

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

MEETING:	PLAN COMMISSION
DATE AND TIME:	MONDAY, MARCH 9, 2020 6:30 p.m.
LOCATION:	Germantown Village Hall Board Room

- I. **CALL TO ORDER** This meeting has been given public notice in accordance with Wisconsin Statutes, Section 19.83 and 19.84 in such form that will apprise the general public and news media of subject matter that is intended for discussion and action.
- II. **ROLL CALL**
- III. **PUBLIC INPUT/PUBLIC APPEARANCE** Please be advised per §19.84(2) that information will be received from the public, however, no action will be taken at this time.
- IV. **APPROVAL OF MINUTES** February 24, 2020
- V. **NEW BUSINESS**
 - A. Veridian Homes, LLC, Agent for Germantown School District, Property Owner - N104 W14942 Donges Bay Road. Rezoning Application from A-2: Agricultural to Rs-4: Single-Family Residential Zoning District for a 16-Lot Residential Development. **[PUBLIC HEARING & ACTION]**
 - B. Steven & Elizabeth Green - N116 W16033 & N116 W16011 Main Street. Certified Survey Map (CSM) Lot Combination **[ACTION]**
 - C. Reinhold Sign Service, Agent for North Shore Bank, Property Owner - N112 W5780 Mequon Road. Sign Review **[ACTION]**
 - D. Signarama, Agent for Grand Appliance and Anderson Brothers Construction, Property Owner W188 N10707 Maple Road. Sign Review **[ACTION]**
 - E. Community Development Department - Results from 2019 Village Community Survey **[DISCUSSION]**
- VI. **ANNOUNCEMENTS**
- VII. **ADJOURNMENT**

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

PLAN COMMISSION MINUTES
February 24, 2020

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

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

PUBLIC INPUT: None

APPROVAL OF MINUTES:

MOTION Baum second Shadid to Approve the minutes from 2-10-20.

MOTION carried unanimously.

Community Development Department - Future Land Use Discussion as part of the Germantown 2050 Comprehensive Plan.

Planner Retzlaff said at the last meeting there was discussion about several of the neighborhoods, districts and corridors. Part of that discussion included how best to preserve the rural preservation district. He reviewed boundary changes he incorporated onto the neighborhood map as was discussed and said Plan Commission members need to define the future land uses in the table for these areas. He added that one large environmental corridor overlay could be created. Discussion followed.

Craig Huebner, Graef, asked what is the definition of rural, what lot size is that, and how should we guide development in the rural preservation area. Discussion followed regarding the concept of requiring conservation subdivisions to maintain open space. Other comments included tapping into bike and hiking trails to connect with other communities and to get people to the downtown area. Commissioner Williams arrived at 7:00 pm. Discussion continued regarding land owned by MMSD and how to best to classify it. Planner Retzlaff said conservation subdivisions could be defined in the code along with other parameters for dividing land including requiring a certain density and lot size. Chairman Wolter said the Village survey shows people want to retain a rural feel and allowing 5 acre lots won't do that. Commissioner Shadid asked how rural was defined on the survey and said it could be looked at differently.

Discussion continued regarding the Gateway Corporate Park district boundary lines. Comments included: did not agree with extending the boundary to Maple Road, should be smaller sized industrial, and talk to the Town about incorporating into the Village.

Discussion continued on the rural transition district and what land uses are desirable and undesirable. Mr. Huebner said it sounded like single-family is desirable but multi-family allowable. High density multi-family condos or townhouses around industrial could be a buffer.

Discussion continued regarding the triangle parcel west of 41 north of Holy Hill Road. There wasn't a huge preference for this area, residential is acceptable use, but commercial allowable.

Mr. Huebner said he would update the map to include what was discussed and asked Commissioners to complete the table.

ANNOUNCEMENTS: None

ADJOURNMENT: There being no further business, the meeting was adjourned at 9:00 pm.

Respectfully submitted,

Lori Johnson
Planning Assistant

REZONING APPLICATION

3/9/19 Plan Commission Meeting

Veridian Homes LLC / Germantown School District

Village Planner Report

Germantown, Wisconsin

Summary

Matt Cudney, Veridian Homes LLC, agent for the Germantown School District, property owner, is requesting approval to rezone a 14.7-acre parcel located on Preserve Parkway north of Donges Bay Road from A-2: Agricultural to Rs-4: Single Family, and, a concept plan for a 16-lot single-family residential subdivision.

Location: Preserve Parkway @ Donges Bay Road

Applicant/

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

Existing Zoning: A-2: Agricultural
Proposed Zoning: Rs-4: Residential Single-Family

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



Background

The 14.7-acre site was originally acquired by the Village of Germantown in 1993 as part of an overall 50+ acre land purchase of what was known then as the “Keller Park” property (now Kinderberg Park). The land was acquired for purposes of developing a Village park (Kinderberg Park) and an elementary school. In 1995, the Village divided the property into two parcels: a 22.94-acre parcel (Lot 1 of CSM#4473) upon which Kinderberg Park is located, and a second 15.39-acre parcel (Lot 2). Soon thereafter, the Village and the Germantown School District completed an arrangement that resulted in the School District acquiring the 14.7-acre site (the 15.39-acre Lot 2 less the 30’ wide drainage easement along the north property line) and the Village acquiring 20 acres of land (Spassland Park) owned by the School District and leased to the Village.

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

In December, the Plan Commission recommended and the Village Board approved a 2020 Land Use Plan map amendment to change the 14.7-acre property from “Park/Recreation Area” to “Low Density Residential”, and, a rezoning from A-2: Agricultural to Rs-6: Residential Single-Family and concept plan for a 30-lot single-family subdivision. However, in January 2019, the Village Board reconsidered their action on the rezoning, rescinded the previous approval and sent the proposal back to the Plan Commission to re-evaluate the proposal for “**...consistency of the neighborhoods and not as dense as Rs-6.**”

In April 2019, Veridian Homes LLC revised the original rezoning proposal to create a special zoning district called a Planned Development District (PDD) that includes rezoning the property from A-2 to Rs-5: Single-Family. As allowed under the proposed PDD regulations, specific lot development restrictions required under the Rs-5 District were proposed to be modified for some of the proposed lots, including:

1. Reducing the minimum lot size from 15,000 sqft to 13,000 sqft
2. Reducing the minimum frontage/lot width from 100 feet to 90 feet
3. Reducing the minimum front/street yard building setback from 35 feet to 30 feet
4. Reducing the minimum rear yard building setback from 35 feet to 30 feet
5. Reducing the minimum side yard building setback from 15 feet to 12 feet

The Plan Commission discussed the revised proposal and generally concluded that it was not acceptable because the overall density and lot sizes were not comparable to and the proposed zoning not consistent with the surrounding neighborhoods. The Plan Commission approved a motion “**... to postpone [action on the rezoning application] until a plan to match one of the adjacent districts is brought forward**”.

The Village Board held a public hearing of the Rs-5/PDD proposal and 27-lot concept plan on April 15, but no action was taken. In August 2019, Veridian Homes LLC revised the rezoning proposal again and re-submitted a revised rezoning proposal to rezone the 14.7-acre parcel from A-2: Agricultural to Rs-5: Single Family (with no PDD), and, a revised concept plan for a 24-lot single-family residential subdivision. This latest proposal included a revised concept plan (dated June 14) with the following characteristics:

- # of Lots: 24 single-family lots
- Lot size range: 15,000 to 30,471 sqft
- Average lot size: 19,191 sqft

The Plan Commission held a public hearing of the revised proposal and eventually recommended approval of the rezoning and concept plan subject to a series of conditions regarding landscaping and buffering requirements to be addressed with the subdivision plat and required landscaping plans.

At their August 19, 2019 meeting, the Village Board held a public hearing of the revised Rs-5 rezoning and 24-lot proposal. Consideration and action was continued until the September 16, 2019 meeting (in order to determine the validity of a protest petition that was filed by property owners against the proposed rezoning). At the September meeting the Village Board held another public hearing, and, was informed by the Village Attorney that the protest petition filed against the rezoning is valid. A motion was made to approve the proposed Rs-5 rezoning but failed by a 6 (nay) to 2 (aye) vote.

Proposal

At this time, Veridian Homes has revised the proposal once again and is now proposing to rezone the 14.7-acre parcel from A-2: Agricultural to Rs-4: Single Family with a concept plan for a 16-lot single-family residential subdivision.

As summarized in Table 1 and presented in the revised concept plan (dated January 31, 2020), development is proposed with the following characteristics:

TABLE 1.

Gross Area (Ac)	14.70
Wetland Area (Ac)	0.10
Right-of-Way (Ac)	1.35
Net Density Area (Ac)	13.25
# Single-Family Lots/DU's	16
Gross Density (DU/acre)	1.09
Net Density (DU/net acre)	1.21
Open Space (Ac)	3.46 (23.5%)
Avg Lot Size	.44 ac (27,013 sqft)
Lot Size Range	.48 to .62 ac (20,858 to 36,280 sqft)

As discussed in previous staff reports, there are five (5) separate wetlands that have been identified on the property totaling .394 acres (17,162 sqft). Veridian Homes and the School District have obtained approval from the WisDNR and Army Corp of Engineers (ACOE) to fill four of the five wetland areas. The revised concept plan reflects all wetland fill applications; leaving Wetland #1 in the southwest outlot as the only wetland to be preserved on the site.

Staff Comments

The property lies within the Village's Sanitary Sewer Area (SSA) and in an area designated on the 2020 Land Use Plan as "Low Density Residential" as a result of the Board's action in December 2018 to revise the 2020 Land Use Plan map. Similarly, the existing residential development surrounding the subject site is also designated as "Low Density Residential"... all of which is intended for overall development at a gross density of two (2) dwelling units per acre and an average lot size of 20,000 sqft.

The proposed Rs-4 zoning and the concept plan for 16 lots has a gross density of 1.09 DU/acre and 1.21 DU/acre net density with an average lot size of 27,013 sqft. The required "net area" density calculation (i.e. gross area less all wetlands and rights-of-way) does not increase the proposed development density above the maximum density allowed in the Rs-4 District (not to exceed 2.2 DU's per acre).

The minimum and average lot size for this development is larger than the overall average intended for "Low Density Residential" areas shown on the 2020 LUP map. The proposed density is lower and generally consistent with the 2020 LUP map "Low Density Residential" classification as it applies to the surrounding residential area within which the subject parcel is located.

The 16-lot concept plan includes some of the same amenities proposed in the previous concept plans:

- (1) Paved Pedestrian trail (10' wide path in 12' wide easement) connecting cul-de-sac to the pedestrian path along the north side of Donges Bay Road; this path is intended to serve as a secondary or emergency access into the subdivision
- Landscape buffer along Preserve Parkway
- Water main extension/looping through the development into Heritage Hills to improve water pressure & quality (required by Village Water Utility)

As recommended in previous staff reports, at a minimum, the developer should be required to install a significant amount of landscaping along the north property line to buffer the view from the park to the back side of Lots #1 through #4. The existence of a 60' drainage easement could be enhanced with additional landscaping if not on the lots. Similarly, landscaping in addition to the standard street tree requirements needs to be installed (1) along the back side of the lots that contain the 50' gas line easement (either within the easement with permission granted by WE Energies or along the back side of Lots #9 through #11; and (2) along Preserve Parkway (Lots #1 & #16) and within the southwest open space outlot (Lots #11 through #16).

It should be noted that the latest concept plan shows potential storm water management basins in the southwest and northeast open space outlots as required under the Village's storm water management design standards. Maintenance responsibility for these storm water basins shall be equally divided among subdivision lot owners and accessible to the Village via right-of-way or easement. Since storm water management has not yet been analyzed nor the facilities needed identified as to the final size and design, it's possible that the lot size and/or layout may be affected once the need for storm water management facilities has been identified as part of the preliminary plat and construction plan review steps in the development approval process.

Finally, the revised concept plan has one cul-de-sac proposed that is approximately 775 feet in length. Under Section 18.07(3) of the Village's Subdivision Code, cul-de-sacs greater than 500 feet in length are not permitted unless the road is designed such that the cul-de-sac abuts the perimeter and can be extended to serve future development or connect to another roadway. 18.07(3) also provides that cul-de-sacs greater than 500 feet but less than 1,200 feet may be approved after consider factors such as: (1) the zoning classification and resulting lot size where larger lots abutting the cul-de-sac justify the approval of a proportionately longer cul-de-sac; or (2) the number and proximity of other entry roads into the subdivision and feasibility of extending or connection those other roads in the future. In this case, Staff believes the larger lot size and fewer number of lots justifies a longer cul-de-sac provided that the proposed emergency access path is constructed within a 15-20' wide outlot (vs. proposed easement) in accordance with minimum Fire Department requirements and subject to approval by WE Energies pursuant to the gas distribution easement agreement (Doc#1394627).

VILLAGE PLANNER RECOMMENDATION

APPROVE the proposed rezoning of approximately 14.7 acres owned by the Germantown School District from the A-2: Agricultural to the Rs-4: Single-Family District and the proposed 16-lot concept plan dated January 31, 2020 subject to the following conditions:

1. The Developer shall install a visual landscaped buffer along the north property line on or adjacent to Lots #1 through #4. The Developer should work cooperatively with the Village to determine said landscaping buffer can be installed within the adjacent drainage easement and/or on the lots. If installed on the lots, said landscape buffer shall be installed within a landscape easement on such lots with a restriction that the landscape buffer shall be maintained and/or restored if removed due to regular and necessary maintenance.
2. In addition to all required street trees, additional landscaping comprised of berms and/or plantings shall be installed: (a) along the back side of the lots that contain the 50' gas line easement (either within the easement with permission granted by WE Energies or along the back side of Lots #9 through #11); (b) along Preserve Parkway (within a landscape easement on Lots #1 & #16) and within the southwest open space outlot to buffer the back sides of Lots #11 through #16.
3. A detailed landscaping & buffer plan shall be prepared and submitted to the Plan Commission for review and approval prior to or concurrent with submittal of a preliminary subdivision plat. Said landscaping & buffer plan shall include the requirements set forth under Conditions #1 & #2 above.
4. The proposed emergency access path between Lots #10 and #11 shall be constructed within a 15-20' wide outlot (vs. easement) in accordance with the minimum pavement and other design standards recommended by the Fire Department requirements and subject to approval by WE Energies pursuant to the gas distribution easement agreement (Doc#1394627).
5. The subdivision plat, development agreement and covenants & restrictions shall contain adequate notice to the future owners of Lots #9, #10, #11 and the southwest open space outlot that use of the area subject to the provisions of the gas distribution easement agreement (Doc#1394627).



Village of

Germantown
Willkommen

FEES MUST BE PAID AT TIME OF APPLICATION

- ☐ \$200 Plan Commission Consultation
- ☒ \$1,085 Rezoning **\$500.00**
- ☐ \$1,240 PDD < 5 acres
- ☐ \$2,095 PDD 5-20 acre site
- ☐ \$3,460 PDD > 20 acre site

Date Paid: 1-24-20 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 Veridian Homes, LLC _____ Matt Cudney _____ N60W21555 Legacy Trail _____ Menomonee Falls, WI 53051 _____ Phone (608) 220-9871 _____ Fax () _____ _____ E-Mail mcudney@veridianhomes.com _____	PROPERTY OWNER Germantown School District _____ Ric Ericksen _____ N104 W13840 Donges Bay Rd _____ Germantown, WI 53022 _____ Phone (262) 253-3908 _____ rericksen@gsdwi.org _____
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2 PROPERTY ADDRESS OR GENERAL LOCATION	TAX KEY NUMBER
N104 W14942 Donges Bay Road _____	Parcel GTNV_263988 _____

3 REZONING REQUEST

FROM A-2	TO Rs4
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4 METES AND BOUNDS LEGAL DESCRIPTION OF PROPERTY – REQUIRED
Attach pages as necessary

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

PURPOSE OF REZONING REQUEST

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

See attached narrative.

6 SUPPORTING DOCUMENTATION:

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

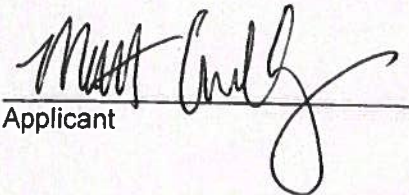
7 READ AND INITIAL THE FOLLOWING:

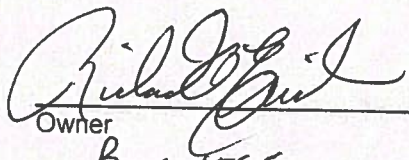
 I understand that the Village is under no obligation to rezone property and that density and lot coverages provided in the Zoning Code are maximums. Actual build out will depend on myriad factors including topography and other natural conditions, surrounding neighborhood context and the detailed design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

 1/21/2020
Applicant Date

 1/21/2020
Owner Date
BUSINESS
MANAGER.

January 31, 2020

Project Narrative
Rezoning Application

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

Veridian Homes as applicant and developer, requests the Village of Germantown reconsider and approve a Rezoning Application for the property described as Parcel ID GTNV_263988, located at N104 W14942 Donges Bay Road, currently owned by Germantown School District. The Rezoning Application is requesting rezoning from A-2 to Rs-4. The proposed rezone would allow for the development of a new neighborhood with 16 single-family residential lots. This is consistent with what has been requested by the Village Board during public discussions on previous submittals. The neighborhood also provides more than 5 acres of open space totaling more than 34% of the site, considerably more than any neighborhood in the vicinity.

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

The proposed lots will range in size from 20,858sf (0.48 acres) to 36,280sf (0.83 acres), with an average lot size of 27,013sf (0.62 acres). The developer anticipates initial home and lot packages ranging from the high \$400,000s to the mid \$500,000s, far exceeding the assessed value of neighboring homes. Developing the vacant in-fill site with single-family residential homes complements the overall character of the area. Homes within the neighborhood will be built by the developer with covenants and restrictions on architectural standards and minimum home sizes.

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



SITE INFORMATION:	
PROPOSED ZONING:	RS-4
FRONTAGE REQ. AT SETBACK:	110'
LOT AREA REQ:	20,000 SF
SETBACKS:	BUILDING: FRONT = 40' SIDE = 20' REAR = 35'
CORNER LOTS SHALL HAVE AN ADDITIONAL WIDTH OF 10' TO PERMIT ADEQUATE BUILDING SETBACKS FROM THE SIDE STREETS.	
AVERAGE LOT SIZE:	27,013 SF



ARCHITECTS • ENGINEERS • SURVEYORS

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

COLLABORATION



VERIDIAN
HOMES

PROJECT INFORMATION

PROJECT NUMBER 1800820

PROPOSED RESIDENTIAL SUBDIVISION

THE MEADOWS AT KINDERBERG

PRESERVE PKWY • GERMANTOWN, WI

PROFESSIONAL SEAL

PRELIMINARY DATES

JAN. 31, 2020

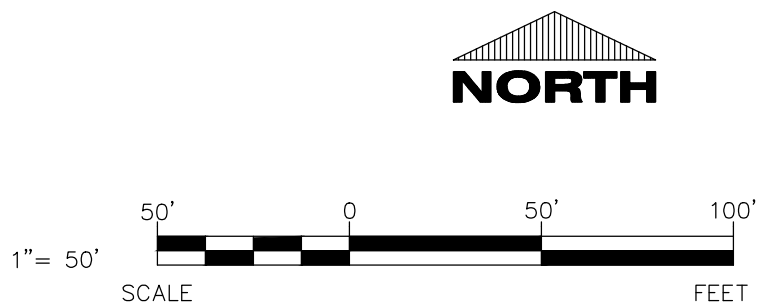
NOT FOR CONSTRUCTION

SHEET INFORMATION

CONCEPT - RS-4

SHEET NUMBER

C



1394627



GAS DISTRIBUTION EASEMENT

Document Number

RECORDED
November 23, 2015 11:30 AM
SHARON A MARTIN
REGISTER OF DEEDS
WASHINGTON COUNTY, WI
Recording Fee Paid: \$30.00

This **GAS DISTRIBUTION EASEMENT**, (the "Easement") is made by **Joint School District No. 1 of the Village of Germantown, Towns of Germantown, Richfield, Jackson and Polk and Germantown School District** ("Grantor") to **WISCONSIN GAS, LLC, a Wisconsin limited liability company, doing business as We Energies** ("Grantee"). Grantor and Grantee may be referred to individually as "Party" or collectively as the "Parties".

For good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor hereby conveys and grants to Grantee, its successors and assigns, a permanent non-exclusive easement on, over, under, across, through and upon a part of Grantor's land hereinafter referred to as the "Easement Area".

1. **Easement Area:** The Easement Area is described as a strip of land fifty (50) feet in width (or such other widths as described hereinafter), being a part of the premises of Grantor in a part of the Southwest $\frac{1}{4}$ of Section 26, and the Northeast $\frac{1}{4}$ of Section 34, all in Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin (the "Easement Area").

The location of the Easement Area with respect to Grantor's premises is described on the attached Exhibit "A" and shown on the attached Easement Description Maps, marked Exhibit "B", and made a part hereof by this reference.

RETURN TO:

WE ENERGIES
Attn: Rita C. Qualls
231 W. Michigan Street, A252
Milwaukee, WI 53203

(GTVN 341975)
(GTVN 263988)

2. **Purpose:** This Easement gives, grants and conveys unto Grantee, its successors and assigns, subject to the limitations and reservations herein stated, the permanent and non-exclusive right, permission and authority to lay, install, construct, maintain, operate, inspect, alter, replace, protect, test, patrol, extend, repair, reconstruct, relocate, enlarge, and remove or abandon a pipeline or pipelines with valves, tie-overs, main laterals and service laterals, and other appurtenant facilities, including cathodic protection apparatus used for corrosion control, above ground appurtenant facilities including and limited to pipeline markers and test leads at public road, property lines, fence lines and waterways or as may be required by applicable Town, County, State laws, ordinances, rules or regulations, all of which shall be and remain the property of Grantee, for the transmission and distribution of natural gas and all by-products thereof or any liquids, gases, or substances which can or may be transported or distributed through a pipeline or pipelines on, over, under, across, through and upon the Easement Area. The purpose of the Easement shall not include other utilities such as telecommunications.

Grantee may designate or otherwise appoint, assign, contract, and duly authorize other persons, firms, or corporations to perform, carry out and complete, in whole or in part, the activities operations, herein enumerated, as it deems necessary and convenient for the full enjoyment and use of the rights herein granted.

3. **Use and Access:** Grantee shall have all other rights and benefits necessary or convenient for the full enjoyment and use of the rights herein granted, including but not limited to, the right to remove and to clear all structures and obstructions such as, but not limited to, rocks, trees, brush, limbs and fences which might interfere with the rights herein contained, and the free and full right of ingress and egress over and across the Easement Area, as necessary or convenient for the full enjoyment and use of the rights herein granted, during the operations of Grantee as herein above enumerated, but not necessarily limited thereto. In the event of an emergency situation, Grantee shall have the full right of ingress and egress as necessary to and from the Easement Area and other adjacent lands of Grantor.

4. **Structures and Improvements:** Grantor covenants and agrees that no structures or above ground improvements (as defined in the attached Exhibit "C"), obstructions or impediments, of whatever kind or nature will be constructed, placed, granted or allowed within the Easement Area. Grantor further covenants and agrees not to plant any trees or shrubs within fifteen (15) feet of the centerline of the pipeline.

Grantor agrees to comply with the Addendum - General Construction Requirements and Restrictions for Wisconsin Gas LLC Gas Pipeline Easement Areas which is attached hereto, marked Exhibit "C", consisting of two pages, and made a part hereof by this reference.

5. **Elevation:** Grantor covenants and agrees that the elevation of the existing ground surface of land within the Easement Area will not be altered by more than six (6) inches without the prior written consent of Grantee.
6. **Temporary Easement:** Grantee and its agents shall have the further right to use, for initial construction purposes only, a strip(s) of land as shown on the attached Exhibit "B", as a temporary construction easement area. For non-wooded parcels Grantor and Grantee agree that Grantee may at the time of construction extend the temporary easement area up to an additional twenty-five (25) feet. The temporary easement is for initial construction purposes only and shall terminate when initial construction is completed.
7. **Reserved Rights:** Grantor, after the initial construction of the pipeline is completed, reserves the right to cultivate and use the ground surface within the Easement Area covered by this Easement provided that such use shall not, in the opinion of Grantee, interfere with or obstruct Grantee in its exercise of the rights and privileges herein granted, or create any actual or potential hazard to the pipeline facilities ultimately installed therein.
8. **Restoration:** Grantee agrees to restore or cause to have restored Grantor's land, including fencing, as nearly as is reasonably possible, to the condition existing prior to such entry by Grantee or its agents. This restoration, however, does not apply to any trees, bushes, branches or roots which may interfere with Grantee's use of the Easement Area.
9. **Ownership:** Grantor, its successors, assigns, heirs, executors and administrators covenant and agree to and with Grantee, its successors and assigns, that at the time of the enrolling and delivery of this Easement, they are well seized of good and marketable title to the premises above described.
10. **Exercise of Rights.** The Parties agree that the complete exercise of the rights herein conveyed may be gradual and not fully exercised for some time in the future, and that none of the rights herein granted shall be lost by non-use for any length of time.
11. **Binding Effect:** This Easement shall be a covenant running with the land and shall be binding upon, and inure to the benefit of, the heirs, legal representatives, executors, administrators, devisees, legatees, successors or assigns of all Parties hereto. The rights herein granted to Grantee may be assigned in whole or in part by Grantee at any time.
12. **Indemnification:** In consideration of the foregoing grant, it is understood that during the time said gas pipeline facilities are located on the premises of the Grantor pursuant to this grant, Grantee will indemnify, save and hold harmless the Grantor, its successors and assigns, from any and all claims, liabilities, losses, costs, damages or expenses for injury or death of any person and any damages to property arising out of Grantee's exercise of any of its rights under this easement; excepting, however, 1) any claims, liabilities, losses, costs, damages or expenses arising out of negligence or willful acts on the part of the Grantor, its successors and assigns, Grantors employees, agents and invitees; 2) any special, consequential or indirect damages, including but not limited to, loss of profit or revenue, and diminution in value; and 3) any environmental claims, liabilities, losses, costs, damages or expenses not directly caused by the construction or operation of said gas pipeline facilities. To be clear, environmental claims, liabilities, losses, costs, damages or expenses resulting from the discovery (whether intentional or unintentional) of existing pollution (whether reportable or not) on the premises of the Grantor shall remain the sole responsibility of the Grantor.

