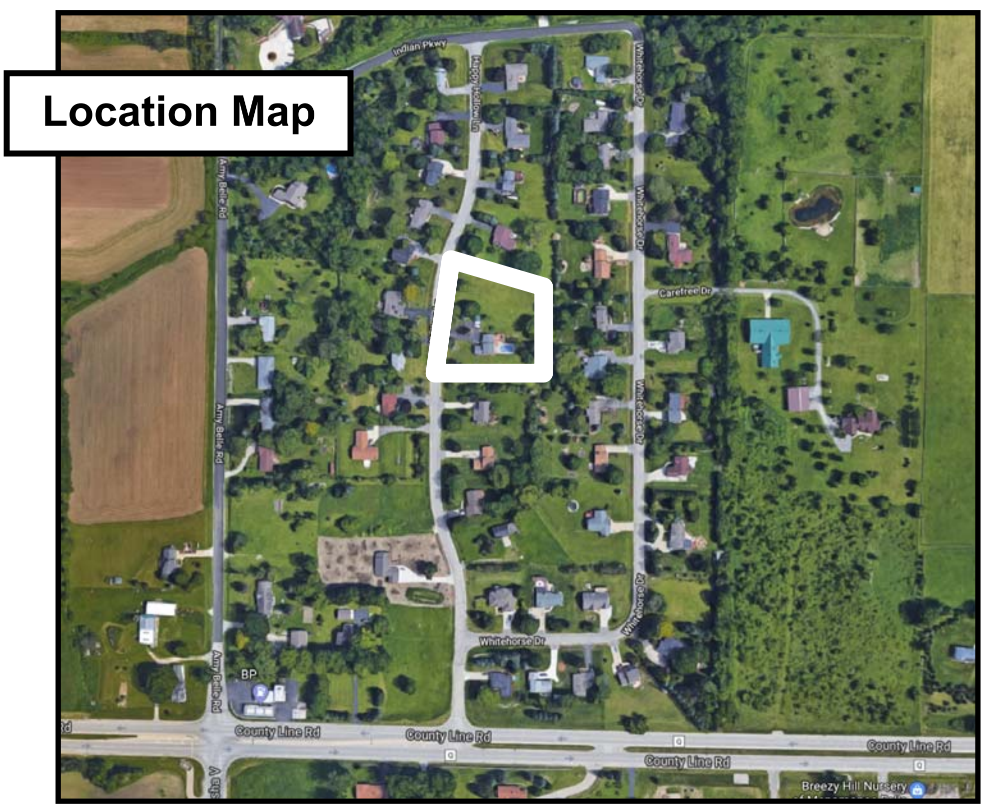
Glen & Deborah Wilson, property owners of a 1.9-acre parcel located on Happy Hollow Lane are seeking approval of a 2-lot Certified Survey Map (CSM) in order to create a new residential parcel in the Happy Hollow Estates Subdivision.

Location: W218 N9780 Happy Hollow Lane

Applicant/
Property Owner: Glen & Deborah Wilson
W218 N9780 Happy Hollow Lane
Germantown, WI

Zoning District: Rs-4: Residential Single-Family

Adjacent Land Uses		**Zoning**
North	Residential	Rs-4
South	Residential	Rs-4
East	Residential	Rs-4
West	Residential	Rs-4



Proposal

Glen & Deborah Wilson, property owners of a 1.9-acre parcel located on Happy Hollow Lane are seeking approval of a 2-lot Certified Survey Map (CSM) in order to create a new residential parcel in the Happy Hollow Estates Subdivision.

Staff Analysis

The proposed land division is consistent with the 2020 Land Use Plan that classifies this area as “Rural Residential” and with the minimum area and frontage requirements for the Rs-4 Zoning District.

Soil evaluations that indicate proposed Lot 1 can support the installation of a private on-site wastewater treatment system (POWTS) are required prior to the Village approving the creation of a new lot. Lot 2 already contains a residential dwelling with a functioning private on-site wastewater system.

The Village Surveyor has identified a few technical corrections in a November 29, 2018 memo (copy attached) that will need to be corrected prior to Village Board action on the CSM.

VILLAGE PLANNER RECOMMENDATION

APPROVE the 2-lot Certified Survey Map (CSM) of the 1.9-acre parcel owned by Glen & Deborah Wilson located on Happy Hollow Lane subject to the following conditions:

1. All technical corrections identified by the Village Surveyor in the November 29, 2018 memo shall be made prior Village Board action on the CSM.
2. Soil evaluation results indicating that proposed Lot 1 can support a private on-site wastewater treatment system (POWTS) shall be submitted to the Village prior to Village Board action on the CSM.

Engineering Department Memorandum

To: Jeff Retzlaff Village Planner

CC:

From: Bob Beilfuss, PLS, Village Surveyor

Date: November 28, 2018

Re: Glen and Deborah Wilson CSM

Jeff,

Here are my review comments for the CSM received 10-26-2018.

Certified Survey Map

Applicant or Owner: Glen and Deborah Wilson
Land Surveyor/Firm: Don Thoma, PLS, Accurate Surveying and Engineering, LLP.

1. The Village Clerk's name needs to be changed to Deanna L. Braunschweig, WCMC/CMC on sheet 3 of 3.

2. No soil boring report provided indicating passing soils to support an onsite sewerage disposal system.

No further review comments.

Document Approval and Recording

For this CSM to be approved by the Village Board and recorded at the Washington County Register of Deeds, the document must be provided to the Village Clerk's office in a completed format including all original signatures of the owner and lending institution, original seals of the professional land surveyor on the recordable media the Wednesday prior to the scheduled Village Board meeting.

Any documents not submitted by the due date or contain outstanding technical review comments that have not be addressed, will be moved to the next scheduled Village Board meeting agenda.

Document Submittals and Data Conversion

As of October 2005, the Village of Germantown requires a digital copy of all Certified Survey Maps, Condominium Plats and Subdivision Plats in addition to the documents as required by Wisconsin Statute and Village Ordinances as part of the land division approval.

Prior to Recording the Certified Survey Map, The professional land surveyor is responsible for submitting a copy of the AutoCad drawing file (.dwg) of the document in version 2018 on compact disk (CD) or via email to the Village Surveyor.

All digital professional land surveyor seals and signatures will be purged from the digital copy prior to submittal.

The model space of the drawing will be done in Wisconsin State Plane Coordinate System, South Zone (NAD 1927 datum) and the Grid Bearing basis.

Prior to Recording the Certified Survey Map, the Village Engineering Department will verify that the boundary markers have been installed as described on the submitted map. All boundary corners are to be clearly marked in the field by the professional land surveyor of record.

Village of Germantown Wilhammen

Fee must accompany application
- ☐ $2,900 with public improvements
- ☒ $1,960 without public improvements

Paid HM Date 10-26-18

CERTIFIED SURVEY MAP APPLICATION

Pursuant to Section 18.06 of the Municipal Code

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

1 **APPLICANT OR AGENT**

GLEN D. AND DEBORAH L. WILSON
W218N9780 HAPPY HOLLOW LN.
COLGATE, WI. 53017

Phone (262) 251-0703
Fax ( )
E-Mail wilsonglendebh@gmail.com

PROPERTY OWNER

SAME AS APPLICANT

Phone ( )

2 **PROPERTY ADDRESS OR GENERAL LOCATION**

W218N9780 HAPPY HOLLOW LN.
COLGATE, WI 53017

TAX KEY NUMBER

GTNV 313 027

3 **PURPOSE OF LAND SPLIT**

SALE OF VACANT LAND (NORTH SIDE OF PROPERTY)

Will the land split require rezoning? NO

From | To

4 **READ AND INITIAL THE FOLLOWING:**

- ✓ I understand that the Certified Survey Map is not valid until recorded at the Washington County Register of Deeds. The Village will record the document and charge the applicant all applicable recording fees.
- ✓ I understand that the Map will not be placed on the Village Board agenda until all the technical corrections to the CSM are made, the payment of any outstanding impact fees are paid to the Village Clerk's Department, and the original signed and stamped copy of the Map is submitted on the proper paper.
- ✓ I understand that parcels created outside the Sewer Service Area will require a soil test. I also understand that all properties abutting a State Highway will require DOT approval and I will be responsible for securing such approval prior to recording.
- ✓ I understand all delinquent property taxes on any of the properties involved shall be paid prior to recording.

5 **SIGNATURES** — ALL APPLICATIONS MUST BE SIGNED BY OWNER!

Glen D. Wilson
Deborah L. Wilson
Applicant — Date

Glen D. Wilson
Deborah L. Wilson
Owner — Date 10/26/2018

REV 1/99 U:\Planning\Wpdata\Applications\csmapp.wpd

RECEIVED
OCT 26 2018
OFFICE OF THE VILLAGE PLANNER
VILLAGE OF GERMANTOWN

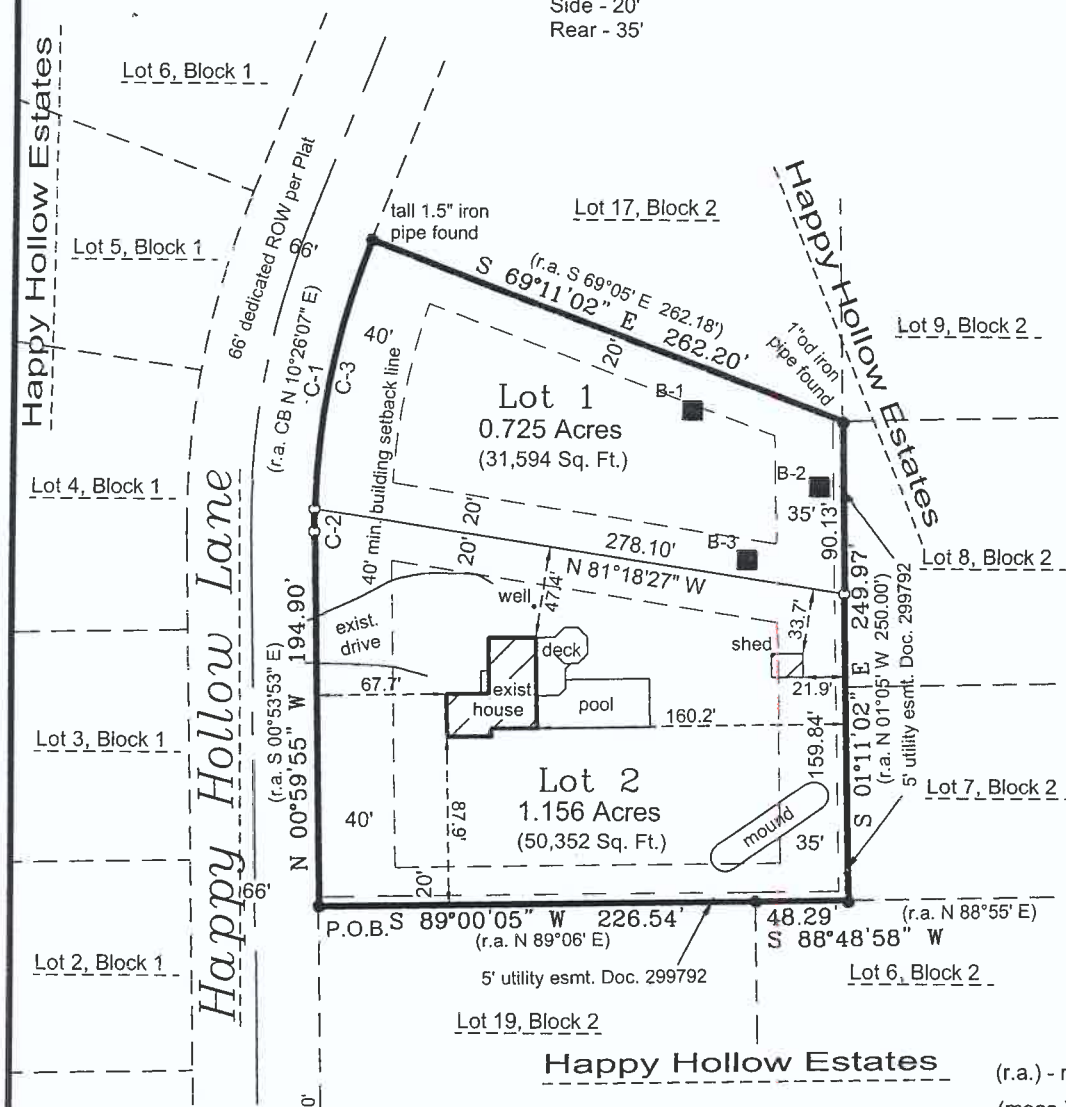
Washington County Certified Survey Map

A Division of Lot Eighteen (18) in Block Two (2) of Happy Hollow Estates, a Subdivision in part of the SW 1/4 and NW 1/4 of the SW 1/4, all in Section 31, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin.

Curve Data:

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD LENGTH	CHORD BEARING	TANGENT BEARING-IN	TANGENT BEARING-OUT
C-1	396.15'	156.72'	22°40'00"	155.70'	N 10°20'05" E	N 00°59'55" W	N 21°40'05" E
C-2	396.15'	11.92'	1°43'24"	11.91'	N 00°08'13" W	N 00°59'55" W	N 00°43'29" E
C-3	396.15'	144.80'	20°56'36"	144.00'	N 11°11'47" E	N 00°43'29" E	N 21°40'05" E

Rs-4 zoning (subject to change)
Front - 40'
Side - 20'
Rear - 35'



Subdivider:
Glen & Deborah Wilson
W218 N9780 Happy Hollow Lane
Germantown, WI 53022

Surveyor:
Donald J. Thoma
Accurate Surveying & Engineering, LLP
2911 Wildlife Lane
Richfield, WI 53076

(r.a.) - means "recorded as"
(meas.) - means "measured as"
● - indicates 1.3"od iron pipe found unless noted.
o - indicates 1.3" od x 18" iron pipe weighing 1.68 lbs./ft. set.
B-0 ■ - indicates soil boring location by others.

Bearings are referenced to the Wisconsin State Plane Coordinate Grid System, South Zone. The south line of the SW 1/4 of Sec. 31-9-20 has a grid bearing of S 89°51'21" E.

0 50 100 200
Scale in feet
1" = 100'

WISCONSIN
DONALD J. THOMA
S-2470
RICHFIELD, WI
LAND SURVEYOR

Southwest corner
Sec. 31-9-20
conc.mon./brass cap found
N:439,934.16
E:2,484,742.62
(State Plane Coordinates South Zone)

584.69' 2026.47' S 89°51'21" E 2611.16' south line of the SW 1/4

South quarter corner
Sec. 31-9-20
conc.mon./brass cap found

Donald J. Thoma, S-2470
Dated this 21st day of August, 2018.

This instrument was drafted by Donald J. Thoma, S-2470

Washington County Certified Survey Map

A Division of Lot Eighteen (18) in Block Two (2) of Happy Hollow Estates, a Subdivision in part of the SW 1/4 and NW 1/4 of the SW 1/4, all in Section 31, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin.

Surveyor's Certificate:

I, Donald J. Thoma, Professional Land Surveyor, hereby certify that by the direction of Glen & Deborah Wilson, I have surveyed, divided, and mapped the land shown and described hereon, A Division of Lot Eighteen (18) in Block Two (2) of Happy Hollow Estates, a Subdivision in part of the SW 1/4 and NW 1/4 of the SW 1/4, all in Section 31, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin, which is bounded and described as follows:

Commencing at the Southwest corner of said Section 31; thence S 89°51'21" E, along the south line of said SW 1/4, 584.69 feet; thence N 00°59'55" W, 900.30 feet, to a 1.3 inch od iron pipe found marking the southwest corner of said Lot 18, being the point of beginning of lands herein described; thence continuing N 00°59'55" W, along the westerly right-of-way line of Happy Hollow Lane, 194.90 feet; thence northeasterly continuing along said easterly right-of-way line, and along the arc of a curve to the right 156.72 feet, radius 396.15 feet, delta 22°40'00", chord N 10°20'05" E 155.70 feet, to the northwesterly corner of said Lot 18; thence S 69°11'02" E, along the northerly line of said Lot 18, 262.20 feet, to the northeast corner of said Lot 18; thence S 01°11'02" E, along the east line of said Lot 18, 249.97 feet, to the southeast corner of said Lot 18; thence S 88°48'58" W, along the south line of said Lot 18, 48.29 feet; thence S 89°00'05" W, continuing along said south line of Lot 18, 226.54 feet, to the point of beginning.
Containing 1.881 acres (81,946 square feet) more or less.

I further certify that I have fully complied with the provisions of sec. 236.34 of Wisconsin Statutes and the Village of Germantown Ordinance in surveying, dividing, and mapping said lands, and that this map is a correct representation of the exterior boundaries of the land surveyed and the division of said lands.

Dated this 20th day of August, 2018.

Donald J. Thoma, S-2470

WISCONSIN
DONALD J. THOMA S-2470 RICHFIELD, WI
LAND SURVEYOR

Owner's Certificate:

As owners of Lot 1 and 2, we hereby certify that we caused the land shown and described herein to be surveyed, divided, and mapped as represented on this Certified Survey Map. We also certify that this Certified Survey Map is required to be submitted to the following for approval:

Village of Germantown Plan Commission Village of Germantown Village Board

_____ Glen Wilson - Owner

_____ Deborah Wilson - Owner

STATE OF WISCONSIN)
WASHINGTON COUNTY)s.s

Personally came before me this ____ day of _____, 20___, the above named owners are to me known to be the same persons who executed the foregoing instrument and acknowledge the same.

(Notary Seal)_____, Notary Public, _____,Wisconsin.

My commission expires _____

Washington County Certified Survey Map

A Division of Lot Eighteen (18) in Block Two (2) of Happy Hollow Estates, a Subdivision in part of the SW 1/4 and NW 1/4 of the SW 1/4, all in Section 31, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin.

Village of Germantown Plan Commission Approval:

This Certified Survey Map is hereby approved by the Planning Commission of the Village

of Germantown on this _____ day of _____, 20___.

_____ Dean Wolter - Chairperson

_____ Laura A. Johnson - Secretary

Village of Germantown, Village Board Approval:

This Certified Survey Map, being all of Lot Eighteen (18) in Block Two (2) of Happy Hollow Estates, a Subdivision in part of the SW 1/4 and NW 1/4 of the SW 1/4, all in Section 31, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin, having been approved by the Planning Commission being the same, is hereby approved and accepted by the Village Board of Trustees of the Village of Germantown on

this ___ day of _____, 20___.

_____ Dean Wolter - Village President

_____ Deanna Boldrey - Village Clerk

Consent of Corporate Mortgage:

_____, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping and dedicating of the land described on this Certified Survey Map, and does hereby consent to the above certificate of Glen Wilson and Deborah Wilson, owners.

IN WITNESS WHEREOF, the said _____has caused these presents to be signed

by _____, its President, and countersigned by _____,

its Secretary(cashier), at _____, Wisconsin, and its corporate seal to be hereunto

affixed this ____ day of _____, 20___.
In the presence of:

_____ _____(Corporate Seal)
Corporate Name

_____ _____ _____
President / Secretary or Cashier Date

WISCONSIN
DONALD J. THOMA S-2470 RICHFIELD WI
LAND SURVEYOR

_____
Donald J. Thoma, S-2470

Dated this 2nd day of August, 2018.

This instrument was drafted by Donald J. Thoma, S-2470

CERTIFIED SURVEY MAP (CSM) & REZONING APPLICATION

12/10/18 Plan Commission Meeting

Gary & Marcia Kons

Village Planner Report **Germantown, Wisconsin**

Summary

Gary & Marcia Kons, property owners of a 12.27-acre parcel located on Pleasant View Drive are seeking approval of a 2-lot Certified Survey Map (CSM) and Rezoning from A-2: Agricultural to Rs-1: Single-family in order to create a new residential parcel.

Location: W148 N13491 Pleasant View Drive

Applicant/
Property Owner: Gary & Marcia Kons
N148 W13491 Pleasant View Dr
Germantown, WI

Current Zoning District: A-2: Agricultural
Proposed Zoning District: Rs-1: Residential Single-family

Adjacent Land Uses		Zoning
North	Residential	Rs-2
South	Agricultural	A-1
East	Agricultural	A-2
West	Residential/Agricultural	Rs-1/A-2

Proposal

Gary & Marcia Kons, property owners of a 12.27-acre parcel located on Pleasant View Drive are seeking approval of a 2-lot Certified Survey Map (CSM) and Rezoning from A-2: Agricultural to Rs-1: Single-family in order to create a new residential parcel.

Staff Analysis

The proposed A-2 to Rs-1 rezoning for the property is consistent with the 2020 Land Use Plan that classifies this area as “Agricultural/Conservation Residential” and with the minimum area and frontage requirements for the Rs-1 Zoning District.

Soil evaluations for proposed Lot 2 indicate the parcel is suitable for the installation of a “mound” private on-site wastewater treatment system (POWTS). Lot 1 already contains a residential dwelling with a functioning private on-site wastewater system.

The Village Surveyor has identified a few technical corrections in a November 29, 2018 memo (copy attached) that will need to be corrected prior to Village Board action on the CSM.

Village Planner Recommendation

APPROVE rezoning the 12.27-acre parcel from A-2: Agricultural to Rs-1: Residential Single-family; and

APPROVE the 2-lot Certified Survey Map (CSM) of the 12.27-acre parcel owned by Gary & Marcia Kons located on Pleasant View Drive subject to the following conditions:

1. All technical corrections identified by the Village Surveyor in the November 29, 2018 memo shall be made prior Village Board action on the CSM.

Engineering Department Memorandum

To: Jeff Retzlaff Village Planner

CC:

From: Bob Beilfuss, PLS, Village Surveyor

Date: November 28, 2018

Re: Gary and Marcia Kons CSM

Jeff,

Here are my review comments for the CSM received 11-5-2018.

Certified Survey Map

Applicant or Owner: Gary and Marcia Kons
Land Surveyor/Firm: Rich Simon, PLS, Cornerstone Land Surveying, Inc.

1. The Village Clerk's name needs to be changed to Deanna L. Braunschweig, WCMC/CMC on sheet 2 of 3.

2. The statement "This instrument has been drafted by…., registration number, needs to be added to all sheets.

3. Indicate size of pipe found. (A-E 7.05 maps)

4. No seals or signatures on any of the 3 sheets submitted.

No further review comments.

Document Approval and Recording

For this CSM to be approved by the Village Board and recorded at the Washington County Register of Deeds, the document must be provided to the Village Clerk's office in a completed format including all original signatures of the owner and lending institution, original seals of the professional land surveyor on the recordable media the Wednesday prior to the scheduled Village Board meeting.

Any documents not submitted by the due date or contain outstanding technical review comments that have not be addressed, will be moved to the next scheduled Village Board meeting agenda.

Document Submittals and Data Conversion

As of October 2005, the Village of Germantown requires a digital copy of all Certified Survey Maps, Condominium Plats and Subdivision Plats in addition to the documents as required by Wisconsin Statute and Village Ordinances as part of the land division approval.

Prior to Recording the Certified Survey Map, The professional land surveyor is responsible for submitting a copy of the AutoCad drawing file (.dwg) of the document in version 2018 on compact disk (CD) or via email to the Village Surveyor.

All digital professional land surveyor seals and signatures will be purged from the digital copy prior to submittal.

The model space of the drawing will be done in Wisconsin State Plane Coordinate System, South Zone (NAD 1927 datum) and the Grid Bearing basis.

Prior to Recording the Certified Survey Map, the Village Engineering Department will verify that the boundary markers have been installed as described on the submitted map. All boundary corners are to be clearly marked in the field by the professional land surveyor of record.

Village of
Germantown
Willkommen

Fee must accompany application
- ☐ **$2,900** with public improvements
- ☒ **$1,960** without public improvements

Paid _____ Date_____

CERTIFIED SURVEY MAP APPLICATION

Pursuant to Section 18.06 of the Municipal Code

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

1 APPLICANT OR AGENT

GARY + MARCIA KONS
W148 N13491 PLEASANT VIEW DR.
GERMANTOWN WI 53022

Phone (262) 242-3636
Fax (–)
E-Mail mkons@aol.com

PROPERTY OWNER

GARY + MARCIA KONS
W148 N13491 PLEASANT VIEW DR.
GERMANTOWN WI 53022

Phone (262) 242 3636

2 PROPERTY ADDRESS OR GENERAL LOCATION | **TAX KEY NUMBER**

W148 N13491 PLEASANT VIEW DR., GERMANTOWN | GTNV 112-408

3 PURPOSE OF LAND SPLIT

TO DIVIDE THE 12.27 ACRE PARCEL AND CREATE 2 RESIDENTIAL PARCELS

Will the land split require rezoning? YES
From A2 To Rs-1.

4 READ AND INITIAL THE FOLLOWING:

MK I understand that the Certified Survey Map is not valid until recorded at the Washington County Register of Deeds. The Village will record the document and charge the applicant all applicable recording fees.

MK I understand that the Map will not be placed on the Village Board agenda until all the technical corrections to the CSM are made, the payment of any outstanding impact fees are paid to the Village Clerk's Department, and the original signed and stamped copy of the Map is submitted on the proper paper.

MK I understand that parcels created outside the Sewer Service Area will require a soil test. I also understand that all properties abutting a State Highway will require DOT approval and I will be responsible for securing such approval prior to recording.

MK I understand all delinquent property taxes on any of the properties involved shall be paid prior to recording.

SIGNATURES — ALL APPLICATIONS MUST BE SIGNED BY OWNER!

5

Gary K. Kons 10/31/18
Applicant Date

Marcia K Kons 10-31-2018
Owner Date

REV 1/99 U:\Planning\Wpdata\Applications\csmapp.wpd

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: _____ Received by: _____

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

GARY & MARCIA KONS
W148 N13491 PLEASANT VIEW DR.
GERMANTOWN WI 53022

Phone (262) 242-3636
Fax (-)
E-Mail mkons@aol.com

PROPERTY OWNER

GARY & MARCIA KONS
W148 N13491 PLEASANT VIEW DR
GERMANTOWN WI 53022

Phone (262) 242-3636

2 PROPERTY ADDRESS OR GENERAL LOCATION | **TAX KEY NUMBER**

W148 N13491 PLEASANT VIEW DR., GERMANTOWN | GTNV 112-408

3 REZONING REQUEST

FROM	TO
A2	RS-1

4 METES AND BOUNDS LEGAL DESCRIPTION OF PROPERTY – REQUIRED

Attach pages as necessary

ALL OF LOT 4 CERTIFIED SURVEY MAP NO. 6296, BEING PART OF THE EAST HALF OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 9 NORTH, RANGE 20 EAST VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN.

5

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.

LAND DIVISION. REQUESTING REZONING TO DIVIDE OUR A2 PARCEL INTO 2 RS-1 RESIDENTIAL PARCELS.

6 SUPPORTING DOCUMENTATION:

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

7 READ AND INITIAL THE FOLLOWING:

MK 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.

MK 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 by sufficient cause to deny the petition.

MK 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!

