

REVISED

VILLAGE OF GERMANTOWN
N112 W17001 MEQUON ROAD
GERMANTOWN, WI 53022

MEETING: REGULAR MEETING OF THE VILLAGE BOARD

DATE AND TIME: MONDAY, July 15, 2019 7:00 p.m.

LOCATION: Germantown Village Hall Board Room

- I. **CALL TO ORDER:** *This meeting has been given public notice in accordance with Section 19.83 and 19.84, Wis. Stats, in such form that will apprise the general public and news media of subject matter that is intended for consideration and action.*
- II. **ROLL CALL:**
- III. **PLEDGE OF ALLEGIANCE:**
- IV. **PRESIDENT'S REPORT:**
- V. **ANNOUNCEMENTS OF FORTHCOMING EVENTS OF PUBLIC INTEREST**
COMMITTEE AND DEPARTMENT REPORTS:
The following individuals will be given the opportunity to make announcements of future municipal activities: Village President, Village Board Members, Village Administrator, Village Attorney, Village Clerk, And Department Heads.
- VI. **CITIZEN INPUT/PUBLIC APPEARANCE on items not subject to a public hearing:**
Please be advised per §19.84(2), information will be received from the public. It is the policy of this municipality that there be a three (3) minute time period, per person, with time extension per the Chief Presiding Officer's discretion; be further advised that there may be limited discussion on the information received, however, no action will be taken under public comments. (15 minutes)
- VII. **CONSENT AGENDA:**
- A. Approval of Minutes: July 1, 2019 Regular Village Board Meeting.
- B. Accounts payable/payroll
- | | | | | |
|----|---------------|------------------|----|------------|
| 1. | June 30, 2019 | Accounts Payable | \$ | 29,712.18 |
| 2. | July 9, 2019 | Payroll (Hourly) | \$ | 281,321.94 |
| 3. | July 10, 2019 | Accounts Payable | \$ | 591,273.71 |
- C. Operator's Licenses: Joel Efanga, Brian Hower, Matthew Jones, Thomas Keesler, Emily Lipke, David Markgraf, Danielle Mattingly, Thomas Mosey, Lisa Nelson, Mehul Soni, Charlotte Underwood, Ramalakshmi Vootkur. [Recommended]
- VIII. **OLD BUSINESS:**
- A. None.

IX. PUBLIC HEARING:

- A. 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 for a 240,500 sqft Industrial Building.
- B. 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; for a 2,250 sqft Bank. (Public Hearing Only)
- C. 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.

X. NEW BUSINESS:

- A. **Ordinance 07-2019**, Rezoning Application to Rezone 45.5 acres from the A-1 Agricultural District to the M-1: Limited Industrial District; for a 240,500 sqft Industrial Building for 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).
- B. **Ordinance 09-2019**, 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** for Ger & Chia Vang, Koa Vang & Ly & Sy Vang, Property Owners – 29.6 acres west of Pleasant View Drive ¼ mile south of Rockfield Road.
- C. **Ordinance 10-2019**, for Historic Designation for Frank & Irene Blau, Property Owners – W148 N12297 Pleasant View Drive, Tax Key #143-990.
- D. Tourism Commission Presentation.
- E. Consideration and Decision to Cancel or Change September 2nd, 2019 Village Board Meeting due to Holiday.

XI. ADJOURNMENT.

The next regular meeting of the Village Board will be on Monday, August 5, 2019 at 7:00 p.m.

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

Notice is given that a majority of the Tourism Commission or Historical Preservation Commission may attend this meeting to gather information about an agenda item over which they have decision making responsibility. This may constitute a meeting of the Tourism Commission or Historical Preservation Commission per State Ex. Rel. Badke v. Greendale Village Board, even though the Tourism Commission or Historical Preservation Commission will not take formal action at this meeting.

**VILLAGE OF GERMANTOWN
VILLAGE BOARD MEETING MINUTES
July 1, 2019**

CALL TO ORDER: The meeting was called to order at 7:00 p.m. by President Wolter.

ROLL CALL: Present: President Wolter, Trustees Baum, Hughes, Kaminski, Miller, Myers, Warren, Wing, and Zabel. Also present: Administrator Kreklow, Director Rath, Clerk Braunschweig, Attorney Sajdak, Director Retzlaff, and Manager Tucker.

PLEDGE OF ALLEGIANCE:

PRESIDENT'S REPORT:

President Wolter reminded citizens of the Independence Day Parade on July 4th starting at noon. The route will be the same route that has been used in the past.

President Wolter congratulated Jonah Schmanski for earning the Eagle Scout Award.

Administrator Kreklow reported on Washington County's Special Assessment Charge for property owners that have their own Private On-Site Waste Water Treatment. The Public Hearing will be held on July 25th at 7:30 a.m. in Room 1014 of the Herbert J Tennes Government Center in West Bend. The proposed assessment is \$11 per Private Septic.

ANNOUNCEMENTS OF FORTHCOMING EVENTS OF PUBLIC

INTEREST/DEPARTMENT AND COMMITTEE REPORTS:

Trustees provided information on upcoming meeting dates and times.

CITIZEN INPUT/PUBLIC APPEARANCE on items not subject to a public hearing:

None.

CONSENT AGENDA:

A. Approval of Minutes: June 17, 2019 Regular Village Board Meeting and Committee of the Whole Meeting.

B. Accounts payable/payroll

1.	June 25, 2019	Accounts Payable	\$ 1,222,666.91
2.	June 26, 2019	Payroll (Hourly)	\$ 248,327.42
3.	June 29, 2019	Payroll (Salary)	\$ 109,878.03

C. Operator's Licenses: Andrew Aldred, Terry Burkholder, Scott Dziadosz, Benjamin Gienke, Denise Harthun, Dawn Hardy -Reith, Katy Jacobson, Rebecca Leibiger, Cassidy Liederbach, Lisa Majkrzak, Janet Miller – Parkison, Brenda Mexico, Thomas Moes, Michael Nardelli, Chad Nickerson, Roger Olson, Brandon Parsons, Shaun Petri, Annette Robenhorst, Susan Schallock, Dona Schneidervin, Amanda Williams. [Recommendation Forthcoming]

D. Operator's Licenses: Michael Luepke. [Recommended Denial]

The following items were forwarded from **General Government and Finance** with a unanimous recommendation.

E. Resolution 43-2019, Budget Amendment – Line Item Transfer Allocate Contingency Wages to Departments.

MOTION (Baum/Myers) to approve Consent Agenda Items A-E. Zabel requested to discuss Item A, June 17, 2019 Village Board Meeting Minutes. Hughes requested to discuss Item D. Operator License, Michael Luepke separately. Roll Call Vote Carried Unanimously.

MOTION (Zabel/Baum) to Correct and Approve the June 17, 2019 Village Board Minutes. Zabel voted no for Resolution 47-2019. Motion Carried Unanimously.

MOTION (Hughes/Wing) to Approve the Operator License for Michael Luepke. Motion Carried Unanimously.

OLD BUSINESS:

None.

NEW BUSINESS:

Class “B” Fermented Malt Beverage and “Class B” Liquor License, July 1, 2019 – June 30, 2020, for Torch Cigar Lounge LLC, W182 N9606 Appleton Ave, Jeremy Trimble Agent.

Premise license approvals are conditional upon completion of all documentation, compliance of all code violations/permits/ requirements and monies owed to the village paid prior to issuance of licenses in addition to any other conditions noted.

Motion (Baum/Myers) to approve Class “B” Fermented Malt Beverage and “Class B” Liquor License, July 1, 2019 – June 30, 2020, for Torch Cigar Lounge LLC, W182 N9606 Appleton Ave, Jeremy Trimble Agent.

Premise license approvals are conditional upon completion of all documentation, compliance of all code violations/permits/ requirements and monies owed to the village paid prior to issuance of licenses in addition to any other conditions noted.

President Wolter commented that this is for a liquor license. He questioned the status of smoking. Attorney Sajdak reported that it is staff’s interpretation that smoking would not be permitted in the facility based on State Law and applicant has been advised of such. The discussion is the zoning. The enforcement is the Village Police Department and possibly the State. Motion carried unanimously.

Temporary Outside Premise Extension Request, Gamroth’s Kuhburg Junction, W140N10385 Fond du Lac Avenue, July 13, 2019 3 PM – 10 PM. Backyard Area with Tent and Smoking Area.

Motion (Baum/Miller) to approve Temporary Outside Premise Extension Request, Gamroth’s Kuhburg Junction, W140N10385 Fond du Lac Avenue, July 13, 2019 3 PM – 10 PM. Backyard Area with Tent and Smoking Area. Motion carried unanimously.

Fire Department Administrative Assistant change to Full-Time.

Motion (Baum/Kaminski) to approve Fire Department Administrative Assistant change to Full-Time for the remainder of 2019.

