

VILLAGE OF GERMANTOWN
N112 W17001 MEQUON ROAD
GERMANTOWN, WI 53022

MEETING: PARK & RECREATION COMMISSION - *REVISED*

DATE AND TIME: WEDNESDAY, JUNE 19, 2019 at 5:30 p.m.

LOCATION: GERMANTOWN CONFERENCE ROOM A
N112 W17001 Mequon Road

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.

- I. **ROLL CALL:**
- II. **APPROVAL OF MINUTES:** May 15, 2019
- III. **PUBLIC INPUT:** Please be advised per State Statute Section 19.84(2), information will be received from the public. It is the policy of this municipality that there be a three (3) minute time period, per person, with time extensions per the Chief Presiding Officer's discretion; be further advised that there may be limited discussion on the information received, however, NO ACTION will be taken under public comments.
- IV. **CORRESPONDENCE:**
- V. **OLD BUSINESS:**
 1. School District/Village of Germantown Intergovernmental Agreement (IGA)
 2. Firemen's Park Shelter Project Update
 3. Dheinsville Park Shelter Project Update
 4. Weidenbach Park Playground Project Update
- VI. **NEW BUSINESS:**
 1. 2019 EAB Ash Treatment Program – Village Parks and Municipal Buildings
 2. Kinderberg Park Tennis Court Backboard – Review & Recommendation
 3. Application for Historic Designation – Review & Recommendation
Frank & Irene Blau Property W148N12297 Pleasant View Drive
- VII. **VILLAGE BOARD:**
- VIII. **SCHOOL BOARD REPORT:**
- IX. **DIRECTOR'S REPORT:**
- X. **ANNOUNCEMENTS OF PUBLIC INTEREST:**

The next Park & Recreation Commission meeting will be **July 17th @ 5:30p.m.**
- XI. **ADJOURNMENT:**

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

**VILLAGE OF GERMANTOWN
PARK & RECREATION COMMISSION MINUTES
CONFERENCE ROOM A
May 15, 2019**

CALL TO ORDER: The meeting was called to order at 5:32 p.m. by Chair Coulthurst.

- I. ROLL CALL:** Chair Coulthurst, Commissioners Depies, Trustee Rep. Miller, Knop and Stapelman (arrived at 5:38 p.m.). Absent and excused were School Board Rep. Borden and Commissioner Leukert. Also present were Director Schroeder, Department Intern Matt Klug and Secretary Lemke.
- II. APPROVAL OF MINUTES:** *Motion by Depies and by Miller approve the minutes from March 20, 2019 as presented. Motion unanimously carried.*
- III. PUBLIC INPUT:**
- IV. CORRESPONDENCE:**

Mark introduced Matt Klug, Department Intern for the Summer. Matt has been employed with the department the last 4 years from working Kids Klub to running programs and working men's basketball.

V. OLD BUSINESS:

- 1. SCHOOL DISTRICT/VILLAGE OF GERMANTOWN INTERGOVERNMENTAL AGREEMENT (IGA)** – At the March 4th meeting, the Village Board gave approval of the facility use agreement subject to an amendment to remove Item 6, Capital Fund, and contingent on minor language revisions to be worked on by attorneys for both parties. In Item 6, Capital Fund, the agreement stipulated that the balance of funds in the Village's Recreational Facility Fee Fund (approximately \$28,000) were to be transferred to the District within 30 days of execution of the agreement. At the March 18th School Board Meeting, the Board of Education (BOE) tabled action on the IGA and directed Superintendent Holmes to continue discussions and negotiations with Village Administrator Kreklow. The superintendent/administrator's discussion included the school district's request to utilize the balance on monies in the Village's Recreational Non-lapsing Facility Fee Fund for district projects, as well as the postponement of the start of implementation of the facility use fees until Fall 2019 programs. The agreement is temporarily on hold to allow time for continued discussions on the Veridian Homes proposal for the school district land south of Kinderberg Park.

Mark stated that as of this week, May 13th, that the Village Board and School Board are still discussing the remaining balance in the Facility Fee Fund. Discussion was held at the School Board meeting in regards to using \$17,000.00 of the facility fee money to resurface the Blue gym floor at Kennedy Middle School. The fee increases were to start with the beginning of summer programs.

- 2. FIREMEN'S PARK SHELTER PROJECT UPDATE** – At the February 20th, 2019 Park & Recreation Commission Meeting, motion made by Commissioner Miller, seconded by Commissioner Stapelman, to send forth a positive recommendation to the Village Board to approve a contract with Ayres Associates for Phase 1 Professional Services for the Firemen's Park Multi-Purpose Shelter Building Project in an amount not to exceed \$18,205.

Phase 1 professional services would include preparation of design plans/specifications, and construction documents suitable for project bidding purposes. Phase 1 includes installation of sewer, water, and electrical service, pedestrian lighting, pathways, and re-location of the existing basketball court. The recommendation was tabled at the March 4th Village Board Meeting. Following discussion with village engineering staff, a recommendation was made to contract with Ayres Associates for project design and preparation of construction documents ready for public bidding for a total of \$14,055. The village engineering department will handle construction administration and inspection services for the project. At the March 18th meeting, the Village Board approved a contract with Ayres Associates for \$14,055 for project design and preparation of construction documents. To assist with the development of project plans, existing utilities were marked in late April with the site topographic survey work in progress. It is anticipated that Ayres Associates will schedule the kick-off meeting with village staff/stakeholders in late May/early June for development of the preliminary design for site layout and utility plans (sanitary, water, electrical/lighting) for the project.

Mark stated he is waiting on the site survey from Himalayan Consultants. There is a meeting scheduled for Tuesday, May 21st with the Village Engineering & Ayres Associates to start talk on the utility runs for the future shelter.

- 3. DHEINSVILLE PARK SHELTER PROJECT UPDATE** – Staff met with the Building Construction Oversight Committee (BCOC) on March 19th to review and discuss preliminary design plans and any site concerns/issues with this project. The BCOC approved the conceptual design for the shelter, as well as giving direction to Public Works Director Ratayczak to contract with a consultant to develop project plans and construction documents for public bidding. Harwood Engineering is currently completing these plans which will be presented to the Building Construction Oversight Committee at a site meeting on a date to be determined. Village Attorney Sajdak is currently preparing an agreement between the Village and Germantown Historical Society which would spell out the responsibilities of both parties including funding, insurance, site work, maintenance, project engineering/surveying, etc. The plan is to take the agreement to the Village Board at a meeting in June.

Trustee Miller stated that he, Director Schroeder and Administrator Kreklow will be scheduling a meeting with the Tourism/Betterment Committee to discuss utilizing tourism monies to fund a portion of the project costs.

VI. NEW BUSINESS:

- 1. WEIDENBACH PARK PLAYGROUND PROJECT - REVIEW & RECOMMENDATION ON PLAYGROUND DESIGN PROPOSALS** – The Request for Bid Proposals w/ Project Timeline were sent to five playground companies on February 9th, with a submittal deadline of March 11th. Four companies responded with a total of 9 designs received. An opportunity for public review and comment on the four design proposals selected by the commission was made available through April 16th via Facebook survey and/or by stopping into village hall. A total of 178 votes were cast (154 online & 24 in person). with the top choice being Option 1 from Lee Recreation LLC (BCI/Burke equipment).

Final review and recommendation on the selected project design will be made by the Park & Recreation Commission at the May 15th meeting, with final approval and award of contract by the Village Board at the May 20th meeting.

Motion by Depies, seconded by Miller to send forward with a positive recommendation to the Village Board to approve the playground design and installation from Lee Recreation, in the amount not to exceed \$55,930.00 as well as the surfacing materials at a cost of \$4070.00. Motion unanimously carried.

- 2. 2019 SUMMER ENTERTAINMENT SCHEDULE – GEHL'S PERFORMING ART PAVILION** – Schedules were included in packets. Mark stated that a committee has been established for the "Music at the Pavilion and Beer Garden" which includes himself, Lynn Grgich, Germantown Chamber, Jim Barnes, Germantown Community Band, Cheri Schadeberg, First Bank, George Herro, Herro and Associates, Katie Rodger, Germantown Park & Recreation Department, and Elaine Motl, Visit Washington County. Waterstone Bank will be the "Presenting" sponsor for the concerts. Gabor Design Build of Germantown will be sponsoring the July 11 concert. Mark asked the Commissioners if any of them would be willing to help bartend on June 13 or June 27. Beechwood Sales & Service will be our supplier for beer.

VII. VILLAGE BOARD REPORT – Rick stated funding for 2019 Capital Improvements Projects were all approved. Zilber Properties received approval for the addition of 2 buildings on Holy Hill Road which are 200,000 sq. ft. each. Dielectric Manufacturing will be building a new facility on Holy Hill Road near Goldendale. Neumann Development will be starting the Wrenwood residential development on Country Aire and Mequon Roads.

VIII. SCHOOL BOARD REPORT: Absent and excused

IX. DIRECTOR'S REPORT:

School District/Village of Germantown Intergovernmental Agreement (IGA) – At the March 4th meeting, the Village Board gave approval of the facility use agreement subject to an amendment to remove Item 6, Capital Fund, and contingent on minor language revisions to be worked on by attorneys for both parties. In Item 6, Capital Fund, the agreement stipulated that the balance of funds in the Village's Recreational Facility Fee Fund (approximately \$28,000) were to be transferred to the District within 30 days of execution of the agreement. At the March 18th School Board Meeting, the Board of Education (BOE) tabled action on the IGA and directed Superintendent Holmes to continue discussions and negotiations with Village Administrator Kreklow. The superintendent/administrator's discussion included the school district's request to utilize the balance on monies in the Village's Recreational Non-lapsing Facility Fee Fund for district projects, as well as the postponement of the start of implementation of the facility use fees until Fall 2019 programs. The agreement is temporarily on hold to allow time for continued discussions on the Veridian Homes proposal for the school district land south of Kinderberg Park.

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Weidenbach Park Playground Project – Review & Recommendation on Playground

Design Proposals - The Request for Bid Proposals w/ Project Timeline were sent to five playground companies on February 9th, with a submittal deadline of March 11th. Four companies responded with a total of 9 designs received. An opportunity for public review and comment on the four design proposals selected by the commission was made available through April 16th via Facebook survey and/or by stopping into village hall. A total of 178 votes were cast (154 online & 24 in person). with the top choice being Option 1 from Lee Recreation LLC (BCI/Burke equipment). Final review and recommendation on the selected project design will be made by the Park & Recreation Commission at the May 15th meeting, with final approval and award of contract by the Village Board at the May 20th meeting.

2019 Summer Entertainment Schedule – Gehl's Performing Arts Pavilion – Included in the meeting packet is the entertainment schedule including performances by the Germantown Community Band, and new this year, the Music at the Pavilion Entertainment Series. This music series will be held on Thursday evenings, and include area music from a variety of genres. Entertainment will run from 7:00 to 9:00 p.m., with food truck vendors and beer garden from 5:30 to 9:00 p.m. Special thanks to Waterstone Bank who will be the Presenting Sponsor for the music series!

Spassland Park Tennis Court Project – In July 2018, a contract was awarded to Frank Armstrong Enterprises. The scope of work included cleaning, patching, crack filling, installation of the Amor Crack Repair system, two coats of resurfacing material, two coats of color, and court lining. The surface preparation, and crack repair was substantially completed in September, but due to weather conditions, it was decided to complete the installation of the crack repair system, court re-surfacing, and lining in 2019.

The village has also contracted with Northway Fence to replace fence fabric, and DK's Electrostatic Painting for sandblasting and repainting the posts on the remaining two sides of the courts. The fence fabric has been removed, with the fence post painting scheduled in late May. With good weather, the tennis court crack repair system, re-surfacing and lining work will be completed in June.

2019 EAB Ash Treatment Program – Request for Proposals were sent to qualified vendors for the 2019 Ash Treatment Program. The project will consist of materials and labor to treat 156 ash trees located in village parks. Bids are due May 20th, with the Public Works Committee review and recommendation the first week in June.

MacArthur Girl Scout Troop 4363 Community Service Projects (Bocce Ball Court and Raised Gardens) for the Germantown Senior Center in Firemen's Park – Project Update – Girl Scout Troop 4363 is continuing fundraising efforts toward completion of these Silver Award projects. The overall fundraising goals are \$8,500 for the Bocce Ball Court and \$2,000 for the Raised Bed Gardens. Currently they are working to secure the donation of the concrete for the project. Once school ends in June, the girl scouts can proceed with construction of the wooden benches and planters. The goal is to start with construction on the bocce ball court in July with completion of the projects in August.

Village 2050 Comprehensive Plan – On January 22nd, the Village Board approved a contract with GRAEF Associates for professional services for the 2050 Comprehensive Plan Project. The 2050 Comprehensive Plan Project is expected to take approximately 12-15 months to complete. The initial meeting of the Project Steering Committee is scheduled for Wednesday, May 22nd. Chairman Coulthurst and Director Schroeder will be serving on the committee.

2019 Community Garden – The annual Community Garden Meeting was held on April 11th. There has been more garden member turnover than typical, with 3 garden plots (2 single and 1 double plot) still to be filled.

Recreation Division Report –

The department has 23 programs starting in May including: Horseback Riding, Middle Eastern Dance, Tae kwon Do, Babysitters Training, Tree Climbing, Firefighters Are Your Friends, Track Invite, Container Gardening, Healthy Family Living, Learn to Sew, PULSE, TRX, Youth & Little Tykes Martial Arts, GLOW Walk, Cupcake Decorating, Guided Meditation, Stop the Bleed Class, Learn, Burn & Build Self Defense, Miss Julie's Music Fun, Music Fun for Families, Music Fun for Babies, Daytime Adult Golf Lessons, Night T-ball. Programs cancelled due to low enrollment: Music Fun for Babies and Learn to Sew.

Upcoming events include the following:

Night T-Ball Coaches Meeting: Will be held on Thursday, May 16th. To date we have 92 Jr. T-ball participants with 18 coaches and 96 Sr. T-ball participants with 11 coaches signed up. Night T-ball will begin on May 28/30.

Track Invite: Along with our 94 Track Program participants, we have another 21 signed up plus the St. Boniface track team who will participate in this invite held at the GHS Track on Saturday, May 18th.

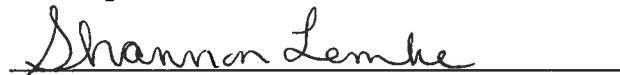
Highway Garage Field Trip: To be held on Friday, June 7th from 10:00 – 11:00 a.m. at DPW. Kids and parents will see all the trucks that are used in the sandbox in their real form.

Safety Town Teen Volunteer Meeting: Meetings has been set for Thursday, June 13th from 5:30 – 6:15 p.m. (returning teens) or 5:30 – 6:30 p.m. (new volunteers) at the Germantown Village Hall.

Movies in the Park: Our first Movies in the Park event of the summer season will be held on Friday, June 14th and will feature the movie Mary Poppins Returns. Our next movie will be on Friday, July 26th featuring the movie Ralph Breaks the Internet and will be held in conjunction with our Family Campout at Kinderberg Park. Back by popular demand, we will have face painting and balloon animals done by the clowns Cuddles & Billy.

X. ANNOUNCEMENTS OF PUBLIC INTEREST: The next meeting is scheduled at 5:30 p.m. on June 19, 2019.

XI. ADJOURNMENT: There being no further business, the meeting was adjourned at 6:40 p.m.



Shannon Lemke

Park & Recreation Secretary

**FACILITY USAGE AGREEMENT
BETWEEN THE VILLAGE OF GERMANTOWN
AND THE
GERMANTOWN SCHOOL DISTRICT**

The Village of Germantown ("the Village"), a Wisconsin Municipal Corporation represented by its Village Board of Trustees ("Village Board") and the Germantown School District ("the District"), a Wisconsin Public School District represented by the authority of the Germantown School District Board of Education ("School Board"), collectively referred to as "the Parties", hereby enter into an Intergovernmental Agreement to serve their common interests and that of the community pursuant to the authority provided for in Section 66.0301, Wis. Stats., as set forth below.

WHEREAS, the Village operates several community programs for its residents and the District school buildings and school grounds contain facilities (the "Facilities") suitable for use as sites for many of these Village programs; and

WHEREAS, the parties have previously been party to an Intergovernmental Agreement for the shared use of District facilities, the most recent of which expired on August 31, 2018 and the Parties wish to renew that relationship;

NOW, THEREFORE, in consideration of the mutual obligations and promises set forth in this Agreement, the Parties agree as follows:

1. **Purpose.** The Village may make reasonable use of the Facilities for its educational and recreational programming in such a manner and under such time terms as described in this Agreement. All programming shall be lawful, consistent with the legal obligations and limitations applicable to either governmental entity, including but not limited to the maintenance of safety and security in school facilities, respect for constitutional obligations of each Party, and consistent with the District's established rules and regulations governing the use of its Facilities for, among other purposes, compliance with insurance requirements.
2. **Right of Usage.** The Village is permitted nonexclusive use of the Facilities for its programming needs. Given the nature of the programming, the volume of usage it involves, the recurring nature of said programs, and the Parties interest in avoiding conflicts with other Facilities usage requests, the Village shall communicate its Facilities needs to the District for each period of programming at the earliest possible time after such programming schedule is established and the Village has engaged in efforts to communicate programs to the public, but in no event later than the following dates:

For Programming that takes place during
the school year (August 25 to June 15)

By June 30

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For programming during the Summer

By April 1

The Village's schedule of activities and events presented to the District under this section shall include (a) start date/end date of the program/event; (b) a brief description of the program/event; (c) the Facilities required for the program/event; (d) the approximate number of hours the program/event will require Facilities during the duration period of the program/event identified by the Village. The District shall notify the Village within 5 business days of its receipt of a schedule of any known conflicts for Facilities usage requests and the Parties shall work in good faith together to identify suitable alternatives if appropriate.

3. **Compliance with Policies.** The Village acknowledges that the Facilities are governed by District policies enacted by the School Board and amended by the School Board from time to time. Such policies are available at the District's website or by request from District officials. To the extent that they are applicable to third-party users of the Facilities, the Village is responsible for compliance with those policies, except as provided herein to the extent the terms of this Agreement are in conflict with policy.
4. **Term of Agreement:** This Agreement shall commence with the beginning of Programs scheduled by the Village to begin on or after May 15, 2019, except as provided in Paragraph 5. This Agreement shall continue for a period of two (2) years through the conclusion of the Summer programs of the Summer of 2021.

All programs currently operating or that will start prior to that date shall be governed by the terms of the Parties agreement which expired August 31, 2018, but which has continued to be and shall continue to be the Agreement governing the Parties relationship relative to the subject matter herein until such time as this Agreement takes effect.

5. **Fees Associated with Programming and Usage:** This Agreement shall govern the payment and assessment of facilities and program fees pertaining to the Village programming which will utilize the Facilities and shall first apply to programs that begin on or after August 31, 2019. All fee rates based on District policy fee schedule for Priority 4 users. The current fee schedule is attached hereto as Addendum A, which shall apply for the term of this Agreement.
 - a. **Standard Usage Fees:** The Village shall be permitted to use the Facilities as otherwise described in this agreement and District policy, at a rate of 75% of the applicable published rate for the particular room per hour.

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- b. Facilities fee for Village Kids Klub programs, including the school year and summer programs. The Village shall be charged a fee based on the applicable board approved fee schedule, with the following discounts:

<i>Programs beginning on or after May 15, 2019 but before May 15, 2020</i>	At a rate of 50% of the applicable hourly rate under the Fee Schedule
<i>Programs beginning on or after May 15, 2020</i>	At a rate of 75% of the applicable hourly rate under the Fee Schedule

- c. Program Fees: The Village may set participant or user fees for its programs as it deems appropriate. Nothing in this Agreement shall restrict or otherwise govern the manner in which such fees are established, except that the Village agrees to permit all School District residents the right to participate in programs governed by this Agreement at the same rate as Village of Germantown residents.
- d. Excluded Facilities: Any facility subject to state or federal grant-based or other limitations regarding the District's authority to assess a user fee shall be subject to the fees described herein only to the extent permissible by such limitations. All other provisions of this Agreement shall apply. At the time of the execution of this Agreement, this provision applies to the District's tennis courts constructed with Federal Land & Water Conservation Fund grant monies.
- e. Fee Waivers: The Board may grant a fee waiver or fee reduction for programs directly related to school services.
- f. Assessed Fee Parity: If another organization uses District facilities for a program comparable to one offered by the Village, the District will not assess the Village a higher fee than that assessed to the other organization.

6. **Capital Fund:** The Village has maintained a non-lapsing facilities fund for use in funding capital improvements of the Facilities. All such funds shall be transferred to the District within 30 days of execution of this Agreement. The District shall utilize said funds to pay for planned and appropriate improvements or repairs to the Facilities. No further such fund shall be maintained by the Village and no additional contribution to any Facilities capital funds shall be required of the Village.

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7. **Schedule of Payments:** The Village shall remit payment to the District no more than 30 days following the end of each program or activity that used the Facilities. For programs that are ongoing programs throughout the school year, payment shall be remitted within 30 days of the conclusion of each term (semester or summer) of the school calendar.
8. **Tracking of Hours of Usage:** The Village shall track the number of hours its uses the Facilities for each program and shall, as soon as practicable, inform the District of any discrepancy between the anticipated number of hours of usage in the initial schedule provided to the District as described in Section 2, above.
9. **Facilities Security Measures:** The Village shall comply with all security measures put in place by the District to control and monitor access to school Facilities as per Board policy. The District Administration shall coordinate with Village representatives to develop procedures for Village programming to assure compliance with such security and/or safety measures. Such measures may include access screening, background checks, limited building access points, mandatory check-in/check-out procedures, or other such measures implemented by the District.
10. **Insurance:** The Village shall maintain fire and extended liability insurance, and other risk insurance as required by Village policy or School Board policy and shall provide the District with a certificate of insurance showing the level of coverage and expressly providing the Village with coverage for occurrences in or at the Facilities during the Village's use for its programs/events.
11. **Maintenance, Repairs, Damage:** The District shall maintain the facilities consistent with its own standards of maintenance. The Village shall record the condition of the Facilities being used prior to each period of usage and report any damage or excessive wear and tear observed, whether prior to usage or in the course of its usage, as soon as practicable to do so. The Village shall return the Facilities in the same condition it found them, subject to normal wear and tear associated with the permissible activity, including without limitation the clean-up of any activity, the collection and disposal of all waste generated by or due to the activity, and the return of any equipment or furniture to its position prior to the Village's use. The Village shall notify the District immediately in the event the Village becomes aware of any equipment or furniture that needs repair/replacement or is unsafe.
12. **Damage, Destruction, Force Majeure:** In the event any of the Facilities shall be damaged, destroyed, or otherwise unusable, in whole or part, due to fire, natural disaster, or other force outside the control of the District, the District may either cancel the permitted usage of the program/event scheduled for the affected space; or may provide suitable alternative facilities. The District will promptly determine whether, and if so on

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what schedule, any such damaged Facilities will be repaired and returned to service. The District shall not be responsible for any damages to the Village or to its users for the loss of suitable Facilities under this paragraph.

13. **Termination**: Either party may terminate this agreement upon the breach of the other provided that the non-breaching party provides a notice of the breach and at least 30 days to cure the breach. If the breach was not the result of an intentionally wrongful act or omission of the breaching party and the breach or failure cannot be cured using commercially reasonable and diligent efforts within such 30-day period but could, with additional time, be cured using commercially reasonable and diligent efforts, such 30-day cure period shall be extended for the period reasonably necessary to cure if (and for such period as) (i) the breaching party uses commercially reasonable and diligent efforts during such 30-day period; (ii) the breaching party continues to use all commercially reasonable and diligent efforts to cure after such 30-day period; and (iii) such efforts are adequate to ensure a cure. If after 30 days either the breach is not cured or the breaching party has not made good faith efforts to cure the breach, the non-breaching party may immediately terminate the Agreement. If the breaching party is making good faith efforts to remedy the breach, but has not done so after 30 days-notice, the non-breaching party may terminate this agreement on a date certain by providing a notice of termination no fewer than 30 days from the stated date of termination.

If no agreement extending the Term of this Agreement has been reached by its expiration, the Parties shall continue to operate under the Terms as exist at the time of expiration except that the then-current fee schedule adopted by the School District shall apply to all new programs/events scheduled.

14. **Indemnification**. The School District and the Village each agree to defend, indemnify, and hold harmless the other parties' employees, officers, directors, agents, and authorized representatives from and against any and all claims, demands, suits, losses, damages, expenses, obligations, judgments, or other forms of liability to third parties, actual or claimed arising out of (i) the indemnifying party's breach of its representations, warranties, and agreements herein; (ii) any injury to property or persons occurring or allegedly occurring in connection with the negligence or intentionally wrongful act or omission of the indemnifying party or its employees, officers, directors, contractors, and authorized representatives or guests, invitees of any kind with respect to the Facilities; or (iii) any damage or harm to the Facilities, the School District's land, buildings, parking lots, sidewalks or to third parties as a result of the indemnifying party.
15. **Assignment**. The School District shall have the right at any time during the Term to sell or convey the Facilities, or to assign its rights, title and interest under this Agreement in whole or in part. In the event of any such sale or assignment, the School District shall be

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relieved from and after the date of such transfer or assignment of any further obligations under this Agreement as to such Facilities, except as to those which have arisen prior to such assignment or transfer.

16. **Relationship of Parties.** This agreement does not create the relationship of principal and agent, or of partnership or joint venture, or of any association or relationship between the parties, including as to any program or event which uses the Facilities under the terms of this Agreement.
17. **Entire Agreement.** This Agreement constitutes the entire agreement between the Parties and supersedes any prior understandings, agreements, or representations by or between the Parties, written or oral, to the extent they relate in any way to the subject matter hereof. This Agreement shall be deemed to amend and restate any prior written agreements relating to the Facilities. This Agreement shall not be modified, amended, or supplemented in any manner, except by an instrument in writing executed by the Parties.
18. **Notices.** All notices, requests, demands, claims, and other communications hereunder shall be in writing. Any notice, request, demand, claim, or other communication hereunder shall be deemed duly given when sent via certified mail or hand delivered and addressed to and delivered to the following:

If to the Village:

Village of Germantown
Attn: Village Administrator
N112 W17001 Mequon Road
Germantown, WI 53022-0337

If to the School District:

Germantown School District
District Administrative Offices
Attn: District Administrator
N104 W13840 Donges Bay Road
Germantown, WI 53022-4499

Other forms of communication may constitute notice provided that the designated recipient of such notice actually receives said notice, which shall be determined by affirmative acknowledgement. Such notice may include by e-mail, fax, courier, or other such method.