Jay Stone 10/31/18
Applicant Date

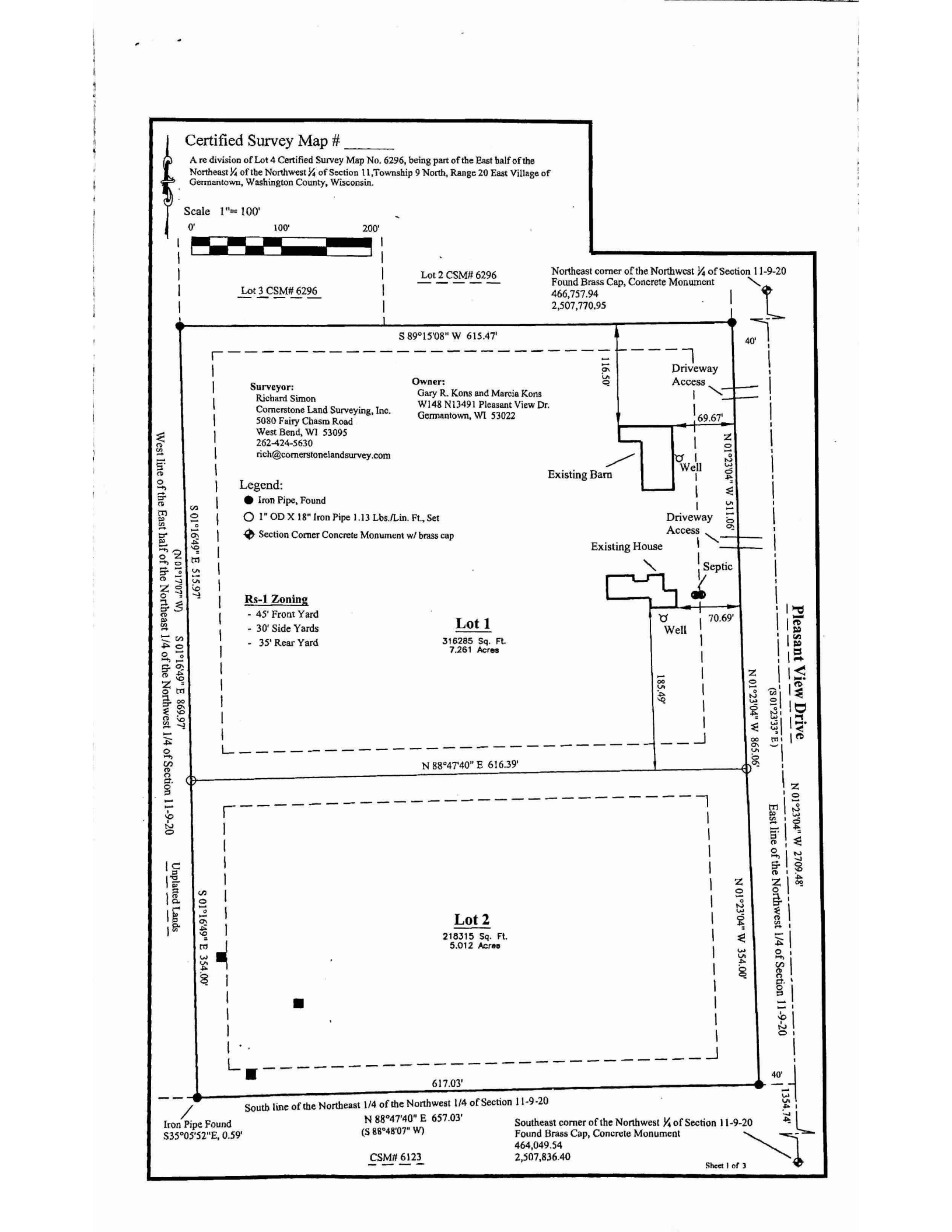
Muriel K. Kous 10-31-2018
Owner Date

Certified Survey Map # _____

A re division of Lot 4 Certified Survey Map No. 6296, being part of the East half of the Northeast ¼ of the Northwest ¼ of Section 11,Township 9 North, Range 20 East Village of Germantown, Washington County, Wisconsin.

Scale 1"= 100'

0' 100' 200'



Surveyor:
Richard Simon
Cornerstone Land Surveying, Inc.
5080 Fairy Chasm Road
West Bend, WI 53095
262-424-5630
rich@cornerstonelandsurvey.com

Owner:
Gary R. Kons and Marcia Kons
W148 N13491 Pleasant View Dr.
Germantown, WI 53022

Legend:
- Iron Pipe, Found
- 1" OD X 18" Iron Pipe 1.13 Lbs./Lin. Ft., Set
- Section Corner Concrete Monument w/ brass cap

Rs-1 Zoning
- 45' Front Yard
- 30' Side Yards
- 35' Rear Yard

Lot 1
316285 Sq. Ft.
7.261 Acres

Lot 2
218315 Sq. Ft.
5.012 Acres

Certified Survey Map # _____

A re division of Lot 4 Certified Survey Map No. 6296, being part of the East half of the Northeast ¼ of the Northwest ¼ of Section 11,Township 9 North, Range 20 East Village of Germantown, Washington County, Wisconsin.

Surveyor's Certificate

I, Richard L Simon, Professional Land Surveyor, hereby certify:

A re division of Lot 4 Certified Survey Map No. 6296, being part of the East half of the Northeast ¼ of the Northwest ¼ of Section 11,Township 9 North, Range 20 East Village of Germantown, Washington County, Wisconsin.

Described as follows:
A re division of Lot 4 Certified Survey Map No. 6296, being part of the East half of the Northeast ¼ of the Northwest ¼ of Section 11,Township 9 North, Range 20 East Village of Germantown, Washington County, Wisconsin.

Said parcel contains 12.273 Acres

That I have made such survey, land division, and map by the direction of Gary R. Kons and Marcia K. Kons, owners of said land.

That this map is a correct representation of all exterior boundaries of the land surveyed and the land division thereof made.

That I have fully complied with provisions of s. 236.34 of the Wisconsin Statutes and the subdivision regulations of the Village of Germantown in surveying, dividing, and mapping the same.

Dated this 30th day of October, 2018

_____
Richard L. Simon, P.L.S. #2698
Cornerstone Land Surveying, Inc.
5080 Fairy Chasm Road
West Bend, WI 53095
(262) 424-5630

Village of Germantown Planning Commission Approval

This Certified Survey Map is hereby approved by the Planning Commission of the Village of Germantown

on this day of , 20 .

_____
Dean Wolter, Chairman Date

_____
Laura A. Johnson, Secretary Date

Village of Germantown Board Approval

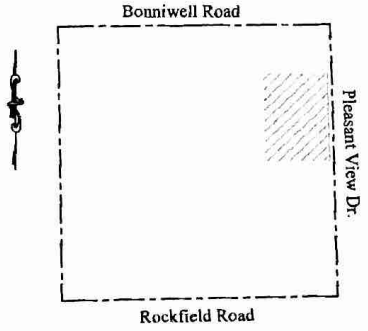
This Certified Survey Map, being a re division of Lot 4 Certified Survey Map No. 6296, being part of the East half of the Northeast ¼ of the Northwest ¼ of Section 11,Township 9 North, Range 20 East Village of Germantown, Washington County, Wisconsin.
having been approved by the Planning Commission being the same, is hereby approved and accepted by the Village Board of Trustees of the

Village of Germantown on this____ day of_____, _____.

_____
Dean Wolter, Village President Date

_____
Barbara K.D. Goeckner, Village Clerk Date

Location Map
Northwest ¼ of Section 9-11-20



Notes:
1) Bearings or Distances in ( ) are Recorded Measurements
2) In providing this Certified Survey Map no attempt has been made to obtain or show data concerning the existence of any utility on the site, whether private, municipal, or public owned.
3) Bearings are rotated to match the East line of the Northwest ¼ of Section 11-9-20, assumed to bear N01°23'04"W, based on Wisconsin State Plane Coordinate System Grid, South Zone (NAD - 27)

Certified Survey Map # _____

A re division of Lot 4 Certified Survey Map No. 6296, being part of the East half of the Northeast ¼ of the Northwest ¼ of Section 11,Township 9 North, Range 20 East Village of Germantown, Washington County, Wisconsin.

Owner's Certificate

Gary R. Kons and Marcia K. Kons, as owners, do herby certify that we caused the land described in the foregoing affidavit of Richard L Simon, Surveyor, to be surveyed, divided and mapped as represented on this Certified Survey Map.

WITNESS the hand and seal of said owner's, this _____day of _____,_____

_____
Gary R. Kons

_____
Marcia K. Kons

State of Wisconsin) SS
Washington County)
Personally came before me this _____day of _____,_____, the above named, Gary R. Kons and Marcia K. Kons to me, known to be the people who executed the foregoing instrument and acknowledge the same.

_____
Notary Public

_____ County, State of Wisconsin

My commission expires:_____

Wisconsin
Department of Commerce
Division of Safety and Buildings

SOIL EVALUATION REPORT
in accordance with Comm 85, Wis. Adm. Code

#4387

Eric Schmitz Corporation

Attach complete site plan on paper not less than 8½ x 11 inches in size. Plan must include, but not limited to: vertical and horizontal reference point (BM), direction and percent slope, scale or dimensions, north arrow, and location and distance to nearest road.

Please print all information.

Personal information you provide may be used for secondary purposes (Privacy Law, s. 15.04 (1) (m)).

County	Washington
Parcel I.D.	GTNV 112408
Reviewed By	Date

Property Owner: Gary & Marcia Kons		Property Location: Govt. Lot NE1/4, NW1/4, S11, T9N, R20E	
Property Owner's Mailing Address: W148 N13491 Pleasant View Drive		Lot #	Block # / Subd. Name or CSM#: Proposed Certified Survey Map
City: Germantown	State: WI / Zip Code: 53022 / Phone Number: (262) 242-3636	☐ City ☒ Village ☐ Town: Germantown	Nearest Road: See Drawing

☒ New Construction ☐ Replacement
Use: ☒ Residential / Number of bedrooms 4 Code derived design flow rate 600 GPD
☐ Public or commercial - Describe:
Parent material: Glaciofluvial Deposits
Flood plain elevation, if applicable: NA ft.

General comments and recommendations: Site is suitable for a mound system. See Mound Component Manual for Septic Tank Effluent for Private Onsite Wastewater Systems.

If imprint is in red
it is an original copy

1 Boring # ☐ Boring ☒ Pit
Ground surface elev. 96.3 ft. Depth to limiting factor 28 in.

Horizon	Depth in.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	Soil Application Rate GPD/ft² *Eff#1	*Eff#2
Ap	0-8	10YR3/2	-	sil	2fsbk	mvfr	as	3vf-f	0.6	0.8
Bt	8-16	7.5YR4/4	-	cl	2mabk	mfr	gw	3vf	0.4	0.6
BC	16-28	10YR4/4	-	sl & gr	1fsbk	mfr	gw	1vf	0.4	0.7
				5-10%						
C	28-52	10YR5/4	f-1-d 7.5YR5/8	sl & gr	1fpl	mfr	-	-	0.4	0.6
		mixturing of:		vfs	0 m	mfr	-	-	0.4	0.6
				5-10%						

2 Boring # ☐ Boring ☒ Pit
Ground surface elev. 96.5 ft. Depth to limiting factor 30 in.

Horizon	Depth in.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	Soil Application Rate GPD/ft² *Eff#1	*Eff#2
Ap	0-6	10YR3/2	-	sil	2fsbk	mvfr	as	3vf	0.6	0.8
Bt	6-18	7.5YR4/4	-	cl	2mabk	mfr	gw	2vf	0.4	0.6
BC	18-30	10YR5/4	-	fs	0 m	mvfr	gw	1vf	0.5	1.0
C	30-48	10YR5/4	f-1-d 7.5YR5/8	vfs	0 m	mfr	-	-	0.4	0.6

* Effluent #1 = BOD_5 > 30 ≤ 220 mg/L and TSS >30 ≤ 150 mg/L
* Effluent #2 = BOD_5 ≤ 30 mg/L and TSS ≤ 30 mg/L

CST Name (Please Print): Eric M. Schmitz	Signature: Eric M. Schmitz	CST Number: 222021
Address: Eric Schmitz Corporation 2334 Stonebridge Circle Unit A West Bend, WI 53095	Date Evaluation Conducted: 9/24/2018	Telephone Number: 262-338-6994

SBD-8330 (R.07/00)

Property Owner Gary & Marcia Kons Parcel ID # GTNV 112408 Page 2 of 3

3 Boring # ☐ Boring ☒ Pit Ground surface elev. 92.7 ft. Depth to limiting factor 36 in.

Horizon	Depth in.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	Soil Application Rate GPD/ft² *Eff#1	*Eff#2
A_p	0-10	10YR3/2	-	sil	2fsbk	mvfr	as	3vf	0.6	0.8
Bt_1	10-18	7.5YR4/4	-	cl	2mabk	mfr	cw	2vf	0.4	0.6
Bt_2	18-30	7.5YR3/4	(5-10% gr.)	scl & gr	2fabk	mfr	gw	1vf	0.4	0.6
BC	30-36	10YR5/4	-	fs	0 m	mvfr	gw	1vf	0.5	1.0
C	36-48	10YR5/4	f-1-d 7.5YR5/8	vfs	0 m	mfr	-	-	0.4	0.6
		mixturing of:	-	sl	1fpl	mfr	-	-	0.4	0.6

☐ Boring # ☐ Boring ☐ Pit Ground surface elev. _____ ft. Depth to limiting factor _____ in.

Horizon	Depth in.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	Soil Application Rate GPD/ft² *Eff#1	*Eff#2

Note : Page 3 of 3 is attached location and detailed drawings.

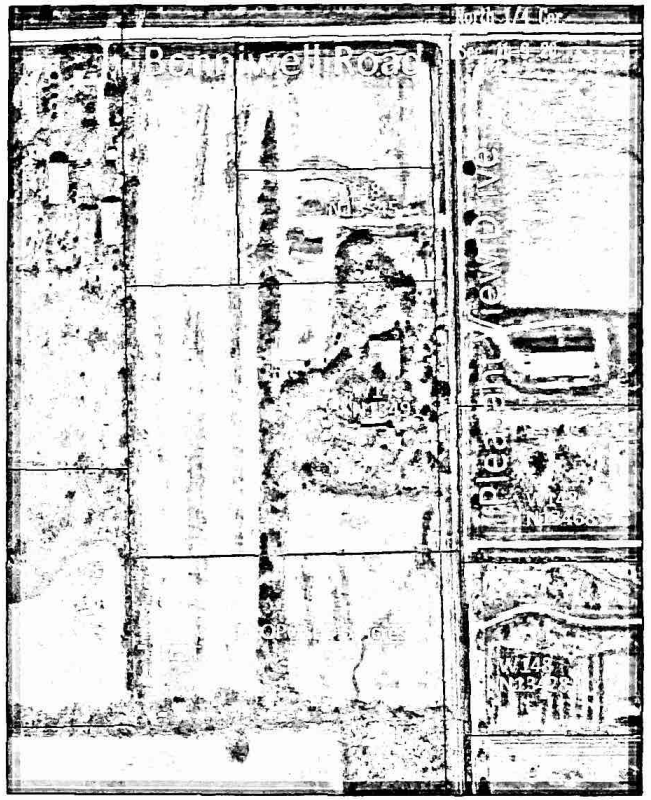
* Effluent #1 = BOD_5 > 30 ≤ 220 mg/L and TSS >30 ≤ 150 mg/L * Effluent #2 = BOD_5 ≤ 30 mg/L and TSS ≤ 30 mg/L

The Department of Commerce is an equal opportunity service provider and employer. If you need assistance to access services or need material in an alternate format, please contact the department at 608-266-3151 or TTY 608-264-8777.

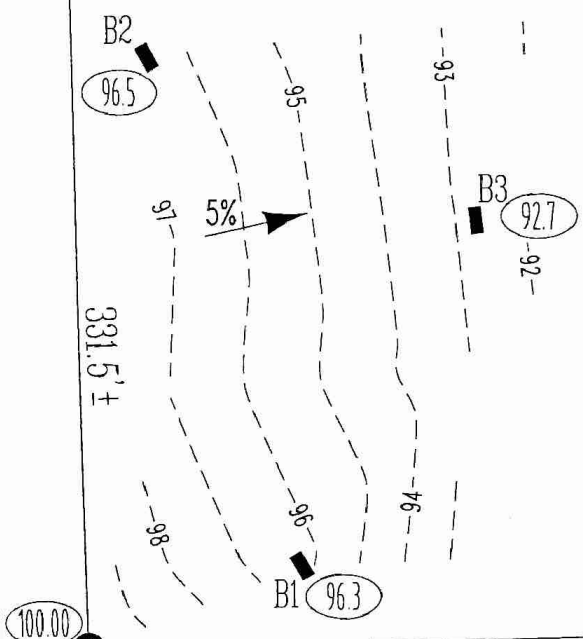
Soil Test Site Plan

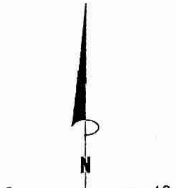
For: Gary & Marcia Kons

A Proposed 5 acre Parcel. Part of LOT 4 of Certified Survey Map No. 6296. Being located in part of the East ½ of the NE ¼ of the NW ¼ of Section 11, T9N, R20E, Village Of Germantown, Washington County, Wisconsin.



LOCATION MAP 1" = 300'





617.03

N88°47'40"E 657.03

Soils BM ⊕:
Top of an Iron Pipe,
assumed elevation 100.00.

Eric Schmitz Corporation 2334 Stonebridge Circle Unit A West Bend, WI. 53095 Phone:(262)338-6994 www.ericschmitzcorp.com

As owners we hereby certify that we caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on the plat. We also certify that this plat is required by s. 236.10 or 236.12 to be submitted to the following for approval or objection: Village of Germantown Plan Commission and Village Board.

Signed: Gary R. Kons

Gary R. Kons

Signed: Marcia K. Kons

Marcia K. Kons

Date: 10-25-2018

NOTARY PUBLIC
NATHAN J WEGENER
STATE OF WISCONSIN

Signed before me 10.25.18. in Washington County

Nathan J. Wegener

Notary Public My notary expires on 1.22.2021

2020 LAND USE PLAN MAP AMENDMENT & REZONING APPLICATIONS

12/10/18 Plan Commission Meeting

Veridian Homes LLC

Village Planner Report **Germantown, Wisconsin**

Summary

Matt Cudney, Veridian Homes LLC, agent for the Germantown School District, property owners, are requesting approval of a 2020 Land Use Plan map amendment, rezoning application and concept plan for a 14.7-acre residential subdivision with 30 single-family lots on Preserve Parkway north of Donges Bay Road.

Location: Preserve Parkway @ Donges Bay Road

Applicant/
Property Owners:

Matt Cudney	Rick Ericksen
Veridian Homes LLC	Germantown School District
N60 W21555 Legacy Tr	N104 W13840 Donges Bay Rd
Menomonee Falls, WI	Germantown, WI

Existing LUP Classification: Park/Recreation
Proposed LUP Classification: Low-Density Residential
Existing Zoning: A-2: Agricultural
Proposed Zoning: Rs-6: Residential Single-Family

Adjacent Land Uses		Zoning
North	Institutional (Kinderberg Park)	I
South	Residential	Rs-5
East	Residential	Rs-4
West	Agricultural	A-2

Proposal/Background

The approximately 15-acre site was originally acquired by the Village of Germantown in 1993 as part of an overall 50+ acre land purchase of what was known then as the "Keller Park" property. The land was acquired for purposes of developing a Village park (Kinderberg Park) and a possible elementary school. In 1995, the Village and Germantown School District completed an arrangement that resulted in the School District acquiring the 15 acre site south of the park and the Village acquiring 20 acres of land (Spassland Park) previously owned by the School District and leased back to the Village.

In 2008, the School District presented preliminary site and building plans for a 2-story, 88,100 sqft elementary school for the site to the Plan Commission for discussion. The new elementary school was subject of a proposed (and eventually failed) $22.5M school district referendum in April, 2008. No further plans for development of the site were presented to the Village.

At this time, Veridian Homes LLC, agent for the Germantown School District, is requesting approval of a 2020 Land Use Plan map amendment, rezoning application and concept plan for a 14.7-acre residential subdivision with 30 single-family lots on Preserve Parkway north of Donges Bay Road. The proposed 2020 Land Use Plan map amendment is to change the property from (Park/Recreation Area" to "Low Density Residential" and the zoning from A-2: Agricultural to Rs-6: Residential Single-Family; generally consistent with the existing surrounding residential development to the north, south and east.

As summarized in Table 1 and presented in the concept plan (dated October 29, 2018), development is proposed with the following characteristics:

TABLE 1.
Veridian Homes

Gross Area (Ac)	14.7
Wetland Area (Ac)	0.103
Right-of-Way (Ac)	2.28
Net Density Area (Ac)	12.317
# Single-Family Lots/DU's	30
Gross Density (DU/acre)	2.04
Net Density (DU/net acre)	2.44
Open Space (Ac)	2.4
Avg Lot Size	.32 ac (14,106 sqft)
Lot Size Range	.29 to .54 ac (12,502 to 23,403 sqft)

As shown in the attached aerial photo of the site, there are five (5) separate wetlands that have been identified on the property totaling .394 acres (17,162 sqft).

Veridian Homes and the School District have submitted applications to the WisDNR and Army Corp of Engineers (ACOE) seeking approval to fill 4 of the 5 wetland areas. As of this date, the ACOE has determined they do NOT have jurisdiction over the proposed fill areas, leaving the final decision to approve the wetland fill applications with the WisDNR. To that end, the WisDNR has determined that Wetland #2 is an "artificial wetland" and, therefore, exempt from WisDNR and Village regulation (and able to be filled without any permits or approval). The WisDNR has also granted approval to fill approximately .13 acres (Wetlands #4 and #5) under the WisDNR's statewide general fill permit. Wetland #3 in the southeast corner of the site is being reviewed by the WisDNR for possible exemption as an artificial wetland with a decision expected in the next week or so. The concept plan presented assumes all exemption & fill applications will be approved; leaving Wetland #1 as the only wetland to be preserved on the site.

Staff Comments

The entire property lies within the Village's Sanitary Sewer Area (SSA) and in an area designated on the 2020 Land Use Plan as "Park/Recreation". The existing residential development surrounding the subject site are designated as "Low Density Residential" and intended for development at a gross density of two (2) dwelling units per acre with an average lot size of 20,000 sqft. The proposed Rs-6 rezoning and concept plan for a 30-lot subdivision has a proposed density of 2.0 DU/acre (2.4 DU/acre net density) with avg lot sizes of 14,106 sqft. While slightly higher than the surrounding areas, the proposed density is generally consistent with the 2020 Land Use Plan map and surrounding residential areas having Rs-4, Rs-5 and Rs-6 zoning and comparable lot sizes.

As discussed above, there are wetlands across the site: .394 acres in five separate areas. However, with the wetland fill permit and exemption already granted by the WisDNR, the lot and road layout is not affected. Also, the required "net area" density calculation (gross area less wetlands and new right-of-way) does not increase the proposed development density of 2.0 DU/acres (gross) or 2.4 DU/acres (net) above the maximum density allowed in the Rs-6 District (not to exceed 3.5 DU's per acre).

As mentioned above, the Developer is waiting for a decision from the WisDNR on the last request for an artificial wetland exemption. Although the final lot and road layout will be affected if the WisDNR determination is that Wetland #3 is NOT an artificial exempt wetland (Lots 15 and 16 would have to change), the Developer's plan amendment and rezoning applications are not dependent upon the outcome of the WisDNR decision. Therefore, the Village Plan Commission and Board can proceed with their consideration of and action on the plan amendment and rezoning application. The concept plan can be approved with the understanding that, depending on the outcome of the last wetland request, the lot and road layout may need to be modified and reflected in a revised concept plan or preliminary plat.

One concern staff has regarding the overall concept plan is the small amount of landscape buffering that is shown on Lots #1 and #24 abutting Preserve Parkway, and, the lack of and apparent inability to install landscaping along the Donges Bay Road frontage due to an existing gas line easement. A detailed landscaping plan that provides adequate buffering along Preserve Parkway and along the back (south) property lines for Lots #15-#19 should be provided to the Plan Commission for approval prior to or concurrent with the submittal of the preliminary plat.

VILLAGE PLANNER RECOMMENDATION:
2020 LUP Map Amendment

APPROVE the proposed 2020 Land Use Plan (LUP) map amendments to change the classification of approximately 14.7 acres owned by the Germantown School District from "Park/Recreation Area" to "Low Density Residential".

VILLAGE PLANNER RECOMMENDATION:
Rezoning Application

APPROVE the proposed rezoning of approximately 14.7 acres owned by the Germantown School District from the A-2: Agricultural to the Rs-6: Single-Family District and the proposed 30-lot concept plan dated October 29, 2018 subject to the following conditions:

1. If the Developer's request for an artificial wetland exemption for Wetland #3 in the southeast corner of the site is not granted by the WisDNR, the lot and road layout shall be revised to locate all delineated wetlands and the associated 25' wetland setback for Wetland #3 in an open space outlot and not within any platted lot.
2. The Developer shall submit a detailed landscaping plan that provides adequate buffering along Preserve Parkway (Lots 1#, #24 and outlot) and along the back (south) side of Lots #15-#19 to the Plan Commission for approval prior to or concurrent with the submittal of the preliminary plat.

Village of Germantown
Willkommen

Fee Must Accompany Application

☒ $1,165 Paid _____ Date_____

☐ $200 PC Consultation Only
Paid _____ Date_____

COMPREHENSIVE PLAN AMENDMENT APPLICATION

Please read and complete this application carefully. All applications must be signed and dated. Attach additional sheets and/or include supplemental information in support of your application.

APPLICANT OR AGENT:
Veridian Homes, LLC
Matt Cudney
Address: N60W21555 Legacy Trail
Menomonee Falls, WI 53051
Phone: 608-220-9871
FAX:
E-Mail: mcudney@veridianhomes.com

PROPERTY OWNER(S):
Germantown School District
Ric Ericksen
Address: N104W13840 Donges Bay Rd
Germantown, WI 53022
Phone: 262-253-3908
FAX:
E-Mail: rericksen@gsdwi.org

☒ **REQUEST TO AMEND LAND USE MAP**

Current Land Use Map Designation(s): Park and Recreation

Proposed Land Use Map Designation(s): Residential

Address of Property, Parcel ID Number(s) or General Location (¼ section ¼ section):

Parcel GTNV_263988 - N104 W14942 Donges Bay Road

Legal Description of Property or Area (metes and bounds description):

Attach separate legal description if necessary

Lot 2 of Certified Survey Map No. 4473, recorded in the Washington County Registry on April 6, 1995 in Volume 30 of Certified Survey Maps on Pages 24-27, as Document No. 688873, and being a part of the Northeast 1/4 and the Southeast 1/4 of the Southwest 1/4 of Section 26, Township 9 North, Range 20 East, in the Village of Germantown, Washington County, Wisconsin. Excepting therefrom the Northerly 30 feet thereof.

Size of Property or Area: Acres: 14.704 Square Feet: 640,516

Land Use and Zoning of Adjacent Properties (example: residential; Rs-2):

	Adjacent Property Land Uses	Zoning
North	Park	A-2
South	Residential	Rs-4, Rs-5
East	Residential	Rs-4, Rs-5
West	Vacant	A-2, I and Rs-5

☐ REQUEST TO AMEND PLAN TEXT

Section(s) of Comprehensive Plan to be Amended:

Proposed Text Amendment:

Attach separate pages as necessary

Detailed Explanation and Justification for Proposed Amendment(s):

Required for both Land Use Amendment and Text Amendments
Attach separate pages as necessary

APPLICATION SUBMITTAL REQUIREMENTS (to be submitted at time of application):

All Amendment Applications:

- ☒ Complete Application Form (Affidavit of Understanding and signatures required)
- ☒ Application Fee
- ☒ Additional Sheet(s) for explanation of and justification for proposed amendment(s)

Land Use Plan Map Amendment Only:

- ☒ Legal Description of the land subject of map amendment in electronic/digital file format (e.g. Microsoft Word)
- ☒ Detailed Plat of Survey or Site Plan of the land subject to the map amendment at a scale of 1" = 50' or other suitable scale necessary to accurately present:
  - Exterior boundary of the land subject of the map amendment
  - Concept plan showing general size, shape and relative location of existing and future roads, lots, structures, wetlands, floodplain or other natural features, environmental etc. as may be necessary to further explain and/or support the proposed map amendment.

