

VILLAGE OF GERMANTOWN
N112 W17001 MEQUON ROAD, GERMANTOWN, WI 53022

MEETING:	PLAN COMMISSION
DATE AND TIME:	MONDAY, JULY 8, 2019 6:30 p.m.
LOCATION:	Germantown Village Hall Board Room

- I. **CALL TO ORDER** This meeting has been given public notice in accordance with Wisconsin Statutes, Section 19.83 and 19.84 in such form that will apprise the general public and news media of subject matter that is intended for discussion and action.
- II. **ROLL CALL**
- III. **PUBLIC INPUT/PUBLIC APPEARANCE** Please be advised per §19.84(2) that information will be received from the public, however, no action will be taken at this time.
- IV. **APPROVAL OF MINUTES** June 10, 2019
- V. **NEW BUSINESS**
 - A. Germantown Historical Society for Frank & Irene Blau, Property Owners – W148 N12297 Pleasant View Drive. Historic Designation Application. **[ACTION]**
 - B. Central Land Company III, LLC, Agent for GGWW, LLC, Property Owner – W204 N12839 Goldendale Road (45.5 acres in Southwest corner of Rockfield Road @ Goldendale Road). Rezoning Application to Rezone 45.5 acres from the A-1 Agricultural District to the M-1: Limited Industrial District; and a Site Plan Consultation for a 240,500 sqft Industrial Building. **[PUBLIC HEARING & ACTION]**
 - C. GTOWN Properties LLC, Agent and Property Owner for North Shore Bank – N112 W15800 Mequon Road. Rezoning Application to Create a B-2 Planned Development District (PDD) and Rezone 10.16 acres from the B-2: Community Business & B-3: General Business Districts into the B-2/PDD; a 2-Lot Certified Survey Map Application; and a Site Plan Consultation for a 2,250 sqft Bank. **[PUBLIC HEARING & ACTION]**
 - D. Ger & Chia Vang, Koa Vang & Ly & Sy Vang, Property Owners – 29.6 acres west of Pleasant View Drive ¼ mile south of Rockfield Road. Rezoning Application to Rezone 5.03 acres from the A-1: Agricultural District to the Rs-1: Single Family Residential District, and, to Rezone 24.57 acres from the A-1: Agricultural District to the A-2: Agricultural District; and a 2-Lot Certified Survey Map. **[PUBLIC HEARING & ACTION]**
 - E. Haag Muller, Inc., Agent for McDonald's Corporation, Property Owner – N96 W17512 County Line Road (2.1 acres). Site Plan Consultation for Site and Building Improvements (complete tear down & re-construction of the McDonald's restaurant). **[DISCUSSION]**
 - F. Steve Schulz, Agent for Gehl Foods LLC and AGNL Dairy, LLC, Property Owner – N116 W15970 Main Street. Site Plan Consultation for a 22,500 sqft Industrial Building Addition. **[DISCUSSION]**
- VI. **ANNOUNCEMENTS**
2050 Comprehensive Plan Open House on July 23rd 6:00 pm to 8:00 pm at the Germantown Community Library.
- VII. **ADJOURNMENT**

UPON REASONABLE NOTICE, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information or to request this service please contact the Village Clerk at (262)250-4740 at least 2 days prior to the meeting. Notice is given that a majority of the Village Board may attend this meeting to gather information about an item over which they have decision making responsibility. This may constitute a meeting of the Village Board per State ex rel. Badke v. Greendale Village Board, even though the Village Board will not take formal action at this meeting.

PLAN COMMISSION MINUTES
June 10, 2019

CALL TO ORDER: Chairman Wolter called the meeting to order at 6:32 p.m.

ROLL CALL: Chairman Dean Wolter, Commissioners Tony Laszewski, Peter Nilles, Bill Shadid and Matt Kimmler were present. Trustee Representative David Baum arrived late, and Commissioner Bob Williams was absent. Also present were Community Development Director/Village Planner Jeff Retzlaff, Associate Planner Emily Zandt and Planning Assistant Lori Johnson.

PUBLIC INPUT: None

APPROVAL OF MINUTES: ***MOTION Shadid second Nilles to Approve the minutes from 5-13-19. MOTION carried unanimously.***

PUBLIC HEARING/ACTION

TLC Acres LLC/Matthew & Amy Seban – W210 N10738 Appleton Avenue. The property owners of the 53.4-acre property are requesting approval of a rezoning from A-1: Agricultural to A-2: Agricultural which will allow "Horticultural Services". Planner Retzlaff summarized the proposal.

Chairman Wolter opened the Public Hearing at 6:38 pm.
No one spoke. The Public Hearing was closed at 6:46

MOTION Laszewski second Nilles to Approve the proposed rezoning from A-1: Agricultural to A-2: Agricultural or the 54.4-acre property located at W210 N10738 Appleton Avenue.

MOTION carried unanimously.

PUBLIC HEARING

Germantown Historical Society for Frank & Irene Blau – W148 N12297 Pleasant View Drive.

The property owners are seeking approval of the Village's Historic Designation for the former Friedrich Groth farmhouse. Planner Retzlaff summarized the proposal. He asked that the Plan Commission table action on the request until the Historic Preservation Commission has provided a recommendation.

Chairman Wolter opened the Public Hearing at 6:44 pm.
No one spoke. The Public Hearing was closed at 6:46.

MOTION Shadid second Laszewski to TABLE action on the requested Historic Designation for the Irene & Frank Blau farmhouse located at W148 N12297 Pleasant View Drive until such time as a recommendation on the application has been provided by the Village's Historic Designation Preservation Commission.

MOTION carried unanimously.

PUBLIC HEARING/ACTION

Heritage Park Development – Dan Barnes Agent – 30.65 acres east of Division Road, south of Larkspur Lane, north of Revere Lane, west of Gunflint Trail. The request is for a Conditional Use Permit to permanently encroach within the required 25' setback from the identified wetlands for

grading of stormwater management facilities in the Heritage Park North Subdivision. Associate Planner Zandt summarized the proposal.

Chairman Wolter opened the Public Hearing at 6:54 pm.

- Matt O'Neill, 1911 N. Hi Mount Blvd., Milwaukee, Attorney representing Kathy Coakley, W166 N10081 Santa Fe Court stated she is against the CUP because the mitigation plan does not address her concerns or the water runoff issues and how they will impact homes in the area.
- Heidi Kennedy, 501 Maple Avenue, Delafield, spoke on behalf of SEH. She was involved with the wetland delineation and said the current vegetative buffer is not high quality and the plan is to restore it.
- Ralph Zak, N100 W16800 Revere Lane. Said he has an easement on the back of his property and is concerned he will have more water issues because of any grading. He also had concerns with blasting that may occur.
- Greg Kamps, N100 W16762 Revere Lane, said he has deep ruts in his yard from the runoff on his property. He said he opposes the construction because of blasting and wants there to be a precheck before. He also said there is a gas pipe in the area.
- Jay Knight, W168 N10247 Bittersweet Trail, said he was against the CUP because he was concerned with filling the wetlands and blasting.
- Barry Humiston, N102 W16853 Bittersweet Tail, said his concerns were the same as Ms. Coakley and was concerned with the depth of the blasting
- Marilyn Drewek, N100 W16826 Revere Lane, had concerns with blasting, the impact on the school system and traffic on Division and Donges Bay.
- Kathy Coakley, W166 N10081 Santa Fe Court, had concerns with blasting and the wetlands and did not a vote taken tonight.

Chairman Wolter explained the Plan Commission gives a recommendation to the Village Board who will take action on the CUP. He said all other areas of this development had already been approved.

The Public Hearing was closed at 7:25 pm.

MOTION Laszewski second Kimmler to Approve the requested conditional use permit for encroachment into the required 25-foot setback from an identified wetland including 435 square feet of permanent encroachment for the entrance road to the Heritage Park North Subdivision and approximately 50,465 square feet of temporary encroachment for grading for stormwater management and the construction of an equalizer pipe within the wetland area to connect two stormwater basins subject to the following conditions:

- 1. The Stormwater Management Plan and the Construction Plans must be approved by the Village Engineer.***
- 2. Prior to any grading, the boundary of the wetland must be staked and marked with orange construction fencing. All erosion control measures shall be installed outside of the construction fencing. There shall be no grading work or heavy equipment inside the designated wetland areas.***
- 3. Restoration work shall be completed and wetland impact shall not exceed that submitted in the application and supporting information dated June 3, 2019.***
- 4. SEH and Heritage Park Development Corporation shall monitor the site as needed and submit a letter/report to the Village to provide an update on the status of the restoration work and what, if any additional measures will be taken to ensure the successful restoration of the area. The letter/report shall be submitted annually beginning July 2020 for three (3) years.***

Discussion followed. Planner Retzlaff explained the encroachment is within the 25' wetland setback area and not in the wetland area. He said there is a provision in the code to allow encroachment with a conditional use permit, but compensation to enhance the area needs to be provided. Ms. Kennedy confirmed there would not be blasting with the wetland mitigation.

Trustee Baum arrived 7:35.

MOTION carried unanimously. (Baum abstained)

PUBLIC HEARING/ACTION

Techplex LLC, property owner and Ethoplex LLC, tenant – N115 W19150 Edison Drive. The request is for approval of a conditional use permit, site plan and wall signage for the installation of a 195' lattice tower on the 1.58 property in the Germantown Industrial Park. Associate Planner Zandt summarized the proposal.

Chairman Wolter opened the Public Hearing at 7:45 pm.

Keefe John, Ethoplex LLC, spoke. He said he is a local company that has been in Germantown for 12 years and is building the tower to support the growth of his business and new building. He asked if the letter of credit requirement could be a bond instead. Planner Retzlaff explained the Village requires a letter of credit but he will discuss the request with the Village Attorney.

The Public Hearing was closed at 7:50 pm.

MOTION Shadid second Baum to Approve an issuance of a conditional use permit and approve the site plan submitted by Techplex LLC, owner, and Ethoplex LLC, tenant and facility operator, for the installation of a 195' lattice tower on the 1.58-acre property at N115 W19150 Edison Drive.

- 1. This permit authorizes the installation of a 195' lattice tower as set forth in site development and building plan set dated May 6, 2019, and in the supporting documents and plans made part of said application. All of the operational characteristics and services as described, as well as any commitments made by the Applicant as set forth in the application, supporting documents, and made during presentations to the Village Plan Commission, Village Board and Village staff are deemed to be conditions of approval.***
- 2. If use of the tower and/or operation of the communication equipment supported thereon falls out of conformity with the conditions herein, or where there is a change in the nature, character, intensity or extent of the permitted conditional use which causes special problems or harmful effects otherwise associated with the use to be no longer ameliorated or eliminated, or where conditions imposed were anticipated to mitigate or eliminate harmful effects associated with the use but are subsequently insufficient to do so, or for similar cause based upon consideration for the public comfort, safety, and welfare, the conditional use permit may be terminated or modified by the Village Board by the amendment to or addition of conditions after public hearing thereon.***
- 3. Installation and continued operation of the wireless communication facility shall comply with all requirements set forth in Section 17.56 (Wireless Communication Facilities) of the Village Code to the extent that such requirements do not conflict or are inconsistent with Wis. Stat. 66.0404; including, but not limited to the requirement that the***

applicant/owner shall provide an irrevocable letter of credit or cash to the Village in the amount of \$20,000 to guaranty the removal of wireless communication facilities and associated site restoration if/when said facilities are no longer used.

- 4. The Applicant shall provide a final set of stamped and sealed engineering plans and the Engineer's certificate regarding the fall zone of the proposed tower at the time building permit applications are submitted, And,***

Approve the proposed wall sign for Ethoplex LLC with the following conditions:

- 1. Electrical permits shall be obtained from Inspection Services prior to installation of any/all electrical components.***

Discussion followed.

MOTION to Amend Shadid second Baum that Condition #3 allow the Planning Department to negotiate how to setup the security deposit.

MOTION to Amend carried unanimously.

MOTION to Approve as Amended.

KinderCare Learning Center – N112 W17060 Mequon Road. The request if for approval for a ground and wall sign for the 10,782 square foot childcare center. Associate Planner Zandt summarized the proposal.

MOTION Baum second Laszewski to Approve the proposed ground and wall signs for the 10,782 square foot childcare center subject to the following conditions:

- 1. Electrical permits shall be obtained from Inspection Services prior to installation of any/all electrical components.***
- 2. A detailed landscape plan for the ground sign along Mequon Road shall be provide to the Village Planner for review and approval prior to installing the monument sign.***

MOTION carried unanimously.

Community Development Department – 2050 Comprehensive Plan: Community Engagement Program. Planner Retzlaff explained Wisconsin Statute 66.1001(4)(a) requires all municipalities that are developing and adopting comprehensive plans to prepare and adopt written procedures and/or a plan for including open communication, public participation and other community engagement activities as part of the overall process. Graef, consultant for the 2050 Comprehensive Plan project, developed the Community Engagement Plan that requires Plan Commission to review and recommend adoption to the Village Board. The 2050 Steering Committee reviewed the Community Engagement Plan at their May 22nd meeting.

MOTION Nilles second Baum to Adopt the Community Engagement Plan as presented.

Trustee Baum asked what methods will be used to inform the community of the 2050 Comprehensive Plan project. Planner Retzlaff explained using cable TV, preparing flyers to post at retail establishments, posting notices on the Village website, newspaper and social media. He said we will try to reach out as much as possible but said that mailing notices to property owners will not be done due to the cost.

MOTION carried unanimously.

Saxony Village-Main Street Connectivity Workshop Summary.

Planner Retzlaff summarized the results of the Saxony Village Connectivity Plan that was created in November 2018 after a 3-day workshop in cooperation with Washington County and the U.S. Environmental Protection Agency. It was part of a technical assistance grant related to the Saxony Village development that was located on a brownfield site. The plan is intended to develop strategies on how to identify improvements within the Main Street district and focused on enhancing pedestrian and bicycle connections within areas of Park Avenue, Main Street, Squire Drive and Pilgrim Road. Secondary street and primary trail connections from Saxony Village to adjacent residential neighborhoods and open spaces were also included. The connection was comprised of a number of important community sites including Haupt Strasse Park, the Main Street District, Fireman's Park and the Gehl Foods Performing Arts Pavilion, Kennedy Middle School, the Senior Center and the Mequon Road commercial area.

Chairman Wolter commented that some of the ideas could be used and that the timing is good in where we are with the 2050 plan process. Trustee Baum said community involvement is needed. Chairman Wolter agreed that input from all areas of the Village is needed. The final report has been submitted to the Village and Washington County for use with any future land use planning, landscaping, wayfinding, signage and infrastructure improvement projects in the study area, and including the Village's 2050 Comprehensive Plan project. The report is for Plan Commission information and consideration. No action is required.

ANNOUNCEMENTS: The next Steering Committee Meeting is scheduled for June 18th and the next Plan Commission meeting is June 24th.

ADJOURNMENT: There being no further business, the meeting was adjourned at 8:39 p.m.

Respectfully submitted,

Lori Johnson
Planning Assistant

HISTORIC DESIGNATION APPLICATION

7/8/19 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.

On June 17, the Historic Preservation Commission (HPC) effectively approved the application and forwarded it on to the Plan Commission and Village Board. 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.

Now that the HPC has acted on the application, 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

APPROVE the requested Historic Designation for the Irene and Frank Blau, Jr. farmhouse (former Friedrich Groth farm) located at W148 N12297 Pleasant View Drive.



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 Kirchain, 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

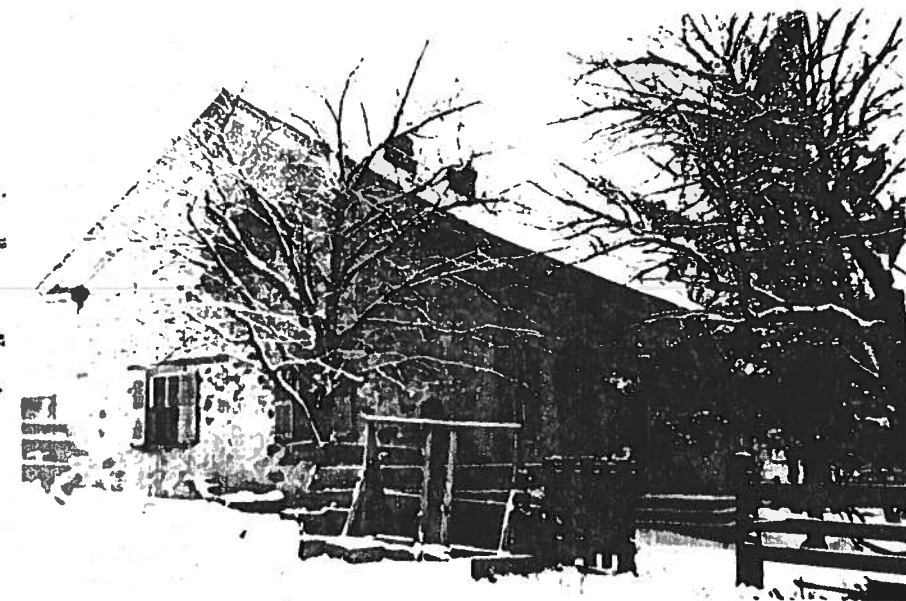
Section 7 Page 4 Friedrich Groth House, Germantown, Washington County.

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.

Wickham Groth build
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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	<u>STONE:fieldstone</u>
walls	<u>STONE:Limestone</u>
roof	<u>wood</u>
other	<u> </u>

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

Acreage of Property approximately five acres, more or less

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

- | | | | | | |
|-------------------------------|------------------------------|------------------------------|-----------------------|---------------------------|----------------------------|
| 1. <u>116/</u>
Zone | <u>141111180/</u>
Easting | <u>14787950/</u>
Northing | Zone | Easting | Northing |
| 2. <u>111</u>
Zone | <u>1111111</u>
Easting | <u>1111111</u>
Northing | 4. <u>111</u>
Zone | <u>1111111</u>
Easting | <u>1111111</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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National Park Service

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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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Friedrich Groth House, Germantown, Washington County.

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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Friedrich Groth House, Germantown, Washington County.

passage required support for the poor only to such a location as they could find work for themselves;³ 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-

³ *ibid.*

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

⁵ 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 Freistadt 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 Similarity, 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 dankness 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."³⁴

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 on 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.

³⁴ 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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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,

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

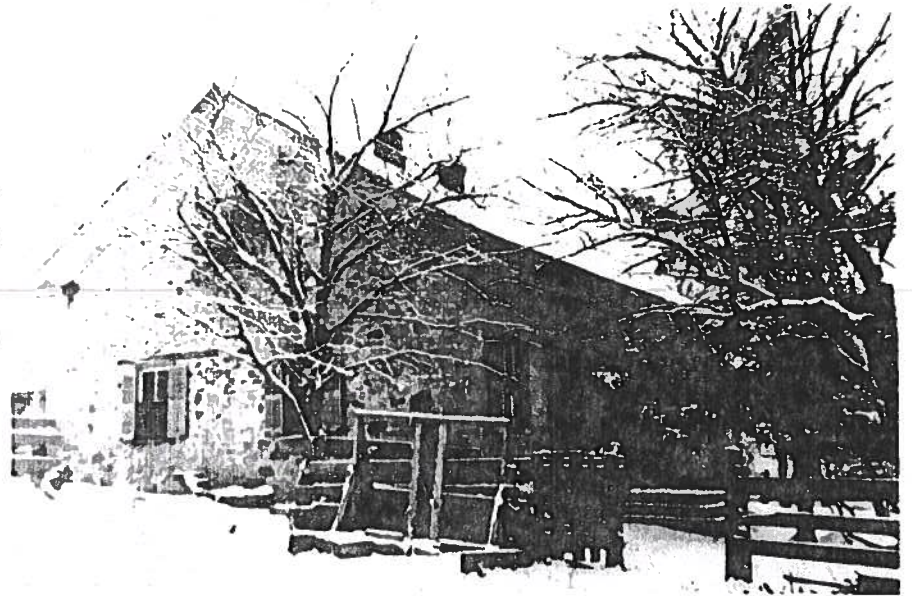
Friedrich Groth House, Germantown, Washington County.

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.

Widener's Hotel build
186



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)

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 9 Page 1 F. Groth House, Germantown, Washington County.

Major Bibliographical References:

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REZONING AND SITE PLAN CONSULTATION APPLICATIONS

7/8/19 Plan Commission Meeting

Central Land Company / GGWW, LLC - William Wetterau

Village Planner Report

Germantown, Wisconsin

Summary

Samuel Dickman, Central Land Company III, LLC., agent for GGWW, LLC, William Wetterau, property owner, is requesting approval of a rezoning from A-1 Agricultural to M-1 Limited Industrial for 45.46 acres. The property is located in the southwest corner of the Rockfield Road and Goldendale Road intersection, approximately 0.75 miles east of US Highway 41. The agent and property owner have also submitted an application for a Plan Commission Consultation on the proposed Certified Survey Map (CSM) and general development plan for this property.

Location: Rockfield Road @ Goldendale Road 3/4-mile east of US Highway 41

Agent/

Property Owners: Samuel Dickman
Central Land Company III, LLC
626 E. Wisconsin Avenue, Suite 1020
Milwaukee, WI 53202

William Wetterau
GGWW, LLC

Current Zoning: A-1: Agricultural
Proposed Zoning: M-1: Limited Industrial

Adjacent Land Uses		Zoning
North	Agricultural	A-1
South	Industrial	M-1
East	Agricultural/Residential	A-1
West	Industrial	M-1



Background/Proposal

In 2018, the Village Board approved amendments to the Village's 2020 Land Use Plan (LUP) Map and creation of Tax Incremental Financing District No. 8 (TID#8). The primary purpose for TID#8 was to re-construct Holy Hill Road from US Highway 41 to Goldendale Road and extending sanitary sewer and water utilities along Goldendale Road and Holy Hill Road to serve development within the Gateway Corporate Park and other adjacent land within the Holy Hill Road corridor.

At this time, Samuel Dickman, Central Land Company III, LLC., agent for GGWW, LLC, William Wetterau, property owner, is requesting approval a rezoning from the A-1 Agricultural to M-1 Limited Industrial for 45.46 acres (Lots 2, 3, and 4 of CSM 5959). The property is located in the southwest corner of the Rockfield Road and Goldendale Road intersection, approximately 0.75 miles east of US Highway 41. The rezoning request is to accommodate the construction of a 240,000 square foot industrial building on the north half of the property for a potential client that is looking to expand. As a second phase to the project, the remaining portion of the property to the south is planned for the future construction of two (2) 130,000 square feet buildings for an industrial or warehouse use. The applicant is requesting feedback on the general site plan for this property through the Plan Commission Consultation process.

Rezoning Application

The following Zoning Code map amendment (i.e. rezoning) is proposed:

- Change 45.46 acres from A-1: Agricultural to M-1: Limited Industrial

As indicated in the rezoning application, the Applicant is requesting this change to facilitate the development of this parcel with industrial uses. The applicant is proposing the immediate construction of a 240,468 square foot industrial facility on the north 20.03 acres and additional future industrial development on the remaining 25.43 acres. The property immediately to the south (Dielectric) was rezoned from A-1: Agricultural to M-1: Limited Industrial on April 15th, 2019. The proposed rezoning is consistent with the Village's 2020 Land Use Plan Map.

Site Development & Building Plans

An overall site development plan and building plans for the proposed 240,468 square foot building have been submitted by the applicant. These general plans are for consultation by the Plan Commission. More detailed information will be submitted in the upcoming months with the Site Plan Review application and the CSM application.

Below is a summary of the proposed improvements to the site:

Site Improvements for North Lot

- Two access drives from Goldendale Road
- Asphalt Paved Drives, parking stalls for 192 cars (plus 50 future car parking stalls)
- Asphalt paved Loading Dock Area
- 20 potential trailer parking stalls in the southeast corner of the property

Building Improvements for North Lot

- 240,468 square foot industrial building located toward the west side of the property

to allow for a future addition of 75,000 square feet on the east side of the building.

- 32 truck docks with concrete apron (54 possible)
- Painted pre-cast concrete wall panels on all four sides of the building
- Insulated grey tinted glazing with clear anodized aluminum framing
- Façade painting uses 3 tones of gray with a red accent color (see renderings submitted with application materials)
- Trash and recycling enclosure located on the south side of building will match the proposed building
- Roof top units (RTU's will be screened using a front and side wall parapet, which will extend four feet about the height of the building

Site Improvements for South Lot

- Two access drives from Goldendale Road
- Asphalt Paved Drives, parking stalls for 200 cars (plus 180 future car parking stalls)
- Asphalt paved Loading Dock Area
- 84 potential trailer parking stalls in the northside of the property

Building Improvements for South Lot

- Two (2) 130,000-square foot buildings
- 52 possible truck docks with concrete apron
- Painted pre-cast concrete wall panels on all four sides of the building
- Insulated grey tinted glazing with clear anodized aluminum framing
- Façade painting uses 3 tones of gray with a red accent color (see renderings submitted with application materials)
- Trash and recycling enclosure will match the proposed building
- Roof top units (RTU's will be screened using a front and side wall parapet, which will extend four feet about the height of the building.
- Proposed a Regional Storm Pond located in the south east corner of the site

Operation Information (north lot)

As discussed in the application materials, the Client of the Dickman Company is a distribution facility for plastic containers with some limited onsite production. This business is currently located in Germantown, but is looking for a place to expand their business. It is anticipated the business will have 60-70 employees initially, and up to 110 employees on one daytime shift. The business would be operated Monday through Friday, 7:00am to 6:00pm. Saturday operation may potentially occur.

Staff Comments**Community Development: Planning & Zoning**

1. Washington County has jurisdictional authority for access permits to Goldendale Road (CTH Y). Please consult with Wash Co regarding access permitting requirements. With that said, the number and spacing of proposed driveways on Goldendale Road may be an issue; particularly the northernmost driveway serving the north parcel given proximity to the Goldendale @ Rockfield intersection. A separate access driveway to Rockfield Road may be required or at least a necessity to reduce incoming left-turns during peak-periods.
2. A traffic study for the proposed development may be required at the time a site plan application is submitted. Consider this comment notice that Village staff and the Plan Commission are concerned about traffic generation and circulation to/from the developments; particularly at buildout of the three buildings depending on employee counts and truck traffic.
3. Village preference for a building expansion on the north building is on the west (vs. proposed) east side given proximity to the area west of Goldendale Road; especially if some sort of temporary expansion wall is proposed. In this way, the finished elevation/façade would present to the east, and, the future trailer parking stalls would be on the west (in the back) and not viewable from Goldendale Road. Putting the expansion area on the west might also better serve a future user who needs outside storage areas that could be better suited and likely allowed on the west side vs. the east.
4. This property marks the outer perimeter of the “industrial area” with Goldendale Road and Rockfield Road as the boundary roads between industrial and what will likely be low density residential or other non-industrial land uses. Consequently, the Village wants to ensure that these parcels are developed with sufficient buffering and landscaping along these “edge” roads. Please keep this in mind as you design these sites; if storm water ponds are proposed along the perimeter of the sites, leave sufficient area to also install berms and significant landscaping features.
5. The following detailed plans and specifications will be required as part of the complete Site Plan submittal (see Site Plan Application packet Checklist):
 - a. Lighting Plan
 - b. Landscaping Plan meeting the requirements of Chapter 17.43(5).
 - c. Sign Permit Application meeting the requirements of Chapter 17.46.
 - d. Materials Sample Board.

Fire & Police Departments

1. Provide Interconnect between Lot 2/3 to provide fire department access extending from Rockfield Road to the way to the southern of future 130K buildings. This will create west side fire lane. Fire department access roads shall be located a distance 1.5 times the height building to create collapse zone. All fire lanes to meet NFPA1 Chapter 18.
2. Approved water supply and fire hydrants around all buildings per water utility requirements.
3. Approved fire alarm system required for multi-tenant building. Additional annunciators may be required for multi-tenant building.
4. Knox box installed at location to be determined by GFD. Additional boxes may be required due multi-tenants.

5. Plastic waste should not be stored in building. Outside storage or trash/recycling dumpsters should be required.
6. FDC shall be at locations approved by GFD.
7. All exterior doors (except primary entrance) shall be clearly marked with reflective 5" or larger letters/numbers to aid emergency personnel access.

VILLAGE PLANNER RECOMMENDATION:*Rezoning Application*

APPROVE rezoning approximately 45.46 acres (Lots 2, 3, and 4 of CSM 5959) from A-1: Agricultural to M-1: Limited Industrial as proposed.

At this time, the Plan Commission is not required to take any formal action on the site plan or CSM but should be prepared to ask questions and provide feedback concerning the proposed site plan and structure improvements.

**FEES MUST BE PAID AT TIME OF APPLICATION**

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

Date Paid: _____ Received by: _____

REZONING & PDD APPLICATION

Pursuant to Section 17.51 of the Municipal Code

Please read and complete this application carefully. **All applications must be signed and dated.****1 APPLICANT OR AGENT**Central Land Company III, LLCBy: Samuel D. Dickman626 E. Wisconsin Ave., Suite 1020Milwaukee, WI 53202Phone (414) 305-8111Fax (414) 271-5125E-Mail Sam@dickmanre.com**PROPERTY OWNER**GGWW, LLCBy: William H. WetterauPhone (414) 791-0908**2 PROPERTY ADDRESS OR GENERAL LOCATION**Part of W204 N12839 Goldendale Road, Lot 2 Parcel Number GTNV 074988; Lot 3 Parcel Number GTNV 074989; Lot 4 GTNV 074990**TAX KEY NUMBER****3 REZONING REQUEST**FROM
A1 AGRICULTURALTO
M1 Limited
Industrial**4 METES AND BOUNDS LEGAL DESCRIPTION OF PROPERTY – REQUIRED**

Attach pages as necessary

1/2 of Southeast
Lot 2, 3 and 4 of CSM 5959, being a part of the east 1/4 of Section 7, Town 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin. See attached Site Map and Architectural Site Plan.SEE ATTACHED PART OF SURVEY

PURPOSE OF REZONING REQUEST

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

We are proposing to build a 240,000 square foot industrial building for a potential client who is currently in the Village and is in need of expanding to a larger building. The new building will be located on the north portion of the site. The site is located on the southwest quadrant of the intersection of Rockfield and Goldendale Road. The current zoning will ~~not~~ allow for an industrial or warehouse type of building. The rezoning is needed for us to be able to build for the client. The remaining south site will be built as potentially two 130,000 square foot buildings for industrial or warehouse user. The current land use is mixed use for the site.s

6 SUPPORTING DOCUMENTATION:

- ☐ Plat of Survey (1:100)
- ☐ Site Plan and elevations for new construction (can be conceptual)
- ☒ FLOOR PLANS & RENDERINGS
- ☒ PROJECT DESCRIPTION AND NARRATIVE

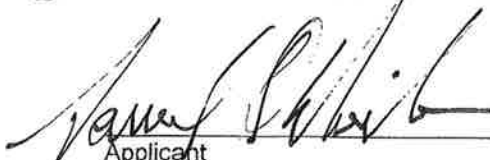
7 READ AND INITIAL THE FOLLOWING:

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

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

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

8 SIGNATURES – ALL APPLICATIONS MUST BE SIGNED BY OWNER!

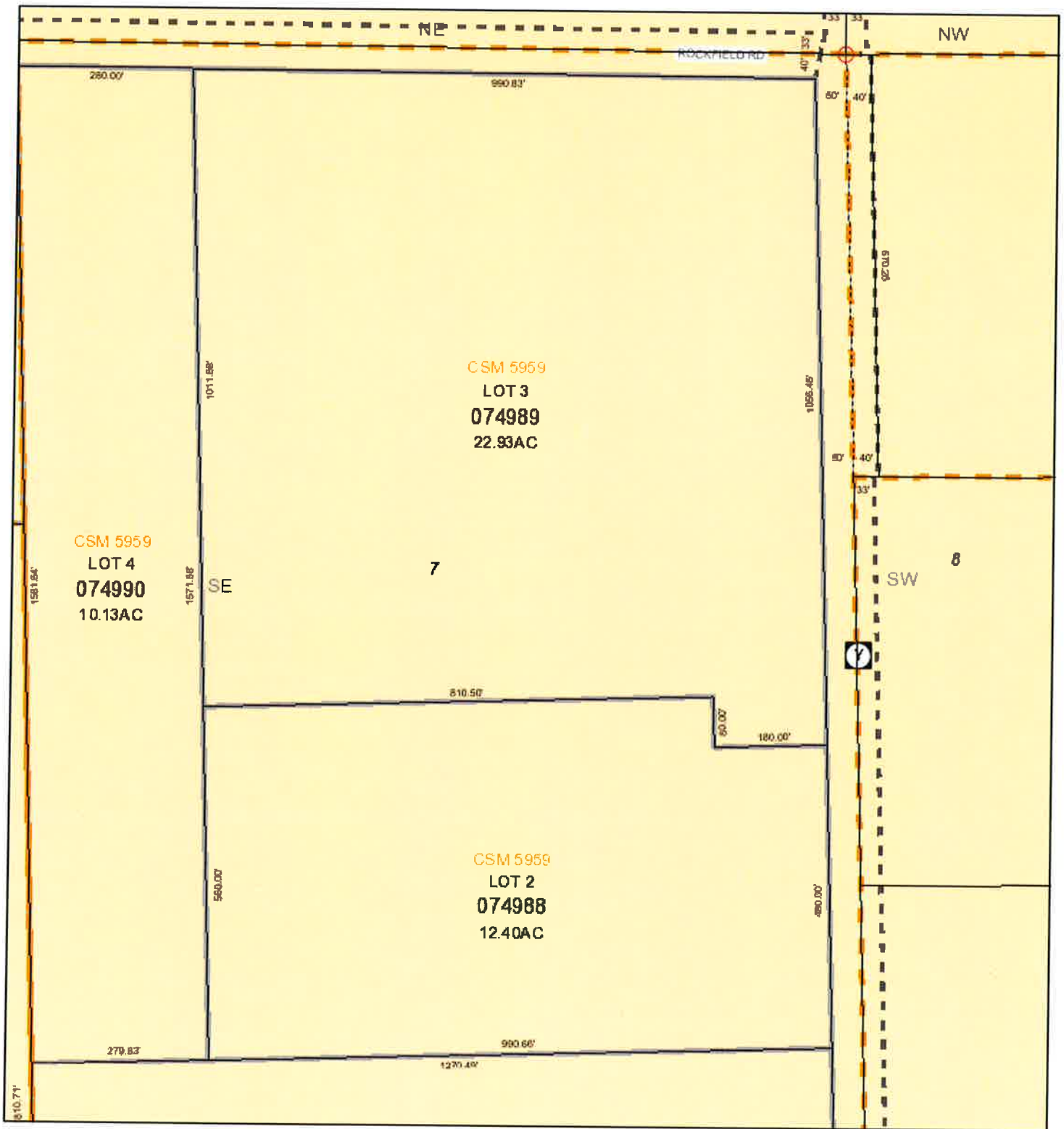

Applicant

5/28/19
Date


Owner

5/28/19
Date

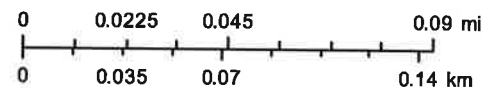
Washington County GIS



May 24, 2019

1:2,655

- Trails
- Public Open Spaces
- Current Parcel
- + PLSS Monument
- Road Centerline I, USH**
- Road Centerline STH, CTH**
- Road Centerline TWN, CVS, PVT**
- Landhook
- Meander Line
- PLSS Boundary
- Plat
- Lot
- Parcels
- Parcel Retired YTD
- Right-of-Way
- Text Leader Lines



Washington County GIS
Washington County

**DESCRIPTION OF PROPOSAL AND PROJECT NARRATIVE
FOR REZONING**

**NEW 240,468 SQUARE FEET MULTI-TENANT BUILDING TO BE CONSTRUCTED FOR THE
DICKMAN COMPANY ON LAND LOCATED AT THE SOUTHWEST CORNER OF ROCKFIELD AND
GOLDENDALE ROADS INTERSECTION IN THE VILLAGE OF GERMANTOWN WITH FUTURE
EXPANSION OF TWO ADDITIONAL 130,000 SQUARE FOOT MULTI-TENANT BUILDINGS LOCATED
IMMEDIATELY SOUTH OF THE PROPOSED BUILDING**

May 30, 2019

Domenico Ferrante of Briohn Design Group, LLC
Jeff Hook of Briohn Building Corporation
3885 N. Brookfield Road, Suite 200
Brookfield, Wisconsin 53045

SUBMITTED: On behalf of the current property owner GGWW, LLC, William Wetterau and Central Land Company III, LLC, developer Sam Dickman of The Dickman Company:

BRIOHN is submitting this "Description of Proposal or project narrative" on behalf of THE DICKMAN COMPANY.