Fire Chief Delain reported historical information on the position. From 1999 to 2001 the Fire Department did have a full-time administrative assistant. From 2001-2002 this was a shared position with the Fire Department and Public Works. In 2003 the position was terminated. Since 2016 the Village Fire Department has had a part-time administrative assistant. The Fire Department has grown and call volumes have grown since 2016. The administrative assistant performs payroll duties, preparing monthly and annual reports, answers permit questions, billing questions, and specializes in IT assistance. Chief Delain is requesting for the position to be upgraded to Full-Time status due to the growth. The is an additional \$9,817 for 2019. The item was recommended by General Government and Finance. This is for the rest of 2019 and will be addressed at budget time for 2020. Roll Call Vote Carried. Zabel voted no.

Resolution 42-2019, Associated Appraisal Consultants Inc. - Agreement for Maintenance Assessment Services, in an amount not to exceed \$85,000 per year.

Motion (Myers/Baum) to approve Resolution 42-2019, Associated Appraisal Consultants Inc. - Agreement for Maintenance Assessment Services, in an amount not to exceed \$85,000 per year. Roll Call Vote Carried Unanimously.

Blackstone Golf Course Development The Village Board May Enter into Closed Session per Wis. Stat. § 19.85(1)(e) for the purpose of deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session, and then may reconvene into open session to take such action as it deems appropriate; and,

Administrator Performance Review. The Village Board may convene into closed session per Wis. Stats. §19.85 (1) (c) considering employment, promotion, compensation or performance evaluation data of any public employee over which the governmental body has jurisdiction or exercises responsibility, and may convene into open session to take such action as it deems appropriate.

MOTION (Myers/Baum) to go into closed session and include the Village Board, Village Attorney, Administrator Kreklow, Director Retzlaff, and Clerk Braunschweig at 7:28 P.M. for the Blackstone Golf Course Development portion.

Zabel questioned if it was too soon to discuss the Blackstone Golf Course Development item.

Attorney Sajdak commented that there are a lot of moving parts for the same goal and the acquisition needs approval and referrals from Park and Recreation Commission and Plan Commission. There needs to be discussion. Staff needs direction.

The Village Board and Village Administrator were included in the Administrator Performance Review at 8:34 P.M.

Roll Call Vote Carried Unanimously.

The Village Board Reconvened in open session at 9:00 P.M.

ADJOURNMENT.

ADJOURNMENT: There being no further business, the meeting adjourned at 9:00 p.m.

The next regular meeting of the Village Board will be on Monday, July 15, 2019 at 7:00 p.m.

Respectfully Submitted,
Deanna B. Braunschweig, WCMC/CMC
Village Clerk

NOTICE OF PUBLIC HEARING VILLAGE OF GERMANTOWN

NOTICE is hereby given that a public hearing will be held by the Village of Germantown Plan Commission and Village Board at the Germantown Village Hall located at N112 W17001 Mequon Road, Germantown, Wisconsin on the following dates and times noted below (or soon thereafter):

PLAN COMMISSION: Monday, July 8, 2019 at 6:30 p.m.
VILLAGE BOARD: Monday, July 15, 2019 at 7:00 p.m.

The purpose of said hearings is to hear any and all parties, their attorneys or agents, for or against a REZONING application to rezone the property described below from the A-1: Agricultural Zoning District to the M-1: Limited Industrial Zoning District:

Applicant: Central Land Company III, LLC, Agent for GGWW, LLC Property Owner
Property: 45.46 Acres East of Goldendale Road South of Rockfield Road
(Tax Key: GTNV 074-988, GTNV 074-989, GTNV 074-990)

Lot 2, 3 and 4 of CSM 5959, being a part of the East $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of Section 7, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin, Containing 45.46 acres.

A copy of the application and a map showing the property described above are on file and available for inspection at the Community Development Department-Planning & Zoning Services office at the Germantown Village Hall during the hours of 8:00 a.m. to 4:00 p.m. Monday through Friday, or, on the Village's website by following this link:

<http://www.village.germantown.wi.us/589/5318/Current-Projects-Under-Review>

Deanna Braunschweig, Village Clerk
Dated this 13th day of June, 2019

To Be Published On: June 19th and June 26th, 2019

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VILLAGE BOARD: Monday, July 15, 2019 at 7:00 p.m.

The purpose of said hearings is to hear any and all parties, their attorneys or agents, for or against the application filed to: (1) create a Planned Development District (PDD) Zoning District for the property described below with an underlying B-2: Community Business District; and (2) Rezone the property described below from the B-2: Community Business District and B-3: General Business District to the newly created B-2/PDD Zoning District:

Applicant: Gtown Properties LLC, Property Owner
Property: N112 W15800 Mequon Road (Tax Key: GTNV 224-974)

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. Containing 10.16 acres.

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.

A copy of the application and a map showing the property described above are on file and available for inspection at the Community Development Department-Planning & Zoning Services office at the Germantown Village Hall during the hours of 8:00 a.m. to 4:00 p.m. Monday through Friday, or, on the Village's website by following this link:

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Deanna Braunschweig, Village Clerk
Dated this 13th day of June 13, 2019

To Be Published On: June 19th and June 26th, 2019

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PLAN COMMISSION: Monday, July 8, 2019 at 6:30 p.m.
VILLAGE BOARD: Monday, July 15, 2019 at 7:00 p.m.

The purpose of said hearing is to hear any and all parties, their attorneys or agents, for or against the application filed by the following applicant for: (1) a REZONING application to rezone a 5.03 +/- acre portion of the following described lands from the A-1: Agricultural District to the Rs-1: Single-Family District, and, to rezone a 24.57 +/- acre portion of the following described lands from the A-1: Agricultural District to the A-2: Agricultural District pursuant to the Village Zoning Code:

Applicant: Ger Vang, Chia Vang, Koa Vang, Ly Vang & Sy Vang, Property Owners
Property: 29.6-acres west of Pleasant View Drive ¼ mile south of Rockfield Road
Tax Key No: GTNV#113-992

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.

A copy of the application and a map showing the property described above are on file and available for inspection at the Community Development Department-Planning & Zoning Services office at the Germantown Village Hall during the hours of 8:00 a.m. to 4:00 p.m. Monday through Friday, or, on the Village's website by following this link:

<http://www.village.germantown.wi.us/589/5318/Current-Projects-Under-Review>

Deanna Braunschweig, Village Clerk
Dated this 13th day of June, 2019.

To Be Published On: June 19th and June 26th, 2019

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BUSINESS OF THE VILLAGE BOARD GERMANTOWN, WI

MEETING DATE: July 15, 2019

AGENDA ITEM: Public Hearing & New Business [ORDINANCE]

ITEM TITLE: Samuel Dickman, Central Land Company III, LLC., agent for GGWW, LLC, William Wetterau, property owner – southwest corner of Rockfield Road @ Goldendale Road. Rezoning Application from A-1 Agricultural to M-1 Limited Industrial for 45.46 acres

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

SUMMARY EXPLANATION:

Samuel Dickman, Central Land Company III, LLC., agent for GGWW LLC, 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. In 2018, the Village Board approved amendments to the Village's 2020 Land Use Plan (LUP) Map and created Tax Incremental Financing District No. 8 (TID#8) for purposes of extending sanitary sewer and water for industrial development within and near the Gateway Corporate Park (including this property). The applicant is proposing the 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.

PLAN COMMISSION RECOMMENDATION:

APPROVE rezoning approximately 45.46 acres from A-1: Agricultural to M-1: Limited Industrial.

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APPLICATION, PLANS & RELATED DOCUMENTS:

All relevant documents, including applications, plans, supporting information, the staff report & recommendation, Plan Commission meeting minutes (when available) and draft ordinance and conditional use permit are included in the PDF digital file distributed by the Village Clerk.

ORDINANCE NO. 07-2019

**AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP
OF THE VILLAGE OF GERMANTOWN ZONING CODE**

GGWW LLC, Property Owner

THE VILLAGE BOARD OF THE VILLAGE OF GERMANTOWN, WASHINGTON
COUNTY, WISCONSIN, ORDAINS AS FOLLOWS:

SECTION 1. That the zoning map of the Village of Germantown is amended by rezoning from the A-1: Agricultural Zoning District to the M-1 Limited Industrial District for the following described property:

Lot 2, 3 and 4 of CSM 5959, being a part of the East ½ of the Southeast 1/4 of Section 7, Town 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin.

Said lands containing 45.46 acres, more or less.

SECTION 2. This ordinance shall take effect and be in full force the day after its passage and publication, as provided by law.

Introduced by Trustee: _____

Adopted: _____, 2019

Vote: Ayes: _____

Nays: _____

Dean Wolter, Village President

ATTEST:

Deanna B. Braunschweig, WCMC/CMC Village Clerk

APPROVED AS TO FORM:

Brian Sajdak, Attorney

Published:

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!