AFFIDAVIT OF UNDERSTANDING

Please read and indicate that you understand and agree to the following (initials in box):

RAE ☒ I understand that Village Staff, the Plan Commission and/or the Village Board may request additional information to properly evaluate this application and failure to provide such information may be sufficient justification to deny this application;

RAE ☒ I understand that, regardless of the justification and/or information provided in support of my application, the Village is under no obligation to approve my application nor amend the Comprehensive Plan as requested;

RAE ☒ I am aware that the approval of an application to amend the Land Use Plan Map only amends the Land Use Map and does not otherwise revise or change the zoning of the land affected by the Map amendment, and, if I am applying for a Map amendment in order to pursue actual development of the land affected by the amendment, I may be required to obtain separate permits and/or approvals (e.g. rezoning, land division, site plan, etc.) from the Village or other agencies as a prerequisite to the development of such land.

ALL APPLICATIONS MUST BE SIGNED BY THE APPLICANT/AGENT AND PROPERTY OWNER(S)

Applicant/Agent — Date: 10/29/18

Property Owner — Date: 11/1/18

Applicant/Agent — Date

Property Owner — Date

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: _____ Received by: _____

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

Veridian Homes, LLC
Matt Cudney
N60W21555 Legacy Trail
Menomonee Falls, WI 53051
Phone (608) 220-9871
Fax ( )
E-Mail mcudney@veridianhomes.com

PROPERTY OWNER

Germantown School District
Ric Ericksen
N104 W13840 Donges Bay Rd
Germantown, WI 53022
Phone (262) 253-3908
rericksen@gsdwi.org

2 PROPERTY ADDRESS OR GENERAL LOCATION | **TAX KEY NUMBER**

N104 W14942 Donges Bay Road	Parcel GTNV_263988

3 REZONING REQUEST

FROM	TO
A-2	Rs-6

4 METES AND BOUNDS LEGAL DESCRIPTION OF PROPERTY – REQUIRED

Attach pages as necessary

Lot 2 of Certified Survey Map No. 4473, recorded in the Washington County Registry on April 6, 1995 in Volume 30 of Certified Survey Maps on Pages 24-27, as Document No. 688873, and being a part of the Northeast 1/4 and the Southeast 1/4 of the Southwest 1/4 of Section 26, Township 9 North, Range 20 East, in the Village of Germantown, Washington County, Wisconsin. Excepting therefrom the Northerly 30 feet thereof.

5

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 narrative.

6 SUPPORTING DOCUMENTATION:

- ☒ Plat of Survey (1:100) - Existing Conditions Survey
- ☒ Site Plan and elevations for new construction (can be conceptual)
- ☒ Project Narrative
- ☒ Rezone Exhibit
- X Legal Description

7 READ AND INITIAL THE FOLLOWING:

RAE by MC 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.

RAE by MC 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 by sufficient cause to deny the petition.

RAE by MC 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!

Matt Lindley 10/20/16
Applicant Date

Owner 11/1/18
Owner Date

October 30, 2018

Project Narrative—Comprehensive Plan Amendment Application & Rezoning Application

Project: Veridian Homes (Germantown School District Site)
N104 W14942 Donges Bay Road
Germantown, WI 53022

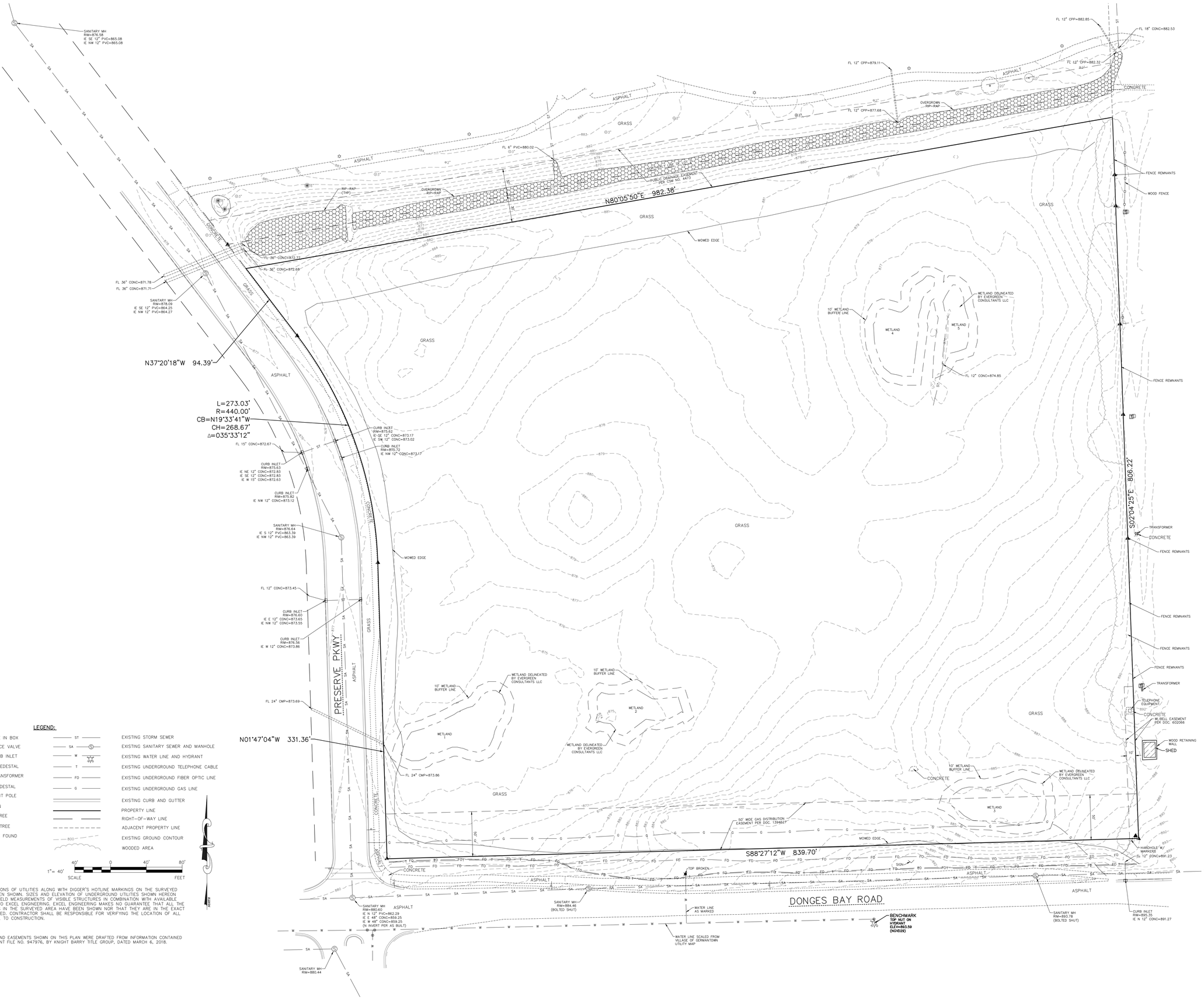
Veridian Homes as applicant and developer, requests the Village of Germantown consider and approve the following items for the property described as Parcel ID GTNV_263988, located at N104 W14942 Donges Bay Road, currently owned by Germantown School District: 1) Comprehensive Plan Amendment Application requesting to amend the land use map from Park and Recreation to Low Density Residential and; 2) Rezoning Application requesting rezoning from A-2 to Rs-6. The proposed land use map amendment and rezone would allow for the development of new neighborhood with 30 single-family residential lots.

The property to be considered is a vacant in-fill development site and consists of 14.70 acres. The surrounding properties to the east and south are also existing single-family residential neighborhoods, the adjoining property to the north is a Village Park and the property to the west across Preserve Parkway is a vacant parcel containing a large wetland complex owned by the Village adjacent to another vacant 38-acre parcel shown on the Village's 2020 Land Use Plan as a future residential area. The Comprehensive Plan Amendment and Rezoning will allow the property to be consistent with adjacent land use to the east and south and allow for compatibility with the adjacent lands to the west and north.

The property is currently owned by the Germantown School District and a school site had been planned for the property. A school would be a much more intensive use than the proposed residential neighborhood with significantly increased traffic during peak hours. Although the Comprehensive Plan identifies this property as Park and Recreation and the current zoning is A-2, use as a school would not have been compatible and would have required an amendment of the Village Comprehensive Plan and a rezoning.

The proposed lots will range in size from 12,502sf (0.29 acres) to 23,403 sf (0.54 acres), with an average lot size of just under 14,000sf (0.32 acres). The developer anticipates initial home and lot packages ranging from the low $400,000s to the high $400,000s, exceeding the assessed value of neighboring homes. Developing the vacant in-fill site with single-family residential homes complements the overall character of the area. Homes within the neighborhood will be built by the developer with covenants and restrictions resticting architectural standards and minimum home sizes.

Veridian Homes is family owned and family driven and has been helping families experience the joy, beauty and fulfillment of home ownership for over 60 years. Rooted in Wisconsin, Veridian wears their local heritage with pride and continues their commitment to building award-winning homes that are good for the land and people. Veridian started their first neighborhood in the Milwaukee area in 2015 at Silver Spring Estates in Menomonee Falls across from Hamilton High School. Mequon and Franklin are also home to Veridian neighborhoods (please visit www.veridianhomes.com for additional information).This proposed single-family residential neighborhood will help meet local demand for residential housing in and around the Village of Germantown. The site is located near I-41 providing access to desired destinations in and around the Milwaukee Metropolitan Area. The proposed neighborhood will complement the surrounding land uses.



LEGEND:

WATER VALVE IN BOX	EXISTING STORM SEWER
WATER SERVICE VALVE	EXISTING SANITARY SEWER AND MANHOLE
EXISTING CURB INLET	EXISTING WATER LINE AND HYDRANT
TELEPHONE PEDESTAL	EXISTING UNDERGROUND TELEPHONE CABLE
ELECTRIC TRANSFORMER	EXISTING UNDERGROUND FIBER OPTIC LINE
CABLE TV PEDESTAL	EXISTING UNDERGROUND GAS LINE
EXISTING LIGHT POLE	EXISTING CURB AND GUTTER
EXISTING SIGN	PROPERTY LINE
DECIDUOUS TREE	RIGHT-OF-WAY LINE
CONIFEROUS TREE	ADJACENT PROPERTY LINE
1" IRON PIPE FOUND	EXISTING GROUND CONTOUR
	WOODED AREA

1" = 40' SCALE (40' 0 40' 80' FEET)

NOTE:

SURFACE INDICATIONS OF UTILITIES ALONG WITH DIGGER'S HOTLINE MARKINGS ON THE SURVEYED PARCEL HAVE BEEN SHOWN. SIZES AND ELEVATION OF UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON FIELD MEASUREMENTS OF VISIBLE STRUCTURES IN COMBINATION WITH AVAILABLE DATA PROVIDED TO EXCEL ENGINEERING. EXCEL ENGINEERING MAKES NO GUARANTEE THAT ALL THE EXISTING UTILITIES IN THE SURVEYED AREA HAVE BEEN SHOWN NOR THAT THEY ARE IN THE EXACT LOCATION INDICATED. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UTILITIES CRITICAL TO CONSTRUCTION.

NOTE:

PROPERTY LINES AND EASEMENTS SHOWN ON THIS PLAN WERE DRAFTED FROM INFORMATION CONTAINED IN TITLE COMMITMENT FILE NO. 947976, BY KNIGHT BARRY TITLE GROUP, DATED MARCH 6, 2018.

EXCEL
ARCHITECTS • ENGINEERS • SURVEYORS
100 CAMELOT DRIVE
FOND DU LAC, WI 54935
PHONE: (920) 926-9800
WWW.EXCELENGINEER.COM

PROJECT INFORMATION

PROJECT NUMBER 1800820

EXISTING SURVEY

VERIDIAN HOMES

DONGES BAY ROAD • GERMANTOWN, WI

PROFESSIONAL SEAL

PRELIMINARY DATES

MAR. 06, 2018
MAR. 15, 2018
MAY 09, 2018

NOT FOR CONSTRUCTION

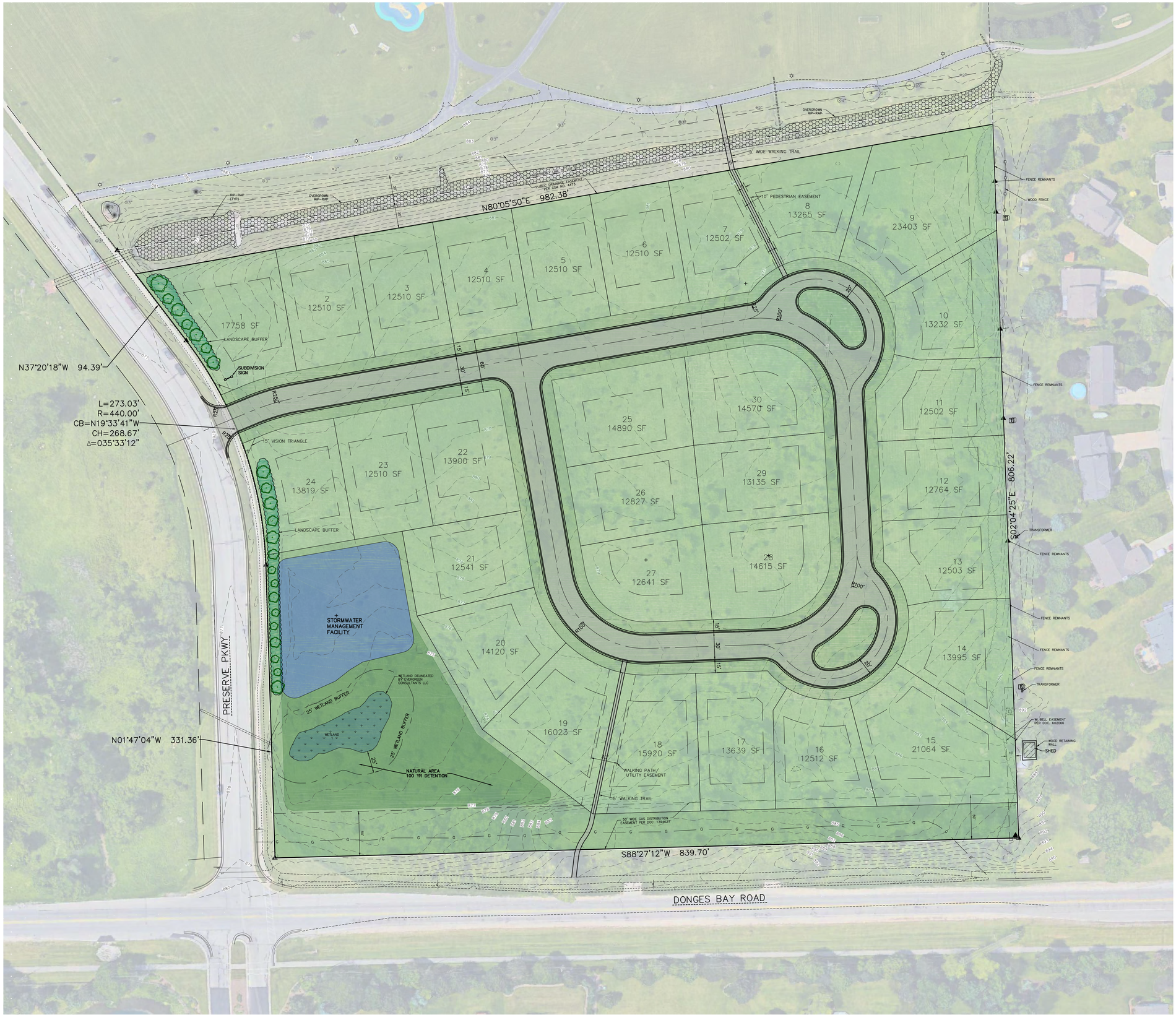
SHEET INFORMATION

EXISTING SURVEY

SHEET NUMBER

ES

2018 © EXCEL ENGINEERING, INC.



SITE INFORMATION:

PROPERTY AREA:	AREA = 640,516 S.F. (14.7 ACRES).	
EXISTING ZONING:	A-2	
PROPOSED ZONING:	Rs-6 Single-Family District	
SETBACKS:	BUILDING:	FRONT = 30' SIDE = 12' REAR = 30'
REQUIREMENTS:	FRONTAGE AT SETBACK: (CORNER LOTS)	90' (100')
	LOT AREA:	12,500 SF
	MAX. BUILDING HEIGHT:	35'
	MAX. NUMBER OF STORIES:	2.5
	MAX. PERCENT BLDG COVERAGE	25%

NORTH

1"= 50' SCALE

50' 0 50' 100' FEET

EXCEL
ARCHITECTS • ENGINEERS • SURVEYORS
100 CAMELOT DRIVE
FOND DU LAC, WI 54935
PHONE: (920) 926-9800
WWW.EXCELENGINEER.COM

PROJECT INFORMATION

PROJECT NUMBER 1800820

VERIDIAN HOMES

VERIDIAN GERMANTOWN

GERMANTOWN, WI

PROFESSIONAL SEAL

PRELIMINARY DATES

OCTOBER 29, 2018

NOT FOR CONSTRUCTION

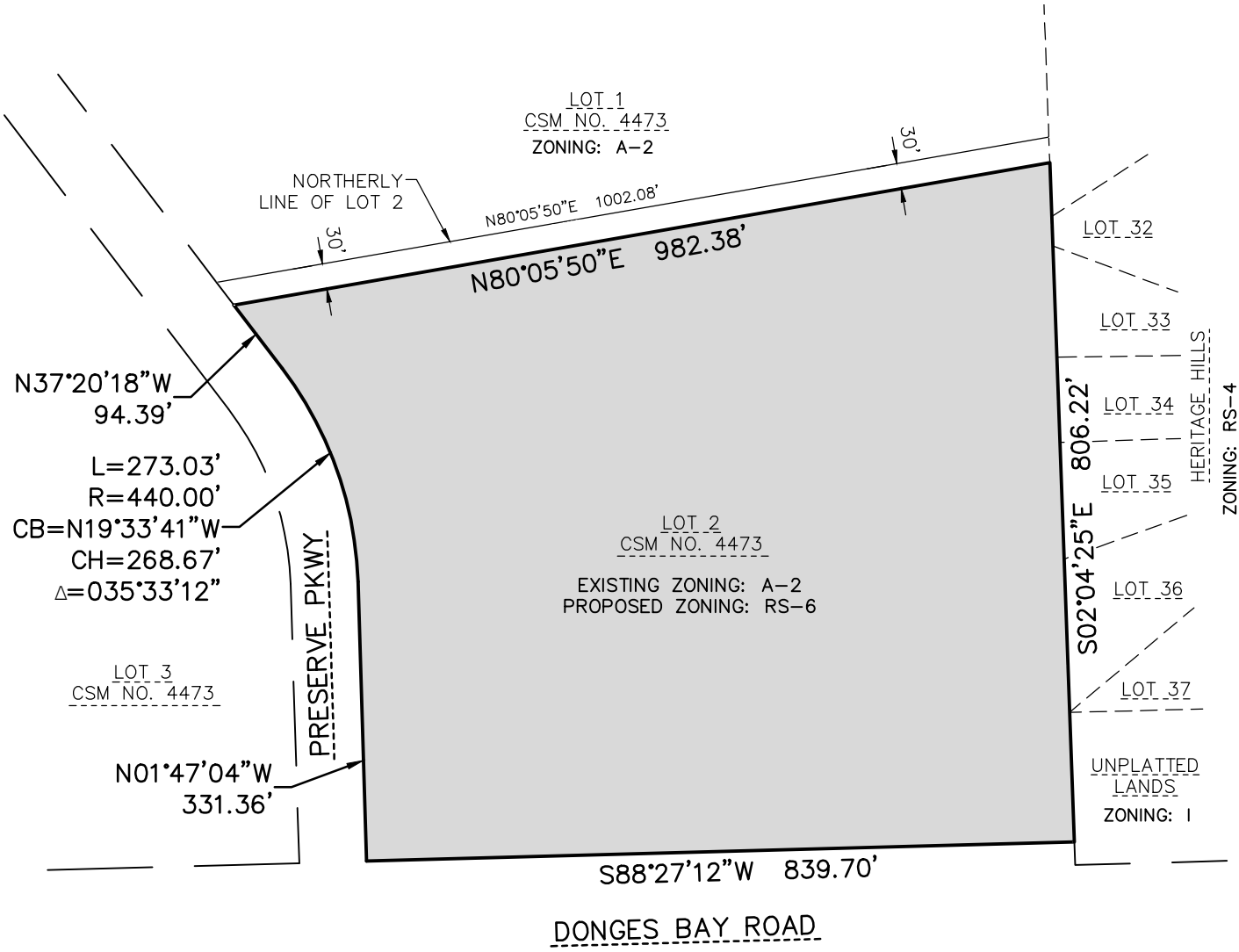
SHEET INFORMATION

SUBDIVISION PLAN

SHEET NUMBER

C

ZONING EXHIBIT



ZONING KEY
I – INSTITUTIONAL DISTRICT
A–2 – AGRICULTURAL DISTRICT
RS–4 – SINGLE–FAMILY RESIDENTIAL DISTRICT
RS–6 – SINGLE–FAMILY RESIDENTIAL DISTRICT

NORTH

LEGAL DESCRIPTION:

Lot 2 of Certified Survey Map No. 4473, recorded in the Washington County Registry on April 6, 1995 in Volume 30 of Certified Survey Maps on Pages 24-27, as Document No. 688873, and being a part of the Northeast 1/4 and the Southeast 1/4 of the Southwest 1/4 of Section 26, Township 9 North, Range 20 East, in the Village of Germantown, Washington County, Wisconsin.

EXCEPTING THEREFROM the Northerly 30 feet thereof.

200' 0 200' 400'

1"= 200'

SCALE FEET

DATE: OCTOBER 25, 2018

EXCEL ENGINEERING inc.
SURVEYING GROUP
PROJECT NO. 1800820

Always a Better Plan
100 CAMELOT DRIVE
FOND DU LAC, WI 54935
PHONE: (920) 926-9800
FAX: (920) 926-9801

Wetland Delineation Map
Parcel ID: 263988
Village of Germantown
Washington County, Wisconsin

Project: WSH18-002-01- Donges Bay

0 50 100 200
Feet

Preliminary

N
W E
S

Rock Lined Ditch
Gravel crossing with culvert
Rock Lined Ditch
18
17
Wetland 4
3,798 Sq. Ft.
16
T3-C
13
T3-B
14
12
Wetland 5
1,744 sq.ft.
T3-A
11
Wetland 1
4,493 Sq. Ft.
T1-A
2
T1-B
3
4
T1-C
5
T1-D
6
15
1
Wetland 2
2,978 Sq. Ft.
T2-A
7
8
Wetland 3
4,149 Sq. Ft.
9
T2-B
10
Donges Bay

Legend

- WDNR Protective Area
- Delineation Limits
- Rock Lined Ditch
- Wetland Line
- Wetland
- Wisconsin Parcels Lines 2017
- Photo Location
- Wetland Sample Point

Wetland Delineation was conducted by
Chad Fradette, EP, Chem,
WDNR Professionally Assured Wetland Delineator
with assistance from
Benjamin LaCount, PLS, Wetland Scientist,
WDNR Professionally Assured Wetland Delineator and
Shyann Nieland, Environmental Specialist

evergreen consultants LLC
2907 Baylite Drive • Green Bay, WI 54313
Phone: 920.615.0019 • Website: www.evergreenwis.com

PLANNED DEVELOPMENT DISTRICT (PDD) AMENDMENT

12/10/18 Plan Commission Meeting

5G Investments LLC / Copperwood East-La Chimenea PDD

Village Planner Report **Germantown, Wisconsin**

Summary

Chris Greene, agent for 5G Investments LLC, property owner, is seeking approval of a Planned Development District (PDD) Amendment to rename the PDD and amend certain conditions affecting land use within the PDD as a result of the La Chimenea restaurant ceasing operation.

Property Location: N112 W15251 Mequon Road

Property Owner/ Applicant: Chris Greene
5G Investments LLC
N112 W15237 Mequon Road
Germantown, WI

Current Zoning:
B-3/PDD: General Business District w/ Planned Development District overlay (the Copperwood East- La Chimenea PDD)

Adjacent Land Uses		Zoning
North	Commercial & Residential	B-3/Rm-3
South	Agricultural (wetlands)	A-2
East	Commercial & Residential	B-3/Rs-4
West	Commercial & Residential	B-3/Rs-3

Background/Proposal

The Copperwood East Planned Development District (PDD) was created in 2003 to allow for the development of what is now the existing 9,900 SF Copperwood East office building in addition to the 5,500 sqft La Chimenea restaurant building that already existed on the property. In 2004, an amendment to the Copperwood East PDD was approved by the Village in order to add approximately 1.26 acres of land from the west and re-develop the existing structure that is now the La Chimenea restaurant along with additional parking and storm water management facilities. In 2008, an amendment to the Copperwood East PDD was approved by the Village in order to add a .37-acre single-family residential parcel located to the west, and, obtain approval for the construction of an 11,000 SF general office building. That building was approved but never constructed. In 2013, Tim Neumann, agent for 5G Investments LLC, and a prospective purchaser of the Copperwood office building, obtained approval of a PDD amendment and a Certified Survey Map (CSM) that divided the 3.975-acre area that comprised the Copperwood East-La Chimenea PDD into two separate parcels to facilitate re-financing and acquisition of the Copperwood office building by Neumann.

At this time, Chris Greene, agent for 5G Investments LLC, property owner of the parcel that contains the La Chimenea restaurant building, is seeking approval of a PDD amendment to rename the PDD and amend certain conditions affecting land use within the PDD as a result of the La Chimenea restaurant ceasing operation.

Specifically, the Applicant/Owner proposes to revise the language that the 5,500 sqft building previously occupied by the La Chimenea restaurant so the building can be used for general office uses (and not just as a restaurant).

Staff Comments

A draft resolution has been prepared that contains the minor revisions proposed to the current list of conditions and restrictions that governs allowable land use within the Copperwood East-La Chimenea PDD (copy attached). General office uses are generally recognized as a commercial or business use similar to restaurants. For that reason, Staff does not object to the proposed PDD amendment (nor to the proposed name change in light of the restaurant ceasing operation).

The detailed site plan submitted with the application (dated October 31, 2018) shows the existing condition with respect to existing parcels, buildings, parking areas, drainage basins, etc. No action is needed with regard to the site plan. The detailed floor plans and elevation plans are provided to show the few minor exterior changes to be made if the office use of the La Chimenea building is approved (first through the PDD amendment and then as part of a separate Zoning Compliance/Occupancy Permit reviewed by Village Staff). The exterior changes include window and door replacement.

VILLAGE PLANNER RECOMMENDATION

APPROVE the proposed text amendments to the Copperwood East-La Chimenea PDD Resolution No. R27-04 to reflect the proposed name change and change in allowable use of the 5,500 sqft building for general office uses.

RESOLUTION No. R___ - 18

**AMENDING RESOLUTION NO. R27-04
CONTAINING THE CONDITIONS AND RESTRICTIONS
FOR THE COPPERWOOD EAST-LA CHIMENEA
PLANNED DEVELOPMENT DISTRICT (PDD)**

WHEREAS, Chris Greene, agent for 5G Investments LLC (hereinafter "Developer") was granted a Planned Development District (PDD) overlay on the subject parcels located in a B-3: General Business Zoning District on Mequon Road in the Village of Germantown more particularly described on Exhibit A attached hereto (the "Property") which was originally granted by the Village Board on February 3, 2003, with amendments approved on August 16, 2004, February 18, 2008, and February 4, 2013; and

WHEREAS, Section 17.27(4) of the Village of Germantown Municipal Code allows for the adoption of conditions and restrictions for Planned Development Districts; and

WHEREAS, on December 10, 2018 the Germantown Plan Commission reviewed a proposal by the Developer to rename the Copperwood East-La Chimenea PDD and make other changes to various conditions in recognition that the La Chimenea restaurant has ceased operation and the owner wants to change the allowable use of the building from restaurant to general office;

NOW, THEREFORE, BE IT RESOLVED, that the Village Board of the Village of Germantown hereby approves and adopts the text amendment set forth below to Resolution No. R27-04 as follows:

SECTION 1. All references to the name "Copperwood East-La Chimenea PDD" shall be changed to "Copperwood East-CGI Office PDD".