13. **Enforcement:** Enforcement of this Easement may be by proceedings at law or in equity against any person or persons violating or attempting or threatening to violate any term or condition in the Easement either to restrain or prevent the violation or to obtain any other relief. If a suit is brought to enforce this Easement, the prevailing party shall be entitled to recover its costs, including reasonable attorney fees, from the nonprevailing party.

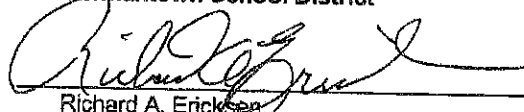
This is not homestead property.

IN WITNESS WHEREOF, the Party or Parties hereto have executed this instrument this 14TH day of SEPTEMBER, 2015.

Grantor:

Joint School District No. 1 of the Village of
Germantown, Towns of Germantown,
Richfield, Jackson and Polk

Germantown School District


Richard A. Erickson
Director of Business & Auxiliary Services

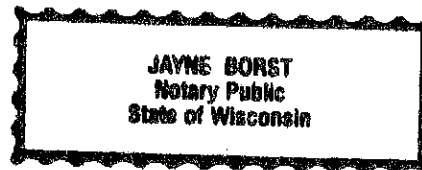


Lester Spies,
Clerk of Germantown School District

STATE OF WISCONSIN)
: SS
COUNTY)

Personally came before me this 14TH day of SEPTEMBER, 2015 the above named **Richard A. Erickson** and **Lester Spies**, known to me to be the Director of Business & Auxiliary Services and Clerk of Germantown School District who executed the foregoing instrument by its authority and on its behalf and acknowledged the same.


Notary Public, State of Wisconsin
Print Name: JAYNE BORST
My commission expires 9-2-2017
[Notary Seal]



15-0059.8A, 17A

This instrument was drafted by Rita Qualls on behalf of Wisconsin Gas LLC, 231 W. Michigan St., Milwaukee WI 53203.

EXHIBIT A

LEGAL DESCRIPTION OF PROPERTY AND EASEMENT AREA

GRANTOR:
GERMANTOWN SCHOOL DISTRICT
N104 W13840 DONGES BAY RD
GERMANTOWN, WI 53022

TAX PARCEL NO.
GNTV 263-988
GNTV 341-975

GRANTEE:
WISCONSIN GAS LLC
231 W. MICHIGAN ST.
MILWAUKEE, WI. 53202

PROPERTY DESCRIPTION

PARCEL GNTV 263-988:

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

PARCEL GNTV 341-975:

That part of the South Half of the South Half of the Northeast 1/4 of Section 34, Township 9 North, Range 20 East, in the Village of Germantown, Washington County, Wisconsin, described as follows: Commencing at the center of said Section 34; thence North 1°26'42" West, 660.77 feet; thence North 88°36'51" East, 1643.31 feet; thence South 1°17'15" East, 662.64; thence South 88°42'45" West, 1641.49 feet to the place of beginning. EXCEPTING THEREFROM: Lot 1 of Certified Survey Map No. 4531, recorded on August 15, 1995 as Document No. 697516, being a part of the Southwest 1/4 of the Northeast 1/4, Section 34, Township 9 North, Range 20 East, in the Village of Germantown, Washington County, Wisconsin.

PERMANENT EASEMENT DESCRIPTION

PARCEL GNTV 263-988 (EXHIBIT B: PG. 2):

That part of Lot 2 of CSM 4473 in the Southeast 1/4 of the Southwest 1/4 of Section 26, Township 9 North, Range 20 East in the Village of Germantown, Washington County, Wisconsin, bounded and described as follows:

Commencing at the S 1/4 corner of said Section 26; thence N02°04'04"W along the east line of said SW 1/4, 60.00 feet to the north line of Donges Bay Rd. and the point of beginning; thence S88°27'11"W along said north line, 839.70 feet to the east line of Preserve Parkway and the west line of the owner's land; thence N01°47'04"W along said line, 50.00 feet; thence N88°27'11"E 839.45 feet to said east line; thence S02°04'04"E along said east line, 50.00 feet to the point of beginning.

The Permanent Easement Area contains 0.964 acre, more or less.

PARCEL GNTV 341-975 (EXHIBIT B: PG. 3):

That part of the Southeast 1/4 of the Northeast 1/4 of Section 34, Township 9 North, Range 20 East in the Village of Germantown, Washington County, Wisconsin, bounded and described as follows:

Commencing at the E 1/4 corner of said Section 34; thence S88°42'50"W along the south line of said NE 1/4, 1001.52 feet to the east line of the owner's land and the point of beginning; thence continuing S88°42'50"W along said south line, 319.89 feet to a west line of the owner's land; thence N01°25'23"W along said west line, 50.00 feet; thence N88°42'50"E 320.02 feet to the east line of the owner's land; thence S01°16'10"E along said east line, 50.00 feet to the point of beginning.

The Permanent Easement Area contains 0.367 acre, more or less.

Total Permanent Easement Areas contain 1.331 acres, more or less.

Total Temporary Easement Areas contain 0.849 acre, more or less.



we energies



DRAWN BY:	SAK
CHECKED:	GRS
APPROVED:	GRS

REVISIONS:	DATE: 11/19/2015
	SCALE: NA
	SHEET NUMBER:
	1 of 1

GRANTOR:
GERMANTOWN SCHOOL DISTRICT
N104 W13840 DONGES BAY RD
GERMANTOWN, WI 53022

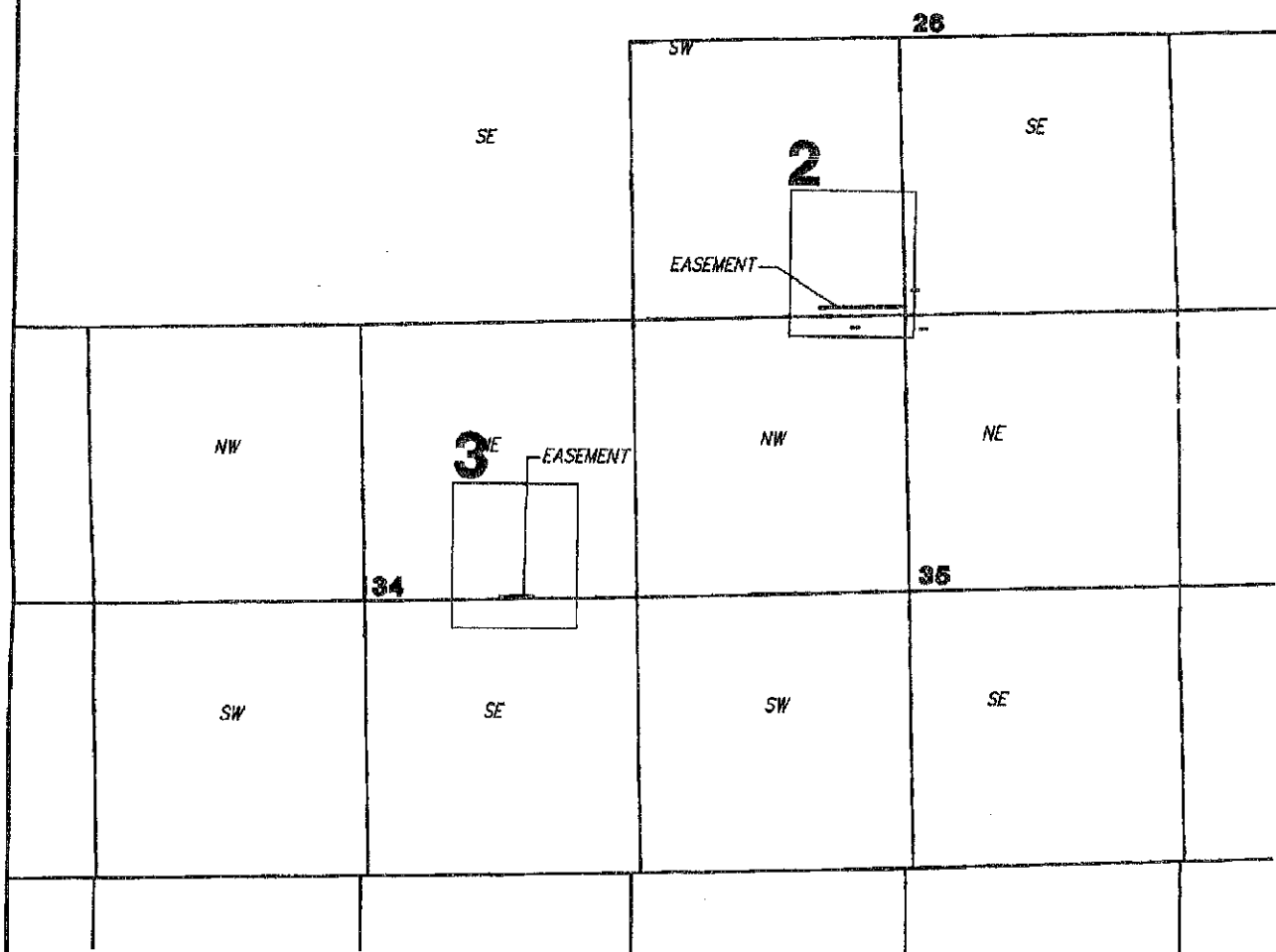
TAX PARCEL NO.
GNTV 263-988
GNTV 341-975

EXHIBIT B EASEMENT KEY MAP

GRANTEE:
WISCONSIN GAS LLC
231 W. MICHIGAN ST.
MILWAUKEE, WI. 53202



SECTION 26 T9N R20E
SECTION 34 T9N R20E



NOTE: BEARINGS BASED UPON THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE.



we energies



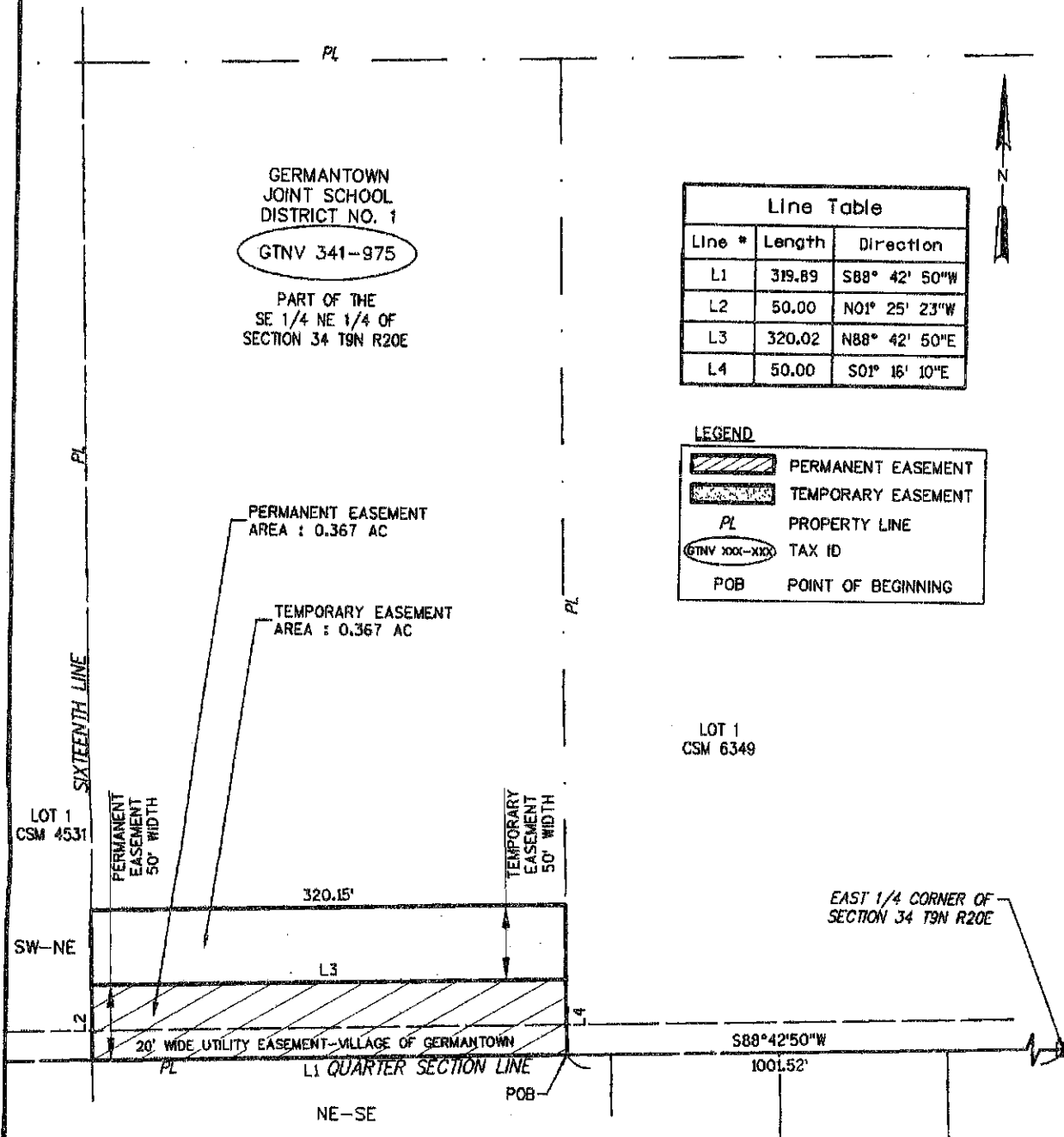
DRAWN BY:	SAK
CHECKED:	GRS
APPROVED:	GRS

REVISIONS:	DATE: 11/18/2015
	SCALE: N/A
	SHEET NUMBER:
	1 of 3

GRANTOR:
GERMANTOWN SCHOOL DISTRICT
N104 W13840 DONGES BAY RD
GERMANTOWN, WI 53022
TAX PARCEL NO.
GNTV 341-975

EXHIBIT B EASEMENT DESCRIPTION MAP

GRANTEE:
WISCONSIN GAS LLC
231 W. MICHIGAN ST.
MILWAUKEE, WI. 53202



NOTE: BEARINGS BASED UPON THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE.



we energies



DRAWN BY: SAK
CHECKED: GRS
APPROVED: GRS

REVISIONS:

DATE: 11/19/2015

SCALE: 1" = 100'

SHEET NUMBER:

3 of 3

EXHIBIT "C"

ADDENDUM

General Construction Requirements and Restrictions for Wisconsin Gas LLC Gas Easement Areas

1. The Easement Area must be accessible to Grantee and its duly authorized agents, invitees, contractors, persons, firms or corporations.
2. Fill material, rubble, scrap, pavement, berms or earthworks may not be placed within the Easement Area without Grantee's prior written approval.
3. The elevation or grade over the gas pipeline may not be altered by more than 6 inches without Grantee's prior written approval with a minimum cover of 36 inches being required at all times.
4. Retention ponds and their inlets/outlets are not permitted within the Easement Area.
5. Drainage ditches or drain tiles are not permitted within the gas pipeline Easement Area without Grantee's prior written approval of Grantor's plans. Plans must include consideration for proper cover and erosion protection.
6. Septic fields or mound systems are not permitted within the Easement Area. Laterals to or from the field or mound may cross the gas pipeline, provided that they maintain an 18 inch separation from the gas pipeline. Any excavation within 2 feet of the pipeline must be done by hand-digging or vacuum excavation with a Wisconsin Gas LLC representative present to view and inspect excavation activities.
7. Underground culverts, pipelines, cables, sewers or any utility may not be placed within 18 inches of the gas pipeline, and may not be placed within the Easement Area without Grantee's prior written approval of Grantor's plan. Any excavation within 2 feet of the pipeline must be done by hand-digging or vacuum excavation with a Wisconsin Gas LLC representative present to view and inspect excavation activities.
8. Digger's Hotline must be contacted at least 3 days prior to any excavation or construction activities within the Easement Area. The current contact for Digger's Hotline is 811 or 1-800-242-8511 or www.diggershotline.com.
9. Structures or above ground improvements are not permitted within the Easement Area. Prohibited structures include but are not limited to: houses, garages, outbuildings, storage sheds, decks, swimming pools, gazebos, satellite dish antennas and dog kennels/runs. Fencing may be installed in the Easement Area provided fence posts are placed a minimum of five feet from the gas pipeline.

EXHIBIT "C" – Page 2

10. Landscaping, including planting of trees and shrubs, is not permitted within 15 feet of the centerline of the pipeline.
11. The installation of private or public roads may be permitted within the Easement Area with Grantee's prior written approval of Grantor's road plan, which shall not be unreasonably withheld or delayed. The road plan must show sound structural fill around the gas pipeline. Grantee may require soil borings to establish the subgrade load bearing characteristics of the site and prove that unstable soils are not present around the gas pipeline.
12. A paved/compacted surface, such as a driveway, may be permitted within the Easement Area with Grantee's prior written approval of Grantor's driveway plan, which shall not be unreasonably withheld or delayed. The driveway plan must provide a minimum cover of 48 inches over the gas pipeline.
13. Heavy earth moving equipment may not be routed over the gas pipeline without Grantee's prior written approval of Grantor's construction plan, which shall not be unreasonably withheld or delayed. The construction plan must provide sufficient load bearing protection, including, but not limited to, temporary pavement, heavy mats, additional compacted cover or other adequate bridging methods.
14. **Wisconsin Gas LLC Field Operations must be contacted at least three (3) working days prior to any excavation activity within the Easement Area to coordinate oversight or inspection, or to confirm compliance with these provisions. The current phone number for Wisconsin Gas LLC Call Center is 1-800-242-9137.**

WISCONSIN GAS LLC
Attn: System Engineering, A516
333 W. Everett Street
MILWAUKEE, WI 53203

CERTIFIED SURVEY MAP (CSM) APPLICATION

3/9/20 Plan Commission Meeting

Steven & Elizabeth Green

Village Planner Report

Germantown, Wisconsin

Summary

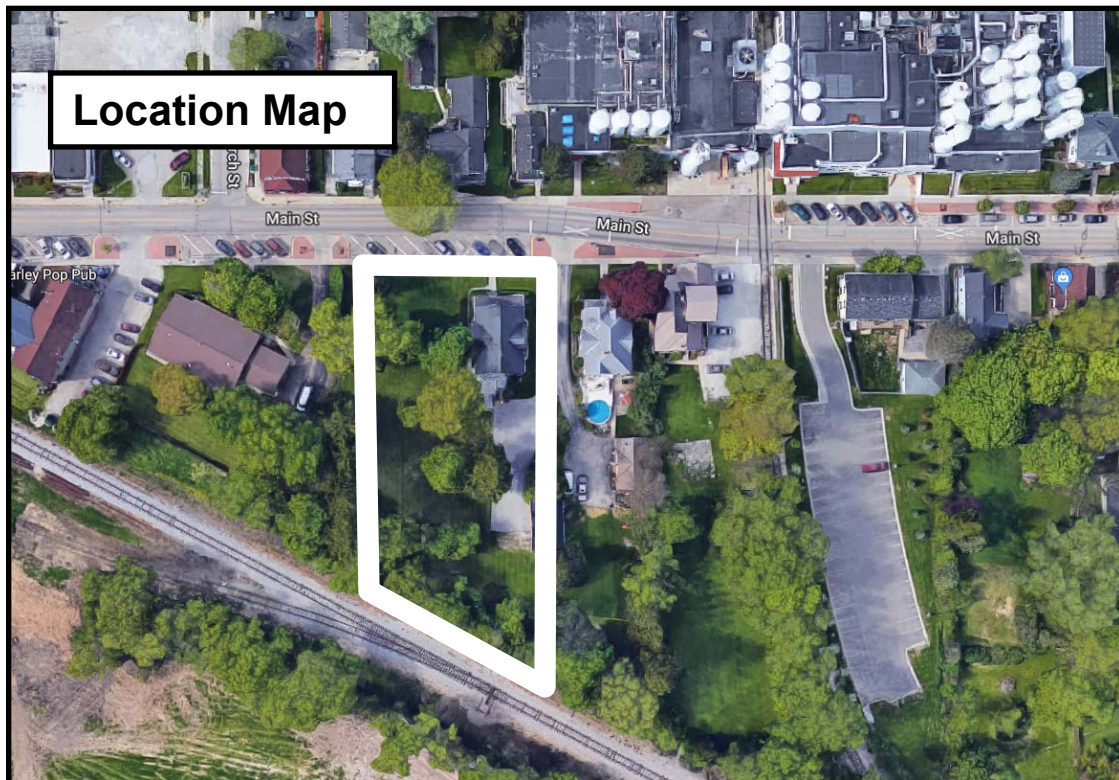
Steven and Elizabeth Green, property owners, are seeking approval of a Certified Survey Map (CSM) to combine two parcels on Main Street and remove a 10' access easement on their property located at N116 W16033 Main Street.

Property Location: N116 W16033 Main Street

**Applicant/
Property Owner:** Steve & Elizabeth Green
N116 W16033 Main Street
Germantown, WI 53022

Current Zoning: B-3: General Business

Adjacent Land Uses		Zoning
North	Industrial	B-3
South	Residential	Rm-2
East	Residential	B-3
West	Residential	B-3



Background/Proposal

Steven and Elizabeth Green, property owners, are seeking approval of a Certified Survey Map (CSM) to combine two parcels on Main Street and remove a 10' access easement on their property located at N116 W16033 Main Street.

Staff Comment

In February, the Green's received Plan Commission approval to construct a 24'x26' (624 sqft) attached garage and a separate 16'x'32 (512 sqft) detached accessory storage building on the property located at N116 W16033 Main Street.

At that time, it was discussed that the Green's own two (2) separate, adjacent parcels on Main Street (see Lots 1 & 2 of CSM#5927 attached). Currently, there is a 10' wide access easement that allows Lot 1 (vacant lot on west) to gain access across Lot 2 (contains existing dwelling). This access easement was created when the original parcel was divided into two separate parcels back in 2002 and eventually owned by separate parties. Since then, the Green's have acquired both parcels and want to combine them. The access easement is no longer needed since the Green's own both parcels, and, they have no intention of developing Lot 1 (vacant west) separately.

In addition to combining the parcels and eliminating the 10' access easement, the proposed CSM includes an access restriction along the Main Street frontage to protect the existing parking stalls along the south side of Main Street in front of the Green property. In hindsight, the Village should have restricted access along Main Street at the time the original CSM (#5927) was approved to protect the integrity of the existing angled parking stalls located along Main Street.

Finally, as was discussed in February, the Green's have prepared a driveway easement agreement (copy attached) that has been proposed to their adjacent neighbor (Kaiser) to address the fact that the existing driveway serving the Green property is located almost entirely on the adjacent property to the east, and, there is not a recorded access easement or agreement that addresses this situation.

NOTE: At the time this report was prepared, it is unknown if the driveway agreement has been signed by both property owners.

As we discussed, because the parcels in this area are relatively narrow, the shared driveway benefits the Green's by allowing more useable yard area along the east side of their dwelling (that would otherwise be taken up by a separate driveway and setback requirement. However, since the Green's agreed to re-position the attached garage doors to the south side of the garage addition, staff recommended and the Plan Commission decided to eliminate the requirement that an easement agreement be recorded as a condition of approval (making the easement agreement optional).

The following conditions were included in the Zoning Permit approval pertaining to the proposed CSM:

-
3. *The Greens are strongly encouraged to negotiate a shared driveway/easement agreement with the adjacent property owner to clearly establish mutually acceptable terms for the use, improvement and maintenance of the existing shared driveway that straddles their common property line.*
 4. *The certified survey map (CSM) to combine the two adjacent parcels owned by Green shall be submitted to the Village for review/approval no later than April 1, 2020, and, shall include an access restriction prohibiting driveway access along Main Street in the vicinity of existing parking stalls on Main Street.*

As shown on the proposed CSM, the area subject of the proposed driveway easement agreement has been added to the CSM in anticipation of that agreement being signed and recorded along with the CSM. In the event that an easement agreement is not reached between the two owners, it's likely that the driveway arrangement will continue "as is" with each party having the ability to file a claim with the Washington County Circuit Court seeking a prescriptive easement across the existing driveway to ensure continued use.

Village Planner Recommendation

APPROVE the 2-lot Certified Survey Map land combination for the Steven & Elizabeth Green property located at N116 W16033 Main Street as proposed.



Village of
Germantown
Wisconsin

Fee must accompany application

- ☐ \$2,900 with public improvements
☐ \$1,960 without public improvements

Fee _____ Date 2-11-20

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
Steven & Elizabeth Green

PROPERTY OWNER

Same

Phone (262) 305-1243

Phone ()

Fax ()

E-Mail sbgreen3@gmail.com

2 PROPERTY ADDRESS OR GENERAL LOCATION
1116 W 16033 Main St - house
1116 W 16011 Main St - lot

TAX KEY NUMBER

GTNV-22402 1003
GTNV-22402 1004

3 PURPOSE OF LAND ~~SPLIT~~
joining of 2 lots

Will the land split require rezoning?

From

To

4 READ AND INITIAL THE FOLLOWING:

SG

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.

SG

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.

SG

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.

SG

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 Steven Green / Elizabeth Green
Applicant Date

Steven Green / Elizabeth Green
Owner Date

CERTIFIED SURVEY MAP NO. _____

A REDIVISION OF CERTIFIED SURVEY MAP NO. 5927, BEING A REDIVISION OF CERTIFIED SURVEY MAP NO. 5512, BEING A DIVISION OF OUTLOT 9 OF "THE ASSESSOR'S PLAT OF THE VILLAGE OF GERMANTOWN", IN THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 22, TOWN 9 NORTH, RANGE 20 EAST, IN THE VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN.