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19. **Governing Law.** This Agreement shall be governed by and construed in accordance with the laws of the Wisconsin, without giving effect to any choice or conflict of law provision or rule.
20. **Waivers.** No waiver by any Party of any default, misrepresentation, or breach of warranty or covenant hereunder, whether intentional or not, shall be deemed to extend to any prior or subsequent default, misrepresentation, or breach of warranty or covenant hereunder or affect in any way any rights arising by virtue of any prior or subsequent such occurrence.
21. **Construction.** The Parties have participated jointly in the negotiation and drafting of this Agreement. In the event an ambiguity or question of intent or interpretation arises, this Agreement shall be construed as if drafted jointly by the Parties and no presumption or burden of proof shall arise favoring or disfavoring any Party by virtue of the authorship of any of the provisions of this Agreement.
22. **Counterparts.** This Agreement may be executed in two or more counterparts, each of which shall be deemed an original but all of which together will constitute one and the same instrument.
23. **Force Majeure.** If either party is prevented from carrying out its obligations under this Agreement by events beyond its reasonable control, including acts or omissions of the other party, acts of God or of government not a party to this Agreement, natural disasters or storms, fire, act of terrorism, explosion, riot, war, political strike, labor disputes, failure or delay of third party transportation, or the availability of raw materials, then such party's performance of its obligations hereunder shall be excused during the period of such event and the time for performance of such obligations shall be automatically extended by the same period.

IN WITNESS WHEREOF, the Village and School District have entered into this Agreement as of the date set forth above.

VILLAGE OF GERMANTOWN

GERMANTOWN SCHOOL DISTRICT

Village President

President

**Intergovernmental Agreement
Village of Germantown
Facilities Usage**

Village Clerk (Attest)

Clerk (Attest)

Park & Recreation Director

Superintendent

Park & Recreation Commission Chair

Village Attorney (As to Form)

ADDENDUM A
Current Fee Schedule



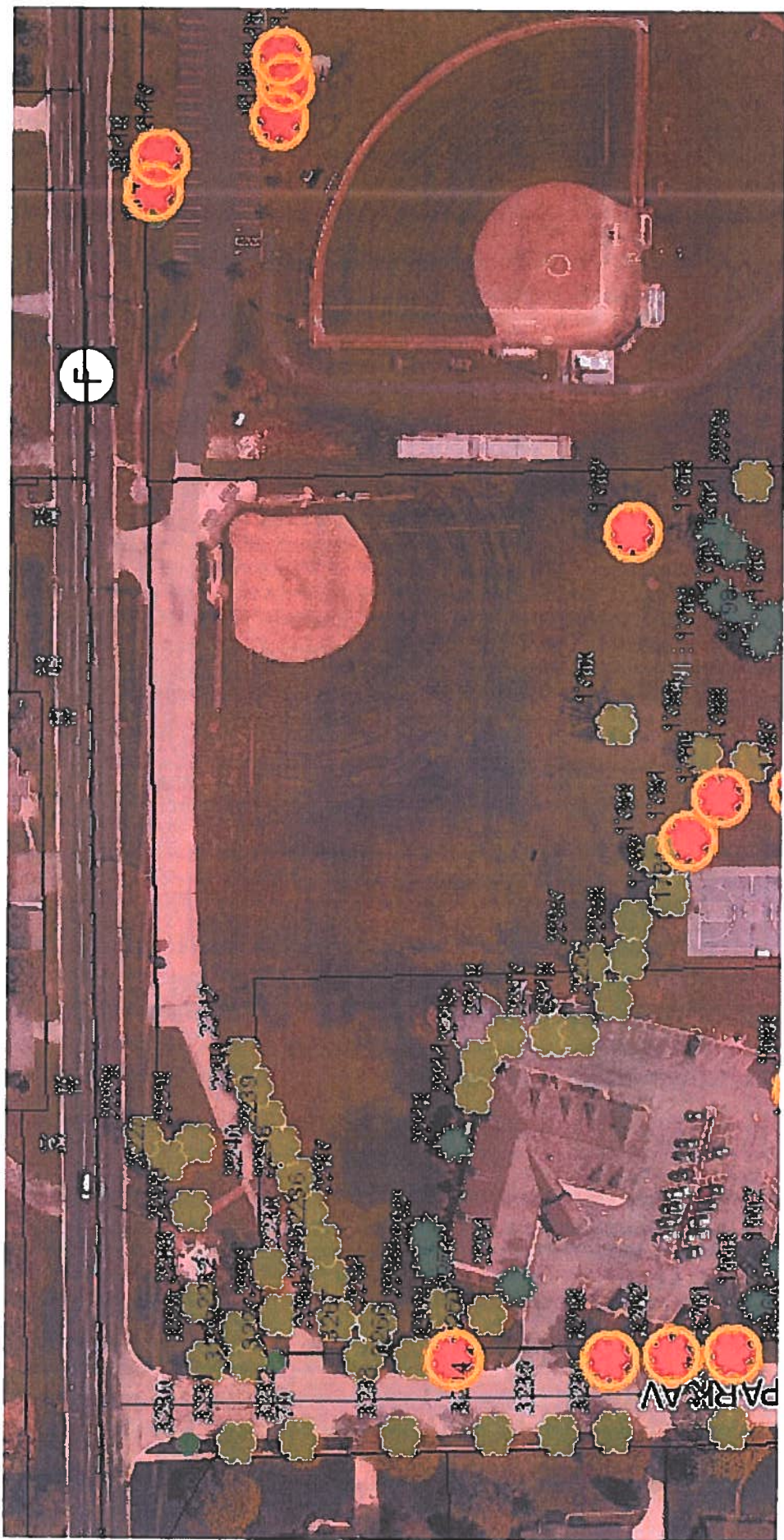
2019 EAB Treatment – Alt Bauer Park (north) (2) Trees



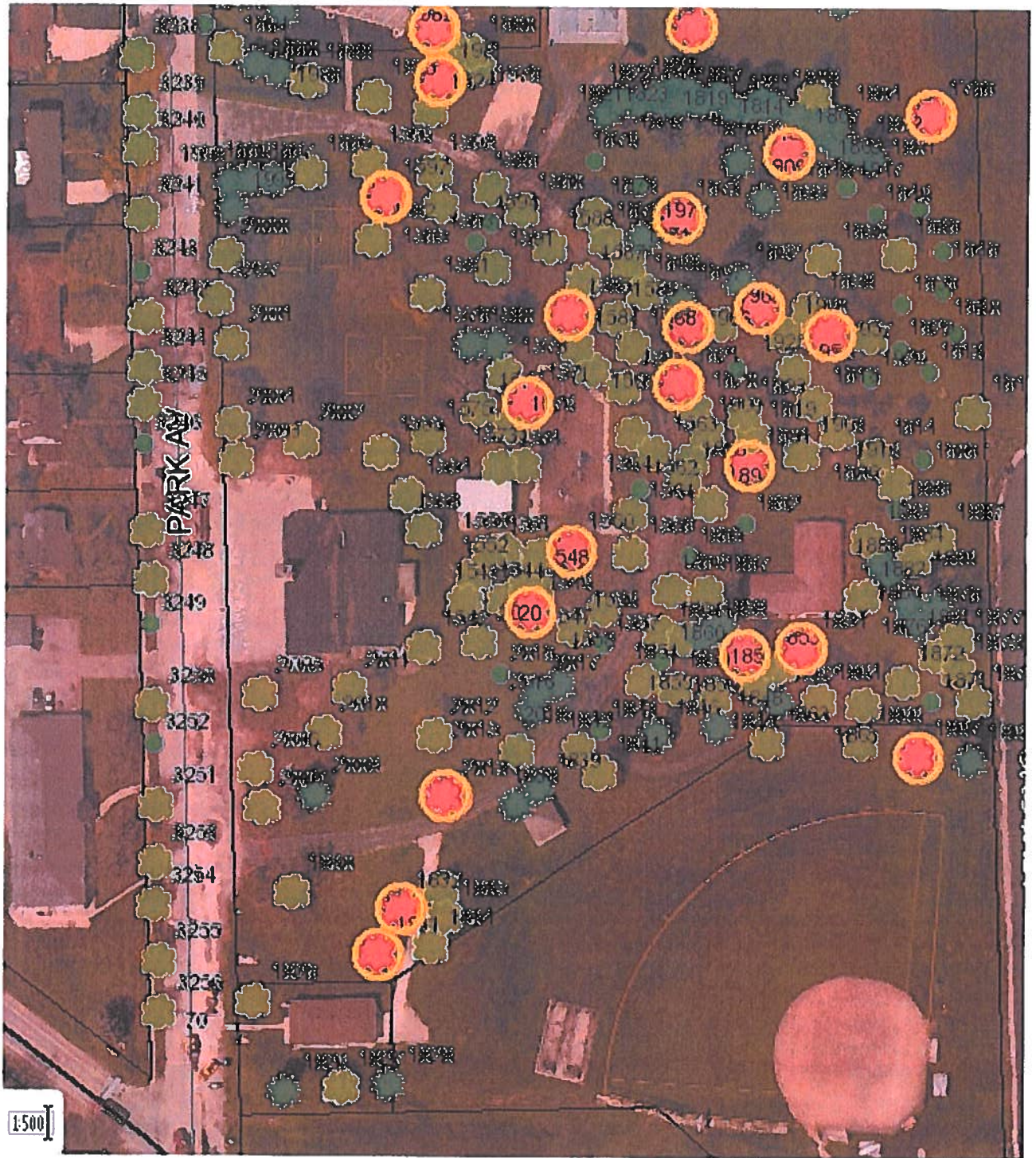
2019 EAB Treatment – Division Road & Waterway (9) Trees



2019 EAB Treatment – Alt Bauer Park (South) (14) Trees



2019 EAB Treatment – Fireman's Park (North) & Senior Center (12) Trees



2019 EAB Treatment – Fireman's Park (South) (22) Trees

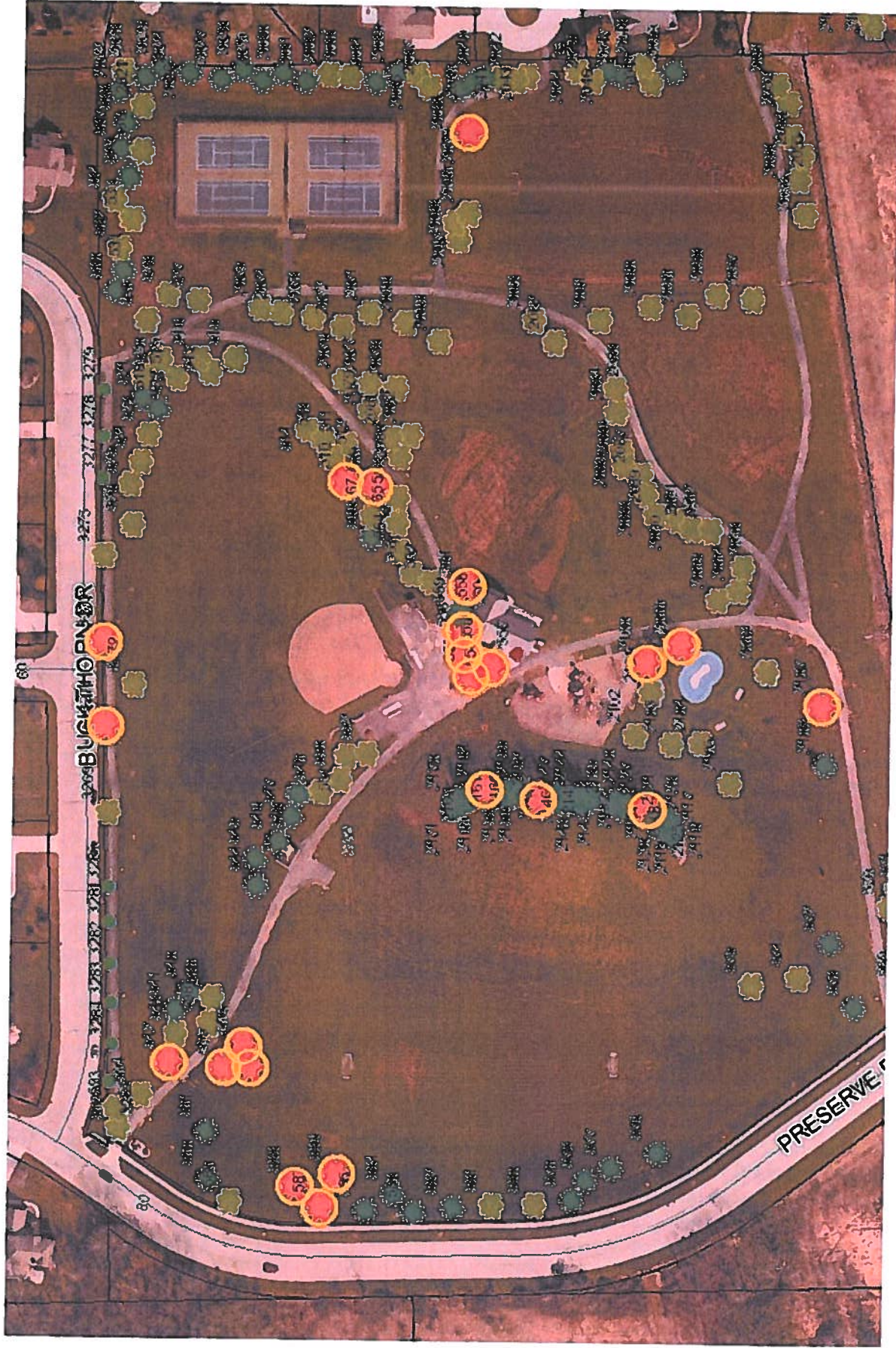




2019 EAB Treatment – Haupt Strasse Park (14) Trees



2019 EAB Treatment – Kinderberg (East) (3) trees



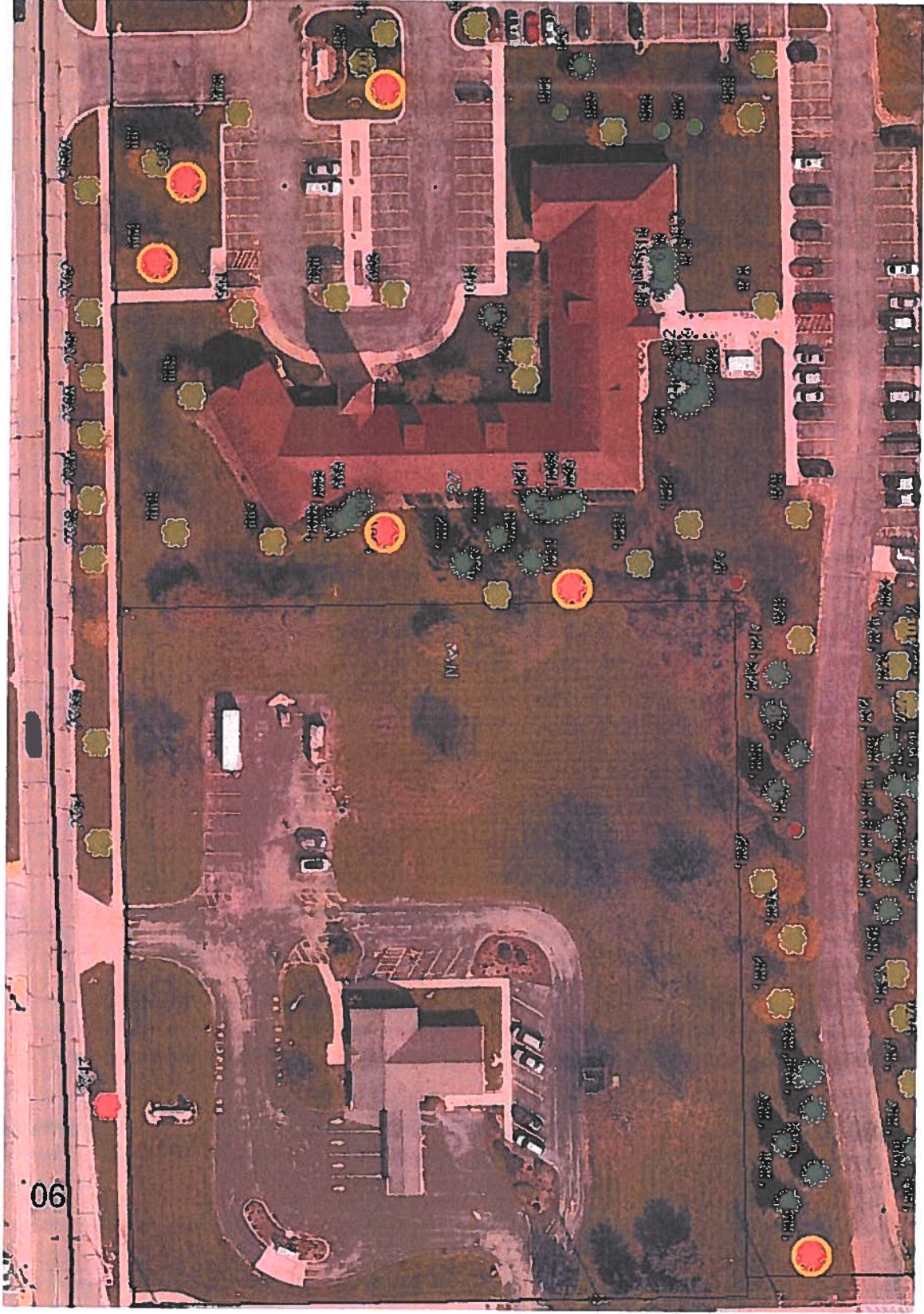
2019 EAB Treatment – Kinderberg Park (West) (23) Trees



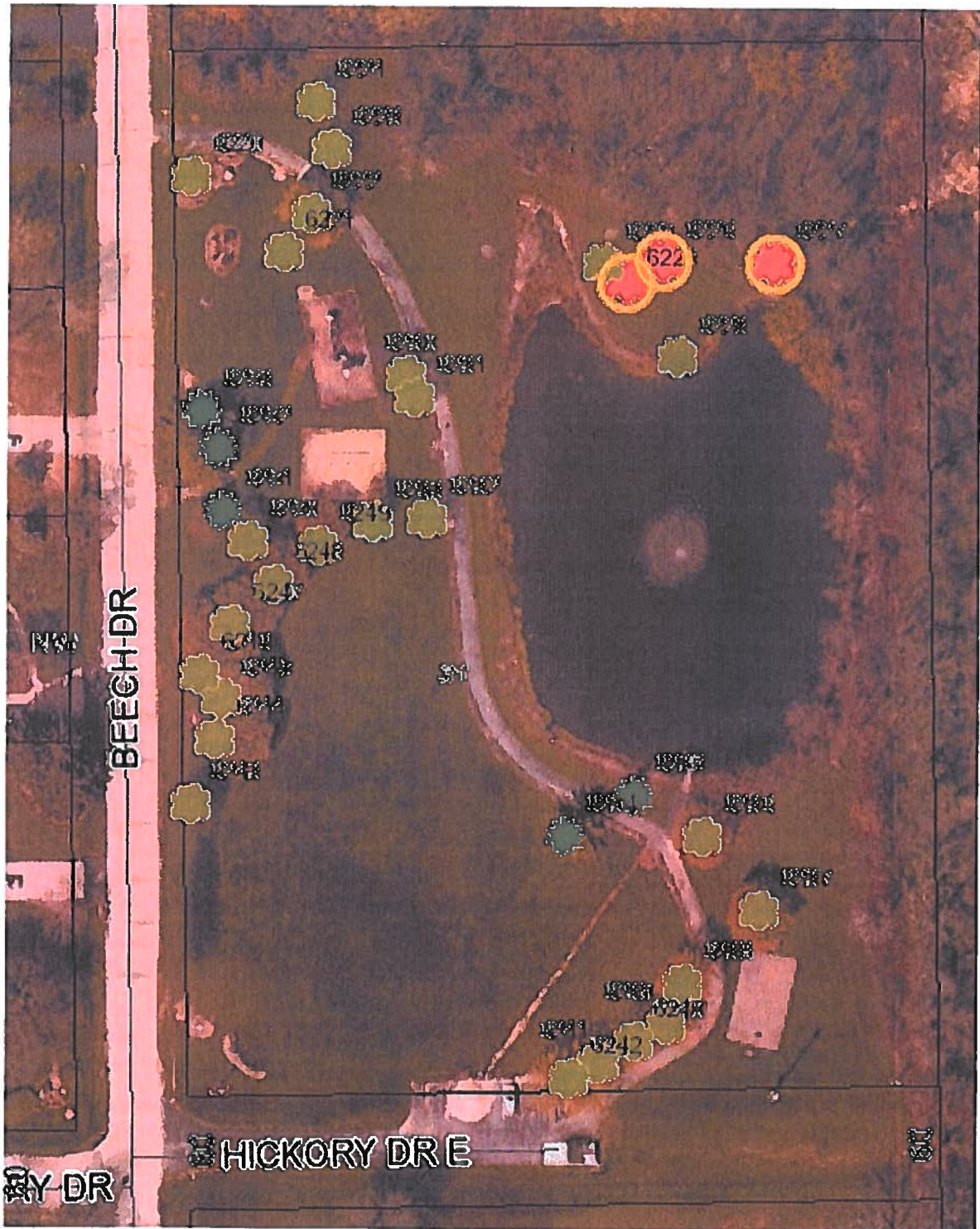
2019 EAB Treatment – Library/Police Dept. (14) Trees



2019 EAB Treatment – Spassland Park (21) Trees



2019 EAB Treatment – Village Hall (6) Trees



2019 EAB Treatment – Weidenbach Park (3) Trees

BUSINESS OF THE VILLAGE BOARD GERMANTOWN, WI

MEETING DATE: June 17, 2019

AGENDA ITEM: Public Hearing **[REZONING]**

ITEM TITLE: Irene & Frank Blau, Jr., Property Owners; W148 N12297 Pleasant View Drive (Parcel GTNV#143-990); Historic District (HD) Overlay Zoning Designation

SUBMITTED BY: Jeffrey W. Retzlaff, Director, Community Development Department

SUMMARY EXPLANATION:

Irene & Frank Blau, Jr. are seeking approval of the Village's historic district designation for the existing farmhouse located at W148 N12297 Pleasant View Drive. The property is zoned Rs-2: Single-family and the 2020 Land Use Plan map designation for this parcel is "Rural Residential".

Because the Historic Preservation Commission (HPC) has not yet acted on the application, the Plan Commission held a similar hearing but tabled action pending action by the HPC. Since the public hearing notices have already been published, the VB is asked to hold the hearing, receive public comment, and table action.

Historic Designation applications are part of an overall voluntary program as set forth in Section 26 of the Village Code. Once designated, the regulations in Section 26 limit the type and amount of future improvements to designated structures without meeting certain guidelines intended to protect and preserve historical character.

PLAN COMMISSION RECOMMENDATION:

TABLE action on the requested Historic Designation for the Irene and Frank Blau, Jr. farmhouse (former Friedrich Groth farm) located at W148 N12297 Pleasant View Drive until such time as a recommendation on the application has been provided by the Village's Historic Preservation Commission.

HISTORIC DESIGNATION APPLICATION

6/10/19 Plan Commission Meeting

Friedrich Groth Farm / Irene & Frank Blau, Jr.

Village Planner Report

Germantown, Wisconsin

Summary

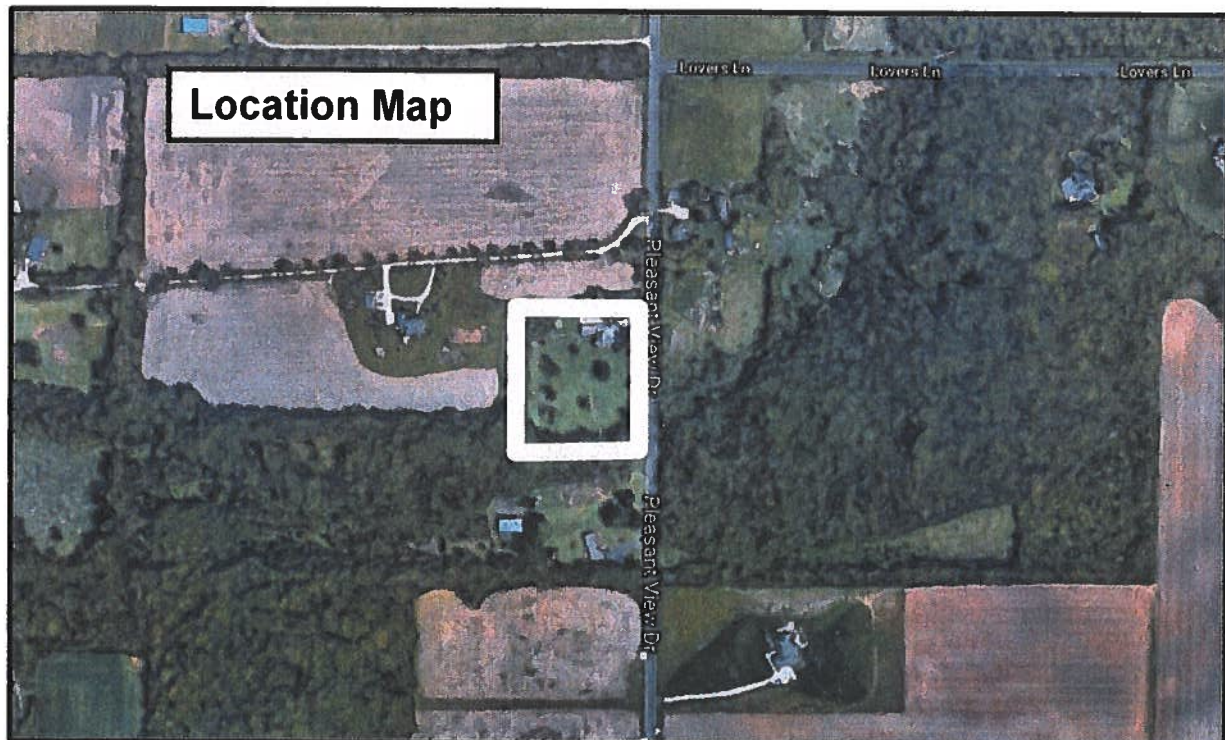
Irene & Frank Blau, Jr. property owners, are seeking approval of the Village's Historic Designation for the (former Friedrich Groth) farmhouse located at W148 N12297 Pleasant View Drive.