SECTION 2. Condition 11 is amended as follows where words underlined are to be added and words ~~stricken~~ are to be deleted:

Building Regulations. The Planned Development District for Copperwood East / La Chimenea will permit the placement and occupancy of two (2) principle buildings. The buildings will include an existing 9,900 SF office building (Copperwood East), and a 5,000 SF building to be used for general office uses ~~restaurant with a 1,100 SF outdoor patio area (a.k.a. La Chimenea)~~. The Plan Commission shall approve Site and Architectural plans for any future additions. ~~Approval of Site and Architectural plans for an 11,000 sqft office building granted by the Village in 2008 has expired.~~ Future development plans ~~to construct an additional building~~ within the PDD area shall be reviewed and approved by the Plan Commission subject the approval of an appropriate amendment to these PDD conditions and restrictions required as a prerequisite to any future development.

Introduced by Trustee: _____

Adopted: December 17, 2018

Vote: Ayes: _____
Nays: _____

_____
Dean Wolter, Village President

ATTEST:

_____
Deanna Boldrey, Village Clerk

This instrument drafted by:
Jeffrey W. Retzlaff, AICP
Community Development Director, Village of Germantown

Village of
Germantown
Willkommen

Fee Must Accompany Application

☑ $820 Paid $ Date 11-5-18

☐ $200 PC Consultation Only

Paid _____ Date _____

PLANNED DEVELOPMENT DISTRICT (PDD) AMENDMENT APPLICATION

Applications NOT signed by the Property Owner(s) will not be accepted. Attach additional sheets and/or include supplemental information in support of your application.

APPLICANT OR AGENT:
5 G INVESTMENTS, LLC
CHRIS GREENE
Address: N112 W15237 MEQUON RD
GERMANTOWN WI
Phone: 262-253-1399
FAX: 262-253-1550
E-Mail: CHRISG@CHRISGREENEINC.COM
(ALL SMALL CAP)

PROPERTY OWNER(S):
5 G INVESTMENTS, LLC
CHRIS GREENE
Address: N112 W15237 MEQUON RD
GERMANTOWN, WI
Phone: 262-253-1399
FAX: 262-253-1550
E-Mail: CHRISG@CHRISGREENEINC.COM

PDD Name & Resolution No.:

COPPERWOOD EAST - LACHIMENEA TO BE CHANGED TO COPPERWOOD EAST - CGI OFFICE

Legal Description of Property or Area (metes and bounds description):

Attach separate legal description if necessary

LEGAL ON FILE NO CHANGE PROPOSED

Check all that apply:

☒ **REQUEST TO AMEND PDD ZONING**
☒ **REQUEST TO AMEND PDD GENERAL DEVELOPMENT PLAN**
☒ **REQUEST TO AMEND PDD CONDITIONS & RESTRICTIONS**

List of Proposed Amendment(s) (include Resolution # and Condition #):

Attach Revised Plan(s) or Separate Pages as Necessary

RESOLUTION # R27-04
SECTION SEC. 1 BUILDING REGULATIONS
CHANGE TO READ AS;
LOT 1 HAS AN EXISTING 5500 SF BUILDING TO BE USED FOR C GI OFFICE, THE UNPLATTED LAND WILL BE ADDED TO THE CSM WITH FUTURE DEVELOPMENT
(THIS WILL CHANGE THE USE OF THE 5500 SF BUILDING FROM A RESTAURANT TO AN OFFICE BUILDING
LOT 2 HAS COPPERWOOD EAST IS AN EXISTING 9900 SF OFFICE BUILDING NO CHANGES

Detailed Explanation and Justification for Proposed Amendment(s):

Attach Revised Plan(s) or Separate Pages as Necessary

THE RESTAURANT IS CLOSING ON 11/4/18.

APPLICATION SUBMITTAL REQUIREMENTS (to be submitted at time of application):

All Amendment Applications:

- ☑ Complete Application Form (Affidavit of Understanding and signatures required)
- ☑ Application Fee
- ☑ Detailed explanation of and justification for proposed amendment(s)
- ☑ Detailed explanation of if and how the proposed amendment(s) will affect other aspects of the development included within the PDD

General Development Plan Amendment Only:

- ☑ Legal Description of the land subject of map amendment in electronic/digital file format (e.g. Microsoft Word)
- ☑ Revised or New General Development Plan at a scale of 1" = 50' or other suitable scale necessary to accurately present:
  - Exterior boundary of the land subject of the map amendment
  - All existing and/or proposed features to be included in the development

AFFIDAVIT OF UNDERSTANDING

Please read and indicate that you understand and agree to the following (initials in box):

☑ I understand that Village Staff, the Plan Commission and/or the Village Board may request additional information to properly evaluate this application and failure to provide such information may be sufficient justification to deny this application;

☑ I understand that, regardless of the justification and/or information provided in support of my application, the Village is not obligated to approve my application nor amend the PDD as requested;

☑ I am aware that the approval of an application to amend a PDD only amends the General Development Plan and/or conditions & Restrictions Resolution and does not otherwise revise or change the zoning of the land affected by the amendment(s), and, I may be required to obtain separate permits and/or approvals (e.g. site plan, building permits, etc.) from the Village or other agencies as a prerequisite to actual or continued development of such land.

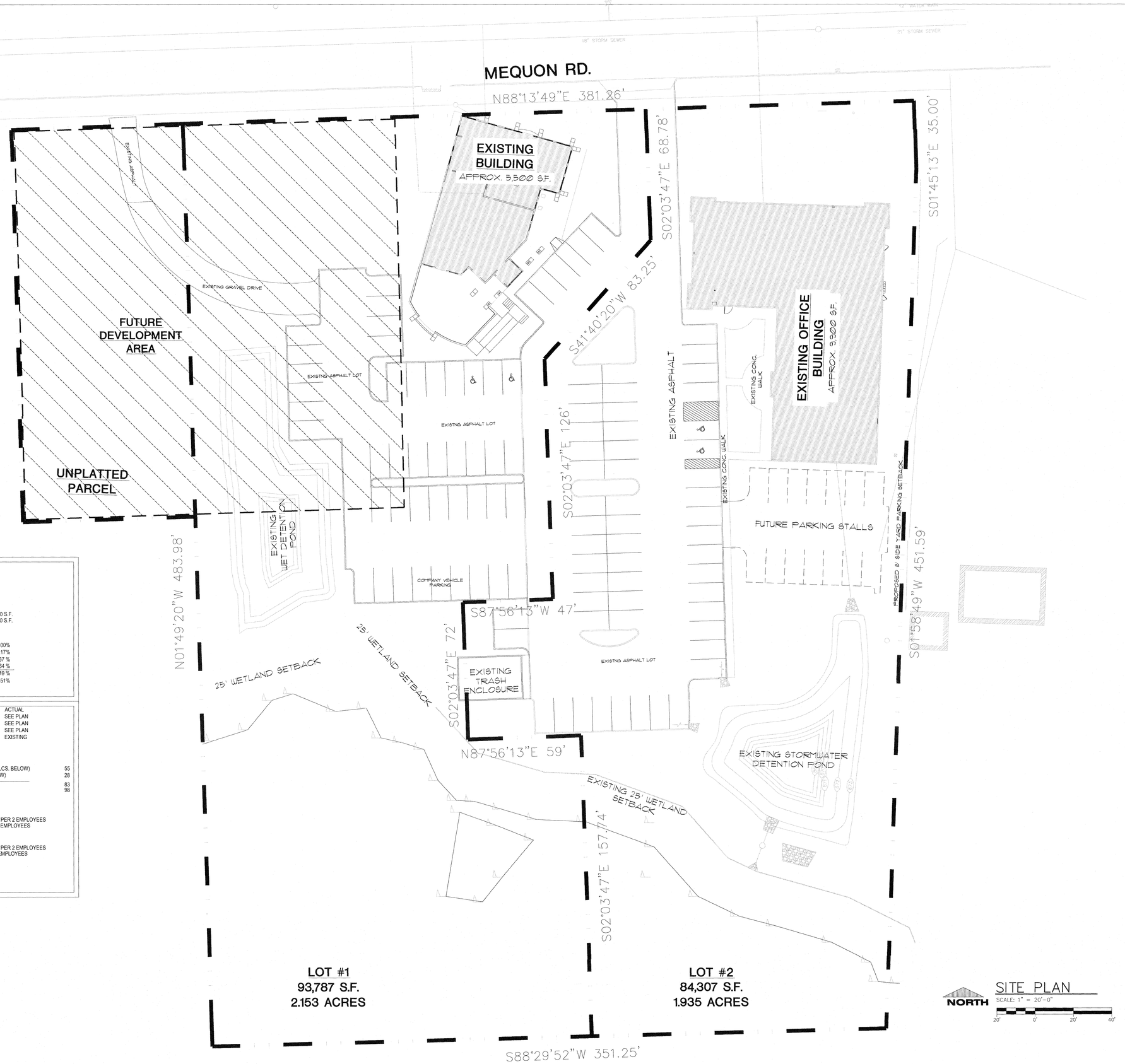
ALL APPLICATIONS MUST BE SIGNED BY THE APPLICANT/AGENT AND PROPERTY OWNER(S)

Applicant/Agent	Date	Property Owner	11.5.18 Date
Applicant/Agent	Date	Property Owner	Date

PLAN NOTES:

FUTURE DEVELOPMENT AREA

PROPERTY BOUNDARY LINE



SITE PLAN

SCALE: 1" = 20'-0"

20' 0' 20' 40'

SITE STATISTICS

APPLICABLE CODES		
BUILDING CODE:	WISCONSIN ADMIN. CODE	
ZONING CODE:	VILLAGE OF GERMAN TOWN	
SITE CRITERIA		
ZONING DESTINATION:	SITE 1 AND SITE 2: B-3 UNPLATTED PARCEL: RS-4	
BUILDING CRITERIA (OFFICE/RESTAURANT)		
OFFICE BUILDING AREA (EXISTING)		9,900 S.F.
BUILDING AREA (EXISTING)		5,500 S.F.
ZONING CRITERIA (SITE 1 AND SITE 2)	S.F.	%
OVERALL LOT AREA:	178, 094 S.F.	100.00%
ASPHALT AREA:	43, 054 S.F.	24.17%
CONC. WALKS/SLAB AREA:	4, 761 S.F.	2.67 %
TOTAL BUILDING AREA:	15, 400 S.F.	8.64 %
TOTAL IMPERVIOUS AREA:	63, 215 S.F.	35.49 %
TOTAL GREEN SPACE :	114,879 S.F.	64.51%

PARKING LOT SETBACKS	REQUIRED	ACTUAL
FRONT YARD:	NONE	SEE PLAN
SIDE YARD:	50' MIN. (RESIDENTIAL)	SEE PLAN
REAR YARD:	25' MIN. WETLAND	SEE PLAN
BUILDING HEIGHT:	35' MAX. HEIGHT	EXISTING

PARKING
SPACES REQUIRED:

EXISTING OFFICE (1/200 S.F. PLUS 1 PER 2 EMPLOYEES - SEE CALCS. BELOW)	55
OFFICE (1/200 S.F. PLUS 1 PER 2 EMPLOYEES - SEE CALCS. BELOW)	28
TOTAL PARKING REQUIRED	83
TOTAL PARKING PROVIDED	98

PARKING CALCULATIONS:

OFFICE: 9,900 S.F.
OFFICE: 1 SPACE PER 200 SF NET OFFICE FLOOR AREA; 1 SPACE PER 2 EMPLOYEES
1 SP / 200 SF @ (80% OF 9,900 SF) = 40 SPACES PLUS 15 FOR 30 EMPLOYEES
TOTAL: 55

OFFICE: 5500 S.F.
OFFICE: 1 SPACE PER 200 SF NET OFFICE FLOOR AREA; 1 SPACE PER 2 EMPLOYEES
1 SP / 200 SF @ (80% OF 5,550 SF) = 22 SPACES PLUS 6 FOR 12 EMPLOYEES
TOTAL: 28

REVISIONS

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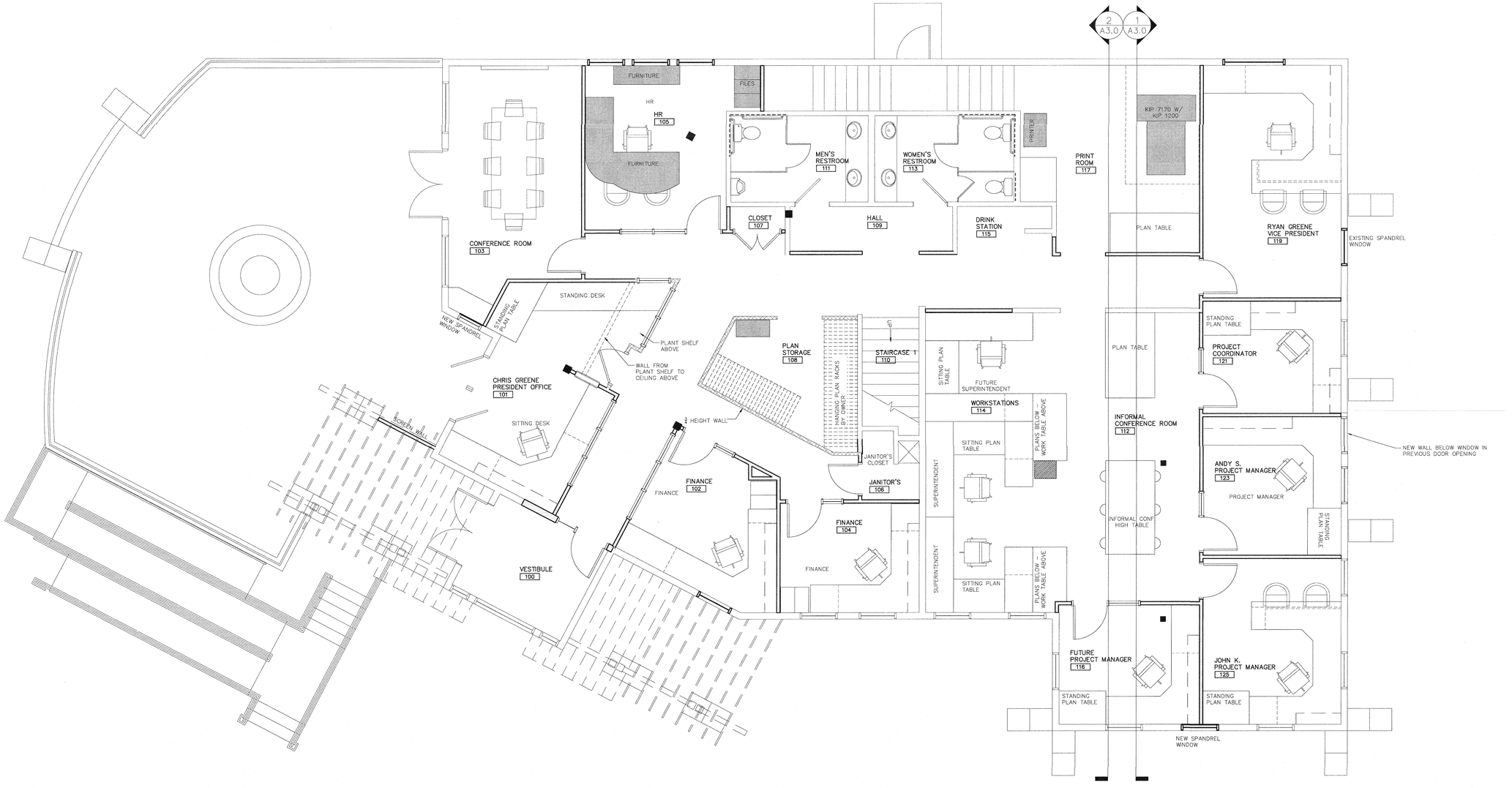
CHRISGREENE INC.
CONSTRUCTION
COPPERWOOD EAST, SUITE 300
N112 W15237 MEQUON RD. GERMANTOWN, WISCONSIN 53022
TEL: 262.253.1500 FAX: 262.253.1590

SITE PLAN FOR:
CHRIS GREENE INC.
N112 W15251 Mequon Rd. Germantown, Wi. 53022

DRAWN BY:	JD
APPROVED BY:	
SUBMITTAL DATE:	10-31-18
LATEST REV. DATE:	
JOB NO.	1805240
SHEET	A0.1

= RELOCATED FURNITURE



NORTH

FLOOR PLAN

SCALE: 1/4" = 1'-0"

4' 0' 4' 8'

ARCHITECTURAL FIRST FLOOR PLAN

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PROJECT INFORMATION

PROPOSED REMODEL

CHRIS GREENE INC

N112 W15251 MEQUON RD • GERMANTOWN, WI 53022

PROFESSIONAL SEAL

PRELIMINARY DATES

SEP. 11, 2018
OCT. 1, 2018
OCT. 12, 2018

NOT FOR CONSTRUCTION

JOB NUMBER

1835240

SHEET NUMBER

A1.1

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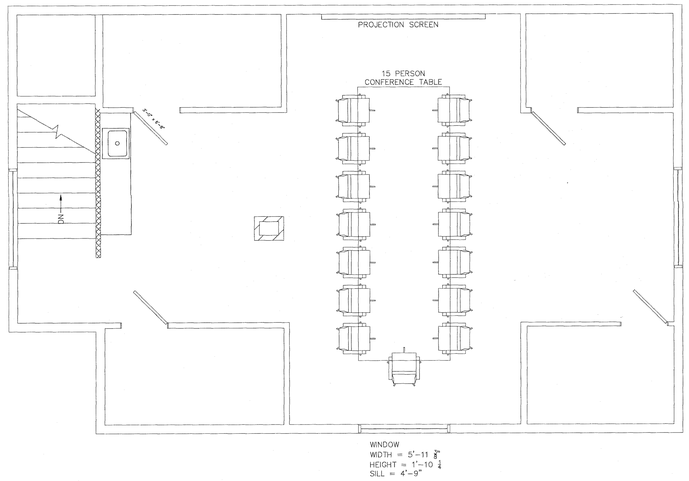

NORTH

SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"

4' 0' 4' 8'

ARCHITECTURAL SECOND FLOOR PLAN

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PROJECT INFORMATION

PROPOSED REMODEL

CHRIS GREENE INC

N112 W15251 MEQUON RD • GERMANTOWN, WI 53022

PROFESSIONAL SEAL

PRELIMINARY DATES

OCT. 1, 2018

NOT FOR CONSTRUCTION

JOB NUMBER

1835240

SHEET NUMBER

A1.2

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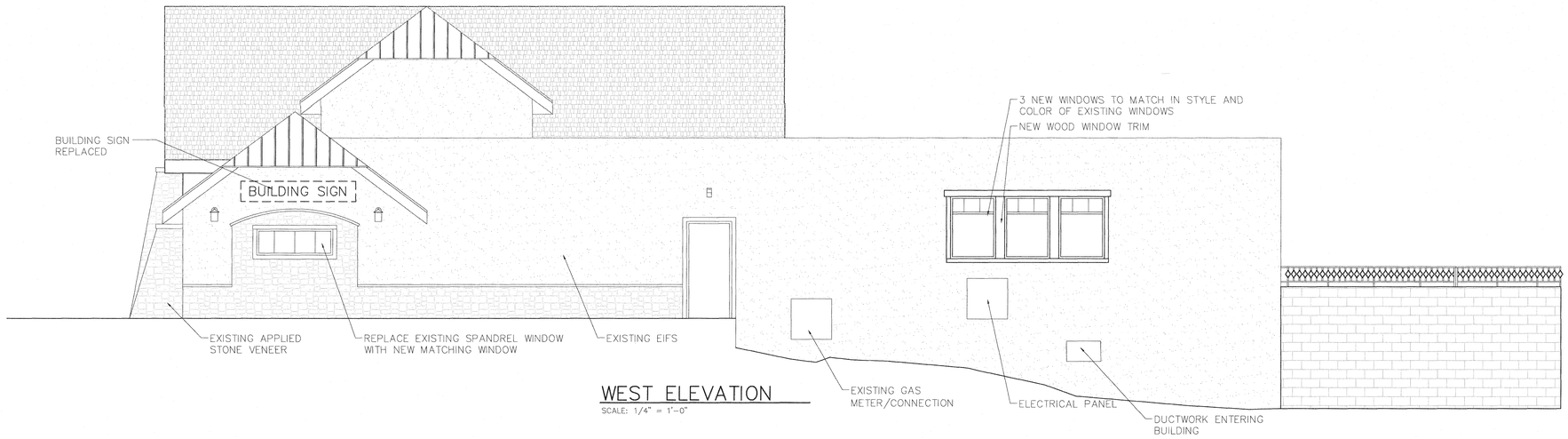

WEST ELEVATION

SCALE: 1/4" = 1'-0"

EAST ELEVATION

SCALE: 1/4" = 1'-0"

SOUTH ELEVATION

SCALE: 1/4" = 1'-0"

ARCHITECTURAL EXTERIOR ELEVATIONS

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PROJECT INFORMATION

PROPOSED REMODEL

CHRIS GREENE INC

N112 W15251 MEQUON RD • GERMANTOWN, WI 53022

PROFESSIONAL SEAL

PRELIMINARY DATES

OCT. 12, 2018

NOT FOR CONSTRUCTION

JOB NUMBER

1835240

SHEET NUMBER

A2.0

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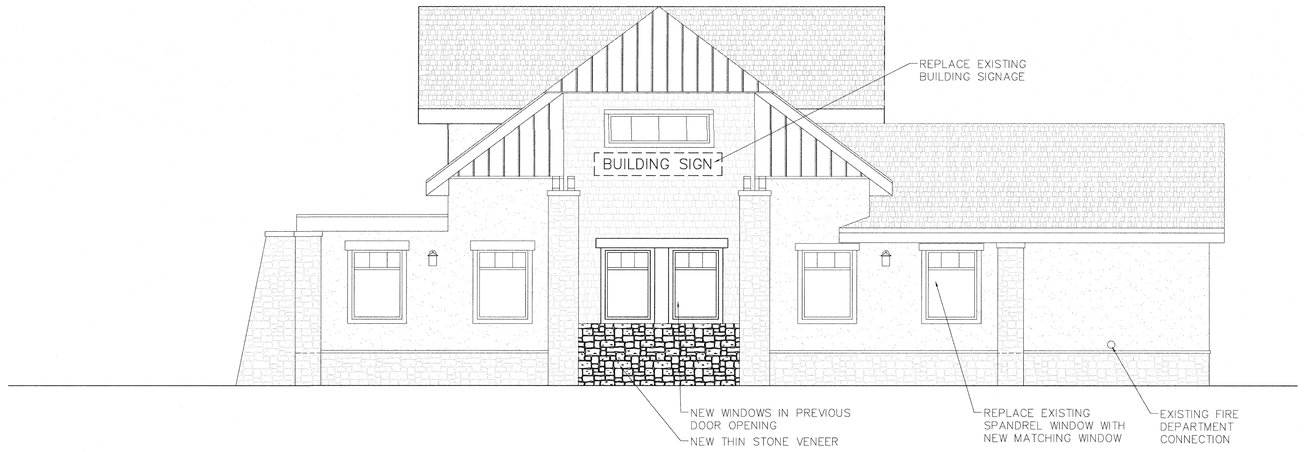
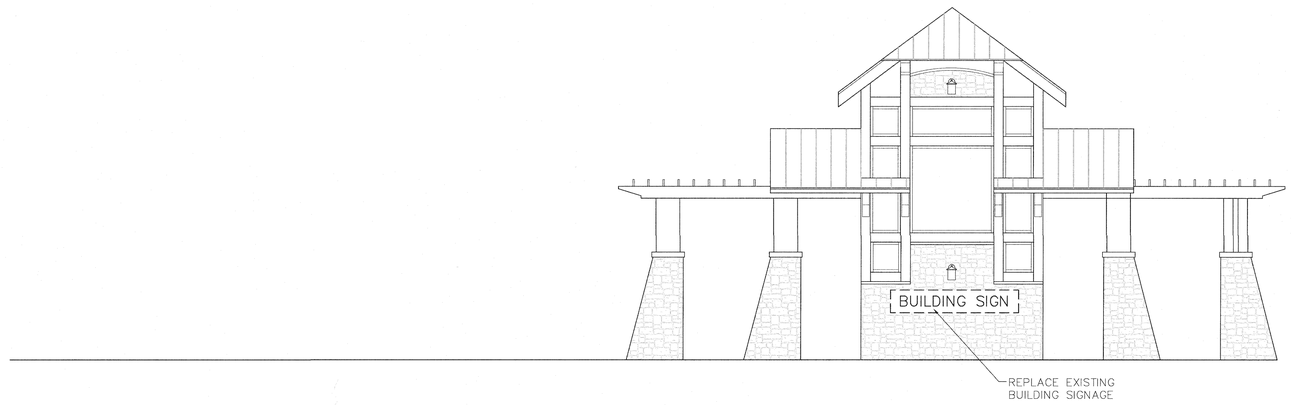


NORTH ELEVATION

SCALE: 1/4" = 1'-0"



SOUTHEAST ELEVATION

SCALE: 1/4" = 1'-0"