Briohn Design Group LLC and Briohn Building Corp are acting as the representative applicant. The Dickman Company is the applicant. We are respectfully submitting a review package for Plan Consultation and Rezoning Request. In order to engage in this process with Plan Commission, we include a completed Rezoning & PDD application form, appropriate fees, plat of survey with legal description, site plans, building elevations, floor plans and 3D renderings depicting the proposed north building.

We are requesting for the entire three parcel site with the following legal description:

"Lot 2, 3 and 4 of CSM 5959, being a part of the East ½ of the Southeast ¼ of Section 7. Town 9 North, Range 20 east, Village of Germantown, Washington County, Wisconsin. Containing 45.46 acres

Parcels: GTNV 074988 (Lot 2), GTNV 074989 (Lot 3), CTNV 074990 (Lot 4)"

Be rezoned from A-1 Agricultural to M-1 Limited Industrial. We are submitting this request to be placed on the agenda for the July 8, 2019 Plan Commission meeting.

The Description of the Proposal and preliminary concept Plan of Operation:

The Dickman Company proposes to construct a 240,468 square foot Multi-Tenant industrial/warehouse building with the potential for either 1-5 tenants of approximately equal size (area) or one large user to occupy the entire building. We are currently focused on working with a client, who currently operates an industrial facility in Germantown. Our client is currently landlocked and in need of additional space.

Our client is a distribution facility for plastic containers and as part of their business operations includes some limited production as well.

The building will be constructed of painted concrete pre-cast insulated wall panels for all four sides of the proposed building. The principal façade or north elevation and side (east and west) elevations have insulated grey tinted glazing with clear anodized aluminum framing for all the fenestration. Note we have included large glazed entries for up to five possible tenants. The façade painting scheme uses three complimentary color tones with the two of the colors used as grey accents. The primary wall color will be a light grey off white color. We do include a red accent color as well. The rear or south elevation contains a 32-loading dock 9X10 overhead doors with 2 larger 14X16 grade level overhead doors. We also include man doors as needed to accommodate code required exiting. Note we have designed the south wall to have built-in flexibility to allow for relocation of the overhead doors as needed for future tenants as well as expansion for additional loading dock doors as need. Please see attached building architectural elevations.

We are assuming that our client will have approximately 60-70 employees with the initial building proposed for development with up to potentially 100-110 employees on one daytime shift. The shift would be potentially between 7:00am and 6:00pm Monday through Friday with potentially Saturdays as well. Besides our current client, the possible tenant mix could include a variety of industrial types such as a general light industrial user or a warehouse distribution user or both.

The parking required is based on 90-110 employees overall with limited visitor parking. We have included 192 car parking stalls with the potential to expand car parking for additional 50 cars in the future... We also indicate 20 possible semi-trailer type parking stalls. The rear trailer parking can be converted to car parking if the need for additional car parking increases in the future. This provides some built-in flexibility to accommodate future users which may differ from the current anticipated user or tenant mix.

Note we do not include any unscreened outside storage as part of this proposal. We have included one trash and recyclables enclosure which is located on the rear or south side of the building and site. The walls of the enclosure are the same as the painted concrete of the building walls. We also include prefinished gates on a steel frame as well. The future roof top units (RTU's) shall be screened by use of an extended front wall parapet and side wall parapets which is 4 feet higher than the roof plane. Since we are at the preliminary stage, we are not specifically identifying RTU locations until we submit for final approval.

The ultimate potential is to have flexibility for our client to expand the north building to accommodate an additional 75,000 square feet of building expansion on the east. The developer would also like to have the flexibility to potentially develop two more building immediately of the initial proposed building, the two buildings to be located on the south side of the site would be potentially 130,000 square feet each. Ample parking is provided for either building. The architectural appearance of the proposed two south buildings would be complimentary to the north building, providing the feel of a cohesive campus.

Our intent is to follow up with a detailed submittal package for all three buildings. We will include additional details and information as part of the project narrative. We will also include the following: additional architectural drawings and details of all three proposed buildings; complete civil drawings and specifications for all three parcels, complete landscape plans and specifications for all three parcels and site lighting photo-metrics and cut sheets for the overall development. We will include a request for a CSM as well to join the three lots into 2 lots. Our intent is to submit the items referenced above in order to be considered for placement on the agenda for the August 12, 2019 Plan Commission meeting. Based on receiving Plan commission recommendation for approval, we would ask for the village board to approve as well.

We respectfully ask the Village of Germantown, Plan Commission and village staff to review and evaluate our proposal including the submitted drawings and other support materials. We believe that the proposed new development will not only meet our client's needs and expectations but the Village of Germantown as well. We look forward to your comments, eventual approval and our continued mutual success and appreciate the assistance provided and afforded by the Village of Germantown in the Rezoning process as well as the eventual Plan Commission and Village Board approval process.

Please contact us if you have any questions or need additional information.

Sincerely,

Domenico M. Ferrante AIA
Director of Architecture, Briohn Design Group LLC



PLAT OF SURVEY

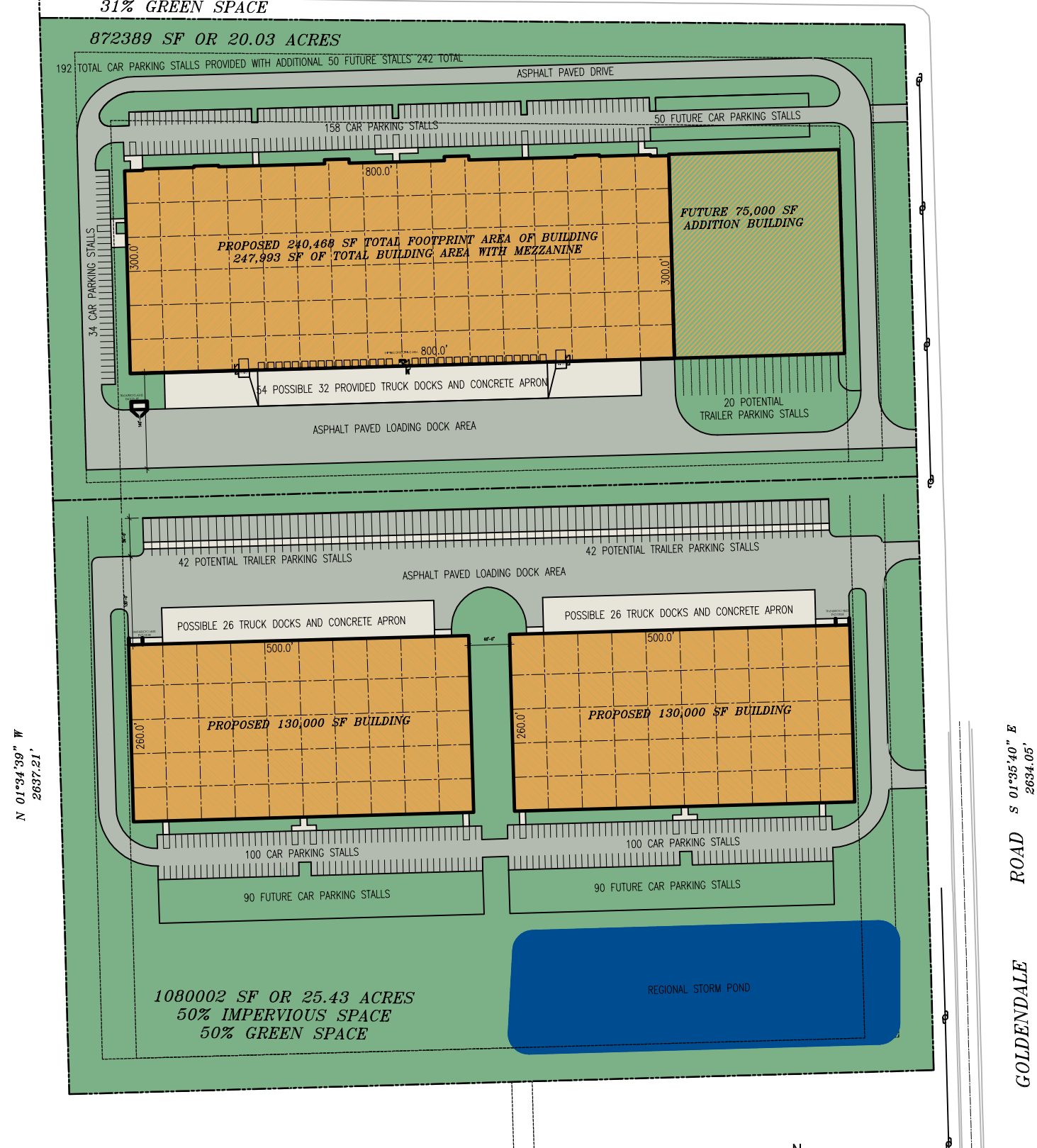


Parcels: GTNV 074988 (Lot 2), GTNV 074989 (Lot 3), CTNV 074990 (Lot 4)

872389 SF OR 20.03 ACRES
69% IMPERVIOUS SPACE
31% GREEN SPACE

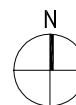
S 89°33'23" E 1320.85'

ROCKFIELD ROAD



SITE PLAN

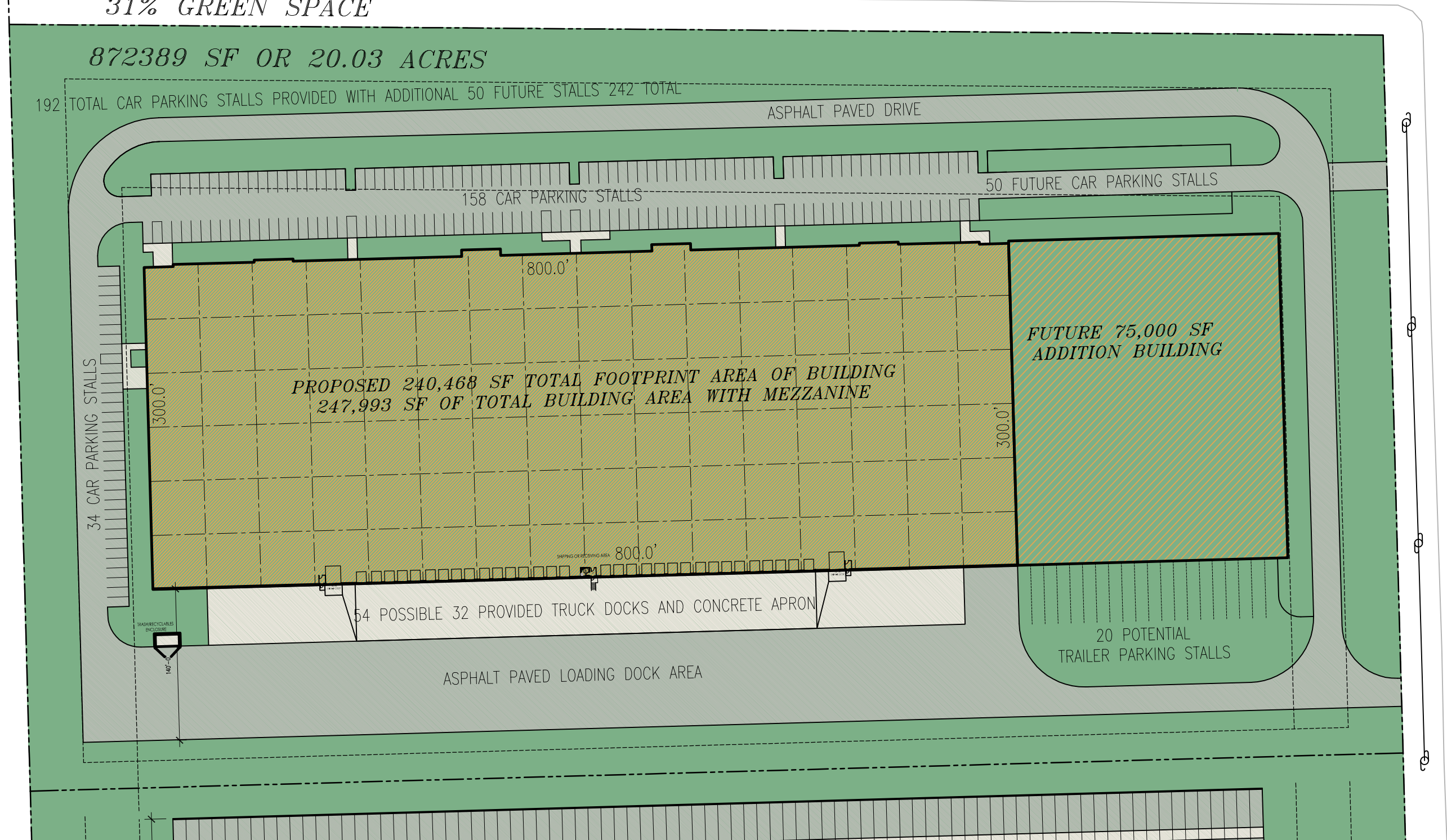
Scale: 1" = 200'-0"



872389 SF OR 20.03 ACRES
69% IMPERVIOUS SPACE
31% GREEN SPACE

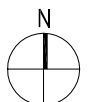
S 89°33'23" E 1320.85'

ROCKFIELD ROAD



SITE PLAN

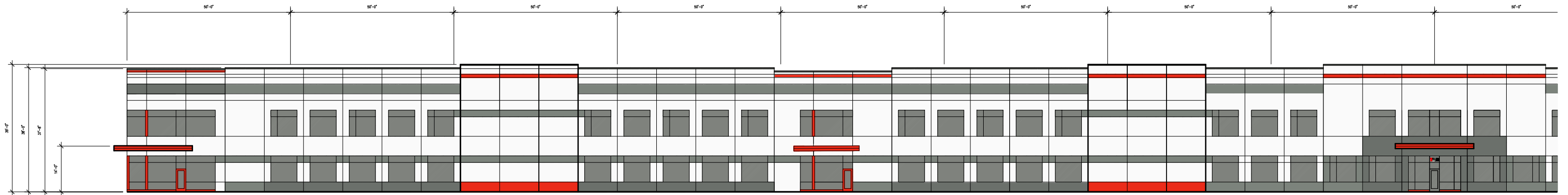
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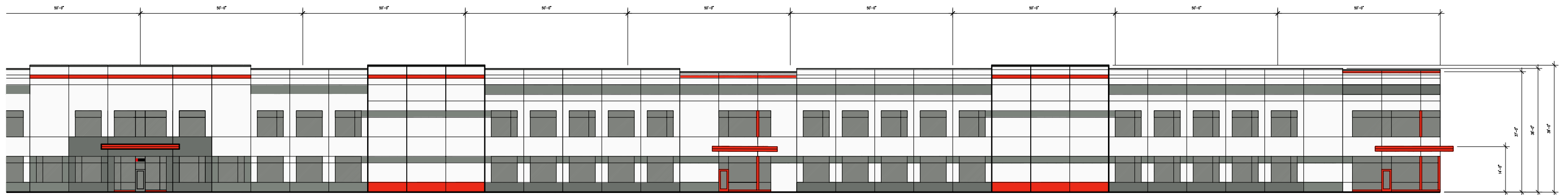
NORTH ELEVATION

Scale: 1" = 200'-0"



NORTH ELEVATION EAST PORTION

Scale: 1" = 30'-0"



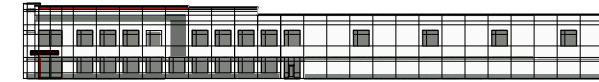
NORTH ELEVATION WEST PORTION

Scale: 1" = 30'-0"



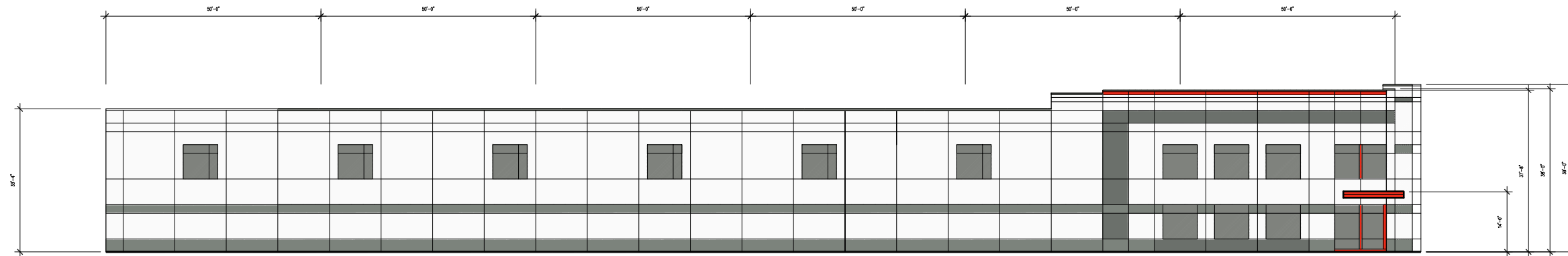
EAST ELEVATION

Scale: 1" = 200'-0"



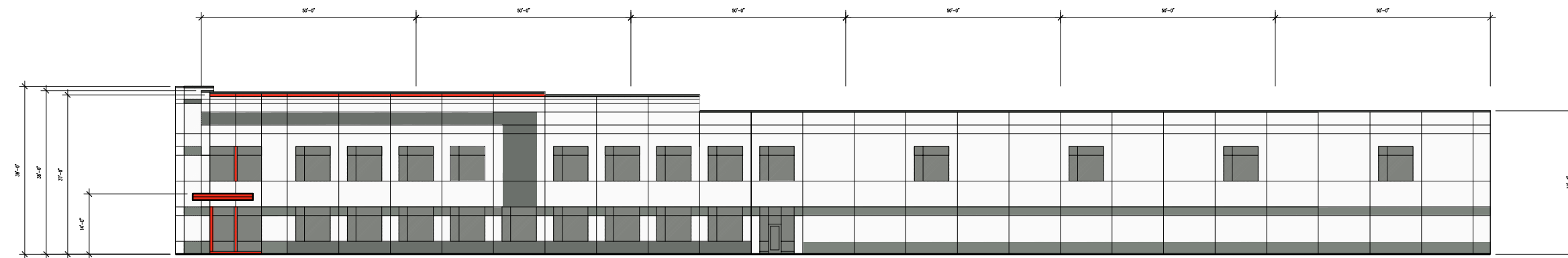
WEST ELEVATION

Scale: 1" = 200'-0"



EAST ELEVATION

Scale: 1" = 30'-0"



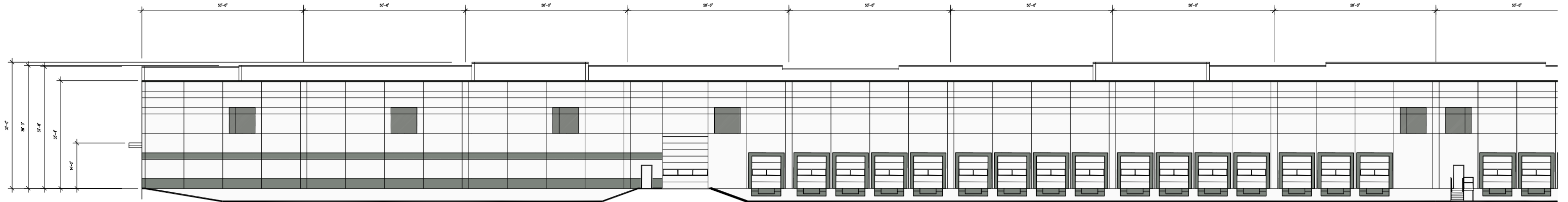
WEST ELEVATION

Scale: 1" = 30'-0"



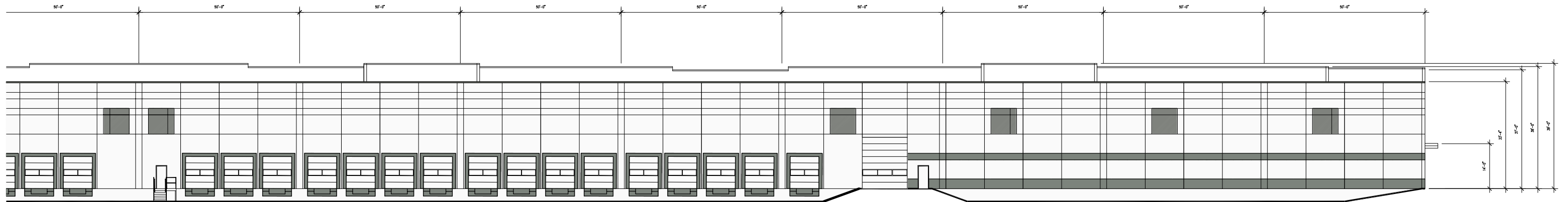
SOUTH ELEVATION

Scale: 1" = 200'-0"



SOUTH ELEVATION WEST PORTION

Scale: 1" = 30'-0"



SOUTH ELEVATION EAST PORTION

Scale: 1" = 30'-0"



PERSPECTIVE VIEW OF PROPOSED DICKMAN MULTI-TENANT BUILDING VIEW LOOKING AT NORTHWEST CORNER
SHOWING LANDSCAPING



PERSPECTIVE VIEW OF PROPOSED DICKMAN MULTI-TENANT BUILDING VIEW LOOKING AT NORTHWEST CORNER
STREET LANDSCAPING REMOVED TO HIGHLIGHT BUILDING



PERSPECTIVE VIEW OF PROPOSED DICKMAN MULTI-TENANT BUILDING VIEW LOOKING AT NORTHWEST CORNER

REZONING, CSM, AND SITE PLAN CONSULTATION APPLICATIONS

7/8/19 Plan Commission Meeting

North Shore Bank / GTown Properties, LLC

Village Planner Report

Germantown, Wisconsin

Summary

David Kane, Vice President of North Shore Bank, agent for GTown Properties LLC, property owner, is requesting approval of a Rezoning application to create a B-2: Community Business Planned Development District (B-2/PDD) for the Sendik's Village Centre property on Mequon Road, a 2-lot Certified Survey Map (CSM) to create a 0.37-acre out parcel, and a Site Plan consultation for a proposed 2,250 square foot bank on the 0.37 acre out parcel.

Location: Sendik's Village Centre on Mequon Road

Agent/

Property Owners:	David Kane	Greg Devorkin
	North Shore Bank	GTown Properties LLC
	15700 W Bluemound Rd	11518 N Port Washington Rd #103
	Brookfield, WI 53005	Mequon, WI 53092

Current Zoning: B-2: Community Business and B-3: General Business

Proposed Zoning: B-2: Community Business/Planned Development District (PDD)

Adjacent Land Uses		Zoning
North	Residential	Rm-2
South	Residential/Commercial	Rm-3/B-3
East	Institutional/Commercial	I/B-1
West	Residential/Commercial	Rm-3/B-3



Proposal

David Kane, North Shore Bank, agent for GTown Properties, LLC, property owner, is requesting approval a 2-lot Certified Survey Map (CSM) and a rezoning from the B-2 Community Business District and the B-3 General Business District to the proposed GTown Properties B-2 Planned Development District (PDD) for 10.16 acres in the Village Centre Commercial area (Sendik's). The property is located on the north side of Mequon Road between Squire Drive and Pilgrim Road. The agent and property owner have also submitted an application for a Plan Commission Consultation on the proposed site plan and building design for this property.

Rezoning Application

The following Zoning Code map amendment (i.e. rezoning) is proposed:

- Change 10.16 acres from B-2: Community Business District and B-3: General Business district to B-2 Planned Development District (PDD)

As indicated in the rezoning application, the Applicant is requesting this change to facilitate the development of proposed Lot 2 with the immediate construction of a 2,250 square foot bank building for North Shore Bank. This rezoning does not include Parcel 2 of CSM 2680 (McDonald's).

Planned Development District (PDD)

The Planned Development District (PDD) zoning designation creates the ability to relax the basic restrictions in the B-2 Zoning District (e.g. setbacks, lot coverage) and other applicable zoning code provisions (e.g. parking and signage). As presented in the supporting documentation, the proposed PDD is intended to make changes necessary to the basic B-2 Zoning District and other applicable zoning restrictions in order to accommodate the creation of Lot 2 and maintain code compliance for the existing development. At a minimum, the following changes to certain B-2 District requirements and/or restrictions are necessary to accommodate the proposed out parcel and bank development:

- Reduce minimum lot area requirement from 390,000 square feet (9 acres) to 0.35 acres
- Reduce minimum lot frontage from 500 to 100 feet
- Reduce minimum building setbacks:
 - o Front: from 100 to 50 feet
 - o Side: from 40 to 20 feet
 - o Rear: from 40 to 5 feet

Certified Survey Map (CSM) A 2-lot CSM is proposed for the 10.16-acre property, on which Sendik's Village Centre is currently located. The applicant is proposing to create a 9.8-acre lot (proposed Lot 1) on which the existing retail center is located and a 0.37-acre lot (proposed Lot 2) for the proposed 2,250 square foot bank building.

Site Plan Review & Architectural Consultations

A general site plan and building elevations/renderings have been prepared for the proposed 2,250 sqft North Shore Bank building. The applicant is requesting feedback from the Plan Commission on the proposed site plan and building plans.

#

Access

Access to proposed Lot 2 will be from the existing driveway and internal parking areas within an existing ingress/egress easement which extends along the north and west sides of proposed Lot 2. No new driveway onto Mequon Road is proposed.

Site Improvements

- 4,639 square feet of existing and proposed landscaping
- 18 standard parking stalls and 1 ADA compliant parking stall (Asphalt repair as needed for existing parking stalls)
- New concrete curb and sidewalk near building entrance

Building Improvements

- 2,250-square foot single-story bank building with drive-thru canopy

Staff CommentsCommunity Development: Planning & Zoning

Staff supports creation of a PDD for the existing Sendik's Village Centre. The proposed code changes seemed necessary to accommodate the creation of the development lot.

This property is located within the "Germanic Theme" Corridor, and as such should reflect the existing Germanic style buildings in the vicinity. Although the applicant has indicated the structure contains Germanic tones through stone and stucco/board trim, Staff believes that the prototypical building presented in the application does not include nor reflect the typical "Germanic Theme" architectural features, accents or materials that have been approved for recent development in the corridor. Acting as the Architectural Review Board, the Plan Commission needs to review and consider the proposed architecture and materials in light of the overall "Germanic Theme" corridor and give feedback and direction if changes are necessary to ensure consistency.

The Wisconsin Department of Transportation (DOT) issued a Correction Instrument to an existing restriction to "release the 50' highway setback line and highway setback language" for this property.

Staff expressed concerns regarding the number of parking stalls that will be lost due to the construction of the proposed bank. According to the applicant, all 19 stalls created on the bank parcel are intended for the exclusive use of the bank for its' employees and patrons. As a result, a total of 35 parking stalls will be lost, leaving 479 stalls on Lot 1 for use by the other tenants and businesses in the Sendik's Village Centre. The Village's Zoning Code parking guidelines recommend a minimum of 1 stall per 200 square feet of building area (5 per 1,000 square feet) plus 1 space for each 2 employees. Based on this ratio, staff estimates the minimum number of parking stalls needed for the Sendik's Village Centre to be approximately 585 stalls. The applicant indicates that the reduction in parking stalls will not negatively affect the other businesses because the number of remaining stalls will be more than enough to serve parking demand. This information is consistent with Standard Parking Values from the Urban Land Institute (ULI) and the Institute of Transportation Engineers (ITE). ULI recommends 3.6 parking stalls per 1,000 square feet of retail space while ITE recommends 2.65 parking stalls per 1,000 square feet of retail space (just over half of the requirement of the Village's Zoning Code). With these ratio requirements, the Sendik's Village Centre would be required to have 387 stalls or 285 stalls respectively. The resulting 479 stalls for Sendik's Village Centre well exceed these values. Village staff concluded that the remaining stalls will be sufficient for the existing use.

The applicant indicates the intention to share access between Lot 1 and Lot 2 so that vehicular traffic can flow between the lots. A reciprocal access agreement will be recorded. An easement for the existing ground sign on proposed Lot 2 will be required at the time of the site plan submittal. All new and revised easements need to be shown on the CSM prior to recording.

Public Works/ Village Engineer/Village Surveyor

Please refer to the memorandum provided by the Village Surveyor (dated June 19, 2019) for required changes to the plat.

Detailed stormwater management and utility plans will be required as part of the Site Plan application submittal. Comments from the Village Engineer and Utility Superintendents will be provided at that time.

VILLAGE PLANNER RECOMMENDATION:

Rezoning/PDD Application

APPROVE the proposal by Gtown Properties LLC to create a B-2 Planned Development District (B-2/PDD) for the 10.16-acre Sendik's Village and rezoning from the B-2 and B-3 Districts to the new B-2/PDD subject to the following conditions:

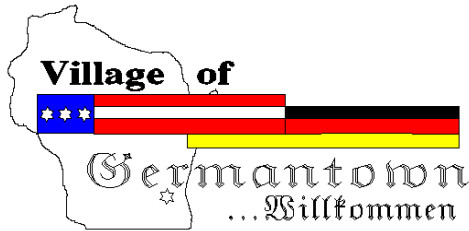
1. A detailed list of zoning district regulations and development conditions for the Sendik's Village Centre PDD shall be drafted and submitted prior to review and approval by the Village Board.
2. Detailed site development, utility, landscaping, lighting and building plans shall be submitted as part of the Site Plan application for Plan Commission review and approval prior to any development of proposed Lot 2. Said building plans shall include an architectural design and materials reflective of and consistent with the Village's "Germanic Theme" corridor along Mequon Road as recommended and approved by the Village's Architectural Review Board (Plan Commission).

VILLAGE PLANNER RECOMMENDATION:

Certified Survey Map (CSM)

APPROVE the 2-lot Certified Survey Map (CSM) for the 10.16-acre property subject to the following conditions:

1. The CSM shall be revised to reflect the Village Surveyor comments contained in the June 19, 2019 review memo prior to recording the CSM.
2. New, existing, and revised easements shall be shown on the CSM including, but not limited to, the easement for the pylon signage and the cross-access easement.



Engineering Department Memorandum

To: Jeff Retzlaff Village Planner

CC:

From: Bob Beilfuss, PLS, Village Surveyor

Date: June 19, 2019

Re: Gtown Properties (Sendick's) CSM

Jeff,

Here are my review comments for the CSM received 6-3-2019.