Location: W148 N12297 Pleasant View Drive

**Owner/
Applicant:** Irene & Frank Blau, Jr.
W148 N12297 Pleasant View Drive
Germantown, WI

Current Zoning: Rs-2: Single-Family

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

Irene & Frank Blau, Jr. property owners, are seeking approval of the Village's Historic Designation for the (former Friedrich Groth) farmhouse located at W148 N12297 Pleasant View Drive. As required, the owners have provided a detailed history of the property along with their application (attached). Please note: this property was added to the National Register of Historic Places in 1999 (one of only three such properties in the Village of Germantown and one of only 26 properties in all of Washington County, WI).

As required, other Village Departments have been provided a copy of the application for review and comment. Of the responses to date, all departments have expressed their support for the Historical Designation request. However, the Historic Preservation Commission (HPC) has NOT yet acted on the application. According to the procedural requirements of Section 26.06(1), Plan Commission action and recommendation to the Village Board is required within (30) days after HPC action.

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

Village Planner Recommendation

TABLE action on the requested Historic Designation for the Irene and Frank Blau, Jr. farmhouse (former Friedrich Groth farm) located at W148 N12297 Pleasant View Drive until such time as a recommendation on the application has been provided by the Village's Historic Preservation Commission.

MEMORANDUM

TO: Mark Schroeder, Park & Recreation Director

FROM: Jeff Retzlaff, Village Planner

DATE: June 14, 2019

RE: Plan Commission Staff Review for – July 8, 2019

Please review the attached application for Historic Designation and provide your written comments to the Planning Department no later than June 28, 2019. Your comments are important and will be incorporated into the staff report prepared for the Plan Commission. If you have any specific questions or concerns, feel free to contact the applicant, Jeff Retzlaff at Extension #4757 or Emily Zandt at Extension #4734 or E-Mail at jretzlaff@village.germantown.wi.us or ezandt@village.germantown.wi.us.

1. Irene Blau – W148 N12297 Pleasant View Drive. Application for Historic Designation.



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

Irene Blau

PHONE 262-251-6378

2. PROPERTY OWNER

Mr. & Mrs. Frank J. Blau, Jr.

PHONE 262-251-6378

3. PROPERTY ADDRESS

W148N12297 Pleasant View Drive

4. TAX KEY NUMBER

143990

5. PROPERTY HISTORY

HISTORIC NAME OF PROPERTY

Friedrich Groth Farm

DATE BUILT

~1860

ARCHITECT / BUILDER

Friedrich Groth & his family

SOURCE OF THIS INFORMATION

Washington County Records

Verbal history from descendents of the Groth family

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

6. PURPOSE OF APPLICATION

BRIEFLY DESCRIBE THE REASON FOR YOUR REQUEST

We have lived in this field and quarry stone farm house for over 50 years. During that time we have spent much time appropriately restoring the property and enjoying the long history which began with the original land tract sales of the Wisconsin territory in 1838.



RECEIVED

MAY 1 2019

**VILLAGE OF GERMANTOWN
CLERK'S OFFICE**

7. HISTORIC SIGNIFICANCE OF PROPERTY

CHOOSE ONE OR MORE OF THE FOLLOWING.

- ☒ 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.
- ☐ THIS PROPERTY IS ARCHITECTURALLY OR ARTISTICALLY SIGNIFICANT.

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

The Groth family arrived in America with the immigrants and Pastor that would establish the first Lutheran Church in Wisconsin, Trinity Lutheran in what would become known as Freistadt. The immigrants were a large enough group, with enough demand for adjacent land tracts, that they needed to settle this far north of Milwaukee. They came north on the Military Road and platted farms and a community on the north & south sides of what would become Freistadt Road.

8. DOCUMENTATION

PLEASE CHECK ONE OR MORE OF THE FOLLOWING:

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

BRIEFLY DESCRIBE. ATTACH ADDITIONAL PAGES AS NECESSARY.

The farm house was restored in 1975 to its original style with second floor rooms added and the a new basement foundation was installed. An addition to the summer kitchen was added in 1980 with careful consideration to make it fit with the historic property.

9. ALTERATIONS / ADDITIONS TO PROPERTY

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

The summer kitchen addition was carefully designed to protect the historic integrity of the original house. The sun room (west end) roof was extended west from the main house and a family room was added. The summer kitchen was also a western extension of the house. The summer kitchen expansion included room for a laundry and additional garage/storage space.

10. SIGNATURES

APPLICANT

DATE

OWNER

DATE

**Additional
Information
Taken from
Friedrich Groth House
Application for a
National Register of
Historic Places
designation.**

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 1 Friedrich Groth House, Germantown, Washington County.

Introduction:

The Friedrich Groth House is a one-and-one-half story, side-gabled cottage in a traditional vernacular form with slight Greek revival influences. The building, constructed in 1860, has load-bearing coursed limestone walls, a low fieldstone foundation, and a center entry with sidelights flanked with two bays on either side. Unoccupied and used only for storage for over fifty years, between 1890 and 1942, the house was altered during the course of its rehabilitation, and has been occupied as a home since that time. Although the 1942 alterations and two subsequent additions to the rear of the property have altered some aspects of the property's exterior appearance, the building retains sufficient integrity to effectively represent its history as a typical domestic building constructed by inhabitants of the Freistadt Prussian community during its period of adaptation to their Wisconsin settlement.

Physical Context:

The Groth property is located approximately 20 miles northwest of Milwaukee, in an area historically dominated by farms but increasingly becoming developed for suburban housing as a result of its proximity to primary auto corridors leading to Milwaukee. The terrain in the vicinity tends to rolling hills and second-growth timber, with swamps and marshes historically predominating in lower areas, although many of these have been drained. One such marsh lies approximately one-half mile north of the Groth house, creating a physical barrier between Freistadt and the similar unincorporated community of Kirchayn, located approximately one and one-half mile northwest of this marsh. As a result, this marsh served as the historic northern boundary of the settlement associated with the Freistadt community.

The community of Freistadt is centered around the historic Trinity Lutheran Church, located approximately one-half mile south and two and one-half miles east of the Groth house. The church is adjoined by two cemeteries and an elementary school; the church complex is adjoined to the north and east by a small collection of mid-to late nineteenth century commercial and residential buildings. The balance of the area historically associated with the Freistadt community consists of historic-era and non-historic residences along approximately ten miles of roads in an area of approximately seven square miles. The growth of the historic community was limited to this area by marshes approximately one mile east and one mile south of the church, as well as by the marsh to the north mentioned previously. Thus the Groth house lies within the historic boundaries of the community of Freistadt. The historic community of South Germantown, a later settlement developed around a railroad station, lies approximately one mile southwest of the Groth house.

The Groth house sits on a five acre parcel, a remnant of the 120-acre farm historically associated with the property. The parcel is adjoined to the west by undeveloped lands, to the east by the public road, and to the north by a narrow driveway and row of brush screening the property from a non-historic residence located immediately north of the house. The southern border of the property is marked by a branch of the Menominee River, a waterway which commences near the Groth property and flows approximately east-west across the parcel before turning south and ultimately east, emptying into Lake Michigan in downtown Milwaukee. The balance of the parcel between the river and the house consists of an open meadow, which is unimproved with the exception of modest landscape features.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7

Page 2

Friedrich Groth House, Germantown, Washington County.

General Features:

The house consists of two parts: the historic building, which constitutes the primary visual facade of the building, and two 1968 additions to the rear of the building, which include residential and garage space. Although the additions are sizable, they are distinct from the historic building in terms of materials and design; they are also clearly subordinate in design to the historic building and do not impact the appearance of the primary historic facade. As a result, the additions have little impact on the historic building's ability to represent its area of historic significance.

The historic building has undergone alterations to its primary and side facades, almost all of which date from 1942 and are the result of the building's rehabilitation as a residence after over fifty years of vacancy. As may be expected, the house's six-over-six double-hung windows are replacements of the original sash, which are likely to have been completely deteriorated as a result of the years of disuse. The sash match closely to the likely historic appearance of the windows. The building's low foundation is of fieldstone; the walls, which are unaltered, consist of load-bearing stone anchored in two locations by S-shaped wrought iron ties. The primary, south-facing facade and the east-facing facade, which adjoined the historic driveway, are constructed of roughly coursed limestone in heavy mortar beds; the west-facing facade consists of rough courses of limestone and fieldstone, the latter of which appears to primarily consist of dark granites which match those in the foundation. The corners of the building are anchored by larger and more precisely hewed limestone block quoins, and the bays of the south-facing and east-facing facades are surmounted by rectangular blocks of limestone arrayed in a slight arch, in a manner similar to soldiered bricks. All of the bays are original and have not been altered in size or use. The roof of the building consists of cedar shingles, and the roof lines are edged with a simple molded cornice. The gables also have simple molded returns. The features of each facade and of the rear additions are described in greater detail below.

Primary (south-facing) facade:

The building's historic primary facade is oriented to the south and extends perpendicular to the adjoining road, which was developed between 1859 and 1873 from the property's historic driveway. The south-facing orientation resulted from traditional building design norms held by the immigrant community, rather than from the location of the drive or other area access routes. The facade has five bays at the first floor,

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 3 Friedrich Groth House, Germantown, Washington County.

East-facing facade, historic building.

The east-facing facade of the historic building consists of two bays, with two evenly-spaced windows at both the first and second floors. All four windows consist of six-over-six double-hung sash, as described previously; the upper windows are the same width and approximately three-quarters the length of the lower floor windows, which are identical to those on the primary facade. There is no evidence of alteration to these openings; the second floor windows are nearly bisected by the plane of the gable returns. Centered above and between these two bays in the top of the gable is a single semicircular wood ventilator grille cut in a sunburst pattern; this feature is also original to the building. At the north corner of the facade at the first-floor level, one of the quoin blocks bears the legend: "A D / 1860." The cornice, gable returns, and stonework on this facade are identical to those described previously.

West-facing facade, historic building.

The west-facing facade of the historic building is identical in form, quoins and gable returns to the east-facing facade, but differs in some details. The facade consists of three windows of equal size, two at the first floor level and one centered between these two at the second floor, at a slightly higher level than those noted on the east-facing facade. There is no evidence of alteration to the window openings, and there is no evidence of a gable grille such as that described on the east-facing facade. As noted previously, there is some variation in the stone used on this wall, with limestone similar to that noted on the balance of the historic building used in the quoins and in the gable of the facade. A large portion of the lower section of this facade is constructed of limestone interspersed with fieldstone similar to that noted on the foundation level elsewhere. The foundation level at this facade is predominately obscured by the sloping grade and by a pair of cellar doors set into the ground directly below and slightly off-center to the south from the facade's gable.

Kitchen Ell, rear of historic building.

The house's kitchen ell is at present used in part as a hyphen between the historic building and the additions. The ell is constructed of a liberally-mortared combination of limestone and fieldstone similar to that described on the west-facing facade. This ell has two extant walls, the east-facing wall having collapsed unexpectedly during construction of the rear additions. The west-facing facade of the ell has a paired set fixed multi-light windows, which date from 1942, while the north-facing facade has no features and is visible as a portion of the north-facing facade of the building. Although this ell has undergone substantial alterations, these alterations are not visible from the primary facades and have little relative impact on the historic building's integrity.

Rear additions:

Unlike many non-historic additions, which often obscure, overwhelm or visually compete with the historic building, the rear additions to the Groth house were designed and constructed in a manner that differentiates the non-historic building from the historic building, subordinates the additions to the historically significant feature, and maintains as much of the historic materials as possible while endeavoring to visually complement the historic features. The additions are sheathed in board-and-batten siding; they also have a lower profile than and differing facade lines from the historic house's facades.

The eastern addition was constructed to provide additional living space, and extends from the driveway

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7

Page 4

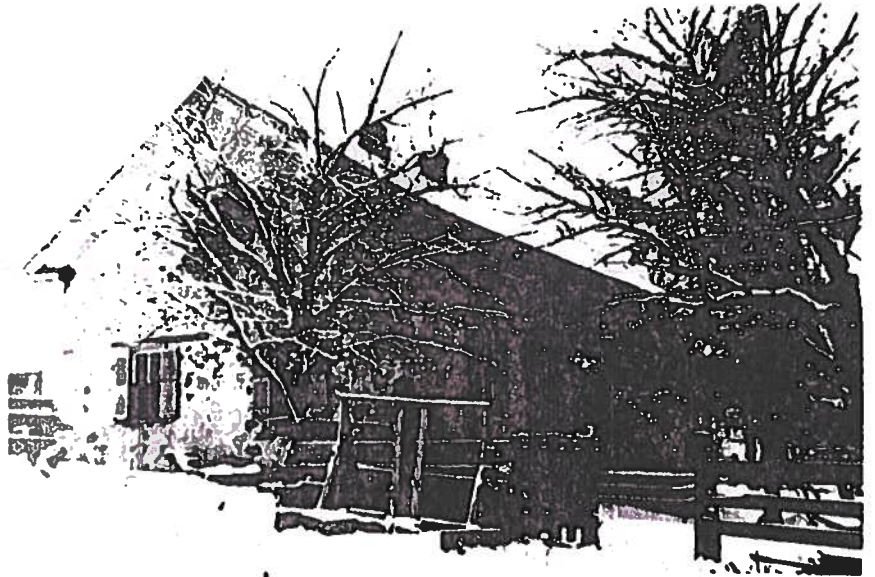
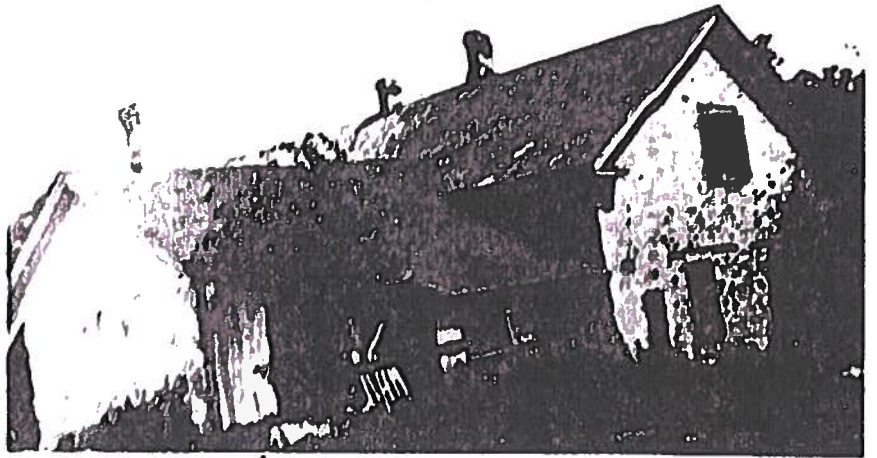
Friedrich Groth House, Germantown, Washington County.

and side yard to the former kitchen ell and from the rear facade of the main block of the historic building to a few feet beyond the plane of the rear of the kitchen ell. The east-facing facade of the addition, the mass of which is inset from the facade line of the historic building under an open porch, has plain square posts; a single door in a plain surround; a paired set of multi-light double-hung windows in a plain shared surround, and three singly-spaced board-and-batten gables on a cedar shingle roof. On the north-facing facade of the building, the north-facing facade of this residential addition, which has a gabled form and board-and-batten siding with three double-hung windows, adjoins the rear facade of the kitchen ell, described previously. On the west side of this kitchen ell is a similar addition, constructed as a garage and also having board-and-batten siding and square posts, with one pedestrian door and two overhead garage doors. The west-facing facade of this addition has no features with the exception of a plain wood door. The south-facing facade of this addition has two evenly-spaced double-hung multi-light windows and is stepped back near the facade's intersection with the historic building in order to maintain the integrity of the historic facade and the kitchen ell, which looks as a result onto a small courtyard area between the garage and the historic building. Although these additions are not historic, they are executed in a manner that minimally impacts the historic character of the building, and do not impair the historic building's ability to represent its historic significance.

Conclusion:

The Friedrich Groth House retains sufficient integrity in its character-defining features to clearly and appropriately represent its history and its area of historic significance. Of the alterations conducted on this building, the 1968 additions have been shown to have relatively little impact on the primary historic facades, being located and designed in a manner that is distinct from, complementary to and visually subordinate to the historic building. Of the alterations required in 1942 to make the building habitable after decades of disuse, most were done in a manner that minimally impacted the historic appearance of the property and did not alter the building's primary fenestration patterns, wall finishes or other details. Although the dormers on the south-facing facade do constitute a more substantial alteration of the building's primary facade, this alteration is considerably less notable than will be evidenced on other contemporary buildings discussed in section 8, below; these also do not substantially impair the Groth House's ability to effectively portray its historic significance. As a result, the Friedrich Groth house may be shown to have a sufficient level of integrity to be determined eligible for the National Register of Historic Places under National Register Criterion A, as discussed below.

Widderich Groth build
186



United States Department of Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900A). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Friedrich Groth House

other names/site number _____

2. Location

street & number N12297 Pleasant View Dr. _____ not for publication

city or town Germantown _____ vicinity

state Wisconsin code WI county Washington code 131 zip code 53022

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this x nomination _____ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property _____ meets _____ does not meet the National Register criteria. I recommend that this property be considered significant _____ nationally _____ statewide _____ locally. (_____ See continuation sheet for additional comments.)

Signature of certifying official/Title

Date

State or Federal agency and bureau

F. Groth House
Name of Property

Washington / Wisconsin
County and State

In my opinion, the property ___meets ___does not meet the National Register criteria.
(___See continuation sheet for additional comments.)

Signature of certifying official/Title

Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

___entered in the National Register.

___See continuation sheet.

___determined eligible for the
National Register.

___See continuation sheet.

___determined not eligible for the
National Register.

___See continuation sheet.

___removed from the National
Register.

___other, (explain:)

Signature of the Keeper

Date of Action

Friedrich Groth House
Name of Property

Washington / Wisconsin
County and State

5. Classification

Ownership of Property within Property

(check as many boxes as apply)

☒ private
☐ public-local
☐ public-state
☐ public-federal

Category of Property

(Check only one box)

☒ building(s)
☐ district
☐ site
☐ structure
☐ object

Number of Resources

(Do not include listed resources within the count)

Contributing	Noncontributing
<u>1</u>	<u>0</u> buildings
<u> </u>	<u>0</u> sites
<u> </u>	<u>0</u> structures
<u> </u>	<u>0</u> objects
<u> </u>	<u>0</u> Total

Name of related multiple property listing

(Enter "N/A" if property is not part of a multiple property listing.)

n/a

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions

(Enter categories from instructions)

DOMESTIC: single dwelling

Current Functions

(Enter categories from instructions)

DOMESTIC: Single dwelling

7. Description

Architectural Classification

(Enter categories from instructions)

OTHER: double-pile cottage

Materials

(Enter categories from instructions)

foundation STONE:fieldstone
walls STONE:Limestone

roof wood
other _____

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

Friedrich Groth House
Name of Property

Washington / Wisconsin
County and State

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for the National Register listing.)

☒ **A** Property is associated with events that have made a significant contribution to the broad patterns of our history.

☐ **B** Property is associated with the lives of persons significant in our past.

☐ **C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.

☐ **D** Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

☐ **A** owned by a religious institution or used for religious purposes.

☐ **B** removed from its original location.

☐ **C** a birthplace or grave.

☐ **D** a cemetery.

☐ **E** a reconstructed building, object, or structure.

☐ **F** a commemorative property.

☐ **G** less than 50 years of age or achieved significance within the past 50 years.

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

Areas of Significance

(Enter categories from instructions)

ETHNIC HERITAGE: European

Period of Significance

1860-1890

Significant Dates

1860, 1890

Significant Person

(Complete if Criterion B is marked above)

Cultural Affiliation

Architect/Builder

Friedrich Groth House
Name of Property

Washington / Wisconsin
County and State

9. Major Bibliographic References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous Documentation on File (NPS):

- ☐ preliminary determination of individual listing (36 CFR 67) has been requested
- ☐ previously listed in the National Register
- ☐ previously determined eligible by the National Register
- ☐ designated a National Historic Landmark
- ☐ recorded by Historic American Buildings Survey # _____
- ☐ recorded by Historic American Engineering Record # _____

Primary location of additional data:

- ☒ State Historic Preservation Office
- ☐ Other State Agency
- ☐ Federal Agency
- ☐ Local government
- ☒ University
- ☐ Other
- Name of repository: _____

10. Geographical Data

Acree of Property approximately five acres, more or less

UTM References (Place additional UTM references on a continuation sheet.)

- | | | | | | |
|-------------------------|---------------------------------|------------------------------------|------------------------|----------------------------|-----------------------------|
| 1. <u>11/6/</u>
Zone | <u>14/11/11/8/0/</u>
Easting | <u>14/718/719/510/</u>
Northing | | | |
| | | | Zone | Easting | Northing |
| 2. <u>11/1</u>
Zone | <u>11111111</u>
Easting | <u>11111111</u>
Northing | 4. <u>11/1</u>
Zone | <u>11111111</u>
Easting | <u>11111111</u>
Northing |
| | <u>see continuation sheet</u> | | | | |

Verbal Boundary Description (Describe the boundaries of the property on a continuation sheet)

Boundary Justification (Explain why the boundaries were selected on a continuation sheet)

11. Form Prepared By

name/title Della G. Rucker
organization Rucker Historical Research
street & number P.O. Box 204
city or town Green Bay state WI

date January 19, 1998
telephone 920/432-7044
zip code 54305-0204

Friedrich Groth House
Name of Property

Washington / Wisconsin
County and State

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A USGS map (7.5 or 15 minute series) indicating the property's location.

A sketch map for historic districts and properties having large acreage or numerous resources.

Photographs Representative black and white photographs of the property.

Additional Items (Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of SHPO or FPO.)

name Irene and Frank Blau

street & number N12297 Pleasant View Dr.

telephone 414/251-6378

city or town Germantown state WI zip code 53022

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reduction Projects, (1024-0018), Washington, DC 20503.

Chriatian Groth

b. 28 May 1842

Chriatian purchased 40 acres of land on Saturday, 28 May 1842 identified as SESW in Section 12. The land patent number is 9532 while the BLM database index is WI2650_.479. He was issued the land patent on Thursday, 01 August 1844.

Frederick Groth

b. 15 September 1843

Frederick purchased 80 acres of land on Friday, 15 September 1843 identified as N1/2SW in Section 14. The land patent number is 12344 while the BLM database index is WI2710_.276. He was issued the land patent on Tuesday, 10 September 1844.

Frederick Groth

b. 15 September 1843

Frederick purchased 40 acres of land on Friday, 15 September 1843 identified as NWSE in Section 14. The land patent number is 12344 while the BLM database index is WI2710_.276. He was issued the land patent on Tuesday, 10 September 1844.

Friedrich Groth

b. 29 September 1843

Friedrich purchased 80 acres of land on Friday, 29 September 1843 identified as E1/2NE in Section 11. The land patent number is 12477 while the BLM database index is WI2710_.406. He was issued the land patent on Tuesday, 10 September 1844.

Joachim Groth

b. 25 November 1843

Joachim purchased 40 acres of land on Saturday, 25 November 1843 identified as SESE in Section 02. The land patent number is 13002 while the BLM database index is WI2720_.425. He was issued the land patent on Tuesday, 01 October 1844.

Joachim Groth

b. 01 March 1848

Joachim was issued a land patent on Wednesday, 01 March 1848 for 40 acres identified as SWSW in Section 01. The land patent number is 16554 while the BLM database index is WI2790_.462.

NPS Form 10-900-a
(Rev. 8-86)
Wisconsin Word Processing Format
(Approved 1/92)

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Section 10 Page 1 F. Groth House, Germantown, Washington County.

Boundary Description:

The nominated property is defined as follows:

A five acre tract of land in the Northeast Quarter of the Southwest Quarter of Section 14, Town 9 North of Range 20 East, Commencing at a point on the west curb line of the north-south thoroughfare known as Pleasant View Road, said point lying 60 feet due east of the northeast corner of existing house addition, continuing south along said Pleasant View Road a distance of 100 feet; thence continuing 200 feet due west; thence continuing 120 feet due north, thence continuing 200 due east to intersection of said line with curb line of said Pleasant View Road, thence continuing south along said curb line 20 feet to the Point of Beginning.

Boundary Justification:

The above boundaries incorporate the entire parcel legally associated with the nominated property and incorporate the lands historically associated with the building's domestic functions. The boundaries exclude properties on all sides that were historically associated with the property but which are either substantially altered by new construction or remain unimproved and lack historic built resources.

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Section 8 Page 1 Friedrich Groth House, Germantown, Washington County.

Introduction:

The Friedrich Groth House is located in the Town of Germantown in southeastern Washington County, but is historically associated with the unincorporated settlement of Freistadt, which is centered in the adjoining Town of Mequon in Ozaukee County. The Freistadt community, which predated the village of Germantown, was the earliest known German immigrant settlement in Wisconsin. The Groth House, built in 1860, is eligible for the National Register of Historic Places under National Register Criterion A as a representative of a typical family home in the community during the period of community establishment. During the Groth House's period of significance, spanning from 1860 to 1890, the Freistadt community underwent significant growth and technological advance, as families gained increased affluence through farming and commerce. Concurrent with these changes, however, members of the Freistadt community continued to perpetuate community practices and building traditions derived from vernacular Prussian models. As the residence of a typical Freistadt family, the Groth House exemplifies both the change and the continuance of community practices throughout the period of significance.