ARCHITECTURAL EXTERIOR ELEVATIONS

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PROJECT INFORMATION

PROPOSED REMODEL

CHRIS GREENE INC

N112 W15251 MEQUON RD • GERMANTOWN, WI 53022

PROFESSIONAL SEAL

PRELIMINARY DATES

OCT. 12, 2018

NOT FOR CONSTRUCTION

JOB NUMBER

1835240

SHEET NUMBER

A2.1

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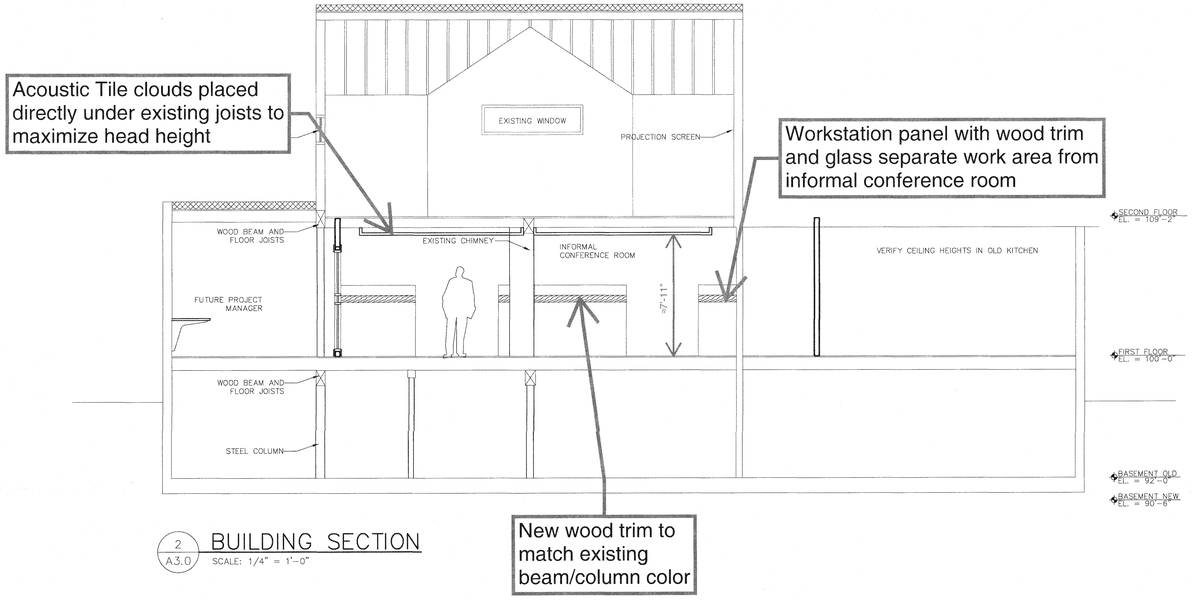
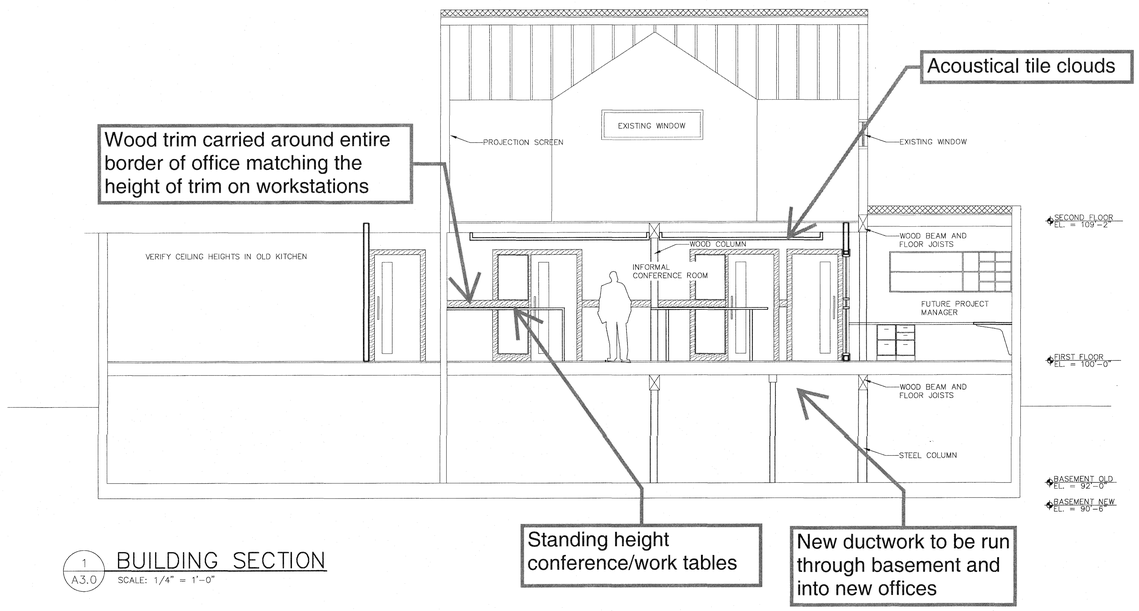


2 A3.0 BUILDING SECTION
SCALE: 1/4" = 1'-0"



1 A3.0 BUILDING SECTION
SCALE: 1/4" = 1'-0"

ARCHITECTURAL BUILDING SECTIONS

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PROJECT INFORMATION

PROPOSED REMODEL
CHRIS GREENE INC
N112 W15251 MEQUON RD • GERMANTOWN, WI 53022

PROFESSIONAL SEAL

PRELIMINARY DATES
OCT. 1, 2018

NOT FOR CONSTRUCTION

JOB NUMBER
1835240

SHEET NUMBER
A3.0

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Example Cloud

Sonneman 2650.25A wall sconce

Lay in tray lighting

Linear lights

Gypsum board ceiling below plant shelf

Tracking lighting

Exposed existing wood ceiling

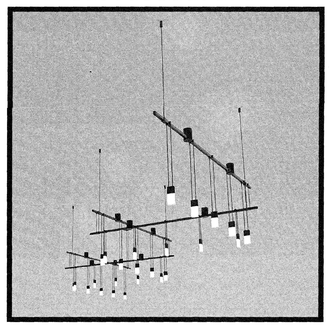
2x2 ceiling tile cloud with linear lighting

Structure above exposed on exterior of room

Ceiling cloud splits around exposed existing beam

Sonneman 2656.25A 9 Light pendent light fixture

Sonneman SLS0159 pendent light fixture



ARCHITECTURAL REFLECTED CEILING PLAN

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PROJECT INFORMATION

PROPOSED REMODEL

CHRIS GREENE INC

N112 W15251 MEQUON RD • GERMANTOWN, WI 53022

PROFESSIONAL SEAL

PRELIMINARY DATES
OCT. 1, 2018
NOT FOR CONSTRUCTION

JOB NUMBER
1835240

SHEET NUMBER
A7.1

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HISTORIC DESIGNATION APPLICATION

12/10/18 Plan Commission Meeting

Our Saviour's United Church of Christ (Zoar Evangelische Kirche)

Village Planner Report **Germantown, Wisconsin**

Summary

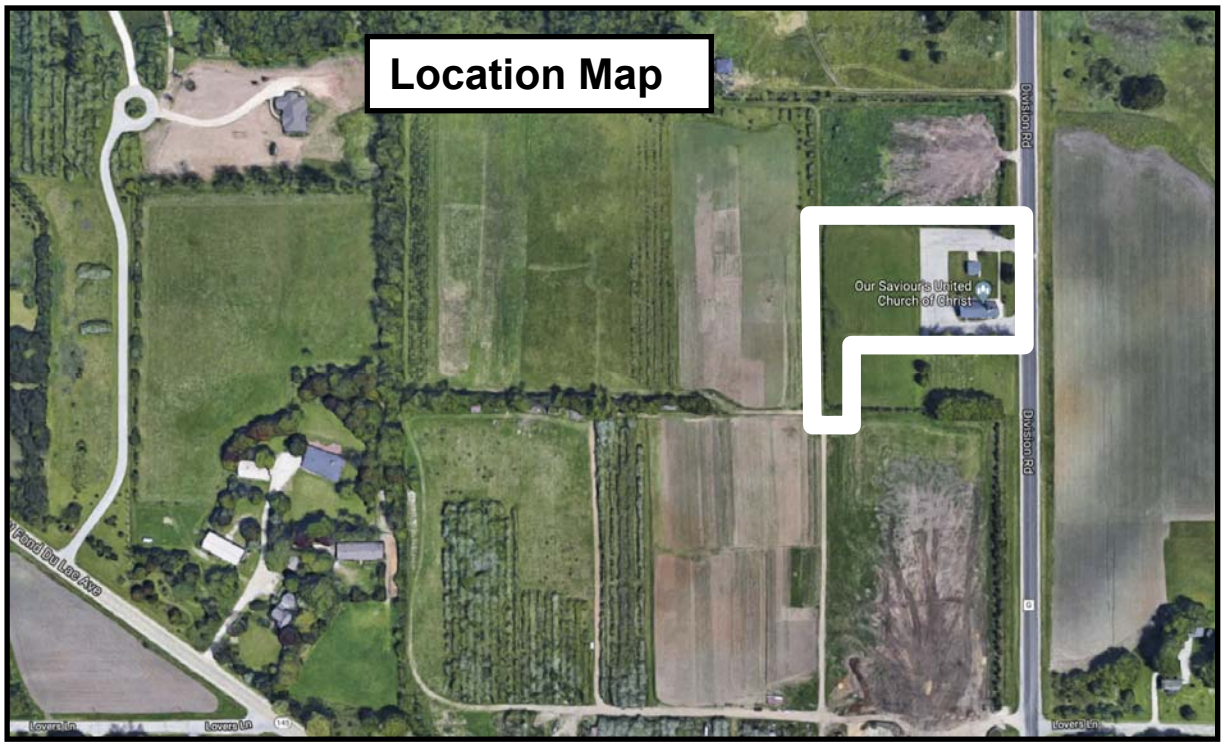
The congregation of Our Saviour's United Church of Christ (UCC), as property owner, is seeking approval of the Village's Historic Designation for the church located at W172 N12533 Division Road.

Location: W172 N12533 Division Road

Owner/ Applicant: Our Saviour's United Church of Christ
W172 N12533 Division Road
Germantown, WI

Current Zoning: I: Institutional

Adjacent Land Uses		Zoning
North	Agricultural	A-1
South	Agricultural	A-1
East	Agricultural	A-2
West	Agricultural	A-1



Proposal/Background

Historic Designation applications are part of an overall voluntary program as set forth in Section 26 of the Village Code. The Historic Designation (HD) serves as an "overlay" district with specific design and improvement guidelines that need to be met in order to retain the Historic Designation. Once designated, the regulations set forth in Section 26 limit the type and amount of future improvements to designated structures or lands without meeting certain guidelines intended to protect and preserve historical character.

The congregation of Our Saviour's United Church of Christ (UCC), as property owner, is seeking approval of the Village's Historic Designation for the church located at W172 N12533 Division Road. As required, the owners have provided a detailed history of the property and former owners as part of their application (attached).

Zoar Kirche was built in 1895 after the minister and a portion of the congregation of Christ Church (Dheinsville) left to start their own church. The land was purchased for $100 and the building and parsonage constructed for $2,000; both paid off in one year. The first service in the church was held on October 20, 1895. In 1957, the Evangelical and Reformed Church and the Congregational Church merged to form the United Church of Christ. Both Zoar and Christ churches joined the UCC synod. Shortly after Zoar added a stone entrance and other improvements to the church. In 1962 Christ Church (Dheinsville) and Zoar Church merged, 67 years after initially separating, to form Our Saviour's United Church of Christ. Worship services are still conducted today at the Division Road Church.

As required, other Village Departments have reviewed the request and provided recommendations. All Village departments have expressed their support for the Historical Designation request. Both the Department of Public Works (Village Engineer) and Community Development Department (Village Planner) commented on the issue of road right-of-way for Division Road. The Village Planner commented that, although the amount of existing right-of-way west of the centerline in front of the church is currently only 45 feet, the 60' maximum amount of right-of-way shown on the Village's Ultimate Right-of-Way map may have a negative impact on the church building that is located approximately 65 feet from the centerline. The Village's Historic Designation would not prohibit Washington County or the Village from acquiring additional right-of-way in the future, although there are no plans or current need to do so.

The Plan Commission is required to review and make a recommendation to the Village Board (similar to a rezoning application). A recommendation for approval of the historic designation requires a 2/3-majority vote (5 of 7 members) of the Plan Commission.

Village Planner Recommendation

APPROVE the requested Historic Designation for Our Saviour's UCC located at W172 N12533 Division Road.

Village of Germantown ...Willkommen

Community Development Department
Jeffrey W. Retzlaff, AICP, Director
N112 W17001 Mequon Road P.O. Box 337
Germantown, WI 53022-0337
(262) 250-4735 direct line
(262) 253-8255 fax

November 15, 2018

Trustee Rick Miller, Chairman
Historic Preservation Commission
N112 W17001 Mequon Road
Germantown, WI 53022

RE: Our Saviour's United Church of Christ Property; W172 N12533 Division Road

Mr. Miller:

The purpose for this letter is to confirm the Community Development Department's support for the property owner's request for historic designation of the above cited property. The property is comprised of two adjoining parcels including the 2.23-acre church parcel and the 1.37-acre cemetery association parcel. Both parcels are in the I: Institutional Zoning District and designated as "Institutional/Government" on the Village's 2020 Land Use Plan map.

While there are no outstanding building or zoning code issues affecting the church property, the one issue that should be discussed concerns the existing sub-standard right-of-way (ROW) for Division Road (CTH G). Existing ROW along Division Road in front of the church is 45 feet measured west from the road centerline. The Village's ultimate ROW map designates Division Road as an arterial road requiring up to a total of 120 feet of ROW or 60' west of the road centerline. The existing church building is located approximately 65 feet from the road centerline. Therefore, any additional ROW that is acquired for Division Road may have a negative impact on the church property and building.

As required under Section 26.06(1)(b)(2), the Village Plan Commission is required to consider this application within thirty (30) days after the Historic Preservation Commission decision. Please inform the property owner that they are responsible for ensuring that their application is scheduled before the Plan Commission. They should contact the Planning Department to discuss how their application will be processed, meeting dates, forms, and application fees ($75). The owner is encouraged to include in their application specific details on the history of the property and a copy of whatever documentation they provided to the Historic Preservation Commission.

Please contact me if you have question or concerns with the comments provided herein.

Respectfully,

Jeffrey W. Retzlaff, AICP
Village Planner & Zoning Administrator

HISTORIC PRESERVATION COMMISSION MEETING MINUTES
November 19th, 2018

CALL TO ORDER: Member P. Fritsche called the meeting to order at 5:37 p.m. Trustee Miller was identified as a late arrival.

ROLL CALL: Present were: Trustee Rick Miller (5:45pm arrival), members Chris Kauth, Mark Kauth, Philip Fritsche and Barb Mendenhall.

PUBLIC INPUT:

APPROVAL OF PREVIOUS MINUTES: *A motion was made by C. Kauth, seconded by M. Kauth, to approve the minutes of the October 15th, 2018 meeting. No discussion. Motion carried 4-0. Trustee Miller arrived after the vote and verbalized his approval of the previous minutes.*

NEW BUSINESS:

A. After discussion, Trustee Miller will look into the Historic Preservation Commission paying the $75.00 Plan Commission Application fees. He will report back with his findings.

UNFINISHED BUSINESS:

A. Inventory prioritization of the Historic Preservation Commissions survey of the Village of Germantown's historic site and properties: Work-in-progress. Members bringing pictures of potential properties to next meeting.
B. Our Saviour UCC Trustee Miller reported on all Village Departments having reviewed the application for historic designation. Discussed comments regarding the land survey of the church and cemetery in regards to County and Village road set-backs. Right of way does not impact this building.
    a. A motion was made to move the Application for Historic Designation forward as there were no objections from Village of Germantown Departments for Our Saviour UCC in the Village of Germantown by P. Fritsche, seconded by C. Kauth. After a vote, motion carried 5-0.

SET THE NEXT MEETING DATE AND TIME: January 21st, 2019 at 5:30 p.m, if this aligns with Board meeting.

ADJOURNMENT: There being no further business, the meeting was adjourned at 6:05p.m.

Respectfully Submitted,

Barb Mendenhall, Secretary
Historic Preservation Commission

From: Eric Nitschke
To: Jeff Retzlaff; Lawrence Ratayczak
Cc: Deanna Boldrey
Subject: RE: Our Saviour"s Church Historic Designation Packet
Date: Friday, November 16, 2018 3:51:37 PM

Good evening Jeff,

This is the first I've seen this request, and so I only quickly looked at the packet. The only comment that I had is that Washington County may want to make sure they have the necessary ROW on the property prior to having them receive their Historic Designation.

Thanks for sending this over for us to review.

Regards,

Eric

-----Original Message-----
From: Jeff Retzlaff <jretzlaff@village.germantown.wi.us>
Sent: Wednesday, November 14, 2018 5:01 PM
To: Lawrence Ratayczak <lratayczak@village.germantown.wi.us>; Eric Nitschke <enitschke@village.germantown.wi.us>
Cc: Deanna Boldrey <dbraunschweig@village.germantown.wi.us>
Subject: FW: Our Saviour's Church Historic Designation Packet

Larry/Eric:
FYI
Your department (and mine) are required to provide comments on this historic designation request. Since these are submitted so seldom, and, since the last was submitted before your arrival, I would add that in the past the only issue ever brought up by Public Works is the notion that a historic designation on a property adjacent to a road/highway might impact the Village's ability to acquire necessary right-of-way in the event such is needed in the future. For this reason, we typically receive "no comment" or "no objection" type review memos from both your and my departments.
Jeff

-----Original Message-----
From: Deanna Boldrey <dbraunschweig@village.germantown.wi.us>
Sent: Friday, November 9, 2018 2:11 PM
To: John Delain <jdelain@germantownfiredept.com>; Mark Schroeder <mschroeder@village.germantown.wi.us>; Jeff Retzlaff <jretzlaff@village.germantown.wi.us>; Lawrence Ratayczak <lratayczak@village.germantown.wi.us>; Steve Kreklow <skreklow@village.germantown.wi.us>; Kim Rath <krath@village.germantown.wi.us>; Inspector <Inspector@village.germantown.wi.us>
Cc: 'Amy Lerch' <ALerch@germantownfiredept.com>; Lori Johnson <ljohnson@village.germantown.wi.us>; Janice Wick <jwick@village.germantown.wi.us>; Ben Hubrich <bhubrich@village.germantown.wi.us>; Michelle Tucker <mtucker@village.germantown.wi.us>
Subject: FW: Our Saviour's Church Historic Designation Packet

I am resending the attached.

Do you have any comments to be included in the November Historical Preservation Meeting Packet?

Deanna

-----Original Message-----
From: Deanna Boldrey
Sent: Tuesday, October 16, 2018 6:58 PM
To: 'John Delain' <john.delain@germantownfiredept.com>; Mark Schroeder <mschroeder@village.germantown.wi.us>; Jeff Retzlaff <jretzlaff@village.germantown.wi.us>; Lawrence Ratayczak <lratayczak@village.germantown.wi.us>; Steve Kreklow <skreklow@village.germantown.wi.us>; Kim Rath <krath@village.germantown.wi.us>; Inspector <Inspector@village.germantown.wi.us>
Cc: 'Amy Lerch' <ALerch@germantownfiredept.com>; Lori Johnson <ljohnson@village.germantown.wi.us>; Janice Wick <jwick@village.germantown.wi.us>; Ben Hubrich <bhubrich@village.germantown.wi.us>; Michelle Tucker <mtucker@village.germantown.wi.us>
Subject: FW: Our Saviour's Church Historic Designation Packet

Resending the message below as a reminder.
Thank you,
Deanna

-----Original Message-----
From: Deanna Boldrey
Sent: Monday, October 1, 2018 11:33 AM
To: John Delain <jdelain@germantownfiredept.com>; Chief Peter Hoell <phoell@germantownpolice.org>; Mark Schroeder <mschroeder@village.germantown.wi.us>; Jeff Retzlaff <jretzlaff@village.germantown.wi.us>; Mark Schroeder <mschroeder@village.germantown.wi.us>; Lawrence Ratayczak <lratayczak@village.germantown.wi.us>; Steve Kreklow <skreklow@village.germantown.wi.us>; Kim Rath <krath@village.germantown.wi.us>; Inspector <Inspector@village.germantown.wi.us>
Cc: 'Amy Lerch' <ALerch@germantownfiredept.com>; 'Adm. Sec. Julie Barth' <jbarth@germantownpolice.org>; Lori Johnson <ljohnson@village.germantown.wi.us>; Janice Wick <jwick@village.germantown.wi.us>; Ben Hubrich <bhubrich@village.germantown.wi.us>; Michelle Tucker <mtucker@village.germantown.wi.us>
Subject: FW: Our Saviour's Church Historic Designation Packet

Please See the Attached detailed information in regards to the attached Application for Historic Designation.

Please review the attached and respond with your comments in regards to the request for the Historical Commission's review.
Please reply by November 9th so that your comments can be included with the November Historical Preservation meeting packet.
According to Ordinance you have thirty days to review.

Your comments will then go onto the Plan Commission and Village Board.

Thank you again,
Deanna

Deanna Boldrey, WCMC/CMC
Village Clerk
Village of Germantown
N112 W17001 Mequon Road
PO Box 337
Germantown WI 53022
Washington County

262-250-4745
262-253-8255

Population 20,183
Village.germantown.wi.us

-----Original Message-----
From: Rick Miller
Sent: Thursday, September 27, 2018 10:21 PM
To: Deanna Boldrey <dboldrey@village.germantown.wi.us>
Subject: Our Saviour's Church Historic Designation Packet

Hi Deanna;

I've attached the packet and I am also providing a brief history below. This building is my family church going back generations to the beginning of Christ Church at Dheinsville.

Please let me know if anyone has questions

Rick

In 1895 Zoar Kirche was built after the minister and a portion of the congregation of Christ Church (Dheinsville) left to start their own church, just a mile away. The land was purchased for $100 from Lewis and Elizabetha Boecker. (See original Deed). The building and parsonage were constructed for $2000 and were paid off in 1 year. The first service was held in the building on October 20, 1895. In 1957, the Evangelical and Reformed Church and the Congregational Church merged to form the Unitec Church of Christ. Both Zoar and Christ churches joing the synod. Shortly after Zoar added a stone entrance and other improvements to the church. One special feather of the renovation is that the original cornice was retained and mounted above the entrance. That structure remains the same today. In 1962, because of the needs of the 2 churches, Christ Church (Dheinsville) and Zoar Church merged back together after 67 years apart to form Our Saviour's United Church of Christ and still worship at the Division Rd Chruch. The cemetery next to the church along with the cemetery at Dheinsville are both owned by Our Saviour's Cemetery Association.

Rick Miller
Trustee - District #2
Village of Germantown
rmiller@village.germantown.wi.us
(262) 509-0037

Village of Germantown ...Willkommen

HISTORIC PRESERVATION COMMISSION
N112 W17001 MEQUON ROAD
P.O. BOX 337
GERMANTOWN, WI 53022-0337

APPLICATION FOR HISTORIC DESIGNATION

PURSUANT TO SECTION 17.00 OF THE MUNICIPAL CODE

PLEASE READ AND COMPLETE THIS APPLICATION CAREFULLY. ALL APPLICATIONS MUST BE SIGNED AND DATED.

1. APPLICANT OR AGENT

Margaret A. Miller

PHONE 262-242-2466

2. PROPERTY OWNER

Our Saviour's Congregation

PHONE

3. PROPERTY ADDRESS

W172 N12533 Division Rd
Germantown, WI 53022

4. TAX KEY NUMBER

none

5. PROPERTY HISTORY

HISTORIC NAME OF PROPERTY: Zoar Evangelische Kirche

DATE BUILT: 1895

ARCHITECT / BUILDER:

SOURCE OF THIS INFORMATION: Zoar Church Records

☐ CHECK HERE IF THIS PROPERTY IS THREATENED WITH DEMOLITION OR DESTRUCTION.

6. PURPOSE OF APPLICATION

BRIEFLY DESCRIBE THE REASON FOR YOUR REQUEST

to Recognize the Historic Value of the early German Settlers to the Germantown Area

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VILLAGE OF GERMANTOWN
CLERK'S OFFICE

7. HISTORIC SIGNIFICANCE OF PROPERTY

CHOOSE ONE OR MORE OF THE FOLLOWING.

- [x] THIS PROPERTY ILLUSTRATES AN IMPORTANT ASPECT OF GERMANTOWN'S HISTORY THROUGH ITS ETHNIC, AGRICULTURAL, INDUSTRIAL, ETC., HISTORY.
- [ ] THIS PROPERTY IS DIRECTLY ASSOCIATED WITH A PERSON WHO MADE IMPORTANT CONTRIBUTIONS TO GERMANTOWN'S HISTORY.
- [x] THIS PROPERTY IS ARCHITECTURALLY OR ARTISTICALLY SIGNIFICANT.

EXPLAIN BRIEFLY AND INCLUDE SOURCES IF APPROPRIATE. ATTACH ADDITIONAL PAGES AS NECESSARY.

the stained glass windows are original.

8. DOCUMENTATION

PLEASE CHECK ONE OR MORE OF THE FOLLOWING:

- [x] RECENT PHOTOGRAPH (REQUIRED)
- [ ] BUILDING PLANS (IF AVAILABLE)
- [x] HISTORIC PHOTOGRAPH (IF AVAILABLE)
- [ ] ANY ADDITIONAL SUPPORTING INFORMATION.
- [x] SIMPLE MAP OF THE PROPERTY (REQUIRED)

BRIEFLY DESCRIBE. ATTACH ADDITIONAL PAGES AS NECESSARY.

9. ALTERATIONS / ADDITIONS TO PROPERTY

BRIEFLY DESCRIBE WITH DATES. ATTACH ADDITIONAL PAGES AND PHOTOGRAPHS AS NECESSARY.

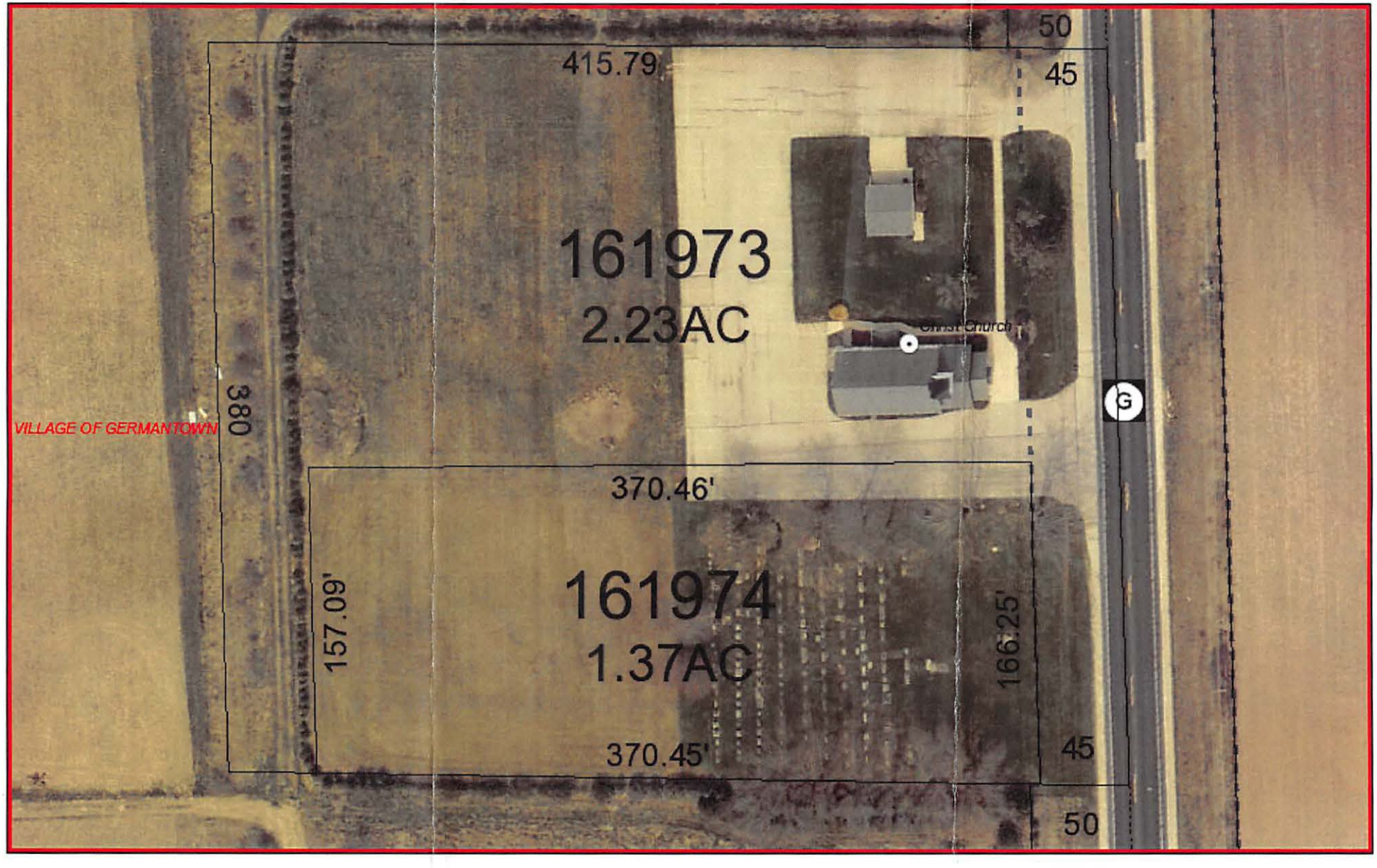
An enclosed entry was added in
Internal alterations have been made twice.