LEGEND

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

□ - DENOTES 2.3" STEEL PIPE FOUND

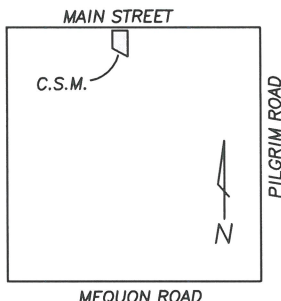
⊙ - DENOTES 1" MAG NAIL (SET)

● - DENOTES 3/4" STEEL REBAR FOUND

() - DENOTES ALSO RECORDED AS DIRECTION OR DISTANCE

ALL BEARINGS REFERENCED TO GRID NORTH OF THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NORTH LINE OF THE SE. 1/4 OF SECTION 22-9-20, WHICH BEARS S88°37'57"W)

OWNERS:
STEVEN M. GREEN AND
ELIZABETH A. GREEN
N116 W16033 MAIN STREET
GERMANTOWN, WI 53022

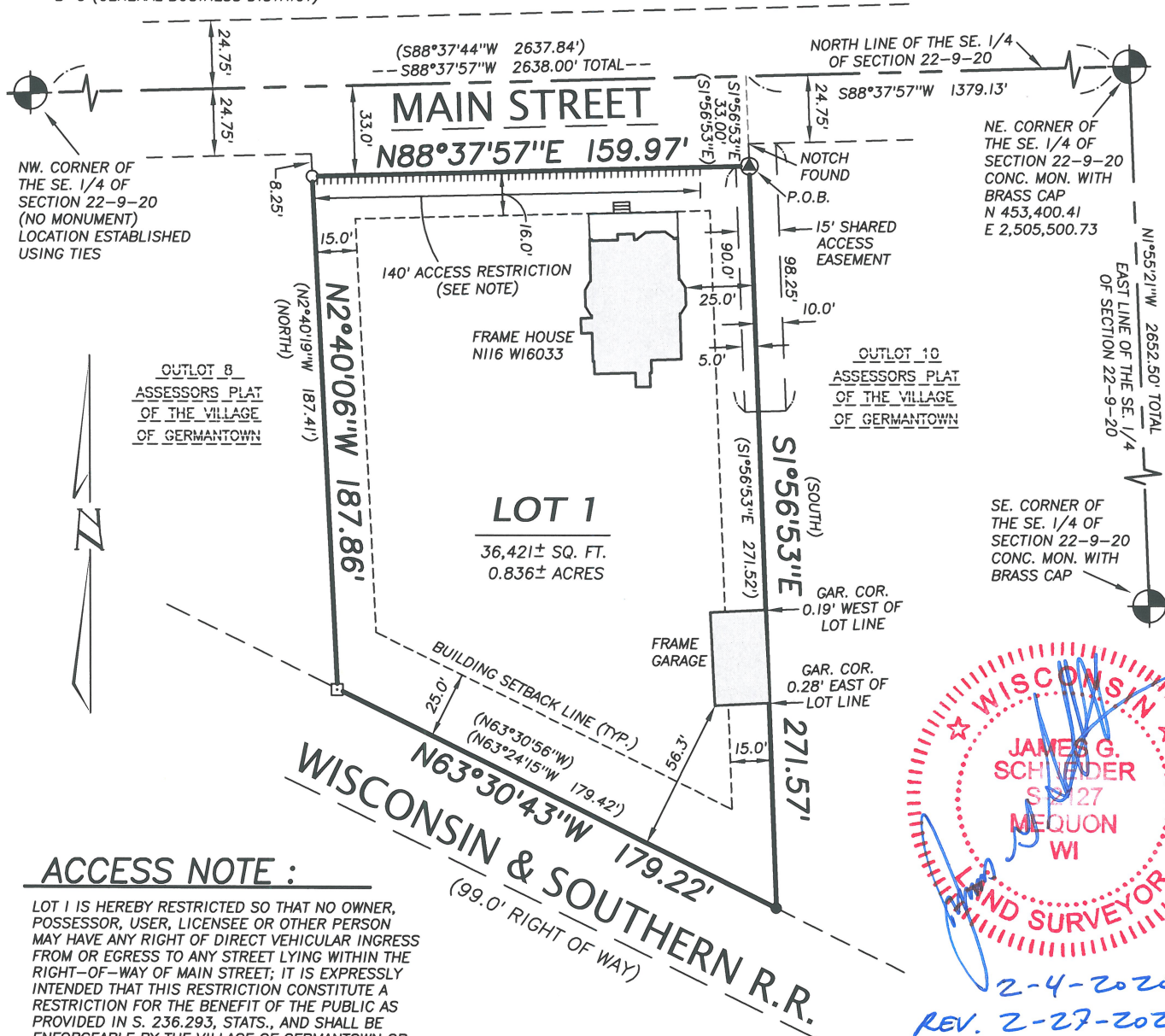


LOCATION MAP

SOUTHEAST 1/4 SEC. 22-9-20
(SCALE 1"=2000')

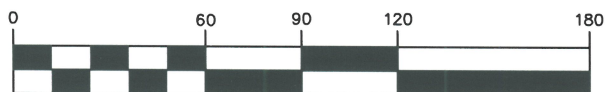
NOTES:

1. THIS PROPERTY IS ALSO SUBJECT TO EASEMENTS OF RECORD.
2. THIS PROPERTY IS PRESENTLY ZONED B-3 (GENERAL BUSINESS DISTRICT)



ACCESS NOTE:

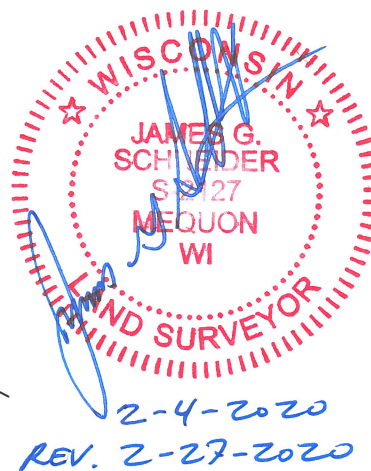
LOT 1 IS HEREBY RESTRICTED SO THAT NO OWNER, POSSESSOR, USER, LICENSEE OR OTHER PERSON MAY HAVE ANY RIGHT OF DIRECT VEHICULAR INGRESS FROM OR EGRESS TO ANY STREET LYING WITHIN THE RIGHT-OF-WAY OF MAIN STREET; IT IS EXPRESSLY INTENDED THAT THIS RESTRICTION CONSTITUTE A RESTRICTION FOR THE BENEFIT OF THE PUBLIC AS PROVIDED IN S. 236.293, STATS., AND SHALL BE ENFORCEABLE BY THE VILLAGE OF GERMANTOWN OR ITS ASSIGNS.



SCALE 1" = 60'



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



CERTIFIED SURVEY MAP NO. _____

A REDIVISION OF CERTIFIED SURVEY MAP NO. 5927, BEING A REDIVISION OF CERTIFIED SURVEY MAP NO. 5512, BEING A DIVISION OF OUTLOT 9 OF "THE ASSESSOR'S PLAT OF THE VILLAGE OF GERMANTOWN", IN THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 22, TOWNSHIP 9 NORTH, RANGE 20 EAST, IN THE VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

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

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

A redivision of Certified Survey Map No. 5927, being a redivision of Certified Survey Map No. 5512, being a division of Outlot 9 of "The Assessor's Plat of the Village of Germantown", in the Northwest 1/4 of the Southeast 1/4 of Section 22, Township 9 North, Range 20 East, in the Village of Germantown, Washington County, Wisconsin, bounded and described as follows:

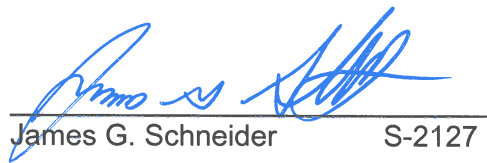
Commencing at the Northeast corner of the Southeast 1/4 of said Section 22; thence S88°37'57"W along the North line of said 1/4 Section, 1379.13 feet; thence S1°56'53"E, 33.00 feet to a point in the Southerly right-of-way line of Main Street, said point being the point of beginning of the lands to be described; thence continuing S1°56'53"E, 271.57 feet to a point in the Northerly right-of-way line of the Wisconsin & Southern Railroad; thence N63°30'43"W along said right-of-way line, 179.22 feet; thence N2°40'06"W, 187.86 feet to a point in the Southerly right-of-way line of Main Street; thence N88°37'57"E along said right-of-way line, 159.97 feet to the point of beginning.

Said lands containing 0.836 acres of land, more or less.

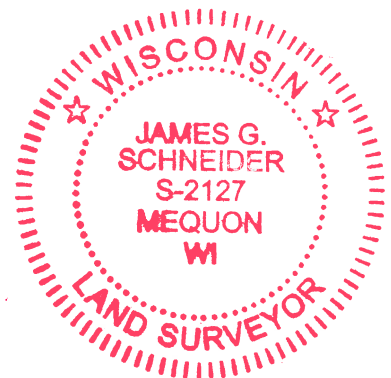
That I have made such survey, land division, and plat at the direction of Steven M. Green and Elizabeth A. Green, OWNERS of said lands.

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 Zoning and Land Division Ordinances.


James G. Schneider S-2127

2-3-2020



This instrument was drafted by James G. Schneider

CERTIFIED SURVEY MAP NO. _____

*A REDIVISION OF CERTIFIED SURVEY MAP NO. 5927, BEING A REDIVISION OF
CERTIFIED SURVEY MAP NO. 5512, BEING A DIVISION OF OUTLOT 9 OF "THE
ASSESSOR'S PLAT OF THE VILLAGE OF GERMANTOWN", IN THE NORTHWEST
1/4 OF THE SOUTHEAST 1/4 OF SECTION 22, TOWNSHIP 9 NORTH, RANGE 20
EAST, IN THE VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN.*

OWNER'S CERTIFICATE

We, Steven M. Green and Elizabeth A. Green, 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.

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

Witness

Steven M. Green

Witness

Elizabeth A. Green

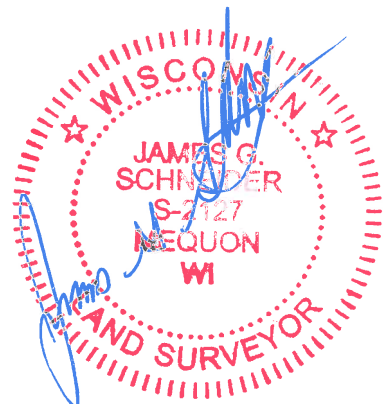
STATE OF WISCONSIN)
WASHINGTON COUNTY)^{ss}

PERSONALLY came before me on this _____ day of _____,
20____ Steven M. Green and Elizabeth A. Green, 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



2-3-2020

CERTIFIED SURVEY MAP NO. _____

*A REDIVISION OF CERTIFIED SURVEY MAP NO. 5927, BEING A REDIVISION OF
CERTIFIED SURVEY MAP NO. 5512, BEING A DIVISION OF OUTLOT 9 OF "THE
ASSESSOR'S PLAT OF THE VILLAGE OF GERMANTOWN", IN THE NORTHWEST
1/4 OF THE SOUTHEAST 1/4 OF SECTION 22, TOWNSHIP 9 NORTH, RANGE 20
EAST, IN THE VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN.*

CONSENT OF MORTGAGEE

WATERSTONE BANK, existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above described land does hereby consent to the surveying, dividing and mapping of the land described on this Certified Survey Map and does hereby consent to the above certificate of Steven M. Green and Elizabeth A. Green, OWNERS.

In witness whereof, the said WATERSTONE BANK has caused these presents to be signed by _____, it's _____
at _____, Wisconsin, this _____ day of _____
_____, 20____.

IN THE PRESENCE OF:

WATERSTONE BANK

By: _____

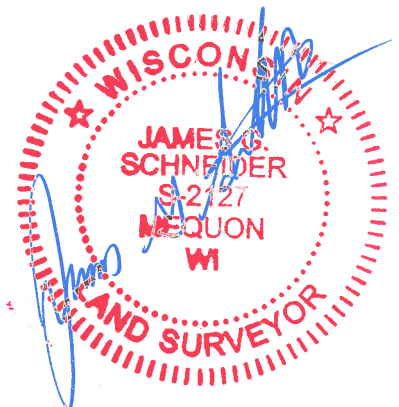
STATE OF WISCONSIN)
OZAUKEE COUNTY)^{ss}

PERSONALLY came before me on this _____ day of _____
, 20____, _____, 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



2-3-2020

CERTIFIED SURVEY MAP NO. _____

A REDIVISION OF CERTIFIED SURVEY MAP NO. 5927, BEING A REDIVISION OF CERTIFIED SURVEY MAP NO. 5512, BEING A DIVISION OF OUTLOT 9 OF "THE ASSESSOR'S PLAT OF THE VILLAGE OF GERMANTOWN", IN THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 22, TOWNSHIP 9 NORTH, RANGE 20 EAST, IN THE VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN.

VILLAGE OF GERMANTOWN PLANNING COMMISSION APPROVAL:

This Certified Survey Map is hereby approved by the Planning Commission of the Village of Germantown on this _____ day of _____, 20__.

Dean Wolter, Chairman

Date

Lori Johnson, Secretary

Date

STATE OF WISCONSIN)
WASHINGTON 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 a part of the NW. 1/4 of the SE.1/4 of Section 22, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin, having been approved by the Planning Commission being the same, is hereby approved and accepted by the Village Board of Trustees of the Village of Germantown on this _____ day of _____, 20__.

Dean Wolter, Village President

Date

Deanna Braunschweig, Village Clerk

Date

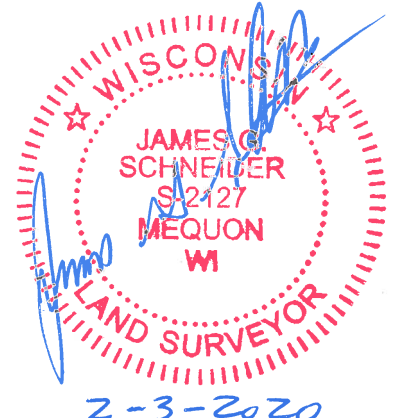
STATE OF WISCONSIN)
WASHINGTON COUNTY)^{SS}

PERSONALLY came before me on this _____ day of _____, 20__
the above named 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



2-3-2020

Document Number

Return to:
Carol E Krigbaum
KRIGBAUM LAW, LLC
227 E Fairmount Avenue
Whitefish Bay, WI 53217

**JOINT DRIVEWAY
EASEMENT AGREEMENT**

GTNV224-021020
GTNV 224-021004
GTNV 224-021003
Parcel Numbers

THIS JOINT DRIVEWAY AGREEMENT (the *Agreement*) is between Steven Matthew Green and Elizabeth A. Green (hereafter "*Parcel A Owner*") and Stephanie V. Kaiser (hereafter "*Parcel B Owner*") (collectively, "*Parcel Owners*").

RECITALS:

A. Parcel A Owner is the owner of certain real property located in Washington County, Wisconsin, as described on the attached Exhibit A and referred to on the exhibit and in this Agreement as *Parcel A*.

B. Parcel B Owner is the owner of certain real property located in Washington County, Wisconsin, as described on the attached Exhibit B and referred to on the exhibit and in this Agreement as *Parcel B*.

C. There exists a Driveway (hereafter "*Driveway*") running southerly off of Main Street, encroaching on both parcels, and being used by the Parcel Owners. Parcel A Owner and Parcel B Owner wish to memorialize that shared use arrangement.

D. From Main Street, south for 98.25 feet, the Driveway encroaches five (5) feet onto Parcel A and ten (10) feet onto Parcel B; at which point it forks, with a drive going to each of the respective parcels. The 98.25 feet of shared Driveway shall be referred to as the "*Easement Property*" and shall consist

of the highlighted portion on Exhibit C, attached hereto and incorporated herein by reference.

AGREEMENT

For good and valuable consideration, the receipt and sufficiency of which are acknowledged, the parties agree as follows:

1. Grant. Parcel A Owner and Parcel B Owner each grant a nonexclusive easement and right-of-way to the other, and their successors and assigns, to use the Driveway and the Easement Property as a joint driveway for ingress and egress to and from Main Street for each of the Parcels.

2. Permitted Users. The easement granted in Section 1, above, may be used by the Parcel Owners, their tenants, employees, customers, and invitees.

3. Maintenance Costs. Parcel Owners shall bear all maintenance expenses equally. Repairs and maintenance shall be performed at such times and in such a manner as are mutually agreeable to the parties. With regard to snow removal, Parcel A Owners shall be responsible for removal of snow on even-numbered days where there's been a snowfall of 2" or more; Parcel B Owners shall be responsible for removal of snow on odd numbered days where there's been a snowfall of 2" or more. If the parties are unable to agree within 10 days of a written request by one or the other on the need for the repair or maintenance, or if a dispute arises over snow removal, then the matter shall be referred, upon either party's request, to arbitration.

4. Indemnity. Parcel A Owner shall indemnify and defend Parcel B Owner from all liability, suits, actions, claims, costs, damages, and expenses of every kind and description, including court costs and legal fees, for claims of any character, including liability and expenses in connection with the loss of life, personal injury, or damage to property, brought because of any injuries or damages received or sustained by any person, persons, or property on account of or arising out of the use of Parcel B by Parcel A Owner or its agents, contractors, subcontractors, invitees, or employees; and

Parcel B Owner shall indemnify and defend Parcel A Owner from all liability, suits, actions, claims, costs, damages, and expenses of every kind and description, including court costs and legal fees, for claims of any character, including liability and expenses in connection with the loss of life, personal injury, or damage to property, brought because of any injuries or damages received or sustained by any person, persons, or property on account of or arising out of the use of Parcel A by Parcel B Owner or its agents, contractors, subcontractors, invitees, or employees.

5. Equal Rights of Use. Parcel A Owner and Parcel B Owner shall have equal rights of ingress and egress over the Driveway and shall take no action to prevent the other party's enjoyment of such rights.

6. Covenants Run with Land. All of the terms and conditions in this Agreement, including the benefits and burdens, shall run with the land and shall be binding upon, inure to the benefit of, and be enforceable by Parcel A Owner and Parcel B Owner and their respective successors and assigns. The easement granted under Section 1 of this Agreement is an easement appurtenant to Parcel A and may not be transferred separately from, or severed from, title to Parcel A. Furthermore, the benefits of the easements granted under this Agreement shall not be extended to any properties other than Parcel A without the

consent of Parcel B Owner. The specific parties named as Parcel A Owner and Parcel B Owner in this Agreement, and each of their respective successors and assigns as fee simple owners of Parcel A and Parcel B, respectively, or any portion of Parcel A or Parcel B, shall cease to have further liability under this Agreement with respect to facts or circumstances first arising after the party has transferred its fee simple interest in Parcel A or Parcel B, respectively, except, however, for obligations that accrued during the party's period of ownership of title.

7. Non-Use. Non-use or limited use of the easement rights granted in this Agreement shall not prevent Parcel A Owner from later use of the easement rights to the fullest extent authorized in this Agreement.

8. Governing Law. This Agreement shall be construed and enforced in accordance with the internal laws of the State of Wisconsin.

9. Entire Agreement. This Agreement sets forth the entire understanding of the parties and may not be changed except by a written document executed and acknowledged by all parties to this Agreement and duly recorded in the office of the Register of Deeds of Washington County, Wisconsin.

10. Notices. All notices to either party to this Agreement shall be delivered in person or sent by certified mail, postage prepaid, return receipt requested, to the other party at that party's last known address. If the other party's address is not known to the party desiring to send a notice, the party sending the notice may use the address to which the other party's property tax bills are sent. Either party may change its address for notice by providing written notice to the other party.

11. Invalidity. If any term or condition of this Agreement, or the application of this Agreement to any person or circumstance, shall be deemed invalid or unenforceable, the remainder of this Agreement, or the application of the term or condition to persons or circumstances other than those to which it is held invalid or unenforceable, shall not be affected thereby, and each term and condition shall be valid and enforceable to the fullest extent permitted by law.

12. Waiver. No delay or omission by any party in exercising any right or power arising out of any default under any of the terms or conditions of this Agreement shall be construed to be a waiver of the right or power. A waiver by a party of any of the obligations of the other party shall not be construed to be a waiver of any breach of any other terms or conditions of this Agreement.

13. Enforcement. Enforcement of this Agreement may be by proceedings at law or in equity against any person or persons violating or attempting or threatening to violate any term or condition in this Agreement, either to restrain or prevent the violation or to obtain any other relief. If a suit is brought to enforce this Agreement, the prevailing party shall be entitled to recover its costs, including reasonable attorney fees, from the nonprevailing party.

14. No Public Dedication. Nothing in this Agreement shall be deemed to be a gift or dedication of any portion of the easement granted under this Agreement to the general public or for any public purpose whatsoever. Parcel Owners agree to cooperate with each other and to take such measures as may be necessary to prevent the dedication to the public of the Driveway and Easement Property, whether by express grant, implication, or prescription, including, without limitation, the posting of a Private Drive or No Trespassing signs. Such measures shall not, however, unreasonably interfere with the easement rights granted under this Agreement.

PARCEL A OWNER:

Steven Matthew Green

Dated: _____

Elizabeth A. Green

Dated: _____

ACKNOWLEDGMENT

STATE OF WISCONSIN

COUNTY OF _____

This instrument was acknowledged before me
on _____ by Steven Matthew
Green and Elizabeth A. Green.

Notary Public, State of Wisconsin

My commission expires: _____

PARCEL B OWNER:

Stephanie V. Kaiser

Dated: _____

ACKNOWLEDGMENT

STATE OF WISCONSIN

COUNTY OF _____

This instrument was acknowledged before me
on _____ by
Stephanie V. Kaiser.

Notary Public, State of Wisconsin

My commission expires: _____

- SEAL -

- SEAL -

This document was drafted by Attorney Carol E. Krigbaum, State Bar No. 1000530

EXHIBIT A

A REDIVISION OF CERTIFIED SURVEY MAP NO. 5927, BEING A REDIVISION OF CERTIFIED SURVEY MAP NO. 5512, BEING A DIVISION OF OUTLOT 9 OF "THE ASSESSOR'S PLAT OF THE VILLAGE OF GERMANTOWN" IN THE NORTHWEST $\frac{1}{4}$ OF THE SOUTHEAST $\frac{1}{4}$ OF SECTION 22, TOWN 9 NORTH, RANGE 20 EAST, IN THE VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN.

Address: N116 W16033 Main Street, Germantown, WI 53022

Tax Parcel Numbers: GTNV 224021004 and GTNV224021003

EXHIBIT B

(Legal description of Parcel B)

COPY

15-3

CERTIFIED SURVEY MAP NO.

BEING A REDIVISION OF CERTIFIED SURVEY MAP NO. 5512, BEING A DIVISION OF OUTLOT 9 OF THE ASSESSOR'S PLAT OF THE VILLAGE OF GERMANTOWN IN THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 22, TOWN 9 NORTH, RANGE 20 EAST, COUNTY OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN.

Prepared For: Gerald M. Grosenick
W 124 N11385 Wausaukee Road
Germantown, WI 53022

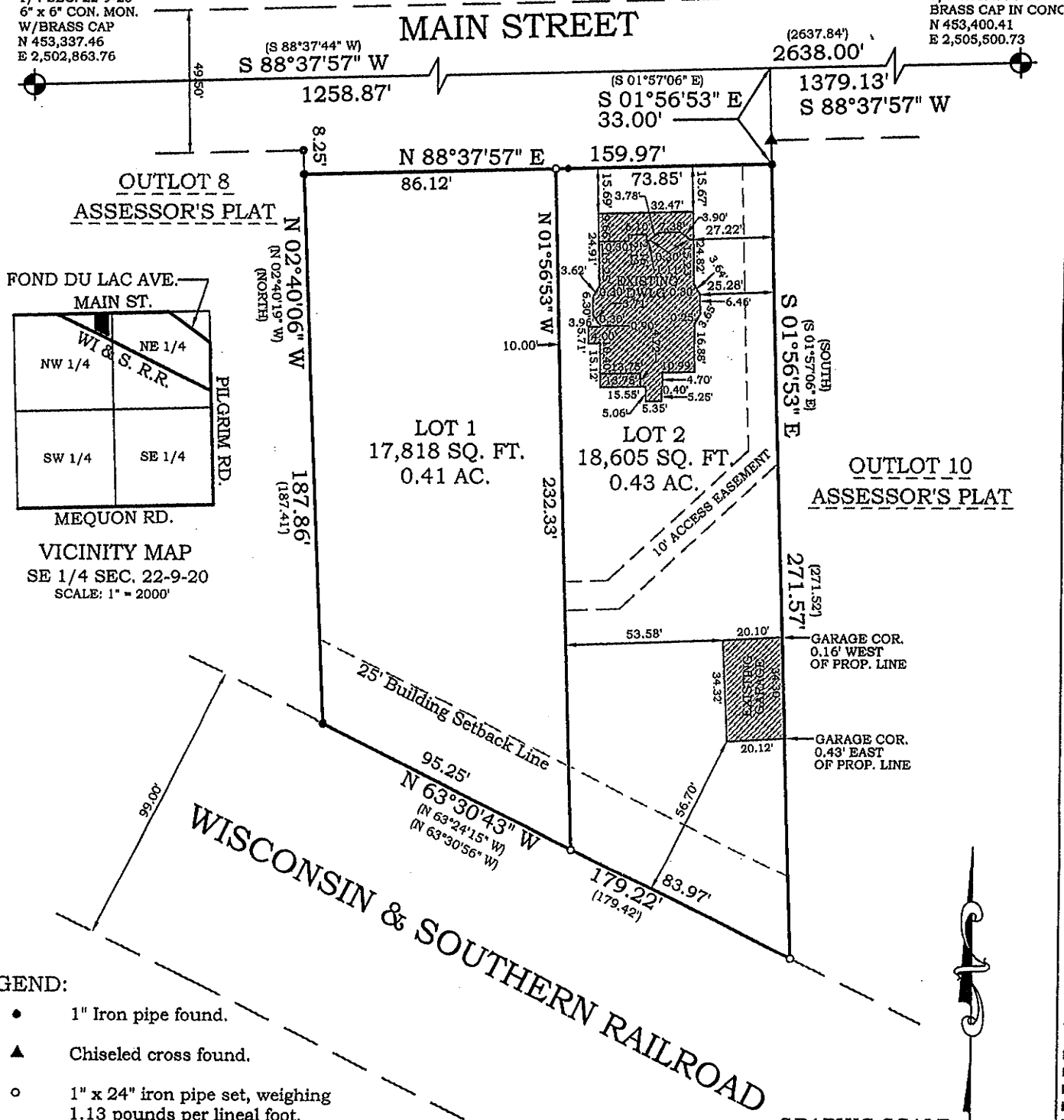
NOTES:

- 1.) Bearings are referenced to the Wisconsin State Plane Co-ordinate System, South Zone (NAD-27).
- 2.) Recorded data, when different than measured, is shown in parenthesis.
- 3.) Front and Side Setbacks are to be the Average of Adjoining Lots per Zoning.