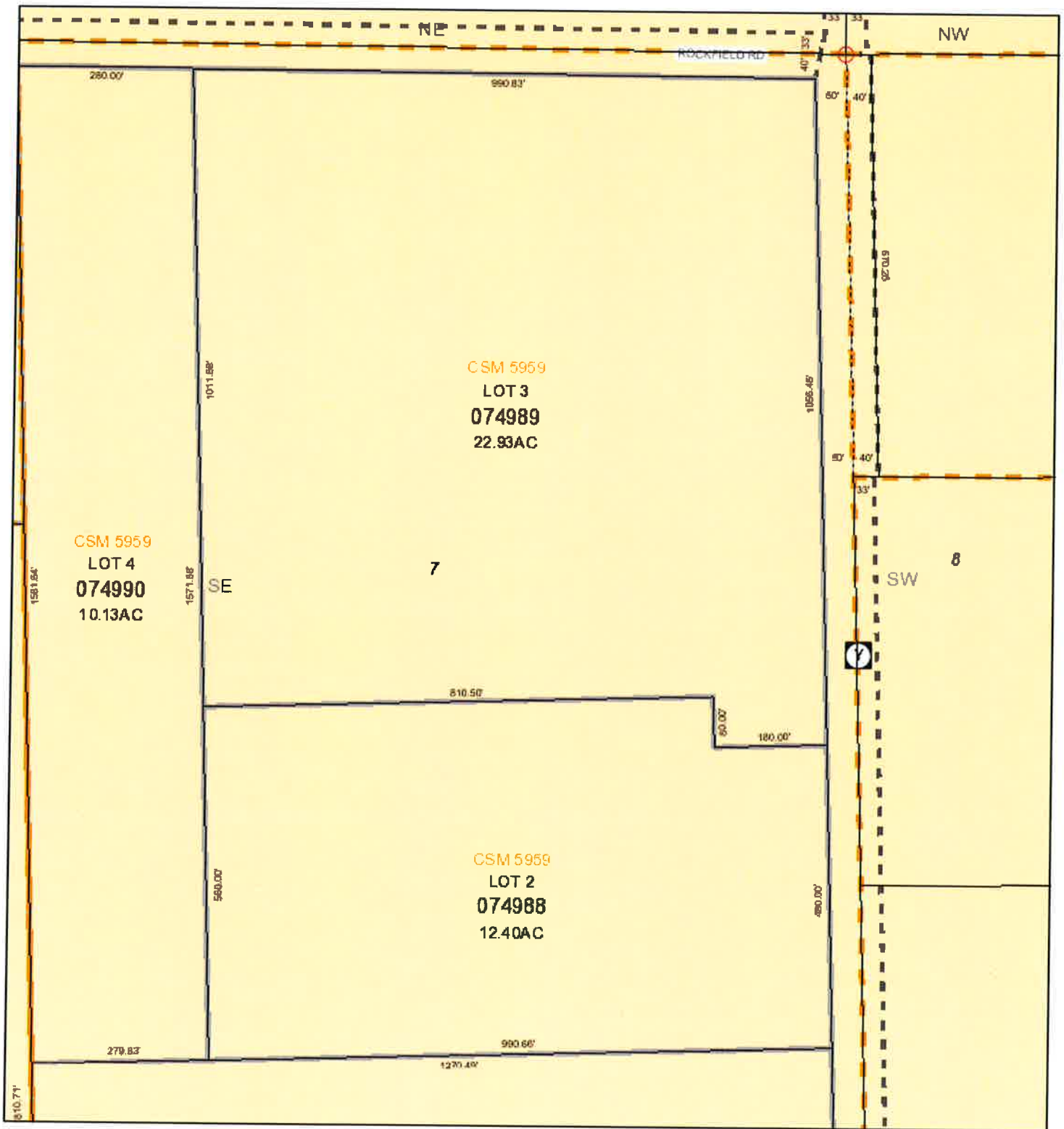

Applicant

5/28/19
Date


Owner

5/28/19
Date

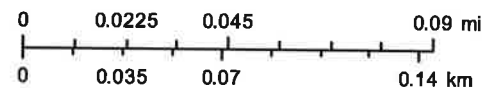
Washington County GIS



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

DICKMAN MULTI-TENANT SITE
GOLDENDALE ROAD GERMANTOWN, WI

LEGAL DESCRIPTION:

Lot 2, 3 and 4 of CSM 5959, being a part of the East ½ of the Southeast 1/4 of Section 7, Town 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin.

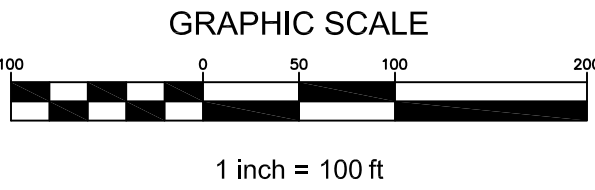
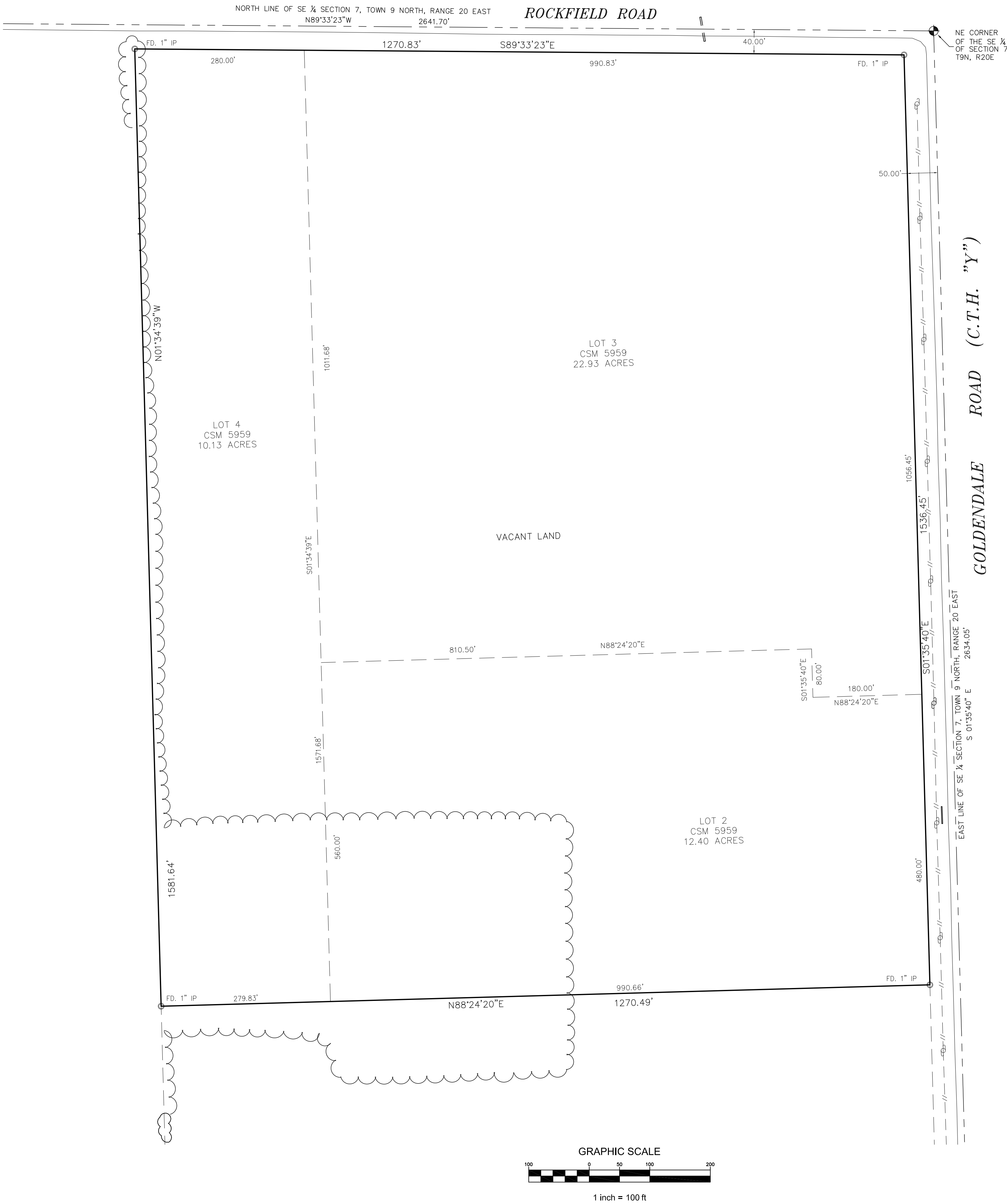
Parcels: GTNV 074988 (Lot 2), GTNV 074989 (Lot 3), CTNV 074990 (Lot 4)