10. SIGNATURES

Margaret Miller — 7/29/18 — O.S. Congregation

APPLICANT — DATE — OWNER — DATE

ArcGIS WebMap



July 16, 2018

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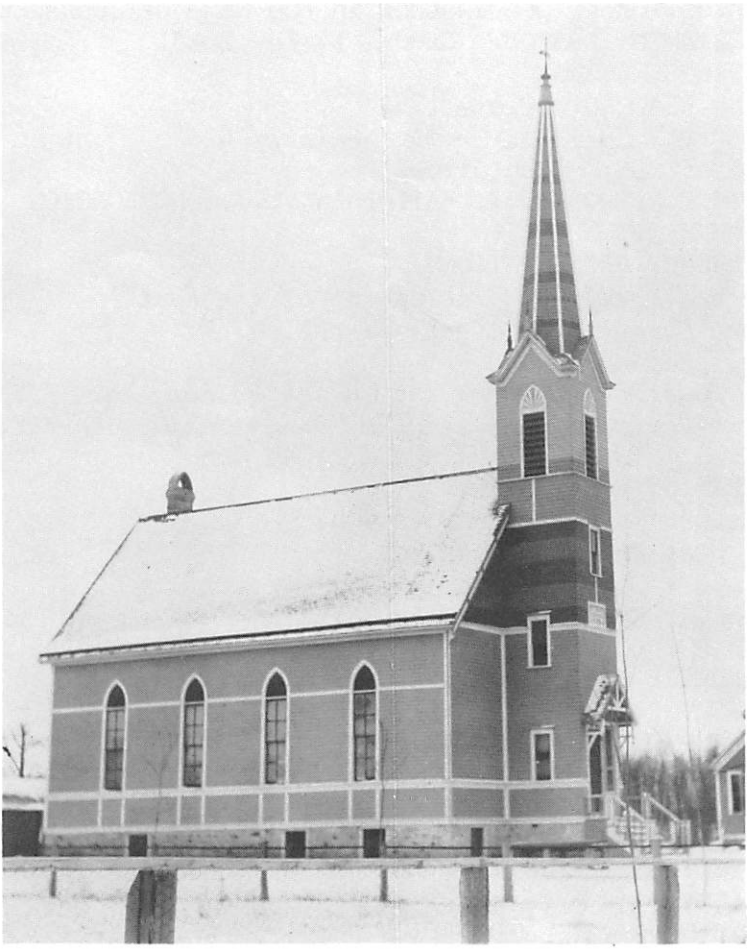
Washington County, Washington County, Wisconsin

CountyBoundary
City, Village or Town Hall
Libraries
Washington County Landmarks
Airports
Trails
Public Open Spaces
Current Parcel
Landhook
Meander Line
PLSS Monument
PLSS Boundary

ArcGIS WebApp Builder



Zoar Kirche

1895

time again sin prevails in our heart and we fall short of our goal. We come before you and confess that we have too often succumbed to the ways of our wanton desires and we have failed you. Forgive us and grant us your mercy and forgiveness. Guide us and direct us in the future to be faithful and obedient to your ways and statutes. Amen.

ASSURANCE OF PARDON

*GLORIA PATRI #492

*SHARING OF THE PEACE

Pastor: The peace of the Lord be always with you.

People: And also with you.

Pastor: Greet one another in the Name of Jesus Christ.

OLD TESTAMENT LESSON: Exodus 14:1-9,26-31

CHILDREN'S MESSAGE

PSALTER READING: Psalm 125

*HYMN #191 *"Breathe On Me Breath of God"*

GOSPEL LESSON: John 3:16-21

SCRIPTURE RESPONSE....."Alleluia".....CONGREGATION

ANNOUNCEMENTS

ANNIVERSARY PRESENTATIONS

Darold Hoelz "The Church of the Past"

Ruth Lupetti "Events of the Past"

Kay Bast-Rhode "Possibilities for the Church of Tomorrow"

Mark David "As I See The Church for My Generation"

*HYMN #93 *"Arise The Kingdom Is At Hand"*

PREPARATION FOR PRAYER

Pastor: The Lord be with you.

People: And also with you.

Pastor: Let us pray.

PASTORAL PRAYER AND LORD'S PRAYER

PRAYER RESPONSE #501

THE SERVICE OF GIVING

OFFERTORY SENTENCE AND OFFERTORY

*OFFERTORY RESPONSE #258 V.1

*PRAYER OF DEDICATION

*CLOSING HYMN #281 *"A Mighty Fortress Is Our God"*

*EXTINGUISHING OF THE CANDLES

*BENEDICTION

*DOXOLOGY

*PERIOD OF SILENT MEDITATION

*ORGAN POSTLUDE

---

*Indicates Congregation Standing

175th Anniversary

1842 - 2017

Our Saviour's United Church of Christ

1842-2017

175th Anniversary

This 175th Anniversary book contains our congregation's books from the following milestones:

150th 1842-1992
100th 1842-1942
95th 1842-1937

As you read through it, you will read the history of the foresight of our mothers and fathers who created a faith community out of the wilderness of what would become Wisconsin.

Each version of the Anniversary booklets from Christ Church and Zoar Church gives us a glimpse into the faith community presence and the way they grew to address the times they lived in. Each is a way to honor the founders of our congregations that then became one faith community in 1962.

Since 1992, Our Saviour's United Church of Christ has been served by the following Pastors:

Rev. Robert Galitz 1991-1998
Rev. Kathryn Kuhn 1998-2001
William Utke (Interim) 2002-2003
Rev. Jane Terry 2003-2007
Rev. Michael Matheny 2008-2012
Rev. Tara Tetzlaff 2013-Present

Each pastor along with our church councils has provided a framework and foundation to maintain our faith based community in times of charge.

Our hope for the future is that we will continue to honor and follow the God who spoke to our founders and is still speaking to us as a comunity of faith.

Our rich history is the foundation of our past 175 years and years into the future.

150th Anniversary 1842-1992

Our Saviour's United Church Of Christ

Dedication

To those God fearing founders who struggled and laid the foundation of this Christian community.

To those, whose Christian Heritage maintained and built upon that foundation.

To those who today continue to build upon, maintain and improve upon the foundation

To those of the future who will carry in the good work, continuing to bring the gospel of Christ to the community and the world.

A History of Our Saviour's Congregation

Compiled by Pearl Kuhn

The history of Our Saviour's United Church of Christ Congregation began one hundred and fifty years ago in July of 1842, making this congregation the first to be established in Germantown and one of the oldest in Washington County. At the time of its founding, the area was still only a territory of the United States. It was a densely covered wilderness teeming with Indians and a variety of wildlife.

The early congregation consisted of immigrants who had come primarily from the Hunsruck area of Germany. Their trip was long and arduous as they traveled by sailboat, barge and steamboat through the Great Lakes. They came to the Germantown area along and Indian trail that stretched from Milwaukee to Fond Du Lac.

The pioneers were God-fearing people, and religion was a vital part of their lives. In 1841, Philip Dhein, Sr. and his wife settled, with the help of Indians, in what became Dheinsville. They, along with William Wasmuth and Andrew Wetterau, founded Christ Church in 1842. Church services were held in a log schoolhouse located about one mile west of Dheinsville. The first minister, Rev. Christian Schmidt, came from Milwaukee once every four weeks to serve the settlers, conducting all services in the German language. During the winter months, those attending services walked through the fields to the log schoolhouse with the women wearing heavy shawls over their heads and shoulders.

In the early 1850s, a log church edifice was erected at Dheinsville on land donated by Philip Dhein, Sr. On April 21, 1857, the congregation was incorporated and recorded as the United Evangelical Protestant Christ Church.

In 1860, a church building of limestone, obtained from Rockfield, was built to replace the original log church. A tower was added to this new building in 1888, and in 1890, new bells were purchased for $485.00 and installed in the tower. It soon became the custom, in addition to ringing the bells for regular services, to ring them at six O'clock on each Saturday evening to welcome the coming Sabbath. The bells were also tolled to announce to the community that someone had died.

In 1895, a portion of the congregation under the leadership of Rev. Christian Ruegg left Christ Church to found a new church just a mile away. The group named it Zoar Evangelical Kirche. Rev. Ruegg had served the first congregation since 1868 and spent a total of forty-six years in the Christian ministry in the Germantown community. During that period of time he preached a total of four thousand, two hundred and eighty (4280) sermons and was known to regularly burn his written sermons in the church stove after services so as not to repeat them over and over! Mrs. Ruegg was a teacher and musician, and both she and Rev. Ruegg had a great influence upon the community. Rev. Ruegg died in 1915.

In 1916 Rev. Klein began serving both Christ and St. Jacobi Churches. This practice continued until 1966 when Our Saviour's and St. Jacobi's decided to terminate this relationship and the pastor served only Our Saviour's.

The first Ladies Aid at Christ Church was organized in 1898. Following this, improvements in the building itself were begun. In 1901, new pews, and altar and pulpit were acquired and installed along with new walls of wood and plaster in order to eliminate the problem of water collecting on the stone walls. The original interior of Christ Church had been of whitewashed limestone with a ceiling that extended to the roof. The two circular windows that had originally been in the front of the church were also covered by the wood wall. Their location may still be seen on the exterior of the building. Stained glass windows, which tell the story of the sower and the seeds, were donated by the Ladies Aid in 1914. Electric lights were installed in 1925. Two other important changes occurred as well--in 1920, English began to be used in bible study, and in 1928, women were given the right to vote. In 1927 English Services were conducted every second Sunday. In 1931, Rev. Kaiser not being fluent in German received help with the language from Rev. Muelheisen.

The interior of Christ Church has been redecorated several times. One addition was a huge painting of Christ. Also, the inscription, "Gott ist die Liebe" was painted at the front of the church in old German script and was later redone in the English translation, "God is Love."

As previously noted in this account, Zoar Church was founded on October 19, 1895 when a portion of the congregation decided to leave Christ Church. The founders of the new congregation first met on May 21, 1895 and they were: Jacob Bast, Louis Boeker, Valentin Hoelz, Christian Stark, Jacob Konrad, Jacob Beuscher, Jacob Konrad II, Philip Kuhn, Peter P. Bast, Herman Hornig, Ulrich Huber, David Hoelz and Jacob Hoelz. A church building and parsonage were built for $2000.00 and were paid for within one year's time. Over the church door the insignia read, "Deutsche Evangeliche Synod von Nord Amerika."

The first service in the new church was held on October 20, 1895. The two new bells, named "Truth" and "Grace" was rung for the first time.

As was the custom in local churches at the time, all services and other church activities at both churches were conducted in German. This gradually began to change in the 1920s when the English language came into greater use. However, German was still used in the confirmation classes until the late 1920s, and some services were still conducted in the German language until a short time after the end of World War II. Also in the early days of the congregation, a typical German custom was followed with all of the men sitting on the right side of the church, the women all on the left side, and the young people all in front!

Both Christ and Zoar Church at first had its pulpit placed high in the center front of the church behind the altar, a practice common in churches at that time. The organ was placed to the left of the altar, and pews to the right were reserved for board members.

In 1935, handsome stained glass windows were installed in Zoar church. These beautiful windows depicted the four evangelists, the symbols of the four apostles, and on the upper portion of the windows, the symbols of the early Christian Church. Further additions included the installation in 1947 of a Gothic arch at the front of the church along with a large painting of Christ. The organ was placed in the balcony at this time. Women were finally permitted to vote at Zoar, and under the leadership of Rev. C. Fischer, the Frauenverein, later known as the Ladies Aid Society and finally, the Women's Guild, was organized. The Young People's League soon followed.

Zoar Church was received into the membership of the Evangelical Synod in 1931, and Christ Church in 1936. In 1957 the Evangelical and Reformed Church merged with the Congregational Church, and both churches became the members of the United Church of Christ Synod. Shortly after this, the members of Zoar Beautified the entrance of the church with the addition of a lovely stone extension at the front of the building. This made it possible to also modernize the structure with the addition of lounge and restroom areas. One special feature of the renovation was that the original wooden cornice from the front of the church was retained and mounted above the new entrance doors.

Christ Church and Zoar Church, although two separate congregations, participated in many mutual activities over the years. Joint Lenten services, mission festivals and frequent joint choir performances were enjoyed by both groups. The congregations always were mission-minded, and to this day, and important celebration, the Mission Festival, is held each year. Traditionally, the festival is held on the third Sunday in October. Originally it was an all day celebration with services in the morning, afternoon and evening. A huge dinner at noon and a supper at night were customary. A missionary was always a very special guest, and the festival served as a kind of homecoming for former members. The current Mission Festivals while less elaborate, are still a special celebration in the church. Now there is only one service followed by a dinner and fellowship, but always with a special missionary as the honored guest.

Several sons of Zoar's congregation became missionaries themselves--Rev. Hubert Konrad who served in India; Rev. Arthur Konrad who ministered in both Albania and at the Central American Mission in Guatemala; Rev. Philip Fischer, in India, and Rev. Ken Christian Fischer, a grandson of Rev. Christian Fischer, also served in India. In addition to the missionaries mentioned above, a number of the sons of the congregations became pastors. Rev. Louis Boeker, Rev. James Konrad, Rev. Phillip Schowalter, Rev. George Schowalter, Rev. Siegfried Dietrich, Dr. (Rev.) Frederich Kruse, Rev. Daniel Schowalter, and Rev. Scott Goodwill.

In 1962, because of the mutual needs and concerns of the two congregations, Christ Church and Zoar Church were reunited, surely to the glory of God, and a new name was chosen--Our Saviour's United Church of Christ. The first joint service was held on October 21, 1962 in the Zoar Church building. The properties were incorporated, and the Christ Church parsonage was sold. The cemetery at Dheinsville, however, is still used for funerals and burials. The Christ Church building itself, a wonderful old place of worship, was rented in 1976 to the Germantown Historical Society and is now used as a museum and for activities of a historical nature.

As Our Saviour's United Church of Christ celebratec its 150th Anniversary, may our Christian faith and conviction continue to be centered in the words of Hebrews 13:8--"Jesus Christ is the same yesterday and today and forever." Our church has been a sanctuary for hundreds of people during the past century and a half. May the fellowship and blessings that we have experienced over the years as a Christian congregation continues as we move ahead on our journey of faith and service in the name of our blessed Lord and Savior, Jesus Christ!

Pastors of Christ Church

Rev. Christian Schmidt	1842-1854
Rev. Ernst Fleischer	1854-1857
Rev. William Binner	1857-1864
Rev. A. Eisenhauer	1864-1867
Rev. Caspar Ruegg	1868-1895 Christ
	1895-1915 Zoar
Rev. Henry Niefer	1895
Rev. E. Thorman	1895-1897
Rev. William Weltge	1898-1910
Rev. Gustave Klein	1910-1920
Rev. Paul Dietrich	1920-1926
Rev. Paul Reichert	1927-1931
Rev. Paul Wendt	Spring of 1931
Rev. August Grollman	June, 1931 - Fall, 1931
Rev. Paul Kaiser	September, 1931-1940
Rev. William Schultz	Summer 1941
Rev. Andrew Mast	1941-1942
Rev. Calvin Franz	1942-1953
Mr. Calvin Schmid	Summer, 1953
Rev. Victor Frohne, Jr.	Late 1959
Rev. Paul Baumer	Summer, 1959
Rev. James Westpfahl	1960-1962

The church was served by students from Mission House Seminary during those periods when there was no resident pastor.

Pastors Of Zoar Church

Rev. Caspar Ruegg	1895-1915
Rev. Helmuth Crusius, Sr.	From St. John's, served as interim
Rev. Christian Fischer	1917-1925
Rev. John Koch	1925-1931
Rev. C. Hartwig	1931-1933
Rev. Henry Muehleisen	1934-1952
Rev. George Grather	1952, from St. John's, Assisted
Rev. Edward Nuss	1953-1956
Rev. Walter F. Baumann	1957-1962

Pastors of Our Saviour's U.C.C.

Rev. James Westpfahl	1962-1965
Rev. Calvin Helming	1965-1969
Mr. Charles Wesley Smith	1968-1969, served as interim
Rev. Stanley Huesemann	1969-1984
Rev. George Schultz	September, 1984 through April 1985 served as interim
Rev. Thomas R. Degnitz	1985-1989
Rev. Robert Galitz	1989-1991, served as interim
Rev. Robert Galitz	1991-

Founders and Early Pastors

MR. PHILIP DHEIN SR.
Founder of
Christ Evangelical Congregation

MR. and MRS. PETER JACOB DIX
Pioneers

MR. NICOLAUS CASPER
Pioneer

Photo
Not
Available

REV. CHRISTIAN SCHMIDT
First Pastor Serving Congregation
1842 to 1854

Photo
Not
Available

REV. ERNST FLEISCHER
1854-1857

REV. WM. BINNER
1857-1864

Photo
Not
Available

REV. A. EISENHAUER
1864-1868

REV. C. RUEGGE
1868-1895

REV. HENRY NIEFER, D. D.
1895

pastors

REV. E. THORMAN
1895-1897

REV. PAUL DIETRICH
1920-1927

REV. AUGUST GROLLMUS
1931

REV. WM. F. WELTGE
1898-1910

REV. PAUL REICHERT
1927-1931

REV. PAUL J. KAISER
1931-1940

REV. GUSTAVE KLEIN
1910-1920

REV. PAUL WENDT
1931, 1941

REV. ANDREW MAST
1941-1942

Rev. Robert Galitz

Buildings

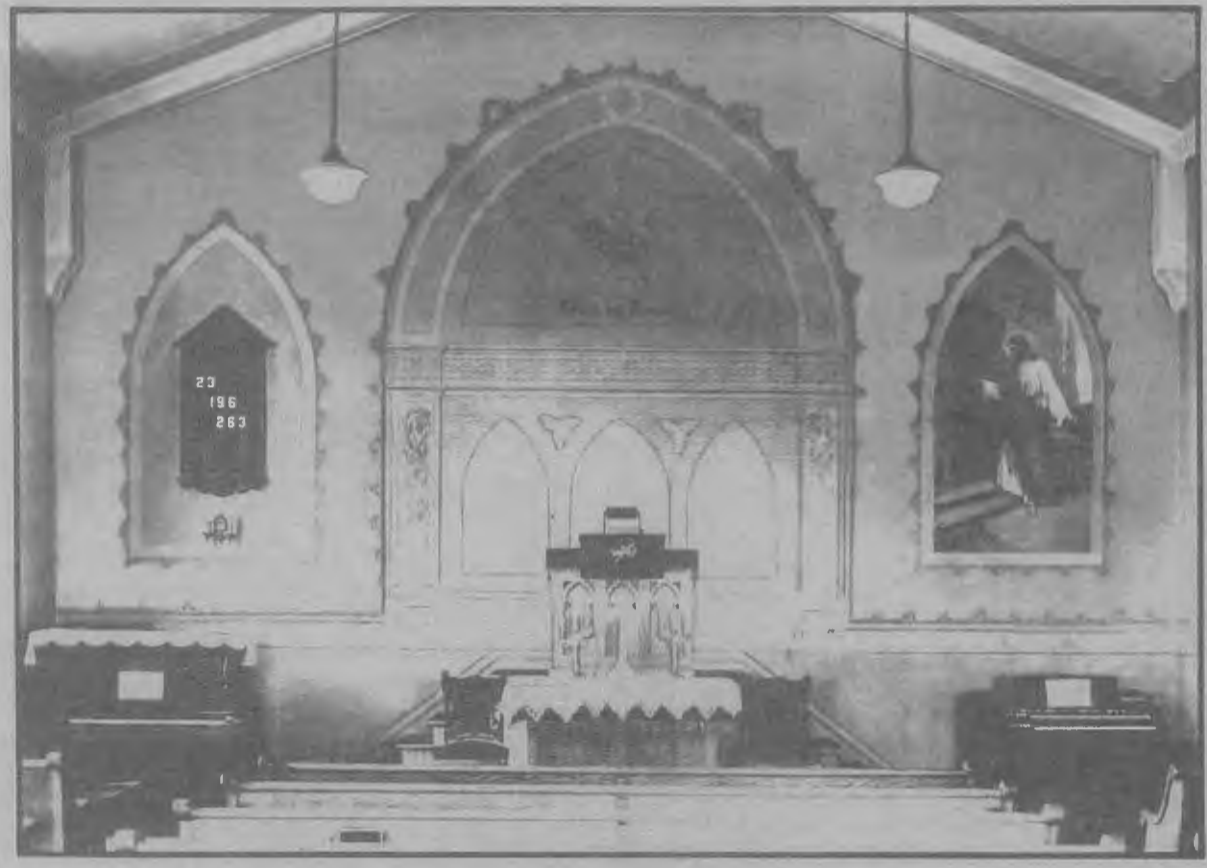
Church

Erected and Dedicated in 1861

Parsonage

Built in 1897-1898

Buildings



Christus Kirche

Early Interior

Christ Church

Redecorated Interior

Buildings

Zoar Kirche

Our Saviour's Church

Buildings

Our Saviour's

Redecorated 1988

Our Saviour's

Redecorated 1964

Church Council

Ken Klumb, Gerald Schuppie, Pres. Rita Klug
Rev. (Retired) Phillip Fischer, Chris Hornig,
Tim Gruber, Rick Miller (not pictured)

Cemetary Association Officers

Karl Kammenberg, Ronald Mull, Oliver Schowalter

Lower Grades Performing

Upper Grades Performing

Sunday School and Teachers

Choir

Front Row:
Dorothy Raab, Gladys Mueller, Shirley Schowalter,
Edna Seyfert, Lilian Schlaefer

Back Row:
Ulrich Huber, Ken Miller, Oliver Schowalter

Women's Guild

(not available)
Helen Bast, Mae Hoelz, Irene Klumb, Velma Wilke

Church Service
Palm Sunday 1992

Organist
Mark Kannenberg

Bell Ringer
Ulrich Huber

Members of the Sesquicentennial Committee

Gerald Schuppie	Co Chair
Lynne Schuppie	Co Chair
Rev. Robert Galitz	Advisor
Sharon Wetterau	Food Service
Doreen Hornig	Music
Darold Hoelz	Events/Publicity
Ken Miller	Promotions

Brochure Committee

Ken Miller, Chairman

Gladys Mueller

Edna Seyfert

Pearl Kuhn

Ruth Luppetti

Dorothy Naab

Pearl Bast

Rev. Robert Galtiz

1842 1942

One Hundredth Anniversary
Of
Christ Evangelical and Reformed Church

Dheinsville, Wisconsin

September 27, 1942

CENTENNIAL SOUVENIR --- PRICE FIFTY CENTS

Centennial

1842 1942

To Commemorate the

One Hundredth Anniversary

of

Christ Evangelical and Reformed Church

Sheinsville, Wisconsin

1942

Buildings

CHURCH
Erected and Dedicated in 1861

PARSONAGE
Built in 1897-1898

Dedication

To Those of Yesterday—

THE FATHERS AND MOTHERS OF THE FAITH WHO ORGANIZED AND PRESERVED FOR US OUR BELOVED CHRIST CHURCH;

To Those of the Present—

WHO ARE CARRYING ON THE DUTIES AND CONTINUING THE INFLUENCE OF THE WORK OF THOSE WHO HAVE PRESERVED US IN FAITH;

And To Those of the Future—

OUR CHILDREN, AND THE STRANGERS WHO SHALL COME INTO OUR CHURCH AND MERGE THEIR INTERESTS WITH THOSE OF OTHERS, AND THUS BECOME LIVING LINKS IN THE CHAIN THAT BINDS OUR HEARTS IN CHRISTIAN LOVE

—These Pages Are Lovingly Dedicated.

TO THE FIRST, IN LOVING MEMORY;

TO THE SECOND, IN GRATEFUL RECOGNITION;

AND TO THE LAST, IN HOPEFUL EXPECTATION OF WHAT SHALL BE DONE TO THE GLORY OF GOD BY MEMBERS AND FRIENDS OF CHRIST CHURCH.

Founders and Early Pastors

MR. PHILIP DHEIN SR.
Founder of
Christ Evangelical Congregation

Photo Not Available

REV. CHRISTIAN SCHMIDT
First Pastor Serving Congregation
1842 to 1854

Photo Not Available

REV. A. EISENHAUER
1864-1868

MR. and MRS. PETER JACOB DIX
Pioneers

Photo Not Available

REV. ERNST FLEISCHER
1854-1857

REV. C. RUEGGE
1868-1895

MR. NICOLAUS CASPER
Pioneer

REV. WM. BINNER
1857-1864

REV. HENRY NIEFER, D. D.
1895

Milestones

Local

1842 The founding of Christ Church, Dheinsville, Wisconsin. The founders were Philip Dhein Sr., William Waschmuth, and Andrew Wetterau, who called the first meeting at the schoolhouse a mile west of the present church location. Rev. Christian Schmidt was the first pastor. In the early fifties a church was built a mile east of the schoolhouse on land donated by Mr. Philip Dhein.

1854 Rev. Ernst Fleischer was called to serve the church as pastor.

1857 J. C. Meyer, president; Michael Stutzmann, Johan Volland, Nicolaus Casper, Peter Jakob Dix, Friedrich Waschmuth, Christian Schowalter, elected councilmen. Stoves were provided in the church. Parents who were not church members must pay fifty cents to have their children confirmed. Poor people were excused from paying. Rev. Ernst Fleischer resigned and Rev. Wm. Binner became the new pastor.

1858 Rev. Binner retained as pastor. Philip Dhein president. The pastor was given the right to serve St. John church, Germantown. The Lord's Supper to be offered four times a year. Land was to be bought upon which to build a parsonage.

1859 Rev. Binner retained as pastor. Fear expressed that the church building will cave in. It is proposed that a new building be built.

1860 The church building is rebuilt. Pastor's salary $300 per year. The tower is repaired.

1862 Matthias Rheingans elected president.

1864 House near the church bought for $450. Rev. Binner resigned. Rev. Eisenhauer elected as the new pastor.

1866 Pastor's salary $400.

1868 Rev. Eisenhauer resigns as pastor and Rev. Ruegge elected.

1869 $225 raised to repair the church building.

1870 Stove and water barrel repaired at the parsonage.

1871 Jakob Dix elected president.

1872 Nicolaus Henrich elected president.

1874 Karl Boeker elected president.

1875 New shades put on the windows.

1879 Philip Schumck elected president.

1880 W. Weller elected president. Poor box installed in the church.

1882 Jakob Comfort elected president.

1883 Wm. Beck elected president. Eight new members received.

National

1842 William Henry Harrison, president. Dorr Rebellion in Rhode Island.

1844 Magnetic telegraph invented by S. F. B. Morse. Mormons driven out of Illinois and they migrate to Great Salt Lake, then Mexican territory.

1845 Florida admitted to the Union; 27th state. James Knox Polk 11th president. Texas admitted as 28th state.

1846 War with Mexico. Howe invents the sewing machine. Ether successfully used as an anaesthetic.

1847 Hoe invents the rotary printing press. Abraham Lincoln becomes a Member of Congress from Illinois.

1848 Gold discovered in California. Treaty with Mexico. Wisconsin becomes the 30th state.

1849 Zachary Taylor becomes 12th president.

1850 President Taylor dies and Millard Fillmore succeeds as 13th president.

1852 Harriet Beecher Stowe publishes "Uncle Tom's Cabin."

1853 Franklin Pierce becomes 14th president.

1854 Perry's treaty with Japan.

1857 James Buchanan, 15th president. Panic of 1857 begins Aug. 24.

1858 Mormon war. Lincoln-Douglas joint debate.

1859 First oil well sunk in Pennsylvania. John Brown's raid.

1860 First Japanese embassy received in Washington.

1861 Civil war. Abraham Lincoln becomes the 16th president and declares that the Southern states have no right to secede.