NW CORNER OF SE
1/4 SEC. 22-9-20
6" x 6" CON. MON.
W/BRASS CAP
N 453,337.46
E 2,502,863.76

NE CORNER OF SE
1/4 SEC. 22-9-20
BRASS CAP IN CONC
N 453,400.41
E 2,505,500.73



LEGEND:

- 1" Iron pipe found.
- ▲ Chiseled cross found.
- 1" x 24" iron pipe set, weighing 1.13 pounds per lineal foot.

THIS INSTRUMENT DRAFTED BY SCOTT F. ZIMMERMAN.

METROPOLITAN ENGINEERING, INC.

20875 CROSSROADS CIRCLE, SUITE 150, WAUKESHA, WI. 53186
PH. (262) 782-2221 FAX 782-4426

PARCEL 1
C.S.M. NO.

1" = 50'
Revised August 8, 2005
Revised March 4, 2005
December 13, 2004
SHEET 1 OF 3

MAP NO 5927 VOL 43 PAGE 300

DOC# 1099109

SIGN REVIEW
3/9/20 Plan Commission Meeting

Reinhold Signs / North Shore Bank, FSB

Village Planner Report

Germantown, Wisconsin

Summary

Reinhold Signs, agent for North Shore Bank, FSB, is requesting approval for two wall signs and two directional signs for North Shore Bank located at N112W15780 Mequon Road.

Location: N112W15780 Mequon Road

Agent/

Property Owners: Reinhold Signs
2070 Holmgren Way
Green Bay, WI 54304

North Shore Bank, FSB
15700 W Bluemound Road
Brookfield, WI 53005

Zoning: Sendik's Village Center PDD (B-2)

Adjacent Land Uses		Zoning
North	Commercial	Sendik's PDD
South	Residential	Rm-3
East	Commercial	Sendik's PDD
West	Commercial	Sendik's PDD



Background/Proposal

Reinhold Signs, agent for North Shore Bank, FSB, is requesting approval for two wall signs and two directional signs for North Shore Bank located at N112W15780 Mequon Road.

Wall Signs

- 84" x 68" (40 square feet) rectangular, internally illuminated, made with acrylic and aluminum. The sign will be placed on the south façade of the building.
- 15" x 192" (20 square feet) backlit letterset "North Shore Bank", made with acrylic and aluminum. This sign is proposed to be located on the west façade of the building.

Directional Signs

- 24" x 36" (6 square feet), 42" in height, rectangular aluminum sign providing directional signage for Drive Up, ATM, and Parking. The sign will be located to the northwest of the building.
- 18" x 36" (4.5 square feet), 42" in height, rectangular aluminum sign providing directional signage designating Exit Only. The sign will be located to the northeast of the building.

Staff Comments

Village code limits wall signage to the building frontage, unless deemed appropriate and approved by the Plan Commission. In this case, the Plan Commission will have to approve the proposed wall signage on the west façade of the building. Staff supports approval of this signage as it will be visible to east bound traffic on Mequon Road.

Village Planner Recommendation

APPROVE the two proposed wall signs and two proposed directional signs for the North Shore Bank property subject to the following conditions:

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



Village of

Germantown

Willkommen

Fee must accompany application

\$275 Sign Review Fee

\$ 75 Sign Face Replacement

Paid \$ Date 1-2-20

SIGN REVIEW APPLICATION

Pursuant to Section 17.46 of the Municipal Code

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

1 APPLICANT OR AGENT

Robert Ott
Reinhold Signs
2070 Holmgren Way
Green Bay, WI 54304
Phone (920) 494-7161
Fax (920) 494-8720
E-Mail robert@reinholdsigns.com

PROPERTY OWNER

North Shore Bank, FSB
15700 W. Bluemound Rd.
Brookfield, WI 53005
Phone (262) 787-6816

2 PROPERTY ADDRESS OR GENERAL LOCATION

N112W15780 Mequon Rd.

3 SIGN INFORMATION

Sign Dimensions _____ height x _____ width
Number of Sides _____
Total Square Footage of Sign (include all sides) _____
Total height of the Sign _____
Is the Sign to be illuminated _____ yes _____ no
Type of Sign Construction Materials _____
Distance to Closest Property Line _____

See Attached {

Single/Multi Tenant (circle one)
Building Frontage SF 580

Are there any existing signs on the property No
If yes, what is the total Square Footage of existing signs _____

What are the intentions for the existing signs: Take down _____ Remain _____

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

Robert Ott 12/17/19
Applicant Date

[Signature] 12/18/19
Owner Date
VP. North Shore Bank

North Shore Bank

Sign Details

Sign A - South Elevation:

Dimensions: 84" (H) X 68" (L)
Number of Sides: 1
Total Square Footage: 39.7 sq. ft.
Total Height of Sign: 16'
Is the Sign to be Illuminated: yes
Construction Materials: aluminum, acrylic

Sign B - West Elevation:

Dimensions: 15" (H) X 192" (L)
Number of Sides: 1
Total Square Footage: 20 sq. ft.
Total Height of Sign: 11'
Is the Sign to be Illuminated: yes
Construction Materials: aluminum, acrylic

Sign C – Non-lit Directional:

Dimensions: 24" (H) X 36" (L)
Number of sides: 2
Total Square Footage: 6 sq. ft.
Total Height: 42"
Is the Sign to be Illuminated: no
Construction materials: aluminum

Sign D – Non-lit Directional:

Dimensions: 18" (H) X 36" (L)
Number of Sides: 2
Total Square Footage: 4.5 sq. ft.
Total Height: 42"
Is the Sign to be Illuminated: no
Construction Materials: aluminum





(920) 494-7161
reinholdsigns.com

CLIENT: North Shore Bank
ADDRESS: Germantown, WI

CONTACT: Dave Kane

DATE: 07/15/19

PMS COLORS/VINYL COLORS

	TRANS GREEN
	TRANS INTENSE BLUE

NOTES:

DRAWING NUMBER:

7-15-19 NEW SIGNS

REVISION NUMBER: #1

DATE: 07/15/19

SALESPERSON:
Robert Ott

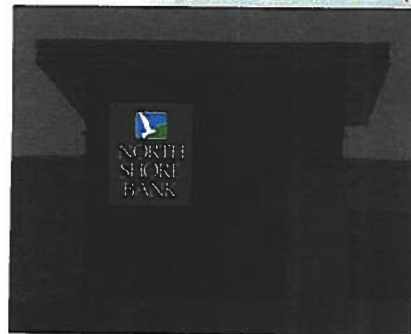
LAYOUT: APPROVED ☐
CHANGES ☐

Signature: _____

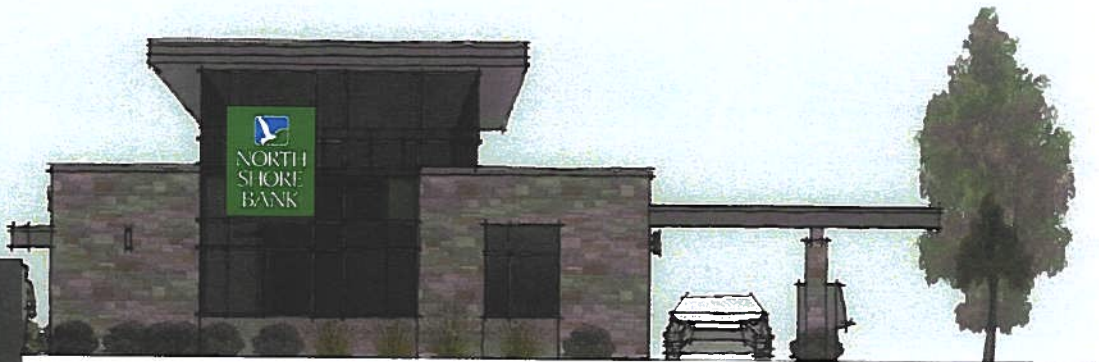
Date: _____

SOUTH ELEVATION

SIGN A



NIGHT VIEW



SIGN: 84" (H) X 68" (L)
39.7 SQUARE FEET

Y FIELD SURVEY REQUIRED



(920) 494-7161
reinholdsigns.com

CLIENT: North Shore Bank
ADDRESS: Germantown, WI

CONTACT: Dave Kane

DATE: 07/15/19

PMS COLORS/VINYL COLORS

	TRANS GREEN

NOTES:

DRAWING NUMBER:

7-15-19 NEW SIGNS

REVISION NUMBER: **#1**

DATE: **07/15/19**

SALESPERSON:
Robert Ott

LAYOUT: APPROVED ☐
CHANGES ☐

Signature: _____

Date: _____

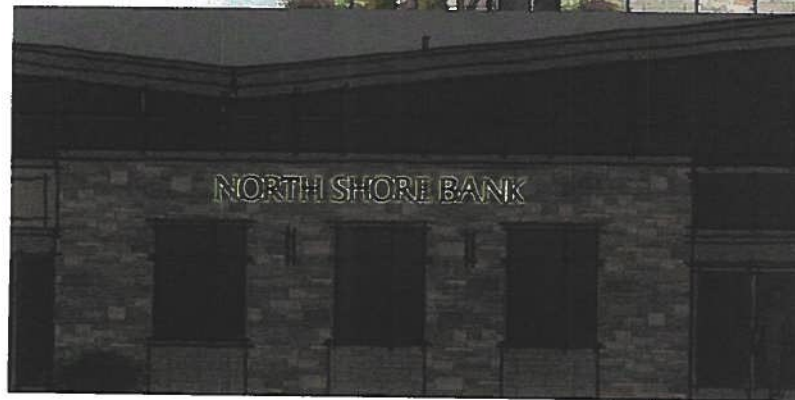
WEST ELEVATION

SIGN B

191.8"
NORTH SHORE BANK



SIGN: 15" (H) X 192" (L)
20 SQUARE FEET



NIGHT VIEW

Y FIELD SURVEY REQUIRED



(920) 494-7161
reinholdsigns.com

CLIENT: North Shore Bank
ADDRESS: Germantown, WI

CONTACT: Dave Kane

DATE: 07/15/19

PMS COLORS/VINYL COLORS

	TRANS GREEN
	TRANS INTENSE BLUE

NOTES:

DRAWING NUMBER:

7-15-19 DIRECTIONALS

REVISION NUMBER: #1

DATE: 07/15/19

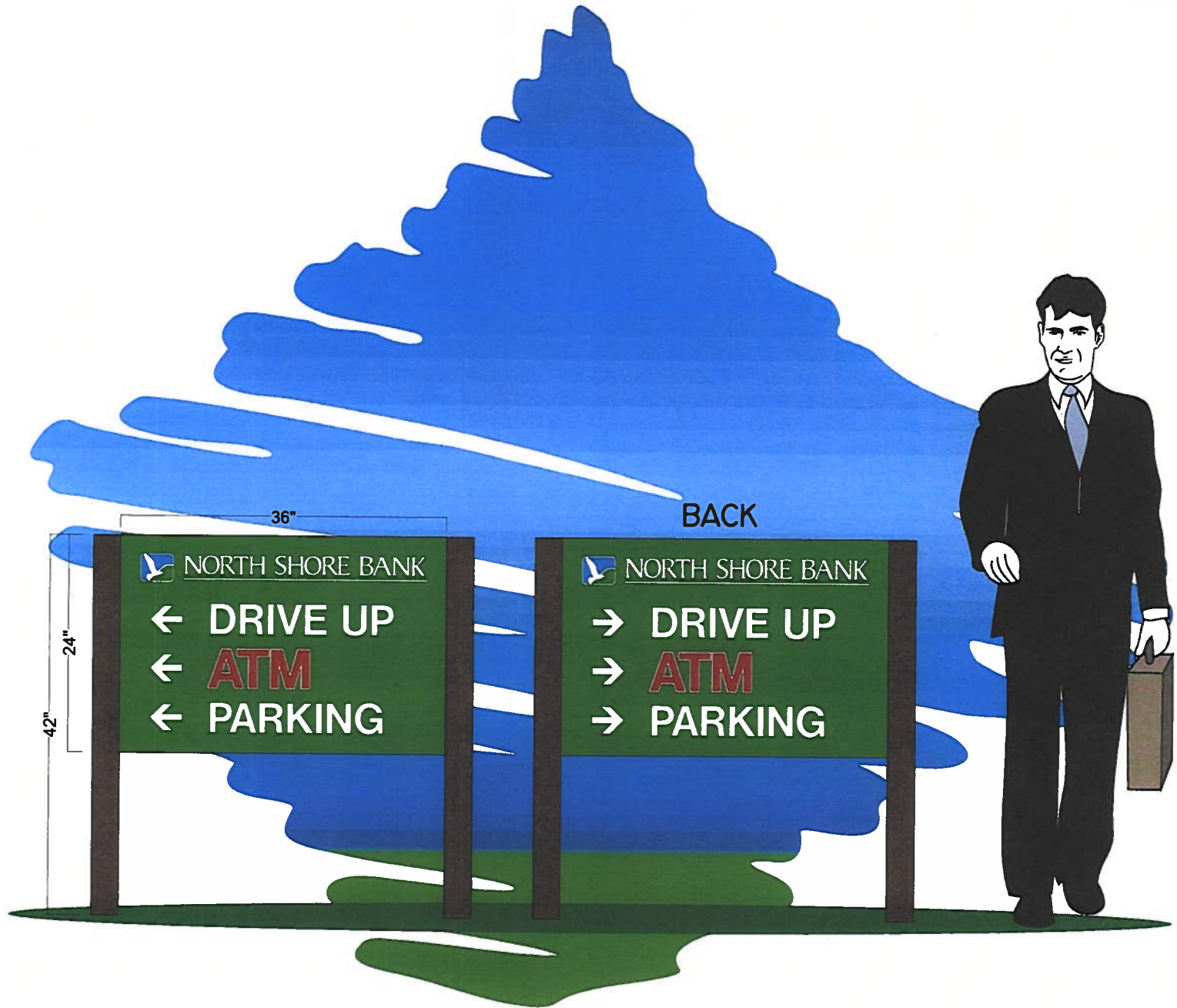
SALESPERSON:
Robert Ott

LAYOUT: APPROVED ☐
CHANGES ☐

Signature: _____

Date: _____

SIGN C.



Y FIELD SURVEY REQUIRED

All artwork is copyrighted and cannot be reproduced without Reinhold Sign Service's permission. It is illegal to duplicate or reproduce copyrighted artwork without prior written permission.



(920) 494-7161
reinholdsigns.com

CLIENT: North Shore Bank
ADDRESS: Germantown, WI

CONTACT: Dave Kane

DATE: 07/15/19

PMS COLORS/VINYL COLORS

	TRANS GREEN
	TRANS INTENSE BLUE

NOTES:

DRAWING NUMBER:

7-15-19 DIRECTIONALS

REVISION NUMBER: #1

DATE: 07/15/19

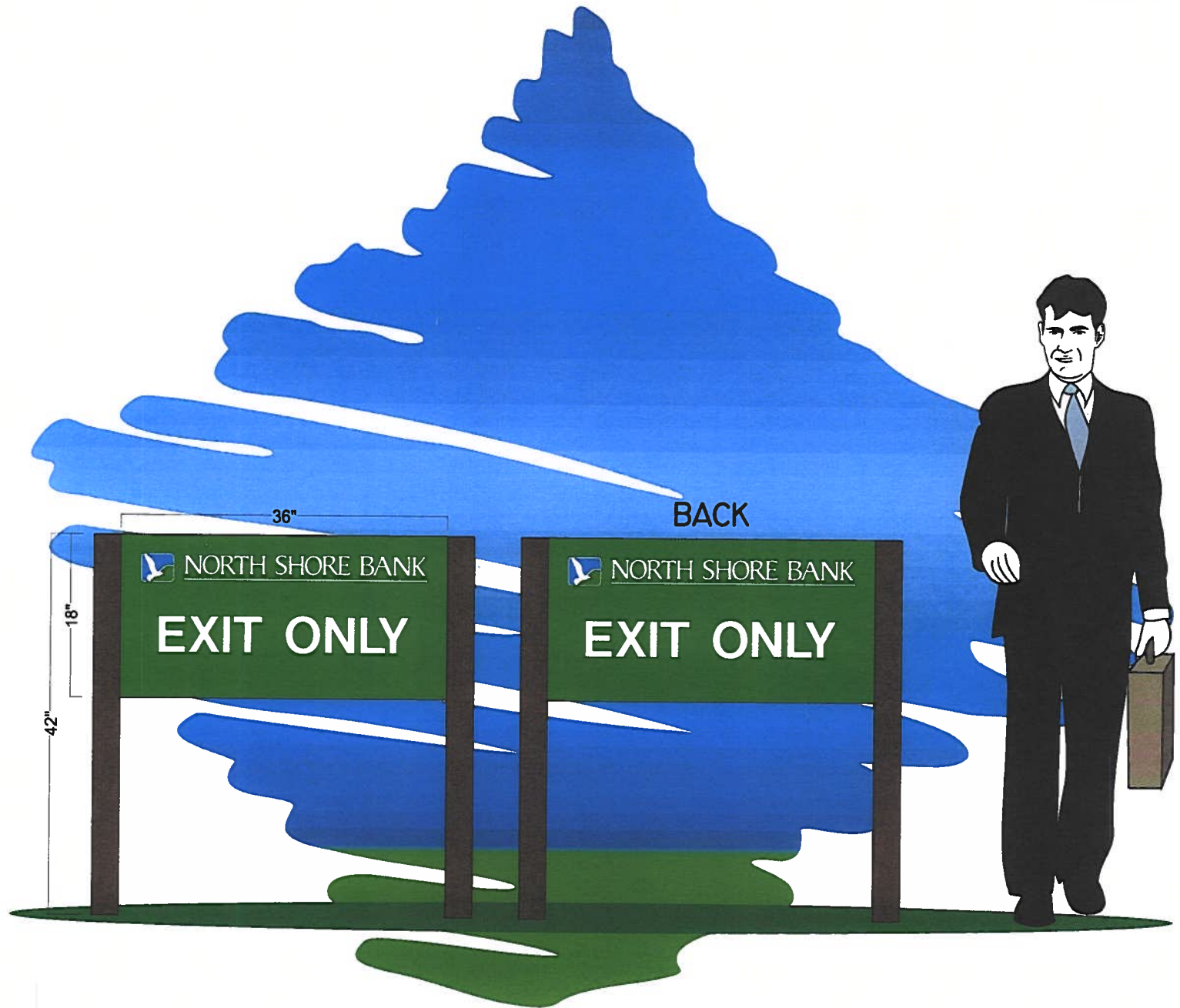
SALESPERSON:
Robert Ott

LAYOUT: APPROVED ☐
CHANGES ☐

Signature: _____

Date: _____

SIGN D.



Y FIELD SURVEY REQUIRED

All artwork is copyrighted and cannot be reproduced without Reinhold Sign Service's permission. It is illegal to duplicate or reproduce copyrighted artwork without prior written permission.

SIGN REVIEW

3/9/20 Plan Commission Meeting

Danko Signs LLC, DBA Signarama / Anderson Brothers Construction Appliance World

Village Planner Report

Germantown, Wisconsin

Summary

Danko Signs LLC, DBA Signarama, agent for Anderson Brothers Construction Appliance World, is requesting approval for wall signage for Grand Appliance, commercial tenant at W188 N10707 Maple Road.

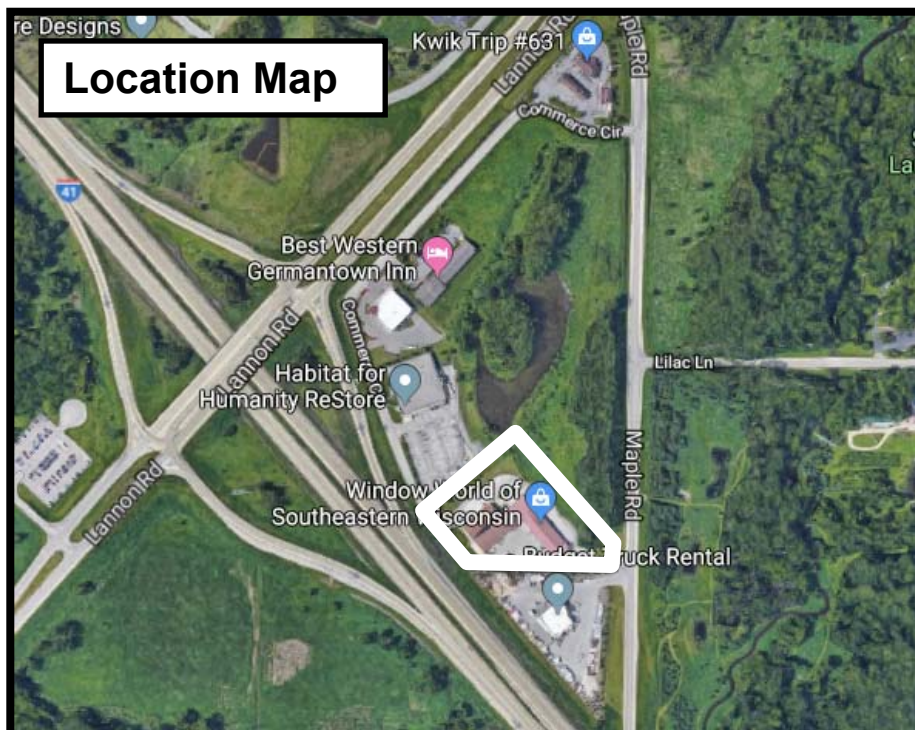
Location: W188 N10707 Maple Road

Agent/

Property Owners:	Danko Signs LLC	Anderson Brothers Construction
	DBA Signarama	Appliance World
	7600 75 th Street #115	671 Stonegate Pass
	Kenosha, WI 53142	Colgate, WI 53017

Zoning: B-1: Neighborhood Business

Adjacent Land Uses		Zoning
North	Commercial	B-1
South	Commercial	B-5
East	Commercial / Agricultural	B-1 / A-1
West	Commercial / Interstate 41	B-1 / ROW



Background/Proposal

Danko Signs LLC, DBA Signarama, agent for Anderson Brothers Construction Appliance World, is requesting approval for wall signage for Grand Appliance, commercial tenant at W188 N10707 Maple Road.

Wall Sign

- 88 square-foot, internally illuminated, made with red acrylic faces and aluminum returns and backs. The sign will be placed on the front elevation of the building, directly above the entrance.

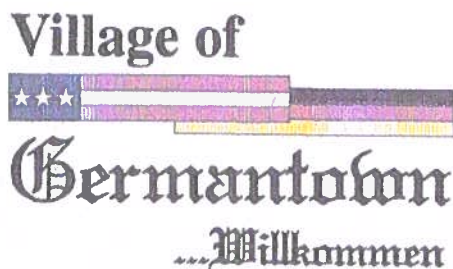
Staff Comments

The maximum square footage for the signage on the face of this building is 90 square feet. The proposed wall sign meets the Village's sign requirements.

Village Planner Recommendation

APPROVE the proposed wall sign for Grand Appliance subject to the following conditions:

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



Fee must accompany application

\$275 Sign Review Fee

\$ 75 Sign Face Replacement

Paid \$ Date 2-18-20

SIGN REVIEW APPLICATION

Pursuant to Section 17.46 of the Municipal Code

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

1 APPLICANT OR AGENT

Danko Signs LLC, DBA Signarama

7600 75th Str #115

Kenosha, WI 53142

Phone (262) 6970444

Fax ()

E-Mail Steve@Signarama-Kenosha.com

PROPERTY OWNER

ROY ANDERSON

Anderson Brothers Construction Appliance World

671 Stonegate Pass

Colgate, WI 53017

Phone (414) 305-5877

2 PROPERTY ADDRESS OR GENERAL LOCATION

W188 N10707 Maple Road
Germantown, WI

3 SIGN INFORMATION

Sign Dimensions

Number of Sides

Total Square Footage of Sign (include all sides)

Total height of the Sign

Is the Sign to be illuminated X yes no

Type of Sign Construction Materials Face change only. Please see attached proposed drawing.

Distance to Closest Property Line 87 FT

47" x 118" FOR "GRAND"
33" x 215" FOR "APPLIANCE"

Single/Multi Tenant (circle one)

Building Frontage SF 60 L.F.