CJE NO.: I928R0EX
MAY 30, 2019



SV1.0

PLAT OF SURVEY

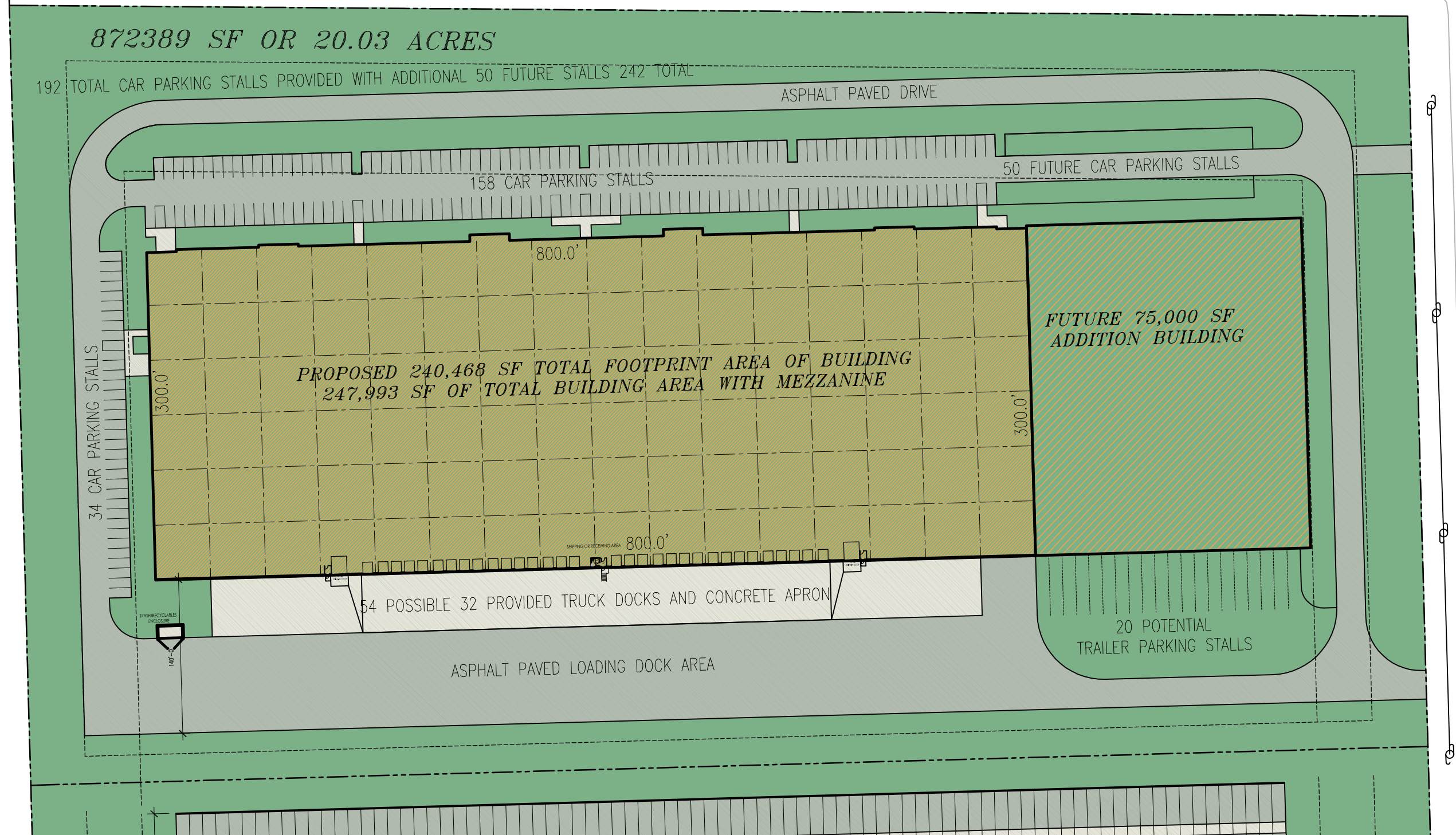


DICKMAN MULTI-TENANT BUILDING
ON GOLDENDALE ROAD GERMANTOWN, WISCONSIN
MAY 30, 2019

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

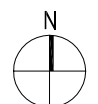
S 89°33'23" E 1320.85'

ROCKFIELD ROAD



SITE PLAN

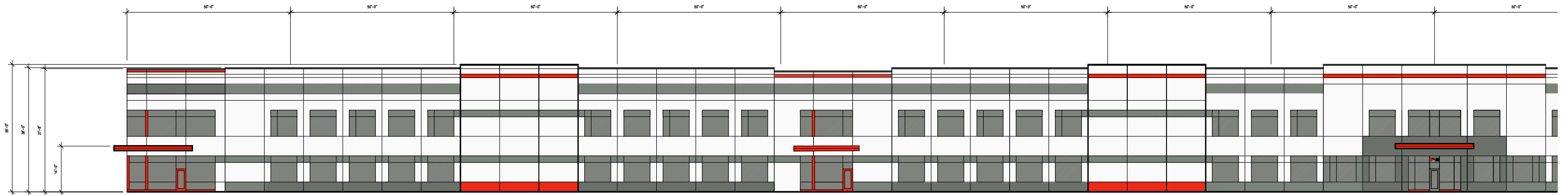
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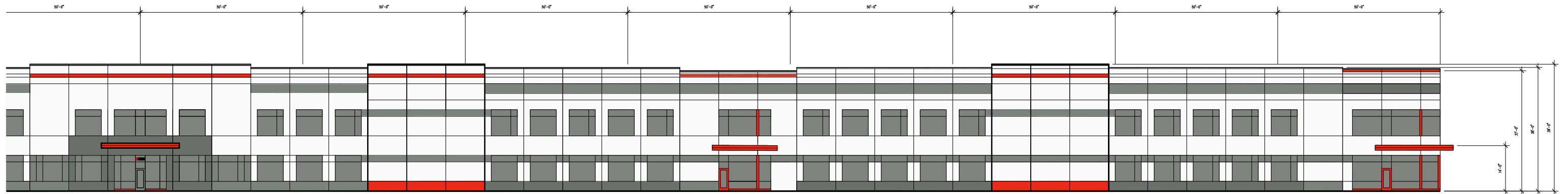
NORTH ELEVATION

Scale: 1" = 200'-0"



NORTH ELEVATION EAST PORTION

Scale: 1" = 30'-0"



NORTH ELEVATION WEST PORTION

Scale: 1" = 30'-0"



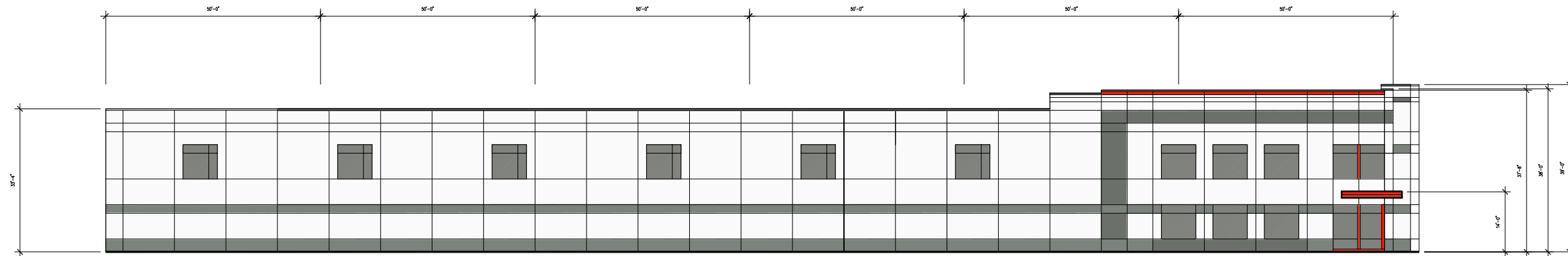
EAST ELEVATION

Scale: 1" = 200'-0"



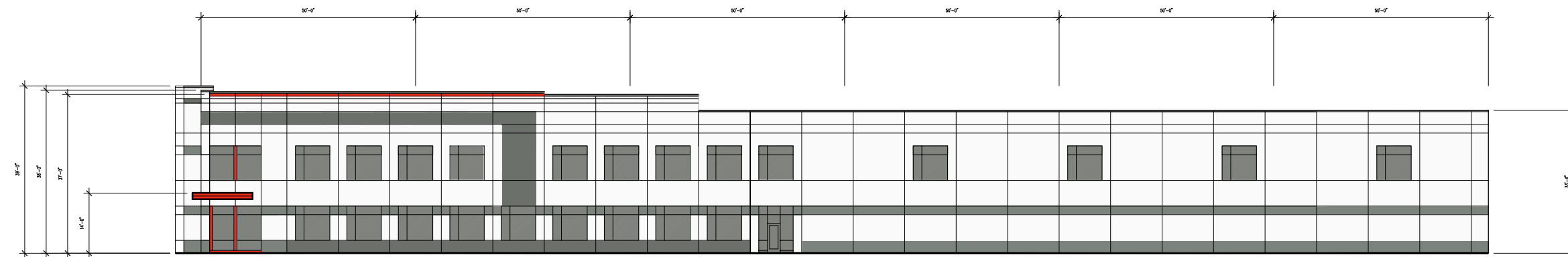
WEST ELEVATION

Scale: 1" = 200'-0"



EAST ELEVATION

Scale: 1" = 30'-0"



WEST ELEVATION

Scale: 1" = 30'-0"