1865 Lincoln shot April 14. Andrew Johnson 17th president.

1866 Atlantic cable opened.

1867 Nebraska admitted as the 37th state

1868 Johnson is impeached Feb. 24 and is acquitted May 16.

1869 Ulysses Simpson Grant 18th president. Wyoming Territory first community to adopt woman suffrage.

1871 Chicago fire, loss $200,000,000.

1876 Telephone is patented by Alexander Graham Bell. Colorado admitted as the 38th state.

1877 Edison invents the phonograph. Rutherford Birchard Hayes 19th president.

1879 Edison develops the incandescent light.

Pastors

REV. E. THORMAN
1895-1897

REV. PAUL DIETRICH
1920-1927

REV. AUGUST GROLLMUS
1931

REV. WM. F. WELTGE
1898-1910

REV. PAUL REICHERT
1927-1931

REV. PAUL J. KAISER
1931-1940

REV. GUSTAVE KLEIN
1910-1920

REV. PAUL WENDT
1931, 1941

REV. ANDREW MAST
1941

Milestones

Local

1884 Five new members accepted.

1885 Nickolas Klumb elected president.

1887 Three new members received. Rev. Ruegge receives $20 for janitor work.

1888 New roof put on the church. New tower to be built to the church.

1890 New bells at a cost of $457.

1891 Peter Rheingans elected president. Eight new members.

1892 Michael Dhein engaged as janitor for $35 per year. Two hundred dollars paid Philip Dhein for an acre of land for cemetery purposes. Peter Casper president.

1895 A parsonage is to be built for $1,500. Rev. Ruegge resigns as pastor. Rev. Wm. Koch extended a call but did not accept. Trouble in the congregation. Rev. E. Thorman elected pastor.

1896 Many new members added to the church. Pastor to be elected for an unspecified period.

1897 New organ bought for the church. Property bought from Mrs. Wolf.

1898 Parsonage land sold to Peter Rheingans for $485. Joseph Klug receives contract to build the new parsonage for $1,465. After Rev. Thorman resigned the congregation was served by Rev. Sans of Germantown until Rev. Weltge became pastor in 1898. Ladies' Aid organized; Mrs. Minnie Kraemer, Elisabeth Dhein, Mrs. Meltze only living charter members.

1901 New benches, altar, and pulpit acquired.

1904 Peter Dhein president.

1906 Andrew Wetterau president. Pastor's salary $525.

1909 Frank Klein elected president. New hitching posts put up and the parsonage is painted.

1910 Rev. Weltge retires and Rev. Gustave Klein becomes the new pastor.

1911 Pastor's salary raised to $550.

1912 First record of a church picnic.

1914 Art windows donated by the Ladies' Aid. New lights put in the church.

1915 John Henrich elected president.

1916 Rev. Klein begins serving the St. Jacobi church also.

1917 New roof put on the church. Shade trees planted.

National

1881 James Abram Garfield 20th president. Garfield shot July 2. Chester Alan Arthur 21st president.

1885 Grover Cleveland 22nd president.

1886 Statue of Liberty unveiled.

1887 Labor Day observed Sept. 5.

1889 Benjamin Harrison 23rd president. Johnstown flood. North Dakota 39th state, South Dakota 40th state, Montana 41st state, Washington 42nd state.

1890 Idaho 43rd state, Wyoming 44th state. Weather Bureau act passed.

1893 Edison develops the moving picture machine.

1894 Forest fires destroy 19 towns in Minnesota, Wisconsin, and Michigan; 500 people are killed.

1895 The automobile comes into practical use.

1896 Rural free delivery begun. Utah 45th state.

1897 William McKinley 24th president.

1898 Congress empowers the President to spend $50,000,000 for national defense. Spanish American war.

1899 Peace with Spain. First Hague conference.

1901 McKinley shot Sept. 6. Theodore Roosevelt takes oath and becomes the 25th president.

1902 Carnegie institution for research along many lines is incorporated, endowed with $10,008,000 from Andrew Carnegie.

1905 Roosevelt offers his good offices to end the Russo-Japanese war. They are accepted and the treaty of peace is signed.

1906 San Francisco earthquake and fire.

1907 Oklahoma becomes the 46th state. Mrs. Andrew Mast born.

1908 Wright brothers demonstrate their heavier-than-air flying machine.

1909 William Howard Taft 26th president. Peary reaches the north pole.

1910 Mary Baker Eddy, founder and head of the Christian Science Church, dies.

1912 New Mexico 47th state. Arizona 48th state. Titanic, largest boat ever built, sunk by ice; 1,300 perish. Theodore Roosevelt is shot by a fanatic at Milwaukee but proceeds to a mass meeting and speaks; recovers in a short time.

1913 Woodrow Wilson 27th president.

1914 First Mother's Day observed May 14. Panama canal opened. President issues neutrality proclamation on outbreak of war in Europe. Federal Reserve Bank System goes into effect.

Consistory

Front Row -- Rev. Andrew Mast, Arthur Rintelman, treasurer; Edward Klumb, secretary; Ruric Wetterau.

Back Row -- Hugo Borchart, vice president; Andrew Wetterau, Jacob Hoelz, president; Herbert Thate.

Presidents

1857 . . . . . John C. Meyer

1858 . . . . . Philip Dhein

1861 . . . . . Wm. Waschmuth

1862 . . . . . Matthew Rheingans

1864 . . . . . Ulrich Huber

1871 . . . . . Peter Jakob Dix

1872 . . . . . Nicholaus Henrich

1874 . . . . . Carl Boeker

1879 . . . . . Philip Schunck

1880 . . . . . W. Weller

1882 . . . . . Jakob Comfort

1883 . . . . . Wm. Beck

1885 . . . . . Nickolas Klumb

1891 . . . . . Peter Rheingans

1892 . . . . . Peter Casper

1904 . . . . . Peter Dhein

1906 . . . . . Andrew Wetterau

1909 . . . . . Frank Klein

1915 . . . . . John Henrich

1927 . . . . . Wm. Wetterau

1929 . . . . . John Henrich

1935 . . . . . Adam Arnold

1942 . . . . . Jacob Hoelz

Milestones

Local

1920 The Bible class can be taught in English. Rev. Klein retires from active service. Rev. Paul Dietrich becomes the new pastor. Pipeless furnace installed in the parsonage.

1921 Parsonage is painted and more trees planted.

1924 Ladies' Aid buys new furnace for the church. Some English allowed in the Sunday School. Wm. Wetterau president.

1925 Electric lights installed in the church and parsonage.

1927 English services were held every second Sunday. Wm. Wetterau president. Rev. Schulz called as pastor but does not accept. Rev. Paul Reichert accepts call. Confirmation instruction given in the English language.

1928 Women 21 years of age given the right to vote. Wm. Wetterau president. Services in English every other Sunday. A new roof was put on the church at the cost of $370.

1929 John Henrich president. One hundred and sixteen dollars given for the pension fund.

1930 Four hundred and seventy-four dollars spent to improve the parsonage.

1931 Christ church joins the Synod. John Henrich president. Rev. Reichert resigns as pastor and Rev. Paul Kaiser accepts the call to become the new pastor.

1935 Adam Arnold president. Closed-in porch added to the parsonage at a cost of $450.

1937 Envelope system of giving adopted. Heating plant in the church repaired as a cost of $150.

1940 Rev. Kaiser resigns and Rev. Paul Wendt extended a call and accepts. New heating plant installed in the parsonage at a cost of $560. Rev. Paul Wendt resigns because of ill health. Parsonage redecorated at a cost of $125.

1941 The church was served by Rev. Fletterjohn and students of Mission House seminary. Mr. William Schultz of Mission House served until Rev. Andrew Mast, the present pastor, became the regular pastor Sept. 15, 1941.

1942 New Hammond organ installed in the church at a cost of $1,590. Choir organized with Mrs. Andrew Mast, president; Myrtle Dhein, vice president, and Paul Krause, secretary-treasurer. Gowns are bought for the choir. Cross donated for the Altar by Gilbert Arnold, Marjorie Arnold, Dorothy Kuester, and Bernita Ebling Arnold. New Eden lesson material introduced in the Church School. One hundredth anniversary.

National

1915 Wheat at Chicago reaches $1.65 a bushel, highest price since 1898. First transcontinental telephone system. Lusitania sunk by German submarine; 1,198 lives lost.

1916 Child labor act passed. Price of wheat $1.71, potatoes $2.40 a bushel, coal $15 a ton.

1917 War declared on Germany. Wheat $2.20 a bushel. Eighteenth amendment passed.

1918 Armistice signed Nov. 11.

1919 Versailles Treaty signed with Germany. War army demobilized.

1921 Warren G. Harding becomes the 29th president; died Aug. 2, 1923. Calvin Coolidge, vice president, takes oath of office.

1924 Calvin Coolidge becomes the 30th president.

1925 Senator La Follette dies.

1926 Richard Byrd flies over the North Pole in an aeroplane.

1927 Lindbergh makes non-stop flight to Paris.

1928 Graf Zeppelin flies Atlantic.

1929 Herbert Hoover 31st president. Wall Street crash.

1930 Mahatma Gandhi opens civil disobedience campaign in India.

1933 Century of progress held in Chicago. Franklin D. Roosevelt 32nd president. Eighteenth amendment repealed.

1934 Merger of the Evangelical and Reformed Churches. George W. Richards, D. D., first president.

1935 Ethiopian war.

1936 Drought sears Mississippi valley.

1937 Second inauguration of President Roosevelt.

1939 European war begins Sept. 1.

1940 Roosevelt inaugurated for the first presidential third term in U. S. history Selective service act passed.

1941 Dec. 7—Japan attacks Pearl Harbor, 3,000 lives lost. Dec. 8—United States declares war on Japan. Dec. 11—Germany and Italy declare war on U. S. Dec. 11—United States declares war on Germany and Italy.

1942 United Nations take offensive against Axis forces in world war by recapturing Solomon Islands after Japan overruns far eastern territories. United States becomes arsenal for United Nations by converting industry to all out production of war materials. One hundredth anniversary of Christ Church, Dhelmsville, September 27.

Church School, Teachers and Officers

Front Row -- Betty Jane Thate, Christa Kay Mast, Esther Wetterau, Alice Gronemeyer, Gloria Schowalter, Grace Rintelman, Richard Mast, Gene Arnold, Harold Rheingans, Billy Wetterau, Elmer Rheingans, Jerold Klumb.

Middle Row -- Andrew Klumb, Joyce Rintelman, Elmer Gronemeyer, Kenneth Gronemeyer, Melvin Barenz, Dianne Wetterau, Margaret Gronemeyer.

Back Row -- Harvey Dhein, supt.; George Schowalter Jr., Philip Schowalter, Marie Hoelz, Doris Meyer, Bernice Barenz, Mrs. Andrew Mast, Rev. Andrew Mast.

Those not pictured -- Norman Puestow, Eugene Paestow, Norman Klumb, Dorothea Naab, Richard Freehauf, Ruth Meyer.

Women's Guild

Front Row -- Mrs. Gustave Casper, Mrs. Minnie Klumb, Mrs. Margaret Neidlein, Mrs. Jacob Dhein, Mrs. Elisabeth Dhein, Mrs. Katherine Wolf, Mrs. Albertina Rheingans, Mrs. Amalia Rodenbeck.

Second Row -- Mrs. Eva Wetterau, Mrs. Frank Klein, Mrs. George Poehlman, Mrs. George Schowalter, Mrs. Hugo Borchart, Mrs. Armin Kraetsch, Mrs. Evangeline Henrich, Mrs. Edward Klumb.

Third Row -- Mrs. Arthur Rintelman, Mrs. Christ Meyer, Mrs. Albert Klumb, president; Mrs. Walter Klumb, secretary; Mrs. Andrew Mast, Mrs. Benjamin Seeger, Mrs. Minnie Kraemer.

Members not on picture -- Mrs. Earl Abel, Mrs. Louisa Strack, Mrs. Adeline Klumb.

Youth Fellowship

Front Row -- Elmer Henrich, Viola Barenz, vice president; Howard Klumb, Mrs. Howard Klumb, Paul Krause, Mrs. Melvin Seifert, Harvey Dhein, president; Mrs. Harvey Dhein.

Back Row -- Rev. Andrew Mast, Mrs. Andrew Mast, Mrs. Harold Schuldt, Myrtle Dhein, Bernice Barenz, Doris Meyer, Lila Poehlman, Ruth Meyer, Ruth Klumb, secretary; Louise Klein, Philip Schowalter.

Those not pictured -- Norman Klumb, Henry Naab, Roger Wetterau, Hugo Klumb, Eugene Puestow, Alfred Klumb, Emma Naab, Dorothea Naab, treasurer; Edgar Dhein.

Choir

MEMBERS OF THE
MALE QUARTETTE:

Jacob Hoelz
Edward Klumb
Paul Krause
Arthur Rintelman

Front Row -- Marie Hoelz, organist; Myrtle Dhein, vice president; Viola Barenz, Mrs. Harold Schuldt, Ruth Meyer, Ruth Klumb, Lila Poehlman, Mrs. Andrew Mast, president.

Back Row -- Paul Krause, secretary-treasurer; Harvey Dhein, Rev. Andrew Mast, Bernice Barenz, Jacob Hoelz, Edward Klumb.

Those not pictured -- Dorothea Naab, Emma Naab.

Cemetery Board

Walter Klumb, president
Gilbert Arnold, vice president
Harvey Dhein, secretary-treasurer

The cemetery association was set up with its own constitution at the annual meeting of the congregation in January, 1942.

The initial challenge to beautify the cemetery was made by Mrs. Minnie Kraemer, and the late Wm. Wetterau and Adam Arnold, the first having given a power mower and a sum of money, the others served as caretakers.

Today the association has a sum of money which is held in trust. This money was given by members who wished that the cemetery be kept beautiful. We hope others will bequeath moneys to this trust fund in memory of their loved ones, so that further improvements may be made.

Centennial Committee

Front Row -- Rev. Andrew Mast, Mrs. Andrew Mast, Mrs. Albert Klumb, Edward Klumb, secretary.

Back Row -- Gilbert Arnold, chairman; Arthur Rintelman, treasurer; Harvey Dhein, Howard Klumb.

At the annual meeting of the congregation in January, 1942, it was decided to celebrate the 100th anniversary of the church. A committee was empowered to take charge of the anniversary program.

We, the committee, have worked hard with the hearty co-operation of our pastor, Rev. A. Mast, to give you this anniversary booklet.

May you accept it with appreciation of our efforts, and may you excuse mistakes and omissions.

If this booklet will awaken a new appreciation and thankfulness to God, who through the pioneers gave us our Christ Church, and if it will challenge us to a new determination to co-operate with God in the work of His Kingdom, we will know our efforts will have been of service.

The Anniversary Committee

Interior

SONS OF CHRIST CHURCH IN THE MINISTRY:

Rev. Louis Boeker
Ackerille

Rev. William Bast
201 East Sixth St.
Atlantic, Iowa

Rev. Karl Bast
515 First Ave. W.
Williston, N. Dak.

Christ Evangelical church is affiliated with the Evangelical and Reformed Church of America.

The Evangelical and Reformed Church has a membership of 652,670. Its congregations number 2,916. It does mission work in Japan, China, India, Iraq, Honduras, and Africa. It supports 300 home mission churches, 12 educational institutions, nine hospitals, 10 orphan homes, 11 old folks' homes, and two epileptic homes.

Items of Interest

Statistical Table

Membership of Congregation	136
Enrollment in Church School	27
Membership of Organizations	
Women's Guild	26
Youth Fellowship	31
Choir	16
From the Parish Record	
Baptisms	1,500
Confirmands	1,116
Weddings	326
Burials	541

In the Armed Forces

Marvin Klumb
James Klein
Elroy Borchart
Rudolf Naab
Alfred Emmerman
Robert Barenz
Herbert Henrich
Harold Schuldt, husband of Mildred Gettelman
Oliver Klumb

THE WHITE HOUSE
WASHINGTON

July 18, 1942

Dear Mr. Kast:

It gives me great pleasure to extend to you and to the members of the congregation my hearty greetings on the happy occasion of the one hundredth anniversary of the founding of Christ Evangelical and Reformed Church.

It was characteristic of our early pioneers that wherever they settled they immediately made generous provision for the support of religion. With reverent hearts, therefore, we commemorate these valiant men and women and trust their labors and sacrifices should draw inspiration to uphold the great truths of the Christian religion to which they bore such noble witness.

Very sincerely yours,

Franklin D. Roosevelt

Reverend Andrew Kast,
Christ Evangelical and Reformed Church,
Rockfield, Wisconsin.

Contributing Members

Mr. and Mrs. Earl Abel
Mrs. Bernida Arnold
Mr. and Mrs. Gilbert Arnold
Miss Marjorie Arnold
Mr. and Mrs. Edwin Barenz
Viola, Robert, Harvey and Bernice Barenz
Mr. Henry Bast
Mr. John Beck
Mr. and Mrs. Hugo Borchart
Elroy Borchart
Mr. and Mrs. Gustave Casper
Mr. and Mrs. Edgar Dhein
Mr. and Mrs. Harvey Dhein
Mrs. Elizabeth Dhein
Mr. and Mrs. Jacob Dhein
Myrtle Dhein
Mr. and Mrs. John Dhein
Mr. and Mrs. Valentine Dhein
Mr. and Mrs. Paul Freehauf
Mr. Adolph Gronemeyer
Mr. and Mrs. Henry Gronemeyer
Mr. and Mrs. William Gronemeyer
Mr. and Mrs. John Happel
Mrs. John Henrich
Herbert and Elmer Henrich
Mrs. Christoph Hoelz
Jacob, Christoph, Louise, Mary and Lydia Hoelz
Mrs. Peter Jung
Mr. and Mrs. Frank Klein
Louise and James Klein
Mrs. Adeline Klumb
Mr. and Mrs. Albert Klumb
Lorraine and Oliver Klumb
Mr. and Mrs. Edward Klumb
Marvin, Alfred, Ruth, Hugo and Norman Klumb
Mr. Harold Klumb
Mr. Howard Klumb
Mr. John Klumb
Mr. Phillip Klumb
Mr. and Mrs. Lester Klumb
Mrs. Minnie Klumb
Mr. and Mrs. Walter Klumb
Mr. Elmer Kraemer
Mrs. Minnie Kraemer
Nettie Kraemer
Mr. Paul Krause
Mr. and Mrs. Arthur Lemke
Mr. and Mrs. August Lemke
Mrs. Christ Meyer
Roy, Ruth, and Doris Meyer
Mr. and Mrs. George Moersfelder
Mr. and Mrs. George Naab
Rudolph, Emma, Dorothea and Henry Naab
Mrs. Margaret Neidlein
Mr. and Mrs. George Poehlman
Allen and Lila Poehlman
Mr. and Mrs. John Poehlman
Earl Poehlman
Mr. and Mrs. August Puestow
Alma, Vernon and Eugene Puestow
Mr. and Mrs. Elmer Rheingans
Mrs. Albertina Rheingans
Mr. and Mrs. Arthur Rintelman
Mr. Carl Schmidt
Mr. and Mrs. George Schowalter
Phillip Schowalter
Mrs. Harold Schuldt
Mr. and Mrs. Benjamin Seeger
Mr. and Mrs. Melvin Seifert
Mr. and Mrs. Carl Seizenger
Mrs. Louis Shikora
Mrs. Louisa Strack
Miss Alice Thate
Miss Pearl Thate
Mr. and Mrs. Herbert Thate
Mr. Andrew Wetterau
Mr. and Mrs. Aubrey Wetterau
Roger Wetterau
Miss Amalie Wetterau
Mr. Oscar Wetterau
Mr. and Mrs. Rurac Wetterau
Mrs. Eva Wetterau
Mrs. Katherine Wolf
Elvesta Wolf

Sponsors

RICHFIELD

Laubenheimer's Garage

Leo Goetz Garage

Walter Boettcher, *Plumber*

Dr. T. J. Kern

Jacob Mueller
Furniture and Undertaking

Yogerst Store

Joe Kainz Store

Dickel's Hotel

Richfield State Bank

Wm. D. Wolf and Son

Fuller Goodman Lumber Co.

Otto Klippel Meat Market

Dr. Rosenbaum

MILWAUKEE

Architectural Carving Co. Inc.
Dealers in Quality Memorials
5024 N. 33rd St.

Bradford's,
Wisconsin's Leading Music House
715 N. Broadway

JACKSON

Butzke Electric & Implement Co.

Clarence Gumm

M. J. Gumm

Liesener Hardware Co.

Weidman Garage

Hoge and Gumm

Victor Bandle Trucking Co.

Erhard Butzke Trucking Co.

Held's Store and Locker Plant

Bank of Jackson

Anthony Ziegler

Woldt Funeral Home

Jack Kienholz

GERMANTOWN

Meeker Hill Garage

Germantown State Bank

Duerrwaechter Hardware

Schaetzel Oil Co.

Germantown Lumber & Fuel Co.

Germantown Mutual Fire Ins. Co.
Monroe Schwalbach, secretary

B. C. Duerrwaechter Farm Implement Co.

Walterlin Bros. Meat Market

Gehl's Guernsey Farms

George Diefenbach, *Blacksmith*

Gierach Bros. Service Garage

Joe and Mary's Lunch

Feed Supplies Inc.

Germantown Radio and Electric Shop
Edwin Schoessow

WEST BEND

B. C. Ziegler

A Friend

First National Bank

The West Bend News

ROCKFIELD

Rockfield Canning Co.

John Roskopf

Adeline Klumb

Otto Spearbraker

Frank Klein General Store

Hornig Dairy

MENOMONEE FALLS

A. A. Schmidt Funeral Home

Semon's Super Market

Dexheimer's Studio

Farmers and Merchants Bank

HARTFORD

P. L. Gehl and Son Monument Co.

Conclusion

Five score years have passed since Christ Church was organized. It has survived many periods of history when it was challenged by forces which sought to immobilize its influence and invalidate its claim that Jesus Christ is the world's Saviour.

Today our nation, united with other nations, is at war, and the Christian Church at large is faced with the challenge of making good its unshaken faith that the principles of Christ are eternal and that even war does not and cannot invalidate them.

May we, the members of Christ Church, accept the tasks of today and tomorrow and re-dedicate ourselves to the service of God and our fellow-man.

. . . And Let All the People Say, Amen.

1842 1937

Christ Evangelical Church

Dheinsville

Washington County :-: Wisconsin

NINETY-FIFTH ANNIVERSARY

NINETY-FIFTH ANNIVERSARY OF CHRIST EVANGELICAL CHURCH, DHEINSVILLE, WISCONSIN

1842

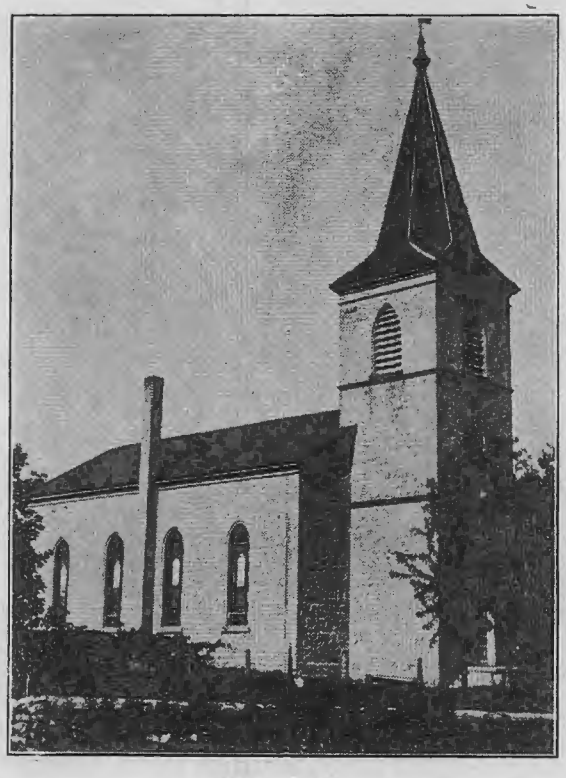
Dedication

This Jubilee Book is lovingly dedicated to the memory of our pioneer ancestors and pastors, the God fearing men and women, who by their prayers, labors and sacrifices built for us a house of worship and founded an organization which we hope may stand in the grace of God for many generations to come.

The Committee and Pastor

1937

NINETY-FIFTH ANNIVERSARY OF CHRIST EVANGELICAL CHURCH, DHEINSVILLE, WISCONSIN



CHURCH
Erected and Dedicated in 1861

PARSONAGE
Built in 1897-1898

NINETY-FIFTH ANNIVERSARY OF CHRIST EVANGELICAL CHURCH, DHEINSVILLE, WISCONSIN

MR. PHILIP DHEIN SR.
Founder of
Christ Evangelical Congregation

Rev. Schmidt

REV. CHRISTIAN SCHMIDT
First Pastor Serving Congregation
1842 to 1854

MR. NICOLAUS CASPER
Pioneer

MR. and MRS. PHILIPP DIX
Pioneers

History of Christ Evangelical Congregation of Dheinsville, Wisconsin

"Remember the Days of Old, Consider the Years of Many Generations: Ask Thy Father and He Will Show Thee: Thy Elders and They Will Tell Thee."

Deut. 32:7

To Washington County in general and the Town of Germantown in particular, the History of which we are considering, came the German Evangelical people, as early as 1837, from their homeland and from Milwaukee, Wisconsin to till the fertile soil in this region.

The Congregation was founded about July, 1842. The founders of the Congregation were Philip Dhein Sr., William Wasmuth and Andrew Wetterau. They came to this region with their families as early as 1837. Mr. Philip Dhein, being one of the first, was of great help to those who followed after him. He assisted the new comers in every way, accompanying them, together with the land agents, to procure land which could be had for a dollar an acre, or so called "school land" for even less. Thus having established themselves, they immediately sought a place where they could gather to worship God. The news of the first religious meeting in the old school house, a mile west of the present Christ Evangelical Church, spread over the surrounding country and soon other settlers expressed their desire to join the sturdy German pioneers in their worship service.

Mr. Dhein not only assisted in procuring land for the early settlers but he also sought after the Spiritual Welfare of these early pioneers. While in Milwaukee he became acquainted with Rev. Christian Schmidt. On hearing of the German pioneers in the Town of Germantown, who were without a Pastor and religious guidance, he came out from Milwaukee to serve them. At first at intervals, and then, when others joined the faithful pioneers, he remained for a longer period at a time and stayed at the home of Andrew Wetterau. The old log school house soon proved to be too small. The Weimers, Meyers, and brothers of Philip Dhein, as well as seven Klumb brothers, a large family of Kraetsches and Dixes were added to the membership, and together they decided to build a larger log building to be used solely for religious purposes. This building was built in the early 50's on land donated to the organization by Mr. Philip Dhein, one mile east, and where now the stone church stands.

NINETY-FIFTH ANNIVERSARY OF CHRIST EVANGELICAL CHURCH, DHEINSVILLE, WISCONSIN

Rev. Fleischer

In 1854 Rev. Ernst Fleischer was called to serve the ever growing community and congregation. He remained until 1857. The congregation on April 21, 1857 was incorporated and recorded as the "United Evangelical Protestant Christ Church."

Rev. Binner

In 1857 the Rev. William Binner was called to serve the congregation. It is from "The Messenger" of the Evangelical and Reformed Church as of April 29, 1937 that we get a very interesting history of Rev. Binner. "Although not one of the actual founders of what was the Evangelical Synod, Pastor William Binner (1805-76), pioneer, teacher and editor of "Der Friedensbote," who was born on April 29, 1805 showed himself as a master builder on the foundation which is Jesus Christ. A native of Silesia, Germany, he received his training at the University of Breslau. He came to America in 1845. He organized St. Paul's Church, Waterloo, Illinois. During his ministry here he had already begun to train, on his own account, a few candidates for the ministry, to meet the religious need of the German immigrants who were settling in that section. When, therefore, the opening of a theological seminary was decided upon, he was called to the head of the new institution. In that capacity, he was also appointed editor of "Der Friedensbote," the first issue of which appeared in January, 1850. In 1857 he resigned and moved to Dheinsville, Wisconsin." where he served Christ Evangelical Congregation until 1864. It was at this time that the present stone church was built and dedicated in 1861.