The Groth House is located in an area of intense development pressure as a result of its proximity to Milwaukee. Although houses like the Groth house dominated the community's landscape during the historic period, few remain, most having been replaced by late 19th and early- to mid-twentieth century styles in popular builder's styles. Those few that remain generally have comparable integrity to the Groth house, with most such buildings having undergone comparable additions, second-story gables, and other alterations. However, the alterations evident on the Groth house, as well as a few of its counterparts, do not impair the ability of the structure to represent its period of historic significance. As a result, the property may be seen to provide a good representation of properties associated with this aspect of the community's history, and to be eligible for the National Register of Historic Places under Criterion A as a good example of a typical domestic building from the period of establishment of the Freistadt community.

Historical Background: Freistadt Prussian Old Lutheran Community

The Freistadt community is commonly cited as one of the first distinct immigrant settlements established in Wisconsin. Arriving at the beginning of the nineteenth-century surge of immigration that was to define not only numerous individual communities, but the state of Wisconsin as a whole, the Freistadt settlers represented a new manner of settlement for the young territory of Wisconsin. Although some European emigrants had found their way to Wisconsin-area communities previously, such immigrants tended to arrive singly or in small groups and to assimilate into the communities in which they arrived. The Freistadt settlers, however, arrived in Wisconsin with clearly different intentions: having professedly left Prussia to ensure the integrity of their religious beliefs and avoid persecution or absorption by the state-sanctioned sect, the Freistadt settlers established themselves with the avowed intention of creating an ethnically and religiously distinct and inviolable community in a location that made such a community possible by virtue of providing a relatively blank slate. In the wooded area that would become Freistadt, this group of immigrants found a location where they could develop the community they desired and avoid both much of the strictures of government and much of the temptation of outside influences. As articulated in the Wisconsin thematic history Cultural Resources Management in Wisconsin, "[i]mmigration en masse, or the transplantation of entire congregations led by their pastors, characterized Old Lutheran immigration to Wisconsin and ultimately gave rise to a common pattern of tightly knit and contiguously

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settled communities."¹

However, the land on which they settled had been defined, demarcated, and made available to them in a manner that dictated fundamentally different means of development than that to which they had been accustomed. New owners of sections and quarter-sections, the Freistadt settlers soon found themselves with plots of forty or more acres, a geographic arrangement that not only enforced an unfamiliar level of separation from one's neighbors, but that permitted one to eventually farm for profit, rather than merely for survival. Larger plots and innovations in farming practices and technology allowed the Freistadt Old Lutheran farmer to grow cash crops which were sold outside the settlement; the development of regional roads and the increasing influence of the railroads following construction of the Milwaukee and La Crosse Railway in 1855 gradually overcame much of the physical and social isolation that defined Freistadt as an ethnically distinct and religiously homogeneous community. It is during this period of transition that the extant Groth House was constructed, and its construction and design exemplifies the intermingling of new affluence and old traditions that defined this period of Freistadt development.

Freistadt's initial settlers consisted of a group of about 20 families, emigrants from the Pomeranian region of Prussia who belonged to a sect known as the Old Lutheran Church. Their emigration had been precipitated by their refusal to adopt variances in theology and liturgical practice which were espoused by the King Friedrich Wilhelm III, who had determined that Prussia should have a state religion in 1817. Groups having practices that disagreed with the new edicts were pressured to concede; as may be expected, a few groups insisted that their beliefs were correct and struggled to maintain them in the face of official pressure. Although the state-sanctioned theology and liturgy would be recognized by modern observers as belonging to the Lutheran tradition, Old Lutheran beliefs differed from the state church on a variety of catechismal points. Pressures upon the Old Lutherans grew between 1831 and 1838, and included the arrest and imprisonment of pastors and teachers, as well as economic and employment sanctions against those participating in Old Lutheran practices.

In 1839, a group of 400 Prussian Old Lutherans departed from Hamburg and journeyed to New York. The emigration effort was managed by two pastors and a lay leader who was also the group's sole nobleman; funds were pooled and passages arranged for the entire group as a whole in order to bring along all those who were believed to be sincere in their desire to emigrate. Although economic hardships were certainly among the motivators for many emigrants, since profession of the Old Lutheran faith and prosecution for its practice had caused considerable loss of money and property, the leaders of the initial emigration insisted on proof of faith and practice according to Old Lutheran tenets, in a stated effort to ensure that those joining the emigrants would foster the growth of the religion and were not merely seeking economic advantage. Additionally, only those who could prove commitment to the entirety of the body of Old Lutheran belief and practice would be accepted to join the group.² This selection process, and the administration of the emigrants as a unit, resulted in a tightly knit and highly homogeneous emigrant group, characteristics which significantly influenced the subsequent form of the Freistadt community.

After arriving in Buffalo, New York, the group underwent one of its first divisions. The group's rules of

¹ "Germans" Barbara Wyatt, Ed. Cultural Resources Management in Wisconsin Volume 1 [Madison: State Historical Society of Wisconsin] 1986, p. 2-3.

² By The grace of God: v.2 [Freistadt, Wisc.: Trinity Evangelical Lutheran Church] 1964, p. 18.

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passage required support for the poor only to such a location as they could find work for themselves;⁶ by the time the group reached Buffalo many of the emigrants had exhausted their savings and were required to find work in order to save enough money to continue the journey. Although efforts had been made to ensure the passage of even those Old Lutherans who could not have afforded to make the trip independently, such persons had been expected to make their own way once the group had reached the United States. By October 1839 approximately one-half of the Prussian emigrants, a total of 40 families, arrived in Milwaukee. The leadership of the groups quickly determined the location of the nearest land available for the federal government price of \$1.25 per acre; surveying and purchasing of the original tract in Town 9, Washington County, was done quickly in order to allow the men to construct crude housing before moving their families to the location.⁴ As had been the case in Buffalo, approximately one-half chose to stay in Milwaukee, while the other half established themselves in the rural location. The characteristics of this split do not appear to have been conclusively analyzed; it is likely, however, that those who proceeded to the wilderness predominately consisted of those families who had left Prussia with the most wealth, and, rather than having their resources exhausted by the journey, had sufficient funds left by the time they reached Milwaukee to pay for a portion of the land being purchased for the settlement.

The Freistadt group purchased 1200 acres, and drew lots to distribute the parcels.⁵ By Christmas 1839, most of the initial Freistadt-bound families were able to move to new settlement, where their initial survival was assisted by a scattering of Euro-American individuals living in the vicinity. In 1840 the settlement built a log schoolhouse, which would also serve as a church, on a 40-acre parcel at the center of the settlement area; this parcel had been paid for with a self-imposed tax on their purchases and had been set aside for such a use. A parsonage was built in 1841, but a pastor did not arrive to serve the Wisconsin Old Lutherans until late that year.

Due to the limited number of ordained ministers in the Old Lutheran faith, as well as the dispersal of the Old Lutheran immigration across two states and a territory,⁶ no pastor was available in the first two years to serve the Wisconsin emigrants. As a result of this extended isolation from church leadership, lay leaders of the Freistadt and Milwaukee communities, which functioned as a single parish began administering the sacraments themselves, including the conduct of marriages and baptisms and the presentation of communion. This raised consternation among the clergy working in New York and elsewhere, and written attempts were made to truncate the practices, which went unheeded because, as a later writer described it, "the settlers felt that they had a genuine emergency on their hands, and that as Christians they had a right to the sacraments."⁷ The pastor who eventually arrived in Wisconsin in 1841 further castigated the membership and insisted that all who did not admit the error of the practice were excommunicated from the church. This controversy was the first of at least three such conflicts between various portions of the Milwaukee and Freistadt congregations and the clergy serving them; the initial pastor and his successor insisted upon exerting extensive control over the conduct of the religion and of members' personal practices, and in each circumstance the dissenting portion of the group broke with the majority con-

⁵ *Ibid.*

⁴ Freistadt and the Lutheran Immigration [Mequon, Wisc.: Freistadt Historical Society], 1989, p. 6.

⁶ By The grace of God: v.2 *op cit.*, p. 24

⁶ An additional group of Old Lutherans from Silesia, who were not associated with the Prussian groups but emigrated at the same time, established themselves in Illinois at the same time as the group established in Wisconsin.

⁷ Freistadt and the Lutheran Immigration, *op cit.*, p. 7.

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gregation and formed their own churches.

Although as many as three church groups operated within the Freistadt settlement at some point during the 1840s and 1850s, by 1868 all of the factions had been reconciled and merged under the aegis of the Missouri Synod of the Lutheran Church, which one of the dissenting groups had joined in 1846. Although these controversies had some impact on the physical arrangement of the church parcel, as portions of it passed in ownership between the factions and two separate cemeteries were established, the divisiveness appears to have had little impact on either the structure or the functioning of the larger Freistadt community. The divisions were instigated and carried out by members of the Freistadt Old Lutheran community; there is no evidence of the introduction of other ethnic groups as a result of these upheavals. Although the groups regarded their differences as serious, the conflicts had little known impact on the farming or commercial practices of the community, which continued to function as a distinct ethnic community and which pursued social ties primarily with similar communities as they developed. Similarly, this divisiveness had little if any impact of the choice or means of development of land in the community, as members of the various factions were drawn from all parts of the community and continued to meet on or near the church parcel.

Despite the considerable community attention given to the disputes, the community grew and prospered steadily. Within two years of the arrival of the initial settlers, Prussia relaxed its emigration policies and allowed massive numbers of Prussians, Old Lutheran and otherwise, to journey to Wisconsin. Between 1839 and 1843, approximately 3,000 Old Lutherans emigrated to Wisconsin, settling throughout the Milwaukee region.⁸ For Old Lutheran immigrants able to afford land purchases after emigration, the Freistadt community became the primary destination. During the late summer and autumn of 1843, Pastor Krause of the Freistadt church recorded 330 families arriving at Freistadt, while another 425 Old Lutheran families were reported arriving in Milwaukee.⁹ Considering that the village of Milwaukee at this time was estimated to consist of 1800 individuals, and that the surrounding area was estimated as having 5900 people, the relative magnitude of this emigration is difficult to underestimate.¹⁰ The Freistadt-bound portion of the influx more than exhausted the available land adjacent to the the original settlement area, which was limited to the north, east and south by a series of marshes. Many of these settlers established themselves beyond the northern marsh, and, as one of the immigrant groups was accompanied by a pastor, a second Old Lutheran Congregation was established at Kirchayn, approximately four miles northwest of Freistadt. Although considerable interaction took place between the two settlements, since many of the Kirchayn settlers were relative of those established earlier in Freistadt, the two communities remained distinct as a result of the physical barriers and focus of each communities' activities on its respective church.

Community agricultural economy during period of historic significance

During the balance of the 1840s and 1850s, the Freistadt settlers were primarily occupied with the tasks of clearing land and subsistence farming. The region in which the Friestadt community was

⁸ "Lutheran." Barbara Wyatt, Ed. Cultural Resources Management in Wisconsin. Volume 3. [Madison: State Historical Society of Wisconsin] 1986, 13-4.

⁹ Roy A. Suefflow, Trans., The Chronicle of Rev. L.F.E. Krause, Trinity Lutheran Church, Freistadt [private publication], 1945, n.p.

¹⁰ By the Grace of God, op cit., p. 30.

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developed consisted primarily of heavily-wooded terrain interspersed with marshes such as those that defined the limits of the Freistadt development. Both woods and marshes, although not generally considered as desirable as the already-occupied prairie land surrounding Milwaukee, provided significant advantages for the settlers, including public land in the marshes on which to graze animals and cut hay, and timber for building and fuel on their own parcels. Clearing such land, however, was a difficult and time-consuming task, completed with human and animal labor. As a result, improvement of most farms proceeded very slowly, with the resulting lack of cleared land forcing most families to concentrate on subsistence farming and commodities for local barter rather than on growing cash crops and participating in regional trade. This pattern was by no means unique to the Freistadt settlers; rural settlers of most ethnic and cultural groups faced the same initial challenges.

As land was cleared, however, Freistadt residents were able to gradually add wheat to their cultivation, which introduced both a cash-crop economy and a greater interaction with businesses outside of Freistadt. The reasons for the growth of wheat production in Freistadt during this era are similar to those of other wheat-producing regions of the era: wheat was commercially in demand outside of the community; wheat grew well on the farms' newly-broken soil; and wheat required little capital investment and little attention from the farm family during most of the year, which allowed families to concentrate on continued subsistence and local commodity farming and clearing of additional land, while their cash crop, to a great extent, took care of itself. During the 1850s, mechanical implements suited to the cultivation of wheat also began to be developed, and tools such as steel plows allowed farmers to greatly improve their efficiency at a relatively small cost. By 1849, the southeastern corner of the state, including Freistadt, contained 38 percent of the state's wheat acreage,¹¹ and by 1860 the Midwest wheat producing belt was considered to center on southeastern Wisconsin.¹² Although wheat production in the region would fall steadily after the Civil War, a significant portion of the community's farmland would be occupied by this crop into the 1870s.

The impact of cash crops on the development of the Freistadt community is difficult to underestimate. The availability and pursuit of cash crops created a certain level of prosperity among the immigrants, and by the late 1850s and 1860s this relative affluence led to a significant building boom, as residents became able to replace their initial primitive housing with buildings that were both more comfortable and which, from their cultural perspective, felt and looked more like proper houses than the earlier buildings constructed under duress. Additionally, participation in wheat and other cash crop economies appears to have provided for a greater level of interaction with surrounding German but non-Old Lutheran communities, which represented the dominant population group in both Ozaukee and Washington counties by 1850. No grist mill is known to have been established in Freistadt, and as late as 1881 the community had only one general store and two blacksmith and wagon shops.¹³ As a result of the limited resources available in the immediate vicinity, the sale of wheat or other, later crops, or the purchase of goods not available at the local store, required the farmer to travel to mills and stores at the new railroad depot community of South Germantown, or to similar establishments in Cedarburg or Milwaukee.

¹¹ "Wheat." Barbara Wyatt, Ed. Cultural Resources Management in Wisconsin. Volume 2 [Madison: State Historical Society of Wisconsin] 1986, 2-5.

¹² John G. Gregory, Ed. Southeastern Wisconsin: Old Milwaukee County [Chicago: S. J. Clarke Co.], 1932, p. 1160.

¹³ History of Washington and Ozaukee Counties [Chicago: Western Historical Society] 1881, p. 524.

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Since their immigration to Freistadt, most of the Old Lutheran settlers had been to a great extent cut off from outside influences, both due to distance and travel difficulty and due to their necessary concentration on establishing their physical survival as well as the form and structure of their cultural and religious communities; as their farms became established and farmers began to pursue sources of cash income, this isolation began to dissolve.

Wheat production became gradually less important in Freistadt following the Civil War. Unlike some portions of Wisconsin, where repeated drastic crop failures resulted in widespread economic upheaval, farmers of the Freistadt community appear to have been spared such turmoil, for reasons that appear to include a continued reliance on sustenance crops despite the successes of the 1850s. And a level of diversification in cash crops from an early date. During the decline in crop prices following the inflation of the Civil War era, Freistadt farmers began to pursue a wider range of crops, as well as livestock husbandry. Like many other portions of southeastern Wisconsin, Freistadt's wheat fields were supplemented with oats and barley. These crops benefited from the introduction of horse-driven threshing machines in the 1870s, which was succeeded by the steam-driven threshing machine in the years surrounding 1890.¹⁴ As in other rural Wisconsin farming communities, a few privately-owned threshing machines were generally used by numerous farmers, who would share labor to help each other harvest the crops using this equipment. By the turn of the century, innovations in silage and the growth of the cheese manufacturing industry led many Freistadt area farmers to invest in dairy production. In 1997, a few dairy farms are still extant in the vicinity of Freistadt, although the area's proximity to the Milwaukee metropolitan area has to a great extent resulted in its evolution from a farming to a suburban residential environment.

Cultural continuity during period of historic significance

As has been indicated, much of the cultural character, as well as the cultural longevity of the Freistadt community, results from the central role of the church in community life. Even when the members of the community attended different churches, the close similarities between congregations resulted in a highly cohesive cultural experience. In a governmentally self-reliant unincorporated community, the church provided a kind of *de facto* government, during the late nineteenth century, as members taxed themselves in order to provide for the church, pastor and school, the bases of the community's cultural and social life. This self-commitment, the first version of which was passed in 1842, initially required each member to contribute one dollar per year toward the pastor's salary, and to contribute specified amounts of various foodstuffs toward the pastor's upkeep.¹⁵ This method of support, in lieu of most church's voluntary collections, continued as the church's primary source of funding into the 1930s.

In a community of such religious and ethnic homogeneity, most major community events revolved around traditional observances of religious events. As in most homogeneous ethnic communities, such events as weddings, funerals and baptisms received considerable social attention and were surrounded by detailed traditional observances, including songs, special foods, dances and other cultural markers that were expected at such events. Major holidays such as Christmas and Easter included church rituals and household traditions, and a highlight of the summer in Freistadt in the late nineteenth century was a Mission Festival held jointly by Trinity Lutheran of Freistadt and David's Star Lutheran Church of Kirchayn.

¹⁴ By the Grace of God... *op cit.*, 35.

¹⁵ August Suefflow, History of Trinity Lutheran Congregation, 1839-1954. [Theinsville, Wisc.: The Church] 1954, p. 9-10.

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This event was highlighted by two Sundays during which members of one congregation would visit the other for services.

Language, of course, provided one of the strongest cultural identifiers for the Freistadt community, which appears to have continued the use of German in formal and informal contexts for several decades beyond that of non-Old Lutheran communities. During the Groth House's period of historic significance, all church services and all church-related events were conducted in German, also the language used for the church's records throughout the nineteenth century. The first regular English language service was not implemented until 1937, and as late as 1954 at least one service each Sunday was conducted entirely in German. In light of the fact that little immigration to the community occurred after 1850, this longevity of use reflects the day-to-day prevalence of the language among the generations born in the United States. The Freistadt community ungraded school also persisted in the use of German, even in the face of state law stating that all public school classes must be held in English. The Freistadt school, in fact, appears to have functioned during the Groth House's period of historic significance as a parochial school in the morning and a public school in the afternoon. Morning classes, which included religion and arithmetic, were conducted in High German, while afternoon classes were conducted in English.¹⁶ This blending of religious and public education, while technically illegal under state law, was supported and expected by the Freistadt community, for whom parochial and academic education had traditionally been conducted in concert in Prussia, and for whom education in English was considered to a great extent unnecessary due to the cohesion of the community and the overwhelming preponderance of German speakers in the surrounding area. As a county superintendent during the period averred in response to complaints that public schools were frequently being taught in German, exclusively German communities such as Freistadt "can and will establish and maintain private schools unless a proper course is taken," adding that the large-scale removal of German students from the public schools would impair their ability to eventually learn English.¹⁷ School events, which, as in most rural communities, were also community events, with such activities as a summer picnic being celebrated with recitations and singing by the students and games for adults and children.¹⁸

With the exception of pastors and teachers, who were almost universally looked to as the community's leaders, members of the Freistadt community do not appear to have adopted the commonly-perceived American emphasis on excelling beyond one's neighbors. Although some farmers clearly did better materially than others, no ostentatious physical displays of wealth are known to have been constructed in the Freistadt vicinity. Even the more comfortable houses, such as those described below, appear relatively modest by the standards of contemporary construction in other area communities. Personal self-promotion also appears to have been frowned upon; the only known vanity biography for the region during this period, which was published in 1881, lists only one person with a Freistadt address: the postmaster and owner of the community's sole store.¹⁹ Similarly, accounts of the history of the community give little attention to any individuals other than the succession of pastors and teachers, who are portrayed as providing the primary leadership in both religious and social circles. As a result, a proportionately very small number of individuals appear to have been considered as worthy of special attention; success at

¹⁶ *By the Grace of God, op cit.*, 69.

¹⁷ *Southeastern Wisconsin: Old Milwaukee County, op cit.*, p. 1242.

¹⁸ *Ibid.*, p. 70.

¹⁹ *History of Washington and Ozaukee Counties, op cit.*, p. 756.

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farming, the occupation of the great majority of Freistadt residents, does not appear to have been cause for public display of wealth or self-promotion. It is likely that this social modesty springs from the emphasis placed in the community on the moral values of modesty, frugality, and humility.

Although Freistadt area farmers tended at an early date to appropriate American methods of housing animals in separate, segregated buildings, adopting the basement barn in turn at approximately the same time as the introduction of dairying, house building methods remained a relative cultural constant through much of the late nineteenth century. As mentioned previously, the relative affluence established through cash crop farming resulted in the re-siding or, more frequently, replacement of most of the original log or half-timber homes with larger and more substantial houses. Starting in the mid-to late 1850s, stone houses began to be built in the Freistadt vicinity, as masons began to work in the area and as limestone quarries were developed in Rockland and South Germantown and in numerous locations in western Ozaukee County. The resulting buildings generally had load-bearing stone walls of roughly ashlar blocks, with larger, more carefully finished blocks as quoins and with fieldstones taken from the fields associated with the house used in the foundation.

Although many of these houses employed vernacular versions of stylistic details common to Wisconsin during that period, such as entries with sidelights and modest cornice returns on gables, most of the Freistadt houses of this era continued to reflect the inhabitants' cultural and ethnic expectations as to what form a house should take and how it should function. Most houses, for example, were built with primary facades facing south, regardless of the location of the adjoining road or driveway. Most employed side-gabled forms; as expectations were still relatively modest, many houses stood one-and one-half stories, with the attic space lighted and ventilated only by small windows in the gable ends. Most houses had symmetrical bays, the most common arrangement appearing to have been the five-bay primary facade with central entry. Few appear to have had porches initially, although many had porches added at a later date. The primary floor of the house was generally divided by a central, usually unheated, hallway into equal or near-equal spaces, which, since most houses were single-pile and relatively small, might function variously as parlor, living space, or bedroom for the eldest family members. The attic space received little, if any, subdivision into rooms, and served as storage or as sleeping quarters for children. The kitchen was frequently housed in an ell extending from the rear of the house. Stone houses in this mold were most popular in the later 1850s through the 1860s, while balloon-frame versions of the same form began to appear in the vicinity in the early 1870s.²⁰

By the end of the nineteenth century, however, the growing affluence of the community and the growing familiarity with fashions in outside communities led to the replacement of a significant proportion of these first-generation houses with balloon-frame builder's Italianate and Queen Anne structures. Such houses, taller and having more rooms and windows than the older houses, offered some practical advantages, avoiding the perpetual dark and darkness often claimed to characterize the stone buildings. In some cases, the old house was incorporated as an ell attached to the new house, while in other cases, particularly where log or balloon-frame side-gabled structures were involved, the former house might become the new chicken coop or pig shed.

Throughout the second half of the 1800s, the community of Freistadt underwent significant growth in its affluence and economy while simultaneously striving to maintain the community's homogeneity and its

²⁰ Freistadt and the Lutheran Immigration, *op cit.*, p. 109.

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cultural and religious characteristics. The period was marked by the continuance of a large portion of the practices, ranging from music and education to language and building forms, that provided self-definition to the initial settlers based on their lives and heritage in Pomerania. Although a certain level of assimilation did take place, particularly with regard to the adoption of American commercial farming methods, the material benefits reaped from this aspect of experience appears to have played a significant role in the community's ability to maintain its physical homogeneity and its cultural and religious institutions and practices. Although physical and cultural aspects of the community's character would fade during the late nineteenth and early twentieth centuries, the cultural persistence of the Freistadt community outlasted that of many ethnic enclaves and resulted in a series of unique cultural and physical aspects that exist in the Freistadt community to date.

Friedrich Groth House:

Friedrich Groth emigrated from Tribsow, Prussia in 1843 with his wife, Dorotea Dobberphul and their daughter. Groth and his family arrived with one of the large groups of emigrants in that year which was noted in the records of Rev. Krause, as cited previously, on September 15 he purchased a tract of 120 acres in section 14, Town of Germantown.²¹ This tract was among the last government parcels associated with Freistadt; many of the Groth's fellow travelers found the nearest available government land north of the swamp just beyond the Groth property, where they established the unincorporated community of Kirchayn. Groth appears to have arrived with a relative level of prosperity, as most of his counterparts purchased 40 or 80 acre tracts, although larger tracts were not uncommon.²² Groth built his family's initial house on the westernmost 40-acre parcel, near the Menominee River as it ran through the parcel.²³ This house is reputed to have been a log structure. A low-profile community member like most of his neighbors, Groth was among the dissidents who left the initial church in 1846 and formed a congregation under the Missouri Synod which, as the result of a court case, took possession of the existing church building and split the church's 40 acres with the Buffalo Synod group they had left.²⁴ Groth also signed a letter from this congregation calling a pastor in 1847.²⁵

Groth appears to have prospered during the 1840s, and pursued the previously-cited combination of subsistence crops with potentially saleable commodities and wheat to the extent possible on his cleared acres to date. By 1850, 28-year-old Friedrich had improved 30 of his 120 acres, and had two horses along with two oxen.²⁶ The ownership of horses at this early date appears to have been somewhat unusual, as farmers in the region were reputed to have relied on oxen for farm work and transportation longer than farmers elsewhere in the region.²⁷ Groth also had four milk cows, four sheep, and 12 swine, and was credited with 200 pounds of butter, 30 bushels of potatoes, 50 bushels of oats, 10 bushels of beans and 20 bushels of wheat, among other commodities. By the time of the next census, Groth had cleared an additional 20 acres and increased his farm's output. In 1860, Groth had eight cows and fifteen sheep, one of the highest numbers of sheep in the vicinity, as well as 50 bushels of wheat, 150 bushels of oats, 20

²¹ History of Washington and Ozaukee Counties, op cit., p. 466.