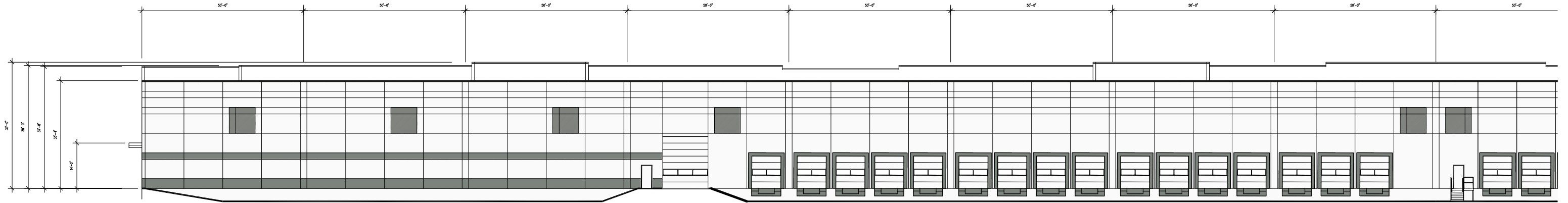
BRIOHN
www.briohn.com PHONE: 262.790.0500

DICKMAN MULTI-TENANT BUILDING
ON GOLDENDALE ROAD GERMANTOWN, WISCONSIN
MAY 30, 2019



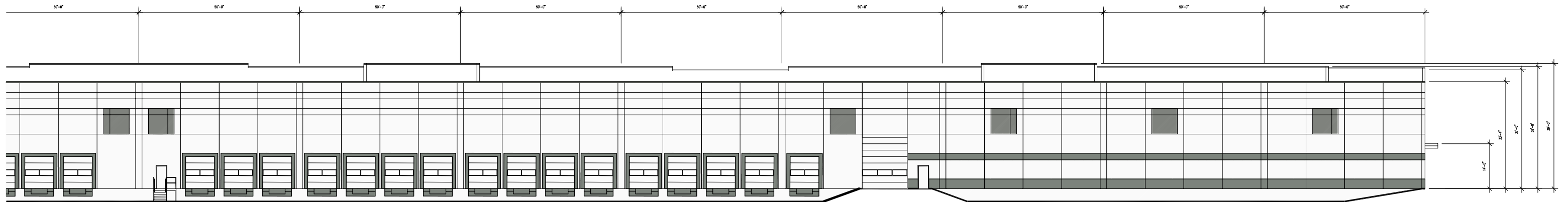
SOUTH ELEVATION

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

#

BUSINESS OF THE VILLAGE BOARD GERMANTOWN, WI

MEETING DATE: July 15, 2019

AGENDA ITEM: Public Hearing & New Business [ORDINANCE]

ITEM TITLE: Ger and Chia Vang, agents for Ger Vang, Chia Vang for Koa Vang, Ly Vang and Sy Vang, property owners of a 29.6-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 Rs-1: Single-family (Lot 1) and A-2: Agricultural (Lot 2) in order to create a new residential parcel.

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

SUMMARY EXPLANATION:

The property owners of a 29.6-acre parcel located on Rockfield Road are seeking approval of a 2-lot Certified Survey Map (CSM) and Rezoning from A-1: Agricultural to Rs-1: Single-family (Lot 1) and A-2: Agricultural (Lot 2) in order to create a new 5-acre residential parcel.

The owners will continue to use the remaining 24.6 acres (proposed Lot 2) for agricultural purposes along with an adjacent 20-acre parcel they own.

PLAN COMMISSION RECOMMENDATIONS:

APPROVE rezoning Lot 1 (5.028 acres) from A-1: Agricultural to Rs-1: Residential Single-family and Lot 2 (24.574 acres) from A-1: Agricultural to A-2: Agricultural as proposed.

APPLICATION, PLANS & RELATED DOCUMENTS:

All relevant documents, including applications, plans, supporting information, the staff report & recommendation, and Plan Commission meeting minutes (when available) are included in the PDF digital file distributed by the Village Clerk.

**AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP
OF THE VILLAGE OF GERMANTOWN ZONING CODE**

Ger Vang, Chia Vang, Koa Vang, Ly Vang & Sy Vang, Property Owners

THE VILLAGE BOARD OF THE VILLAGE OF GERMANTOWN, WASHINGTON
COUNTY, WISCONSIN, ORDAINS AS FOLLOWS:

SECTION 1. That the zoning map of the Village of Germantown is amended by rezoning from the A-1: Agricultural Zoning District to the Rs-1: Single-Family Residential Zoning District (Lot 1 containing 5.028 Acres) and A-2: Agricultural Zoning District (Lot 2 containing 24.574 Acres) for the following described property:

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.

SECTION 2. This ordinance shall take effect and be in full force the day after its passage and publication, as provided by law.

Introduced by Trustee: _____

Adopted: _____, 2019

Vote: Ayes: _____

Nays: _____

Dean Wolter, Village President

ATTEST:

Deanna B. Braunschweig, WCMC/CMC Village Clerk

APPROVED AS TO FORM:

Brian Sajdak, Attorney

Published:

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/

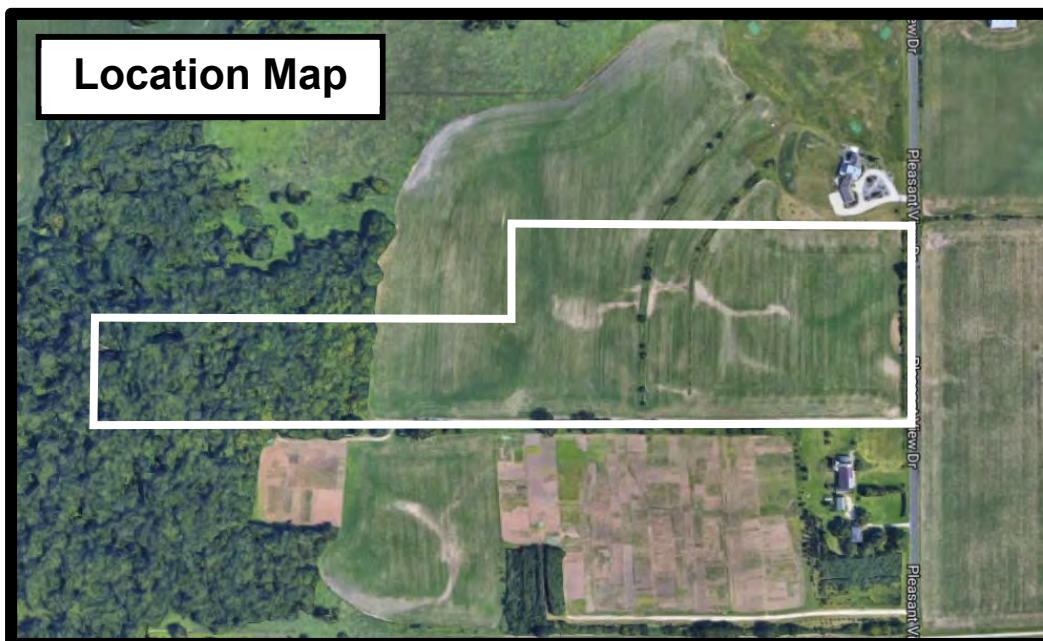
Property Owner: Ger and Chia Vang
8238 W Potomac Avenue
Milwaukee, WI 53218

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# GTNV 142993
PIN# GTNV 113992

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:

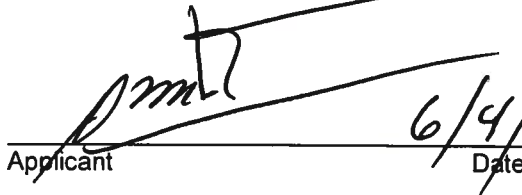
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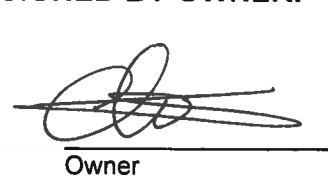
C.V. I understand that Village Staff, Plan Commission and/or Village Board may request additional information to properly evaluate this request and failure to provide such information may in itself be sufficient cause to deny the petition.

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

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, TOWN 9 NORTH, RANGE 20 EAST, IN THE VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN.



SCALE 1" = 200'



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

NOTES :

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

N1°11'21"W, 331.03'

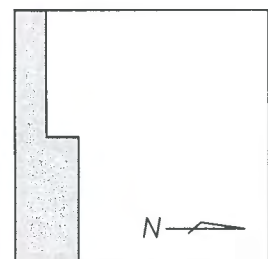
LOT 2

1,070,426± SQ. FT.
24.574± ACRES

LOT 1

219,008± SQ. FT.
5.028± ACRES

40.0' DEDICATED TO THE
VILLAGE OF GERMANTOWN
FOR PUBLIC ROAD PURPOSES
(26,547 sq. ft.)