Rev. Eisenhauer

Rev. A. Eisenhauer was called to serve the congregation in 1864 and remained until 1867. The membership in the congregation was steadily increasing and in 1868 when Rev. C. Ruegge of Madison, Wisconsin was called to serve as spiritual leader and adviser of the Church, there was a membership of some seventy families. While serving the congregation, he also served the Evangelical people of the St. Peter's Church of Jackson, Wisconsin and other neighboring communities. During the early years of his ministry here, the congregation bought a home one-quarter of a mile north of the Church to be used for a Parsonage. In 1889 the tower addition to the Church building was erected. After

Rev. Ruegge

serving the congregation for 27 years he resigned, June 17, 1895, to serve the newly organized Zoar Congregation of Rockfield, Wisconsin.

Rev. Henry Niefer, D. D., was born at Cannstatt, Wuerttemberg, Germany. At the age of 15 he left his home-land and came to America. In 1888 he entered Elmhurst College, and in 1892 he went to Eden Theological Seminary, St. Louis, to prepare himself for the ministry. He was ordained at Zion Church, Milwaukee, Wisconsin on June 30, 1895. He remained in Milwaukee as a home missionary, laboring in Bay View; in September of the same year Christ Evangelical Church was organized. It was during this first year that he served Christ Evangelical Church of Rockfield. In 1907 he was elected president of the Wisconsin District, holding this position until 1929. For 25 years he served as a member of the Board of Directors of Elmhurst College. He also was one of the founders of the Deaconess Hospital of Milwaukee. On December 4, 1936 he was called home at the age of 67 years.

Rev. Niefer

Rev. E. Thorman came to serve the congregation late in 1895 and remained until 1897.

In 1897 the congregation bought a half acre of land from Mrs. Margarett Wolff, upon which the present parsonage now stands. During the time the parsonage was being built, (1897-1898), Rev. E. Sans served the Congregation from St. John's Evangelical Church near Germantown, Wisconsin.

Rev. Thorman

Upon the completion of the new parsonage the congregation called Rev. William F. Weltge of Minnesota. Rev. Weltge was born December 15, 1856 at Niemeck, Province of Brandenburg, Germany. At the age of 21 he came to America and located in St. Louis, Missouri. Shortly after his arrival, he entered Eden Theological Seminary to prepare himself for the Evangelical Ministry, and was ordained in 1887. From 1898 until the summer of 1910 he served this congregation. In 1910 he retired from active service in the ministry and moved to Palatine, Illinois, where he resided until his death in 1915.

Rev. Weltge

NINETY-FIFTH ANNIVERSARY OF CHRIST EVANGELICAL CHURCH, DHEINSVILLE, WISCONSIN

Rev. Gustave Klein was born on December 28, 1857 in East Prussia, and received his early training at Johannes Stift, Berlin, Germany, after which he came to America in 1885 and entered Eden Theological Seminary, primarily for the purpose of completing his Theological training in the English language. His first charges were in Chicago, Illinois and Mission work in Superior and Merrill, Wisconsin. In 1899 he came to Brookfield, Wisconsin from where he started a Mission Church at Wauwatosa, Wisconsin and served, at the same time, various other communities. Upon the resignation of Rev. William Weltge this congregation called Rev. G. Klein to serve them. Rev. Klein had already retired from active service in the ministry because of ill health, but was finally persuaded to come to Dheinsville where he once more began his beloved work in 1910. In 1915 St. Jacobi Evangelical Church of Richfield, Wisconsin,—four miles west on the Holy Hill road,—was without a Pastor, and it was decided upon to combine the two congregations, as one Parish. Rev. Klein served the two congregations for five years and then retired from active service in the ministry, and moved to his home in Brookfield, Wisconsin, where within three weeks after his retirement, he was called to his Eternal home,—July 21, 1920.

Rev. Klein

Rev. Dietrich

Rev. Paul Dietrich, pastor of an Evangelical Church in Missouri was called to serve Christ Evangelical Church of Dheinsville and St. Jacobi Evangelical Church of Richfield. He accepted the call and served the two congregations from 1920 until the Fall of 1926. During this time a furnace was placed in the Church basement to replace the stove that heated the church auditorium for many years. Upon his resignation Rev. Dietrich took over the charge at Wauwatosa, Wisconsin, but still served these two congregations until the Spring of 1927, when another pastor was called to serve.

Siegfried Dietrich, son of Rev. Dietrich, who may be called a child of Dheinsville because he was confirmed in this church, is now studying theology at Eden Theological Seminary and will graduate in 1938. It is indeed gratifying to his many friends in this community to know that he is following in his father's footsteps.

Rev. Reichert

Rev. Paul Reichert was the next pastor to be called to serve the two congregations, taking charge of his new field of service in the Spring of 1927. During this time Christ Evangelical Church was renovated and also modern conveniences were installed in the parsonage. Rev. Reichert resigned in the Spring of 1931 and took over a charge in Elkhart, Indiana.

Rev. Paul Wendt, Superintendent of the Evangelical Deaconess Hospital of Milwaukee, Wisconsin, served Christ Evangelical Church until June, 1931. Rev. Wendt also served as Vice-President of the district.

In June, Rev. August Grollmus, student at Eden Theological Seminary was asked to serve the two congregations. This invitation was gladly and willingly accepted, and he served until the Fall of 1931 when he returned to complete his studies. He was ordained in 1932 and began his ministry in Little Falls, Minn.

Rev. Wendt

Rev. Grollmus

On September 20, 1931, the writer of this history, Rev. Paul J. Kaiser, became the successor of Rev. Grollmus. He came from Liberty Ridge, Wisconsin, where he had served St. Paul's Evangelical church one year following his ordination in June, 1930.

During the time of his ministry here the parsonage has been improved and painted. The cemetery has been cleaned up and made a place of beauty by the planting of more than 40 trees. The trees and shrubs were donated by Mrs. P. W. Kraemer of West Bend, and by Mr. C. Klumb and Mr. W. Eimermann.

Rev. Kaiser is happy in his work here. During the six years of his activity it has been his privilege to see the congregation grow in numbers as well as gain in grace and the knowledge of our Lord, Jesus Christ.

Rev. Kaiser

NINETY-FIFTH ANNIVERSARY OF CHRIST EVANGELICAL CHURCH, DHEINSVILLE, WISCONSIN

Items of Interest

Baptisms

Baptismal records for the year 1843 indicate that nine infants were baptized, namely—Philip Dhein, son of Philip Dhein Jr. (the first white child to be born in the Town of Germantown, Wisconsin); Rosine Strack, Eva Paulus, Philip Sinz, Dorothea Funk, Carl Gerhard, Magdalena Dix, Friederich Kaufman, and Jacob Petri. The total number of baptisms according to the records, is 1542 for the 95 years.

Confirmations

The first confirmation class was confirmed in April 1843, and consisted of three persons, namely: Louise Goelzer, Maria Goelzer, and Suzanna Dix. This service, according to the records, was held in the home of John Gilbert. The next confirmation of two pupils was also in this home. In 1847 the number of confirmants was 30. Total number of confirmants in the 95 years is 1077.

Marriages

The first marriages recorded in the church record book in 1843 are those of George Volland and Christina Ziebold, in October, and William Mueller and Elizabeth Debald in November. The total number of marriages recorded for the 95 years is 314.

Funerals

The first funeral in the church was that of Carl C. W. Schmitz on January 29, 1854, who died at the age of 43 years. 552 funerals are recorded for the 95 years.

Congregation

Leaders of the congregation in 1842 were: Mr. Philip Dhein Sr., Mr. William Wasmuth, Mr. Andrew Wetterau, and Mr. Nicolaus Casper. Officers of the congregation in 1937 are: Mr. Adam Arnold, president; Mr. George Naab, vice president; Mr. Albert Klumb, secretary; Mr. Walter Klumb, treasurer; Mr. Gustave Casper, Mr. Arthur Rintelman, and Mr. George Poehlman, trustees. The present confirmed membership is 150.

At the annual meeting held January 5, 1936, it was voted upon, and decided, that Christ Evangelical Congregation become a member of the Evangelical Synod of North America. At the Wisconsin District Conference, held at St. Stephen's Church, Merrill, Wisconsin, on April 20-22, 1936, the Church was received into membership of the Synod.

The total amount of giving to the Greater Kingdom work of the Synod and other purposes, outside

of the local church, since 1916 amounts to $5729. This does not include the amounts given by other organizations of the church.

The present organist of the church is Miss Marie Hoelz, and the assistant organist is Miss Myrtle Dhein.

The present janitor of the church is Mr. P. J. Dhein.

The members of the Choir, during the past year, are the following—Emma Naab, Myrtle Dhein, Viola Behrens, Lydia Hoelz, Mrs. P. J. Dhein, Dorothy Naab, Louise Hoelz, Val. Dhein, Robert Barenz, Edgar Dhein, and Jac. Hoelz.

Members of the male quartette are Arthur Rintelman, Edward Klumb, Walter Klumb, and Jacob Hoelz.

Sunday School

The present enrollment of the Sunday School is 34. Mr. Jacob Hoelz is secretary and treasurer. The teachers of the past year are: Marie Hoelz, Myrtle Dhein, Louise Hoelz, Howard Klumb, Mrs. P. J. Dhein, and Edgar Dhein. The amount given by the Sunday School for Synodical and other benevolent work of the Church since 1916, from the Birthday offerings and special Mission Festival offerings, amounts to over $130.

Young People's Society

The various pastors have all endeavored to keep up the interest of the younger generation in the church and Kingdom work. In 1936 the Young Peoples League became affiliated with the Washington Regional Young Peoples Federation which holds its rallies in the Spring and Fall of each year. They have also affiliated themselves with the State and National League. The total membership at present is 22, and the officers are: Val. Dhein, president; Howard Klumb, vice president; Emma Naab, secretary, and Edgar Dhein, treasurer. Money paid out during the past 16 years for local and Greater Kingdom work of the church amounts to about $230.

Ladies' Aid Society

This organization was organized by Rev. William Weltge in 1908, celebrating their 25th anniversary on April 2, 1933. Today, the Ladies' Aid Society numbers 23 members. They meet at the home of the various members, who are under the age of 70 years, on the first Thursday afternoon of each month, to discuss various phases of the church and Kingdom Work. The results of the labors of the diligent Marthas is sent to the various fields of the larger Kingdom Work of our Synod. The Ladies' Aid has always shown a motherly interest in the

NINETY-FIFTH ANNIVERSARY OF CHRIST EVANGELICAL CHURCH, DHEINSVILLE, WISCONSIN

welfare of the local church. The amount donated to the local church and to the Greater Kingdom Work of the church was about $3,215. In 1936 the Ladies' Aid became affiliated with the Women's Federation of the Washington Region, holding its Rallies in the Spring and Fall of each year, and the Women's Union of the Evangelical Synod of North America. The present officers are: Mrs. Adam Arnold, president; Mrs. George Naab, vice president; Mrs. George Poehlman, secretary-treasurer.

Closing Word

The foregoing sketch of the history of Christ Evangelical Church was compiled first of all to be a means to help the members and friends of Christ Church to awaken the proper spirit of gratitude to God, when they can observe in part, how he has blessed them as a congregation during the past 95 years. "O give thanks unto the Lord for He is good," can only be done when one thinks of the goodness of God as experienced in blessings received.

This short history of the church was written secondly with the intention to awaken a proper appreciation and valuation of the splendid work the faith and love of the founders of the church accomplished, and which we and future members of the church enjoy as heirs of theirs. We will only fully appreciate and enjoy such inheritance if we strive to make the faith and the love, that animated our forbears, our own, in accordance with an old adage that says: "What thou didst inherit from they sires, labor to make it thine own." Therefore, dear members and friends of Christ Church in Rockfield, strive earnestly to get all the benefits and blessings you can from the social and spiritual functions of the church, then do your best to help make Christ Church a constant source of blessing for others, by giving to your church your loyal support in all it undertakes to build the Kingdom of our Lord.

"I love Thy kingdom, Lord, the house of Thine abode.
The church our blest Redeemer sav'd by His own precious blood.
For her my tears shall fall, for her my prayers ascend;
To her my cares and toils be giv'n, till toils and cares shall end."

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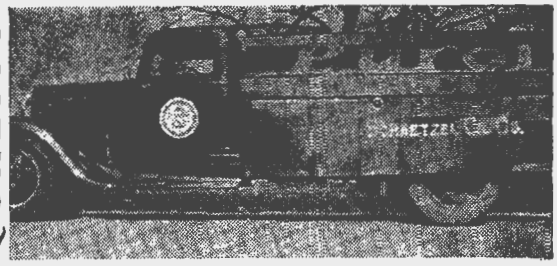

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First Milestones of the Congregation

First born/baptism was Philipp Dhein (born May 12, 1843, baptized May 21, 1843). Father was Philipp Dhein, mother Catharina Elisabetha. Witnesses Philipp Linz and Catharina Dhein.

First marriage was between Georg Volland (oralland) and Christina Ziebold/Ziebald on October 19, 1843.

First confirmed were Louise Gölzer/Göbzer, Maria Gölzer/Göbzer and Susanna Dix on 23 April, 1843. Instructors may have been Johannes Gilbert and Jan ?? The second batch of confirmed is Elisabetha Hange and Clara Endlich on July 21 1844 with the same instructors.

First recorded death this one was translated by Rev Reichert " Carl William Schneiter age 43 Faithful Pastor of Christ Evangelical Church, Germantown, WI Reason for death, froze. Survived by his widow and three children, one son and two daughters"

Psalm 145

I will extol thee, my God and King,
And bless thy name for ever and ever.
Every day I will bless thee,
And praise thy name for ever and ever.
Great is the Lord, and greatly to be praised,
and his greatness is unsearchable.
One generation shall laud thy works
to another,
And shall declare thy might acts.

Revised Standard Version verses 1-4

L. Boecker & wife to the Ev. Jvar Gemeinde

Warranty Deed — FORM No. 21 B — The H. C. Razall M'f'g Co., Stationers, Milwaukee.

No 16444

Reg'd

16
9
20

C

This Indenture, Made this 30th day of May, in the year of our Lord, one thousand eight hundred and ninety five, between Lewis Boecker and Elisabetha Boecker as husband and wife of the Town of Germantown, County of Washington and State of Wisconsin parties of the first part, and Ulrich Steiger as President, and William Meyer as Secretary of the Evangelische Jvar Gemeinde duly organized & existing as a corporation by virtue of the laws of the State of Wis. parties of the second part,

Witnesseth, That the said parties of the first part, for and in consideration of the sum of one hundred ($100.00) Dollars, to us in hand paid by the said parties of the second part, the receipt whereof is hereby confessed and acknowledged, have given, granted, bargained, sold, remised, released, aliened, conveyed and confirmed, and by these presents do give, grant, bargain, sell, remise, release, alien, convey and confirm unto the said parties of the second part, their heirs & successors in office and assigns forever, the following described real estate, situated in the county of Washington and state of Wisconsin, to wit:

Commencing on the South East corner of the North East quarter of the South East quarter of the North East quarter of Section numbered sixteen (16) in township numbered nine (9) north of Range numbered twenty (20) East from thence running north twenty (20) rods, thence West thirteen (13) rods thence South twenty (20) rods, thence East thirteen (13) rods to the place of beginning, containing one and five eight (1.5/8) acres of land and the same is a part of the North East quarter of the South East quarter of the North East quarter of Section Town and Range aforesaid.

With the express condition that the said Evangelische Jvar Gemeinde is to build and maintain a lawfull fence on the North, West and South side Boundary Line thereof and never change the Line now established.

Together with all and singular the hereditaments and appurtenances thereunto belonging or in any wise appertaining; and all the estate, right, title, interest, claim or demand whatsoever, of the said parties of the first part, either in law or equity, either in possession or expectancy of, in and to the above bargained premises, and their hereditaments and appurtenances.

To Have and to Hold the said premises as above described, with the hereditaments and appurtenances, unto the said parties of the second part, and to their successors in office ~~heirs and assigns~~ Forever.

And the said Lewis Boecker and Elisabetha Boecker for themselves their heirs, executors and administrators, do covenant, grant, bargain and agree to and with the said parties of the second part, their successors in office heirs and assigns, that at the time of the ensealing and delivery of these presents they are well seized of the premises above described, as of a good, sure, perfect, absolute and indefeasible estate of inheritance in the law, in fee simple, and that the same are free and clear from all incumbrances whatever,

and that the above bargained premises in the quiet and peaceable possession of the said parties of the second part their successors heirs and assigns, against all and every person or persons lawfully claiming the whole or any part thereof, they will forever Warrant and Defend.

In Witness Whereof, the said parties of the first part have hereunto set their hands and seals the day and year first above written.

Signed, Sealed and Delivered in Presence of

Ph. G. Duerrwaechter

F. W. Hubenthal

Lewis Boecker [SEAL.]

Elisabetha Boecker [SEAL.]

[SEAL.]

State of Wisconsin. } ss.
County of Washington County, }

BE IT REMEMBERED, That on the 30th day of May A. D. 1895, personally came before me the above named Lewis Boecker and Elisabetha Boecker

to me known to be the person who executed the above Deed, and acknowledged the same to be their free act and deed, for the uses and purposes therein mentioned.

Received for Record at 8 o'clock A. M.
July 1st A. D. 1895
Hugo Koerner Register.

Seal

Ph. G. Duerrwaechter
Notary Public
of Wash. Co. Wis

DOCUMENT NO. 260632

VOL 359 PAGE 260

WARRANTY DEED
STATE OF WISCONSIN—FORM 9
THE SPACE RESERVED FOR RECORDING DATA

RECORDED

1967 JAN 17 AM 9:52

Clara Perine
REGISTER OF DEEDS

SNYDER & BECKER
RETURN ATTORNEYS-AT-LAW
BOX 164
HARTFORD, WIS.

THIS INDENTURE, Made by Elmer Bauscher and Norma M. Bauscher, his wife

grantor S of Washington County, Wisconsin, hereby convey and warrant to The Evangelical Zoar Gemeinde, of Germantown, Wisconsin, a Wisconsin corporation

grantee of Washington County, Wisconsin, for the sum of One Dollar and other good and valuable consideration

the following tract of land in Washington County, State of Wisconsin:

A parcel of land in the Southeast one-quarter of the Northeast one-quarter (SE¼ NE¼) of Section 16, Township No. 9 North, Range 20 East, described as follows:

Commencing at the East one-quarter corner, Section 16, Township No. 9 North, Range 20 East, thence North 00°33'30" West 658.83 feet, thence North 88°03'30" West 214.69 feet to point of beginning of this description. Thence continuing North 88°03'30" West 201.10 feet, thence North 00°33'30" West 380.00 feet, thence South 88°03'30" East 415.79 feet, thence South 00°33'30" East 50.00 feet, thence South 89°59'30" West 214.50 feet, thence South 00°33'30" East 322.69 feet to point of beginning.

(No revenue stamps required)

IN WITNESS WHEREOF, the said grantor S he xo hereunto set their hand S and seal S this 3rd day of January, A. D., 1962.

SIGNED AND SEALED IN PRESENCE OF

Alvin Gronemeyer
Alvin Gronemeyer

Arthur C. Snyder
Arthur C. Snyder

Elmer Bauscher (SEAL)
Elmer Bauscher

Norma M. Bauscher (SEAL)
Norma M. Bauscher

(SEAL)

(SEAL)

STATE OF WISCONSIN,
Washington County. } ss.

Personally came before me, this 3rd day of January, A. D., 1962.

the above named Elmer Bauscher and Norma M. Bauscher, his wife

to me known to be the person S who executed the foregoing instrument, and acknowledged the same.

Arthur C. Snyder
Arthur C. Snyder

NOTARY SEAL

Notary Public Washington County, Wis.

My Commission (expires) (is) Permanent

This instrument drafted by Atty. Arthur C. Snyder

(Section 59.51 (2) of the Wisconsin Statutes provides that all instruments to be recorded shall have plainly printed or typewritten thereon the names of the grantors, grantees, witnesses and notary).

WARRANTY DEED—STATE OF WISCONSIN, FORM NO. 9

1269683

December 29, 2010 9:30 AM
SHARON A MARTIN, REGISTER OF DEEDS
WASHINGTON COUNTY, WISCONSIN

Fee Amount: $30.00
Transfer Fee: $30.00

Document Number

Document Name

State Bar of Wisconsin Form 3-2003
QUIT CLAIM DEED

THIS DEED, made between Our Saviour's United Church of Christ f/k/a Evangelical Zoar Gemeinde, of Germantown, Wisconsin, ("Grantor," whether one or more), and Our Saviour's United Church of Christ Cemetery Association, ("Grantee," whether one or more).

Grantor quit claims to Grantee the following described real estate, together with the rents, profits, fixtures and other appurtenant interests, in Washington County, State of Wisconsin ("Property") (if more space is needed, please attach addendum):

That part of the SE ¼ of the NE ¼ Section 16, Town 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin, bounded and described as follows:

Commencing at the East ¼ corner of said Section 16, thence N 01°37'37" W along the east line of the NE ¼ of said Section 16 826.20 feet; thence S 89°27'27" W 45.01 feet to the point of beginning of lands to be described; thence continuing S 89°27'27" W 370.46 feet; thence S 01°37'37" E 157.09 feet; thence S 89°07'37" E 370.75 feet; thence N 01°37'37" W 166.25 feet to the point of beginning. Said lands containing 59,883 square feet (1.37 acres) of land more or less.

Together with all appurtenances, easements, rights, and privileges.

Recording Area

Name and Return Address

Kevin C. Pollard
N94 W17900 Appleton Avenue, Suite 200
P.O. Box 444
Menomonee Falls, WI 53052-0444

GTNV 161998
Parcel Identification Number (PIN)

This is not homestead property.
(~~is~~) (is not)

TRANSFER FEE
$ 30.00

Dated 11/26/10.

* Ken Miller, Vice President (SEAL)

* (SEAL)

* (SEAL)

* (SEAL)

AUTHENTICATION

Signature(s) Ken Miller

authenticated on 11/26/10.

* Kevin C. Pollard

TITLE: MEMBER STATE BAR OF WISCONSIN
(If not, authorized by Wis. Stat. § 706.06)

THIS INSTRUMENT DRAFTED BY:
Kevin C. Pollard

ACKNOWLEDGMENT

STATE OF WISCONSIN)
) ss.
COUNTY)

Personally came before me on ,
the above-named
to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

*
Notary Public, State of Wisconsin
My Commission (is permanent) (expires:)

(Signatures may be authenticated or acknowledged. Both are not necessary.)
NOTE: THIS IS A STANDARD FORM. ANY MODIFICATIONS TO THIS FORM SHOULD BE CLEARLY IDENTIFIED.

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* Type name below signatures.

Lautenbach Law Office

CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS, the undersigned, duly appointed church council as joint commissioners of United Evangelish Protestant Christ Church of Rockfield, Wisconsin and Evangelical Zoar Gemeinde of Germantown, Wisconsin, to affect a consolidation of said incorporated religious societies, do hereby certify that pursuant to the authority in us vested, we have consolidated and do hereby consolidate the above named United Evangelish Protestant Christ Church, Rockfield, Wisconsin, and Evangelical Zoar Gemeinde of Germantown, Wisconsin, into one religious society of the United Church of Christ, located in the Village of Germantown, County of Washington, State of Wisconsin, which consolidated society shall be known as and incorporated by the name of

OUR SAVIOUR'S UNITED CHURCH OF CHRIST

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 2nd day of May, 1968 at Germantown, Wisconsin.

STATE OF WISCONSIN)
) SS
COUNTY OF MILWAUKEE)

Personally came before me this 2nd day of May,
1968, the above named Ray H. Bast, Gerhard H. Lemke,
William C. Wilke, Martin E. Hoelz,
John O. Ball, Gerald F. Schappin,
to me known to be the persons who executed the foregoing instrument and
acknowledged the same.

Notary Public, State of Wisconsin
My commission is permanent

This instrument was drafted by Miles Laubenheimer, Attorney

Laubenheimer Law Office

'''991

Vol 41 Pg 7:14

CONGREGATIONAL RESOLUTION

OF

UNITED EVANGELISH PROTESTANT CHRIST CHURCH

BE IT RESOLVED that the United Evangelish Protestant Christ Church of Rockfield, Wisconsin and all its intrumentalities unite with the Evangelical Zoar Gemeinde of Germantown, Wisconsin, and all its instrumentalities to become a united congregation composed of the above mentioned churches.

The above is a true copy of a resolution passed by a majority of a legally called Congregational meeting of the United Evangelish Protestant Christ Church, of Rockfield, Wisconsin held on the 16th day of September, 1962, with a majority of the members present and that the same is now in force and effect and in attestation thereof I have affixed the seal of the church hereto this 1 day of _____, 1968.

_____
Secretary

This instrument was drafted by Miles Laubenheimer, Attorney

Description

Assessment Info

Owner: OUR SAVICUR'S UNITED CHURCH OF CHRIST

CoOwner:

Property Address:

W172N12533 DIVISION RD

W172N12541 DIVISION RD

W172N12533 DIVISION RD; W172N12541 DIVISION RD

Owner Address:

W172N12533 DIVISION RD

GERMANTOWN, WI 53022-0000

Sewer Requests

Water Requests

Details

OBJECTID

15366018

Taxkey

GTNV_161973

LRSPARID

767

Muni Code

GTNV

Parcel Number

161973

Tax Key

GTNV_161973

Municipality

VILLAGE OF GERMANTOWN

Property Description

PT OF SE NE V54 P308+V359 P260+V448 P132+134+135 EXC PT SOLD

Last Name1

OUR SAVIOUR'S UNITED CHURCH OF CHRIST

Owner Name1

OUR SAVIOUR'S UNITED CHURCH OF CHRIST

Mailing Address

W172N12533 DIVISION RD

Mailing City

GERMANTOWN

Mailing State

WI

Mailing ZIP

53022-0000

Site Addresses1

W172N12533 DIVISION RD

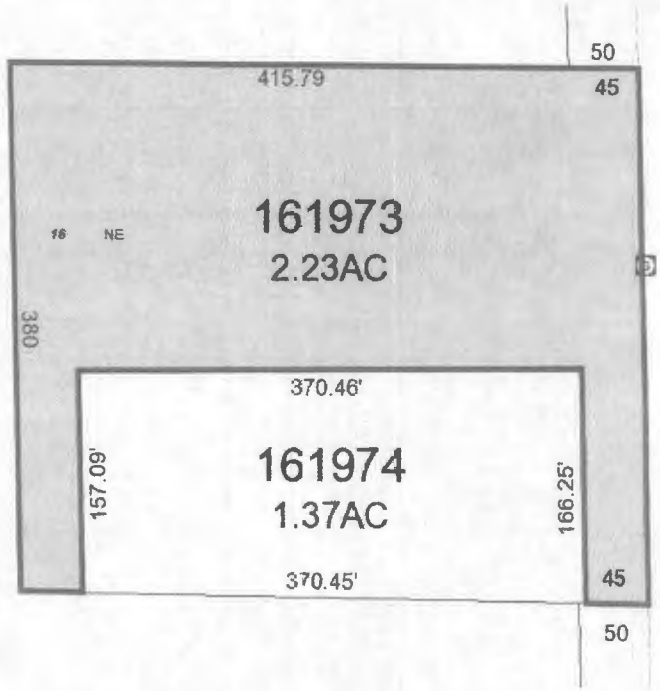
Site Addresses2

W172N12541 DIVISION RD

Site Addresses3

W172N12533 DIVISION RD; W172N12541 DIVISION RD

Assessment Year

2018

- Total Acres
  2.23
- PRVASSYEAR
  2017
- PRVTLACRES
  2.23
- PRVTAXYEAR
  2017
- SCHLTXCD
  2058
- School District
  GERMANTOWN SCHOOL
- TCHSCHTXCD
  0900
- Technical School District
  MILW AREA TECH COL
- Business District
  GF-GERMANTOWN FIRE
- URL
  http://landrecords.co.washington.wi.us/LandRecords/PropertyListing/RealEstateTaxParcel/ParcelDetail/767
- Shape.STArea()
  114359.8732
- Shape.STLength()
  2001.3262