Certified Survey Map

Applicant or Owner: Gtown Properties

Land Surveyor/Firm: John Casucci, PLS, R.A. Smith

1. Add a note stating Lot 2 cannot be further developed without passing soil borings being provided to the Village and a wetland delineation of the wetlands located on Lot 2. (Per DNR and Washington County mapping)
2. A notary signature block is required for all signatures including Village plan commission and Board approval certificates. Please add the notary signature blocks as needed.
3. Add building setback lines and dimension the setback distances. Currently, proposed Lot 2 has a split zoning on this property. The owner is requesting a PDD rezoning and we will provide the setbacks to you when they become available to you.
4. Add the following text to the Owner's Certificate: "As Owners, we hereby dedicate that part of (street name) to the Village of Germantown for public road purposes as represented on Sheet _of _____ of this Certified Survey Map."

No further review comments.

Document Approval and Recording

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

This includes the CADD file.

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

Document Submittals and Data Conversion

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

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

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

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

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



Village of

Germantown
Willkommen

FEES MUST BE PAID AT TIME OF APPLICATION

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

Date Paid: _____ Received by: _____

REZONING & PDD APPLICATION

Pursuant to Section 17.51 of the Municipal Code

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

1 APPLICANT OR AGENT

Phone () _____
Fax () _____
E-Mail _____

PROPERTY OWNER

G town Properties LLC
Greg Devorkin, Manager
11518 N Port Washington Rd #103
Mequon, WI 53092
Phone (262) 240-1500

2 PROPERTY ADDRESS OR GENERAL LOCATION

TAX KEY NUMBER

1112 W15800 Mequon Rd

GTNV 224174

3 REZONING REQUEST

FROM

B-2 & B-3

TO

B-2/PDD

4 METES AND BOUNDS LEGAL DESCRIPTION OF PROPERTY – REQUIRED

Attach pages as necessary

SEE Exhibit A attached

PURPOSE OF REZONING REQUEST

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

- Property currently zones B-2 (Community Business) & B-3 (General Business)
- Propose changing to B-2 (Community Business/PDD) to be named 6 town Properties PDD.

New PDD conditions & restrictions would govern future development of an outlot.

6 SUPPORTING DOCUMENTATION:



Plat of Survey (1:100)



Site Plan and elevations for new construction (can be conceptual)



7 READ AND INITIAL THE FOLLOWING:

On

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

On

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

On

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

8 SIGNATURES – ALL APPLICATIONS MUST BE SIGNED BY OWNER!

Applicant

Date

Owner

Date



Greg Devin, Mgr

5/17/2019

MEMORANDUM

DATE: June 5, 2019

TO: Jeffrey Retzlaff, Village Planner

RE: Devo / Sendik's Germantown Plaza / North Shore Bank

FROM: Eric J. Neumann, VP & Senior Project Executive, MSI General Corporation

Please see the attached applications, documents and data require for the work necessary to create a small parcel from the current property owned by Gtown Properties LLC and for placement on the July 8th Plan Commission Agenda. Our application includes the items needed to create and approve a CSM to establish the parcel, the Rezoning & PDD Application to update Zoning and site setback and development rules for the parcels to allow for the construction of a new Bank Facility and the Site Plan Application for a Plan Commission Consultation to review the proposed site plan and building architecture.

This submittal is consistent with the original discussions, meetings and emails we have had regarding this matter for a past few months. We are confident we have address all needed and required technical information and updates needed to allow for the approval of the CSM and PDD/Rezone requests. We understand there could be some corrections needed after staff review and will work with you to update those.

The Site Plan Application for a new North Shore Bank is to provide the details needed to help with the understanding and approval of the CSM and PDD/Rezone. Additionally it show the desired site plan layout and building architectural details that we consistent with the Village Codes, Gtown Properties LLC's requirements and the "standard" North Shore Bank design requirements.

As you will see we have incorporated and adapted a "Germanic" detail to the none glass and non-stone portions of the prototypical North Shore Bank architecture. The Site plan set the building in the best location for visibility, set back rules and drive thru needs. We also show signage on this plan and will be working to prepare an more detailed plan to share as well to confirm those opportunities with the Village and Gtown Properties LLC.,

We will be finalizing the site plan, civil engineering, lighting, landscape between now and the July 11 resubmittal date in order to make it for a final site plan review at the September meeting. Our goal will be to update plans (if needed) after the July 8th meeting quickly to maintain that schedule as getting final approvals in September is critical.

Thank you,

Eric J. Neumann
414-333-6800
eric@msigeneral.com



NORTH SHORE BANK

Corporate Office: 15700 W Bluemound Rd-Brookfield, WI 53005
262.785.1600 | northshorebank.com

June 27, 2019

Jeffrey W Retzlaff, AICP
Village Planner & Zoning Administrator
N112W17001 Mequon Road
Germantown, WI. 53022
262-250-4735

Subject: **Cover letter for the submittal of the proposed North Shore Bank
Branch at N112W15800 Mequon Road, Germantown, WI.**

Mr. Retzlaff,

Please share the outline of the following applicable items with the Plan Commissioners:

1. Name of business and address:
North Shore Bank
N112W15800 Mequon Rd
Germantown, WI 53022
2. Name of the owner and address:
North Shore Bank
15700 W. Bluemound Road
Brookfield, WI. 53005
3. Name of applicant:(if different from owner)
David Kane, Vice President
4. Legal description of the property:
Parcel 1 of CSM 5098 recorded on May 13, 1999, in Volume 35 of CSM
on Pages 246-250, as Document No. 824738 and being a redivision of
Parcels 1 and 3 of CSM 2680, being a part of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of
Section 22, Town 9 North, Range 20 East, in the Village of Germantown
County of Washington, State of Wisconsin
5. Tax Key: GTNV 224974
6. Zoning of property:
7. Lot size: (Depth, Width Area)
125.00 ft x 130.71 ft; 16,338.75 sq. ft.

8. Dimensions of all levels (floors) of buildings: (Depth, Width Area, Height)
60.70 ft x 40.0 ft x 19.6 ft
9. Total floor area:
2250 sq. ft.
10. Specific use of the entire property and buildings:
Building use is for conducting banking business
Site use is for drive up teller service and parking
11. Minimum and maximum number of employees:
Minimum; 2 persons
Maximum; 8 persons
12. Days of operation:
Sunday through Saturday
13. Hours of operation:
ATM – 24/7; Video Tellers (ITM) 7 days/week M-F 8:00am to 7pm,
Saturday 8:00am to 5:00pm, Sunday 10:00am to 4:00pm, Branch hours
Monday to Thursday 9:00am to 5:00pm and Saturday, 9:00am to 2:00pm
14. Signage (Type, Lighting , Wall, Free-Standing, Monuments, Size, Location, etc)
Street Sign; Internally illuminated cut aluminum sign box
integrated into the building face
Building Sign: Internally illuminated cut aluminum Letter sign
integrated into the building face
Parking Lot Sign; Externally illuminated painted aluminum
Surface mounted
- (No free-standing or monument signs) Adjusted to Am Ord #24-06
15. What conditions have the State of Wisconsin or County imposed upon your use
of the property:
None
16. Security fencing:
None
17. Do you feel there will be any problems such as Noise, Odors, Glare, Potential
Fire hazards, or Smoke resulting from the proposed use:
No
18. Are you proposing food services:
No
19. Did the State of Wisconsin approve your interior building plans:
No

20. What provisions are you making for fire protection and human safety:
Fire extinguishers located within the building
Smoke / heat / security detectors monitored off site with closed circuit
video surveillance
21. What are you rules and regulations for the property:
No unauthorized use of the site by others during or after hours including
parking.
22. List the time table of completion of building construction and anticipated grand
opening date:
Planned construction of the proposed building and site: Fall 2019
Anticipated Grand Opening Date: Spring 2020
23. Proposed on site security, measures:
Smoke / heat / security detectors monitored off site with closed circuit
video surveillance
24. Anticipated maximum number of facility users and viewers at one time (Including
special events):
8 Persons
25. Any other information you or the Plan Commission feels is pertinent:
26. Business plan:
Provide North Shore Bank customers in the local Kenosha / Pleasant
Prairie area with lobby, ITM and drive up banking services
27. Entire grant application and county Issued request for Proposal:
None
28. Your name, Signature, and date on the Plan of Operation Document:
By: _____
Title: _____
Date: _____

David Kane, V.P.
North Shore Bank
15700 W. Bluemound Rd.
Brookfield WI. 53005
262-787-6816
dkane@northshorebank.com



Design Build
Since 1957

June 27, 2019

MEMORANDUM – Reply to Village of Germantown Comments 6/25/19

Mr. Jeffrey Retzlaff, AICP
Village Planner & Zoning Director

Ms. Emily Zandt, AICP
Associate Planner/Zoning Administrator
Village of Germantown

Jeffrey & Emily,

Please see our responses to the memo from 6/25/19 as well as additional information. This is also a follow-up to my conversation with Emily on 6/27/19.

PDD & CSM Memo items – Devo Properties

1. At this time, we have no plans to utilize the proposed PDD zoning for any development, other the creation of Lot 2, which would be the subject of a new bank building. The only modifications we are seeking is the setback from Mequon Road. The exact setback would be based on the DOT release that was recently recorded, as well as staff input. The approximate setback from Mequon road is shown on the site plan. There could be future zoning restrictions modifications, but we have nothing to propose at this time. Those future proposed modifications would need staff and plan commission approval.
2. The parking stalls on the new bank pad (Lot 2) would not be shared. Lot 2 would include self-contained parking. The parking stalls on lot 2 are for the exclusive use of bank patrons and employees. However, we intend to share access between Lot 1 and Lot 2 so that vehicular traffic can flow between lots. A reciprocal cross access agreement will be recorded.
3. The development of Lot 2 would result in the loss of 35 parking stalls. The 479 remaining parking stalls on Lot 1 would result in a parking ratio of 4.45:1, well within retail shopping center standards. As a practical matter, the loss of parking stalls has no impact on Lot 1, since Lot 1 has more than ample parking (parking has never been on issue at this shopping center; there is always excess parking).
4. The existing pylon sign will be located on Lot 2, but be owned by the owner of the Lot 1 shopping center. The reciprocal access agreement referred to in comment 2 above will include a provision that the Lot 1 owner has an easement to access the sign as well as the continued duty to maintain it.

MSI General

Corporation

P.O. Box 7

Oconomowoc

Wisconsin

53066

262.367.3661

Fax 262.367.7390

www.msigeneral.com

Site Plan Consultation – MSI General Corp

5. We will keep SS in place during construction to avoid disturbance and when new systems that are needed can get installed without risk of destroying or causing flooding to overall system and date of repaving is coordinated then we will abandon and route around the south side of the building. (MSI currently has a site plan schematic that is getting finalized now) See attached
6. It does include Germanic tones (Stone and stucco/board trims) incorporated into a Prototype Structure that the Bank desires. The Developer and Sendik's approve of the look of the building as currently drawn. We look forward to a consultative discussion with the Plan Commission on this.
7. This is/will be corrected for resubmittal
8. Trash Screen is 5-6' tall for a residential style trash/recycling rolling container
9. See Memo from NSB on this and other details.
10. The only directional markings for the NSB site will be the entry or no entry for the drive thru lanes. All other traffic will follow the current redesigned as time of remodel of Sendik's site circulation plan. Existing island will remain access points from overall site. (North and East areas of our current plan).
11. Understood and will be done for the 7/15/19 turn in (currently in progress but waiting consultation to finish)
12. Understood. We will have photos of materials and samples for the consultation and boards for the 9/8/19 meeting.

Village CSM – Devo and RA Smith are addressing the 6/19/19 separately.

Engineering Dept. – We are working with JSD on the plans and are contemplating a meeting with Engineering Staff once our plans are further along. See Grading Plan work in progress. This is FYI only at this point.

At this point we are expecting to maintain our 7/8/19 Plan Commission Appearance, if there are any other issues you find with these replies please advise immediately so we can get additional information. In closing we believe the answers provide above address the concerns raised and do not believe submission of additional or updated plans, pdf's etc. is warranted (and per my conversation with Emily was not needed either).

Yours truly,

MSI GENERAL CORPORATION



Eric J. Neumann
Vice President - Sr. Project Executive

c: Greg Devorkin
David Kane
Andrea Hunley

EXHIBIT A

Legal Description of Property:

PARCEL 1:

Parcel 1 of Certified Survey Map No. 5098, recorded on May 13, 1999, in Volume 35 of Certified Survey Maps on Pages 246-250, as Document No. 824738 and being a redivision of Parcels 1 and 3 of Certified Survey Map No. 2680, being a part of the Southeast 1 /4 of the Southeast 1 /4 of Section 22, Town 9 North, Range 20 East, in the Village of Germantown, Washington County, State of Wisconsin.

PARCEL 2:

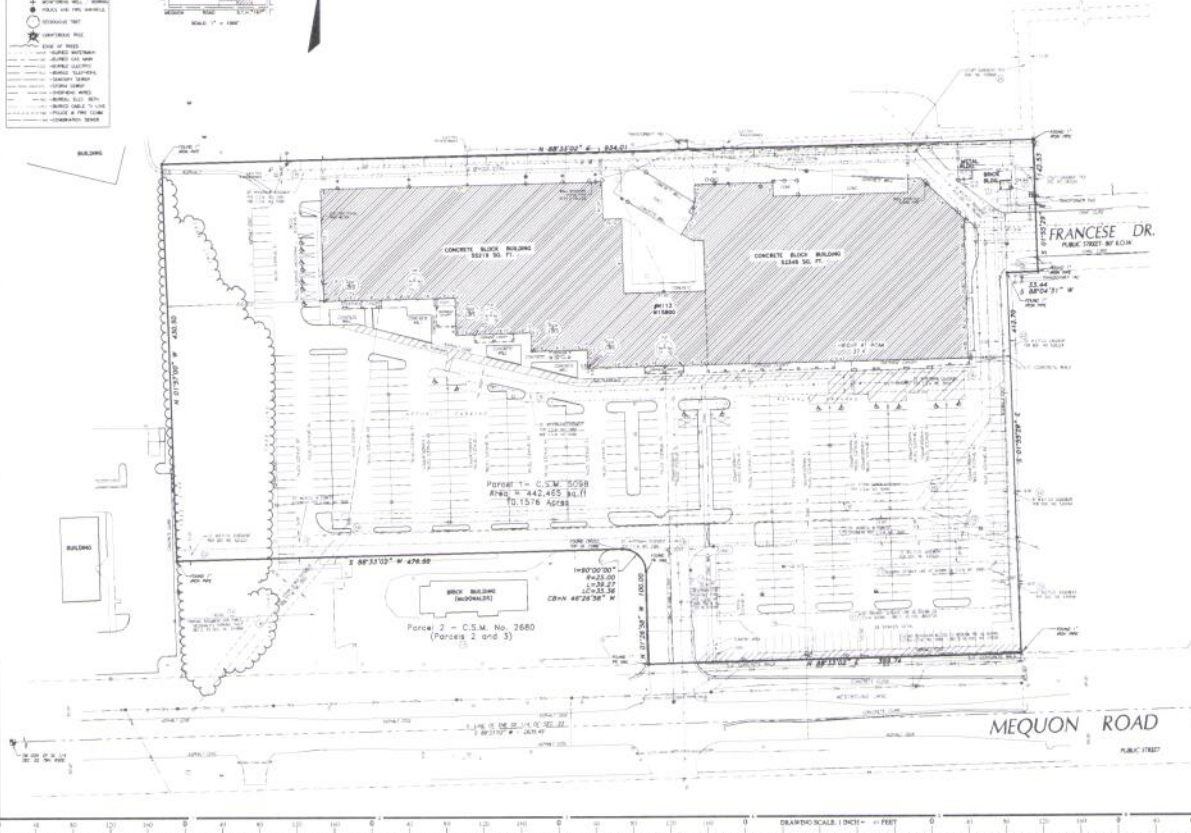
A non-exclusive easement for the benefit of Parcel 1 as created by Declaration of Easement recorded in Volume 1145 of Records, on Page 487, as Document No. 586057 and as amended by Amendment to Declaration of Easements recorded in Volume 1243 of Records, on Page 37, as Document No. 614885.

PARCEL 3:

A non-exclusive easement for the benefit of Parcel 1 as created in Parking Easement Agreement executed by and between Decade 80-I Ltd., a limited partnership, and McDonald's Corporation, dated October 12, 1992 and recorded on October 15, 1992, in Volume 1243 of Records, on Page 47, as Document No. 614886.

Property Address: N112 W15800 Mequon Road, Germantown, WI
Tax Key No.: GTNV 224-974

ALTA/ACSM LAND TITLE SURVEY



NAME OF SURVEYOR
 SURVEYOR'S ADDRESS IN THE COUNTY AND IN THE STATE IN WHICH THE SURVEY IS MADE
 COUNTY _____ STATE _____

TITLE COMPLETION
 THIS SURVEY WAS COMPLETED BY THE SURVEYOR OR BY ANOTHER PERSON IN HIS OR HER NAME
 DATE OF COMPLETION _____

1. GENERAL INFORMATION
 1.1. NAME OF THE SURVEYOR _____
 1.2. ADDRESS OF THE SURVEYOR _____
 1.3. CITY _____ STATE _____
 1.4. COUNTY _____

2. DESCRIPTION OF THE SURVEY
 2.1. NAME OF THE SURVEY _____
 2.2. ADDRESS OF THE SURVEY _____
 2.3. CITY _____ STATE _____
 2.4. COUNTY _____

3. PURPOSE OF THE SURVEY
 3.1. NAME OF THE SURVEY _____
 3.2. ADDRESS OF THE SURVEY _____
 3.3. CITY _____ STATE _____
 3.4. COUNTY _____

4. METHOD OF SURVEY
 4.1. NAME OF THE SURVEY _____
 4.2. ADDRESS OF THE SURVEY _____
 4.3. CITY _____ STATE _____
 4.4. COUNTY _____

5. RESULTS OF THE SURVEY
 5.1. NAME OF THE SURVEY _____
 5.2. ADDRESS OF THE SURVEY _____
 5.3. CITY _____ STATE _____
 5.4. COUNTY _____

6. CONCLUSIONS
 6.1. NAME OF THE SURVEY _____
 6.2. ADDRESS OF THE SURVEY _____
 6.3. CITY _____ STATE _____
 6.4. COUNTY _____

7. SIGNATURES
 7.1. NAME OF THE SURVEYOR _____
 7.2. ADDRESS OF THE SURVEYOR _____
 7.3. CITY _____ STATE _____
 7.4. COUNTY _____

8. NOTES
 8.1. NAME OF THE SURVEY _____
 8.2. ADDRESS OF THE SURVEY _____
 8.3. CITY _____ STATE _____
 8.4. COUNTY _____

9. APPENDICES
 9.1. NAME OF THE SURVEY _____
 9.2. ADDRESS OF THE SURVEY _____
 9.3. CITY _____ STATE _____
 9.4. COUNTY _____

10. INDEX
 10.1. NAME OF THE SURVEY _____
 10.2. ADDRESS OF THE SURVEY _____
 10.3. CITY _____ STATE _____
 10.4. COUNTY _____

11. REFERENCES
 11.1. NAME OF THE SURVEY _____
 11.2. ADDRESS OF THE SURVEY _____
 11.3. CITY _____ STATE _____
 11.4. COUNTY _____

12. SUMMARY
 12.1. NAME OF THE SURVEY _____
 12.2. ADDRESS OF THE SURVEY _____
 12.3. CITY _____ STATE _____
 12.4. COUNTY _____

13. CONCLUSIONS
 13.1. NAME OF THE SURVEY _____
 13.2. ADDRESS OF THE SURVEY _____
 13.3. CITY _____ STATE _____
 13.4. COUNTY _____

14. SIGNATURES
 14.1. NAME OF THE SURVEYOR _____
 14.2. ADDRESS OF THE SURVEYOR _____
 14.3. CITY _____ STATE _____
 14.4. COUNTY _____

15. NOTES
 15.1. NAME OF THE SURVEY _____
 15.2. ADDRESS OF THE SURVEY _____
 15.3. CITY _____ STATE _____
 15.4. COUNTY _____

16. APPENDICES
 16.1. NAME OF THE SURVEY _____
 16.2. ADDRESS OF THE SURVEY _____
 16.3. CITY _____ STATE _____
 16.4. COUNTY _____

17. INDEX
 17.1. NAME OF THE SURVEY _____
 17.2. ADDRESS OF THE SURVEY _____
 17.3. CITY _____ STATE _____
 17.4. COUNTY _____

18. REFERENCES
 18.1. NAME OF THE SURVEY _____
 18.2. ADDRESS OF THE SURVEY _____
 18.3. CITY _____ STATE _____
 18.4. COUNTY _____

19. SUMMARY
 19.1. NAME OF THE SURVEY _____
 19.2. ADDRESS OF THE SURVEY _____
 19.3. CITY _____ STATE _____
 19.4. COUNTY _____

20. CONCLUSIONS
 20.1. NAME OF THE SURVEY _____
 20.2. ADDRESS OF THE SURVEY _____
 20.3. CITY _____ STATE _____
 20.4. COUNTY _____

21. SIGNATURES
 21.1. NAME OF THE SURVEYOR _____
 21.2. ADDRESS OF THE SURVEYOR _____
 21.3. CITY _____ STATE _____
 21.4. COUNTY _____

22. NOTES
 22.1. NAME OF THE SURVEY _____
 22.2. ADDRESS OF THE SURVEY _____
 22.3. CITY _____ STATE _____
 22.4. COUNTY _____

23. APPENDICES
 23.1. NAME OF THE SURVEY _____
 23.2. ADDRESS OF THE SURVEY _____
 23.3. CITY _____ STATE _____
 23.4. COUNTY _____

24. INDEX
 24.1. NAME OF THE SURVEY _____
 24.2. ADDRESS OF THE SURVEY _____
 24.3. CITY _____ STATE _____
 24.4. COUNTY _____

25. REFERENCES
 25.1. NAME OF THE SURVEY _____
 25.2. ADDRESS OF THE SURVEY _____
 25.3. CITY _____ STATE _____
 25.4. COUNTY _____

26. SUMMARY
 26.1. NAME OF THE SURVEY _____
 26.2. ADDRESS OF THE SURVEY _____
 26.3. CITY _____ STATE _____
 26.4. COUNTY _____

27. CONCLUSIONS
 27.1. NAME OF THE SURVEY _____
 27.2. ADDRESS OF THE SURVEY _____
 27.3. CITY _____ STATE _____
 27.4. COUNTY _____

28. SIGNATURES
 28.1. NAME OF THE SURVEYOR _____
 28.2. ADDRESS OF THE SURVEYOR _____
 28.3. CITY _____ STATE _____
 28.4. COUNTY _____

29. NOTES
 29.1. NAME OF THE SURVEY _____
 29.2. ADDRESS OF THE SURVEY _____
 29.3. CITY _____ STATE _____
 29.4. COUNTY _____

30. APPENDICES
 30.1. NAME OF THE SURVEY _____
 30.2. ADDRESS OF THE SURVEY _____
 30.3. CITY _____ STATE _____
 30.4. COUNTY _____

31. INDEX
 31.1. NAME OF THE SURVEY _____
 31.2. ADDRESS OF THE SURVEY _____
 31.3. CITY _____ STATE _____
 31.4. COUNTY _____

32. REFERENCES
 32.1. NAME OF THE SURVEY _____
 32.2. ADDRESS OF THE SURVEY _____
 32.3. CITY _____ STATE _____
 32.4. COUNTY _____

33. SUMMARY
 33.1. NAME OF THE SURVEY _____
 33.2. ADDRESS OF THE SURVEY _____
 33.3. CITY _____ STATE _____
 33.4. COUNTY _____

34. CONCLUSIONS
 34.1. NAME OF THE SURVEY _____
 34.2. ADDRESS OF THE SURVEY _____
 34.3. CITY _____ STATE _____
 34.4. COUNTY _____

35. SIGNATURES
 35.1. NAME OF THE SURVEYOR _____
 35.2. ADDRESS OF THE SURVEYOR _____
 35.3. CITY _____ STATE _____
 35.4. COUNTY _____

36. NOTES
 36.1. NAME OF THE SURVEY _____
 36.2. ADDRESS OF THE SURVEY _____
 36.3. CITY _____ STATE _____
 36.4. COUNTY _____

37. APPENDICES
 37.1. NAME OF THE SURVEY _____
 37.2. ADDRESS OF THE SURVEY _____
 37.3. CITY _____ STATE _____
 37.4. COUNTY _____

38. INDEX
 38.1. NAME OF THE SURVEY _____
 38.2. ADDRESS OF THE SURVEY _____
 38.3. CITY _____ STATE _____
 38.4. COUNTY _____

39. REFERENCES
 39.1. NAME OF THE SURVEY _____
 39.2. ADDRESS OF THE SURVEY _____
 39.3. CITY _____ STATE _____
 39.4. COUNTY _____

40. SUMMARY
 40.1. NAME OF THE SURVEY _____
 40.2. ADDRESS OF THE SURVEY _____
 40.3. CITY _____ STATE _____
 40.4. COUNTY _____

41. CONCLUSIONS
 41.1. NAME OF THE SURVEY _____
 41.2. ADDRESS OF THE SURVEY _____
 41.3. CITY _____ STATE _____
 41.4. COUNTY _____

42. SIGNATURES
 42.1. NAME OF THE SURVEYOR _____
 42.2. ADDRESS OF THE SURVEYOR _____
 42.3. CITY _____ STATE _____
 42.4. COUNTY _____

43. NOTES
 43.1. NAME OF THE SURVEY _____
 43.2. ADDRESS OF THE SURVEY _____
 43.3. CITY _____ STATE _____
 43.4. COUNTY _____

44. APPENDICES
 44.1. NAME OF THE SURVEY _____
 44.2. ADDRESS OF THE SURVEY _____
 44.3. CITY _____ STATE _____
 44.4. COUNTY _____

45. INDEX
 45.1. NAME OF THE SURVEY _____
 45.2. ADDRESS OF THE SURVEY _____
 45.3. CITY _____ STATE _____
 45.4. COUNTY _____

46. REFERENCES
 46.1. NAME OF THE SURVEY _____
 46.2. ADDRESS OF THE SURVEY _____
 46.3. CITY _____ STATE _____
 46.4. COUNTY _____

47. SUMMARY
 47.1. NAME OF THE SURVEY _____
 47.2. ADDRESS OF THE SURVEY _____
 47.3. CITY _____ STATE _____
 47.4. COUNTY _____

48. CONCLUSIONS
 48.1. NAME OF THE SURVEY _____
 48.2. ADDRESS OF THE SURVEY _____
 48.3. CITY _____ STATE _____
 48.4. COUNTY _____

49. SIGNATURES
 49.1. NAME OF THE SURVEYOR _____
 49.2. ADDRESS OF THE SURVEYOR _____
 49.3. CITY _____ STATE _____
 49.4. COUNTY _____

50. NOTES
 50.1. NAME OF THE SURVEY _____
 50.2. ADDRESS OF THE SURVEY _____
 50.3. CITY _____ STATE _____
 50.4. COUNTY _____

51. APPENDICES
 51.1. NAME OF THE SURVEY _____



Fee must accompany application

\$2,900 with public improvements

\$1,960 no public improvements

Paid _____ Date _____

CERTIFIED SURVEY MAP APPLICATION

Pursuant to Section 18.06 of the Municipal Code

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

1	APPLICANT OR AGENT <u>NORTHSHORE BANK PSB</u> <u>DAVID KANE - VP.</u> <u>15700 W Bluemound Rd</u> <u>Brookfield WI 53005</u> Phone <u>(262) 787-6816</u> Fax <u>(262) 797-3399</u> E-Mail <u>DKANE@northshorebank.com</u>	PROPERTY OWNER <u>GTown Properties, LLC</u> <u>Greg Devorkin, Manager</u> <u>11518 N Port Washington Rd #103</u> <u>Mcquon, WI 53092</u> Phone <u>(262) 240-1500</u>
----------	---	--

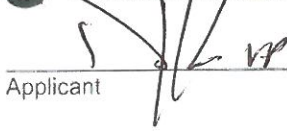
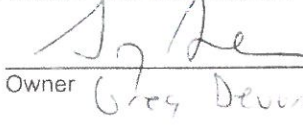
2	PROPERTY ADDRESS OR GENERAL LOCATION <u>1112 W15800 Mcquon Road</u>	TAX KEY NUMBER <u>GTW 224974</u>
----------	---	--

3	PURPOSE OF LAND SPLIT <u>Create outlot</u>	<table border="1"><tr><td colspan="2">Will the land split require rezoning?</td></tr><tr><td colspan="2"><u>optional/recommends</u></td></tr><tr><td>From <u>B-2 & B-3</u></td><td>To <u>B-2/PDD</u></td></tr></table>	Will the land split require rezoning?		<u>optional/recommends</u>		From <u>B-2 & B-3</u>	To <u>B-2/PDD</u>
Will the land split require rezoning?								
<u>optional/recommends</u>								
From <u>B-2 & B-3</u>	To <u>B-2/PDD</u>							

4 READ AND INITIAL THE FOLLOWING:

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

5 SIGNATURES -- ALL APPLICATIONS MUST BE SIGNED BY OWNER!

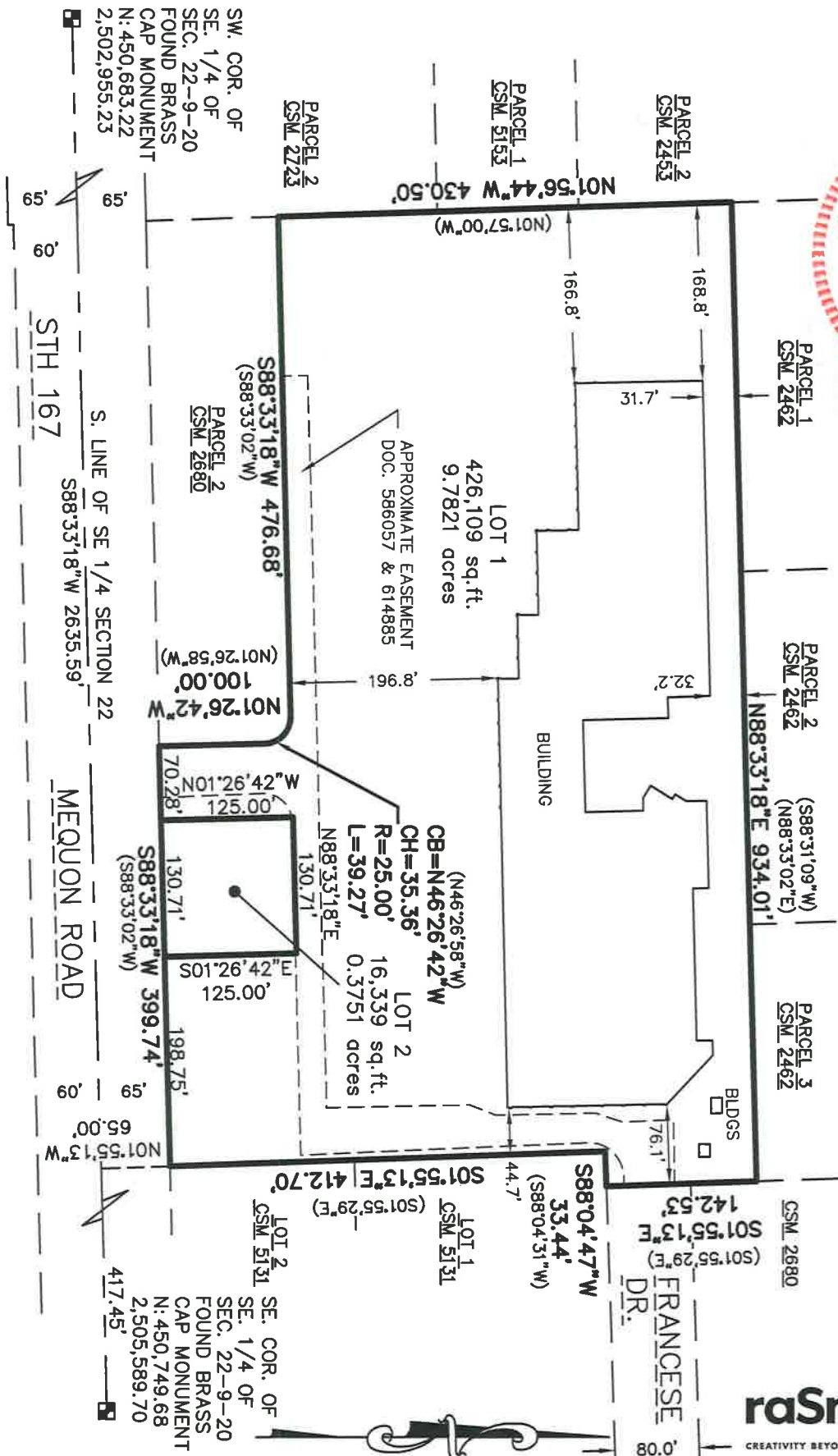
 Applicant	<u>5/30/19</u> Date	 Owner	<u>5/28/2019</u> Date
--	------------------------	---	--------------------------

Greg Devorkin, agent

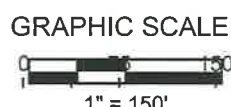
CERTIFIED SURVEY MAP NO. _____

A division of Parcel 1 in Certified Survey Map No. 5098, being a part of the Southeast 1/4 of the Southeast 1/4 of Section 22, Township 9 North, Range 20 East, in the Village of Germantown, Washington County, Wisconsin.