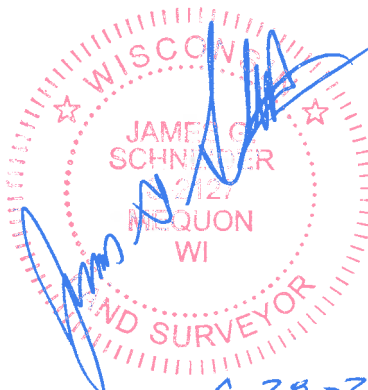
LOCATION MAP

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

LEGEND

- -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)



6-28-2019

REV. 7-5-2019

SE. CORNER OF
THE SW. 1/4 OF
SECTION 11-9-20
CONC. MONUMENT (N.=461,395.65)
WITH BRASS CAP (E.=2,507,899.07)

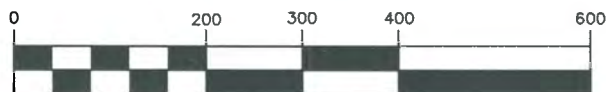
PLEASANT VIEW DRIVE

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'



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

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 50'

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.

UNPLATTED LANDS

LOT 3
SOUTH LINE OF THE SW. 1/4 OF SECTION 11-9-20
C.S.M. NO. 6338

S88°37'43"W 2652.52'

1952.52'

990.00'

30' WIDE ACCESS EASEMENT
TO BE CREATED UNDER A
SEPARATE DOCUMENT, BY OTHERS

N88°35'35"E 1328.03'

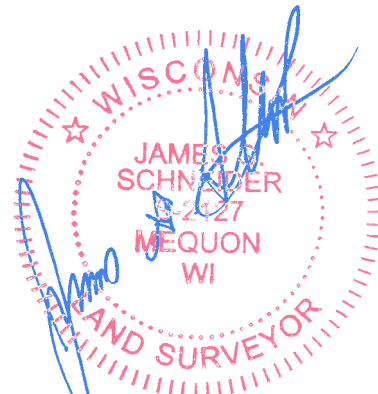
UNPLATTED LANDS

N1°11'21"W 331.03'

LOT 2

1,070,426± SQ. FT.
24.574± ACRES

BUILDING SETBACK LINE (TYP.)



6-28-2019

REV. 7-5-2019

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:

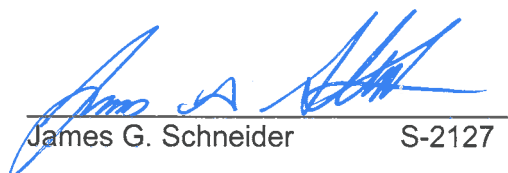
Commencing at the Southeast corner of the Southwest 1/4 of said Section 11; thence
S88°37'43"W along the South line of said 1/4 Section, 2652.52 feet to the Southwest
corner of said Southwest 1/4; thence N1°02'18"W along the West line of said Southwest
1/4, 330.21 feet; thence N88°35'35"E, 1328.03 feet; 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.

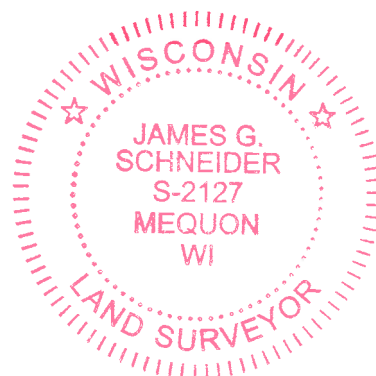
That I have made such survey, land division, and plat at the direction of Ger Vang &
Chia Vang, Kao Vang & Ly Vang and Sy Vang, OWNERS of said lands.

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



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}

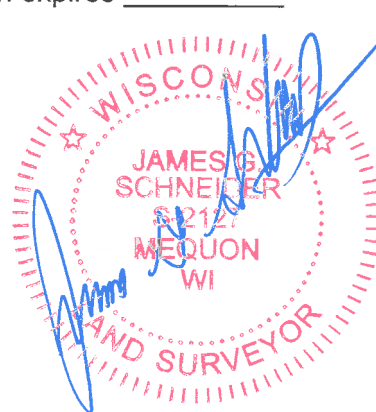
PERSONALLY came before me on this _____ day of _____,
20____ Sy Vang, to me known to be the person who executed the foregoing certificate
and acknowledged the same.

Notary Public

My Commission expires _____

This instrument was drafted by James G. Schneider

Sheet 5 of 7 Sheets



6-28-2019

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

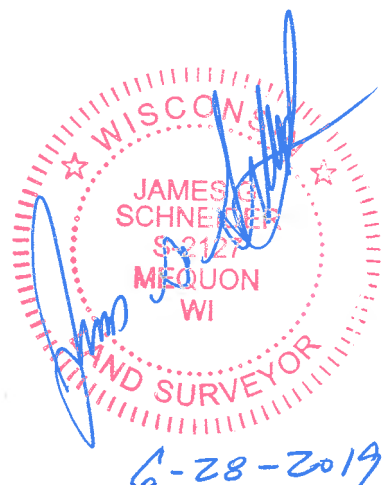
STATE OF WISCONSIN)
OZAUKEE COUNTY)^{ss}

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

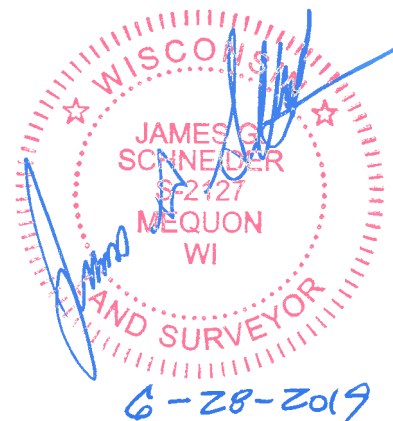
STATE OF WISCONSIN)
OZAUKEE COUNTY)^{ss}

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

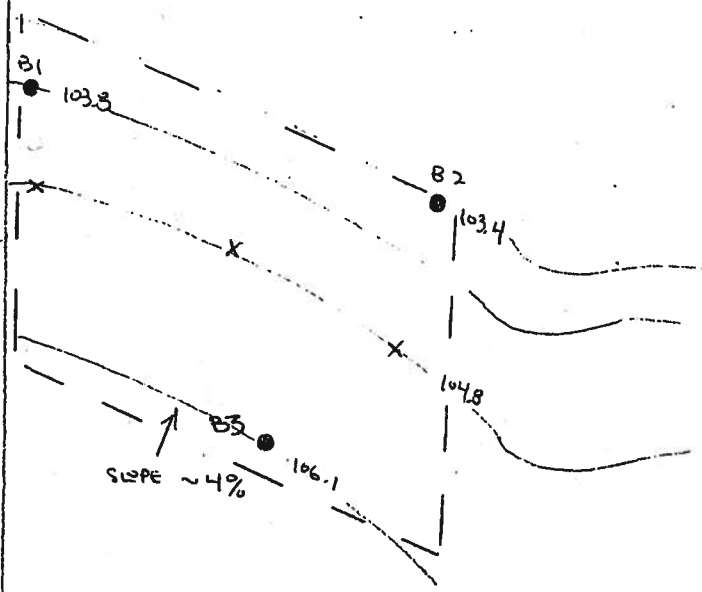
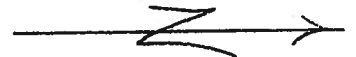
* Effluent #2 = BOD₅ ≤ 30 mg/L and TSS ≤ 30 mg/L

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'

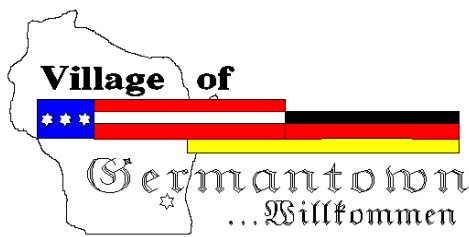


±50 ACRE PARCEL
S. OF W148 N12919
PLEASANT VIEW DR
SE 1/4 SW 1/4 S11 T9N R20E
TOWN OF GERMANTOWN
WASHINGTON COUNTY
WIDE OPEN FARM FIELD

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.

#

BUSINESS OF THE VILLAGE BOARD GERMANTOWN, WI

MEETING DATE: July 15, 2019

AGENDA ITEM: New Business [ORDINANCE]

ITEM TITLE: 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.

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

SUMMARY EXPLANATION:

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).

HISTORIC PRESERVATION COMMISSION:

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

PLAN COMMISSION 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.

APPLICATION, PLANS & RELATED DOCUMENTS:

All relevant documents, including applications, plans, supporting information, the staff report & recommendation, Plan Commission meeting minutes (when available) and draft ordinance and conditional use permit are included in the PDF digital file distributed by the Village Clerk.

ORDINANCE NO. 10-2019

**AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP OF THE VILLAGE OF
GERMANTOWN ZONING CODE AND
ADOPT THE "HISTORIC STRUCTURE" DESIGNATION FOR THE BUILDING
LOCATED AT W148 N12297 PLEASANT VIEW DRIVE
(Irene & Frank Blau, Jr., Property Owner of former "Friedrich Groth Farm")**

-
THE VILLAGE BOARD OF THE VILLAGE OF GERMANTOWN, WASHINGTON
COUNTY, WISCONSIN, ORDAINS AS FOLLOWS:

SECTION 1. That the zoning map of the Village of Germantown be amended to include the Historic Designation Zoning District Overlay ("HD") to the existing zoning designation of "Rs-2 Single-family" for the following described property:

Property: W148 N12297 Pleasant View Drive
Tax Key No: GTNV#143-990

A three 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.