²² *ibid.*

²³ Plat Book, Washington County [West Bend, Wisconsin: West Bend News], 1859.

²⁴ Freistadt and the Lutheran Immigration, op cit., p. 9.

²⁵ History of Trinity Lutheran Congregation, 1839-1954, op cit., p. 15.

²⁶ "Agricultural Schedule." 1850 Federal Census, Washington County, Town of Germantown.

²⁷ Southeastern Wisconsin: Old Milwaukee County op cit., p. 1235.

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pounds of wool, 20 bushels of beans, fifty bushels of potatoes, and 150 pounds of butter.²⁸ The increase in production between the two years emphasized cash crops and potentially saleable commodities, while the removal of swine from the farm's production may indicate an increased reliance on purchased food. However, some of this growth in production is likely to result from the fact that the Groth household's needs had expanded dramatically during this time; five children had been born since the previous census.²⁹

As a probable result of the family's income growth and increasing number of children, a new house was built in 1860, on the opposite side of the driveway leading into the parcel.³⁰ Like most of the houses constructed in Freistadt during this era, it represented a substantial improvement in living conditions over the log structure, although it was by no means an ostentatious display. Relatively early for a stone house in the vicinity,³¹ the house is oriented perpendicular to the driveway and with its primary facade facing south, overlooking a small meadow leading to the river. The one-and-one half story side-gabled house has limestone walls two feet thick, with five evenly-spaced bays and a central entry with side-lights. The gable ends have modest returns, and one of the few pieces of ornamentation on the building is a small half-round ventilating grille in a gable. The limestone is likely to have been quarried in South Germantown or another nearby community, while the fieldstone foundation is likely to represent several years' collection of rocks heaved in the Groth fields. Excluding the kitchen ell, the house had only two rooms at the first floor, with an undivided attic. The final result resembled homes constructed across Freistadt during this era: substantially constructed, modest in size and ornamentation, and resembling to a great extent the homes in which the Groths and their neighbors are likely to have spent their youths in Prussia.

By 1870, the Groth farm had almost half of its acreage cleared. The number of cows and sheep and their respective products had declined slightly, and swine had again been added to the production, most likely in response to the high food prices of the Civil War era. The largest crop, however, was spring wheat, with 235 bushels listed.³² Although the farm continued to pursue some crops, such as beans, that were likely to have been consumed by the family, it appears that cash crops were demanding an increasing proportion of the farm's resources. By 1873, the Groth driveway had been extended north as a road leading to farms north of the Groths. Friedrich Groth died in a farming accident in 1885; following the probate process the farm passed to the youngest Groth son, Henry. By 1892, Henry had added a 19-acre field to the west end of the parcel, and had named the property Spring Brook Farm, a practice also adopted by a few of the larger farms in the vicinity.³³ All of these named farms have English names. At approximately the same time, Henry had a new balloon frame house in a builder's Queen Anne style built just north of the original log building site. The 1860 house was subsequently abandoned. The farm remain in the Groth family until 1942, when it was purchased and rehabilitated for use after fifty years of neglect. An addition incorporating the kitchen ell was added in 1968.

As shown, the Friedrich Groth family represents to a great extent a typical pattern of religious experi

²⁸ "Agricultural Schedule." 1860 Federal Census, Washington County, Town of Germantown.

²⁹ Household #84, Census Schedule, 1860 Federal Census, Washington County, Town of Germantown.

³⁰ Date inscribed on stone at first-floor level, northeast corner of building.

³¹ Freistadt and the Lutheran Immigration, *op cit.*, p. 109.

³² "Agricultural Schedule." 1870 Federal Census, Washington County, Town of Germantown.

³³ Plat Map of Washington and Outagamie Counties [Minneapolis: Charles M. Foote, Publisher] 1892.

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ence, family agricultural life, and building habits found among the residents of the Freistadt community during the Groth House's period of historic significance. Although not exceptional in wealth, taste, or achievement, the family's evolution as outlined mirrored much of the development of the Freistadt community, which unfolded during the mid-to-late 19th century with a similar lack of ostentation. The house constructed for this family represents a significant portion of this social experience; as the center of both family social and cultural life and as the headquarters of household production, houses such as the Groth House fostered not only the community's achievement but also its social, religious and cultural homogeneity and continuity over time. No small part of that continuance is exemplified in the structure itself, which represented to a great extent a transplantation of a cultural ideal of appropriate domestic structure to a new context. As late as 1881, a visitor to Freistadt cited buildings such as the Groth House as an element of the physical and cultural landscape distinguishing the community from its surroundings: "the county at large presenting the appearance of one vast chain of gardens, with good, substantial frame and stone houses."⁸⁴

Context:

As previously discussed, pressures against Freistadt area houses of the Groth House's vintage commenced in the late 1800s and have continued to the present. Although the first generation appears to have considered these houses a significant improvement over their initial privations, the second generation tended to view these houses as lacking desirable amenities. A significant number of historic residential sites in the Freistadt vicinity are occupied by generically American domestic building forms of the late nineteenth century; these buildings include modest Italianate and Queen Anne houses constructed in the vertically-oriented styles of the period. These buildings not only employ methods and forms having no relation to the community's ethnic and cultural heritage, but they also feature the characteristic machine-made ornaments, such as sawn gingerbread trim, brackets and novelty shingles, that were made outside the community, either at a local mill, or, more likely, at a distant factory. In some cases, a house comparable to the Groth House appears to have been incorporated as a rear or side ell attached to a more recent front-gabled block. Such architectural forms reflect the increasing cultural and economic integration of the Freistadt area; although such buildings may be significant in their own right, they represent a significantly different stage of the development of the community than those buildings comparable in form and age to the Groth House.

Domestic buildings which represent the same period of construction and building form to the Groth House were built most commonly in stone; they were also executed in half-timber, over which siding was affixed, and balloon frame construction. With few exceptions, the extant domestic buildings in the Freistadt vicinity which are comparable in age and form to the Groth House have also undergone comparable alterations. The following information, while not exhaustive, is based of three windshield surveys of the area. Frequently-found alterations are listed below:

- **Windows.** Most of the observed examples comparable to the Groth House have modern casement or one-over-one double-hung sash, rather than the six-over-six light double-hung sash that one may expect in rural buildings of this era. Most of the windows appear to be post-World War II replacements. Window openings in stone houses tend to be unaltered, due to the difficulty of doing so in a load-bearing stone wall; a few of the frame or half-timbered houses have non-historic picture windows.

⁸⁴ History of Washington and Ozaukee Counties, op cit., p. 524

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•**Dormers.** No one- or one-and-one-half story house was found in the Freistadt vicinity that did not have non-historic dormers along its primary side-gabled facades. As discussed above, the attics of such houses were frequently used for storage or children's sleeping areas, and the lack of light, ventilation and head room appears to have seriously impaired the use of this space. Dormers range from small, gabled single-window openings, to shed dormers having two or more windows, to the dormer on the Kressin House, W188 N11881 Maple Road, Town of Jackson, Washington County. This frame gablet rises from the center of the primary facade to the height of the gable ridge; it is sided with wood shakes and inset with two non-historic windows. The rare two story variants of this building form appear to have been generally spared dormers as a result of the eyebrow windows found on these facades.

•**Porches.** The traditional building form, and the manner in which historic photographs of the community indicate it having been constructed, did not include verandas or porches of any type. With the exception of the Groth and Kressin houses, most of the examples of this building form in the vicinity currently have porches, most of which are clearly of a later provenance. Such porches are full-length and single or two-bay length, may be open or enclosed, and are constructed of materials or in a style that indicates a later addition.

•**Orientation.** Although a south-facing primary facade is indicated in most of the pertinent literature as a characteristic of houses constructed in Freistadt during this era, and as such represents a significant cultural identifier and continuance, some of the buildings which bear the general characteristics of the form are oriented with the side-gable facades facing east and west. It is not readily apparent if this feature of some properties results from the buildings' original construction or from their having been moved to their current location.

•**Loss of Agricultural outbuildings.** With only one exception, the Freistadt area buildings comparable to the Groth house have all lost their historic farm buildings. The sole noted example was located at 11915 Farmdale Road, and was associated with a four-bay asymmetrical house with modern replacement one-over-one windows and a non-historic attached enclosed porch that covered one-half of the primary facade. Although some of this farm's buildings date from the era of the house's construction, most of the farm structures appear to date from the early twentieth century. As discussed previously, suburbanization pressures on the Freistadt vicinity during the last 30 years has resulted in the removal of most farm buildings and the subdivision of many of the vicinity's former fields.

As a result, although some houses representing the historic period exemplified by the Groth House do exist in the Freistadt community, all of the known comparable examples have been altered to a similar or greater extent than the Groth house. Those known buildings having a comparable level of integrity to the Groth house are cited and described below.

•**12521 Granville Road.** This two story brick house may or may not represent the Freistadt community of the Groth House's period; its historic entrance was in a gable end facing north or south. The building has three bays along the east-facing wall; all appear to be replacements.

•**12950 Highland Road.** This one-story house, which may be frame or half-timber covered with clapboard siding, has replacement one-over-one windows, a shed dormer and a three-bay porch dating from the early twentieth century.

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•11011 Granville Road. Originally a one-story house, this building also has two non-historic dormers, replacement windows and an attached one-bay porch with a bell curve shed roof.

•12595 Pleasant View Road. Located immediately north of the Groth house, this building's primary facade faces east, the windows appear to be replacements, and the primary facade has been altered to include an uncharacteristic stepped-out central entry bay surmounted by a gabled dormer.

•13051 Donges Bay Road/ This two-story stone building has poorly-tuckpointed stone block walls and has four irregular bays across its primary facade, in which the entry is off-set. All of the historic windows have been replaced inappropriately, and a non-historic wood patio and an exterior stairway have been appended to the building's front and side walls.

The most comparable house in the Freistadt vicinity appears to be the Kressin House, located at W188 N11881 Maple Road, Town of Jackson, Washington County, which was built in 1855. A double-pile one and one-half story house, is somewhat deeper and taller to the ridge than most of the similar houses observed. This building also has six-over six double-hung windows that appear to date from the early twentieth century, as well as casement non-historic multi-light windows in the gablet dormer. This dormer, as discussed above, is of the same height and width as the gable ends, and is sided in wood shakes, thus dominating the visual profile of the primary facade. The building also has decorative gable end windows, sidelights, and transom light, the only building noted in the vicinity to do so, and has a timber beam over the entry inscribed in German with the name of the first owner, the date of construction, and the tradesmen responsible for the construction. Although this is a relatively intact building, and is the most comparable known structure with regard to the Groth house, this building represents two significantly different aspects of the Freistadt area heritage. First, the Kressin House is located across the historic marsh from the Groth House, and is associated with the historic community of Kirchayn in Washington County. As discussed previously, Kirchayn was a separate and distinct community from Freistadt, although the two shared a similar heritage. Second, the Kressin house represents a level of ornamentation and detailing found on no other house of this era in the vicinity. It appears likely that Kressin, unlike many of his counterparts, intentionally sought a house that would represent his wealth and status. As previously discussed, such displays of wealth conflicted with the Old Lutheran tradition of modesty, humility and frugality, with the result that no other known house in the Freistadt vicinity included such ornamentation.

As a result, the Groth House may be seen to provide a good representation of its historic context in terms of its extant context. Almost all of the houses in the Freistadt vicinity representing a similar time period and cultural and ethnic experience evidence alterations similar to or more extensive than the Groth House, particularly with regard to the culturally-defining primary facade. The Kressin House, potentially the one house in the vicinity with closely comparable integrity, also evidences substantial alterations and represents both a different community and a significantly different cultural experience than the Groth House, which remains closer to the Old Lutheran cultural and religious tradition. The Groth House, therefore, is seen to provide one of the best representations in the vicinity of a typical Freistadt home of its era, and retains a relatively significant proportion of the characteristics that make it a good representative of properties associated with the building's representative aspects of the Freistadt heritage.

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Conclusion:

The Groth House is eligible for the National Register of Historic Places under National Register Criterion A as a good representative of a typical first-generation house constructed in the ethnically, religiously and culturally distinct community of Freistadt. Both the building's history and its physical appearance exemplify much of the history of the Freistadt community during the community's period of transition and solidification during the mid-to-late nineteenth century. The building exemplifies the economic improvement of the era, as well the commonly-held culturally and religiously-derived principles and beliefs regarding proper house design, living requirements and practices, and display of material wealth. The Groth house's level of integrity is similar to or better than most houses of comparable age and cultural heritage in the vicinity, those alterations having taken place to the Groth house being of a sufficiently limited scope to allow the Groth House to retain the essential physical features that enable it to convey its historic identity.

Archeological Potential:

As portions of the property have been occupied by Euro-American settlers since 1843, there is some potential for archeological materials to be extant, particularly in the vicinity of the house and the site of the initial log structure. There is no known evidence of prehistoric or historic period Native American occupation of the site, however the foregoing statement does not preclude that possibility.

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Friedrich Groth House, Germantown, Washington County.

Introduction:

The Friedrich Groth House is a one-and-one-half story, side-gabled cottage in a traditional vernacular form with slight Greek revival influences. The building, constructed in 1860, has load-bearing coursed limestone walls, a low fieldstone foundation, and a center entry with sidelights flanked with two bays on either side. Unoccupied and used only for storage for over fifty years, between 1890 and 1942, the house was altered during the course of its rehabilitation, and has been occupied as a home since that time. Although the 1942 alterations and two subsequent additions to the rear of the property have altered some aspects of the property's exterior appearance, the building retains sufficient integrity to effectively represent its history as a typical domestic building constructed by inhabitants of the Freistadt Prussian community during its period of adaptation to their Wisconsin settlement.

Physical Context:

The Groth property is located approximately 20 miles northwest of Milwaukee, in an area historically dominated by farms but increasingly becoming developed for suburban housing as a result of its proximity to primary auto corridors leading to Milwaukee. The terrain in the vicinity tends to rolling hills and second-growth timber; with swamps and marshes historically predominating in lower areas, although many of these have been drained. One such marsh lies approximately one-half mile north of the Groth house, creating a physical barrier between Freistadt and the similar unincorporated community of Kirchayn, located approximately one and one-half mile northwest of this marsh. As a result, this marsh served as the historic northern boundary of the settlement associated with the Freistadt community.

The community of Freistadt is centered around the historic Trinity Lutheran Church, located approximately one-half mile south and two and one-half miles east of the Groth house. The church is adjoined by two cemeteries and an elementary school; the church complex is adjoined to the north and east by a small collection of mid-to late nineteenth century commercial and residential buildings. The balance of the area historically associated with the Freistadt community consists of historic-era and non-historic residences along approximately ten miles of roads in an area of approximately seven square miles. The growth of the historic community was limited to this area by marshes approximately one mile east and one mile south of the church, as well as by the marsh to the north mentioned previously. Thus the Groth house lies within the historic boundaries of the community of Freistadt. The historic community of South Germantown, a later settlement developed around a railroad station, lies approximately one mile southwest of the Groth house.

The Groth house sits on a five acre parcel, a remnant of the 120-acre farm historically associated with the property. The parcel is adjoined to the west by undeveloped lands, to the east by the public road, and to the north by a narrow driveway and row of brush screening the property from a non-historic residence located immediately north of the house. The southern border of the property is marked by a branch of the Menominee River, a waterway which commences near the Groth property and flows approximately east-west across the parcel before turning south and ultimately east, emptying into Lake Michigan in downtown Milwaukee. The balance of the parcel between the river and the house consists of an open meadow, which is unimproved with the exception of modest landscape features.

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General Features:

The house consists of two parts: the historic building, which constitutes the primary visual facade of the building, and two 1968 additions to the rear of the building, which include residential and garage space. Although the additions are sizable, they are distinct from the historic building in terms of materials and design; they are also clearly subordinate in design to the historic building and do not impact the appearance of the primary historic facade. As a result, the additions have little impact on the historic building's ability to represent its area of historic significance.

The historic building has undergone alterations to its primary and side facades, almost all of which date from 1942 and are the result of the building's rehabilitation as a residence after over fifty years of vacancy. As may be expected, the house's six-over-six double-hung windows are replacements of the original sash, which are likely to have been completely deteriorated as a result of the years of disuse. The sash match closely to the likely historic appearance of the windows. The building's low foundation is of fieldstone; the walls, which are unaltered, consist of load-bearing stone anchored in two locations by S-shaped wrought iron ties. The primary, south-facing facade and the east-facing facade, which adjoined the historic driveway, are constructed of roughly coursed limestone in heavy mortar beds; the west-facing facade consists of rough courses of limestone and fieldstone, the latter of which appears to primarily consist of dark granites which match those in the foundation. The corners of the building are anchored by larger and more precisely hewed limestone block quoins, and the bays of the south-facing and east-facing facades are surmounted by rectangular blocks of limestone arrayed in a slight arch, in a manner similar to soldiered bricks. All of the bays are original and have not been altered in size or use. The roof of the building consists of cedar shingles, and the roof lines are edged with a simple molded cornice. The gables also have simple molded returns. The features of each facade and of the rear additions are described in greater detail below.

Primary (south-facing) facade:

The building's historic primary facade is oriented to the south and extends perpendicular to the adjoining road, which was developed between 1859 and 1873 from the property's historic driveway. The south-facing orientation resulted from traditional building design norms held by the immigrant community, rather than from the location of the drive or other area access routes. The facade has five bays at the first floor,

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East-facing facade, historic building:

The east-facing facade of the historic building consists of two bays, with two evenly-spaced windows at both the first and second floors. All four windows consist of six-over-six double-hung sash, as described previously; the upper windows are the same width and approximately three-quarters the length of the lower floor windows, which are identical to those on the primary facade. There is no evidence of alteration to these openings; the second floor windows are nearly bisected by the plane of the gable returns. Centered above and between these two bays in the top of the gable is a single semicircular wood ventilator grille cut in a sunburst pattern; this feature is also original to the building. At the north corner of the facade at the first-floor level, one of the quoin blocks bears the legend: "A D / 1860." The cornice, gable returns, and stonework on this facade are identical to those described previously.

West-facing facade, historic building:

The west-facing facade of the historic building is identical in form, quoins and gable returns to the east-facing facade, but differs in some details. The facade consists of three windows of equal size, two at the first floor level and one centered between these two at the second floor, at a slightly higher level than those noted on the east-facing facade. There is no evidence of alteration to the window openings, and there is no evidence of a gable grille such as that described on the east-facing facade. As noted previously, there is some variation in the stone used on this wall, with limestone similar to that noted on the balance of the historic building used in the quoins and in the gable of the facade. A large portion of the lower section of this facade is constructed of limestone interspersed with fieldstone similar to that noted on the foundation level elsewhere. The foundation level at this facade is predominately obscured by the sloping grade and by a pair of cellar doors set into the ground directly below and slightly off-center to the south from the facade's gable.

Kitchen Ell, rear of historic building.

The house's kitchen ell is at present used in part as a hyphen between the historic building and the additions. The ell is constructed of a liberally-mortared combination of limestone and fieldstone similar to that described on the west-facing facade. This ell has two extant walls, the east-facing wall having collapsed unexpectedly during construction of the rear additions. The west-facing facade of the ell has a paired set fixed multi-light windows, which date from 1942, while the north-facing facade has no features and is visible as a portion of the north-facing facade of the building. Although this ell has undergone substantial alterations, these alterations are not visible from the primary facades and have little relative impact on the historic building's integrity.

Rear additions:

Unlike many non-historic additions, which often obscure, overwhelm or visually compete with the historic building, the rear additions to the Groth house were designed and constructed in a manner that differentiates the non-historic building from the historic building, subordinates the additions to the historically significant feature, and maintains as much of the historic materials as possible while endeavoring to visually complement the historic features. The additions are sheathed in board-and-batten siding; they also have a lower profile than and differing facade lines from the historic house's facades.

The eastern addition was constructed to provide additional living space, and extends from the driveway

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and side yard to the former kitchen ell and from the rear facade of the main block of the historic building to a few feet beyond the plane of the rear of the kitchen ell. The east-facing facade of the addition, the mass of which is inset from the facade line of the historic building under an open porch, has plain square posts; a single door in a plain surround; a paired set of multi-light double-hung windows in a plain shared surround, and three singly-spaced board-and-batten gables on a cedar shingle roof. On the north-facing facade of the building, the north-facing facade of this residential addition, which has a gabled form and board-and-batten siding with three double-hung windows, adjoins the rear facade of the kitchen ell, described previously. On the west side of this kitchen ell is a similar addition, constructed as a garage and also having board-and-batten siding and square posts, with one pedestrian door and two overhead garage doors. The west-facing facade of this addition has no features with the exception of a plain wood door. The south-facing facade of this addition has two evenly-spaced double-hung multi-light windows and is stepped back near the facade's intersection with the historic building in order to maintain the integrity of the historic facade and the kitchen ell, which looks as a result onto a small courtyard area between the garage and the historic building. Although these additions are not historic, they are executed in a manner that minimally impacts the historic character of the building, and do not impair the historic building's ability to represent its historic significance.

Conclusion:

The Friedrich Groth House retains sufficient integrity in its character-defining features to clearly and appropriately represent its history and its area of historic significance. Of the alterations conducted on this building, the 1968 additions have been shown to have relatively little impact on the primary historic facades, being located and designed in a manner that is distinct from, complementary to and visually subordinate to the historic building. Of the alterations required in 1942 to make the building habitable after decades of disuse, most were done in a manner that minimally impacted the historic appearance of the property and did not alter the building's primary fenestration patterns, wall finishes or other details. Although the dormers on the south-facing facade do constitute a more substantial alteration of the building's primary facade, this alteration is considerably less notable than will be evidenced on other contemporary buildings discussed in section 8, below; these also do not substantially impair the Groth House's ability to effectively portray its historic significance. As a result, the Friedrich Groth house may be shown to have a sufficient level of integrity to be determined eligible for the National Register of Historic Places under National Register Criterion A, as discussed below.

Widener's Hotel build
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Christian Groth

b. 28 May 1842

Christian purchased 40 acres of land on Saturday, 28 May 1842 identified as SESW in Section 12. The land patent number is 9532 while the BLM database index is WI2650_.479. He was issued the land patent on Thursday, 01 August 1844.

Frederick Groth

b. 15 September 1843

Frederick purchased 80 acres of land on Friday, 15 September 1843 identified as N1/2SW in Section 14. The land patent number is 12344 while the BLM database index is WI2710_.276. He was issued the land patent on Tuesday, 10 September 1844.

Frederick Groth

b. 15 September 1843

Frederick purchased 40 acres of land on Friday, 15 September 1843 identified as NWSE in Section 14. The land patent number is 12344 while the BLM database index is WI2710_.276. He was issued the land patent on Tuesday, 10 September 1844.

Friedrich Groth

b. 29 September 1843

Friedrich purchased 80 acres of land on Friday, 29 September 1843 identified as E1/2NE in Section 11. The land patent number is 12477 while the BLM database index is WI2710_.406. He was issued the land patent on Tuesday, 10 September 1844.

Joachim Groth

b. 25 November 1843

Joachim purchased 40 acres of land on Saturday, 25 November 1843 identified as SESE in Section 02. The land patent number is 13002 while the BLM database index is WI2720_.425. He was issued the land patent on Tuesday, 01 October 1844.

Joachim Groth

b. 01 March 1848

Joachim was issued a land patent on Wednesday, 01 March 1848 for 40 acres identified as SWSW in Section 01. The land patent number is 16554 while the BLM database index is WI2790_.462.

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June 19, 2019

Director's Report

School District/Village of Germantown Intergovernmental Agreement (IGA) – Enclosed in the meeting packets is the updated intergovernmental agreement with the Germantown School District for use of district facilities. This agreement was reviewed and approved by the Village Board at the June 3rd meeting. The School Board will likely vote on the agreement at their June 24th meeting. The only substantive change made by the Village Attorney was to include language to make sure that the fee schedule was applicable to both years of the agreement. In Item 6, Capital Fund, the agreement stipulated that the balance of funds in the Village's Recreational Facility Fee Fund (approximately \$28,000) were to be transferred to the District within 30 days of execution of the agreement. The Village Board has approved for the school district to utilize the balance on these monies for the Kennedy Middle School Blue Gym flooring project (approximately \$17,000), with the balance of \$11,000 to offset facility rental costs for Summer 2019. Pending final approval by the Board of Education on June 24th, the new agreement will go into effect starting in September. At the July commission meeting, department staff will be presenting fee recommendations for School Year 2019/2020 recreation programs that will incorporate fee increases to help offset the new facility use fees charged by the school district.

Firemen's Park Shelter Project Update – The site topographic survey has been completed by Himalayan Consultants. On May 21st, Ayres Associates met with village staff and project stakeholders to discuss site utilities and development of the preliminary design for site layout and utility plans (sanitary, water, electrical/lighting) for the project. Based on earlier discussions with village engineering staff, the 2019 CIP Budget request was based on sewer and water service from Park Avenue. The village is now investigating the option to bring in the sewer from Crusader Court, with village staff currently surveying this area of the park. A final recommendation on the route for both sewer and water should be made in June so plans and specifications can be completed for this portion of the project. Phase 1 includes installation of sewer, water, and electrical service, pedestrian lighting, pathways, and re-location of the existing basketball court.

Dheinsville Park Shelter Project Update – On March 19th, the Building Construction Oversight Committee (BCOC) reviewed the preliminary design plans for the shelter, as well as addressing concerns/issues with this project. The BCOC approved the conceptual design for the shelter giving direction to Public Works Director Ratayczak to contract with a consultant to develop project plans and construction documents for public bidding. Harwood Engineering is nearing completion of the plans. Meetings are being scheduled with both the Building Construction Oversight Committee, and representatives of the Germantown Historical Society before preparing final construction documents and sending the project out for public bidding.

Village Attorney Sajdak is nearing completion of an agreement between the Village and Germantown Historical Society which would spell out the responsibilities of both parties including funding, insurance, site work, maintenance, project engineering/surveying, etc.

Weidenbach Park Playground Project Update – At the May 20th meeting, the Village Board approved the commission recommendation to award the contract to Lee Recreation. The equipment was ordered May 31st with delivery anticipated in 6-8 weeks. Site preparation and installation of the equipment is anticipated in late August.