Are there any existing signs on the property YES - PYLON SIGN PANEL

If yes, what is the total Square Footage of existing signs 40 sq ft x 2 FACES

What are the intentions for the existing signs: Take down Remain X

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

[Signature] 03 February 2020
Applicant Date

Owner

See
Attached
Page

Date



Village of
Germantown
...Willkommen

Fee must accompany application

\$275 Sign Review Fee

\$ 75 Sign Face Replacement

Paid _____ Date _____

SIGN REVIEW APPLICATION

Pursuant to Section 17.46 of the Municipal Code

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

1

APPLICANT OR AGENT

Danko Signs LLC, DBA Signarama

7600 75th Str #115

Kenosha, WI 53142

Phone (262) 6970444

Fax ()

E-Mail Steve@Signarama-Kenosha.com

PROPERTY OWNER

Rose Anderson

Anderson Brothers Construction Appliance World

671 Stonegate Pass

Colgate, WI 53017

Phone (414) 305-5877

2

PROPERTY ADDRESS OR GENERAL LOCATION

W188 N10707 Maple Road
Germantown, WI

3

SIGN INFORMATION

Sign Dimensions 47" x 118" FOR "GRADE"
33" x 215" FOR "APPLIANCE"
height x width
Number of Sides ONE
Total Square Footage of Sign (include all sides) 88
Total height of the Sign 21 FT FROM GRADE
Is the Sign to be illuminated X yes no
Type of Sign Construction Materials Face change only. Please see attached proposed drawing
Distance to Closest Property Line 87 FT

Are there any existing signs on the property YES - PYLON SIGN PANEL
If yes, what is the total Square Footage of existing signs 40 sq ft x 2 FACES

What are the intentions for the existing signs: Take down _____ Remain X

4

SIGNATURES - ALL APPLICATIONS MUST BE SIGNED BY OWNER!

Steve Danke
Applicant Date 03 February 2020

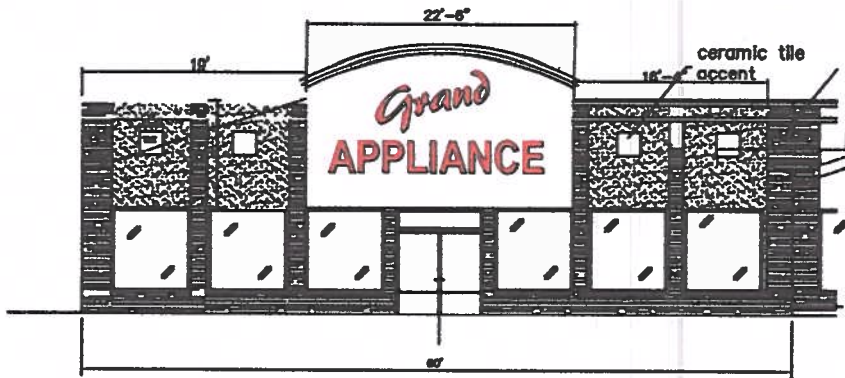
Rose Anderson
Owner Date 2-17-2020

DATE/FILE NAME

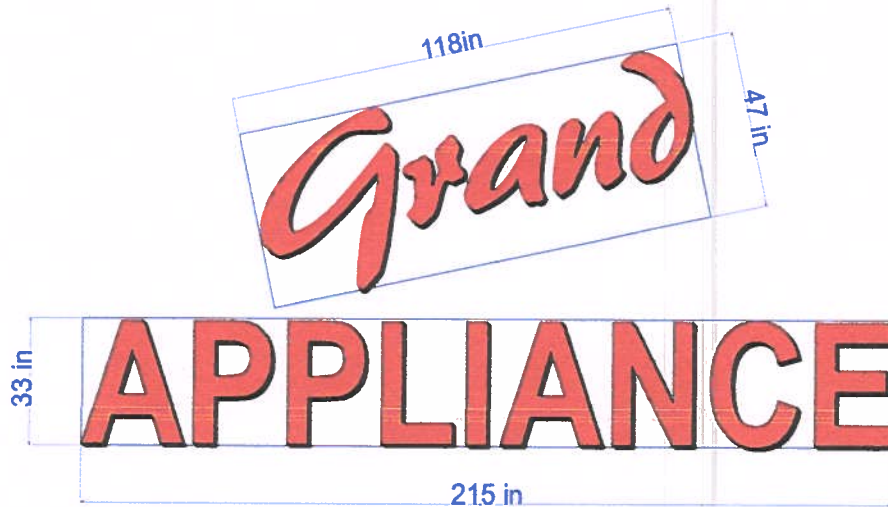
02-16-2020

CUSTOMER INFO

Grand Appliance Germantown
Front Channel Letters



Proposed Front Elevation



Channel Letter Layout

Sign Area Calculation:

Building frontage is 60 l.f. x 1.5 =
90 sq ft of allowable sign area.

"APPLIANCE" is 33 in x 215 in =
7095 sq in / 144 = 49.3 sq ft.

"Grand" is 47 in x 118 in =
5546 sq in / 144 = 38.5 sq ft

Total sq ft of sign is 87.8 sq ft

Construction Details

- 5 in deep direct mount channel letters (no raceway)
- All aluminum returns and backs
- UL listed
- Red LED lighting
- Red acrylic faces
- Black trimcap and returns
- To be hooked to existing electrical circuit on inside of building directly behind sign
- Letters to be fastened directly to building using exterior screws long enough to reach rigid substrate.
- In addition small amounts of silicone dhesive will be applied around the edge for additional support.
- Electrical disconnect to be located on interior sign circuit junction box.
- Low voltage wire is Paige zip strip
- Three low voltage power supplies will be mounted on the interior of the facade in a metal case.

TO ASSURE SAFETY AND QUALITY OUR PRODUCT IS LISTED

THIS RENDERING IS INTENDED AS A SAMPLE ONLY. COLOR, TEXTURE, MEASUREMENTS, AND ACTUAL APPEARANCE MAY VARY SLIGHTLY FROM COMPLETED WORK AND IS CONSIDERED NORMAL & USUAL.

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Signarama
The way to grow your business.

7600 75 Street, Suite 115
Kenosha, WI 53142
Phone: 262-697-0444 Fax: 262-697-7669
kenosha@signarama.com

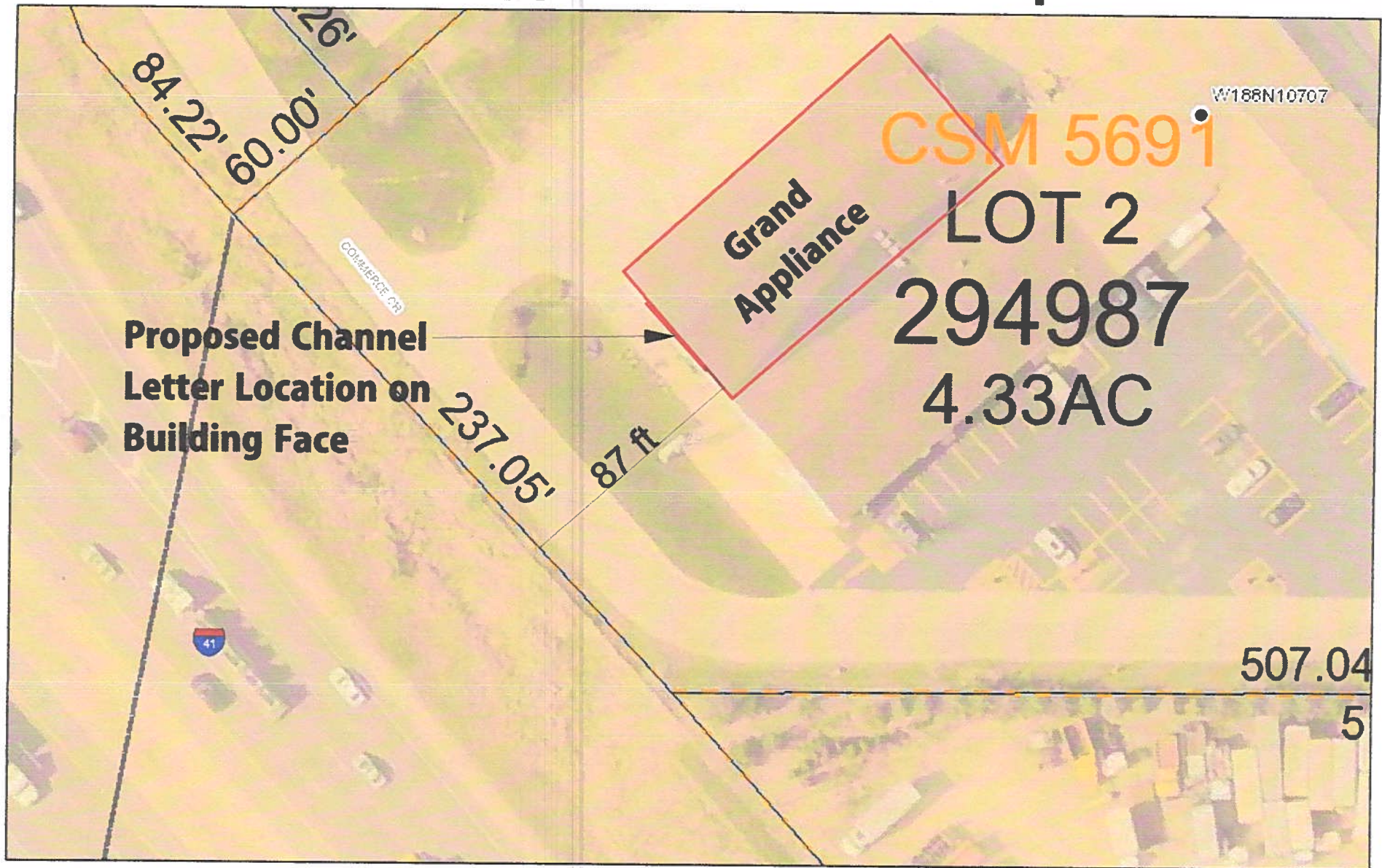
I HAVE REVIEWED THE ABOVE SPECIFICATIONS & HEREBY FULLY UNDERSTAND THE CONTENT OF WORK TO BE PERFORMED & APPROVE THIS PROJECT TO BEGIN:

CUSTOMER APPROVAL SIGNED BY: _____
PRINT: _____ **DATE:** _____

LANDLORD APPROVAL SIGNED BY: _____
PRINT: _____ **DATE:** _____

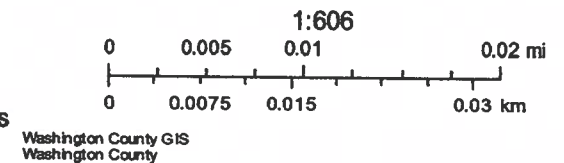
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Grand Appliance Location Map



February 17, 2020

- Address Point
- 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

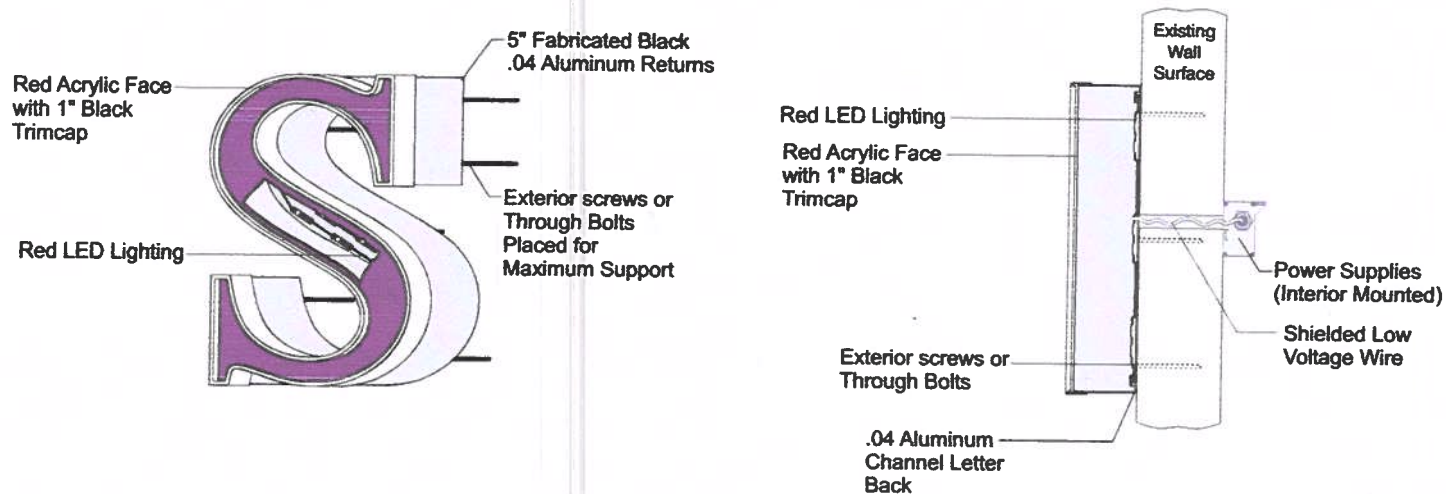


DATE/FILE NAME

02-16-2020

CUSTOMER INFO

Grand Appliance Germantown
Front Channel Letters



LED Illuminated Wall Mounted Typical Channel Letter Detail

TO ASSURE SAFETY AND QUALITY OUR PRODUCT IS  LISTED

THIS RENDERING IS INTENDED AS A SAMPLE ONLY. COLOR, TEXTURE, MEASUREMENTS, AND ACTUAL APPEARANCE MAY VARY SLIGHTLY FROM COMPLETED WORK AND IS CONSIDERED NORMAL & USUAL.

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PRINT: _____ **DATE:** _____

LANDLORD APPROVAL SIGNED BY: _____

PRINT: _____ **DATE:** _____

2019 Community Survey Results

Draft Draft Draft Draft Draft Draft Draft Draft Draft Draft Draft Draft

Survey Timeline:

September 9, 2019-
November 1, 2019

TOTAL SURVEY
RESPONDENTS

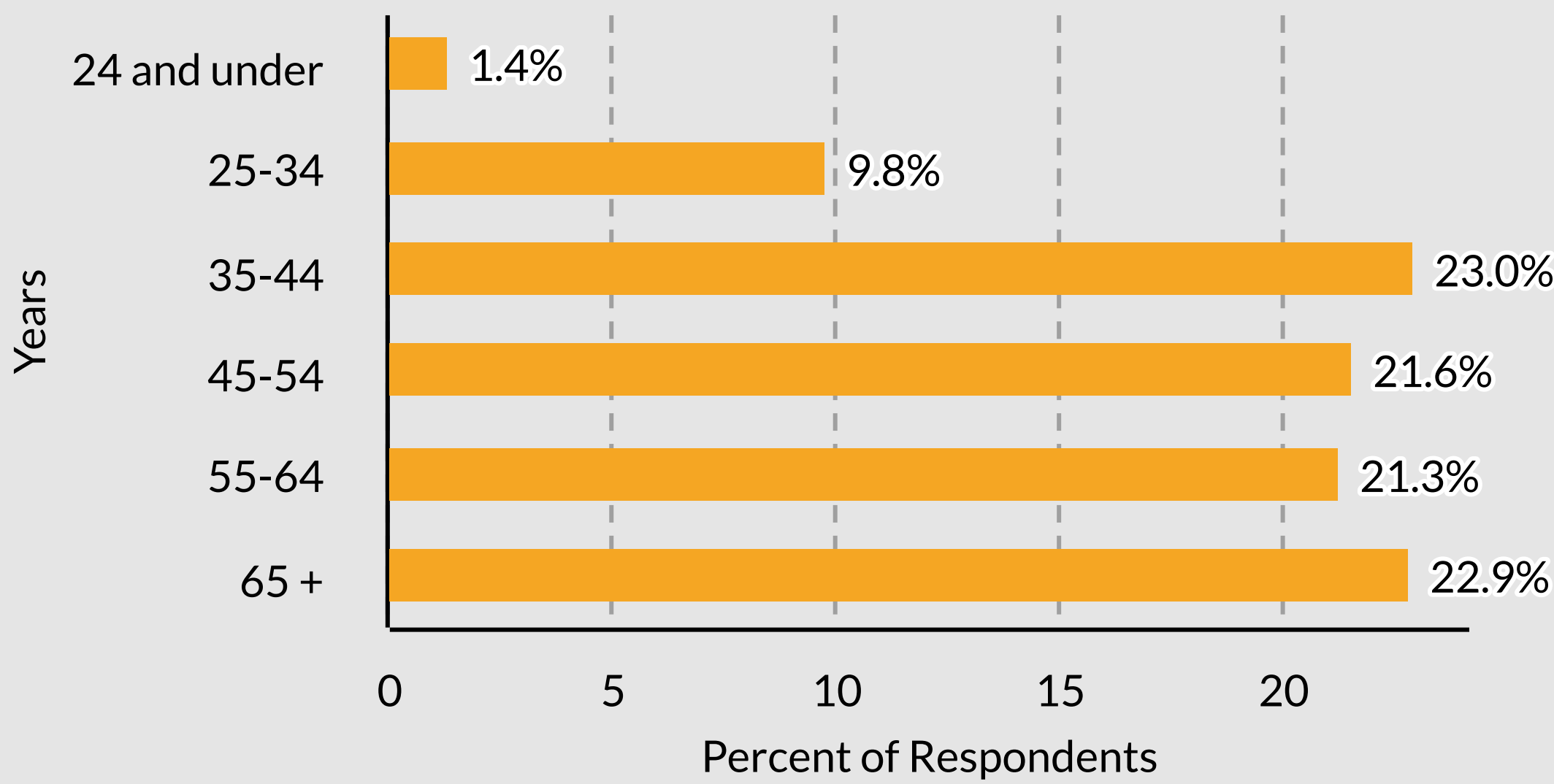
1,819

AVERAGE RESPONSES
PER QUESTION

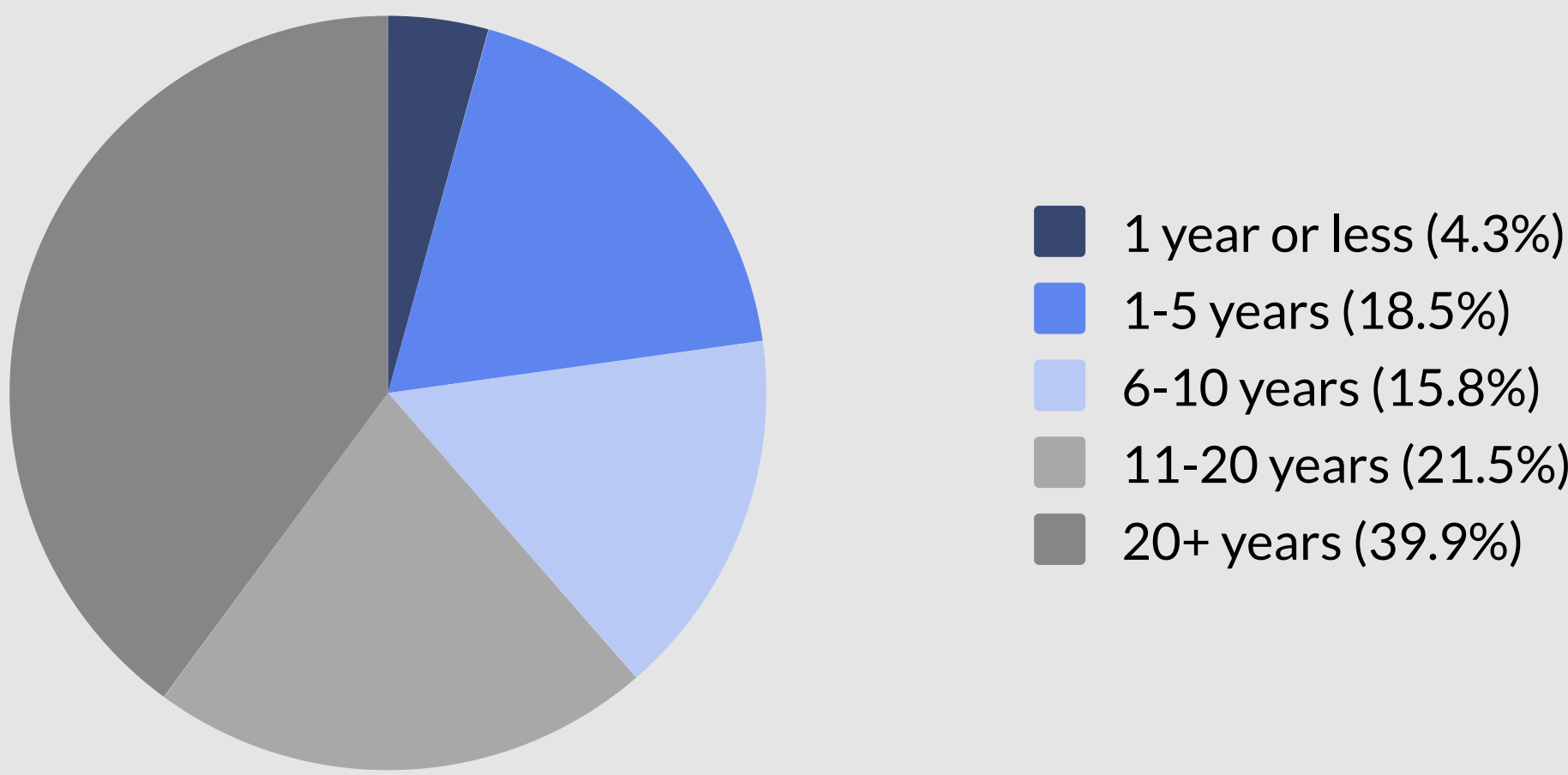
1,633

BACKGROUND

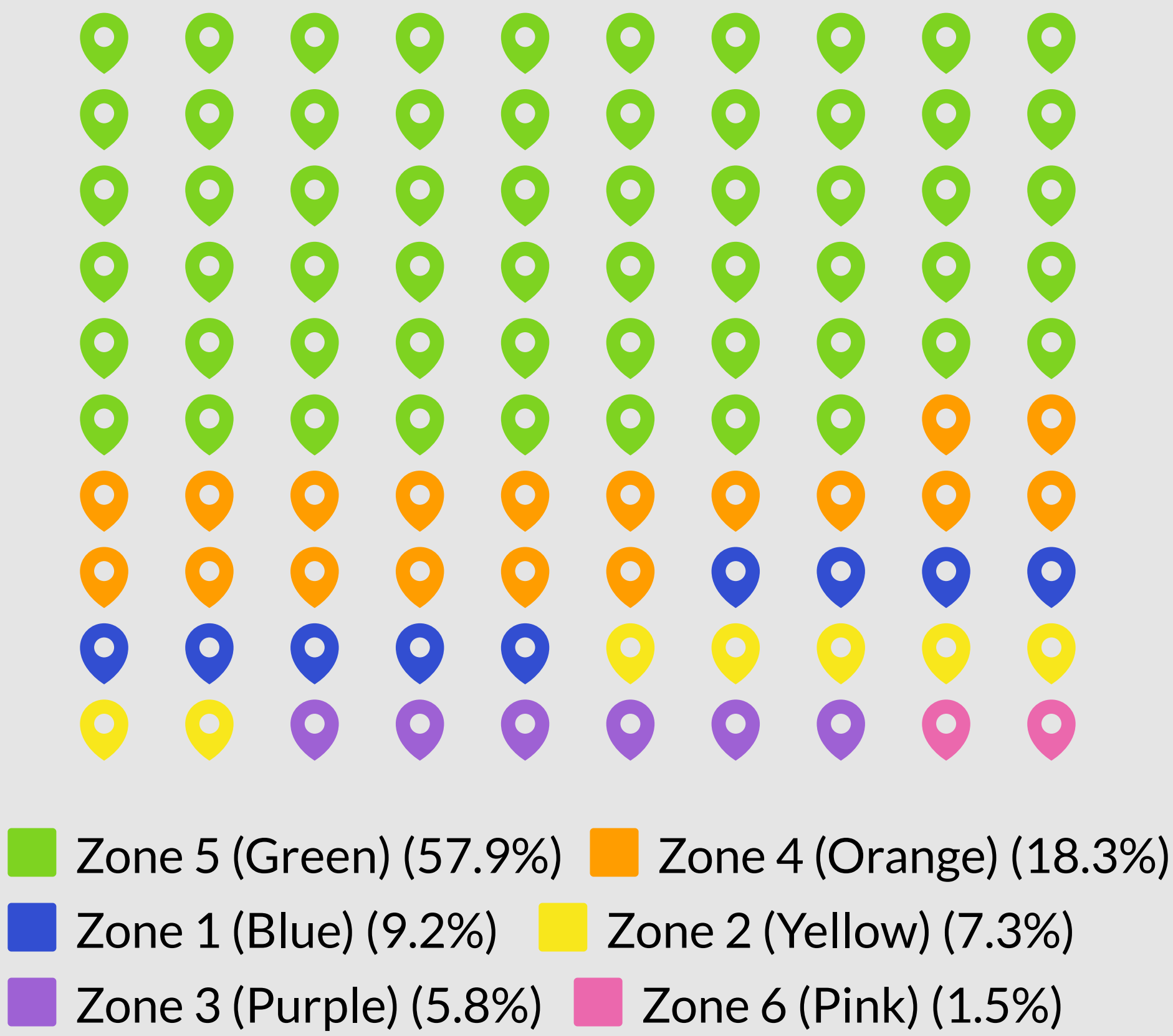
What is your age?



How long have you lived, worked, or owned property in the Village of Germantown?