- INDICATES 1" IRON PIPE (FOUND), UNLESS NOTED
- INDICATES SET 1.315" O.D. IRON PIPE AT LEAST 18" IN LENGTH, 1.68 LBS. PER LINEAL FOOT.
- () INDICATES RECORD DIMENSION

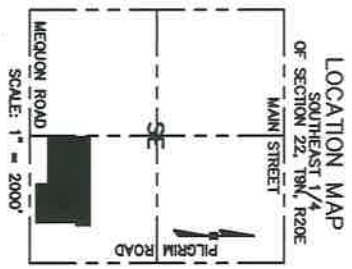


ALL DIMENSIONS SHOWN ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT. ALL BEARINGS ARE REFERENCED TO THE SOUTH LINE OF THE SE 1/4 OF SECTION 22, T 9 N, R 20 E, WHICH BEARS S88°33'18"W. WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD 27).



OWNER:
G TOWN PROPERTIES, LLC
11518 N. PORT WASHINGTON RD.
SUITE 103
MEQUON WI, 53092
262-240-0249

SURVEYOR:
JOHN P. CASUCCI
R.A. SMITH, INC.
16745 W. BLUEMOUND RD.
BROOKFIELD, WI, 53005



raSmith
CREATIVITY BEYOND ENGINEERING

16745 W. Bluemound Road
Brookfield, WI 53005-5938
(262) 781-1000
rasmith.com

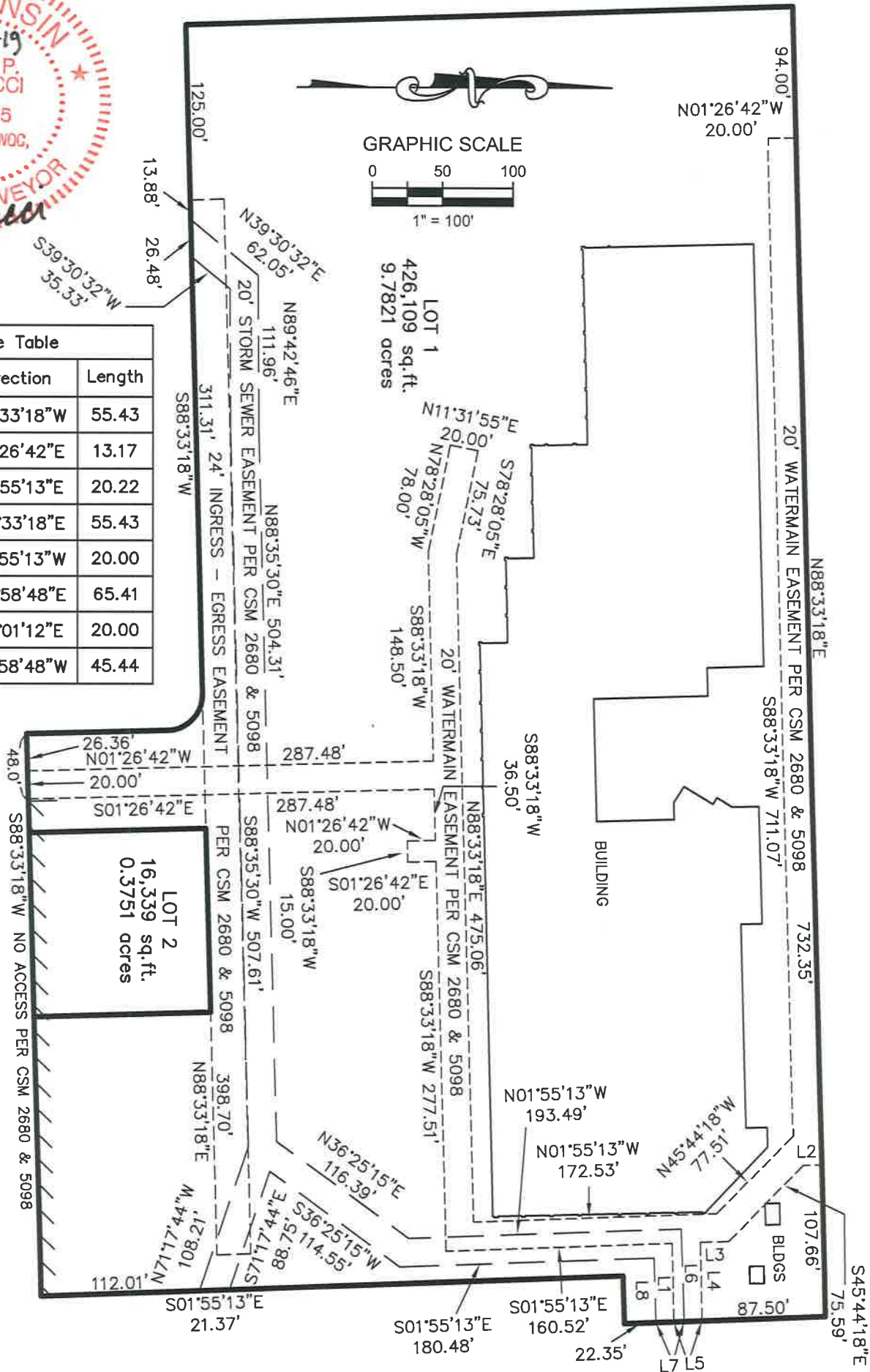
CERTIFIED SURVEY MAP NO. _____

A division of Parcel 1 in Certified Survey Map No. 5098, being a part of the Southeast 1/4 of the Southeast 1/4 of Section 22, Township 9 North, Range 20 East, in the Village of Germantown, Washington County, Wisconsin.



Line Table		
Line #	Direction	Length
L1	S88°33'18"W	55.43
L2	S01°26'42"E	13.17
L3	S01°55'13"E	20.22
L4	N88°33'18"E	55.43
L5	N01°55'13"W	20.00
L6	N87°58'48"E	65.41
L7	S02°01'12"E	20.00
L8	S87°58'48"W	45.44

STH 167
MEQUON ROAD



CERTIFIED SURVEY MAP NO. _____

A division of Lot 1 in Certified Survey Map No. 5098, being a part of the Southeast 1/4 of the Southeast 1/4 of Section 22, Township 9 North, Range 20 East, in the Village of Germantown, Washington County, Wisconsin.

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN }
 :SS
WAUKESHA COUNTY }

I, JOHN P. CASUCCI, Professional Land Surveyor, do hereby certify:

THAT I have surveyed, divided and mapped a division of Parcel 1 in Certified Survey Map No. 5098, being a part of the Southeast 1/4 of the Southeast 1/4 of Section 22, Township 9 North, Range 20 East, in the Village of Germantown, Washington County, Wisconsin, described as follows:

Lot 1 in Certified Survey Map No. 5098, being a part of the Southeast 1/4 of the Southeast 1/4 of Section 22, Township 9 North, Range 20 East, in the Village of Germantown, Washington County, Wisconsin.

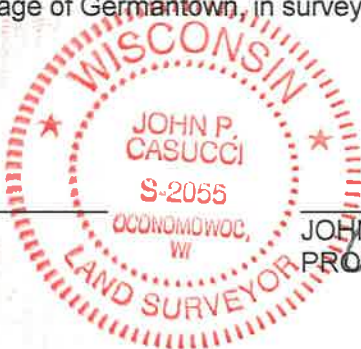
Containing 442,448 square feet or 10.1572 acres.

THAT I have made such survey, land division and map by the direction of G TOWN PROPERTIES, LLC, owner.

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

THAT I have fully complied with the provisions of Chapter 236 of the Wisconsin Statutes and the Municipal Codes of the Village of Germantown, in surveying, dividing and mapping the same.

May 20, 2019
DATE



John P. Casucci (SEAL)
JOHN P. CASUCCI,
PROFESSIONAL LAND SURVEYOR S-2055

CERTIFIED SURVEY MAP NO. _____

A division of Lot 1 in Certified Survey Map No. 5098, being a part of the Southeast 1/4 of the Southeast 1/4 of Section 22, Township 9 North, Range 20 East, in the Village of Germantown, Washington County, Wisconsin.

CORPORATE OWNER'S CERTIFICATE

G TOWN PROPERTIES, LLC, a limited liability company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, certify that said corporation caused the land described on this map to be surveyed, divided and mapped as represented on this map in accordance with the requirements of the Village of Germantown Municipal Code.

G TOWN PROPERTIES, LLC, does further certify that this map is required by S.236.10 or 236.12 to be submitted to the following for approval or objection: Village of Germantown

WITNESS the hand and seal of G TOWN PROPERTIES, LLC, has caused these presents to be signed by

_____, its _____, this _____ day of _____, 2019.

G TOWN PROPERTIES, LLC

GREGORY DEVORKIN

STATE OF WISCONSIN }
 :SS
_____ COUNTY }

PERSONALLY came before me this _____ day of _____, 2019, the above named Gregory Devorkin, to me known to be the person who executed the foregoing instrument, and to me known to be such Managing Member of said company and acknowledged that he executed the foregoing instrument as such officer, by its authority.

_____(SEAL)

Notary Public, State of Wisconsin
My commission expires _____



CERTIFIED SURVEY MAP NO. _____

A division of Lot 1 in Certified Survey Map No. 5098, being a part of the Southeast 1/4 of the Southeast 1/4 of Section 22, Township 9 North, Range 20 East, in the Village of Germantown, Washington County, Wisconsin.

CONSENT OF CORPORATE MORTGAGEE

_____, a national banking association, mortgagee of that portion of the above-described land identified in this Certified Survey Map, does hereby consent to the surveying, dividing and mapping of the land described in the foregoing affidavit of John P. Casucci, Surveyor, and does hereby consent to the certificate of said owner.

In witness whereof, the said _____, has caused these presents to be signed by _____, its _____, and by _____, its _____, at _____, _____, and _____, its corporate seal to be hereunto affixed.

this ____ day of _____, 2019.

STATE OF _____ }
COUNTY OF _____ } :SS

PERSONALLY came before me this _____ day of _____, 2019,
_____, _____ and _____, _____ of the
(name) (title) (name) (title)

above named organization, to me known as the person(s) who executed the foregoing instrument, and to me known to be the _____ and the _____ of the organization, and acknowledged that they executed the foregoing instrument as such officer(s) as the deed of the organization, by its authority.

_____(SEAL)

Notary Public, State of _____
My commission expires _____



CERTIFIED SURVEY MAP NO. _____

A division of Lot 1 in Certified Survey Map No. 5098, being a part of the Southeast 1/4 of the Southeast 1/4 of Section 22, Township 9 North, Range 20 East, in the Village of Germantown, Washington County, Wisconsin.

VILLAGE OF GERMANTOWN PLANNING COMMISSION APPROVAL

This Certified Survey map is hereby approved by the Planning Commission of the Village of Germantown on this _____ day of _____, 2019

DATE DEAN WOLTER, CHAIRMAN

DATE LORI JOHNSON SECRETARY

VILLAGE OF GERMANTOWN BOARD APPROVAL

This Certified Survey Map, being a division of Parcel 1 in Certified Survey Map No. 5098, being a part of the Southeast 1/4 of the Southeast 1/4 of Section 22, Township 9 North, Range 20 East, in the Village of Germantown, Washington County, Wisconsin, having been approved by the Planning Commission being the same, is hereby accepted by the Village Board of Trustees of the Village of

Germantown on this _____ day of _____, 2019.

DATE DEAN WOLTER, VILLAGE PRESIDENT

DATE DEANNA BRAUNSCHWEIG, VILLAGE CLERK



King, Susan - DOT

From: Greg Devorkin <gid@devooffices.com>
Sent: Tuesday, April 23, 2019 3:17 PM
To: King, Susan - DOT
Subject: CSM for Germantown property
Attachments: CSM 2680.pdf; CSM 5098.pdf

Dear Sue,

We own property in Germantown covered by the attached certified survey maps. I am writing to respectfully request that WisDot release the Trans 233 setback restrictions created by the subject Certified Survey Maps. As owner, we are requesting that the 50' setback be reduced to 40' in accordance with CSM 2680. (both CSMs are attached to this email.) Kindly prepare the Affidavit of Correction for signatures and recording. If there is a fee involved, such as the \$30 recording fee, please let me know.

Thanks for your consideration.

Greg

Gregory I. Devorkin, JD & CPA
Chief Executive Officer
Devo Properties
[11518 N. Port Washington Rd. Suite 103](#)
[Mequon, WI 53092](#)
phone: [262-240-1500](#)
fax: [262-240-0256](#)
e-mail: gid@devooffices.com

CERTIFIED SURVEY MAP NO. 5098

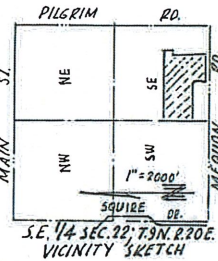
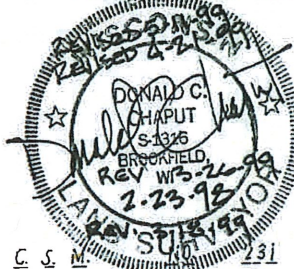
A redivision of Parcels 1 and 3 of Certified Survey Map No. 2680, being a part of the Southeast 1/4 of the Southeast 1/4 of Section 22, Township 9 North, Range 20 East, in the Village of Germantown, Washington County, Wisconsin.

DOT Approval No. 64-0167-0021-99

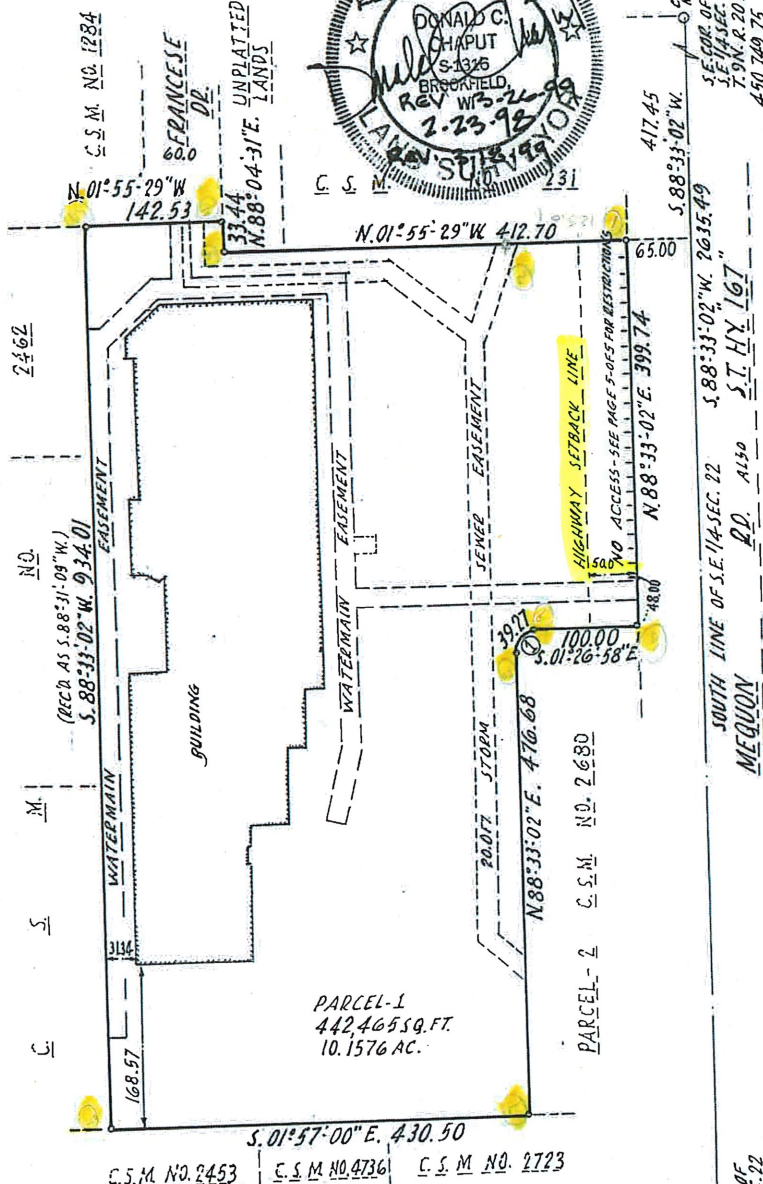


○- INDICATES 1" DIA. IRON PIPE - FOUND

ALL DIMENSIONS SHOWN ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.
ALL BEARINGS SHOWN ARE REFERENCED TO GRID NORTH, WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE.



SCALE: 1"=150'



CURVE DATA = ①
R = 25.00
A = 39.27
CH = 35.36
CH B = N. 46° 26' 58" W.
Δ = 90° 00' 00"
Δ2 = 45° 00' 00"

CAUTION:
HIGHWAY SETBACK
RESTRICTIONS PROHIBIT
IMPROVEMENTS - SEE
PAGE 5 OF 5

In no case and under no circumstances may any building or structure be constructed on or over any easement set forth in the above Certified Survey Map.

National Survey & Engineering

Telephone 414-781-1000
Facsimile 414-781-8486

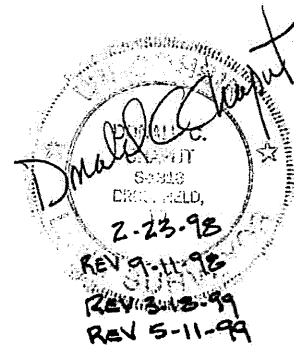
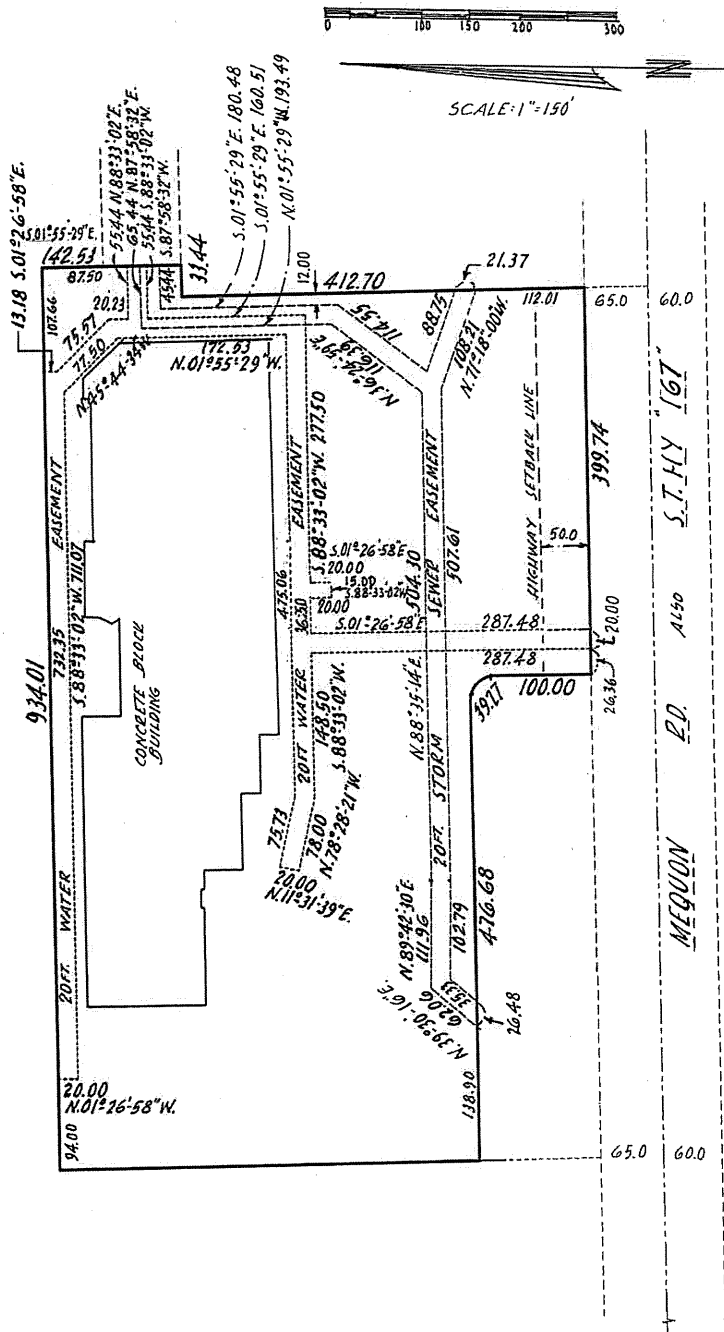
18745 W. Bluemound Road
Suite 200
Brookfield, WI 53005-5938
www.nse.com

157634



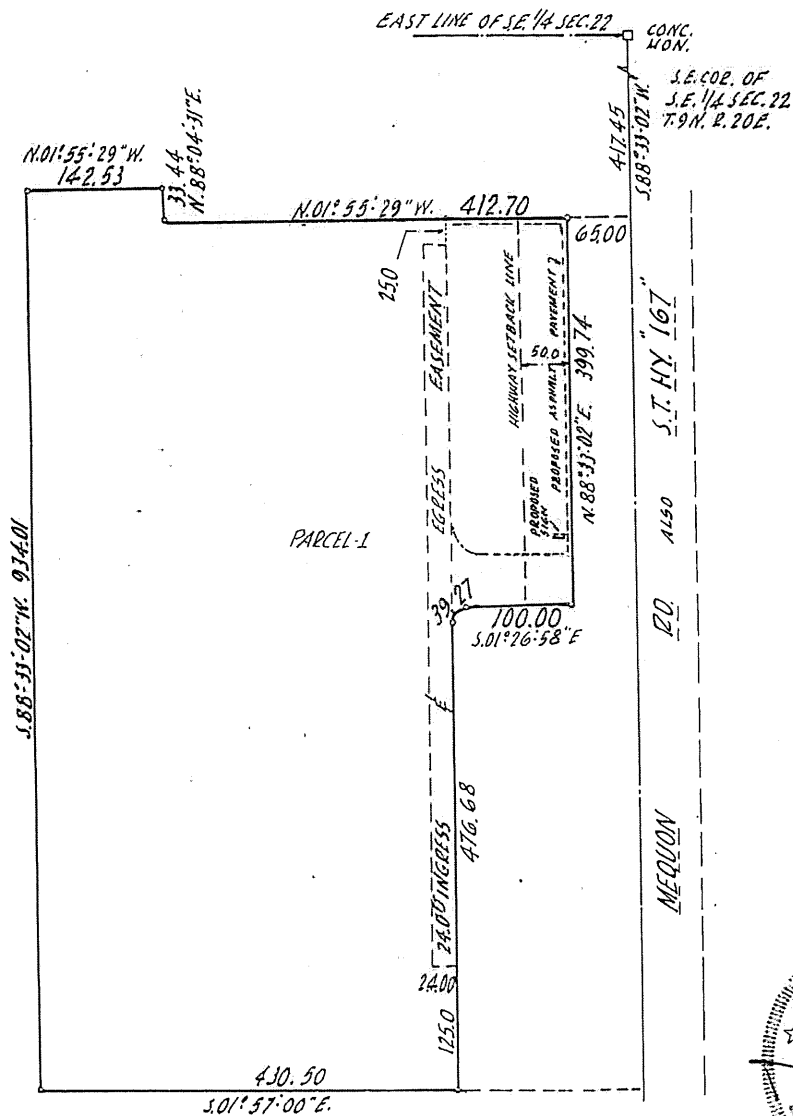
CERTIFIED SURVEY MAP NO. _____

A redivision of Parcels 1 and 3 of Certified Survey Map No. 2680, being a part of the Southeast 1/4 of the Southeast 1/4 of Section 22, Township 9 North, Range 20 East, in the Village of Germantown, Washington County, Wisconsin.

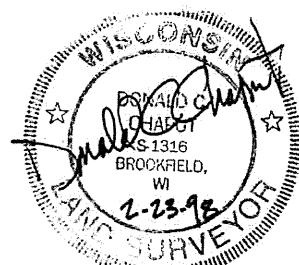


CERTIFIED SURVEY MAP NO.

A redivision of Parcels 1 and 3 of Certified Survey Map No. 2680, being a part of the Southeast 1/4 of the Southeast 1/4 of Section 22, Township 9 North, Range 20 East, in the Village of Germantown, Washington County, Wisconsin.



SCALE: 1" = 150'



Revised 3-26-99

CERTIFIED SURVEY MAP NO. _____

A redivision of Parcels 1 and 3 of Certified Survey Map No. 2680, being a part of the Southeast 1/4 of the Southeast 1/4 of Section 22, Township 9 North, Range 20 East, in the Village of Germantown, Washington County, State of Wisconsin.

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN }
 :SS
WAUKESHA COUNTY }

I, DONALD C. CHAPUT, Registered Land Surveyor, do hereby certify:

THAT I have surveyed, divided and mapped a redivision of Parcels 1 and 3 of Certified Survey Map No. 2680, being a part of the Southeast 1/4 of the Southeast 1/4 of Section 22, Township 9 North, Range 20 East, in the Village of Germantown, Washington County, State of Wisconsin, bounded and described as follows:

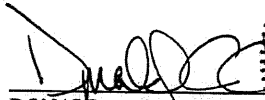
Commencing at the Southeast corner of said 1/4 Section; thence South 88°33'02" West 417.45 feet to a point; thence North 01°55'29" West 65.00 feet to the point of beginning of the lands to be described, said point being the Southeast corner of said Certified Survey Map No. 2680; thence North 01°55'29" West 412.70 feet to a point; thence North 88°04'31" East 33.44 feet to a point; thence North 01°55'29" West 142.53 feet to a point; thence South 88°33'02" West 934.01 feet to a point; thence South 01°57'00" East 430.50 feet to a point; thence North 88°33'02" East 476.68 feet to a point; thence Southeasterly 39.27 feet along the arc of a curve whose center lies to the Southwest, whose radius is 25.00 feet and whose chord bears South 46°26'58" East 35.36 feet to a point; thence South 01°26'58" East 100.00 feet to a point; thence North 88°33'02" East 399.74 feet to the point of beginning. Containing 442,465 square feet (10.1576 acres) of land.

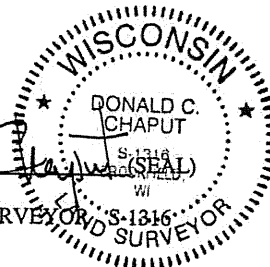
THAT I have made this survey, land division and map by the direction of MEQUON PILGRIM, LLC, owner of said land.

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

THAT I have fully complied with the provisions of Chapter 236 of the Wisconsin Statutes and the Ordinances of the Village of Germantown in surveying, dividing and mapping the same.

FEBRUARY 23, 1998
DATE REVISED May 11, 1999


DONALD C. CHAPUT,
REGISTERED LAND SURVEYOR



OWNER'S CERTIFICATE

MEQUON PILGRIM, LLC, a Limited Liability Company duly organized and existing under and by virtue of the law of the State of Wisconsin, as owner, does hereby certify that said Limited Partnership caused the land described on this map to be surveyed, divided and mapped as represented on this map.

MEQUON PILGRIM, LLC, do further certify that this map is required by S.236.20 or 236.12 to be submitted to the following for approval or objection:

Village of Germantown

CERTIFIED SURVEY MAP NO. _____

A redivision of Parcels 1 and 3 of Certified Survey Map No. 2680, being a part of the Southeast 1/4 of the Southeast 1/4 of Section 22, Township 9 North, Range 20 East, in the Village of Germantown, Washington County, State of Wisconsin.

IN witness whereof, MEQUON PILGRIM, LLC, has caused these presents to be signed by MICHAEL D. WEISS, its Agent, at Milwaukee, Wisconsin, this 18th day of March, 1999.

MEQUON PILGRIM, LLC

MICHAEL D. WEISS

STATE OF WISCONSIN }
} :SS
Ozaukee COUNTY }

PERSONALLY came before me this 18th day of March, 1999, MICHAEL D. WEISS, Agent of the above named MEQUON PILGRIM, LLC, to me known as the person who executed the foregoing instrument and to me known to be such Agent of said Limited Liability Company, and acknowledged that he/she executed the foregoing instrument as such officer as the deed of said Limited Liability Company, by its authority.

Mary E. Delling (SEAL)
Notary Public, State of Wisconsin
My commission expires 11/10/02
My commission is permanent.

PLANNING COMMISSION APPROVAL

APPROVED by the Planning Commission of the Village of Germantown on this _____ day of _____, 1999.

CHARLES J. HARGAN, CHAIRPERSON

JANICE P. WICK, SECRETARY

VILLAGE BOARD APPROVAL

APPROVED by the Village Board of the Village of Germantown on this _____ day of _____, 1999.

CHARLES J. HARGAN, PRESIDENT

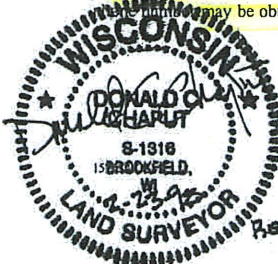
JANE A. WILMS, VILLAGE CLERK

ACCESS RESTRICTION

Except for one access point 48.00 feet in width as shown on page 1 of 5 pages, as owner I hereby restrict all lots and blocks so that no owner, possessor, user, licensee or other person may have any right of direct vehicular ingress from or egress to any highway lying within the right-of-way of U.S.H. 167, as shown on the land division map; it is expressly intended that this restriction constitute a restriction for the benefit of the public as provided in S. 236.293, Stats., and shall be enforceable by the department or its assigns.

HIGHWAY SETBACK RESTRICTION

Except for the parking area and sign as shown on page 3 of 5 pages, no improvements or structures are allowed between the right-of-way line and the highway setback line. Improvements and structures include, but are not limited to, signs, parking areas, driveways, wells, septic systems, drainage facilities, buildings and retaining walls. It is expressly intended that this restriction is for the benefit of the public as provided in section 236.293, Wisconsin Statutes, and shall be enforceable by the Wisconsin Department of Transportation or its assigns. Contact the Wisconsin Department of Transportation for more information. The date this map may be obtained by contacting the County Highway Department.



THIS INSTRUMENT WAS DRAFTED BY DONALD C. CHAPUT,
REGISTERED LAND SURVEYOR S-1316

Page 5 of 5 Pages

REV. 4-21-99



- Fee must accompany application
- ☐ \$700 Minor Addition
 - ☐ \$1,240 Construction <10,000 SF
 - ☐ \$2,095 Construction 10,000 SF to 50,000
 - ☐ \$3,460 Industrial Construction >50,000 SF
 - ☐ \$3,460 Commercial Construction >50,000
 - ☒ \$200 Plan Commission Consultation
 - ☐ \$125 Fire Department Plan Review

PAID 7 DATE 6-3-19

SITE PLAN REVIEW APPLICATION

Pursuant to Section 17.43 of the Municipal Code

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

1 APPLICANT OR AGENT

NORTH SHORE BANK FSB
DAVID KANE VP
15700 W BIVEMOND RD
BROOKFIELD WI 53005

Phone (262) 787 6816
E-Mail DKANE@northshorebank.com

PROPERTY OWNER

GTOWN PROPERTIES, LLC
Greg Devorkin Manager
11598 N. Post Washington Road
Suite #103

Mequon, WI 53092
Phone (262) 242-1500

E-Mail _____

2 PROPERTY ADDRESS

1112 W15800 Mequon Road

3 NEIGHBORING USES - Specify name and type of use, e.g. Enviro Tech - Industrial, Smith - Residential, etc.

North	South	East	West
<u>Sendik's</u>	<u>Street Apartments</u>	<u>Bank</u>	<u>McDonald's</u>

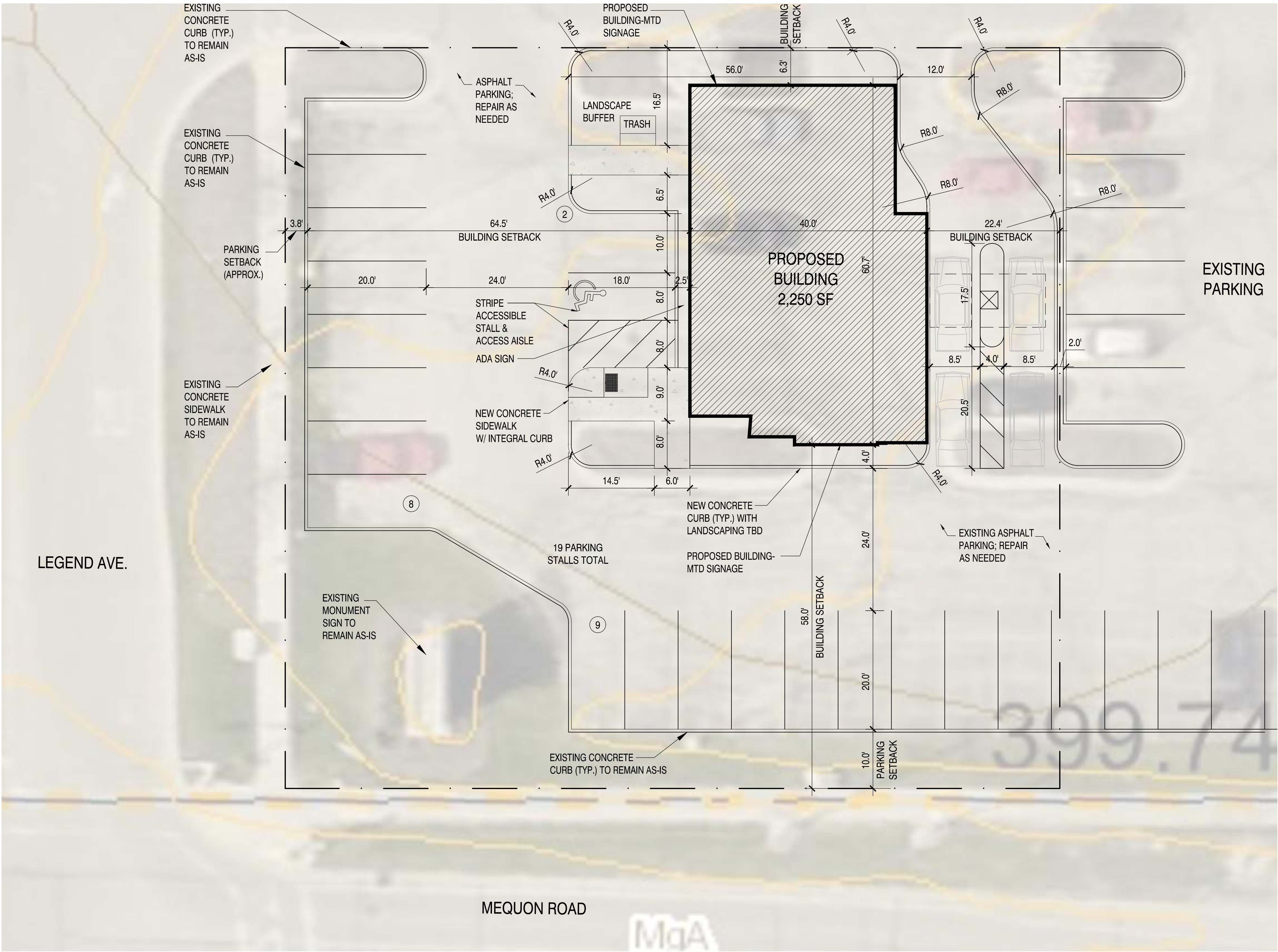
4 READ AND INITIAL THE FOLLOWING:

- Exm I am aware of the Village of Germantown ordinance requiring fire sprinklers in most new construction.
- Exm I understand that all new development is subject to Impact and/or Connection Fees that must be paid before building permits will be issued.
- Exm I understand that an incomplete application will be withdrawn from the Plan Commission agenda and that all resubmissions to the Plan Commission are subject to a new application fee.