SECTION 2. That Pursuant to the provisions of Section 26 of the Germantown Municipal Code (Historic Preservation Code), the designation of "Historic Structure" is hereby assigned to the existing structure constructed upon the property located at W148 N12297 Pleasant View Drive having Tax Key GTNV #143-990.

SECTION 3. This ordinance shall take effect and be in full force the day after its passage and publication, as provided by law.

Introduced by Trustee: _____
Adopted: _____, 2019

Vote: Ayes: _____ Nays: _____

Dean Wolter, Village President

ATTEST:

Deanna B. Braunschweig, WCMC/CMC Village Clerk

APPROVED AS TO FORM:

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

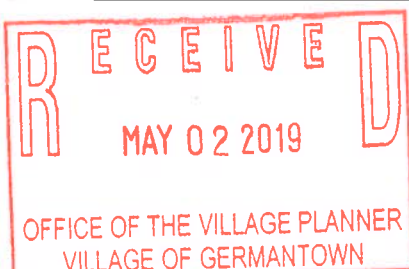
Verbal history from descendents of the Groth family

☐ 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

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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
186



United States Department of Interior
National Park Service

National Register of Historic Places Registration Form

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

1. Name of Property

historic name Friedrich Groth House

other names/site number _____

2. Location

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

city or town Germantown _____ vicinity

state Wisconsin code WI county Washington code 131 zip code 53022

3. State/Federal Agency Certification

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

Signature of certifying official/Title

Date

State or Federal agency and bureau

F. Groth House
Name of Property

Washington / Wisconsin
County and State

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

Signature of certifying official/Title

Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:
___entered in the National Register.

___See continuation sheet.

___determined eligible for the
National Register.

___See continuation sheet.

___determined not eligible for the
National Register.

___See continuation sheet.

___removed from the National
Register.

___other, (explain:)

Signature of the Keeper

Date of Action

Friedrich Groth House
Name of Property

Washington / Wisconsin
County and State

5. Classification

Ownership of Property within Property

(check as many boxes as apply)

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

Category of Property

(Check only one box)

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

Number of Resources

(Do not include listed resources within the count)

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

Name of related multiple property listing

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

n/a

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions

(Enter categories from instructions)

DOMESTIC: single dwelling

Current Functions

(Enter categories from instructions)

DOMESTIC: Single dwelling

7. Description

Architectural Classification

(Enter categories from instructions)

OTHER: double-pile cottage

Materials

(Enter categories from instructions)

foundation	<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)

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

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.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

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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Continuation Sheet

Section 8

Page 2

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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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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Friedrich Groth House, Germantown, Washington County.

•**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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Section 8 Page 13 Friedrich Groth House, Germantown, Washington County.

•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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Section 8 Page 14 Friedrich Groth House, Germantown, Washington County.

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

Introduction:

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

Physical Context:

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

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

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

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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,

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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

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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.

Wickhampton House 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)

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National Park Service

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

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2019 Tourism Commission Report



Commission Members

Carroll Merry

Chairman
Countryside Marketing, Inc.
Resident since 2003



Commission Members

Judy Rogers

Vice Chairman

Banker, retired from BMO — M & I
Resident since 1978



Commission Members

Lynn Grgich

Secretary

Executive Director,
Germantown
Chamber of Commerce
Resident since 1993

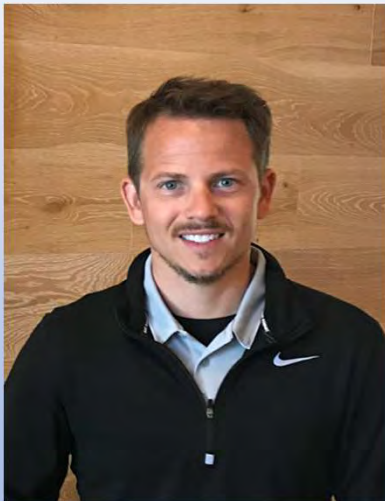


Commission Members

Patty Adair

Employed at SpecTape of
Wisconsin

Resident since 1993



Commission Members

Ryan Rahl

Rahl & Associates
Hotel Industry Representative
Richfield Resident

Commission Members

Dan Wing

Trustee, District 2
Lifetime resident

**Funding comes entirely
from 6% Motel Room Tax**

No local or other
property taxes involved.

2017 Legislation Modified Commission Activities

Funds to be used for tourism promotion and development that is likely to generate overnight stays.

Focus is outside of Germantown

“Heads in Beds”

- a) Marketing projects, media buys, printed and electronic promotion materials, efforts to recruit conventions, sporting or motorcoach groups
- b) Transient tourist information services
- c) Tangible municipal development including a convention center

2018 Taxes Collected \$299,473

Village Retains 70% -- \$221,432

Tourism gets 30% -- \$78,040

Slide on rollover and current
balance

Need to get end of June figures

Local Recipients

- Mai Fest
- Kiwanis July 4 Parade
- Octoberfest
- Washington County Tourism
- C of C Walk/Run
- C of C Christmas Parade
- Kiwanis Santa Breakfast
- Moose Lodge
- Gehl Pavilion Structure

Frequently Asked Questions

- *Who can receive financial support from the Tourism Commission?*
Any non-commercial organization or event sponsor hosting an event that will draw visitors to Germantown.
- *What is the process for applying for funding?*
1. Get a Request for Funding from the office of the Village Clerk or download it from www.visitgermantown.com
2. Review the Request form with the Tourism Commission Coordinator.
Note: ALL requests for Commission reimbursement MUST BE REVIEWED by the Coordinator before presentation to the Commission.
3. Working with the Coordinator, schedule a Funding Request presentation at the next appropriate Commission meeting.
- *Can I talk to the Coordinator before completing the Request Form and applying for funds?*
Yes, you are encouraged to do so. Contact the Coordinator directly at 361-947-5235 or by email at eminktg@aol.com
- *How often does the Commission meet?*
Typically once a month, or when there are a number of requests to be considered.
- *Do I need to attend a Commission meeting?*
Yes. A representative of the sponsoring organization must be present at the meeting at which the request is considered.
- *How far in advance of my event should I apply for funds?*
3-4 months is suggested as a minimum. The earlier funds are approved the earlier the organization can properly plan its promotion program.
- *Can I apply for funds after the event?*
No. All applications for reimbursement must be applied for and approved in advance.
- *Can I use the funds to advertise in Germantown?*
No. While there may be overlap into the Germantown community (e.g. newspaper, radio, television ads), the primary focus must be toward audiences outside the village.
- *How will my group be reimbursed?*
Upon completion of the approved event, present a request for reimbursement along with copies of all appropriate invoices for pre-approved activities at the office of the Village Clerk. A reimbursement check will be sent from the Village Treasurer.

For further information contact the Village Clerk's office at 262-250-4740

Village of Germantown
N112W17001 Mequon Road, PO Box 337
Germantown, WI 53022

Village of Germantown Tourism Commission

Village of
★★★
Germantown

Bringing
visitors
to
Germantown
Wisconsin

www.visitgermantown.com

4-6-13-25

*We are here to help you
Grow your Event
and bring
New Visitors
to Germantown*

The Village of Germantown Tourism Commission is funded **entirely** by a room tax paid by guests staying at the hotel/motel lodging facilities in the Village. There are **NO** local property or other taxes involved.

The Tourism Commission is established by state legislation which specifically requires that the funds be used for tourism promotion and development that is **likely to generate paid overnight stays** at Germantown hotels. This is defined as:

- a) Marketing projects, including media and other advertising buys, creation and distribution of printed or electronic promotion materials, or efforts to recruit conventions, sporting or motorcoach groups.
- b) Transient tourist informational services
- c) Tangible municipal development including a convention center

Note: All promotional activities should prominently acknowledge "Sponsored in part by Village of Germantown Tourism Commission" or similar, pre-approved verbiage if feasible.

Reimbursable Expenses

Marketing projects -- advertising and media buys outside Germantown and local area.

These may include but not be limited to:

- Newspaper-distributed ads or pre-printed inserts
- Television/radio advertising
- Social media advertising
- Billboards
- Literature and other printed materials distributed at outside-related events
- Direct mail pieces
- Trade show booth space and materials
- Participation in regional, out-of-area tourism promotion activities
- Expenses involved in obtaining live, remote television/radio broadcasts

Event planners are encouraged to look to Madison, the Fox Valley, Chicago, or other areas of the state and Upper Midwest for event promotion.

Suggestions: radio, TV, billboards, print advertising outside "area" of Germantown, digital, and similar events of the same genre.