2019 EAB Ash Treatment Program – Request for Proposals were sent to qualified vendors for the 2019 Ash Treatment Program. The project will consist of materials and labor to treat 151 ash trees located in village parks and on municipal grounds. The Public Works Committee approved a contract with Crawford Tree & Landscape on June 5th. A pre-construction meeting was held June 6th, with the treatment program scheduled for July. Included in the meeting packets are the treatment maps for all site locations.

Kinderberg Park Tennis Court Backboard – Review & Recommendation –

In both 2015 and 2016, Lynne and Armin Dohl, Kinderberg Park neighbors, expressed concerns about the noise the tennis backboard makes when players hit tennis balls against it. Their concerns were in regard to the volume and frequency of the noise. Three other parks contain tennis courts (Alt Bauer, Spassland & Haupt Strasse), however only Haupt Strasse has a tennis backboard.

The Kinderberg Park tennis backboard is approximately 95 feet from the closest neighbor. The board is made of plywood and treated 2x4s and measures 25 feet long by 10 feet high. In 2012, the backboard was moved from the north to the south end of the courts because of noise and balls landing in the neighbor's yard.

At the May 13, 2015 Park & Recreation Commission meeting, direction was given to staff to investigate exterior spray foam that could potentially help reduce the noise level, as well as researching rebounder net options including life expectancy and warranty. At the July 8, 2015 commission meeting, Jay Olszewski reported that DPW staff did research into alternatives. Public Works staff did a "test" study on a 4x8 sheet of plywood by spraying it with insulation, however they did not see any kind of noise reduction. Other options explored were a "rebounder net", and "sound reducer backboard". The range of costs varied from \$750 to \$8,300. Following discussion, the motion was to restrict usage time by installing a sign indicating that "Backboard" use time would be from 8:00 a.m. to 8:00 p.m. Normal park hours are from 6:00 a.m. to 9:00 p.m.

In 2016, the Dohls expressed the same concerns as in the past. The commission reviewed information on the "rebounder" net, and one type of "sound reducer" backboard. Monies were not earmarked in the 2016 Budget for either option. Here are the minutes from the April 20, 2016 commission meeting.

The Dohl's stated that they would like a solution to make the sound of hitting the board go away. The Dohl's mentioned cutting back the use time to end at 5:00 p.m. The Dohl's also mentioned moving the backboard to Spassland. Moving it to Spassland would be away from resident's homes. Armin asked if DPW could put "slats", that are spaced approximately an inch apart, randomly placed over the entire front of the board.

Following discussion, the following motion was made, **Motion by Depies, seconded by Knop to request the Public Works Department keep looking into other options regarding different wood placement/structure to try to reduce the noise level with no guarantee that we will be able to**

accomplish that. Motion unanimously carried.

Village staff attempted to schedule the meeting, however the two parties never met on this subject. Director Schroeder was again contacted in June 2019 by the homeowner. Mr. Dohl stopped at the park and recreation office on June 11th to discuss the matter and show staff a smaller model of the "wooden slat" design as one potential option to address the recurring noise concerns. Staff will be showing this design to DPW, as well as gathering some updated cost estimates on the tennis net rebounder option.

Tree Planting Program – Century Landscaping planted the remaining 18 trees from the 2018 fall planting program on May 31st. Staff is currently working with Wachtel Tree Science on the 2019 tree species selection and locations for the 2019 fall planting. With the great deal of ash dieback, the village will likely need to focus resources from planting to increased tree removals in the next few years.

2019 Summer Entertainment Schedule – Gehl's Performing Arts Pavilion – The initial performances by the Germantown Community Band, and the Music at the Pavilion Entertainment Series, began on June 12th and 13th respectively. This music series will be held on Thursday evenings, and include area music from a variety of genres. Entertainment will run from 7:00 to 9:00 p.m., with food truck vendors and beer garden from 5:30 to 9:00 p.m. Special thanks to Waterstone Bank who will be the Presenting Sponsor for the music series!

Spassland Park Tennis Court Project – This 2018 project included cleaning, patching, crack filling, installation of the Amor Crack Repair system, two coats of resurfacing material, two coats of color, and court lining. Due to weather conditions, it was decided to complete the installation of the crack repair system, court re-surfacing, and lining in 2019. To date, Northway Fence has removed the old fence fabric, and installed new fabric after DK's Electrostatic Painting completed sandblasting and repainting of the fence posts. Frank Armstrong Enterprises will be installing the crack repair system, re-surfacing and lining the courts in late June.

MacArthur Girl Scout Troop 4363 Community Service Projects (Bocce Ball Court and Raised Gardens) for the Germantown Senior Center in Firemen's Park – Project Update – Girl Scout Troop 4363 is continuing fundraising efforts toward completion of these Silver Award projects. The overall fundraising goals are \$8,500 for the Bocce Ball Court and \$2,000 for the Raised Bed Gardens. A meeting was held on June 4th to discuss the project scope of work and schedule. The final design of the raised bed gardens was determined, with construction of the wooden benches and garden planters scheduled for late June. Village crews will assist with site preparation of the bocce ball court in mid-late July with construction taking place in August.

Village 2050 Comprehensive Plan – The kick-off meeting of the Steering Committee was held with GRAEF Associates on May 22nd. The meeting focused on the goals of the community engagement plan, public participation strategies, and overall project timeline. The Project Steering Committee's next meeting is scheduled for June 18th, with the initial Community Conversation/Public Input Meeting to be held on Monday, July 22nd.

Menomonee River Corridor/Blackstone Creek Re-Development Opportunity – Village staff have been meeting with the Blackstone Creek Golf Course ownership and Fiduciary Development on a re-

development proposal. This proposal will be presented to the Village Board at the June 17th Committee of the Whole Meeting. The project would include over 200 residential units along the Blackstone Creek Golf Course and along Main Street, as well as re-development of a 9-hole golf course and clubhouse facility, and expansion of the village's Haupt Strasse Park for park, open space and recreational use opportunities.

Recreation Division Report – June 19, 2019 Commission Meeting – The recreation program report will be presented at the meeting by Matt Klug, Park & Recreation Intern.

Menomonee River Corridor Access/ Blackstone Creek Redevelopment Opportunity

Background and History

Jeff Retzlaff, Village Community Development Director

BLACKSTONE CREEK

MASTER DEVELOPMENT PLAN

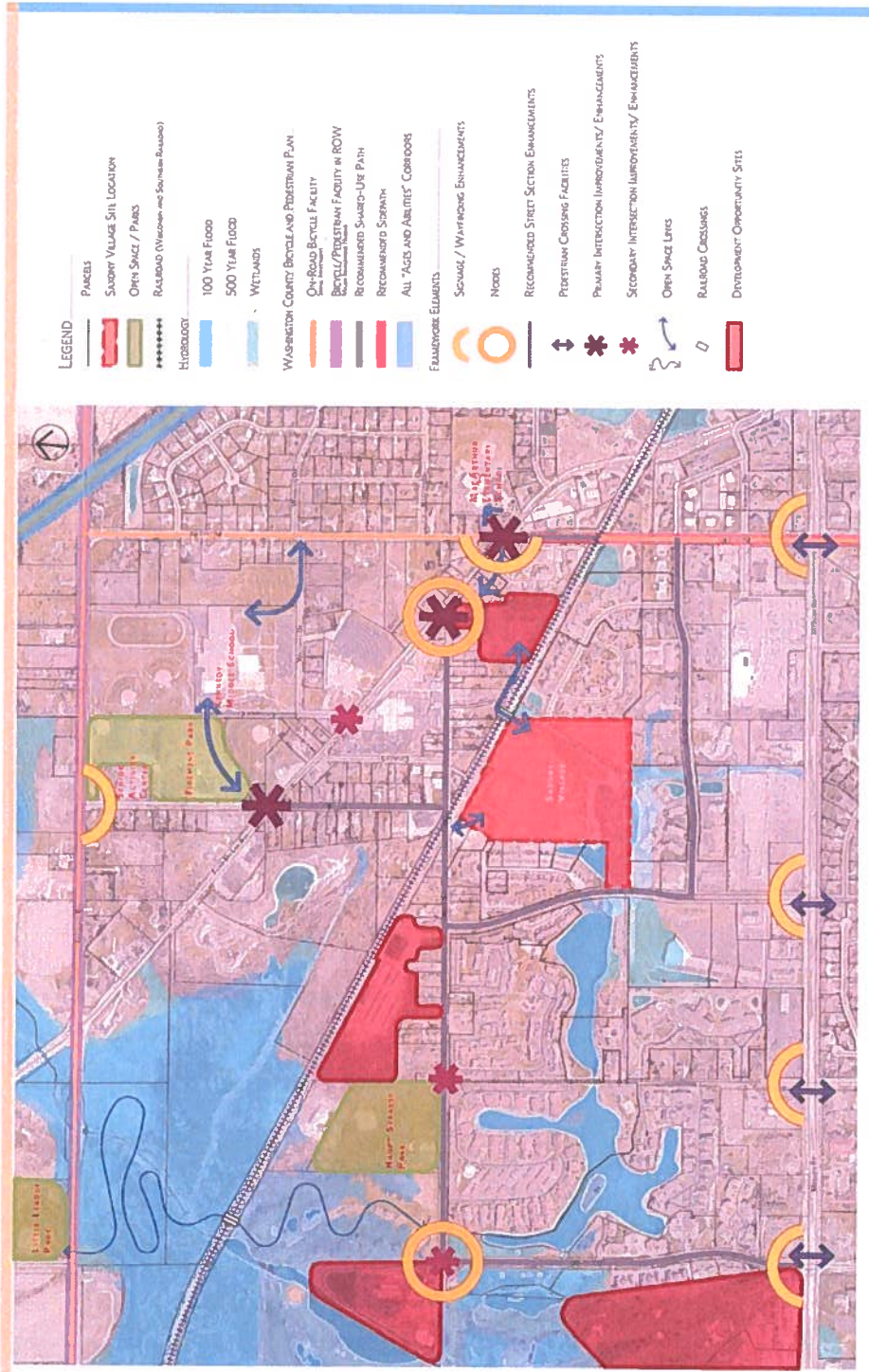
- 251+/- acres
- Former Lake Park Golf Course
- PDD approved in 2006
- (3) Components:
 - Residential (61 ac)
 - Commercial/retail (10 ac)
 - Golf course (180 ac)



Main Street Connectivity Plan

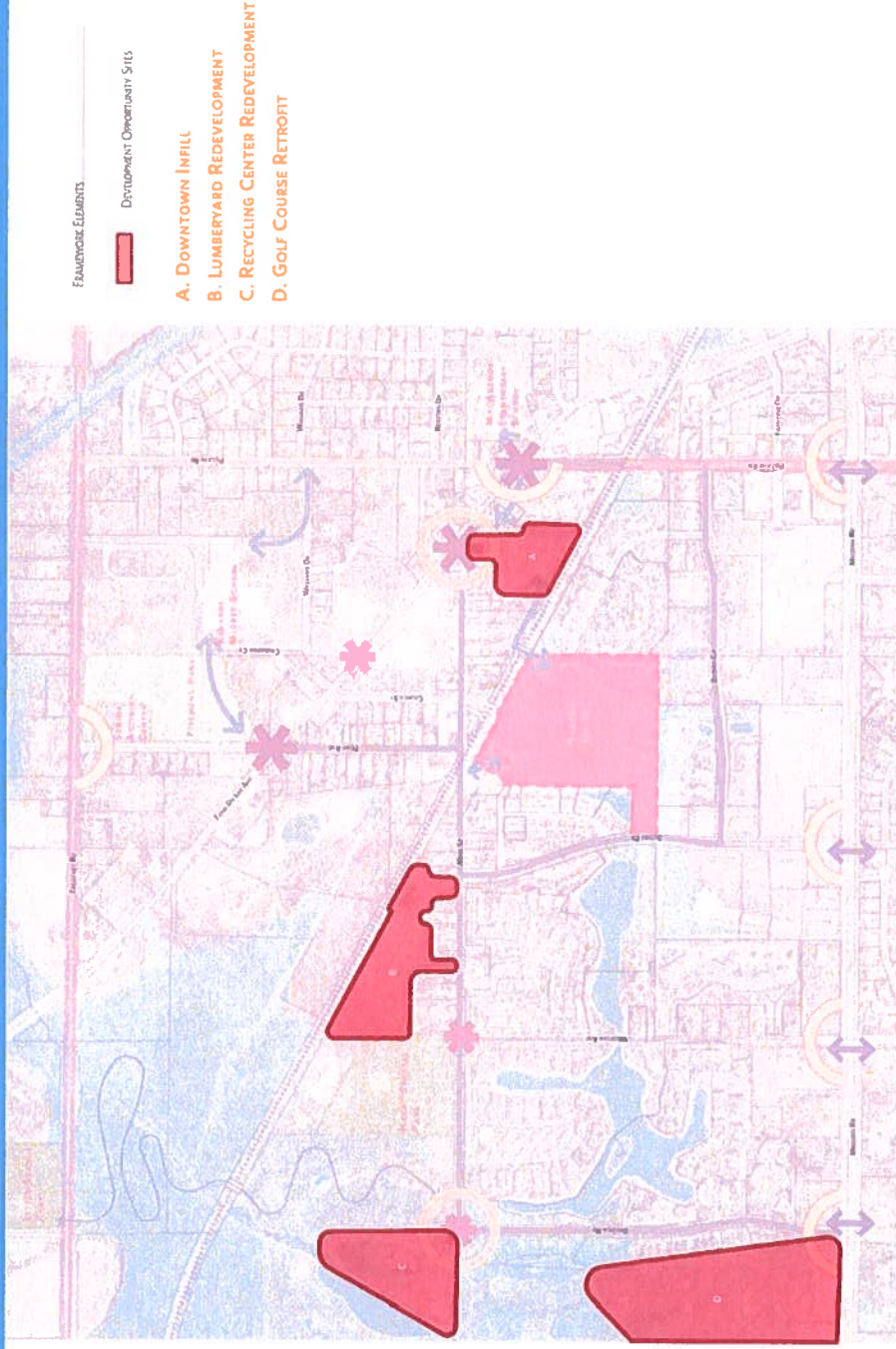
Jeff Retzlaff, Village Community Development Director

SAXONY VILLAGE – MAIN STREET WORKSHOP



SAXONY VILLAGE – MAIN STREET WORKSHOP

DEVELOPMENT OPPORTUNITY SITES



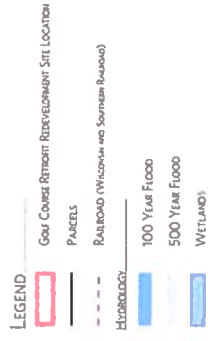
SAXONY VILLAGE – MAIN STREET WORKSHOP

LUMBERYARD AND RECYCLING CENTER REDEVELOPMENT



SAXONY VILLAGE – MAIN STREET WORKSHOP

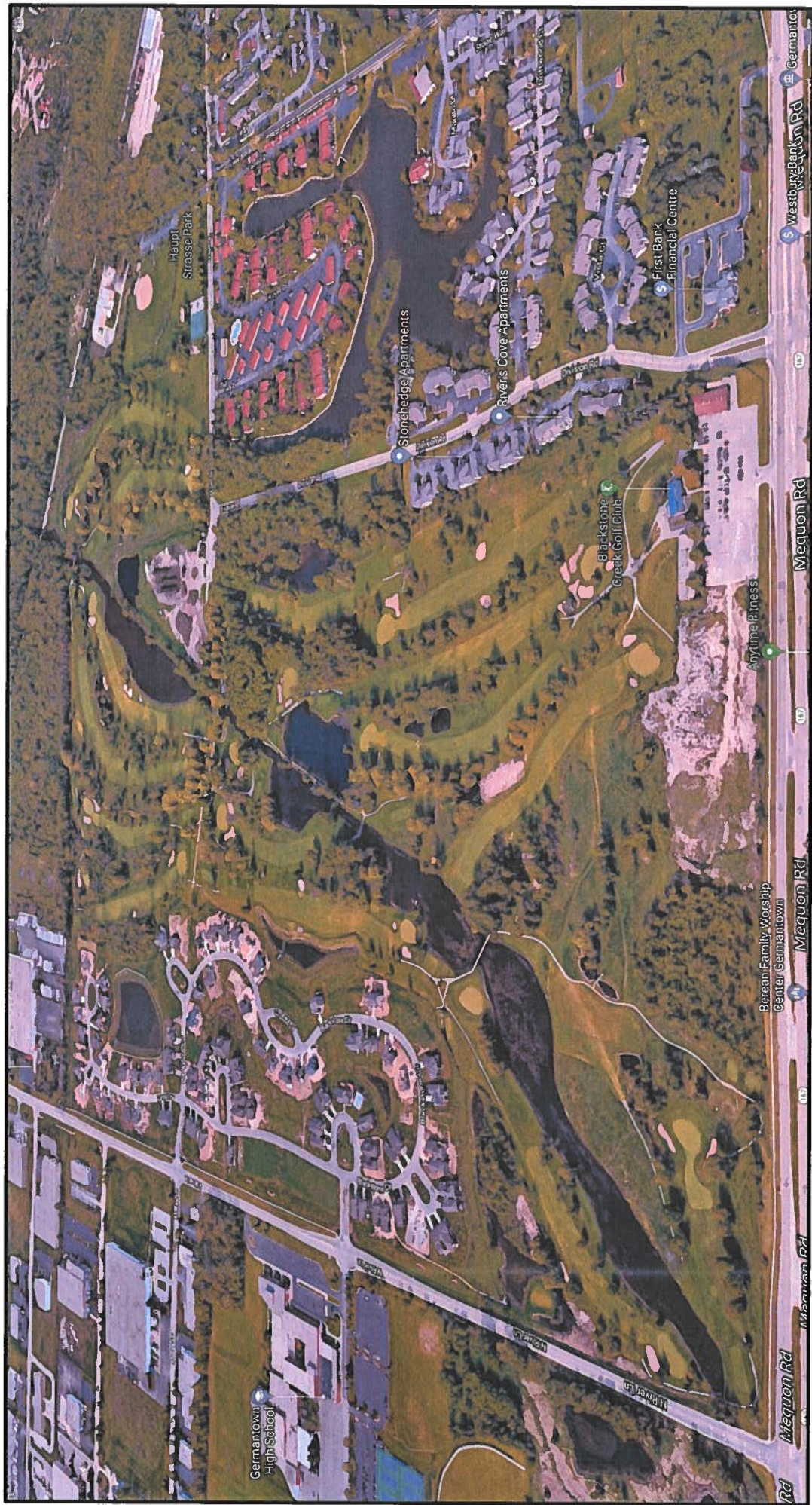
GOLF COURSE RETROFIT REDEVELOPMENT

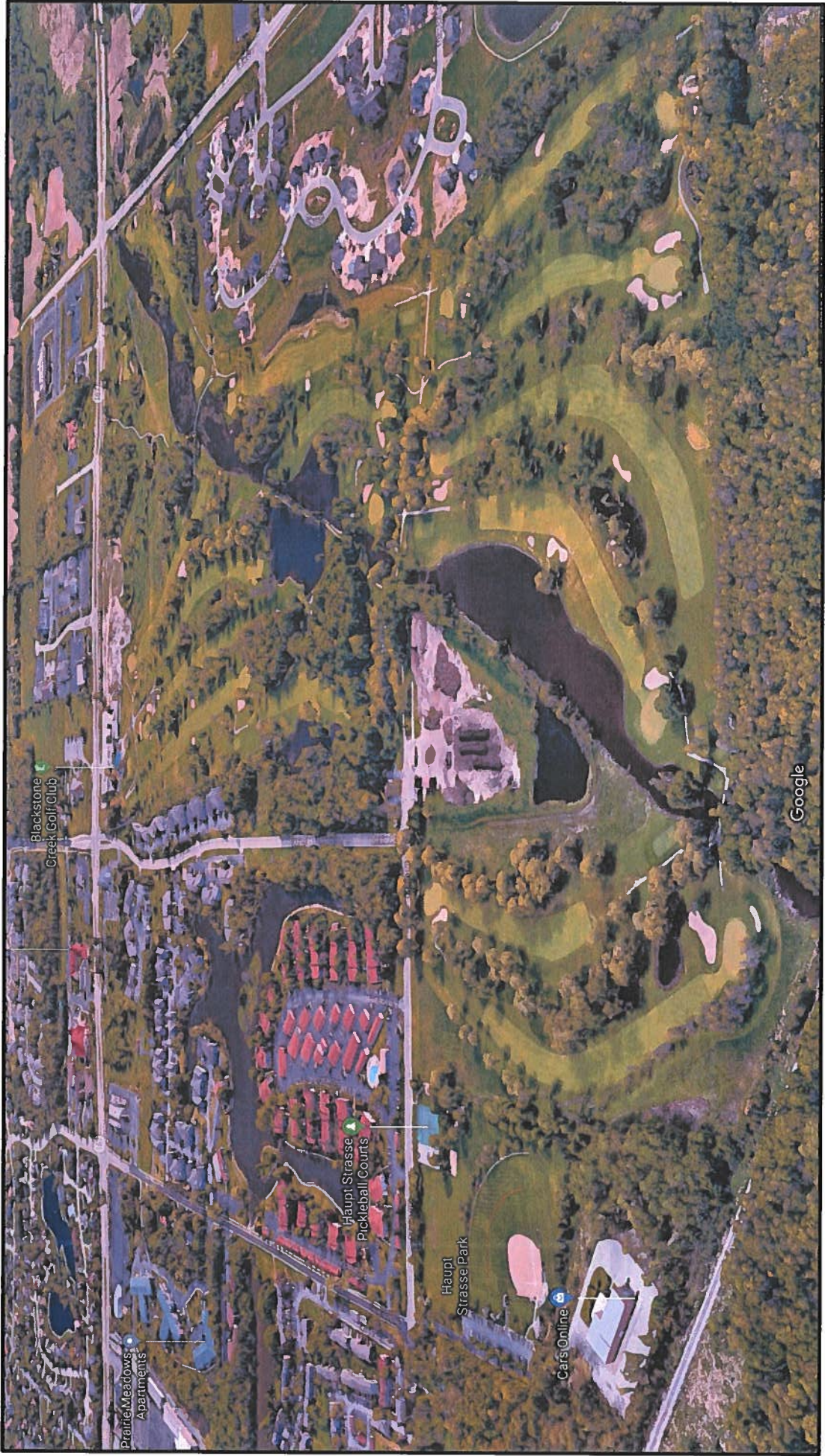


REDEVELOPMENT CONSIDERATIONS

THE CONDITIONS OF THIS POTENTIAL REDEVELOPMENT ZONE POSE MULTIPLE CHALLENGES THAT REQUIRE FURTHER CONSIDERATION AND ANALYSIS. THE MENOMONEE RIVER CUTS THROUGH THE CENTER OF THE SITE AND REGULARLY FLOODS. THE AREA ALSO CONTAINS A LARGE NUMBER OF DESIGNATED WETLANDS, WHICH WOULD BE REQUIRED TO REMAIN AND BE PROTECTED THROUGHOUT REDEVELOPMENT.

BEING A LARGER PARCEL WILL ALSO REQUIRE THE VILLAGE TO HAVE AN ACCURATE SENSE OF WHAT THE LOCAL MARKET CAN ACCOMMODATE IN TERMS OF LAND USE TYPES. IT WILL BE ESSENTIAL TO WORK WITH THE OWNER OF THE PROPERTY AND LOCAL DEVELOPERS TO DEVELOP A DETAILED MASTER PLAN FOR THE SITE THAT REFLECTS BOTH THE MARKET DEMAND AND ITS ENVIRONMENTAL CONDITIONS. THAT PROCESS WILL REQUIRE A LARGER EFFORT ABOVE THIS DOCUMENT'S HIGH-LEVEL ANALYSIS.