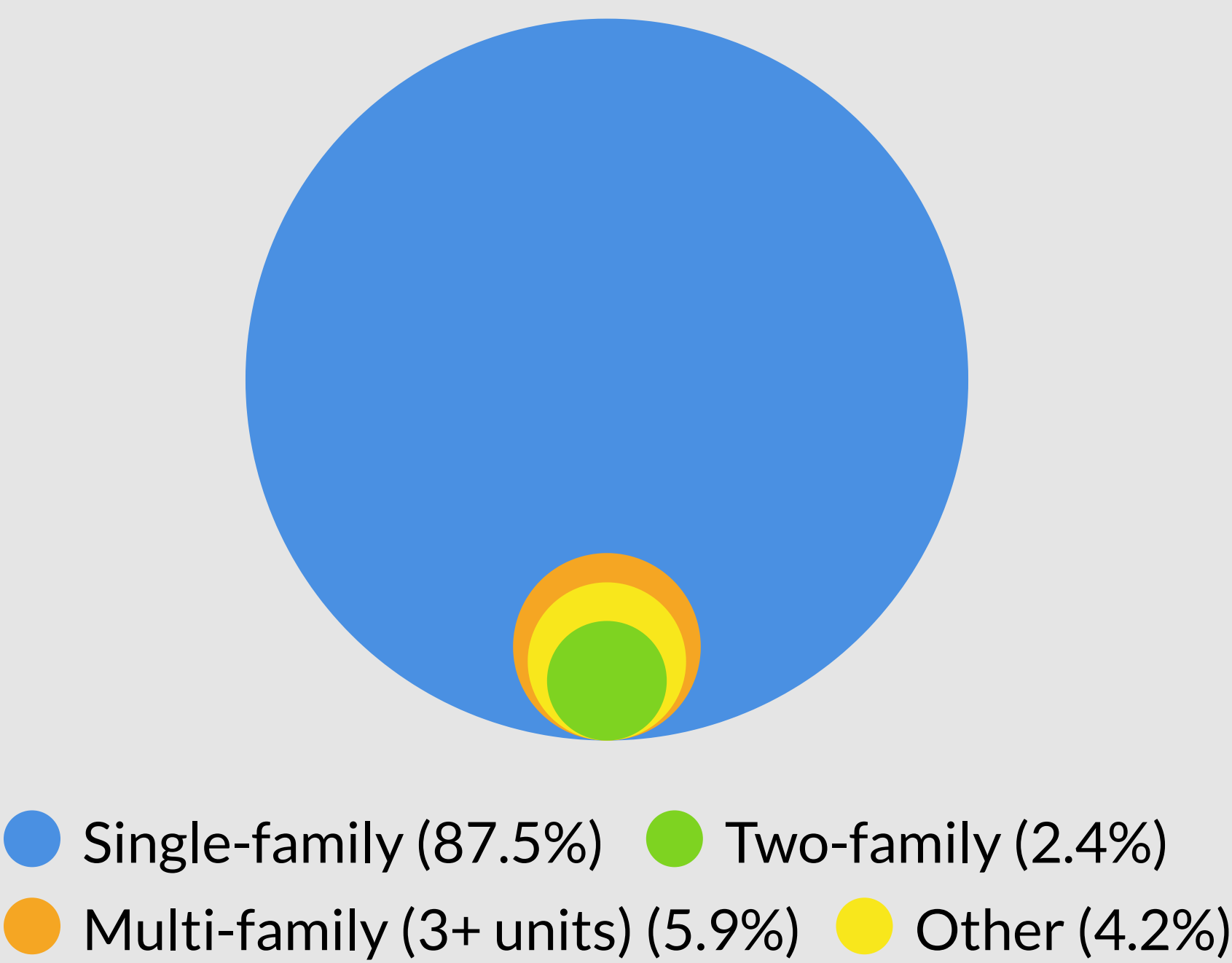
Where in the Village do you live, work, or own property?



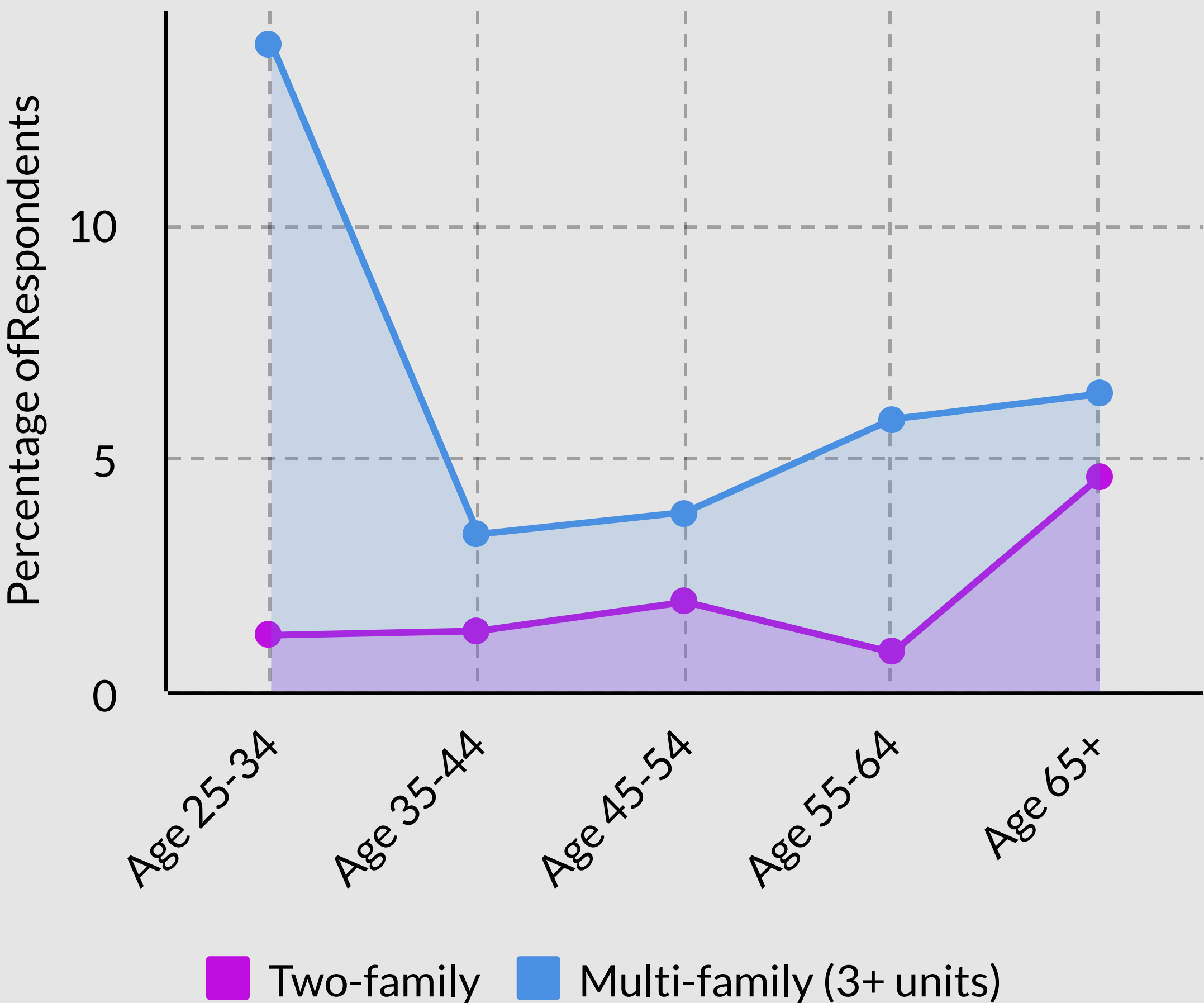
Draft Draft Draft Draft Draft Draft Draft Draft Draft Draft Draft Draft

BACKGROUND

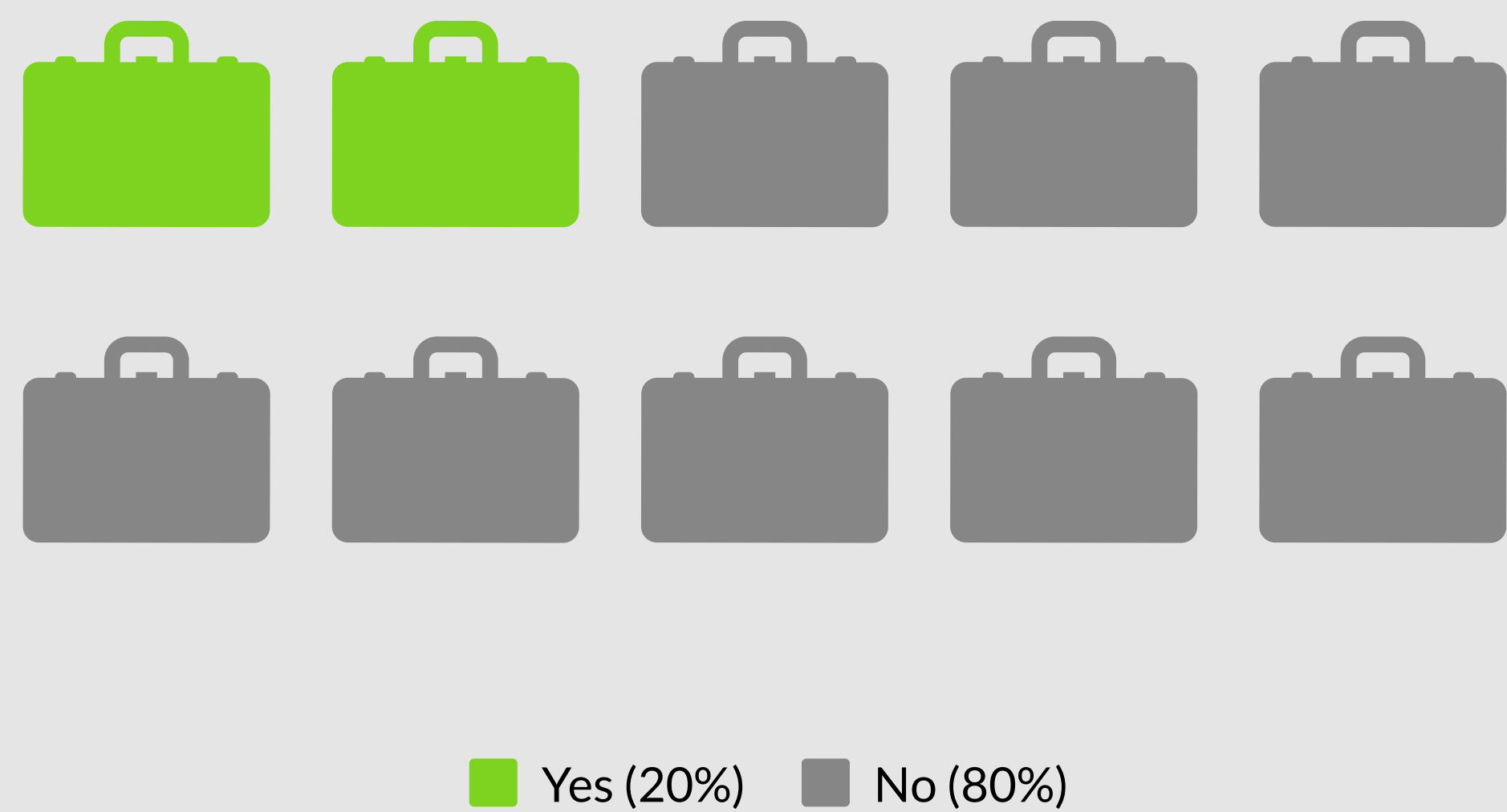
In which residential building type do you live?



Age and Multi-family Housing Type



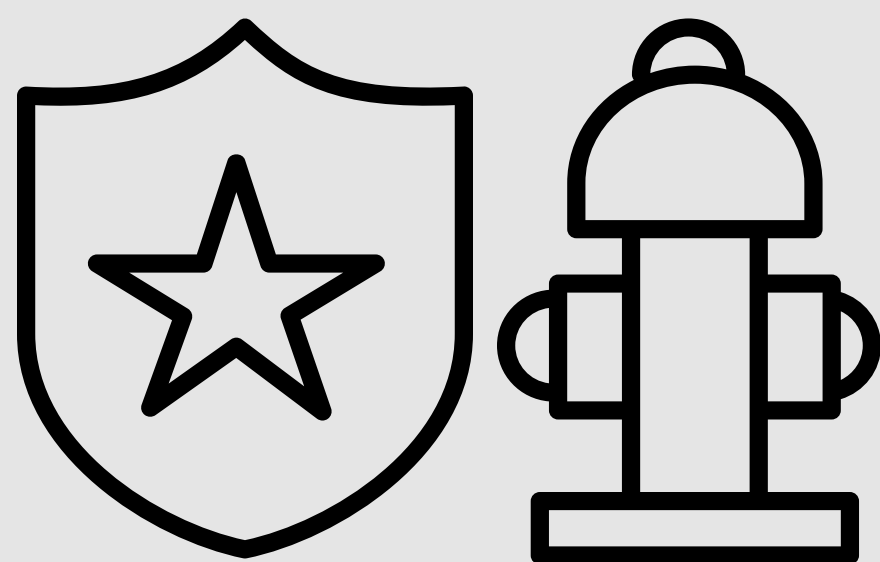
Do you work in Germantown?



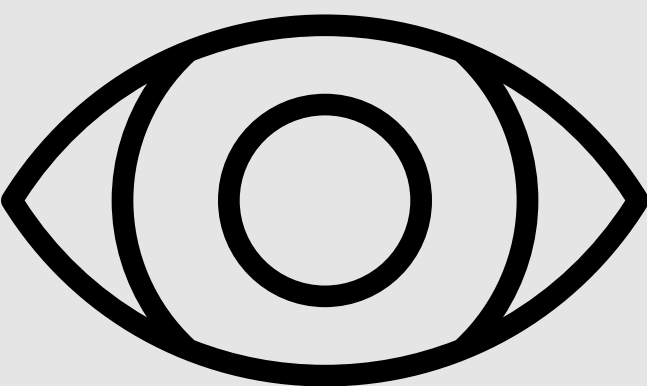
44% of respondents have children under 18 living in their household.

QUALITY OF LIFE

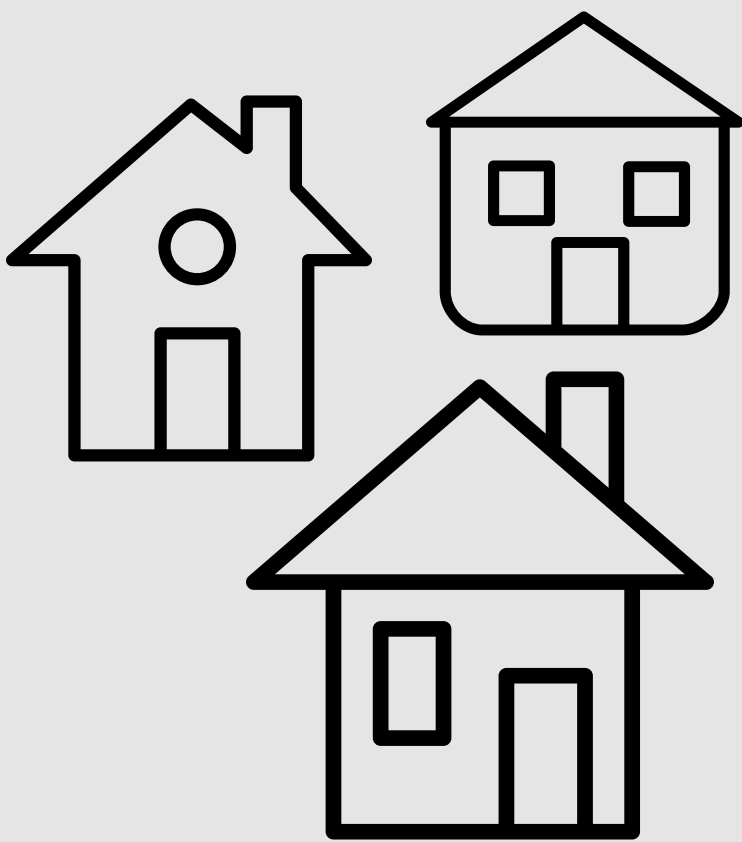
Three Most Important Factors on Quality of Life



Public Services (Police/Fire)



Low Crime

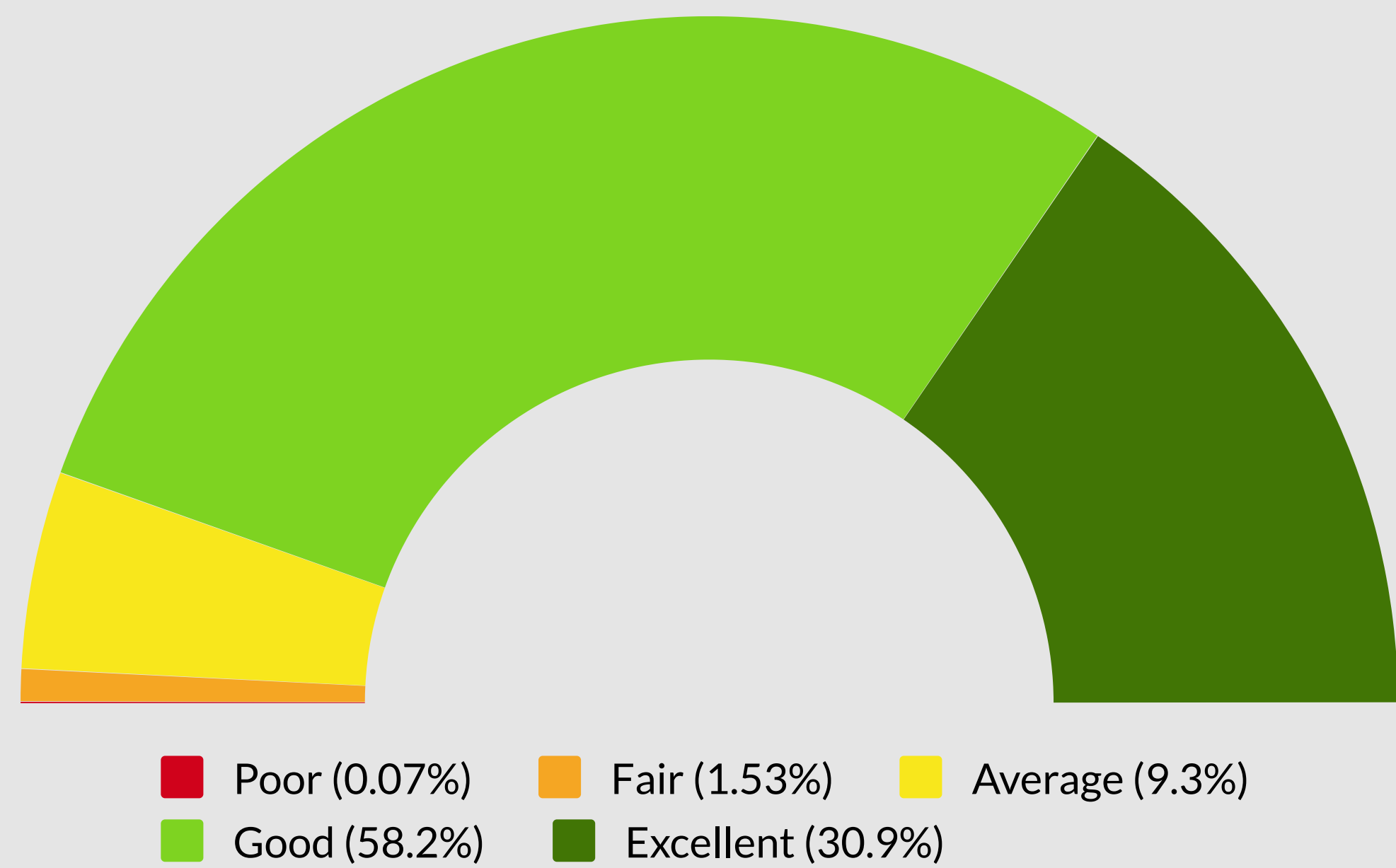


Good Neighbors

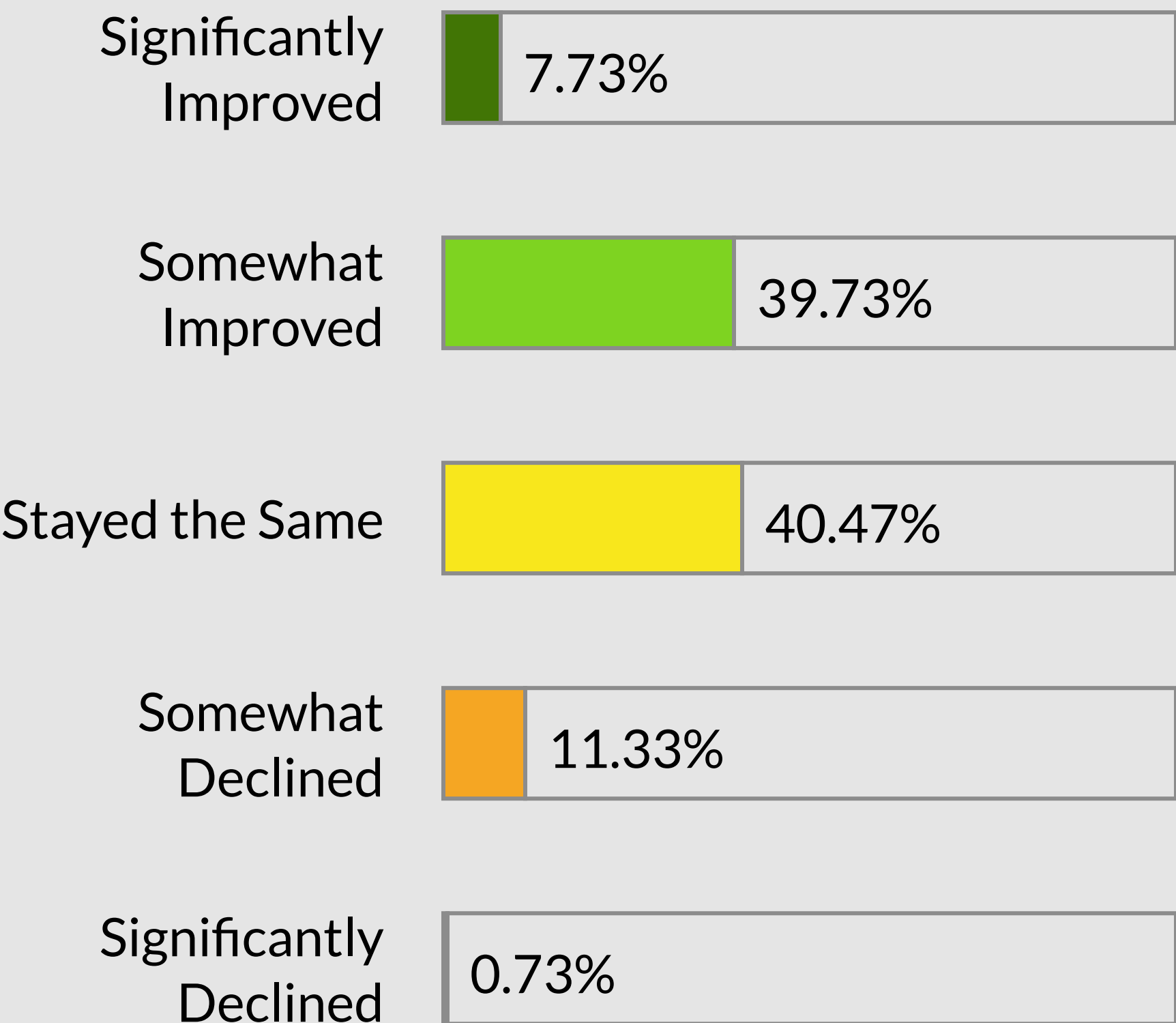
Draft Draft Draft Draft Draft Draft Draft Draft Draft Draft Draft Draft

2015
RESULTS

Quality of Life in Germantown 2015



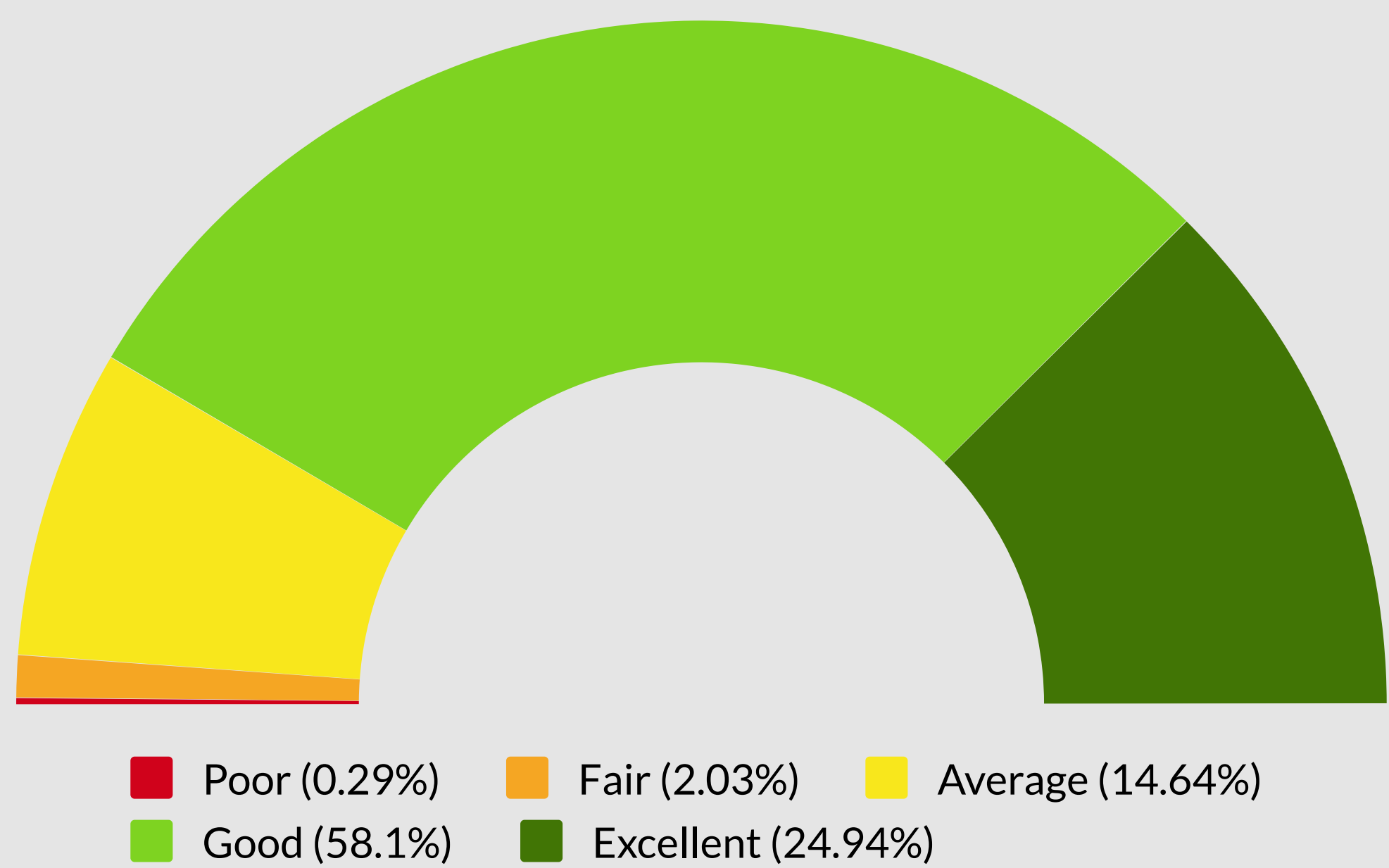
How has the quality of life changed over your time in the Village?