5 SIGNATURES - ALL APPLICATION MUST BE SIGNED BY OWNER!

[Signature]
Applicant
5/31/19
Date

[Signature]
Owner
x For Greg Devorkin
5/31/19
Date



SITE STATISTICS	
ZONING	EXISTING B-2 & B-3 REQUESTED TO BE CHANGED TO B-2/PDD (ADJACENT ZONING OF B-2 AND B-3 WITH COMMERCIAL USE)
LOT SIZE	16,339 SF (.3751 ACRE)
BUILDING FOOTPRINT	2,250 SF (PROPOSED)
PAVING	9,450 SF (APPROXIMATELY; VERIFY WITH CIVIL ENGINEER)
TOTAL IMPERVIOUS SURFACES	11,700 SF (.2686 ACRE, APPROXIMATELY; VERIFY WITH CIVIL ENGINEER)
TOTAL GREENSPACE	4,639 SF OR 28.4% OF SITE (MINIMUM REQUIRED OF 5%)
PARKING SPACES	18 STANDARD STALLS + 1 ACCESSIBLE STALLS = 19 TOTAL SPACES (1 STALL PER 200 SF + 1 STALL PER 2/EMPLOYEE REQUIRED = 15 STALLS)
Number of Employees	5 MAXIMUM STAFF MEMBERS ON SITE AT ONE TIME

SITE PLAN NOTES



MSI GENERAL CORPORATION
P.O. BOX. 7
OCONOMOWOC, WI 53066
PHONE: 262-367-3661

WWW.MSIGENERAL.COM
SINGLE SOURCE RESPONSIBILITY™

ISSUE DATES:	
Plan Commission:	06/03/19
Proposal:	
Bid:	
Contract:	
State Submittal / Permit:	
As-Built:	

REVISIONS:	
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PROJECT ADDRESS:

PROJECT NAME
NORTH SHORE BANK - GERMANTOWN
STREET ADDRESS
MEQUON ROAD
CITY/ STATE / ZIP
GERMANTOWN, WI 53022

ALL WORK TO BE COMPLETED AS SHOWN, AND IN ACCORDANCE WITH THE LATEST EDITION OF THE MSI GENERAL MASTER SPECIFICATION

Architect: AMH/-/ Engineer: xxx Reviewed By: xxx

Sheet Title:

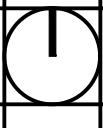
SITE PLAN

Sheet Number:

C-101

Project Number: P

P12512



SITE PLAN

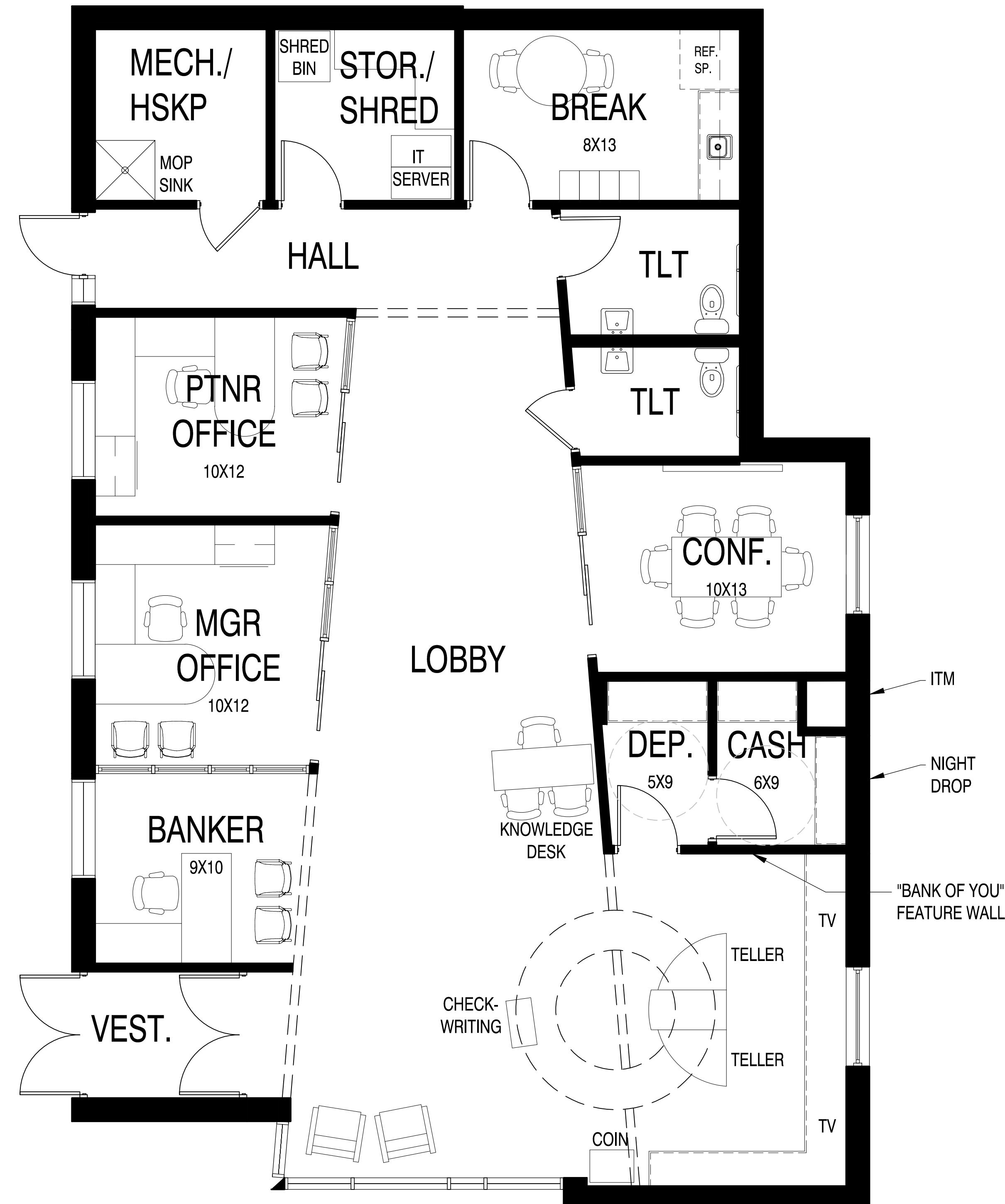
SCALE 1" = 10'-0"

MANAGERS

ENGINEERS

CONTRACTORS

ARCHITECTS



MSI GENERAL CORPORATION
P.O. BOX. 7
OCONOMOWOC, WI 53066
PHONE: 262-367-3661

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ISSUE DATES:	
Plan Commission:	06/03/19
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As-Built:	

REVISIONS:	
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PROJECT ADDRESS:

PROJECT NAME
NORTH SHORE BANK - GERMANTOWN
STREET ADDRESS
MEQUON ROAD
CITY/ STATE / ZIP
GERMANTOWN, WI 53022

ALL WORK TO BE COMPLETED AS SHOWN, AND IN ACCORDANCE WITH THE LATEST EDITION OF THE MSI GENERAL MASTER SPECIFICATION

Architect:	Engineer:	Reviewed By:
AMH/--	xxx	xxx
Sheet Title:		
FLOOR PLAN		
Sheet Number:		
A-101		P
Project Number:		
P12512		

MANAGERS

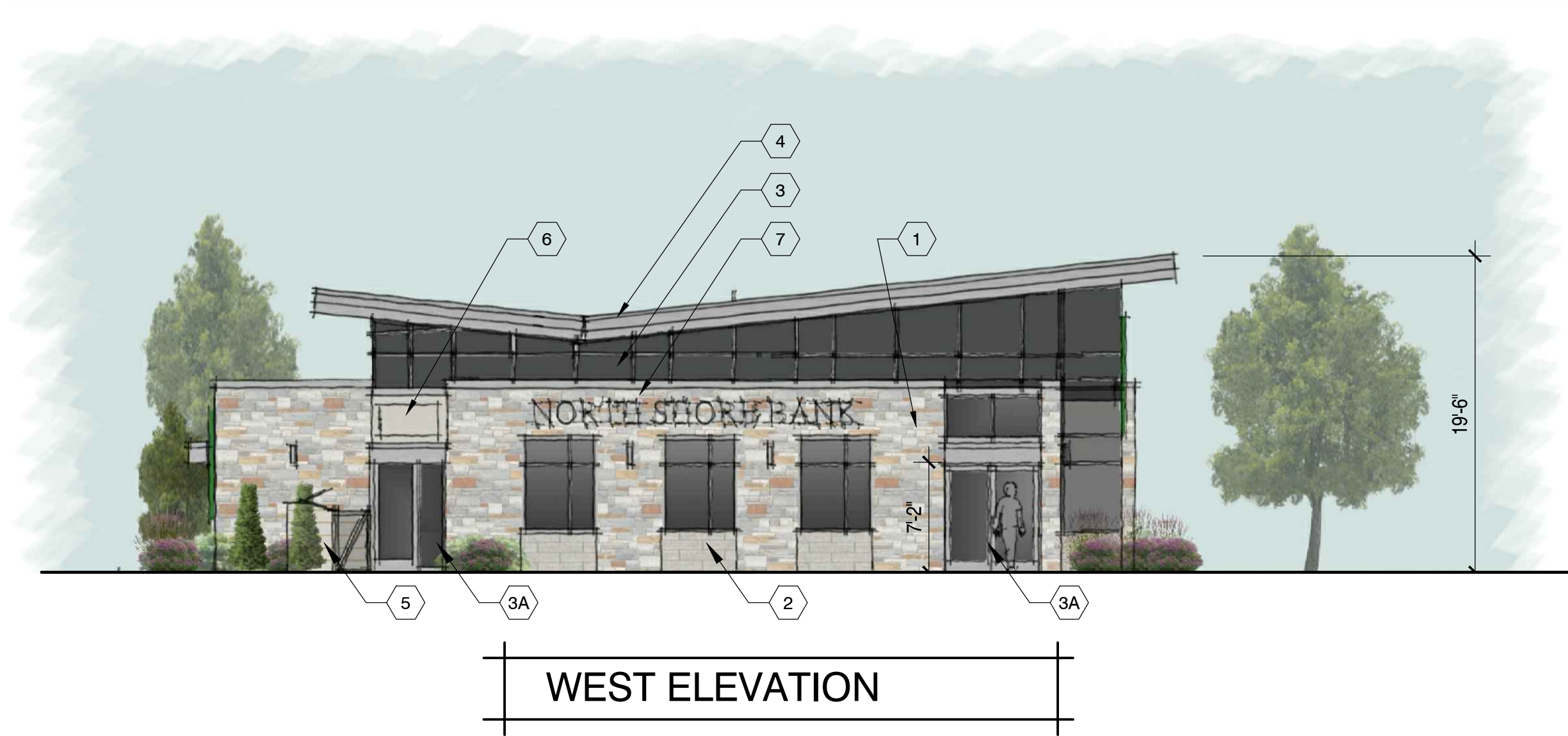
ENGINEERS

CONTRACTORS

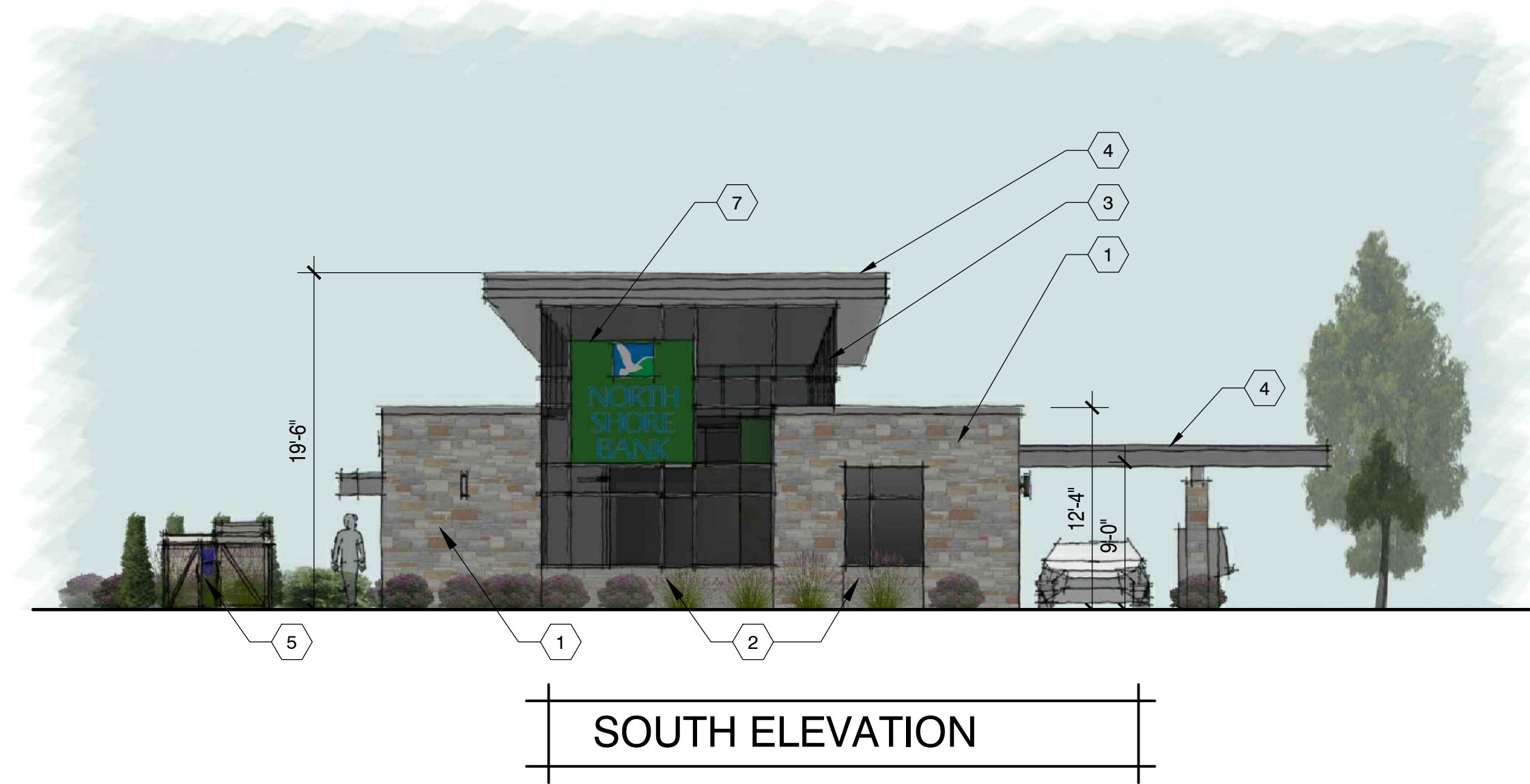
ARCHITECTS

FLOOR PLAN

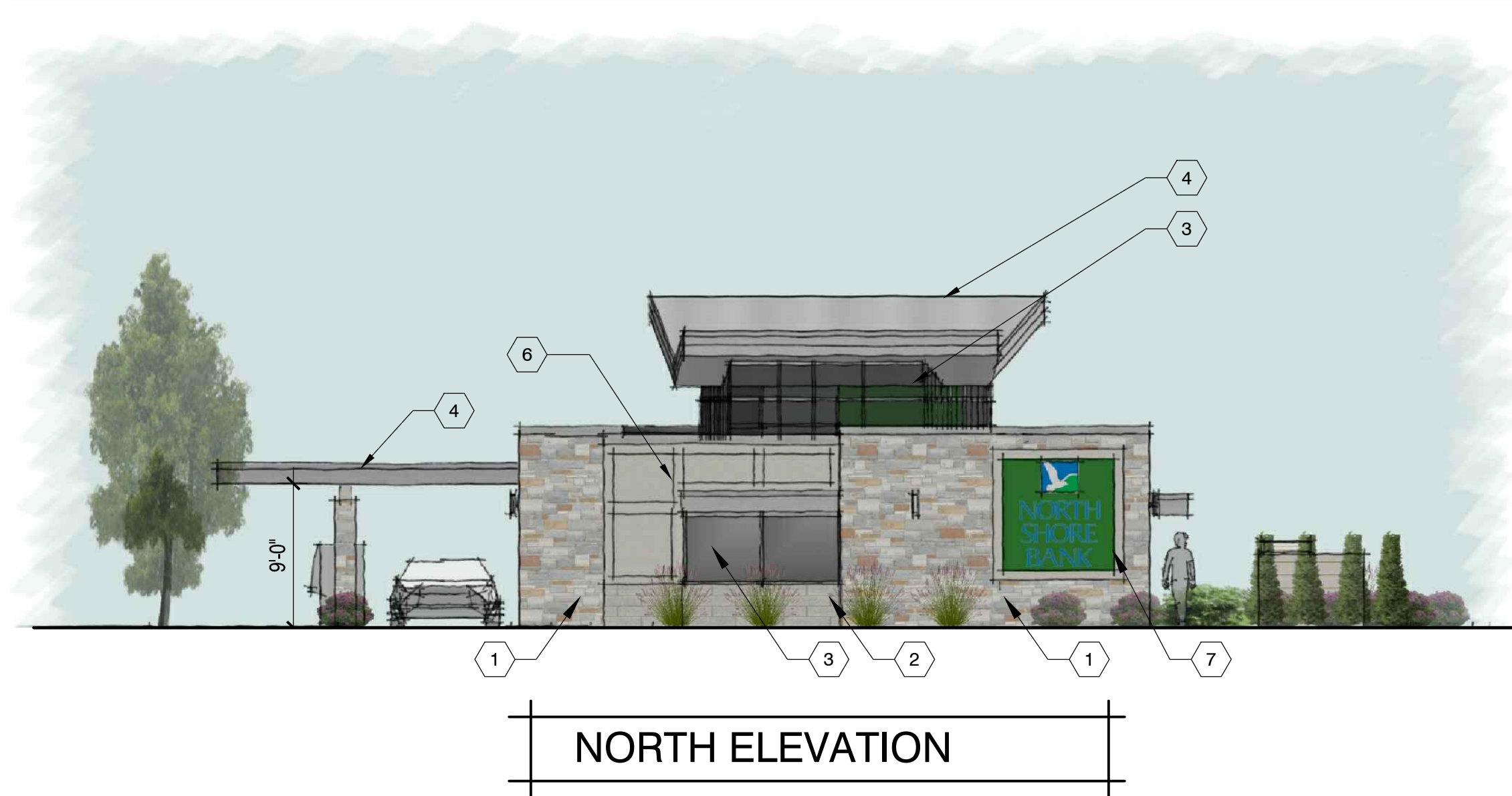
SCALE: 1/4" = 1'-0"



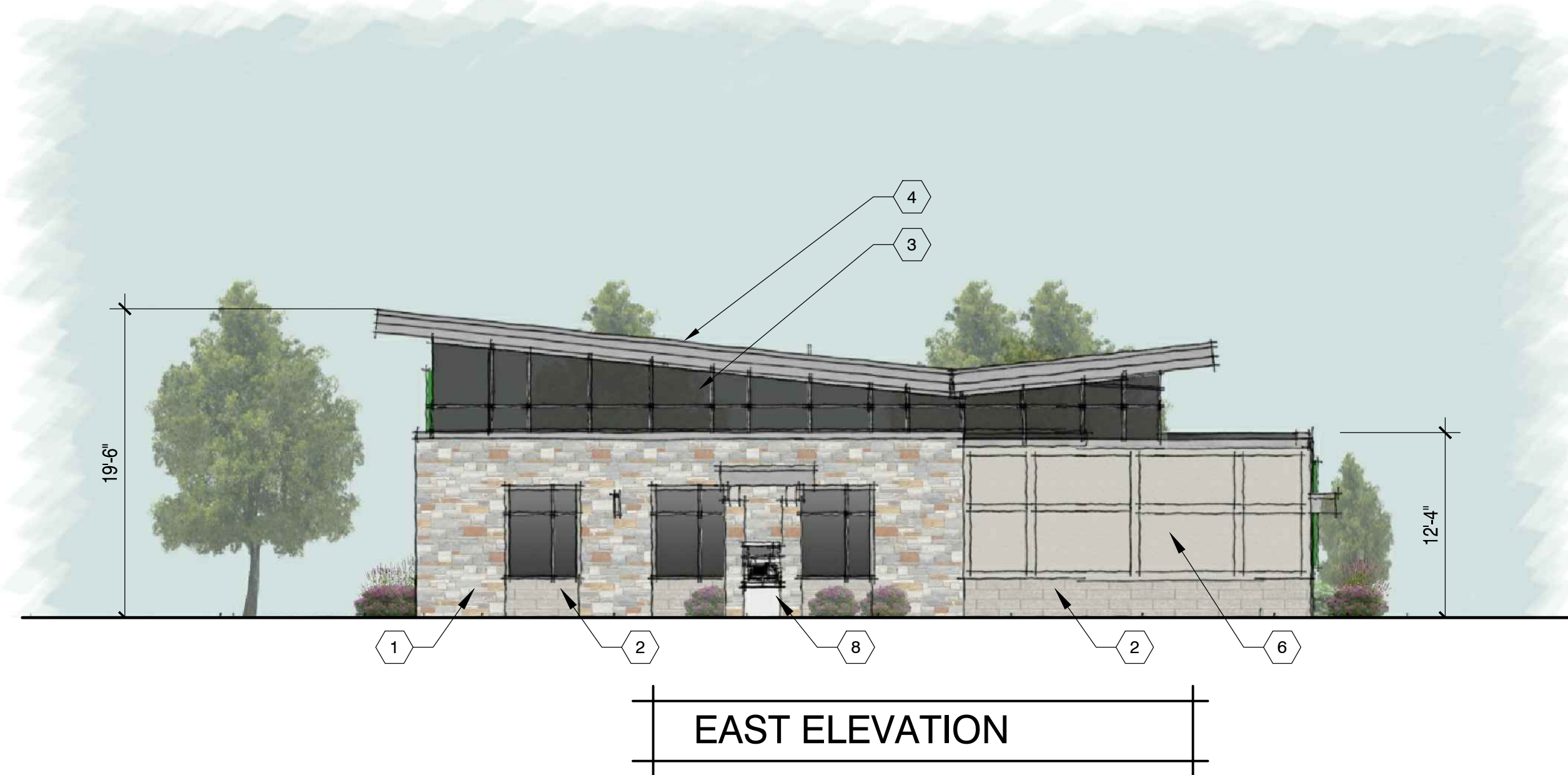
WEST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION



EAST ELEVATION

EXTERIOR MATERIAL KEY NOTES

- 1 HALQUIST STONE, LEDGE COLLECTION - MAPLE RIDGE STONE (USED ON OTHER SIMILAR PROJECTS IN GERMANTOWN)
- 2 NORTHFIELD CORDOVA STONE MASONRY UNITS; COLOR:TBD
- 3 CLEAR ANODIZED ALUMINUM STOREFRONT WINDOW SYSTEM WITH GLAZING
- 3A CLEAR ANODIZED ALUMINUM STOREFRONT ENTRY DOORS WITH GLAZING AND METAL PANEL CANOPY ABOVE
- 4 CLEAR ANODIZED METAL PANEL, FASCIA AND SOFFIT
- 5 PAINTED WOOD TRASH ENCLOSURE WITH GATES; COLOR:TBD
- 6 PAINTED EIFS WITH PAINTED TRIM TO SIMULATE OLD HALF-TIMBERED BUILDING; COLOR:TBD
- 7 POSSIBLE SIGN LOCATION (PROVIDED BY OTHER); SIZE AND MATERIAL TO BE VERIFIED BY OWNER
- 8 DRIVE-THRU ATM MACHINE (PROVIDED BY OWNER)



MSI GENERAL CORPORATION
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OCONOMOWOC, WI 53066
PHONE: 262-367-3661

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ISSUE DATES:
Plan Commission: 06/03/19
Proposal:
Bid:
Contract:
State Submittal / Permit:
As-Built:

REVISIONS:	
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PROJECT ADDRESS:

PROJECT NAME
NORTH SHORE BANK - GERMANTOWN
STREET ADDRESS
MEQUON ROAD
CITY/ STATE / ZIP
GERMANTOWN, WI 53022

ALL WORK TO BE COMPLETED AS SHOWN, AND IN ACCORDANCE WITH THE LATEST EDITION OF THE MSI GENERAL MASTER SPECIFICATION

Architect: AMH/-- Engineer: xxx Reviewed By: xxx

Sheet Title:
EXTERIOR ELEVATIONS

Sheet Number:
A-201

Project Number: P

P12512

EXTERIOR ELEVATIONS SCALE 1/8" = 1'-0"

MANAGERS

ENGINEERS

CONTRACTORS

ARCHITECTS



NORTHWEST VIEW FROM MEQUON RD



NORTHEAST VIEW FROM MEQUON RD



PARKING LOT VIEW FROM SENDIK'S



PARKING LOT VIEW FROM SENDIK'S



MSI GENERAL CORPORATION
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OCONOMOWOC, WI 53066
PHONE: 262-367-3661

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ISSUE DATES:	
Plan Commission:	06/03/19
Proposal:	
Bid:	
Contract:	
State Submittal / Permit:	
As-Built:	

REVISIONS:	
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PROJECT ADDRESS:

PROJECT NAME
NORTH SHORE BANK - GERMANTOWN
STREET ADDRESS
MEQUON ROAD
CITY/ STATE / ZIP
GERMANTOWN, WI 53022

ALL WORK TO BE COMPLETED AS SHOWN, AND IN
ACCORDANCE WITH THE LATEST EDITION OF THE
MSI GENERAL MASTER SPECIFICATION

Architect: AMH/-- Engineer: xxx Reviewed By: xxx

Sheet Title:
EXTERIOR RENDERINGS

Sheet Number:

A-202

Project Number: P

P12512

**Correction Instrument
Rescission of Trans 233 Restrictions**

Wisconsin Department of Transportation
DT 1458

Pursuant to s.236.295(1)(a), Wis. Stats., I, Robert Elkin, authorized Wisconsin Department of Transportation representative, certify that in the plat of:

Legal Description:

A redivision of Parcel 1 and 3 of Certified Survey Map No. 2680, being a part of the Southeast 1/4 of the Southeast 1/4 of Section 22, Township 9 North, Range 20 East, in the Village of Germantown, Washington County, Wisconsin. (See Exhibit B)

This correction instrument is for the purpose of modifying the above document as follows:

To release the 50' highway setback line and highway setback language.

Document # **1473123**
WASHINGTON COUNTY WISCONSIN
06-06-2019 08:53 AM

Sharon A. Martin
SHARON A MARTIN
WASHINGTON COUNTY
REGISTER OF DEEDS
Fee: \$30.00

**The above recording information verifies
this document has been electronically recorded**
Returned to KBT - Milwaukee
Pages: 8

This space is reserved for recording data

Wisconsin Department of Transportation
SE Region
141 NW Barstow St
PO Box 798
Waukesha, WI 53187-0798
Attn: Sue King

Parcel Identification Number/Tax Key Number
224974

State Approval Notary Certificate

State of Wisconsin)
Waukesha) ss.
County)

Subscribed and sworn to before me this date: 5-9-19

Susan M. King
(Signature, Notary Public, State of Wisconsin)

Susan M. King
(Print or Type Name, Notary Public, State of Wisconsin)

September 22, 2021
(Date Commission Expires)

Surveyor Notary Certificate

State of Wisconsin)
Waukesha) ss.
County)

Subscribed and sworn to before me this date: 5-28-19

Debra J. Enderby
(Signature, Notary Public, State of Wisconsin)

Debra J. Enderby
(Print or Type Name, Notary Public, State of Wisconsin)

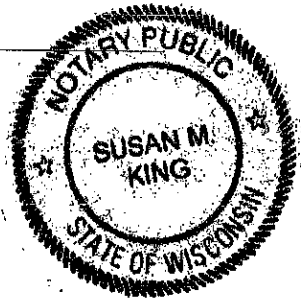
12-25-20
(Date Commission Expires)

Knight-Barry File # 1027770

Robert Elkin

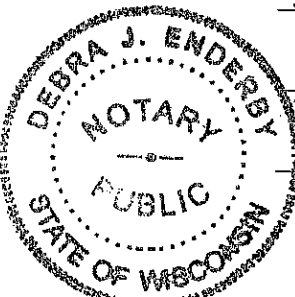
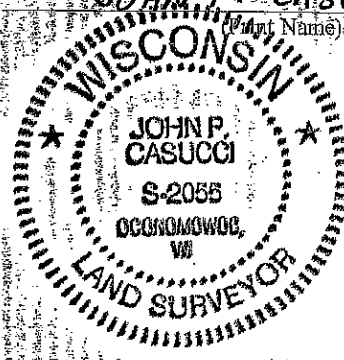
(Authorized DOT Signature)

Robert Elkin
(Print Name)



John P. Casucci
(Surveyor Signature)

JOHN P. CASUCCI
(Print Name)



**Correction Instrument
Rescission of Trans 233 Restrictions**

Wisconsin Department of Transportation
DT 1458

Pursuant to s.236.295(1)(a), Wis. Stats., I, Robert Elkin, authorized Wisconsin Department of Transportation representative, certify that in the plat of:

Legal Description:

A redivision of Parcel 1 and 3 of Certified Survey Map No. 2680, being a part of the Southeast 1/4 of the Southeast 1/4 of Section 22, Township 9 North, Range 20 East, in the Village of Germantown, Washington County, Wisconsin. (See Exhibit B)

This correction instrument is for the purpose of modifying the above document as follows:

To release the 50' highway setback line and highway setback language.

ORIGINAL DOCUMENT
RECORDED ELECTRONICALLY

Date: 6/6/19

Doc. No. 1473123

Knight-Barry Title Group
www.knightbarry.com

This space is reserved for recording data

Wisconsin Department of Transportation
SE Region
141 NW Barstow St
PO Box 798
Waukesha, WI 53187-0798
Attn: Sue King

Parcel Identification Number/Tax Key Number
224974

State Approval Notary Certificate

State of Wisconsin)

Waukesha)

County)

Subscribed and sworn to before me this date: 5-9-19

Susan M. King
(Signature, Notary Public, State of Wisconsin)

Susan M. King
(Print or Type Name, Notary Public, State of Wisconsin)

September 22, 2021

(Date Commission Expires)

Surveyor Notary Certificate

State of Wisconsin)

Waukesha)

County)

Subscribed and sworn to before me this date: 5-28-19

Debra J. Enderby
(Signature, Notary Public, State of Wisconsin)

Debra J. Enderby
(Print or Type Name, Notary Public, State of Wisconsin)

12-25-20

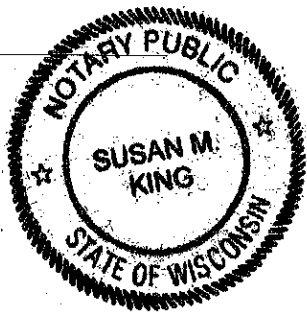
(Date Commission Expires)

Knight-Barry File # 1027770

(Authorized DOT Signature)

Robert Elkin

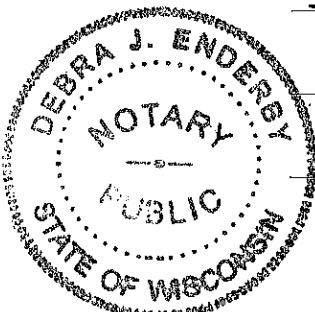
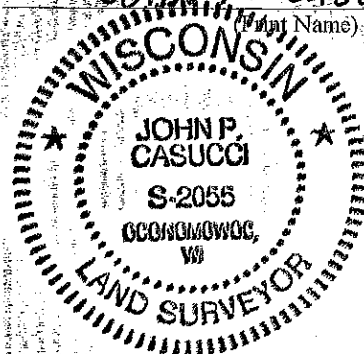
(Print Name)



(Surveyor Signature)

JOHN P. CASUCCI

(Print Name)



Approval Certification

6-3-19

(Date)

Village of Germantown

(Name of Local Government)

Approved for recording by the government identified above

Dean M. Walter

(Authorized Local Government Signature)

Dean M. Walter

(Print or Type Name)

Local Government Notary Certificate

State of Wisconsin

Washington

County

) ss.