Not Reimbursable Expenses

- Germantown-specific advertising and promotion
- Signage and banners at the site.
- Germantown lawn signs
- Wearables
- Giveaways (trinkets, gift bags, pens, cups, mugs, et al)
- Facility enhancements
- Portable toilet facilities
- Featured entertainment
- Tents or other temporary structures
- Parade entries
- Commemorative merchandise
- Trophies or other awards items
- Local beautification projects
- Participation fees

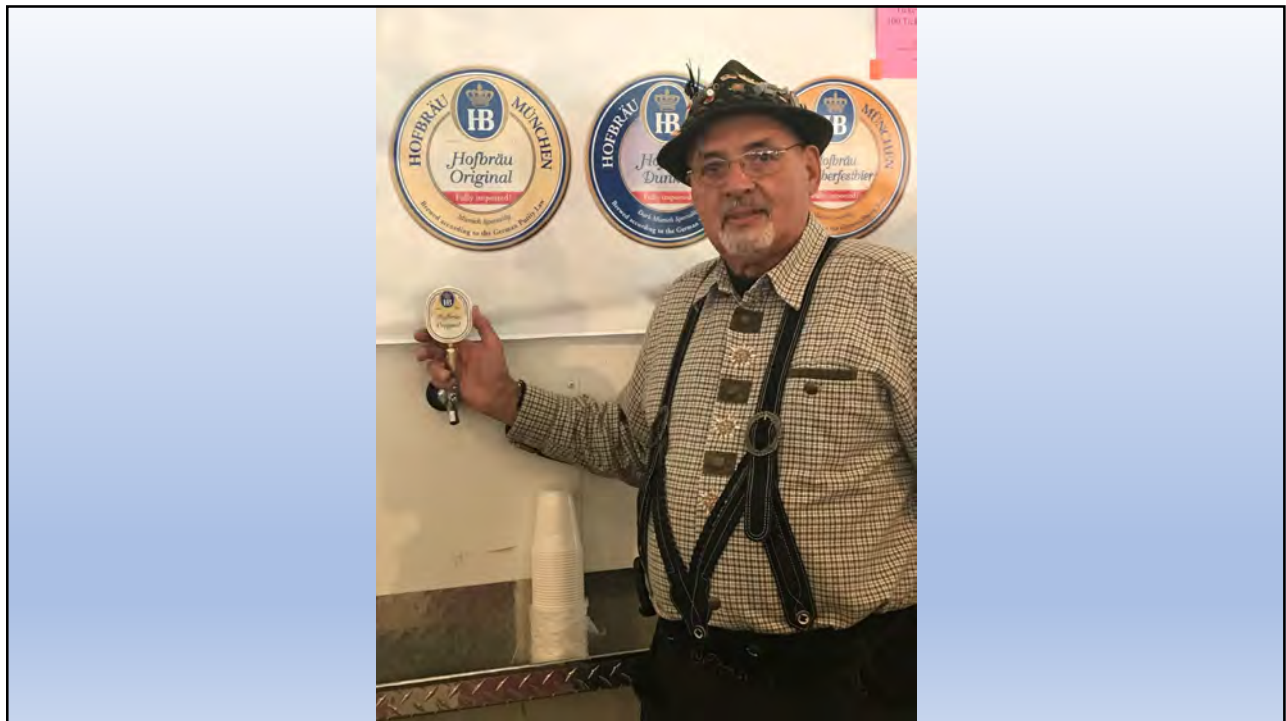
Reimbursement Limits

Funding can be restricted to the available budget. Reimbursements are typically limited to \$5,000 per event. The Commission reserves the right to exceed that amount for events that are deemed to be of a scope that would likely result in high room rentals at Germantown lodging facilities.

Near-Term Vision Statement Adopted 2018



Pic from Village





Becoming
Proactive

Elaine Motl

Joined Team in 2019
Tourism Marketing Professional
for 25 years

The Go-To Person

- Assists in advising on gaining greater exposure
- How to stretch budgets
- What Commission will do for THEM at no cost

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DAILY NEWS

Get business updates
online at:
GMTOWN.COM

4A • SATURDAY, JUNE 26, 2010

BUSINESS

New Germantown website targeted at tourists

Visitgermantown.com
is activity central

By Laurie Arendt
Special to Conley Media

GERMANTOWN — Want to know what's going on in Germantown? Where to stay? How you can hold a meeting or other corporate-style event in the village?

There's now one place you can go to learn all of this and more, and it's part of a new web-based initiative to attract more of the area's million-dollar tourism dollars to the village.

"Our goal is to attract interest from anyone, anywhere, to the great home-span cultural activities we have in our village," said Tourism Commission member Patty Adair.

On May 2, the Village of Germantown Tourism Commission launched its first website, www.visitgermantown.com. The new site highlights a variety of upcoming events, provides information about the village's four local hotels and includes information about the village's parks and attractions, and also has a page targeted at meeting planners.

"This site will enhance the efforts of the Village and Chamber websites, so events, activities, hotels and meeting space can be found easily in one location for visitors, tourists and meeting planners," said Tourism Commission member Judy Rogers. "Whether it's Maifest, the 4th of July Parade, concerts at the Gehl Pavilion or anything in between, these will all be featured on the site along with a calendar of events

now and into the future. Our goal is to drive people to drive to Germantown and be part of our community and activities. It will also be a great resource for locals who just want to know what is going on, when and where."

The site features events, hotels, parks, attractions, and photos of Germantown.

It took less than a year for the idea to become reality for the commission.

"The project idea was launched in the fall of 2008, and shortly after the website address, VisitGermantown.com was secured," said Tourism Commission member Carroll Merry.

Tourism revenue up by \$33M in eight years

The Tourism Commission hired Elaine Motl, a tourism marketing professional who serves as the executive director for Visit Washington County to head the project. Motl worked with the site's web designer and will be working with Germantown events to obtain Commission funding for promotions allowed by state law.

Under Motl's direction, Washington County's tourism revenue has increased from \$6.2 million in 2011 to \$19 million in 2018 — an increase of \$3 million in eight years. Tourism is the No. 3 industry in the state of Wisconsin and the Village of Germantown Tourism Commission hopes to increase its share. The commission has also hired a photographer to get photo cover-



The home page of the new Germantown Tourism website has links to festivals, history, culture and much more.

age of village events, including the Maifest, the Fourth of July parade, Taste of Germantown, Oktoberfest, the November Holiday Parade and Breakfast with the Santa, which is held in early December. Photos will also be taken at the concerts in the park and other community activities in 2010 for use on the website and in other promotional activities. "This can help us build a photo library for future use," said Merry. "We want to show the fun and the faces of the people of Germantown and our visitors. That's the hospitality we hope to convey on the site."

"We feel the big winners for the site will be the activities that are featured," said Lynn Grigich, a commissioner representing the Chamber of Commerce. "This gives us the opportunity to promote all of the public events happening in Germantown as well as the myriad activities with the Park and Recreation Department. Many of these groups have limited advertising and promotion budgets and this will help the Commission publicize their activities far and wide to anyone who may be thinking of visiting Germantown. And it can also be a great resource for residents to keep track of the

events going on right here." The Village of Germantown Tourism Commission is funded by the local room charged at the four hotels in the village. No local resident or other business taxes are used. "We're very pleased to see this new site and are excited for what it can do to drive visitors to Germantown," said Ryan Rahl, a commission member representing Germantown's hotels. "Each of the properties is provided a link directly to their individual websites so visitors can make reservations directly with the hotel if they wish."

www.village.germantown.wi.us
www.germantownchamber.org

www.visitgermantown.com


VisitGermantown
WISCONSIN

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[HOTELS](#)
[PARKS & ATTRACTIONS](#)
[MEETINGS](#)



Festivals

Welcome to Germantown, Wisconsin!

We've got lots of things to see and do when you're visiting southeast Wisconsin, and you've come to the right place to find them.

And no matter where you are, you're never too far from Germantown! Click or tap the map to find the best way to get here.




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Culture

Welcome to Germantown, Wisconsin!

We've got lots of things to see and do when you're visiting southeast Wisconsin, and you've come to the right place to find them.

And no matter where you are, you're never too far from Germantown! Click or tap the map to find the best way to get here.







OOmpah !!



OOmpToberfest



www.visitgermantown.com

Do Reindeer Really Fly??

Come Find Out....

Breakfast with the Reindeer
(and Santa, too!)

www.visitgermantown.com



Germantown AS a Destination

After all, *we are right on the Interstate* !!

Then go from here !!

- Holy Hill National Shrine of Mary, Hubertus – 11 miles, 27 min.
- Washington County Golf Course, Hartford – 12 miles, 19 min.
- West Bend Farmers Market, West Bend – 14 miles, 22 min.
- Miller Stadium, Milwaukee – 15 miles, 25 min.
- Wisconsin State Fair, West Allis – 17 miles, 24 min.
- Wisconsin Auto Museum, Hartford – 18 miles, 26 min.
- Milwaukee Summerfest Grounds – 23 miles, 29 min.
- Lakeside Park, Fond du Lac – 48 miles, 1 hr.
- EAA Aviation Museum, Oshkosh – 62 miles, 1 hr.
- Wisconsin Maritime Museum, Manitowoc – 64 miles, 1 hr, 21 min.

Thank You

May we answer any questions you
might have?