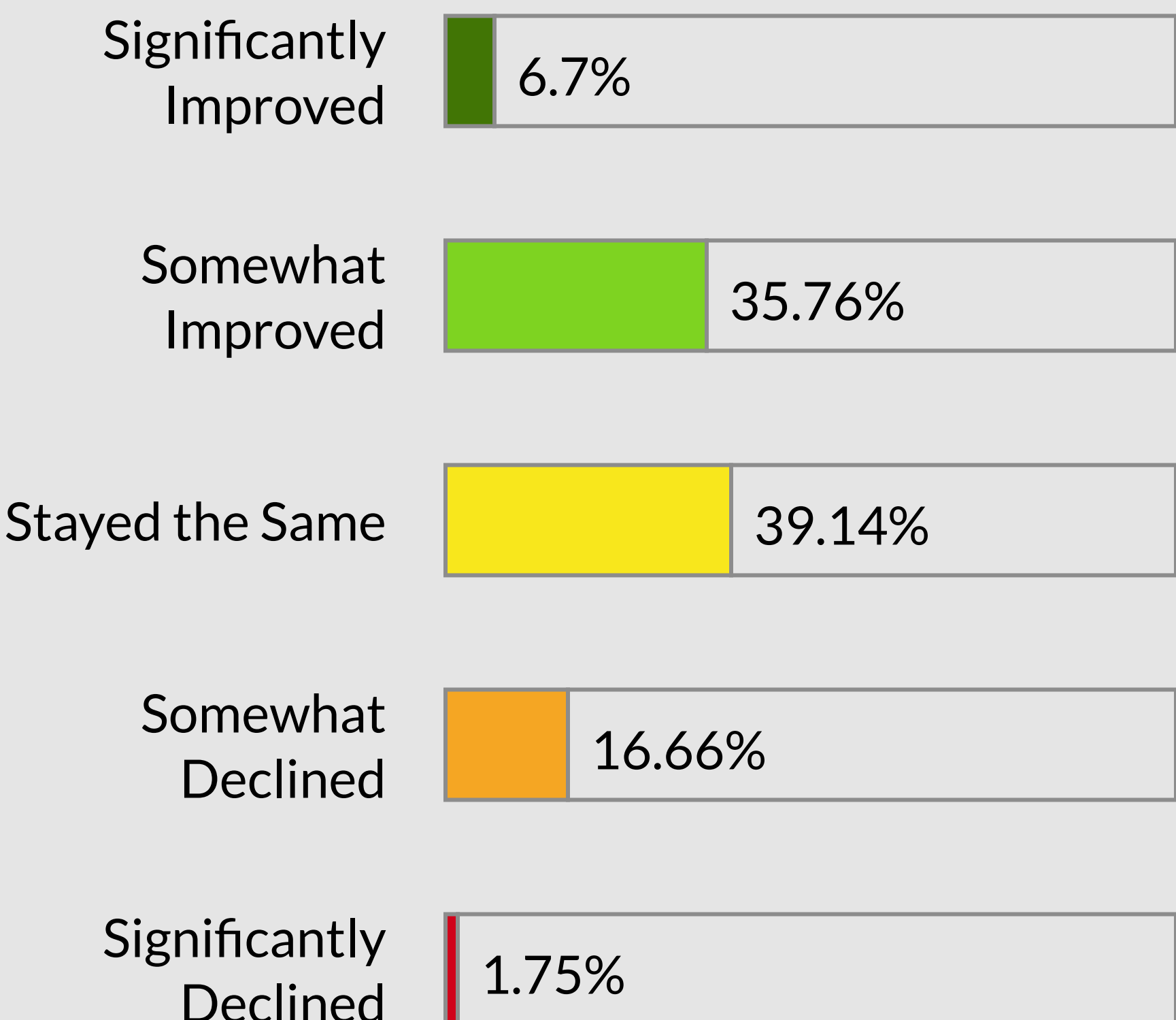
VS.

2019
RESULTS

Quality of Life in Germantown 2019



How has the quality of life changed over your time in the Village?



FUTURE RESIDENTIAL DEVELOPMENT



What type of residential housing do you think the Village should allow to develop?

✔ **Single-family Detached**

75% of respondents agree Single-family detached homes should be encouraged to develop.

✔ **Multi-family Condominium**

45% of respondents 65 years and older agree multi-family condominiums should be developed.

✔ **Conservation Subdivisions**

47% of respondents believe that more Conservation Subdivisions should be encouraged to develop.

✘ **Manufactured Homes**

65% of respondents disagree that additional manufactured homes should be developed.

✘ **Conventional Subdivisions**

10% of respondents believe that only more conventional subdivisions should be encouraged to develop.



FUTURE RURAL DEVELOPMENT



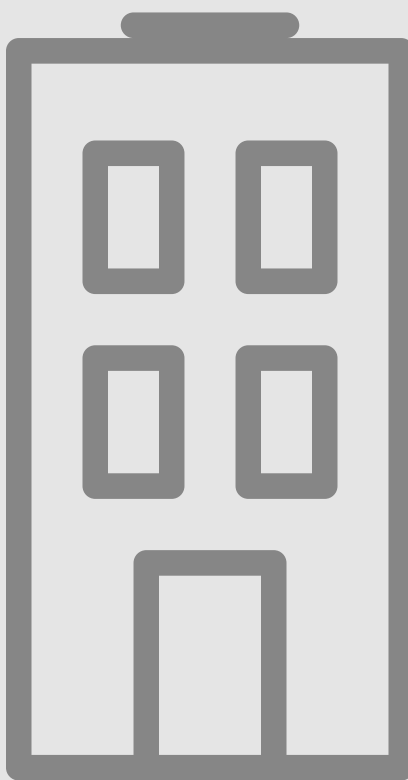
What type of land uses should be allowed in the undeveloped rural areas outside of the "Urban Service Area"?

✔ **Hobby Farms (10+ acres)**

66% agree Hobby Farms should be allowed to develop outside the "Urban Service Area".

✘ **Multi-family Residential**

71% disagree that multi-family residential development should be developed outside the "Urban Service Area".



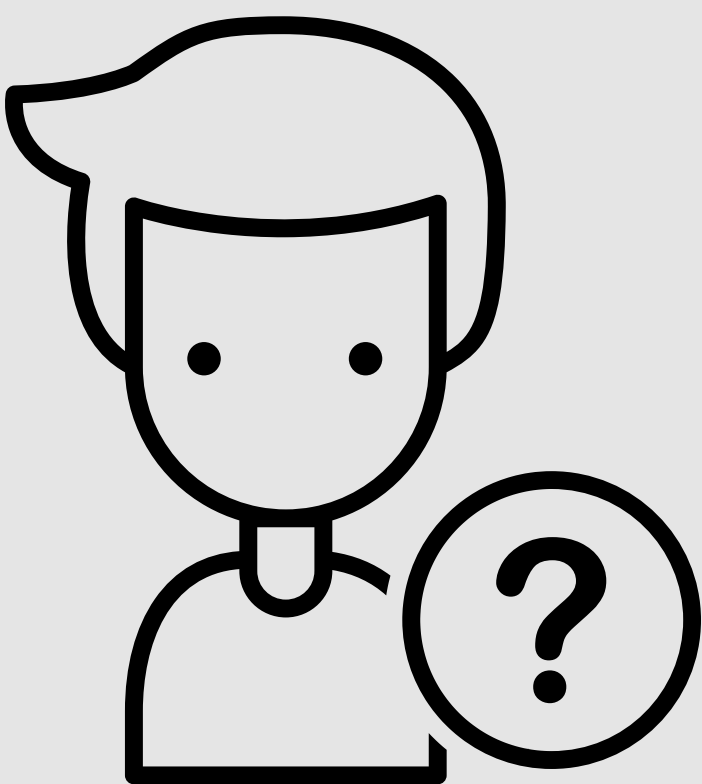
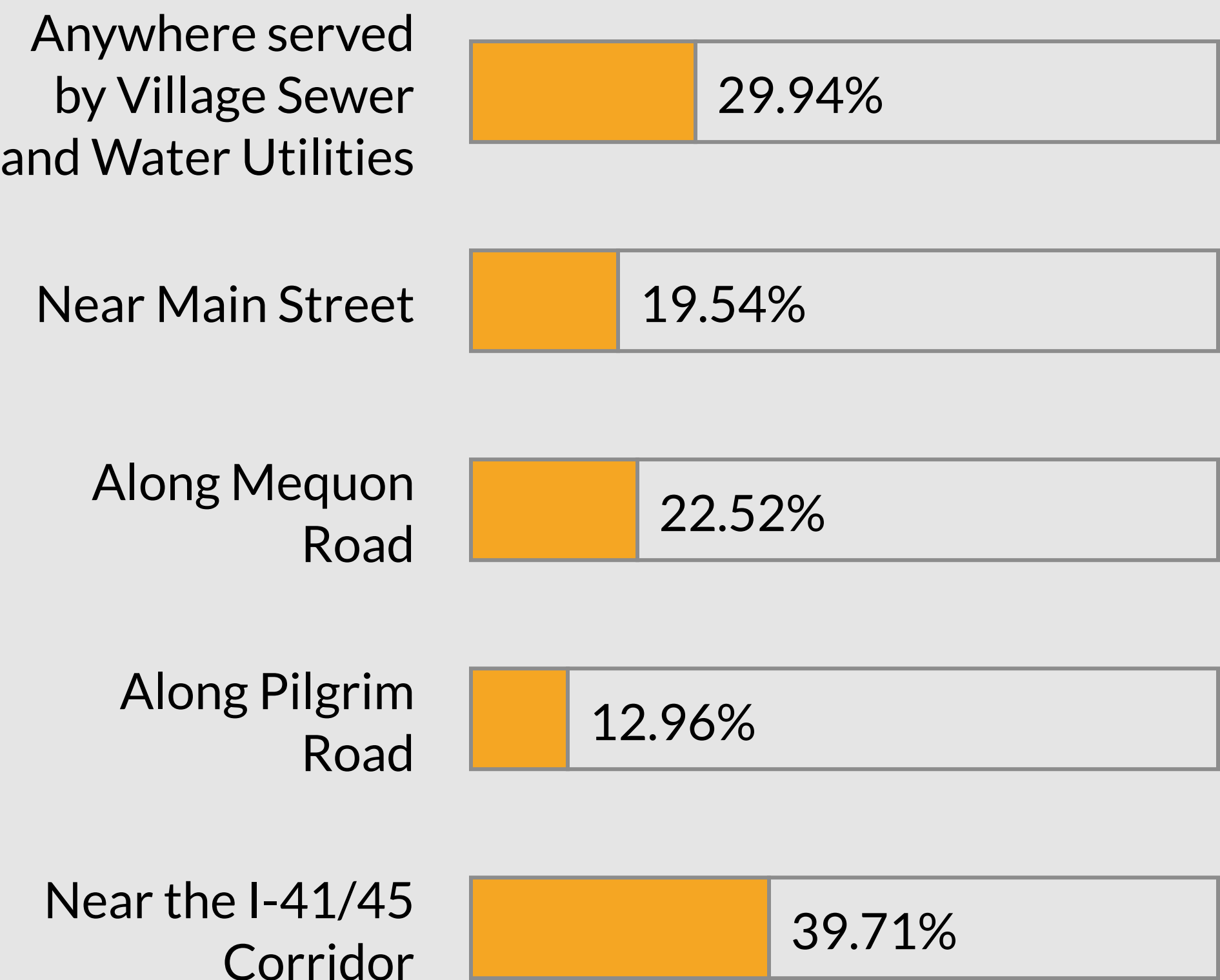
85%

of respondents agree that there is a need for additional Sit-down & Family Restaurants in Germantown.

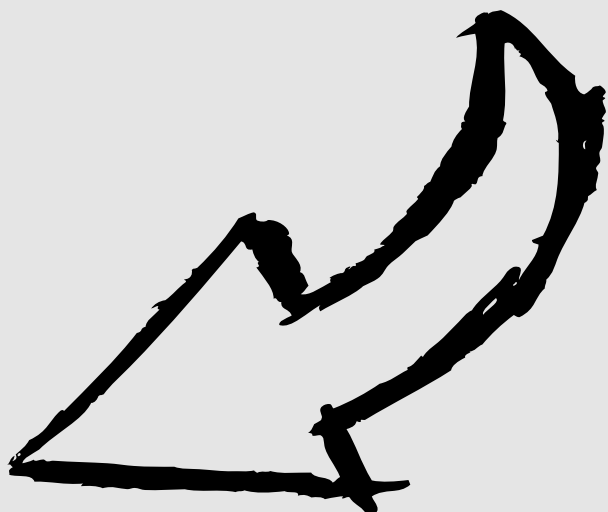
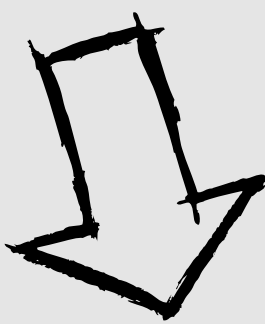
61%

of respondents agree there is a need for additional Entertainment and Attractions in Germantown.

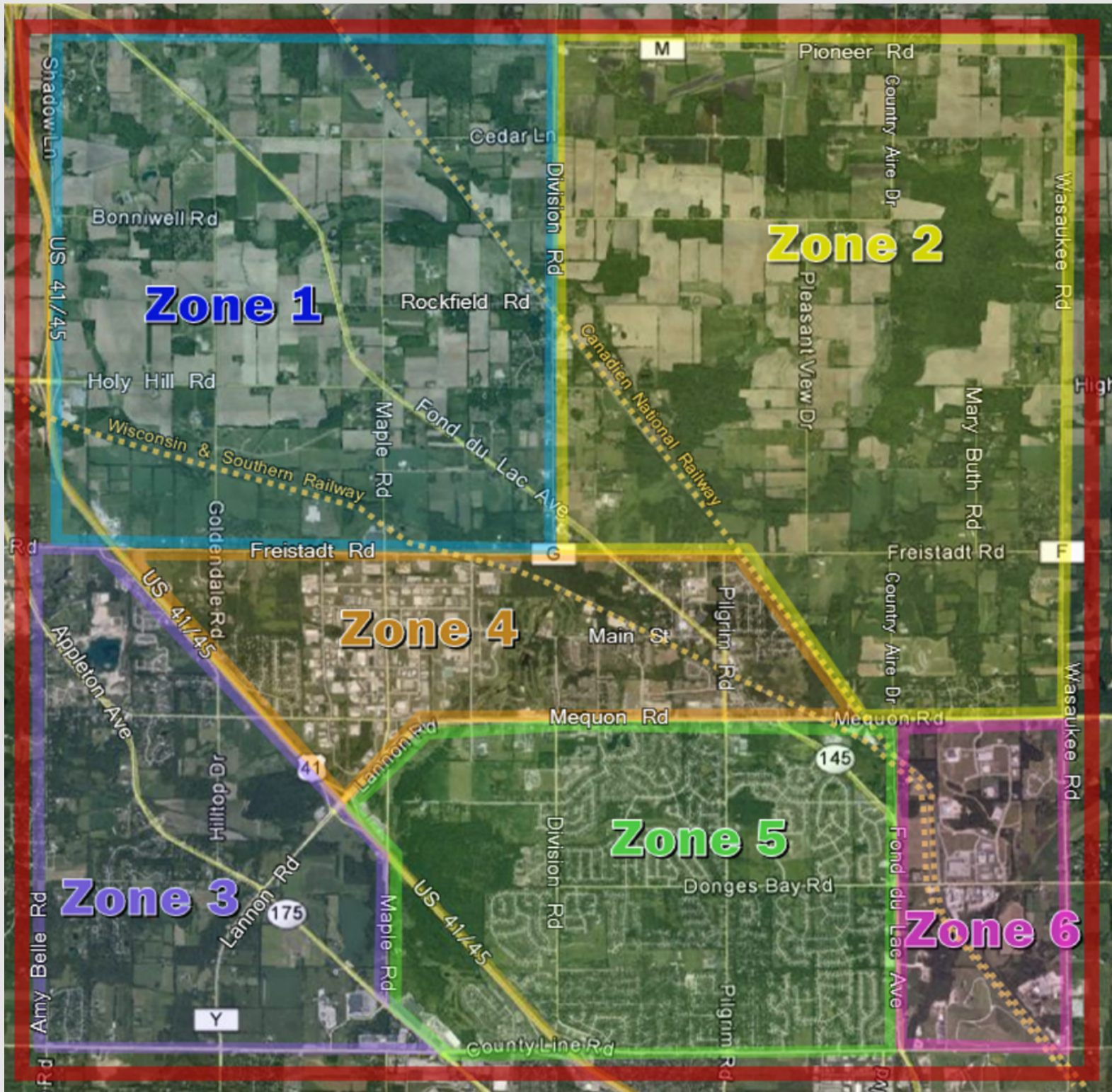
Which areas of the Village are the most appropriate for multi-family development?



"How were these results influenced by where a respondent lives in the Village?"



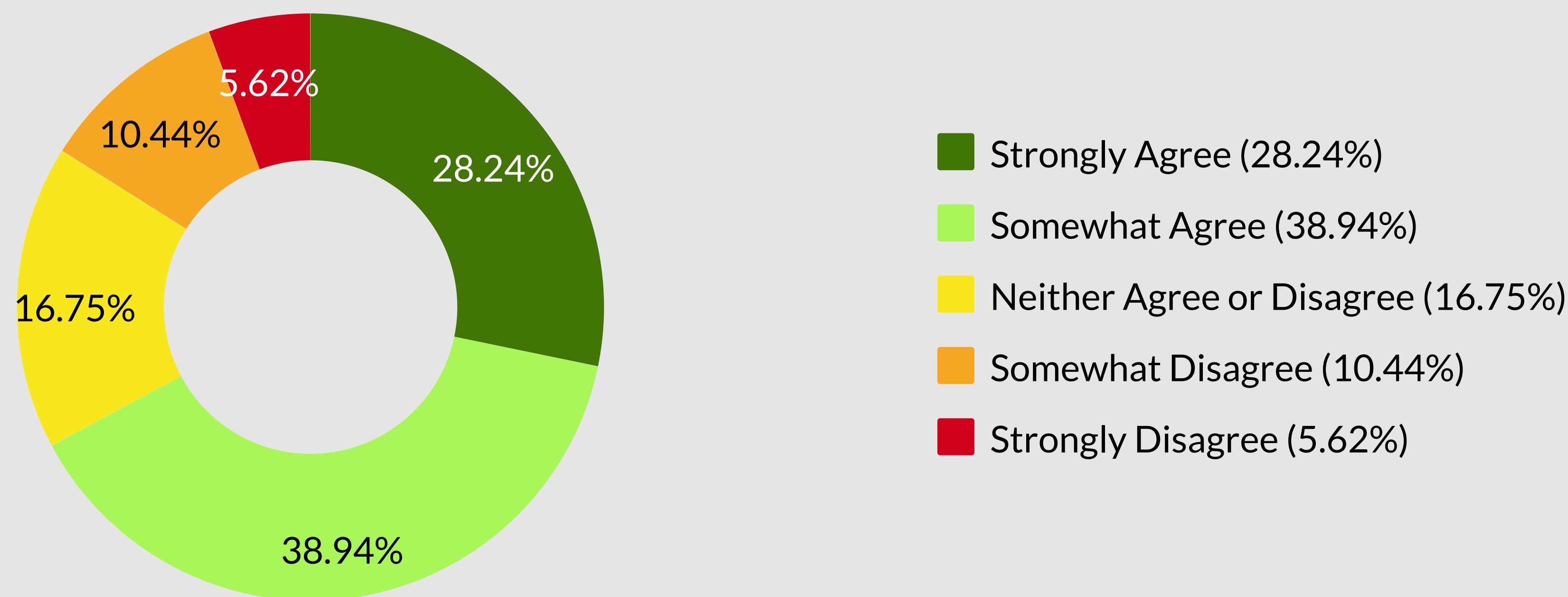
Most appropriate areas for multi-family housing by location in Village



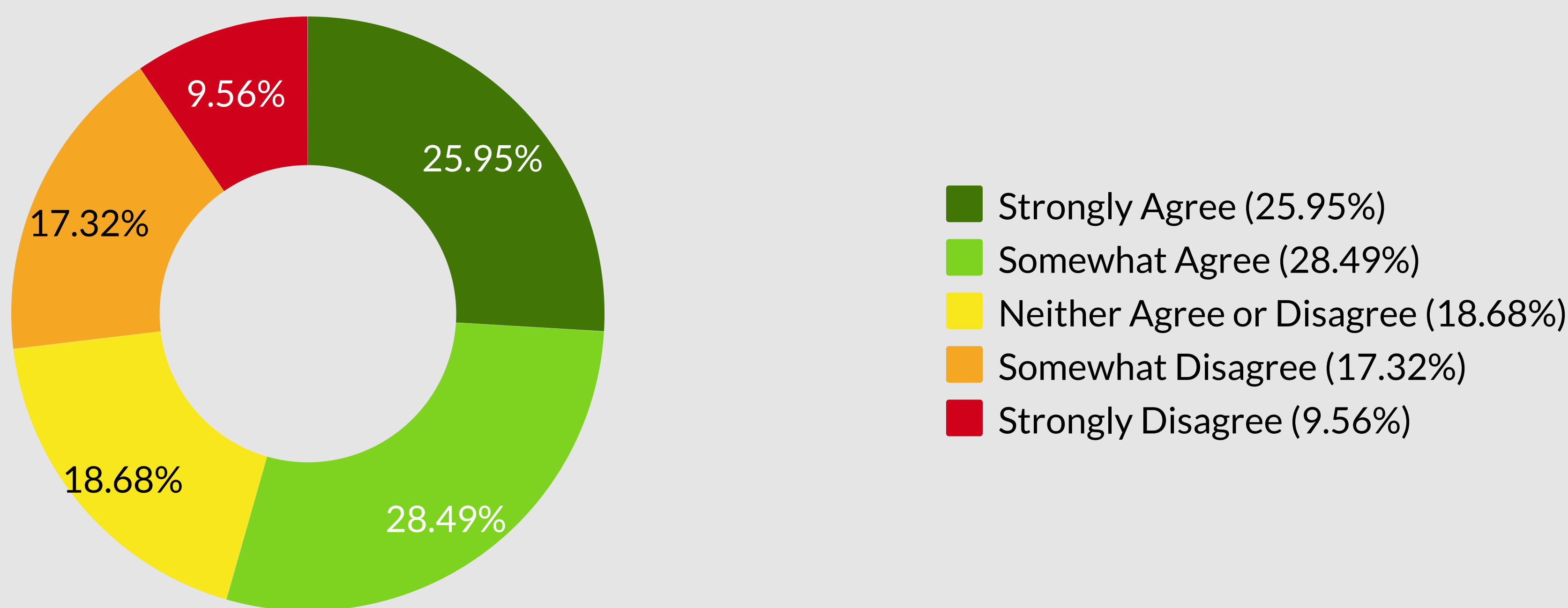
	Anywhere served by sewer and water	Near Main Street	Along Mequon Road	Along Pilgrim Road	Near the I-41/I-45 Corridor
Zone 1 (Blue) Northwest	26.12%	<u>32.09%</u>	<u>32.09%</u>	28.36%	19.40%
Zone 2 (Yellow) Northeast	26.17%	15.89%	29.91%	14.02%	<u>48.60%</u>
Zone 3 (Purple) Southwest	<u>35.62%</u>	20.55%	19.18%	26.03%	20.55%
Zone 4 (Orange) Central	33.46%	17.47%	18.59%	14.87%	<u>41.64%</u>
Zone 5 (Green) South Central	29.68%	18.71%	21.69%	8.58%	<u>42.55%</u>
Zone 6 (Pink) Southeast	19.05%	14.29%	19.05%	14.29%	<u>52.38%</u>

ATTITUDE TOWARD FUTURE RURAL DEVELOPMENT

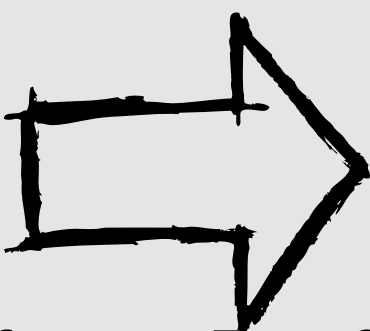
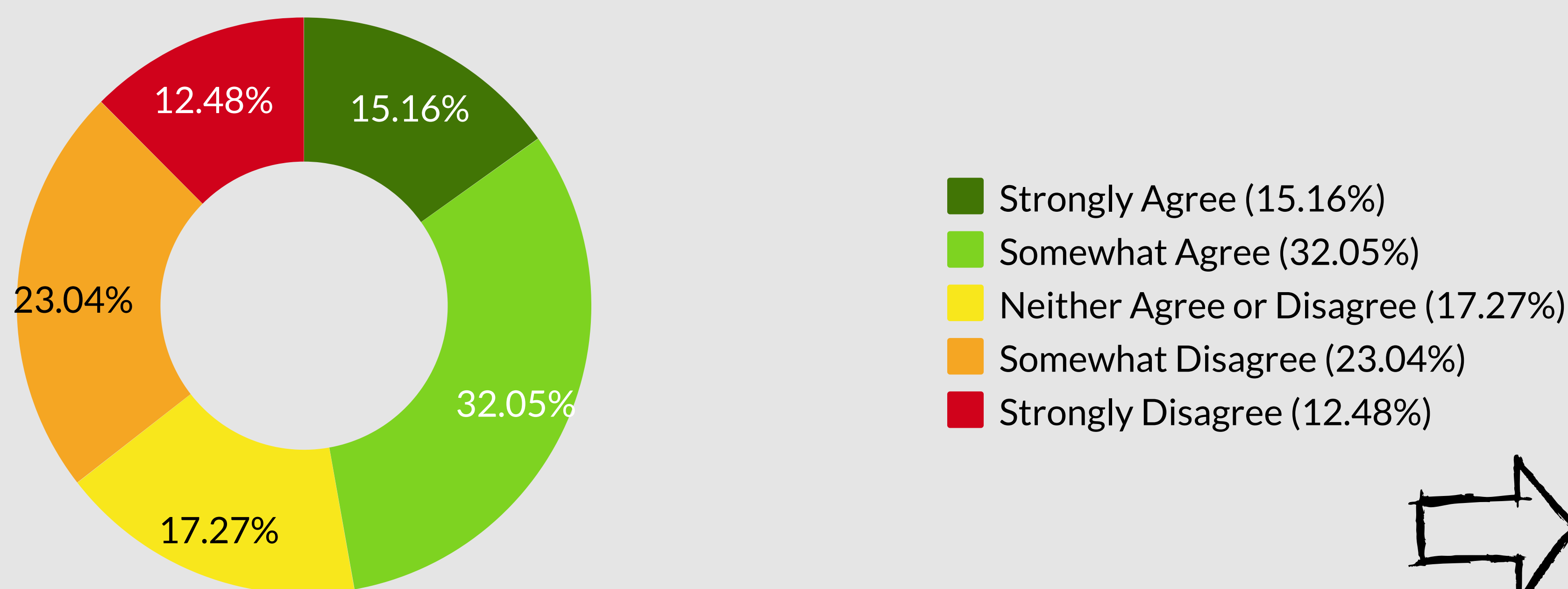
Existing undeveloped farm and other agricultural land anywhere in the Village should be allowed to develop, but only in a way that preserves the rural character.