Subscribed and sworn to before me this date: 6/3/19

Ben Hubrich

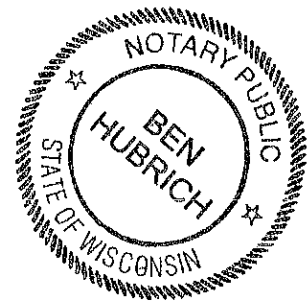
(Signature, Notary Public, State of Wisconsin)

Ben Hubrich

(Print or Type Name, Notary Public, State of Wisconsin)

5/25/2021

(Date Commission Expires)





Division of Transportation
System Development
Southeast Regional Office
141 N.W. Barstow Street
P.O. Box 798
Waukesha, WI 53187-0798

Governor Tony Evers
Secretary Craig Thompson
Internet: www.dot.wisconsin.gov

Telephone: (262) 548-5903
Facsimile (FAX): (262) 548-5662
E-Mail: waukesha.dtd@dot.wi.gov

EXHIBIT A

A redivision of Parcel 1 and 3 of Certified Survey Map No. 2680, being a part of the Southeast 1/4 of the Southeast 1/4 of Section 22, Township 9 North, Range 20 East, in the Village of Germantown, Washington County, Wisconsin. (See Exhibit B)

The Department of Transportation has reviewed your request to release the 50' highway setback and language restriction/s on the above referenced property.

The Department hereby releases the above-mentioned restrictions.

It is required that this release be incorporated into a correction document under ss. 236.295 wis.stats., as an Exhibit

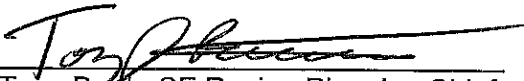

Tony Barth, SE Region Planning Chief

Exhibit B

CERTIFIED SURVEY MAP NO. 5098

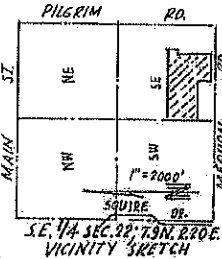
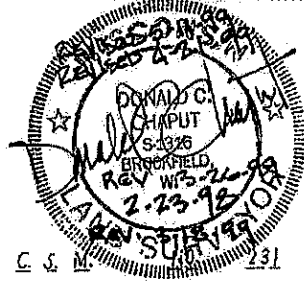
A redivision of Parcels 1 and 3 of Certified Survey Map No. 2680, being a part of the Southeast 1/4 of the Southeast 1/4 of Section 22, Township 9 North, Range 20 East, in the Village of Germantown, Washington County, Wisconsin.

DOT Approval No. 64-0167-0021-99

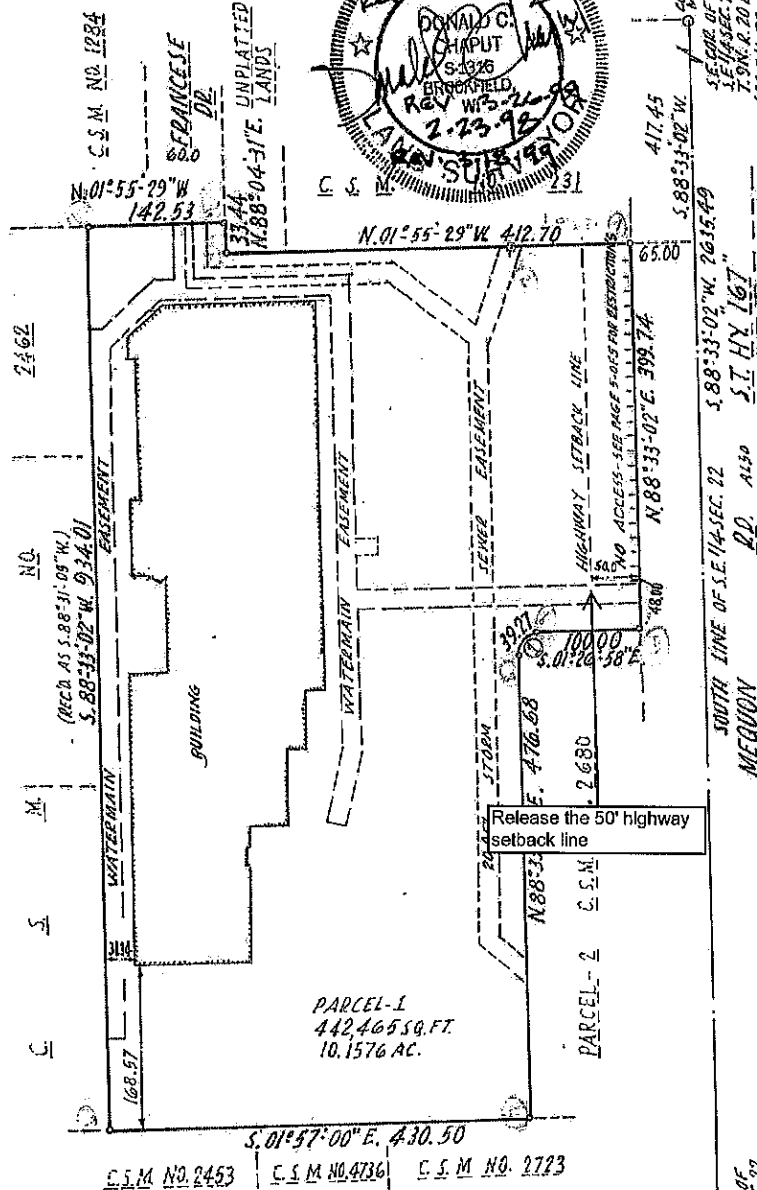


— INDICATES 1" DIA. IRON PIPE - FOUND

ALL DIMENSIONS SHOWN ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.
ALL BEARINGS SHOWN ARE REFERENCED TO GRID NORTH WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE.



SCALE: 1"=150'



CURVE DATA = ①
R = 25.00
A = 39.27
CH = 35.36
CH.B. = N. 48° 26' 53" W.
Δ = 90° 00' 00"
Δ2 = 45° 00' 00"

CAUTION:
HIGHWAY SETBACK
RESTRICTIONS PROHIBIT
IMPROVEMENTS - SEE
PAGE 5 OF 5

In no case and under no circumstances may any building or structure be constructed on or over any easement set forth in the above Certified Survey Map.

National Survey & Engineering

Telephone 414-781-1000
Facsimile 414-781-8486

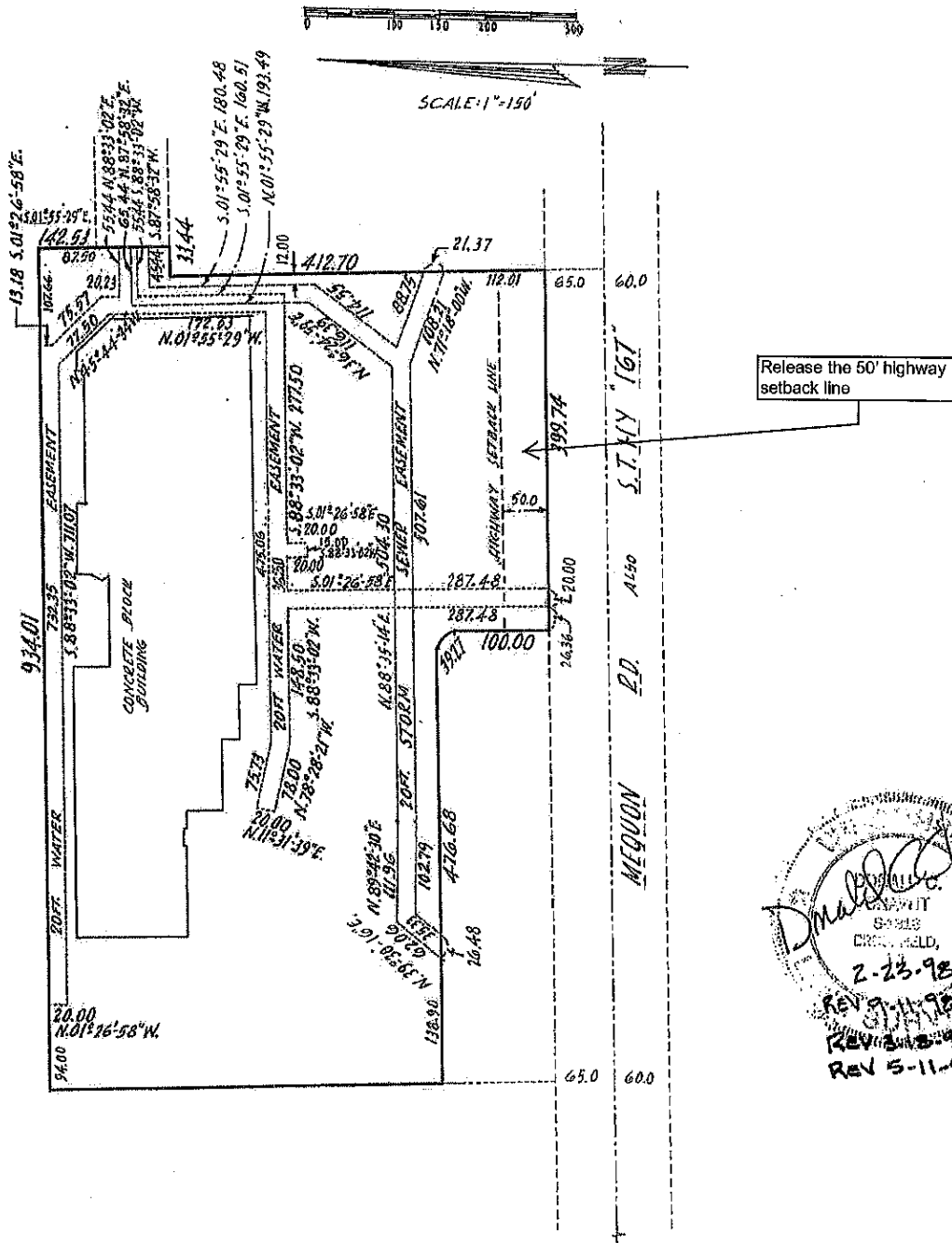
10745 W. Bluemound Road
Suite 200
Brookfield, WI 53005-5038
www.nsewi.com

157634



CERTIFIED SURVEY MAP NO.

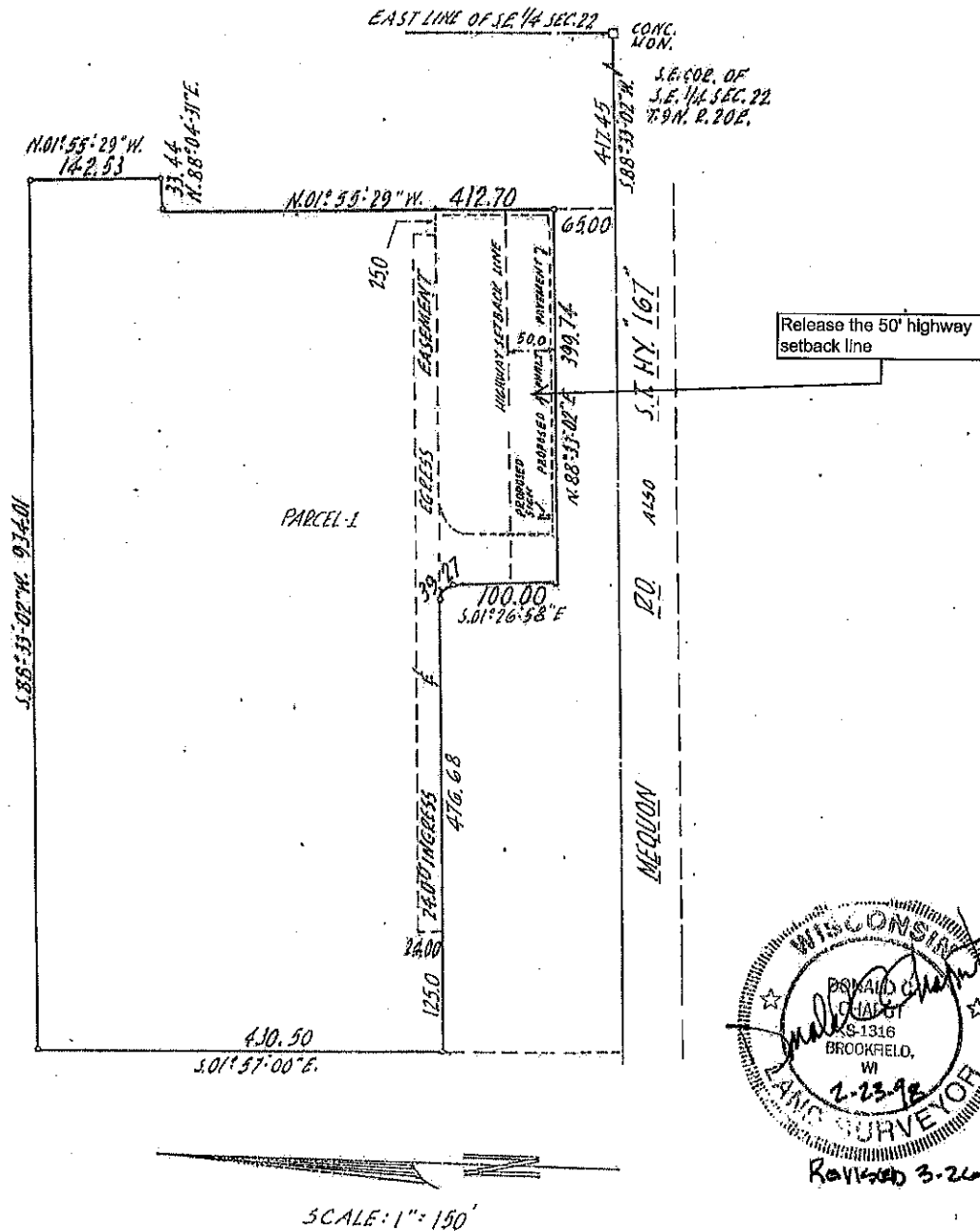
A redivision of Parcels 1 and 3 of Certified Survey Map No. 2680, being a part of the Southeast 1/4 of the Southeast 1/4 of Section 22, Township 9 North, Range 20 East, in the Village of Germantown, Washington County, Wisconsin.



Page 2 of 5 Pages

CERTIFIED SURVEY MAP NO.

A redivision of Parcels 1 and 3 of Certified Survey Map No. 2680, being a part of the Southeast 1/4 of the Southeast 1/4 of Section 22, Township 9 North, Range 20 East, in the Village of Germantown, Washington County, Wisconsin.



CERTIFIED SURVEY MAP NO. _____

A redivision of Parcels 1 and 3 of Certified Survey Map No. 2680, being a part of the Southeast 1/4 of the Southeast 1/4 of Section 22, Township 9 North, Range 20 East, in the Village of Germantown, Washington County, State of Wisconsin.

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN }
 :SS
WAUKESHA COUNTY }

I, DONALD C. CHAPUT, Registered Land Surveyor, do hereby certify:

THAT I have surveyed, divided and mapped a redivision of Parcels 1 and 3 of Certified Survey Map No. 2680, being a part of the Southeast 1/4 of the Southeast 1/4 of Section 22, Township 9 North, Range 20 East, in the Village of Germantown, Washington County, State of Wisconsin, bounded and described as follows:

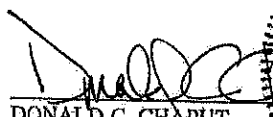
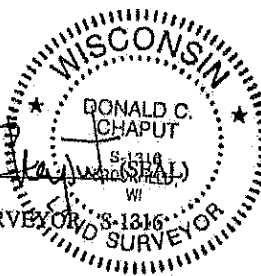
Commencing at the Southeast corner of said 1/4 Section; thence South 88°33'02" West 417.45 feet to a point; thence North 01°55'29" West 65.00 feet to the point of beginning of the lands to be described, said point being the Southeast corner of said Certified Survey Map No. 2680; thence North 01°55'29" West 412.70 feet to a point; thence North 88°04'31" East 33.44 feet to a point; thence North 01°55'29" West 142.53 feet to a point; thence South 88°33'02" West 934.01 feet to a point; thence South 01°57'00" East 430.50 feet to a point; thence North 88°33'02" East 476.68 feet to a point; thence Southeasterly 39.27 feet along the arc of a curve whose center lies to the Southwest, whose radius is 25.00 feet and whose chord bears South 46°26'58" East 35.36 feet to a point; thence South 01°26'58" East 100.00 feet to a point; thence North 88°33'02" East 399.74 feet to the point of beginning. Containing 442,465 square feet (10.1576 acres) of land.

THAT I have made this survey, land division and map by the direction of MEQUON PILGRIM, LLC, owner of said land.

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

THAT I have fully complied with the provisions of Chapter 236 of the Wisconsin Statutes and the Ordinances of the Village of Germantown in surveying, dividing and mapping the same.

FEBRUARY 23, 1998
DATE REVISED May 11, 1999


DONALD C. CHAPUT,
REGISTERED LAND SURVEYOR


OWNER'S CERTIFICATE

MEQUON PILGRIM, LLC, a Limited Liability Company duly organized and existing under and by virtue of the law of the State of Wisconsin, as owner, does hereby certify that said Limited Partnership caused the land described on this map to be surveyed, divided and mapped as represented on this map.

MEQUON PILGRIM, LLC, do further certify that this map is required by S.236.20 or 236.12 to be submitted to the following for approval or objection:

Village of Germantown

CERTIFIED SURVEY MAP NO. _____

A redivision of Parcels 1 and 3 of Certified Survey Map No. 2680, being a part of the Southeast 1/4 of the Southeast 1/4 of Section 22, Township 9 North, Range 20 East, in the Village of Germantown, Washington County, State of Wisconsin.

IN witness whereof, MEQUON PILGRIM, LLC, has caused these presents to be signed by MICHAEL D. WEISS, its Agent, at Milwaukee, Wisconsin, this 18th day of March, 1999.

MEQUON PILGRIM, LLC

MICHAEL D. WEISS

STATE OF WISCONSIN }
} :SS
Washington COUNTY }

PERSONALLY came before me this 18th day of March, 1999, MICHAEL D. WEISS, Agent of the above named MEQUON PILGRIM, LLC, to me known as the person who executed the foregoing instrument and to me known to be such Agent of said Limited Liability Company, and acknowledged that he/she executed the foregoing instrument as such officer as the deed of said Limited Liability Company, by its authority.

Mary E. Bell (SEAL)
Notary Public, State of Wisconsin
My commission expires 11/10/02
My commission is permanent.

PLANNING COMMISSION APPROVAL

APPROVED by the Planning Commission of the Village of Germantown on this _____ day of _____, 1999,

CHARLES J. HARGAN, CHAIRPERSON

JANICE P. WICK, SECRETARY

VILLAGE BOARD APPROVAL

APPROVED by the Village Board of the Village of Germantown on this _____ day of _____, 1999.

CHARLES J. HARGAN, PRESIDENT

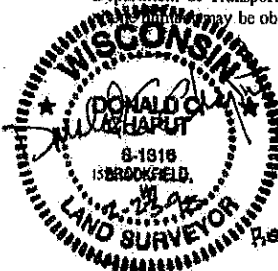
JANE A. WILMS, VILLAGE CLERK

ACCESS RESTRICTION

Except for one access point 48.00 feet in width as shown on page 1 of 5 pages, as owner I hereby restrict all lots and blocks so that no owner, possessor, user, licensee or other person may have any right of direct vehicular ingress from or egress to any highway lying within the right-of-way of U.S.H. 167, as shown on the land division map; it is expressly intended that this restriction constitute a restriction for the benefit of the public as provided in S. 236.293, Stats., and shall be enforceable by the department or its assigns.

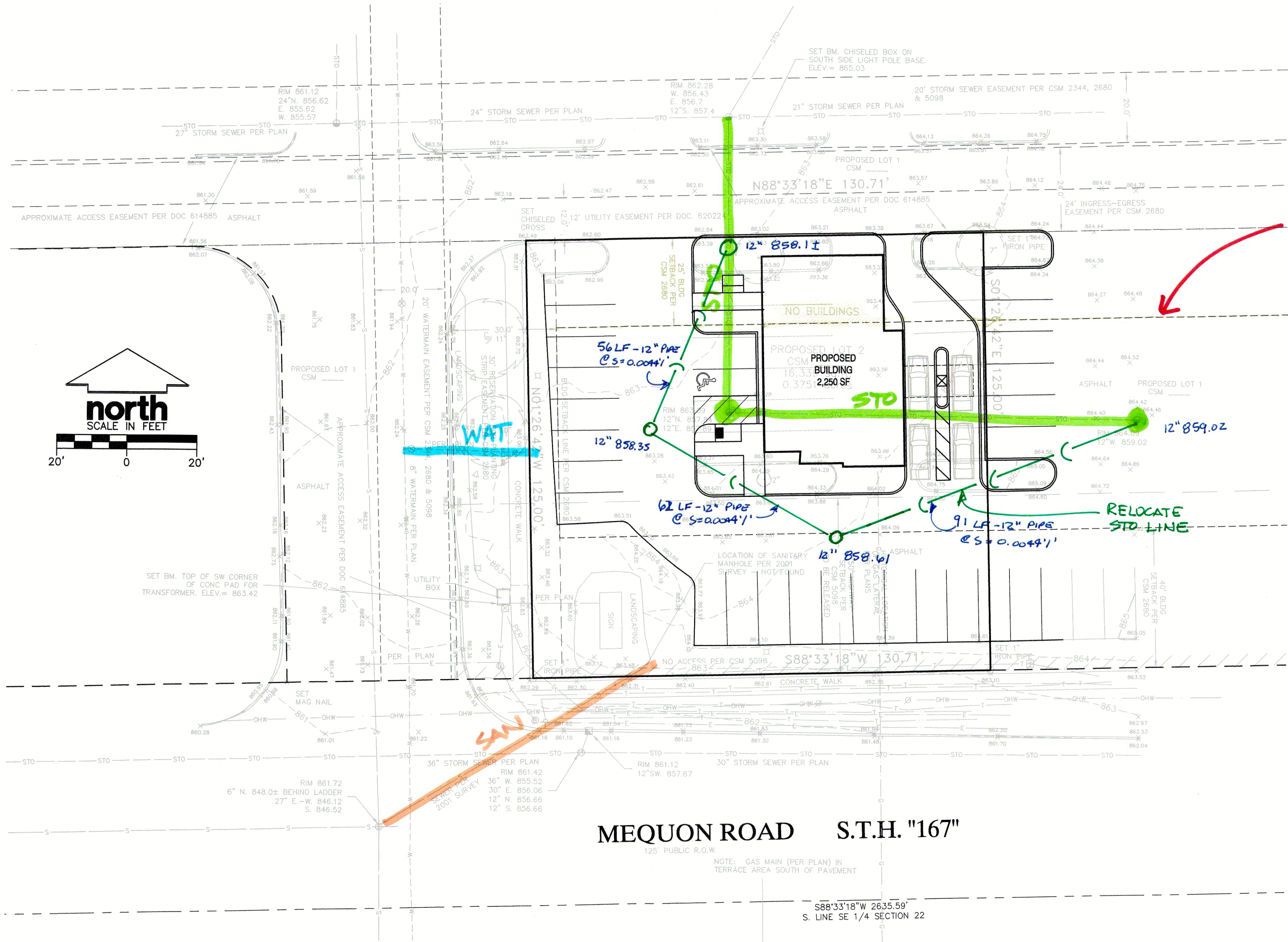
HIGHWAY SETBACK RESTRICTION

Except for the parking area and sign as shown on page 3 of 5 pages, no improvements or structures are allowed between the right-of-way line and the highway setback line. Improvements and structures include, but are not limited to, signs, parking areas, driveways, wells, septic systems, drainage facilities, buildings and retaining walls. It is expressly intended that this restriction is for the benefit of the public as provided in section 236.293, Wisconsin Statutes, and shall be enforceable by the Wisconsin Department of Transportation or its assigns. Contact the Wisconsin Department of Transportation for more information. The Department of Transportation may be contacted by contacting the County Highway Department.



THIS INSTRUMENT WAS DRAFTED BY DONALD C. CHAPUT,
REGISTERED LAND SURVEYOR S-1316

Release the highway
setback restriction



BUILDING
SETBACK

RW1 6/4/19

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Hearing Impaired TDD (800) 542-2289
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MILWAUKEE REGIONAL OFFICE
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WAUKESHA, WISCONSIN 53188
262.513.0666 PHONE | 262.513.1232 FAX
www.jsdinc.com
JSD JOB NO.: 19-9145
JSD PROJ. MGR.: RWI



MSI GENERAL CORPORATION
P.O. BOX. 7
OCONOMOWOC, WI 53066
PHONE: 262-367-3661

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ISSUE DATES:
Plan Commission: 06/03/19
Proposal:
Bid:
Contract:
State Submittal / Permit:
As-Built:

REVISIONS:	
1	
2	
3	
4	
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6	
7	
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14	
15	



PROJECT ADDRESS:
PROJECT NAME
NORTH SHORE BANK - GERMANTOWN
STREET ADDRESS
MEQUON ROAD
CITY/ STATE / ZIP
GERMANTOWN, WI

ALL WORK TO BE COMPLETED AS SHOWN, AND IN
ACCORDANCE WITH THE LATEST EDITION OF THE
MSI GENERAL MASTER SPECIFICATION

Architect: AMH
Engineer: --
Reviewed By: --
Sheet Title:

Sheet Number:

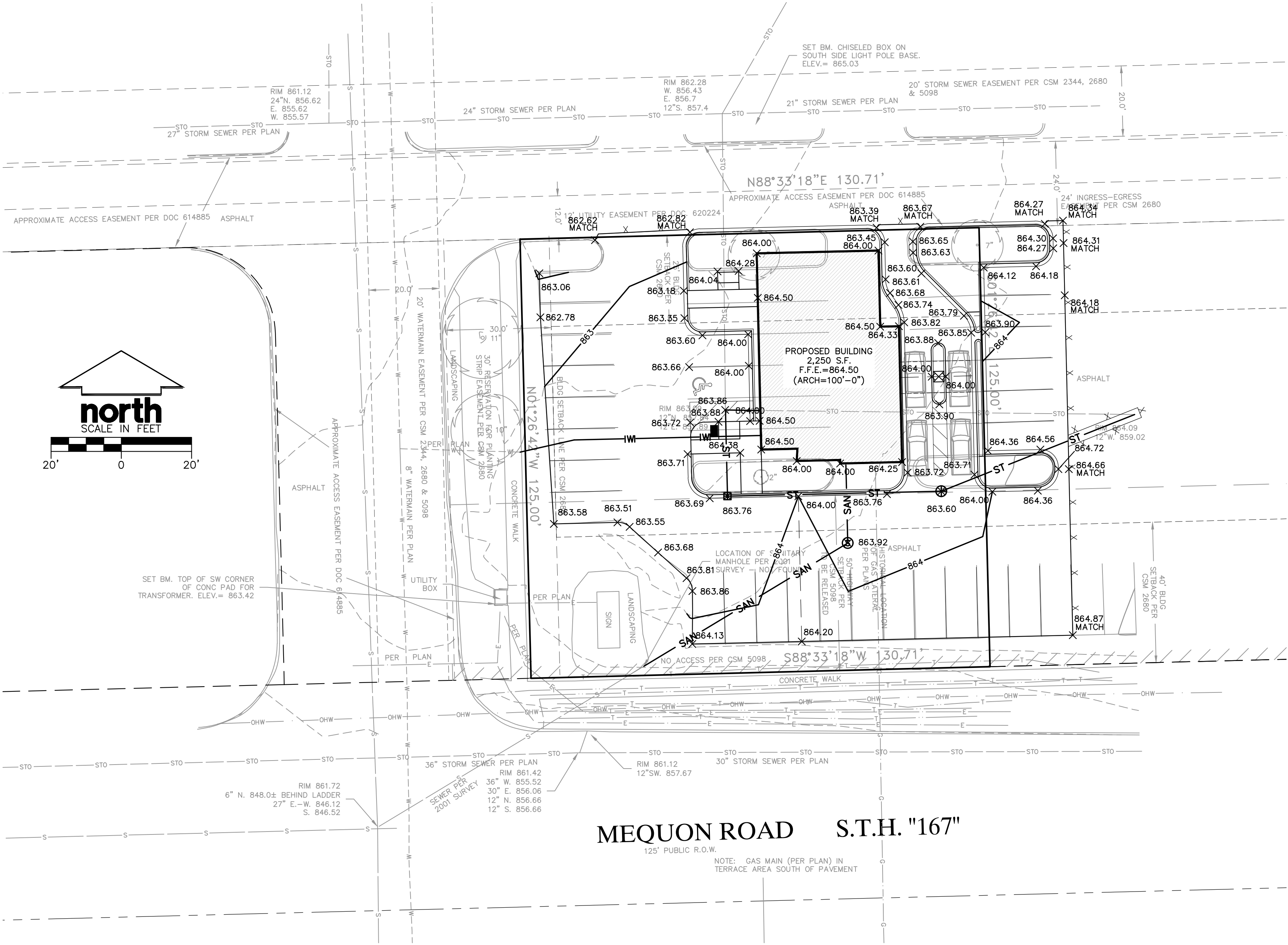
Project Number: P12512
P12512

MANAGERS

ENGINEERS

CONTRACTORS

ARCHITECTS



MEQUON ROAD S.T.H. "167"

GRADING AND SEEDING NOTES

- ALL DISTURBED AREAS SHALL BE SODDED AND/OR SEEDDED IMMEDIATELY FOLLOWING GRADING ACTIVITIES. SOD/SEED MIX TO BE IN ACCORDANCE WITH LANDSCAPE PLAN.
- ALL PROPOSED GRADES SHOWN ARE FINISHED GRADES. CONTRACTOR SHALL VERIFY ALL GRADES, MAKE SURE ALL AREAS DRAIN PROPERLY AND SHALL REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL PROTECT ADJACENT PROPERTIES WITH SILT FENCING FOR EROSION CONTROL UNTIL CONSTRUCTION IS COMPLETED AND NOTICE OF TERMINATION FILED.
- CONTRACTOR SHALL WATER ALL NEWLY SODDED/SEEDDED AREAS DURING THE SUMMER MONTHS WHENEVER THERE IS A 7 DAY LAPSE WITH NO SIGNIFICANT RAINFALL.
- CONTRACTOR TO DEEP TILL ALL COMPACTED PVIOUS SURFACES PRIOR TO SODDING AND/OR SEEDING AND MULCHING.
- THE CONTRACTOR SHALL NOTIFY THE MUNICIPALITY TWO (2) WORKING DAYS IN ADVANCE OF ANY SOIL DISTURBING ACTIVITY.
- IF GRADING ACTIVITIES STOP ON ANY PORTION OF LAND FOR 14 OR MORE CALENDAR DAYS, THE AREA IN QUESTION MUST BE TEMPORARILY STABILIZED.
- ALL SLOPES 5:1 OR GREATER SHALL BE TEMPORARY SEEDDED, MULCHED, OR EROSION MATTED OR OTHER MEANS OF COVER PLACED ON THEM WITHIN 2 WEEKS OF DISTURBANCE.

CONSTRUCTION SEQUENCING

- INSTALL PERIMETER EROSION CONTROL MEASURES SUCH AS SILT FENCE, EXISTING INLET PROTECTION, AND CONSTRUCTION ENTRANCE PRIOR TO ANY CONSTRUCTION ACTIVITIES.
 - CONDUCT SITE DEMOLITION
 - CONDUCT ROUGH GRADING EFFORTS
 - EXCAVATE BUILDING FOUNDATIONS.
 - INSTALL UTILITY PIPING AND STRUCTURES. IMMEDIATELY INSTALL INLET PROTECTION.
 - COMPLETE FINAL GRADING, INSTALLATION OF AGGREGATE BASE COURSE, PLACEMENT OF CURBS, PAVEMENT, AND SIDEWALKS.
 - PLACE TOPSOIL AND IMMEDIATELY STABILIZE DISTURBED AREAS WITH EROSION CONTROLS.
- CONTRACTOR MAY MODIFY SEQUENCING AFTER ITEM 1 AS NEED TO COMPLETE CONSTRUCTION IF CONTROLS ARE MAINTAINED IN ACCORDANCE WITH THE CONSTRUCTION SITE EROSION CONTROL REQUIREMENTS.

LEGEND (GRADING & EROSION CONTROL PLAN)

-----	PROPERTY LINE	-----	864	-----	PROPOSED 1 FOOT CONTOUR
-----	RIGHT-OF-WAY	-----	865	-----	PROPOSED 1 FOOT CONTOUR
-----	EASEMENT LINE	-----	ST	-----	STORM SEWER
-----	BUILDING OUTLINE	-----	-----	-----	SILT FENCE
-----	BUILDING OVERHANG	-----	-----	-----	INLET PROTECTION, TYPE D
-----	EDGE OF PAVEMENT	-----	-----	-----	SPOT ELEVATION
-----	STANDARD CURB AND GUTTER	-----	864.20	-----	GRADE BREAK
-----	REJECT CURB AND GUTTER	-----	-----	-----	-----
-----	ASPHALT PAVEMENT	-----	-----	-----	-----
-----	HEAVY DUTY ASPHALT PAVEMENT	-----	-----	-----	-----
-----	CONCRETE PAVEMENT	-----	-----	-----	-----

GENERAL NOTES

- REFER TO THE ALTA/NSPS LAND TITLE SURVEY PREPARED BY R.A. SMITH FOR EXISTING CONDITIONS NOTES AND LEGENDS.
- ALL WORK IN THE ROW AND/OR PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER & WATER CONSTRUCTION IN WISCONSIN AND THE MUNICIPAL REQUIREMENTS.
- EXISTING GRADE SPOT ELEVATIONS SHOWN FOR INFORMATIONAL PURPOSES. DURING CONSTRUCTION MATCH EXISTING GRADES AT CONSTRUCTION LIMITS.
- NO SITE GRADING OUTSIDE OR DOWNSLOPE OF PROPOSED SILT FENCE LOCATION.
- JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES.