Golf Operations

Troy Schmidt, Blackstone Creek Golf Course

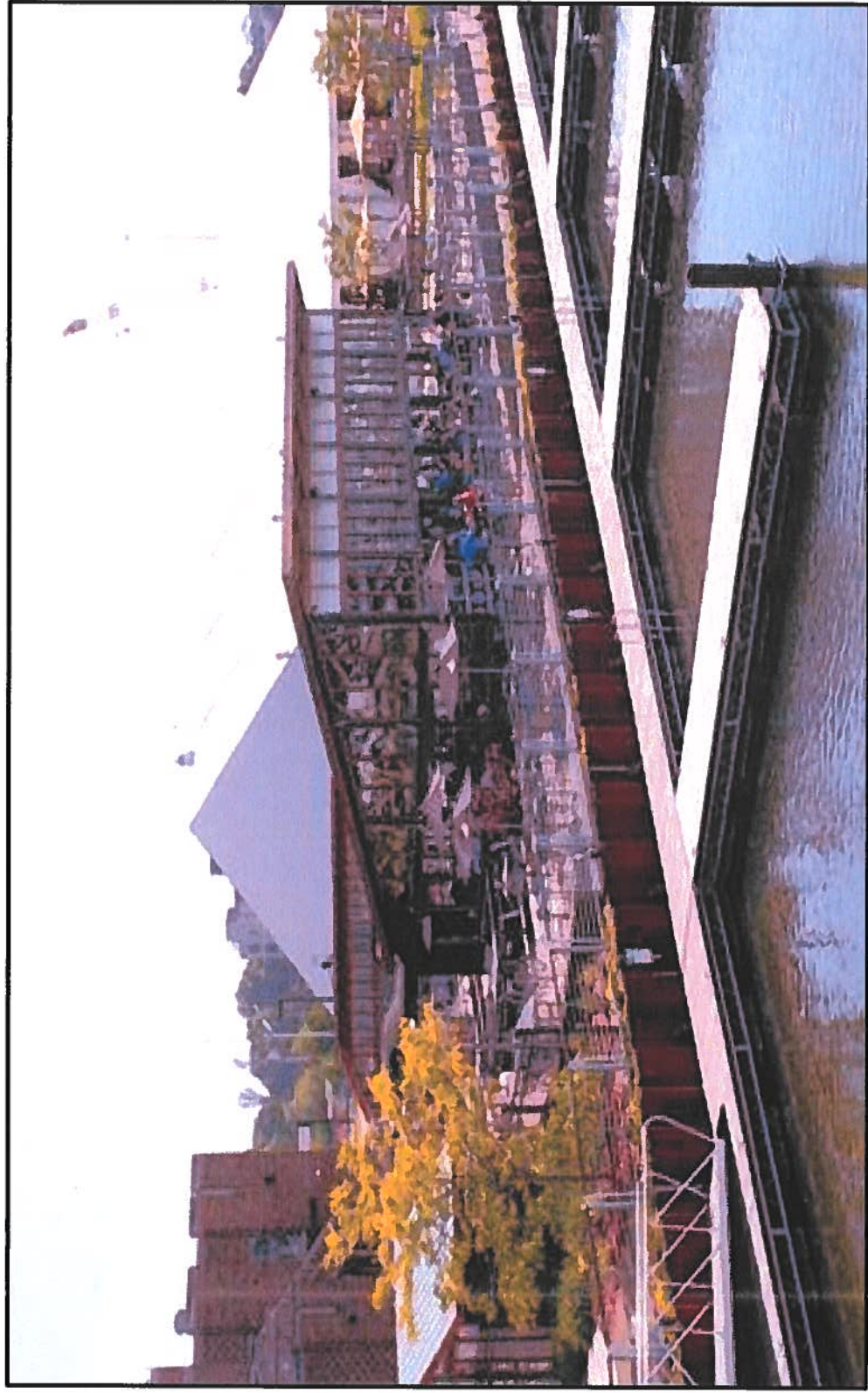
BLACKSTONE CREEK GOLF

- 28 years in golf business, operating Blackstone Creek since 2006
- State of golf is changing
 - Time and cost constraints
- Golfers opting for shorter rounds and evening leagues
- Consumer choices driven by more entertainment
- US Golf Association: Play9 Campaign

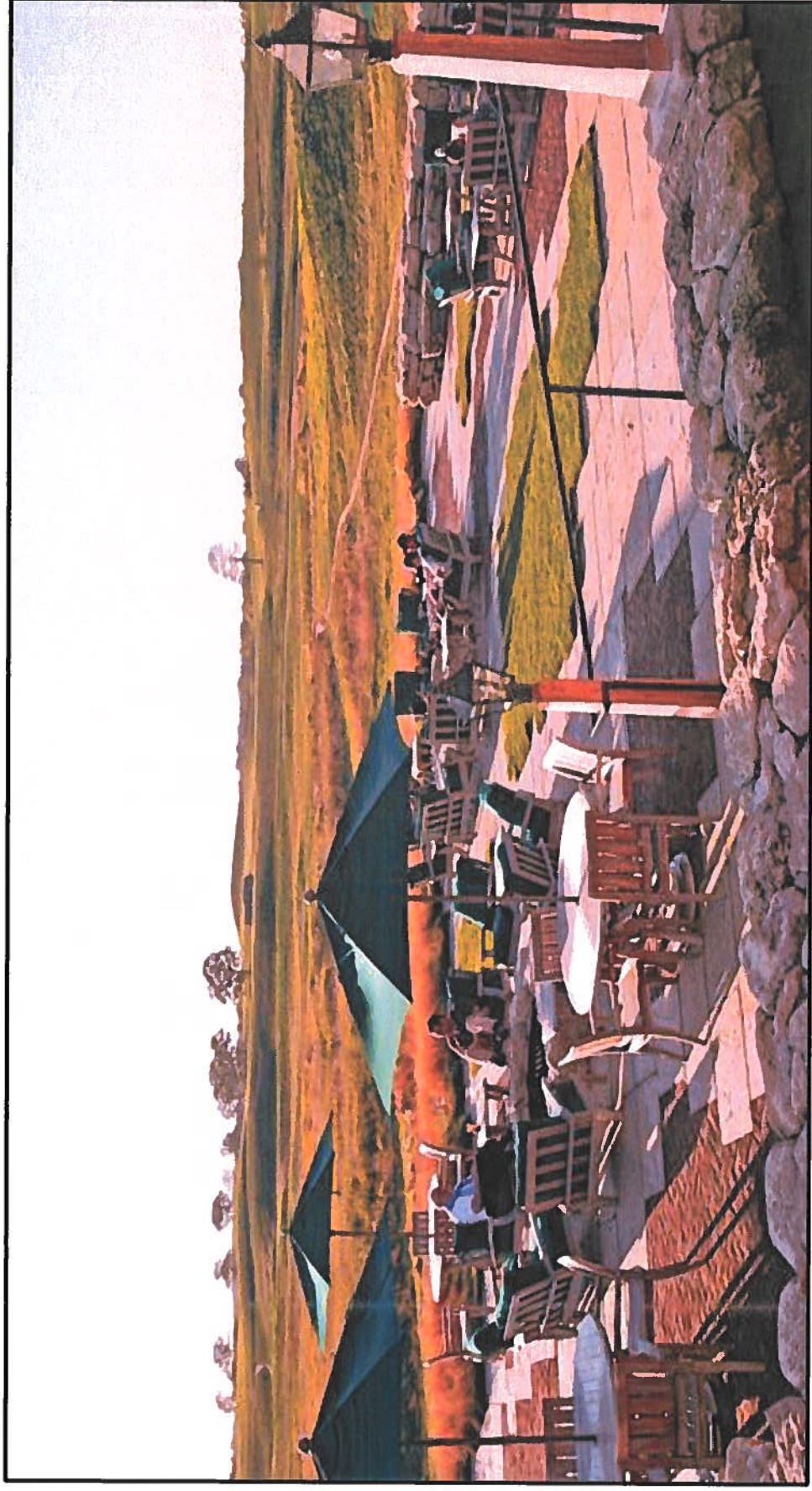
OUR GOALS:

- Change with the times
- Provide entertainment for current and new players
- Create venue for the whole community
 - Indoor/Outdoor Public Clubhouse or “Pub Club”
 - Beer garden, fire pits, games, live music, food, and drink, etc

OUR VISION



OUR VISION



Residential Development

Craig Raddatz

Fiduciary Real Estate Development, Inc.

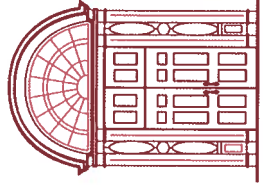
COMPANY BACKGROUND

Fiduciary Real Estate Development, Inc.

- Founded in 1984 - in business for over 35 years
- Focused on Residential - Multifamily
- Major Markets: Milwaukee, Madison, Green Bay
- Over 8,000 residences in 37 communities
- Long-term holder of assets with significant reinvestment in our properties
- Resident-focused Property Management

THE FIDUCIARY DIFFERENCE

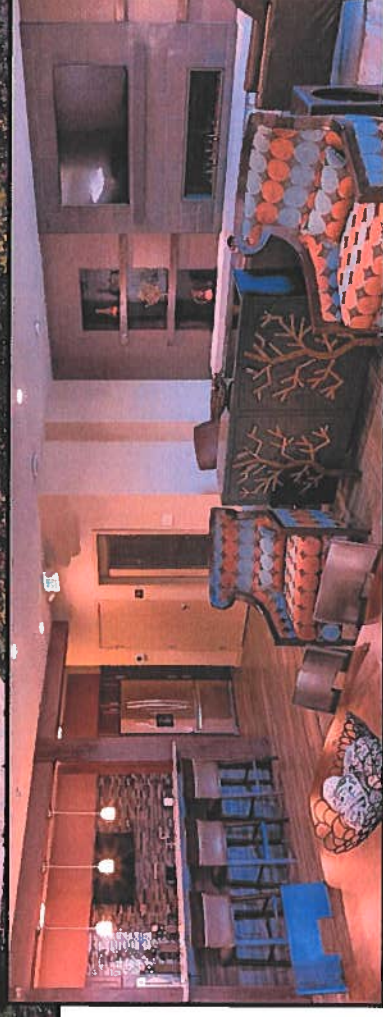
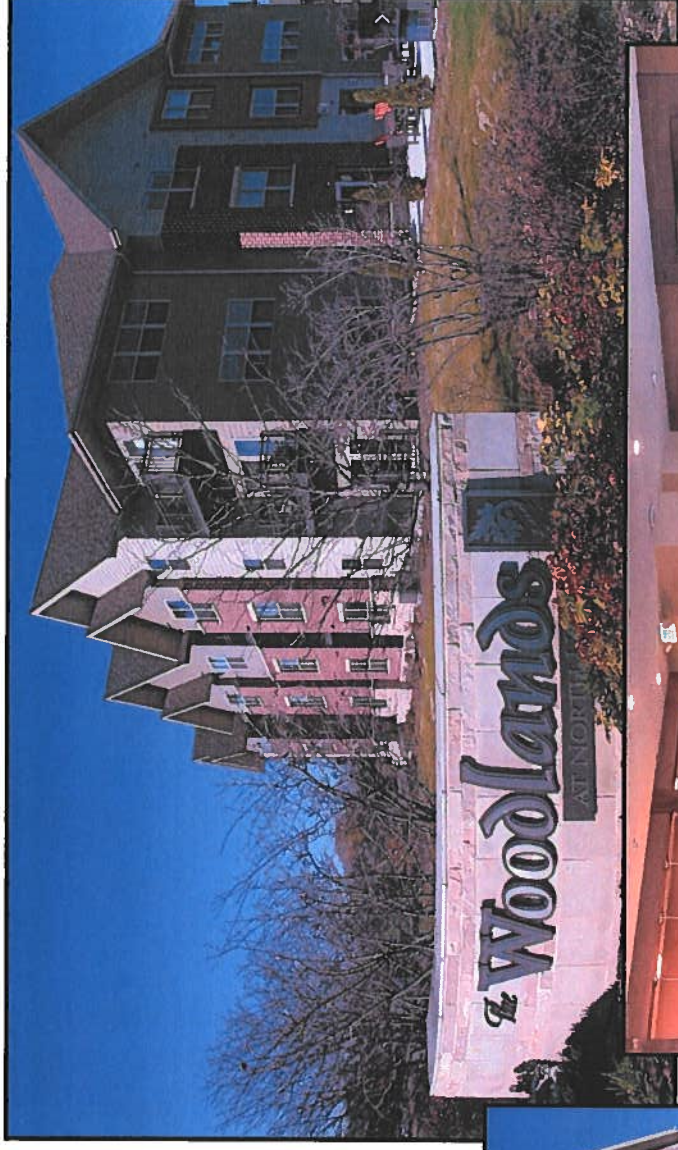
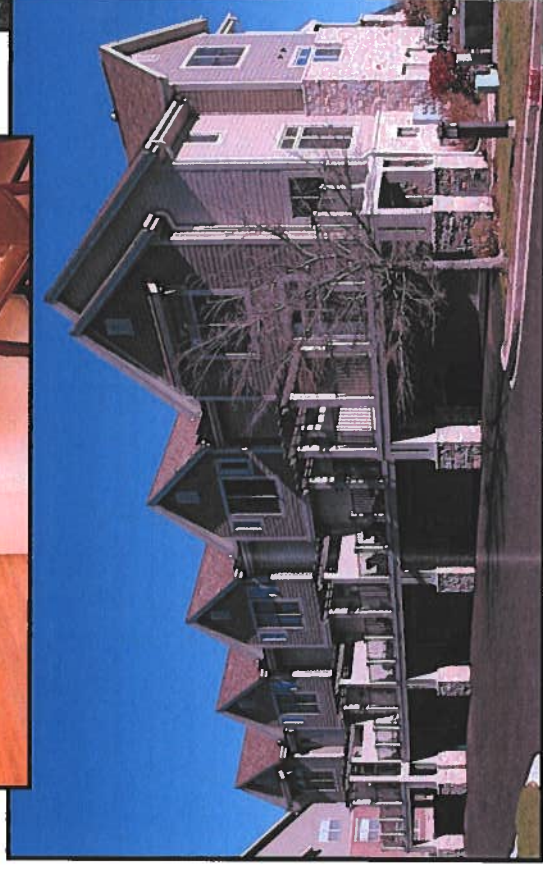
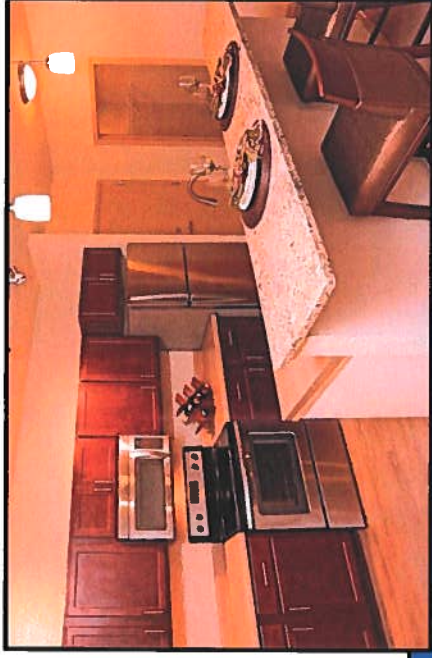
- Long-term asset holder = Long-term community partner
- Continued capital improvements = Long-term investment
- Over 30 Awards of Excellence from AOMA-Wisconsin
- Satisfaction Guarantee
- Maintenance Pledge
- Resident Portal
- Relocation Options
- FRED Cares



Fiduciary
REAL ESTATE DEVELOPMENT, INC

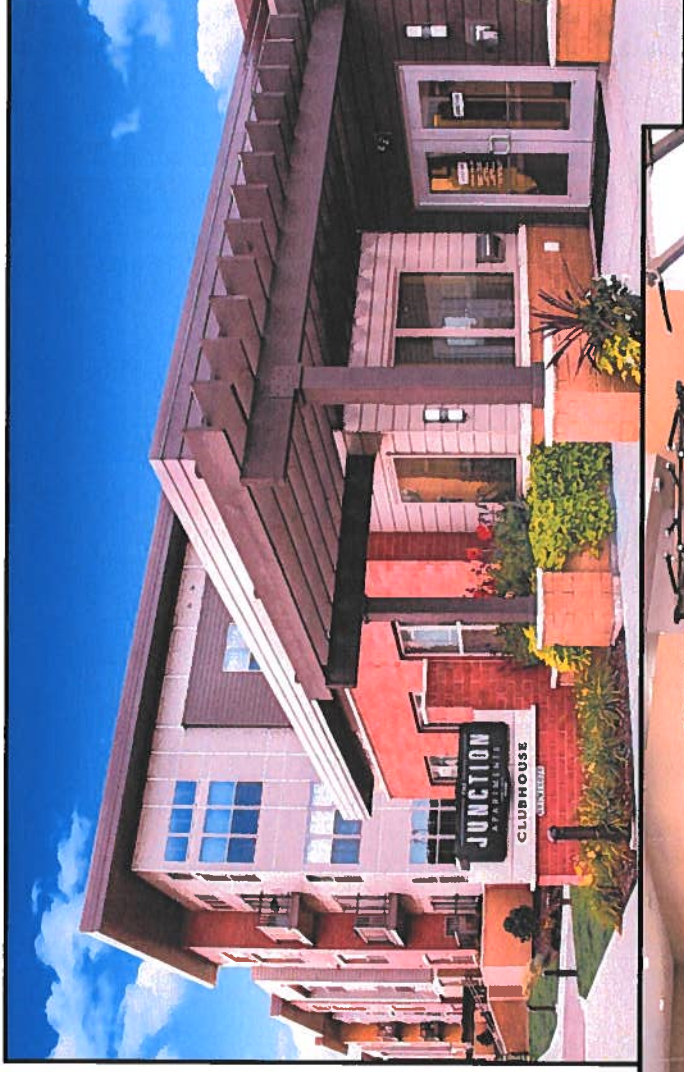
Recent FRED Projects: The Woodlands

Menomonee Falls



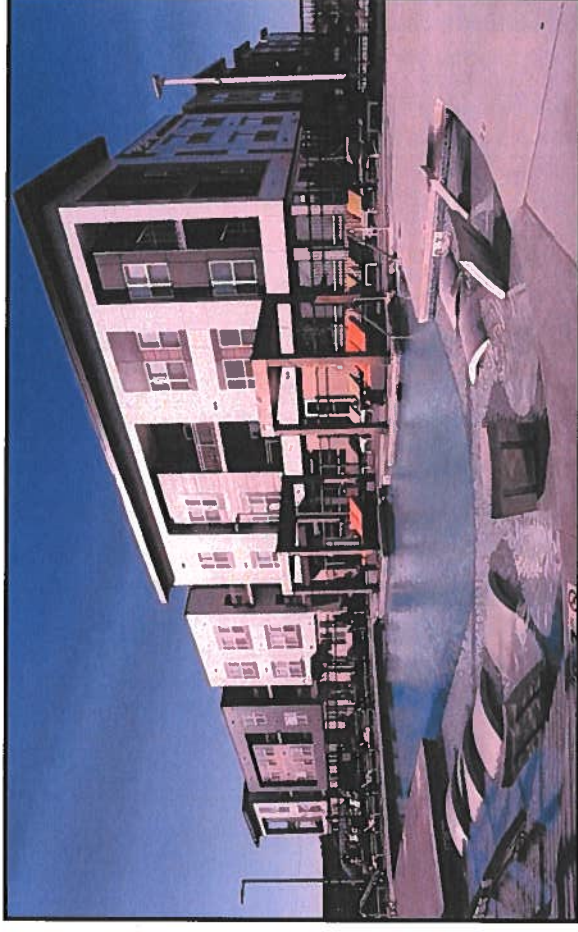
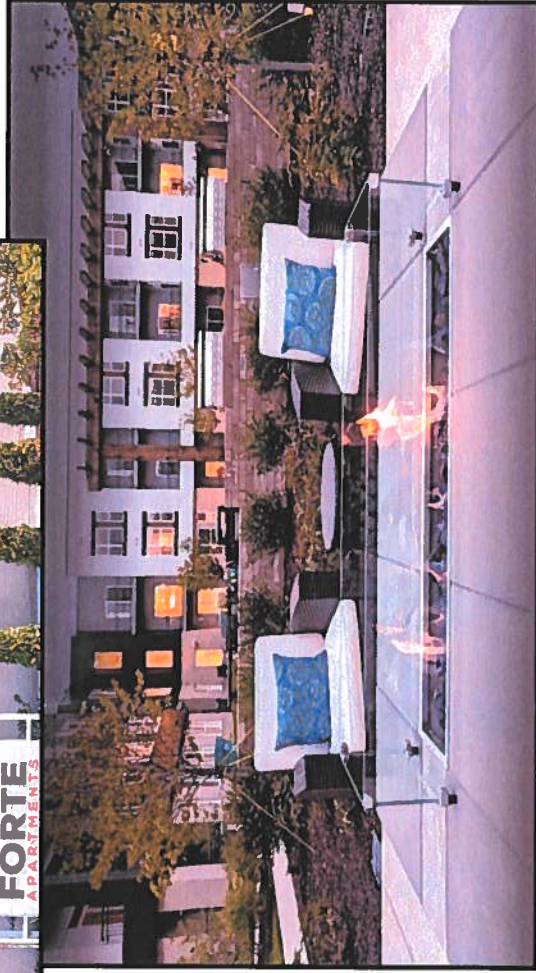
Recent FRED Projects: The Junction

Menomonee Falls

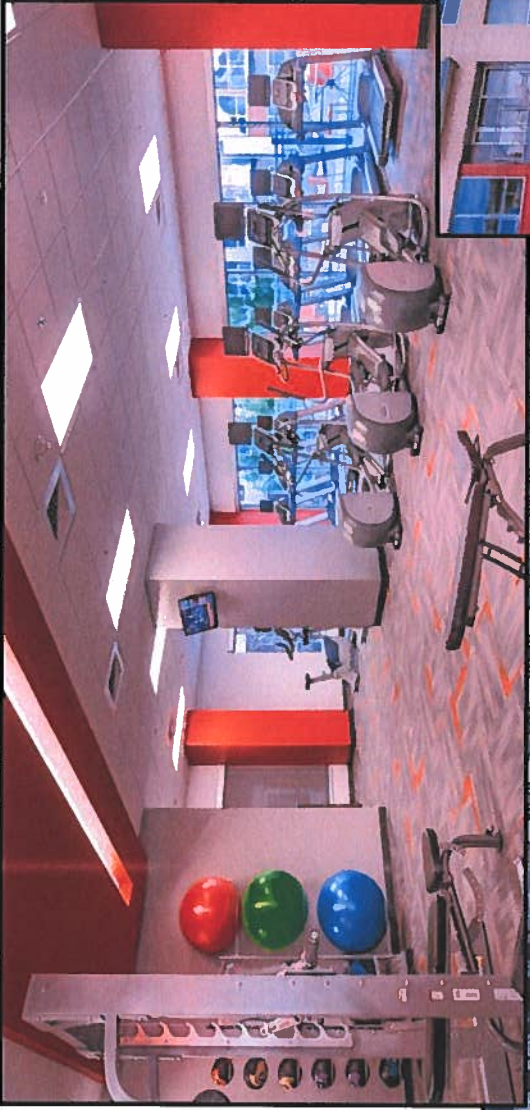
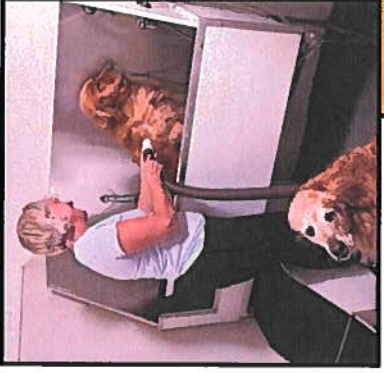
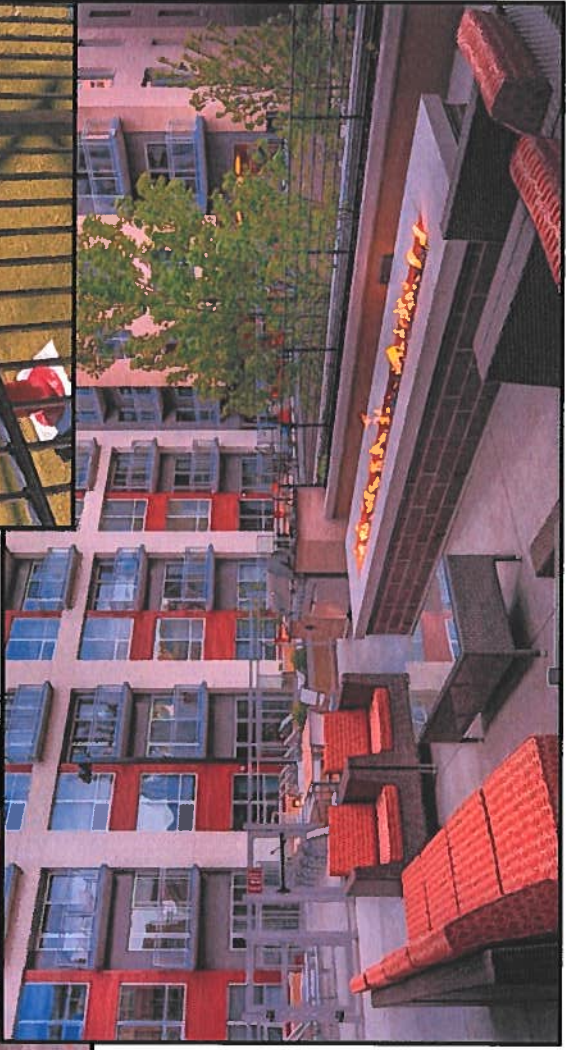


Recent FRED Projects: Forte at 84South

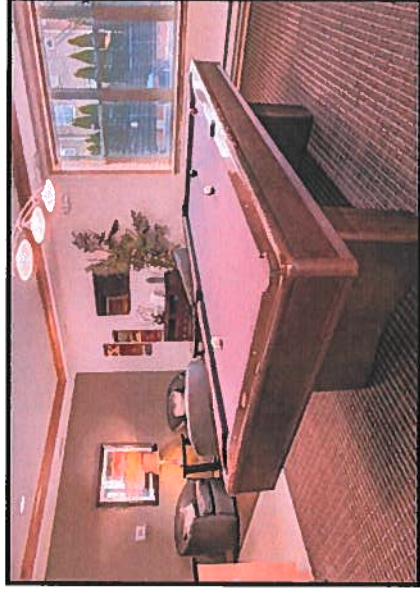
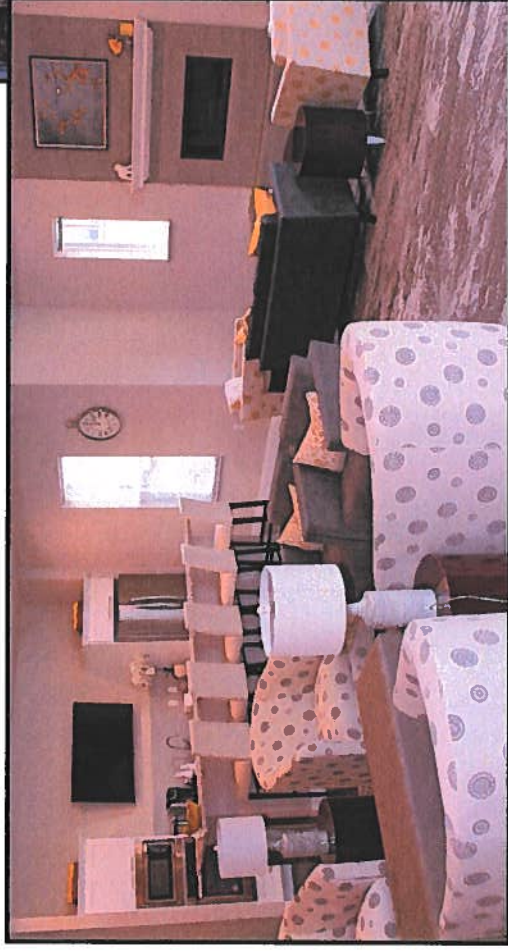
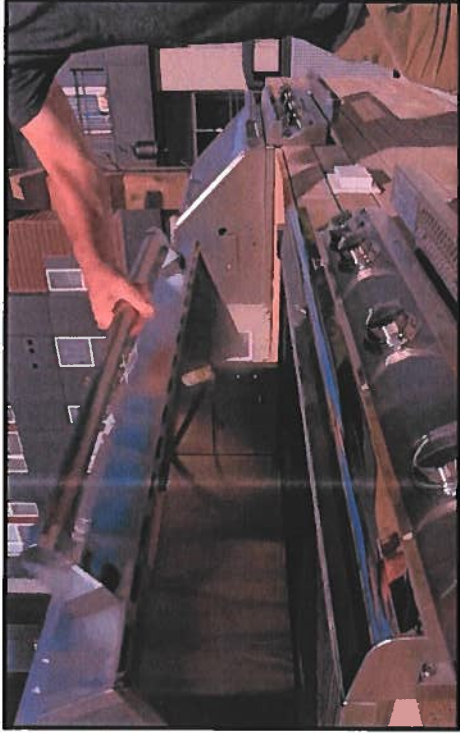
Greenfield