DEWATERING NOTES

- DEWATERING SHALL BE PUMPED THROUGH A TYPE II GEOTEXTILE FILTER BAG IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1061. INSTALL BAGS PER WDNR TECHNICAL STANDARD 1061.
- MAXIMUM PUMPING RATE ALLOWED FOR DEWATERING IS 250 GPM FROM A 3-INCH PUMP. HIGHER RATES REQUIRE LARGER AND/OR MULTIPLE GEOTEXTILE FILTER BAGS. CONTACT ENGINEER IF ADDITIONAL PUMP RATE IS REQUIRED.
- CONTRACTOR TO INSPECT DEVICES AT START AND END OF WORKING DAY AND REPAIR DEVICES AS NEEDED TO MAINTAIN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPS SHOULD BE PROACTIVE, NOT REACTIVE.
- SEDIMENT SHALL BE REMOVED FROM DEVICES TO MAINTAIN EFFECTIVENESS. ALL SEDIMENT COLLECTED IN DEWATERING DEVICES SHALL BE PROPERLY DISPOSED OF TO PREVENT SEDIMENT DISCHARGE TO WETLANDS/WATERS OF THE STATE OF WISCONSIN.
- ALL DEWATERING PRACTICES SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF WDNR TECHNICAL STANDARD 1061.

CONSTRUCTION SITE EROSION CONTROL REQUIREMENTS (CSECR) NOTES

- ALL EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE DESIGNED AND IMPLEMENTED IN ACCORDANCE WITH THE CURRENT DEPARTMENT OF NATURAL RESOURCES EROSION AND SEDIMENT CONTROL TECHNICAL STANDARDS WHICH ARE AVAILABLE AT: https://dnr.wi.gov/topic/stormwater/standards/const_standards.html
- INSTALL EROSION CONTROL MEASURES PRIOR TO ANY SITE WORK, INCLUDING GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIALS AS SHOWN ON PLAN. MODIFICATIONS TO SEDIMENT CONTROL DESIGN MAY BE CONDUCTED TO MEET UNFORESEEN FIELD CONDITIONS IF MODIFICATIONS CONFORM TO WDNR TECHNICAL STANDARDS.
- INSPECTIONS AND MAINTENANCE OF ALL EROSION CONTROL MEASURES SHALL BE ROUTINE (ONCE PER WEEK MINIMUM) TO ENSURE PROPER FUNCTION OF EROSION CONTROLS AT ALL TIMES. EROSION CONTROL MEASURES ARE TO BE IN WORKING ORDER AT THE END OF EACH WORK DAY.
- INSPECT EROSION CONTROL MEASURES AFTER EACH 1/2" OR GREATER RAINFALL. REPAIR ANY DAMAGE OBSERVED DURING THE INSPECTION.
- EROSION CONTROL MEASURES SHALL NOT BE REMOVED UNTIL ALL LAND DISTURBING CONSTRUCTION ACTIVITY AT THE SITE HAS BEEN COMPLETED AND A UNIFORM PERENNIAL VEGETATIVE COVER HAS BEEN ESTABLISHED WITH A DENSITY OF AT LEAST 70% OF THE COVER FOR THE UNPAVED AREAS AND AREAS NOT COVERED BY PERMANENT STRUCTURES OR THAT EMPLOY EQUIVALENT PERMANENT STABILIZATION MEASURES.
- INSTALL A TRACKING PAD, 50' LONG AND NO LESS THAN 12" THICK BY USE OF 3" CLEAR STONE. TRACKING PADS ARE TO BE MAINTAINED BY THE CONTRACTOR IN A CONDITION WHICH WILL PREVENT THE TRACKING OF MUD OR DRY SEDIMENT ONTO THE ADJACENT PUBLIC STREETS AFTER EACH WORKING DAY OR MORE FREQUENTLY AS REQUIRED.
- INSTALL EROSION CONTROLS ON THE DOWNSTREAM SIDE OF STOCKPILES.
- INSTALL CHECK DAMS WITHIN DRAINAGE DITCHES AND IN FRONT OF SILT FENCING IN ANY LOW AREA ALL IN ACCORDANCE WITH WDNR TECHNICAL STANDARDS.
- EROSION CONTROL FOR UTILITY CONSTRUCTION (STORM SEWER, SANITARY SEWER, WATER MAIN, ETC.):
 - PLACE EXCAVATED TRENCH MATERIAL ON THE HIGH SIDE OF THE TRENCH.
 - BACKFILL, COMPACT, AND STABILIZE THE TRENCH IMMEDIATELY AFTER PIPE CONSTRUCTION.
 - DISCHARGE TRENCH WATER INTO A SEDIMENTATION BASIN OR FILTERING TANK IN ACCORDANCE WITH THE DEWATERING TECHNICAL STANDARD NO. 1061 PRIOR TO RELEASE INTO THE STORM SEWER, RECEIVING STREAM, OR DRAINAGE DITCH.
- APPLY ANIONIC POLYMER TO DISTURBED AREAS IF EROSION BECOMES PROBLEMATIC.
- ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED BY STATE INSPECTORS, LOCAL INSPECTORS, AND/OR ENGINEER SHALL BE INSTALLED WITHIN 24 HOURS OF REQUEST.
- CONTRACTOR/OWNER SHALL FILE A NOTICE OF TERMINATION UPON VEGETATIVE STABILIZATION AND/OR PROPERTY SALE IN ACCORDANCE WITH WDNR REQUIREMENTS.
- CONTRACTOR SHALL TAKE ALL NECESSARY STEPS TO CONTROL DUST ARISING FROM CONSTRUCTION OPERATIONS. REFER TO WDNR TECHNICAL STANDARD 1068.
- STABILIZATION PRACTICES**
 - * STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED. NO MORE THAN SEVEN (7) DAYS SHALL PASS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS CEASED UNLESS:
 - THE INITIATION STABILIZATION MEASURES BY THE SEVENTH (7) DAY AFTER CONSTRUCTION ACTIVITY HAS CEASED IS PRECLUDED BY SNOW COVER. IN THAT EVENT, STABILIZATION SHALL BE INITIATED AS SOON AS PRACTICABLE
 - CONSTRUCTION ACTIVITY WILL RESUME ON A PORTION OF THE SITE WITHIN FOURTEEN (14) DAYS FROM WHEN ACTIVITY CEASED, (I.E. THE TOTAL TIME PERIOD THAT THE CONSTRUCTION ACTIVITY IS TEMPORARILY CEASED IS LESS THAN FOURTEEN (14) DAYS. IN THAT EVENT, STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF THE SITE BY THE SEVENTH (7) DAY AFTER CONSTRUCTION ACTIVITY HAS TEMPORARILY CEASED
 - STABILIZATION MEASURES SHALL BE DETERMINED BASED ON SITE CONDITIONS AT THE TIME OF CONSTRUCTION ACTIVITY HAS CEASED, INCLUDING BUT NOT LIMITED TO WEATHER CONDITIONS AND LENGTH OF TIME MEASURE MUST BE EFFECTIVE. THE FOLLOWING ARE ACCEPTABLE STABILIZATION MEASURES:
 - PERMANENT SEEDING; IN ACCORDANCE WITH APPROVED CONSTRUCTION SPECIFICATION
 - TEMPORARY SEEDING; MAY CONSIST OF SPRING OATS(100LBS/ACRE) AND/OR WHEAT OR CEREAL RYE (150LBS/ACRE)
 - HYDRO-MULCHING WITH A TACKIFIER
 - GEOTEXTILE EROSION MATTING
 - SODDING



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www.jsdinc.com
JSD JOB NO.: 19-9145
JSD PROJ. MGR.: RWI



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P.O. BOX. 7
OCONOMOWOC, WI 53066
PHONE: 262-367-3661

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ISSUE DATES:
Plan Commission:
Proposal:
Bid:
Contract:
State Submittal / Permit:
As-Built:

REVISIONS:
1
2
3
4
5
6
7
8
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10
11
12
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14
15



PROJECT ADDRESS:

PROJECT NAME
NORTH SHORE BANK - GERMANTOWN
STREET ADDRESS
MEQUON ROAD
CITY/ STATE / ZIP
GERMANTOWN, WI

ALL WORK TO BE COMPLETED AS SHOWN, AND IN ACCORDANCE WITH THE LATEST EDITION OF THE MSI GENERAL MASTER SPECIFICATION

Architect: Engineer: Reviewed By:
AMH -- --
Sheet Title:
GRADING, & EROSION
CONTROL PLAN
Sheet Number:

C-103
Project Number: P12512
P12512

CERTIFIED SURVEY MAP (CSM) & REZONING APPLICATION

7/8/19 Plan Commission Meeting

Ger and Chia Vang

Village Planner Report

Germantown, Wisconsin

Summary

Ger and Chia Vang, property owners of a 29.601-acre parcel located on Pleasant View Drive are seeking approval of a 2-lot Certified Survey Map (CSM) and Rezoning of proposed Lot 1 (5.028 acres) from A-1 Agricultural to Rs-1 Single-family Residential and proposed Lot 2 (24.574 acres) from A-1: Agricultural to A-2: Agricultural. Proposed Lot 1 is planned to be used for a residential building lot, and proposed Lot 2 will remain in row crop and natural area at this time.

Location: 1/3 mile south of Rockfield Road on Pleasant View Drive

Applicant/

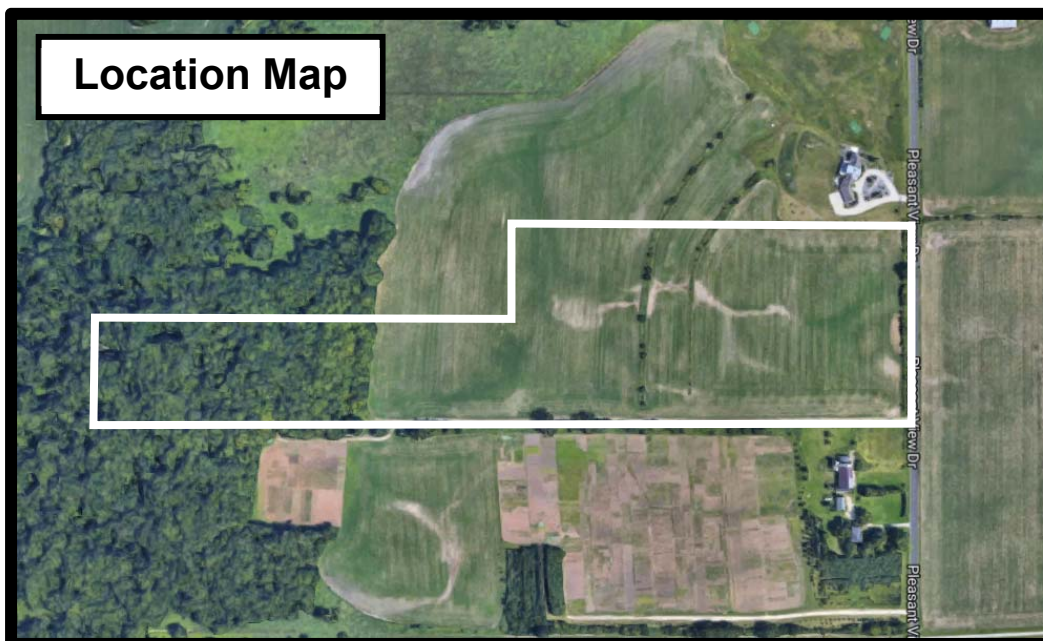
Property Owner: Ger and Chia Vang
8238 W Potomac Avenue
Milwaukee, WI 53218

Current Zoning District: A-1: Agricultural

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

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

Location Map



Proposal

Ger and Chia Vang, owners of a 29.601-acre parcel located on Pleasant View Drive are seeking approval of a 2-lot Certified Survey Map (CSM) and Rezoning from A-1: Agricultural to the Rs-1: Single-family district in order to create a new residential parcel (proposed Lot 1) and to the A-2: Agricultural District (proposed Lot 2).

In addition to the 29.6-acre subject parcel, the Vangs own a 20-acre parcel located directly south of the subject property.

Staff Comment

The proposed A-1 to Rs-1 rezoning for the property is consistent with the 2020 Land Use Plan that classifies this area as “Agricultural/Conservation Residential” and with the minimum area and frontage requirements for the Rs-1 Zoning District (5 acre density and minimum lot size). However, because proposed Lot 2 does not meet the minimum lot size (35 acres) or the minimum lot width (600’) in the A-1 Agricultural District, both lots require rezoning:

- Lot 1 from A-1 to Rs-1 (Applicant proposed)
- Lot 2 from A-1 to A-2 (Village Staff recommended)

The proposed residential lot is consistent with the lot sizes directly to the south of the subject property.

Wetlands have been identified on the west end of proposed Lot 2. Wetland delineation will be required with any development of Lot 2.

Soil evaluations for proposed Lot 1 indicate the parcel is suitable for the installation of a “mound” private on-site wastewater treatment system (POWTS). Lot 2 is not intended for development in the near future, so soil evaluations have not been submitted. Soil evaluations will be required prior to development of proposed Lot 2; this restriction has been noted on the CSM.

The Village Surveyor has identified a few technical corrections in a June 19, 2019 memo (copy attached). These corrections have been made to the final CSM.

Village Planner Recommendation

APPROVE rezoning the 29.601-acre parcel from A-1: Agricultural to Rs-1: Residential Single-family and A-2 Agricultural; and

APPROVE the proposed 2-lot Certified Survey Map (CSM) of the 29.601-acre parcel owned by Ger and Chia Vang located on Pleasant View Drive.



Village of



Germantown

Willkommen

Fee must accompany application

☐ \$2,900 with public improvements

☒ \$1,960 without public improvements

Paid \$ Date 6-4-19

CERTIFIED SURVEY MAP APPLICATION

Pursuant to Section 18.06 of the Municipal Code

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

1 APPLICANT OR AGENT

Phone ()

Fax ()

E-Mail

PROPERTY OWNER

GER and CHIA VANG
8238 W Potomac Ave
Milwaukee, WI 53218

Phone (414) 241-7449
ntujchia@yahoo.com

2 PROPERTY ADDRESS OR GENERAL LOCATION

SE 1/4 SW 1/4 S11 T9NR 20E

TAX KEY NUMBER

PIN # GTNV 142993
PIN # GTNV 113992

3 PURPOSE OF LAND SPLIT

Home lot / buildable lot

Will the land split require rezoning?

From Agriculture To Residential

4 READ AND INITIAL THE FOLLOWING:

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

SIGNATURES — ALL APPLICATIONS MUST BE SIGNED BY OWNER!

5

Applicant

Date

Owner

Date



Village of
Germantown
Willkommen

FEES MUST BE PAID AT TIME OF APPLICATION

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

Date Paid: 6-5-19 Received by: [Signature]

REZONING & PDD APPLICATION

Pursuant to Section 17.51 of the Municipal Code

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

1 APPLICANT OR AGENT

Phone () _____
Fax () _____
E-Mail _____

PROPERTY OWNER

GER and CHIA VAN
8238 W Potomac Ave
Milwaukee, WI 53218

Phone (414) 241-7449
ntujchia@yahoo.com

2 PROPERTY ADDRESS OR GENERAL LOCATION

TAX KEY NUMBER

SE 1/4 SW 1/4 S11 T9NR20E PIN# GTNV142993
PIN# GTNV113992

3 REZONING REQUEST

FROM Agriculture TO Residential

4 METES AND BOUNDS LEGAL DESCRIPTION OF PROPERTY – REQUIRED

Attach pages as necessary

Please see certify survey maps.

5

PURPOSE OF REZONING REQUEST

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

The purpose of this rezoning is for
a future home lot

6

SUPPORTING DOCUMENTATION:

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

7

READ AND INITIAL THE FOLLOWING:

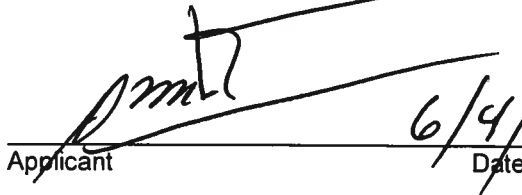
C.V. I understand that the Village is under no obligation to rezone property and that density and lot coverages provided in the Zoning Code are maximums. Actual build out will depend on myriad factors including topography and other natural conditions, surrounding neighborhood context and the detailed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

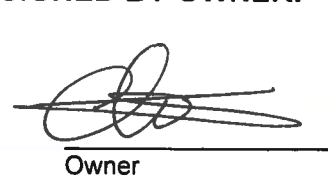
C.V. I understand that Village Staff, Plan Commission and/or Village Board may request additional information to properly evaluate this request and failure to provide such information may in itself be sufficient cause to deny the petition.

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

8

SIGNATURES – ALL APPLICATIONS MUST BE SIGNED BY OWNER!


6/4/19
 Applicant Date


6/4/19
 Owner Date

A DIVISION OF PART OF THE SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 11, TOWN 9 NORTH, RANGE 20 EAST, IN THE VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN.

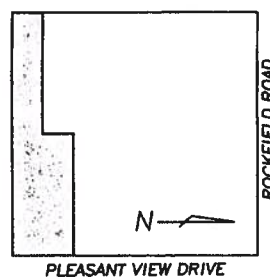
**NSE**

NORTH SHORE ENGINEERING, INC.
Consulting Engineers & Land Surveyors
11433 N. Port Washington Rd., Mequon, Wisconsin, 53092
(262) 241-9400 • FAX: (262) 241-5337
www.northshoreengineering.net



1. SEE SHEET 2 OF 7 FOR WETLANDS AND SOIL TESTING NOTE.

OWNERS:
GER VANG, CHIA VANG,
KOA VANG, LY VANG & SY VANG
TENANTS IN COMMON
8238 PATOMAC AVE.
MILWAUKEE, WI 53218

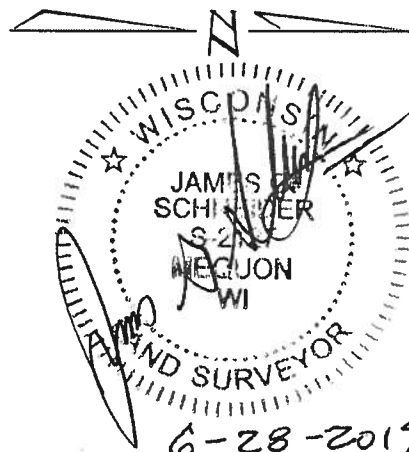


SOUTHWEST 1/4 SEC. 11-9-20
(SCALE 1"=2000')

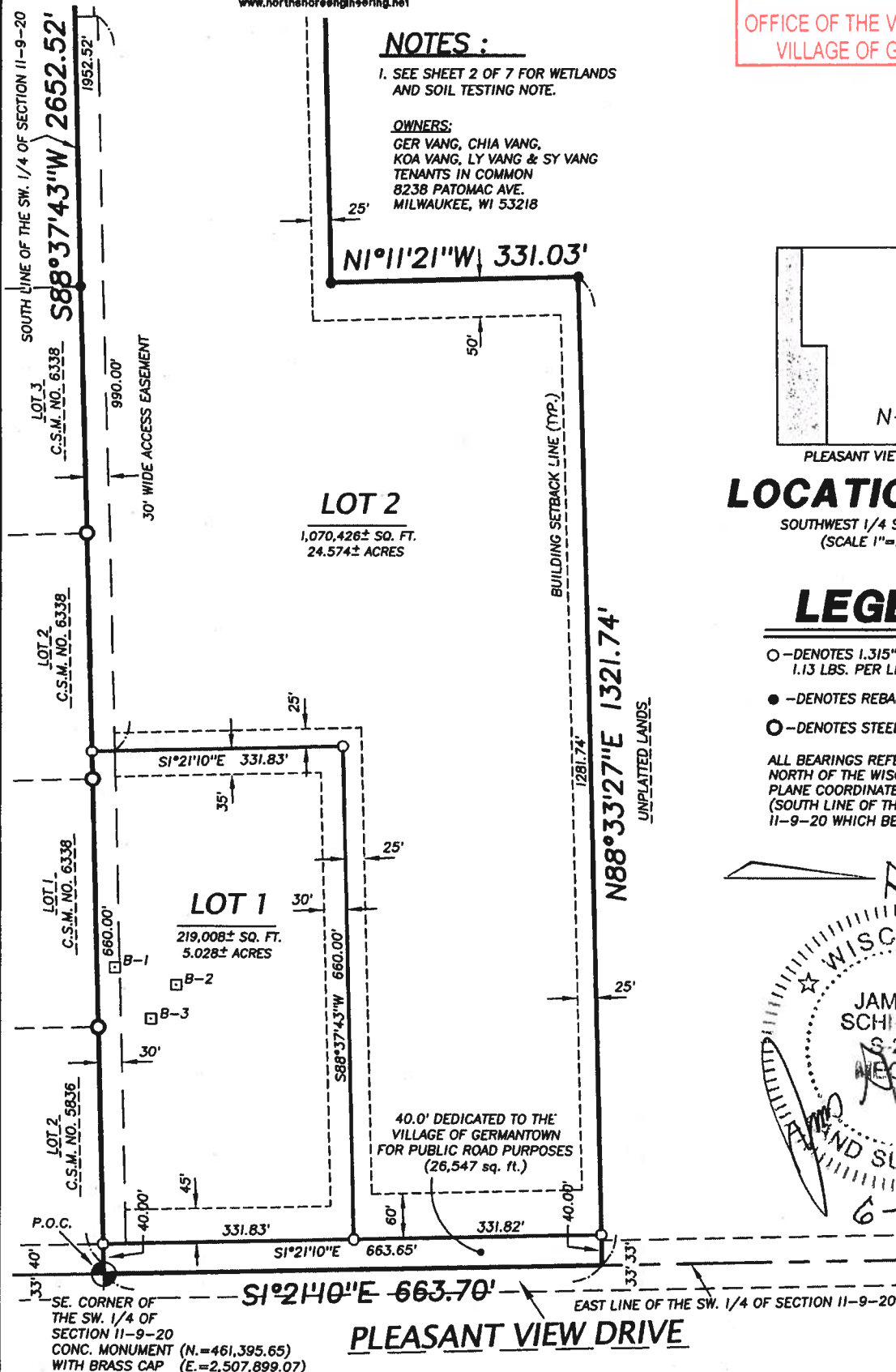
○-DENOTES 1.315"X18" STEEL PIPE WEIGHING 1.13 LBS. PER LINEAL FOOT (SET)

- -DENOTES REBAR (FOUND)
○ -DENOTES STEEL PIPE (FOUND)

ALL BEARINGS REFERENCED TO GRID
NORTH OF THE WISCONSIN STATE
PLANE COORDINATE SYSTEM, SOUTH ZONE
(SOUTH LINE OF THE SW. 1/4 OF SECTION
11-9-20 WHICH BEARS S88°37'43"W)



6-28-2015



THIS INSTRUMENT DRAFTED BY JAMES G. SCHNEIDER

SHEET 1 OF 7 SHEETS

CERTIFIED SURVEY MAP NO. _____

PART OF THE SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 11, TOWN 9 NORTH,
RANGE 20 EAST, IN THE VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN.



SCALE 1" = 200'



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www.northshoreengineering.net

SW. CORNER OF
THE SW. 1/4 OF
SECTION 11-9-20
CONC. MONUMENT
WITH BRASS CAP

UNPLATTED LANDS

WEST LINE OF THE SW. 1/4 OF SECTION 11-9-20

N1°02'18"W 330.21'

14' WIDE DITCH

UNPLATTED LANDS

25'

SOUTH LINE OF THE SW. 1/4 OF SECTION 11-9-20

S88°37'43"W 2652.52'

LOT 3
C.S.M. NO. 6338

30' WIDE ACCESS EASEMENT

1952.52'

N88°35'35"E 1328.03'

UNPLATTED LANDS

25'

25'

N1°11'21"W 331.03'

50'

BUILDING SETBACK LINE (TYP.)

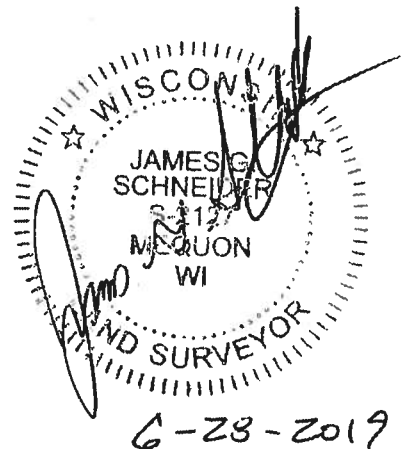
LOT 2

1,070,426± SQ. FT.
24.574± ACRES



NOTES :

1. THIS PROPERTY IS ALSO SUBJECT TO EASEMENTS OF RECORD.
2. IN LIEU OF CONDUCTING A WETLAND DELINEATION AT THIS TIME AS REQUIRED UNDER VILLAGE CODE SECTION 18.03(9), A WETLAND DELINEATION MAY BE REQUIRED BY THE VILLAGE OF GERMANTOWN PRIOR TO THE APPROVAL OF ANY DEVELOPMENT OR BUILDING PERMIT FOR LOT 2. CONTACT THE COMMUNITY DEVELOPMENT DEPARTMENT FOR INFORMATION.
3. LOT 2 CANNOT BE FURTHER DEVELOPED WITHOUT PASSING SOIL BORINGS BEING PROVIDED TO THE VILLAGE.



CERTIFIED SURVEY MAP NO. _____

*A DIVISION OF PART OF THE SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE
SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 9 NORTH, RANGE 20 EAST, IN THE
VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN.*

SURVEYOR'S CERTIFICATE

I, James G. Schneider, Professional Land Surveyor, do hereby certify:

THAT I have surveyed, divided and mapped the following parcel of land:

Part of the Southwest 1/4 and Southeast 1/4 of the Southwest 1/4 of Section 11,
Township 9 North, Range 20 East, in the Village of Germantown, Washington County,
Wisconsin, bounded and described as follows:

Commencing at the Southeast corner of the Southwest 1/4 of said Section 11; thence
S88°37'43"W along the South line of said 1/4 Section, 2652.52 feet to the Southwest
corner of said Southwest 1/4; thence N1°02'18"W along the West line of said Southwest
1/4, 330.21 feet; thence N88°35'35"E, 1328.03 feet; thence N1°11'21"W, 331.03 feet;
thence N88°33'27"E, 1321.74 feet to a point in the East line of said Southwest 1/4;
thence S1°21'10"E along the East line of said Southwest 1/4, 663.70 feet the point of
commencement.

Said lands containing 29.601 acres of land, more or less.

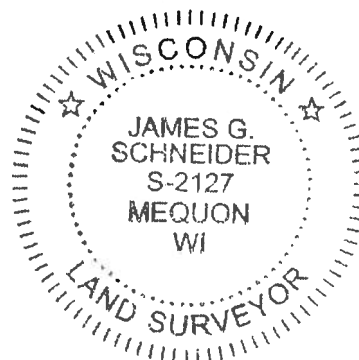
That I have made such survey, land division, and plat at the direction of Ger Vang &
Chia Vang, Kao Vang & Ly Vang and Sy Vang, OWNERS of said lands.

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

That I have complied with Chapter 236.34 of the Wisconsin Statutes and Chapter 17 &
18 of the Village of Germantown.


James G. Schneider S-2127

6-28-2019



This instrument was drafted by James G. Schneider

CERTIFIED SURVEY MAP NO. _____

*A DIVISION OF PART OF THE SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE
SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 9 NORTH, RANGE 20 EAST, IN THE
VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN.*

OWNER'S CERTIFICATE No. 1

We, Ger Vang and Chia Vang, OWNERS, do hereby certify: THAT We have caused the lands described in the foregoing certificate of James G. Schneider, Surveyor, to be surveyed, divided and mapped. As Owner's, we hereby dedicate that part of Pleasant View Drive to the Village of Germantown for public road purposes as represented on sheet 1 of 7 of this Certified Survey Map.

WITNESS the hand and seal of said OWNER on this _____ day of _____,
20____.

Witness

Ger Vang

Witness

Chia Vang

STATE OF WISCONSIN)

OZAUKEE COUNTY)^{ss}

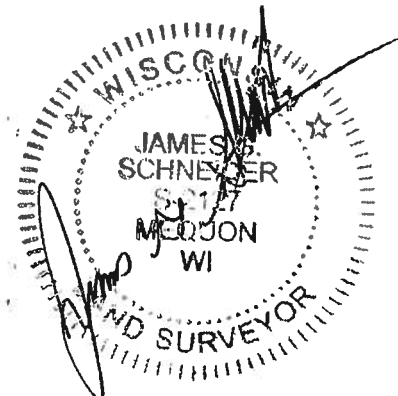
PERSONALLY came before me on this _____ day of _____,
20____ Ger Vang and Chia Vang, to me known to be the persons who executed the foregoing certificate and acknowledged the same.

Notary Public

My Commission expires _____

This instrument was drafted by James G. Schneider

Sheet 4 of 7 Sheets



CERTIFIED SURVEY MAP NO. _____

*A DIVISION OF PART OF THE SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE
SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 9 NORTH, RANGE 20 EAST, IN THE
VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN.*

OWNER'S CERTIFICATE No. 2

We, Kao Vang and Ly Vang, OWNERS, do hereby certify: THAT We have caused the lands described in the foregoing certificate of James G. Schneider, Surveyor, to be surveyed, divided and mapped. As Owner's, we hereby dedicate that part of Pleasant View Drive to the Village of Germantown for public road purposes as represented on sheet 1 of 7 of this Certified Survey Map.

WITNESS the hand and seal of said OWNER on this _____ day of _____,
20____.

Witness

Kao Vang

Witness

Ly Vang

STATE OF WISCONSIN)
OZAUKEE COUNTY)^{ss}

PERSONALLY came before me on this _____ day of _____,
20____ Kao Vang and Ly Vang, to me known to be the persons who executed the
foregoing certificate and acknowledged the same.

Notary Public

My Commission expires _____

OWNER'S CERTIFICATE No. 3

I, Sy Vang, OWNER, do hereby certify: THAT I have caused the lands described in the foregoing certificate of James G. Schneider, Surveyor, to be surveyed, divided and mapped. As Owner, I hereby dedicate that part of Pleasant View Drive to the Village of Germantown for public road purposes as represented on sheet 1 of 7 of this Certified Survey Map.

WITNESS the hand and seal of said OWNER on this _____ day of _____,
20____.

Witness

Sy Vang

STATE OF WISCONSIN)
OZAUKEE COUNTY)^{ss}

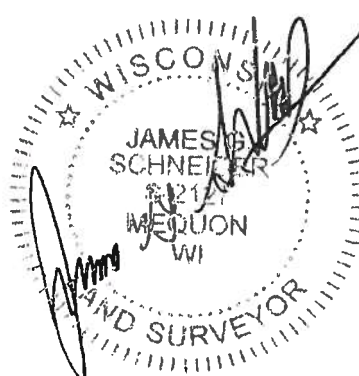
PERSONALLY came before me on this _____ day of _____,
20____ Sy Vang, to me known to be the person who executed the foregoing certificate
and acknowledged the same.

Notary Public

My Commission expires _____

This instrument was drafted by James G. Schneider

Sheet 5 of 7 Sheets



CERTIFIED SURVEY MAP NO. _____

A DIVISION OF PART OF THE SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE
SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 9 NORTH, RANGE 20 EAST, IN THE
VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN.

CONSENT OF MORTGAGEE

I, Wayne Lutynski, Vendor of the Land Contract, recorded in Document No. 1164830, at the Washington County Register of Deeds, mortgagee of the above described land does hereby consent to the surveying, dividing, mapping and dedicating of the land described on this Certified Survey Map and does hereby consent to the above certificates of Ger Vang & Chia Vang, Kao Vang & Ly Vang and Sy Vang, OWNERS.

WITNESS the hand and seal of said OWNER on this _____ day of _____,
20____.

Witness

Wayne Lutynski

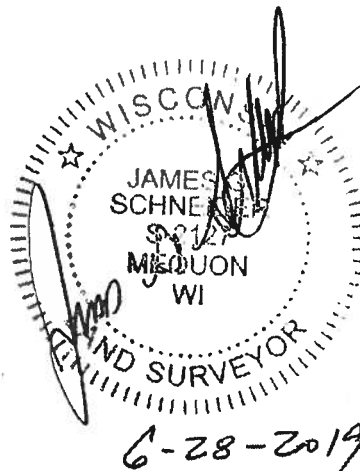
STATE OF WISCONSIN)
OZAUKEE COUNTY)^{ss}

PERSONALLY came before me on this _____ day of _____, 20____
the above named by Wayne Lutynski, to me known to be the person who executed the
foregoing certificate and acknowledged the same.

Notary Public

My Commission expires _____

This instrument was drafted by James G. Schneider



CERTIFIED SURVEY MAP NO. _____

*A DIVISION OF PART OF THE SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE
SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 9 NORTH, RANGE 20 EAST, IN THE
VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN.*

VILLAGE OF GERMANTOWN PLANNING COMMISSION APPROVAL:

This Certified Survey Map is hereby approved by the Planning Commission of the Village of Germantown on this _____ day of _____, 2019.

Dean Wolter, Chairman

Date

Lori Johnson, Secretary

Date

STATE OF WISCONSIN)
OZAUKEE COUNTY)^{ss}

PERSONALLY came before me on this _____ day of _____, 20____
the above named by Dean Wolter and Lori Johnson, to me known to be the persons who
executed the foregoing certificate and acknowledged the same.