FRED Amenities



FRED Amenities



GERMANTOWN HOUSING MARKET

- Age and Housing Mix are extremely strong to support new construction rental residences

Percentage of residents 0-45 years old:

USA	Wisconsin	Germantown
36%	35%	28%

GERMANTOWN HOUSING MARKET

- Age and Housing Mix are extremely strong to support new construction rental residences

Percentage of Owner-Occupied and Renter-Occupied Residences:

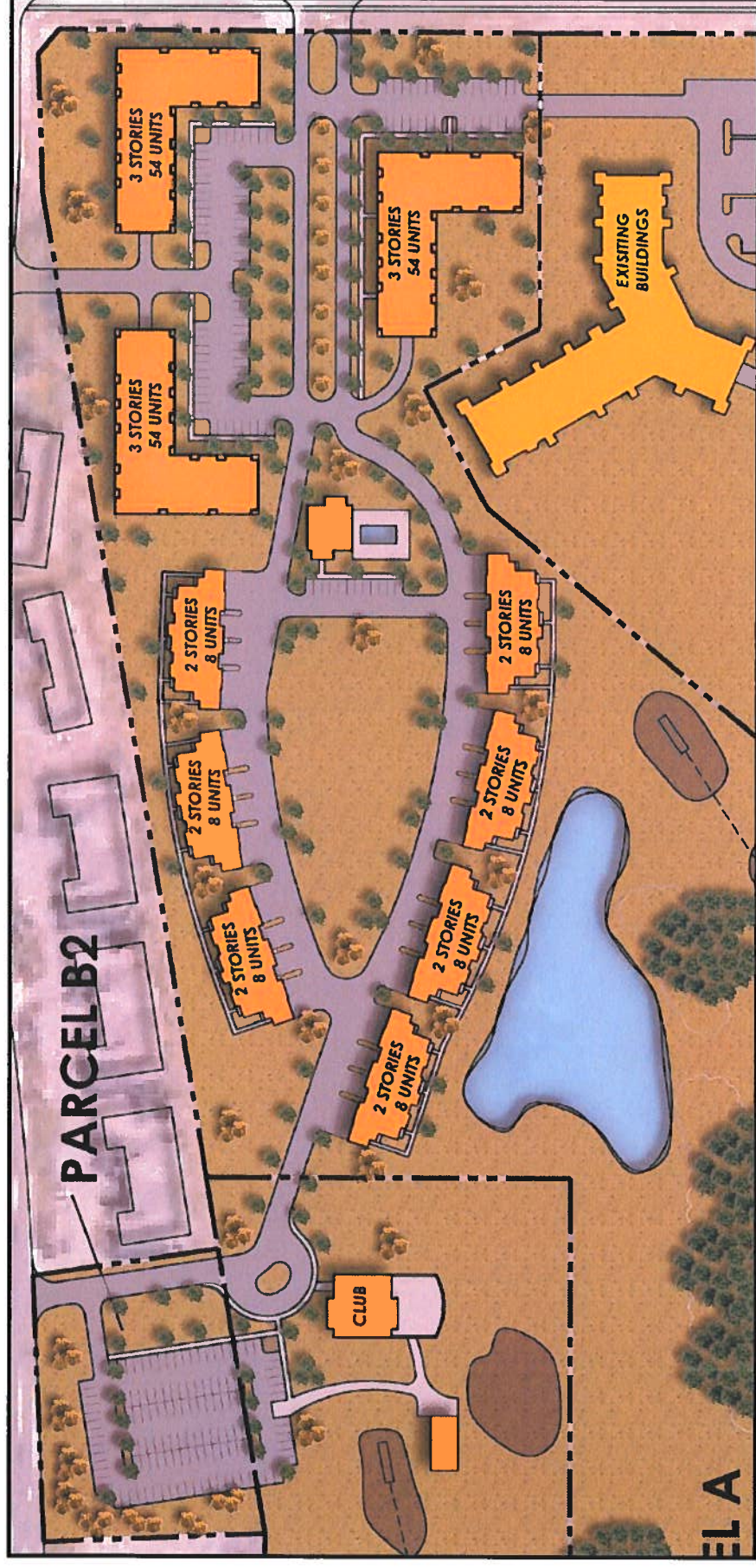
	USA	Germantown
Owner-Occupied	64.4%	78.6%
Renter-Occupied	35.6%	21.4%

Site Plan

- +/- 85 acres of park land
- 9-Hole Course
- Community Venue & Clubhouse
- 162 Traditional Apartment Residences
- 56 Condo-Style Residences
- 32 Townhouse Residences

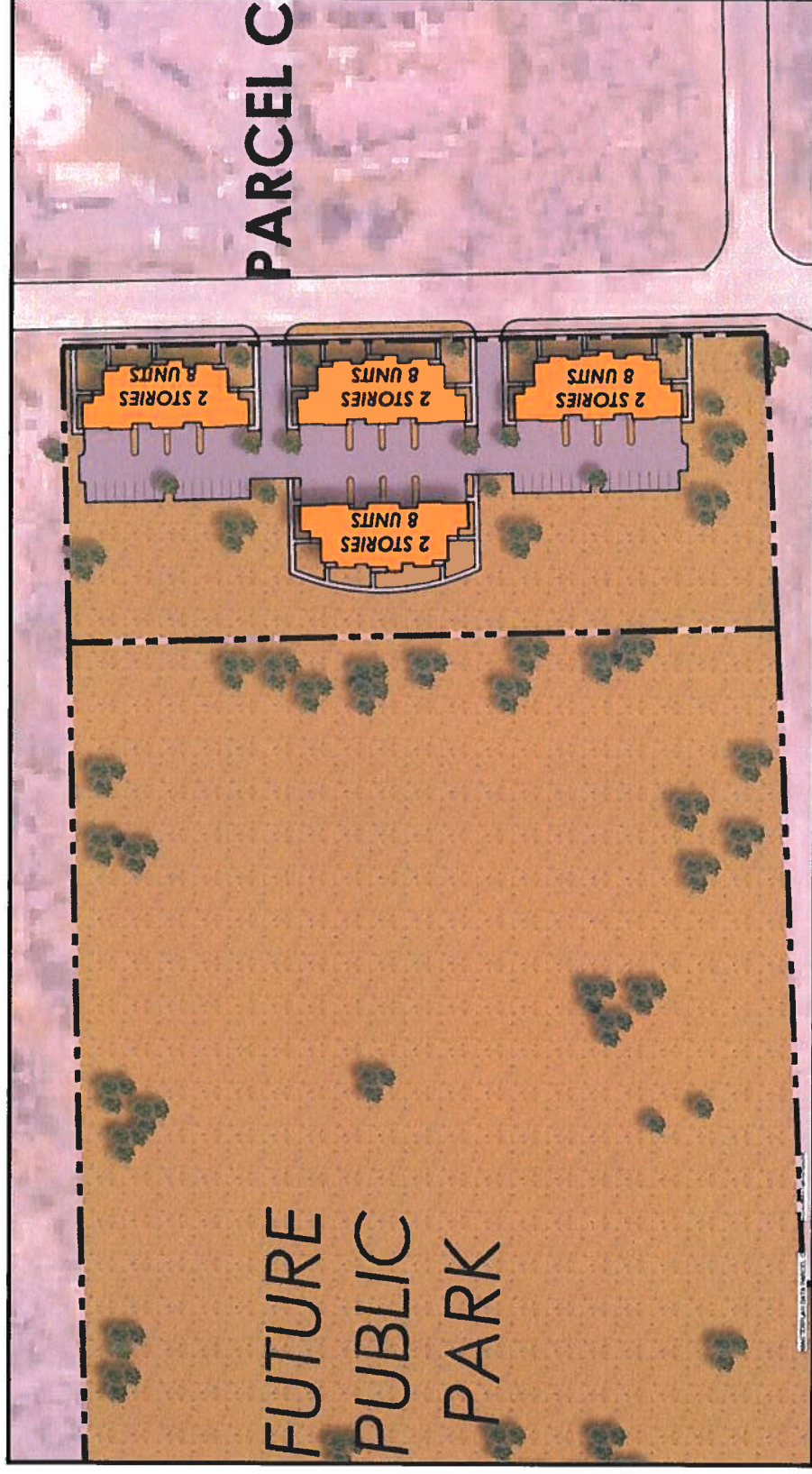


Site Plan: Mequon Road



162 Traditional Apartment Residences, 56 Condo-Style Residences, Resident Clubhouse/Pool

Site Plan: Main Street



32 Townhouse Residences

Proposal Terms and Finances

Steve Kreklow, Village Administrator

Overview of Proposal

Village of Germantown

- 85-acre expansion of Haupt Strasse Park
- Secondary easement on golf course

Blackstone Creek Golf Course

- 9-hole golf course
- New club house

Fiduciary Development

- 218 units on Mequon Rd parcel
- 32 units on Main Street parcel

Potential Financial Overview – for discussion purposes, negotiations are not complete

Village	Developer	Golf Course
• Collect \$1.6 million impact fees • +/- 85 acres of parkland for \$800,000 • Secondary easement to +/- 55 acre golf course • Bike/walking path access through golf course to Mequon Rd. • \$700,000 in annual property taxes (\$200,000 to the Village)	• 162 apartment residences on Mequon/Division • 56 condo-style rental units on Mequon/Division • 32 condo-style townhouses on Main Street • Total = 250 residences • Estimated overall value of over \$40,000,000	• 9 hole golf course operations • New clubhouse and public venue with outdoor restaurant • Receive \$800,000 for +/- 85 acres

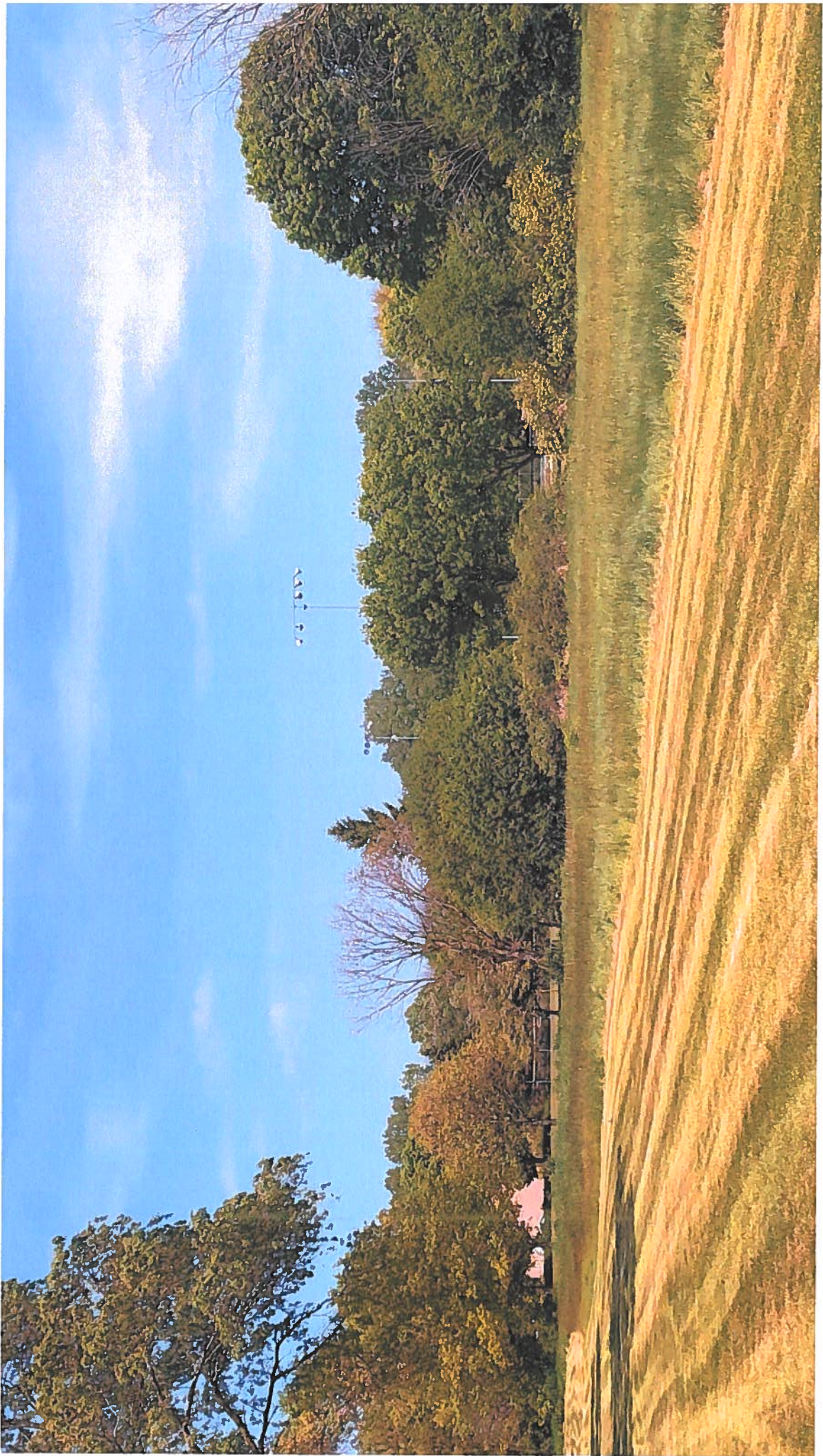
Park Planning

Mark Schroeder, Village Park and Recreation Director





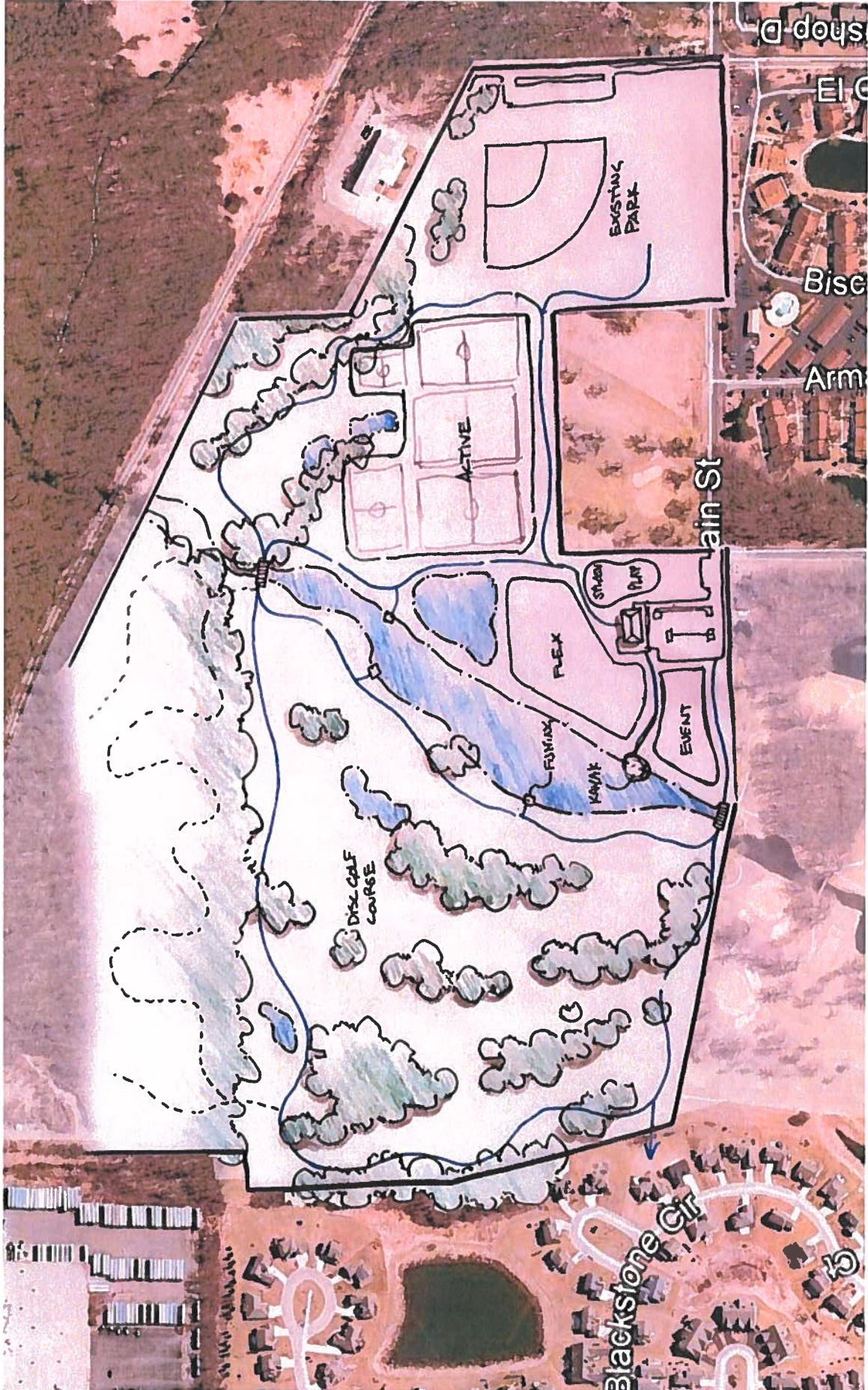


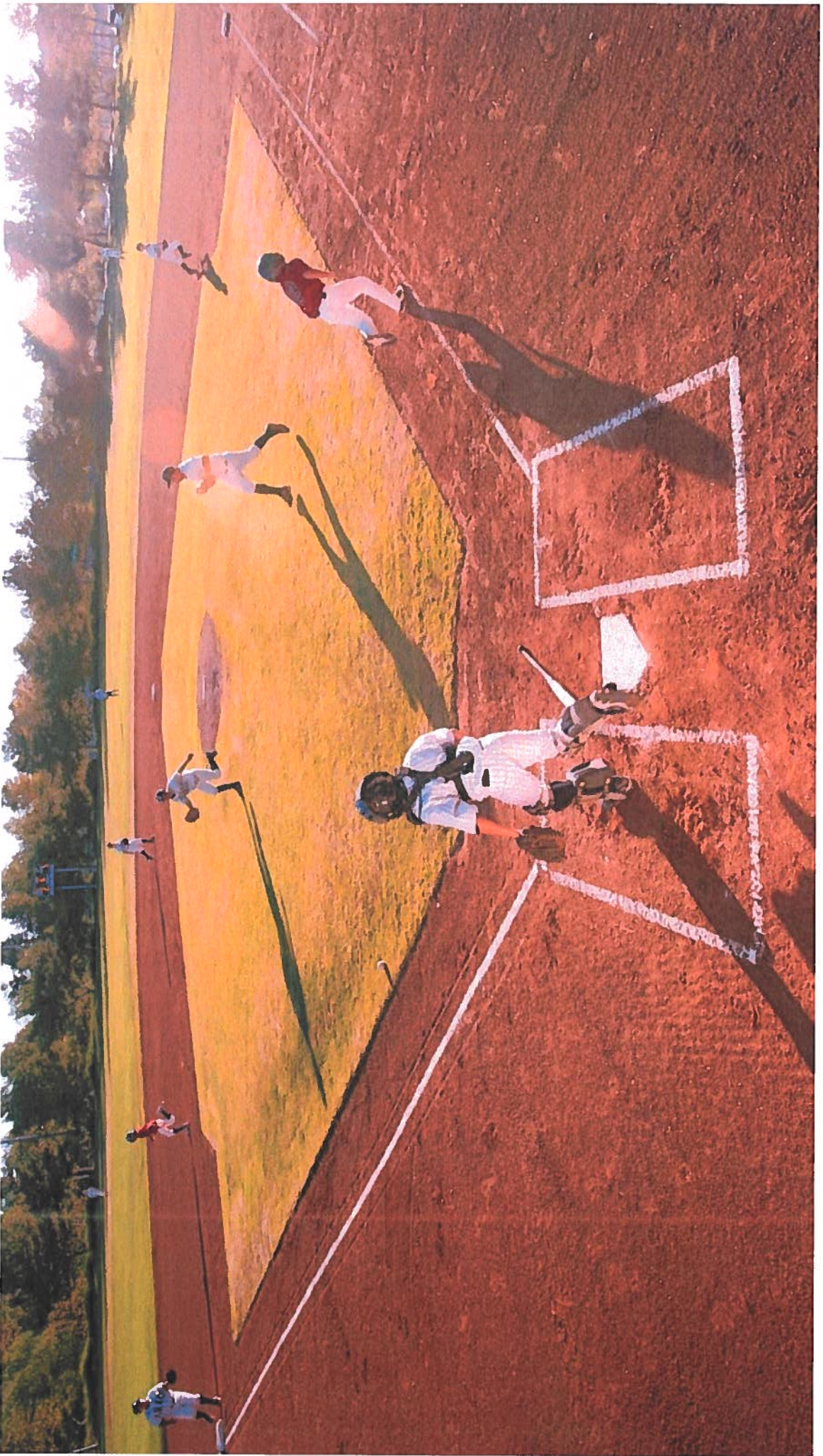






Park Use – Concept

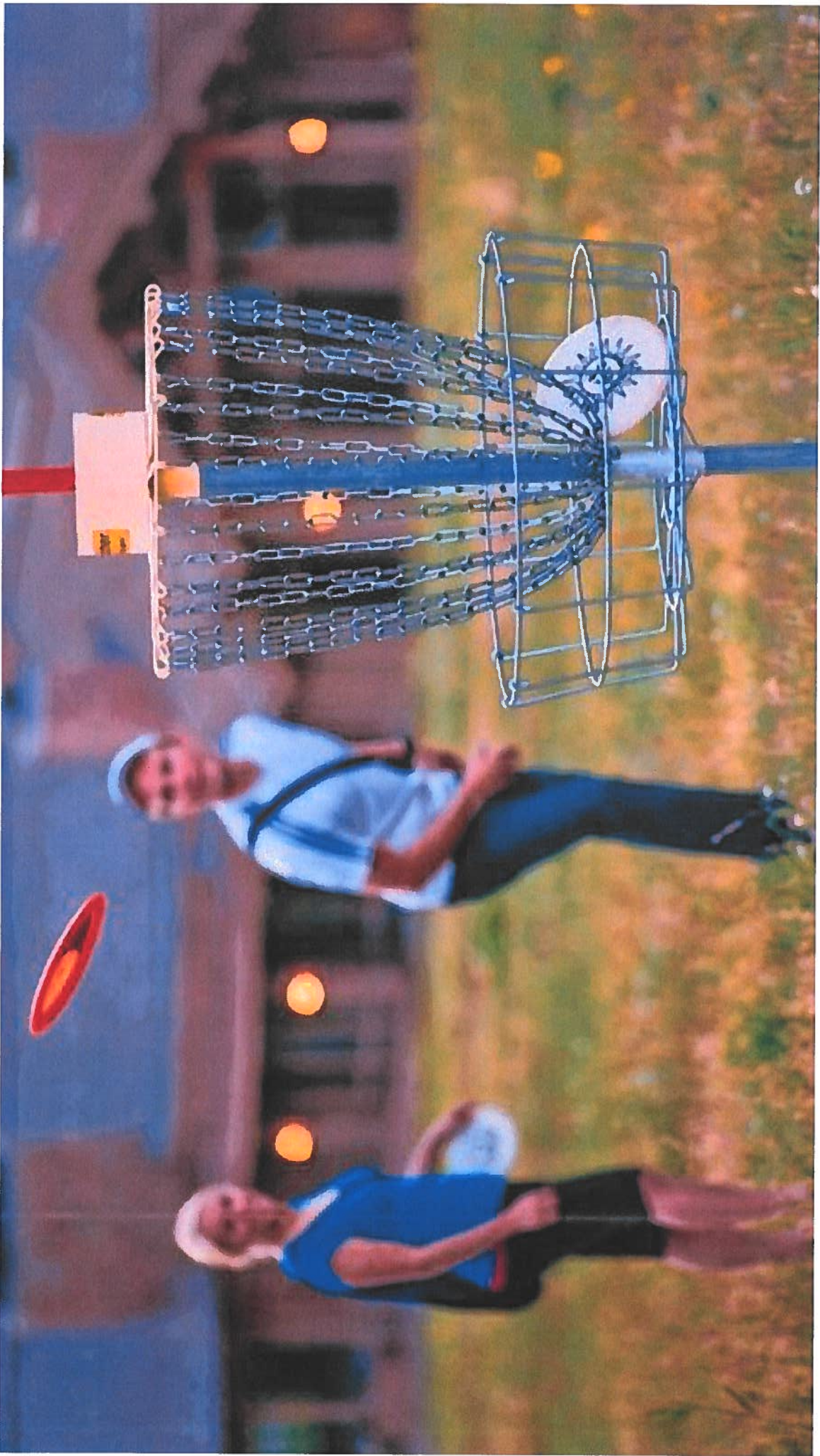
























Next Steps/Process

Submit request to amend PDD

Village would need to approve purchase

Plan Commission Submittal

Questions/Comments