Notary Public

My Commission expires _____

VILLAGE OF GERMANTOWN BOARD APPROVAL

This Certified Survey Map, being a division of Sw. ¼ and Se. 1/4 of the Sw. ¼ of Section 11, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin, having been approved by the Planning Commission being the same, is hereby approved and the dedication of that part of Pleasant View Drive for public road purposes as shown on sheet 1 of this map, is hereby accepted by the Village Board of Trustees of the Village of Germantown on this _____ day of _____, 2019.

Dean Wolter, Village President

Date

Deanna Braunschweig, Village Clerk

Date

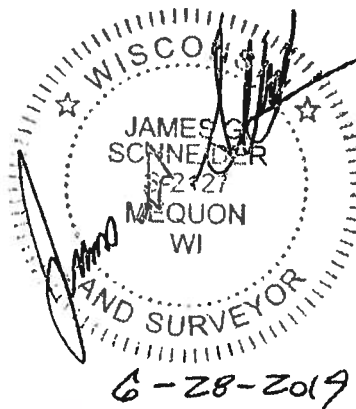
STATE OF WISCONSIN)
OZAUKEE COUNTY)^{ss}

PERSONALLY came before me on this _____ day of _____, 20____
the above named by Dean Wolter and Deanna Braunschweig, to me known to be the
persons who executed the foregoing certificate and acknowledged the same.

Notary Public

My Commission expires _____

This instrument was drafted by James G. Schneider



in accordance with Comm 85, Wis. Adm. Code

Attach complete site plan on paper not less than 8 1/2 x 11 inches in size. Plan must include, but not limited to: vertical and horizontal reference point (BM), direction and percent slope, scale or dimensions, north arrow, and location and distance to nearest road.

Please print all information.

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

County	WASHINGTON
Parcel I.D.	
Reviewed by	Date

Property Owner	Property Location		
CHIA + GER VANG	Govt. Lot SE 1/4 SW 1/4 S 11 T 9 N R 20 E (of 36)		
Property Owner's Mailing Address	Lot #	Block #	Subd. Name or CSM#
4022 N 93rd St			
City State Zip Code Phone Number	☐ City ☐ Village ☒ Town Nearest Road		
WAUNATOSA WI 53222 (414) 297 8147	GERMANTOWN Pleasant View Rd		

☒ New Construction	Use: ☒ Residential / Number of bedrooms 4	Code derived design flow rate	_____ GPD
☐ Replacement	☐ Public or commercial - Describe: _____		
Parent material	Flood Plain elevation if applicable _____ ft.		
General comments and recommendations:	A + 4 MOUND LR 0.4 - 0.6 LF 13"		

1	Boring #	☐ Boring	☒ Pit	Ground surface elev. 103.8 ft.	Depth to limiting factor 14 in.	Soil Application Rate				
Horizon	Depth in.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	GPD/ft	
									*Eff#1	*Eff#2
Ap	0-8	10YR 3/3	—	CL	2F-MABK	MFR	AW	IF	0.4	0.6
P	8-14	7.5YR 4/4	—	CL	2F-MABK	MFR	CW	IF	0.4	0.6
BC	14-30	7.5YR 4/4	C2d SPOTS 7.5YR 5/8 FID " NB/	CL	1FABK	MFR	—	LVF	0.2	0.3

2	Boring #	☐ Boring	☒ Pit	Ground surface elev. 103.4 ft.	Depth to limiting factor 13 in.	Soil Application Rate				
Horizon	Depth in.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	GPD/ft	
									*Eff#1	*Eff#2
Ap	0-9	10YR 3/3	—	CL	2F-MABK	MFR	AW	IF	0.4	0.6
B	9-13	7.5YR 4/4	—	CL	2F-MABK	MFR	CW	IF	0.4	0.6
BC	13-28	7.5YR 4/4	C2d SPOTS 7.5YR 5/8 FID " NB/	CL	1FABK	MFR	—	LVF	0.2	0.3

* Effluent #1 = BOD₅ > 30 ≤ 220 mg/L and TSS > 30 ≤ 150 mg/L

* Effluent #2 = BOD₅ ≤ 30 mg/L and TSS ≤ 30 mg/L

CST Name (Please Print)	Signature	CST Number
ANNE CATALDO		2-15389
Address	Date Evaluation Conducted	Telephone Number
4022 N 93rd St, Waunatosa, WI 53222	5.9.07	142 910 155

3

Boring #

☐ Boring
☒ Pit

Ground surface elev. 106.1 ft.

Depth to limiting factor 17 in.

Horizon	Depth in.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	Soil Application Rate	
									GPD/ft	
									*Eff#1	*Eff#2
A _c	0-11	10YR 3/3	—	CL	2F-MBCK	MFR	AW	IF	0.4	0.6
B	11-17	7.5YR 4/4	—	CL	2F-MADCK	MFR	CW	IF	0.4	0.6
BC	17-30	7.5YR 4/4	C2d SPOTS 7.5YR 5/8 F1d " NB/	CL	1F-BCK	MFR	—	LYF	0.2	0.3

Boring #

☐ Boring
☐ Pit

Ground surface elev. _____ ft.

Depth to limiting factor _____ in.

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

Boring #

☐ Boring
☐ Pit

Ground surface elev. _____ ft.

Depth to limiting factor _____ in.

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

* Effluent #1 = BOD₅ > 30 ≤ 220 mg/L and TSS >30 ≤ 150 mg/L

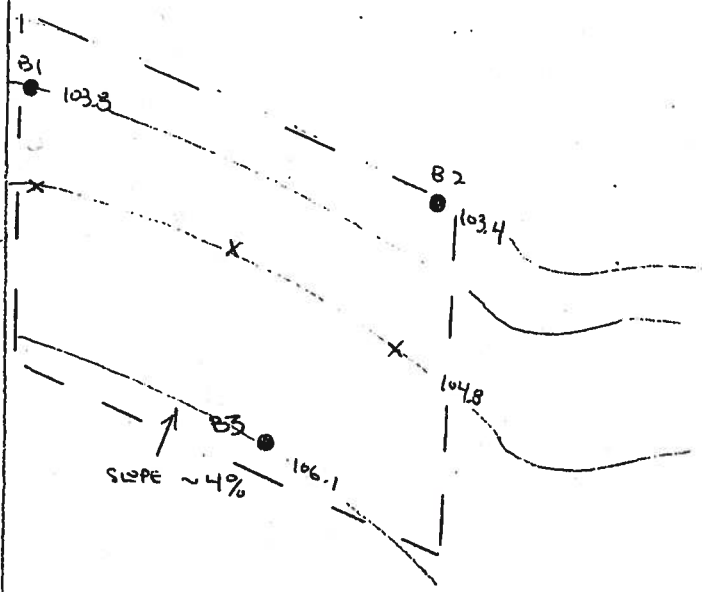
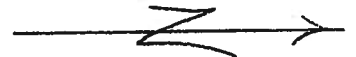
* Effluent #2 = BOD₅ ≤ 30 mg/L and TSS ≤ 30 mg/L

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

BM -
F.O.P.
100.0'

--- = CONTOUR
= 104.8' EL
= 105' LONG

1" = 50'

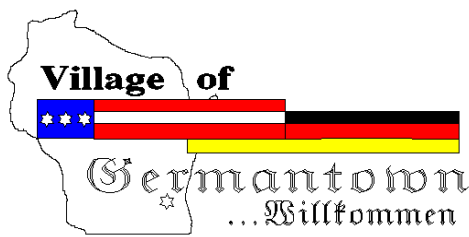


±50 ACRE PARCEL
S. OF W1/4 N12919
PLEASANT VIEW DR
SE 1/4 SW 1/4 S11 T9N R20E
TOWN OF GERMANTOWN
WASHINGTON COUNTY
WIDE OPEN FARM FIELD

FARM LANE



PLEASANT VIEW DR



Engineering Department Memorandum

To: Jeff Retzlaff Village Planner

CC:

From: Bob Beilfuss, PLS, Village Surveyor

Date: June 19, 2019

Re: Vang CSM

Jeff,

Here are my review comments for the CSM received 6-4-2019.

Certified Survey Map

Applicant or Owner: Ger and Chia Vang, Koa and Ly Vang and Sy Vang

Land Surveyor/Firm: Jim Schneider, PLS, North Shore Engineering.

1. Add a note stating Lot 2 cannot be further developed without passing soil borings being provided to the Village and a wetland delineation of the wetlands located on Lot 2. (Per
2. A notary signature block is required for all signatures including Village plan commission and Board approval certificates. Please add the notary signature blocks as needed.
3. Indicate the point of commencement on Sheet 1 of 7.
4. Add the following text to the Owner's Certificate: "As Owners, we hereby dedicate that part of *(street name)* to the Village of Germantown for public road purposes as represented on Sheet _of _____ of this Certified Survey Map."

No further review comments.

Document Approval and Recording

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

This includes the CADD file.

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

Document Submittals and Data Conversion

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

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

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

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

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

SITE PLAN CONSULTATION

7/8/19 Plan Commission Meeting

McDonald's Corporation

Village Planner Report

Germantown, Wisconsin

Summary

Thomas Goode of Haag Muller, Inc. agent for Joe Coconato of McDonald's Corporation, property owner, has requested a consultation with the Plan Commission to obtain feedback on a proposed complete tear down and rebuild of the McDonald's Restaurant located at N92 W17512 County Line Road. The proposed project is a part of a nationwide effort to modernize all McDonald's restaurants by 2020.

Property Location: N92 W17512 County Line Road

Applicant/

Property Owner:	Thomas W. Goode Haag Miller Inc. 101 East Grand Avenue, Suite 1 Port Washington, WI 53074	Joe Coconato McDonald's Corporation 110 North Carpenter Street Chicago, IL 60607
------------------------	--	---

Current Zoning: B-5: Highway Business

Adjacent Land Uses		Zoning
North	Highway Business	B-5
South	Highway Business	B-5
East	Highway Business	B-5
West	Business/Residential	B-5/Rm-3

Location Map



Proposal

Thomas Goode of Haag Muller, Inc, Project Engineer and agent for Joe Coconato, McDonald's Corporation, property owner, has requested a consultation with the Plan Commission to obtain feedback concerning a proposed complete tear down and rebuild of the McDonald's Restaurant located at N92 W17512 County Line Road. The proposed project is a part of a nationwide effort to modernize all McDonald's restaurants by 2020.

As detailed in the attached narrative and renderings, the proposal is to update the McDonald's site by tearing down and rebuilding the restaurant, which would include new asphalt, lighting, landscaping, directional signage, and drive-thru equipment to enhance the site for customers.

Building Description

Information regarding the considerations for the proposed building design can be found in the Memo submitted by Haag Muller, Inc. dated June 5, 2019.

History of Property

McDonald's was permitted through a Conditional Use Permit in 1977. An indoor playland was constructed on the south side of the building in 1996. In 1997, the original Conditional Use Permit was revoked, as the zoning of the property permitted the use outright. A site plan update was submitted in 2005, which changed the location of the drive-thru board menus. A site plan update application and sign permit application were submitted in 2012. These applications were withdrawn, and no further improvements were made to the property.

Staff CommentCommunity Development: Planning & Zoning

Staff has some concern about the aesthetics of the proposed architecture of the McDonald's. The applicant states that the proposed building design is a set of guidelines to maintain brand consistency. Staff believes that this could allow some interpretation and suggested improvements by the Plan Commission.

Staff also has concerns regarding the placement of the parking stalls between the drive-thru lane and the building on the east side.

Fire Department

A Knox Box will be required. The location of any required fire protection equipment shall be approved by GFD inspection. The existing fire hydrant on the east side by trash dumper needs to remain accessible.

Public Works/Engineering Department

The Grease interceptor manhole with the grease trap should be replaced. The sample manhole should also be reconstructed/replaced to prevent the reoccurring sanitary sewer overflow.

At this time, the Plan Commission is not required to take any formal action but should be prepared to ask questions and provide feedback concerning the proposed site plan and structure improvements.

**Fee must accompany application**

- ☐ \$700 Minor Addition
- ☐ \$1,240 Construction <10,000 SF
- ☐ \$2,095 Construction 10,000 SF to 50,000
- ☐ \$3,460 Industrial Construction >50,000 SF
- ☐ \$3,460 Commercial Construction >50,000
- ☒ \$200 Plan Commission Consultation
- ☐ \$125 Fire Department Plan Review

PAID _____ DATE _____

SITE PLAN REVIEW APPLICATION

Pursuant to Section 17.43 of the Municipal Code

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

1**APPLICANT OR AGENT**

THOMAS W. GOODE
HAAG MULLER, INC.
101 EAST GRAND AVE. SUITE 1
PORT WASHINGTON, WI 53074

Phone (262) 268-1200
E-Mail TGOODE@HAAGMULLER.COM

PROPERTY OWNER

JOE COCONATO
MCDONALD'S CORP
110 N. CARPENTER STREET
CHICAGO, IL 60607-2101

Phone (630) 649-8330
E-Mail JOE.COCONATO@US.MCD.COM

2**PROPERTY ADDRESS**

N 92 W 17512 COUNTY LINE ROAD, GERMANTOWN, WI
53022

3**NEIGHBORING USES** - Specify name and type of use, e.g. Enviro Tech - Industrial, Smith - Residential, etc.

North CRACKER BARREL COUNTY STORE	South MENDOTA RIVER & RESIDENTIAL	East MOBIL GAS STATION	West WENDY'S
--------------------------------------	---	------------------------	--------------

4**READ AND INITIAL THE FOLLOWING:**

- ☒ I am aware of the Village of Germantown ordinance requiring fire sprinklers in most new construction.
- ☒ I understand that all new development is subject to Impact and/or Connection Fees that must be paid before building permits will be issued.
- ☒ I understand that an incomplete application will be withdrawn from the Plan Commission agenda and that all resubmissions to the Plan Commission are subject to a new application fee.

5**SIGNATURES** - ALL APPLICATION MUST BE SIGNED BY OWNER!

THOMAS W. GOODE 6/6/19
Applicant Date

JOE COCONATO 06/06/19
Owner Date



haag müller, inc.

Architecture • Engineering • Interiors
101 East Grand Avenue, Suite 1
Port Washington, Wisconsin 53074
262.268.1200 www.haagmuller.com



McDonald's Restaurant Rebuild
N92 W17512 County Line Road
Germantown, WI 53022

June 5, 2019

Site Considerations:

This project consists of a complete tear down of the existing restaurant and includes new asphalt, lighting, landscaping, directional signage and state-of-the-art drive-thru equipment enhancing the experience of a McDonald's destination.

A question by the staff about parking within the drive-thru lane was asked. It is standard design practice to provide parking alongside the building for convenience of the customers. Even the McDonald's "standard design manual" directs us to provide this. We have found over many years of designing McDonald's sites that providing parking "inside" of the drive-thru lane does not present issues. Customers work with each other to allow people in and out. If that was not the case, McDonald's would not allow this in the designs as it's in their best interest to keep their patrons happy and safe!

Building Considerations:

This building design is part of our nationwide effort to modernize all McDonald's restaurants by 2020. The "BB20 Design" shown is not so much a standard design as a set of guidelines that allows McDonald's to maintain brand consistency while melding our restaurants within the fabric of their communities. This design employs warm wood tones, dark brick and sleek metal to create a restaurant that is both nostalgic and contemporary. The buildings are being designed with a close relationship between the exterior and building interior using a varied material palette allowing us to adapt the restaurant to site conditions and your community's established aesthetic standards. The interior décor includes family tables with easy to move seating, and interiors that blend well with the sophisticated high-tech world which is what McDonald's customers are currently seeking.

The simple box shapes and clean lines are accented with differing materials and contrasting colors to tastefully highlight wall recesses or entry points without overdoing the corporate colors. Even the sign faces have been updated in the past few years to create a more streamlined feel to the presentation of the branding elements (signage). Parapets shield all roof top equipment and at nighttime, well placed downlighting, highlight the architectural accents on the building as opposed to a general wash of light.

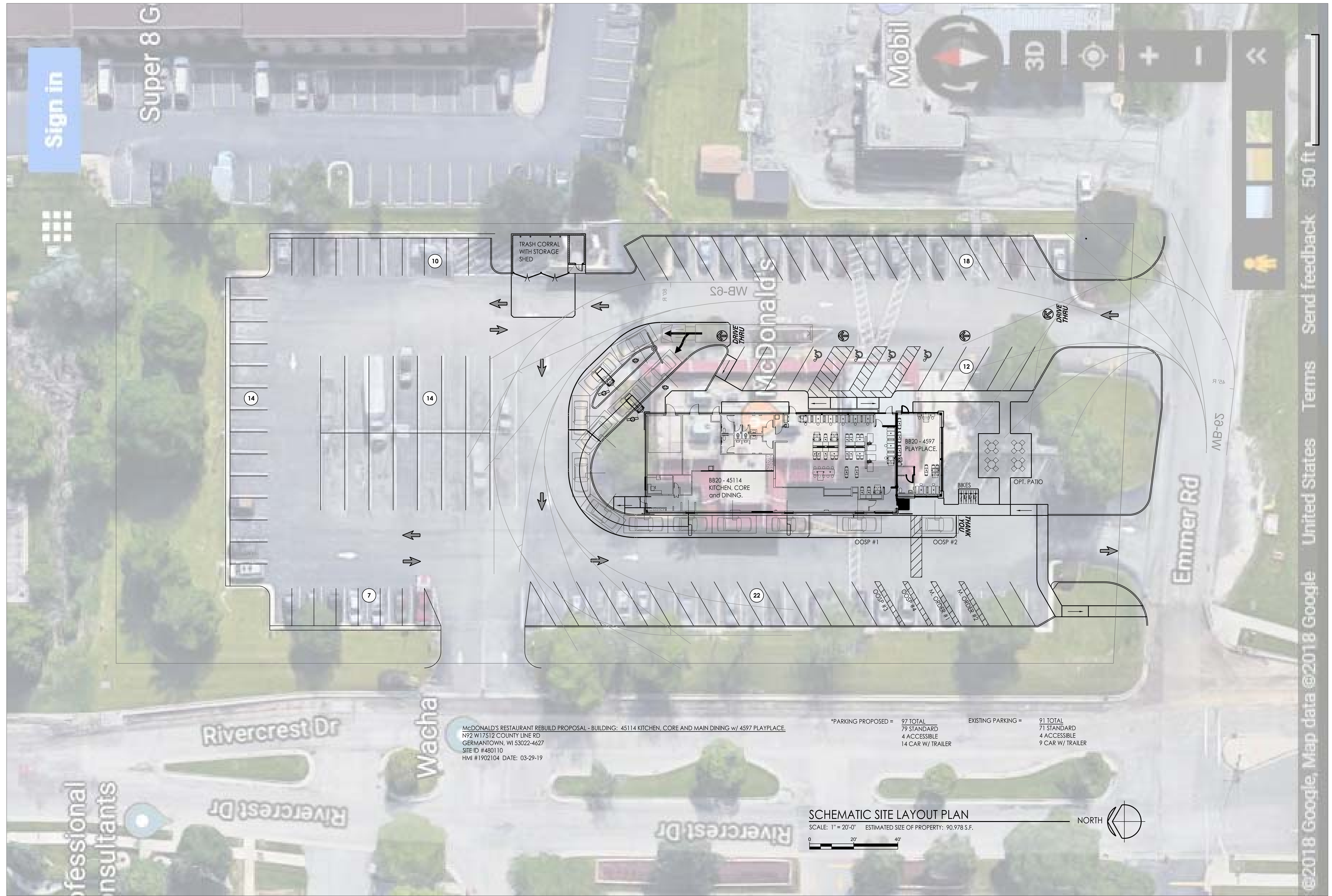
SCHEMATIC SITE LAYOUT PLAN

REBUILD

McDONALD'S RESTAURANT (SITE ID # 480110)
N92 W17512 COUNTY LINE ROAD
CITY OF GERMANTOWN, WISCONSIN

REV IS I O N S		
NO.	DATE	DESCRIPTION
DATE:		03-29-19
PROJ. NO:		1902104
DRAWN BY:		SJ
SHEET		

C-1.1









SITE PLAN CONSULTATION

7/8/19 Plan Commission Meeting

Gehl Foods LLC

Village Planner Report

Germantown, Wisconsin

Summary

Steve Schulz, agent for Gehl Foods LLC, property owner, has requested a consultation with the Plan Commission to obtain feedback concerning a proposed 22,500 sqft building expansion to the production facility located at N116 W15970 Main Street.

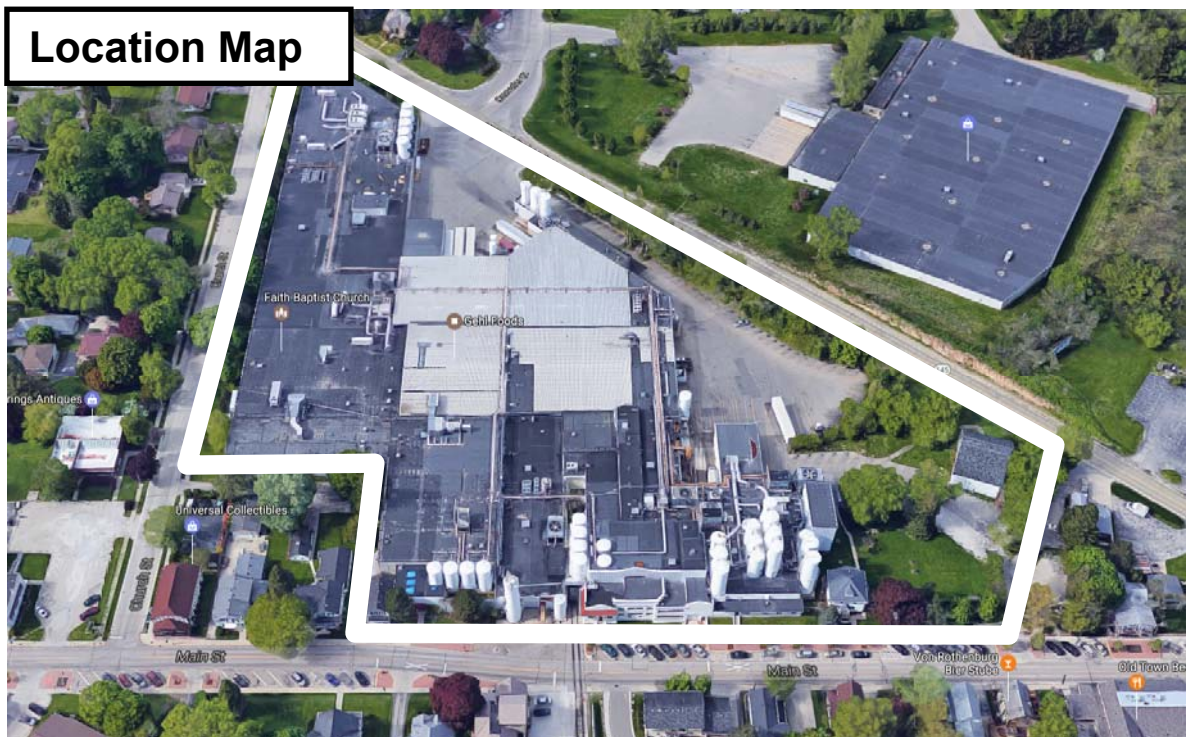
Property Location: N116 W15970 Main Street

Property Owners: Gehl Foods LLC
N116 W15970 Main Street
Germantown, WI 53022

Current Zoning: M-1: Limited Industrial

Adjacent Land Uses		Zoning
North	Business/Residential	B-3
South	Business/Residential	B-3
East	Business/Residential	B-3
West	Business/Residential	B-3/Rs-6

Location Map



Proposal

Steve Schulz, agent for Gehl Foods LLC, property owner, has requested a consultation with the Plan Commission to obtain feedback concerning a proposed 22,500 sqft building expansion to the production facility located at N116 W15970 Main Street.

As detailed in the attached narrative and exhibits, Gehl Foods is proposing a 22,500 sqft building addition in the southwest corner of the facility in the northeast corner of the Main Street @ Church Street intersection. The addition will require removal of the four (4) remaining homes (all owned by Gehl Foods) on the north side of Main Street east of Church Street. Schulz indicates that the addition will enable Gehl Foods to add five (5) production lines and approximately 30 employees.

Elevation and renderings of the proposed building elevation are included in the packet. Gehl Foods is looking for feedback on the architecture and materials for the proposed 22,500 sqft addition.

Staff Comment

The desire/need to expand the Gehl Foods facility in this area has been discussed with the Plan Commission in the past, including back in June, 2018, as part of an earlier proposal by Gehl Foods to create a planned development district (PDD) for the Gehl Foods properties, and, back in May, 2017, when Gehl Foods obtained approval to combine and rezone two small parcels on the north side of Main street to accommodate a previously proposed plan to install up to ten (10) stainless steel storage silos (14' dia. by 42' tall) also in the southwest corner of the existing facility (which are assumed to be completed as shown in the building expansion elevations).

In both previous discussions with the Plan Commission, the following issues were raised by staff and/or the Plan Commission that have not yet been adequately addressed nor resolved such that the current 22,500 sqft expansion can move forward:

1. The Village's desire to preserve the architectural appearance (if nothing else) of the remaining residential structures along Main Street;
2. The Village's current plan for Main Street to develop into a pedestrian-friendly retail and entertainment area (as discussed and planned for in the Village's 2020 Comprehensive plan);
3. The fact that existing development, including buildings, parking and accessory structures on the Gehl Foods properties already exceed the maximum amount of impervious area allowed under the general M-1: Limited Industrial Zoning District within which the facility is located;
4. Two remaining land parcels (and the two existing dwellings thereon) owned by Gehl Foods and located at the Church Street intersection where the plant expansion is proposed are separate from the existing facility property and currently zoned B-3: General Business and NOT in the M-1 District required for the plant expansion to move forward;

-
5. Detailed site development and building plans for the previously proposed 10-silo storage tank expansion were never submitted nor approved (although it is assumed said plans will be incorporated into this 22,500 sqft plant expansion proposal).

The Plan Commission will need to consider these issues first and foremost before considering whether or not the proposed expansion is acceptable and able to move forward. Resolution to all of these issues is critical to the current proposal.

While no formal action is required, Gehl Foods indicates that they intend to submit rezoning and certified survey map applications that would include the creation of a planned development district (PDD) for the Gehl Foods property that, if approved, would enable the proposed expansion to move forward (and address issues #3, #4 & #5 above).



Fee must accompany application

- ☐ \$700 Minor Addition
- ☐ \$1,240 Construction <10,000 SF
- ☐ \$2,095 Construction 10,000 SF to 50,000
- ☐ \$3,460 Industrial Construction >50,000 SF
- ☐ \$3,460 Commercial Construction >50,000
- ☒ \$200 Plan Commission Consultation
- ☐ \$125 Fire Department Plan Review

PAID _____ DATE _____

SITE PLAN REVIEW APPLICATION

Pursuant to Section 17.43 of the Municipal Code

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

1

APPLICANT OR AGENT

Steve Schulz

Gehl Foods, LLC

N116W15970 Main Street

Germantown, WI 53022

Phone (262) 735-7139

E-Mail sschulz@gehlfoods.com

PROPERTY OWNER

Gordon J. Whiting

Angelo Gordon

111 South Wacker Drive

36th floor

Chicago, IL 60606

Phone (312) 763-5100

E-Mail _____

2

PROPERTY ADDRESS

N116W15970 Main Street

N116W16060 Main Street

N116W16076 Main Street

3

NEIGHBORING USES – Specify name and type of use, e.g. Enviro Tech – Industrial, Smith – Residential, etc.

North	South	East	West

4

READ AND INITIAL THE FOLLOWING:

SJS I am aware of the Village of Germantown ordinance requiring fire sprinklers in most new construction.

SJS I understand that all new development is subject to Impact and/or Connection Fees that must be paid before building permits will be issued.

SJS I understand that an incomplete application will be withdrawn from the Plan Commission agenda and that all resubmissions to the Plan Commission are subject to a new application fee.

5

SIGNATURES – ALL APPLICATION MUST BE SIGNED BY OWNER!

SJS 6.4.19

Applicant

Date

Owner

Date



June 4, 2019

Mr. Retzlaff

Gehl Foods, LLC is requesting a Plan Commission Consultation to discuss a proposed addition at our facility located at N116W15970 Main Street. Our goal is to submit a PDD application and the building addition application for approval at the August 12th Planning Commission meeting.

This requested consultation will be for design review of the building addition only.

Project Description:

Gehl's has a need to add production space to keep up to date on current marketing requirements. The proposed addition will give us the potential of adding five new production lines (while only removing one outdated line). The new increase in production will also increase employment by approx. 30 people for the four new lines. The fifth new line and the line being removed will balance out on employment.

The addition will be approx. 22,500 square feet which will square off our existing building to the southwest (the corner of Main & Church Streets). There will be four houses razed to make room for this addition. All four houses are currently owned by Gehl's or Angelo Gordon. Angelo Gordon will take possession of all the properties in the coming weeks.

If there are any questions or more information required, please feel free to contact me.

Thanks,

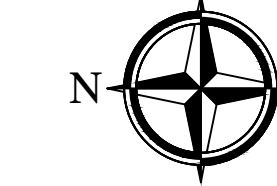
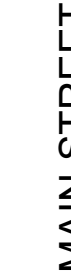
Steve Schulz, PMP | Sr. Project Leader

Office: 262.735.7139 | email: sschulz@gehlfoods.com

Gehl Foods, LLC | N116 W15970 Main Street, Germantown, WI 53022

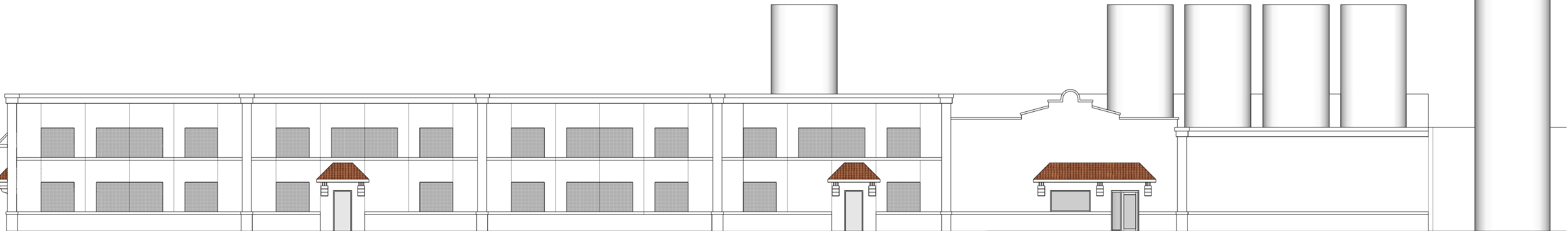


www.gehlfoods.com



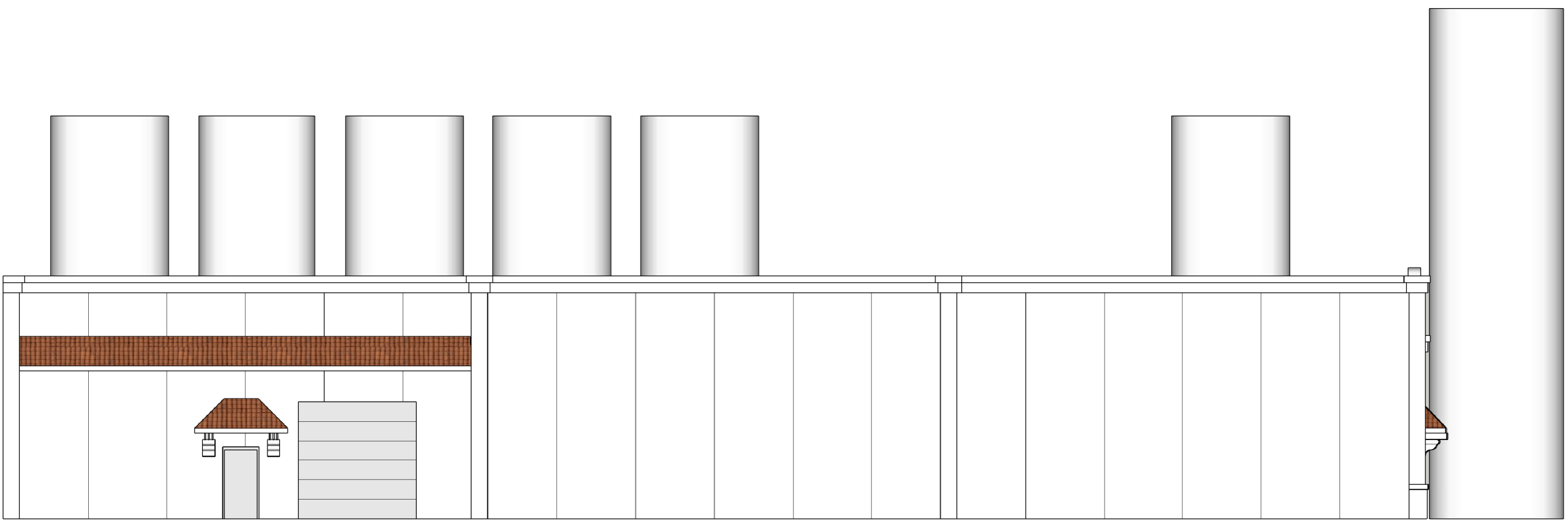
SCALE: $\frac{3}{32}'' = 1'$





B1 South Elevation

NTS



A1 West Elevation

NTS



Perspective View - West Overhead Door Entrance



Perspective View - Southwest



Perspective View - Southeast



MAY/30/2019