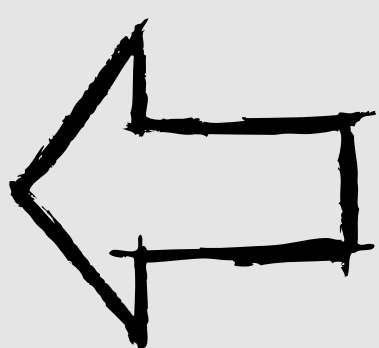


The Village should protect ALL existing undeveloped farm and other agricultural land from future development.

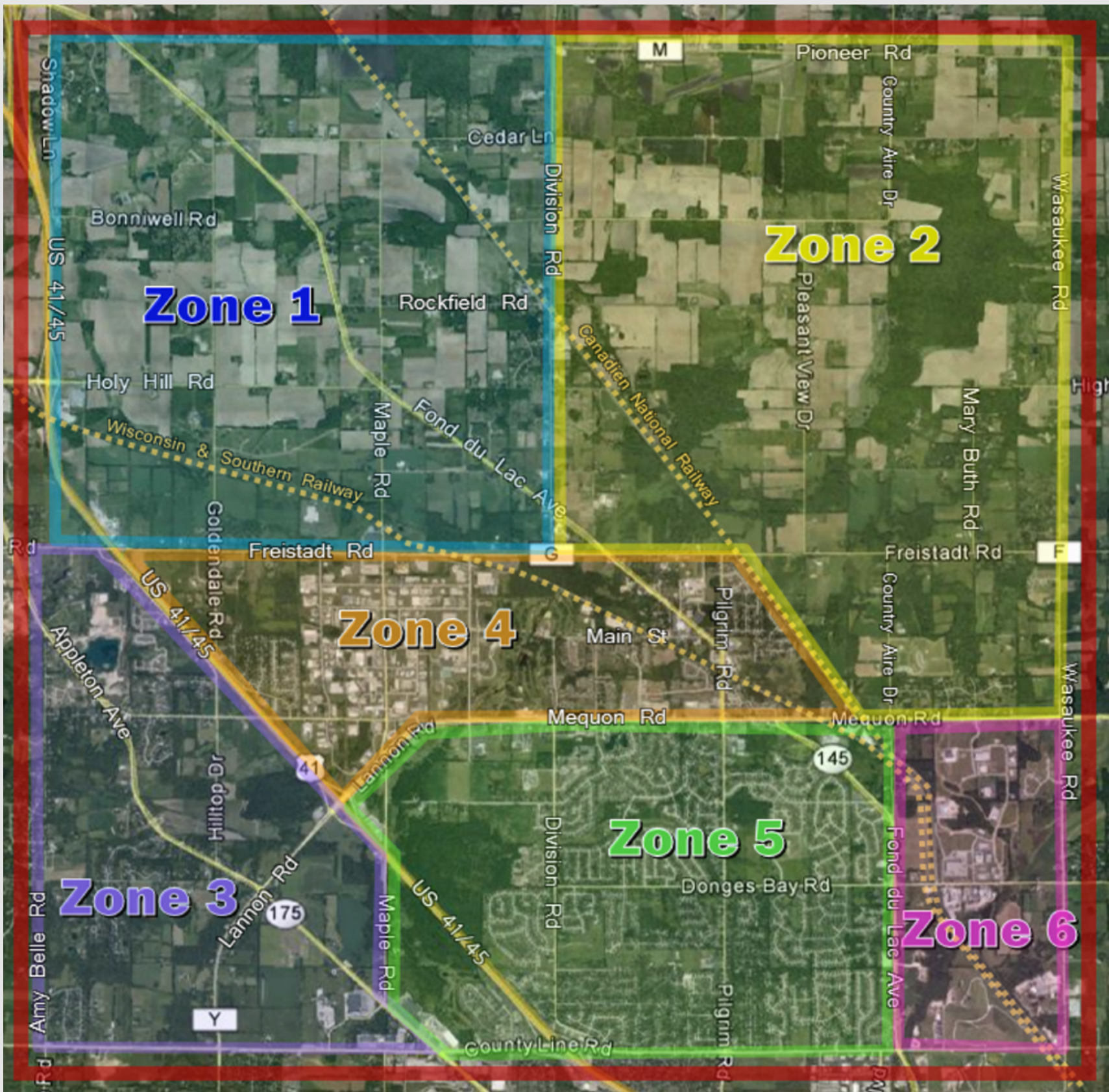


Existing undeveloped farm and other agricultural land should be allowed to develop as the property owners choose.





"Do attitudes change based on where a respondent lives in the Village?"



Rural Areas

Zone 1, 2, 3

33%
STRONGLY AGREE

41%
STRONGLY AGREE

12%
STRONGLY AGREE

VS

Suburban Areas

Zone 4, 5, 6

26%
STRONGLY AGREE

22%
STRONGLY AGREE

16%
STRONGLY AGREE

Existing undeveloped farm and other agricultural land anywhere in the Village should be allowed to develop, but only in a way that preserves the rural character.

The Village should protect ALL existing undeveloped farm and other agricultural land from future development.

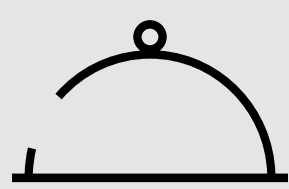
Existing undeveloped farm and other agricultural land should be allowed to develop as the property owners choose.

SUPPORTED DEVELOPMENT TYPES

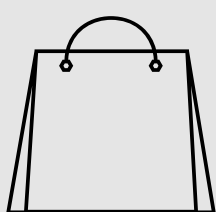
"Germantown Gateway" Area



Most Supported
Types of Development



Sit-down & Family
Restaurants



Specialty Retail &
Boutiques



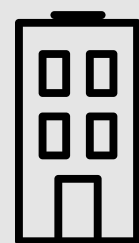
Large-Lot Single-family
Residential



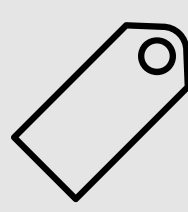
Grocery Stores



Least Supported
Types of Development



Multi-family Residential
(apartments & condos)



"Big Box" Retail/
Department Stores



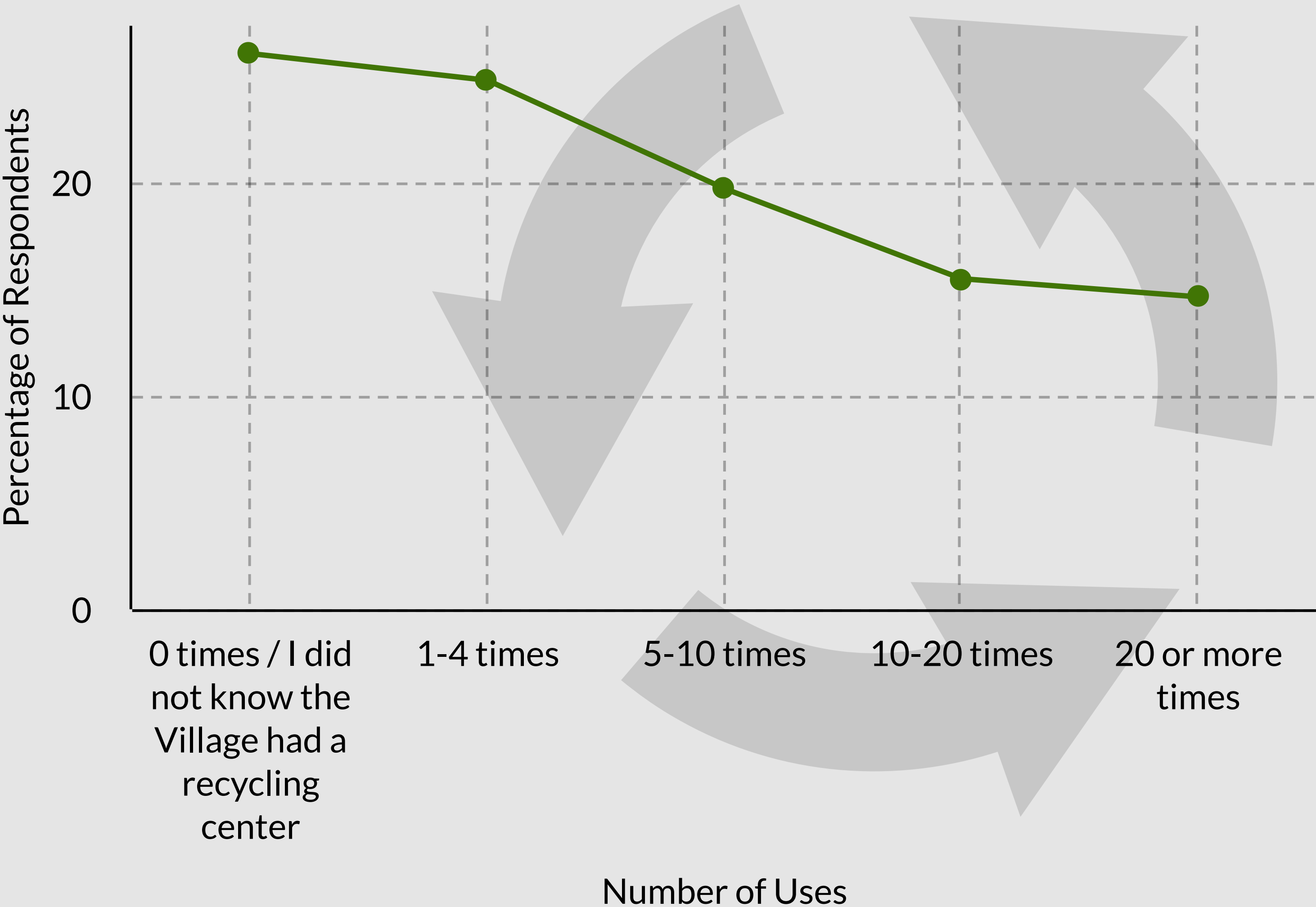
Independent & Assisted
Senior Housing



Offices, Banks & Financial
Institutions

VILLAGE SERVICES

Over the past year, how many times have
you used the Village's Recycling Center?



58%

of respondents would prefer the Village's Recycling Center be relocated within Germantown, if the existing operation needs to be modified in the future.

40%

of respondents would prefer the Village's Recycling Center be eliminated and an alternate recycling service be provided, if the existing operation needs to be modified in the future.

Q1 Do you live in Germantown?

Answered: 1,819 Skipped: 7

ANSWER CHOICES	RESPONSES	
Yes	94.78%	1,724
No	5.22%	95
TOTAL		1,819

Q2 In which residential building type do you live?

Answered: 1,712 Skipped: 114

ANSWER CHOICES	RESPONSES	
Single-family	87.50%	1,498
Two-family (duplex)	2.39%	41
Multi-family (3+ units)	5.90%	101
Other (please specify)	4.21%	72
TOTAL		1,712

Q3 Do you own a business or vacant land in Germantown?

Answered: 1,806 Skipped: 20

ANSWER CHOICES	RESPONSES	
Yes	6.48%	117
No	93.52%	1,689
TOTAL		1,806

Q4 What type of business or vacant land do you own?

Answered: 114 Skipped: 1,712

ANSWER CHOICES	RESPONSES	
Commercial (retail store, restaurant, office building, gas station, mini-warehouse, etc.)	18.42%	21
Industrial (manufacturing, warehouse, assembly, processing, construction, trucking, etc.)	21.05%	24
Residential (rental property or other residential property)	14.04%	16
Agricultural (hobby farm or other land actively used for agriculture purposes)	23.68%	27
Vacant (include wetland, floodplain, wood lots, private hunting land, or other non-agricultural undeveloped land)	22.81%	26
TOTAL		114

Q5 How many total acres of property or land do you own in the Village?

Answered: 115 Skipped: 1,711

ANSWER CHOICES	RESPONSES	
< 1 acre	21.74%	25
1-5 acres	27.83%	32
6-25 acres	33.91%	39
25-100 acres	12.17%	14
>100 acres	4.35%	5
TOTAL		115

Q6 Do you work in Germantown?

Answered: 1,794 Skipped: 32

ANSWER CHOICES	RESPONSES	
Yes	19.12%	343
No	80.88%	1,451
TOTAL		1,794

Q7 How long have you lived, worked or owned property in the Village of Germantown?

Answered: 1,793 Skipped: 33

ANSWER CHOICES	RESPONSES	
1 year or less	4.29%	77
1-5 years	18.52%	332
6-10 years	15.78%	283
11-20 years	21.53%	386
20+ years	39.88%	715
TOTAL		1,793

Q8 What is your age?

Answered: 1,781 Skipped: 45

2050 Comprehensive Plan Community-Wide Survey

ANSWER CHOICES	RESPONSES
under 18	0.17% 3
18-24	1.29% 23
25-34	9.77% 174
35-44	22.96% 409
45-54	21.62% 385
55-64	21.28% 379
65 years and up	22.91% 408
TOTAL	1,781

Q9 Please indicate the number of individuals living in your household, including yourself, in the following age groups.

Answered: 1,781 Skipped: 45

	1	2	3	4+	TOTAL
0-4 years	54.55% 144	34.85% 92	4.55% 12	6.06% 16	264
5-10 years	62.59% 261	33.09% 138	3.60% 15	0.72% 3	417
11-14 years	72.73% 224	23.70% 73	1.95% 6	1.62% 5	308
15-17 years	83.02% 176	14.62% 31	1.89% 4	0.47% 1	212
18-24 years	64.85% 155	27.20% 65	5.44% 13	2.51% 6	239
25-34 years	50.78% 131	48.45% 125	0.78% 2	0.00% 0	258
35-44 years	36.20% 177	62.99% 308	0.41% 2	0.41% 2	489
45-54 years	47.71% 229	51.67% 248	0.21% 1	0.42% 2	480
55-64 years	52.00% 247	47.16% 224	0.21% 1	0.63% 3	475
65 years and up	43.98% 201	55.14% 252	0.22% 1	0.66% 3	457

Q10 Referring to the map of Germantown, please identify the general area within the Village where you live, work, or own property.

Answered: 1,751 Skipped: 75

2050 Comprehensive Plan Community-Wide Survey

ANSWER CHOICES	RESPONSES	
Zone 1 (BLUE.... Northwest)	9.19%	161
Zone 2 (YELLOW... Northeast)	7.31%	128
Zone 3 (PURPLE... Southwest)	5.77%	101
Zone 4 (ORANGE... Central)	18.33%	321
Zone 5 (GREEN... South Central)	57.85%	1,013
Zone 6 (PINK... Southeast)	1.54%	27
TOTAL		1,751

Q11 How would you rate the current quality of life in the Village of Germantown?

Answered: 1,728 Skipped: 98

ANSWER CHOICES	RESPONSES	
Excellent	24.94%	431
Good	58.10%	1,004
Average	14.64%	253
Fair	2.03%	35
Poor	0.29%	5
TOTAL		1,728

Q12 Over the past [Q7], how has the quality of life changed in the Village of Germantown?

Answered: 1,717 Skipped: 109

ANSWER CHOICES	RESPONSES	
Significantly Improved	6.70%	115
Somewhat Improved	35.76%	614
Neither Improved or Declined... Stayed the Same	39.14%	672
Somewhat Declined	16.66%	286
Significantly Declined	1.75%	30
TOTAL		1,717

Q13 How important are the following items on the quality of life in Germantown?

Answered: 1,691 Skipped: 135

2050 Comprehensive Plan Community-Wide Survey

	VERY IMPORTANT	SOMEWHAT IMPORTANT	NEUTRAL	SOMEWHAT UNIMPORTANT	VERY UNIMPORTANT	TOTAL	WEIGHTED AVERAGE
Public services (fire/police)	84.01% 1,413	10.52% 177	3.86% 65	0.65% 11	0.95% 16	1,682	1.76
Community events/activities	28.77% 483	48.90% 821	17.09% 287	4.11% 69	1.13% 19	1,679	1.00
Condition of roads	63.81% 1,072	31.37% 527	3.75% 63	0.48% 8	0.60% 10	1,680	1.57
Availability of parking	14.96% 250	35.49% 593	33.87% 566	10.95% 183	4.73% 79	1,671	0.45
Availability of shopping	29.88% 502	46.31% 778	16.43% 276	6.13% 103	1.25% 21	1,680	0.97
Parks and open space	53.69% 903	33.41% 562	10.05% 169	2.02% 34	0.83% 14	1,682	1.37
Nearby schools	42.65% 714	23.84% 399	22.64% 379	5.68% 95	5.20% 87	1,674	0.93
Low crime	91.49% 1,538	7.02% 118	0.77% 13	0.00% 0	0.71% 12	1,681	1.89
Quiet neighborhood	65.02% 1,095	29.57% 498	3.80% 64	1.01% 17	0.59% 10	1,684	1.57
Property maintenance	54.07% 909	38.55% 648	5.89% 99	0.83% 14	0.65% 11	1,681	1.45
Good neighbors	69.70% 1,173	25.43% 428	3.92% 66	0.36% 6	0.59% 10	1,683	1.63
Diversity of age	18.32% 307	37.05% 621	30.49% 511	8.89% 149	5.25% 88	1,676	0.54
Diversity of race	17.28% 289	31.04% 519	34.27% 573	9.45% 158	7.95% 133	1,672	0.40
Mix of uses	12.97% 209	33.89% 546	42.77% 689	6.02% 97	4.35% 70	1,611	0.45

Q14 If you could change one thing about the Village of Germantown, what would it be? (alright, feel free to list everything you would change)

Answered: 1,232 Skipped: 594

Q15 Overall, how satisfied are you with the quality of Germantown's parks?

Answered: 1,674 Skipped: 152

ANSWER CHOICES	RESPONSES	
Very satisfied	47.37%	793
Somewhat satisfied	36.44%	610
Neutral	12.90%	216
Somewhat disappointed	2.39%	40
Disappointed	0.84%	14
TOTAL		1,674

Q16 Do you think Germantown has enough public "active recreation" land such as baseball diamonds, soccer fields, tennis court, basketball courts, etc?

Answered: 1,673 Skipped: 153

ANSWER CHOICES	RESPONSES	
Yes	73.04%	1,222
No	11.06%	185
Don't Know	15.90%	266
TOTAL		1,673

Q17 Do you think Germantown has enough public "passive recreation" land such as walking trails, wildlife observation, canoeing, kayaking, bird watching, bicycling, picnicking, etc?

Answered: 1,671 Skipped: 155

ANSWER CHOICES	RESPONSES	
Yes	38.96%	651
No	46.38%	775
Don't Know	14.66%	245
TOTAL		1,671

Q18 In the PAST YEAR, how many times have you or members of your household...

Answered: 1,669 Skipped: 157

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	NOT AT ALL	1-5 TIMES	6-10 TIMES	MORE THAN 10 TIMES	TOTAL
Visited any of the PARKS in the Village of Germantown?	6.78% 113	30.53% 509	15.78% 263	46.91% 782	1,667
Participated in any of the RECREATIONAL PROGRAMS offered by the Village of Germantown?	44.28% 736	36.82% 612	7.40% 123	11.49% 191	1,662

Q19 What activities/amenities do you or anyone in your household think Germantown's Parks need more of? (check all that apply)

Answered: 1,573 Skipped: 253

ANSWER CHOICES	RESPONSES
Archery Ranges	10.74% 169
Basketball Courts	7.76% 122
Baseball/Softball Fields	6.42% 101
Beer Garden/Concessions	39.22% 617
Canoe/Kayak Launch (Water Access)	29.88% 470
Community Center (Classrooms, Gym)	21.36% 336
Cross Country Ski Trails	13.80% 217
Disc Golf Courses	9.22% 145
Dog Parks	22.82% 359
Football Fields	2.10% 33
Lacrosse Fields	0.76% 12
Outdoor Ice Skating Rinks	26.38% 415
Outdoor Pool/Aquatic Center	37.57% 591
Pathways - Paved	46.79% 736
Pathways - Unpaved	29.88% 470
Pickleball Courts	6.29% 99
Playground Equipment	9.22% 145
Rentable Shelters	11.70% 184
Restrooms (flushable)	26.45% 416
Skateparks	2.86% 45
Soccer Fields	4.58% 72
Spraygrounds	10.68% 168
Tennis Courts	4.45% 70
None	12.21% 192
Total Respondents: 1,573	

Q20 How important do you think it is that the Village of Germantown acquires each of the following for future public park areas?

Answered: 1,631 Skipped: 195

	VERY IMPORTANT	SOMEWHAT IMPORTANT	NEUTRAL	SOMEWHAT UNIMPORTANT	UNIMPORTANT	TOTAL
Neighborhood parks of 5-20 acres that include play equipment, basketball courts, small park shelters, open play area, and/or wooded area with walking trails	24.81% 401	37.81% 611	22.34% 361	5.94% 96	9.10% 147	1,616
Community parks of 20-100 acres that include athletic fields, restrooms, shelters with kitchen facilities, parking, trail systems, and/or winter recreation areas	21.71% 351	35.81% 579	24.06% 389	8.53% 138	9.89% 160	1,617
Linear parks along the Menomonee River and other environmental corridors with paths for walking, hiking, biking, nature observation, and water access, where appropriate	37.43% 609	35.77% 582	16.47% 268	4.36% 71	5.96% 97	1,627
A youth-sports complex with concession building for baseball, soccer, football games	17.17% 276	24.21% 389	30.24% 486	11.51% 185	16.86% 271	1,607

Q21 As the Village continues to grow and development occurs, how do you feel about the Village preserving our rural character and protecting existing farm and other agricultural land from development?

Answered: 1,630 Skipped: 196

	STRONGLY AGREE	SOMEWHAT AGREE	NEITHER AGREE OR DISAGREE	SOMEWHAT DISAGREE	STRONGLY DISAGREE	TOTAL	WEIGHTED AVERAGE
The Village should protect ALL existing undeveloped farm and other agricultural land from future development	25.95% 418	28.49% 459	18.68% 301	17.32% 279	9.56% 154	1,611	2.56
Existing undeveloped farm and other agricultural land should be allowed to develop as the property owners choose	15.16% 244	32.05% 516	17.27% 278	23.04% 371	12.48% 201	1,610	2.86
Existing undeveloped farm and other agricultural land anywhere in the Village should be allowed to develop, but only in a way that preserves the rural character	28.24% 457	38.94% 630	16.75% 271	10.44% 169	5.62% 91	1,618	2.26

Q22 As the Village continues to grow and development occurs, what type of land uses and development do you think the Village should allow in the undeveloped rural areas OUTSIDE of the "Urban Service Area"?

Answered: 1,563 Skipped: 263

	STRONGLY AGREE	SOMEWHAT AGREE	NEITHER AGREE OR DISAGREE	SOMEWHAT DISAGREE	STRONGLY DISAGREE	TOTAL
No new development should be allowed; only farming and other agricultural uses	12.43% 191	20.12% 309	24.35% 374	25.98% 399	17.12% 263	1,536
Hobby farms (10+ acres)	23.37% 359	42.90% 659	25.33% 389	5.60% 86	2.80% 43	1,536
Single-family residential uses on Estate-sized lots (10+ acres)	15.07% 231	34.77% 533	25.31% 388	14.55% 223	10.31% 158	1,533
Single-family residential uses on Large lots (5+ acres)	15.67% 241	36.87% 567	24.90% 383	12.61% 194	9.95% 153	1,538
Single-family residential uses on Medium Lots (3-5 acres)	16.20% 248	36.77% 563	24.69% 378	11.23% 172	11.10% 170	1,531
Single-family residential uses on Small lots (3 acres or less)	14.32% 220	33.27% 511	21.74% 334	16.73% 257	13.93% 214	1,536
Multi-family residential development (apartments, condos, duplexes)	2.78% 43	11.33% 175	14.44% 223	20.73% 320	50.71% 783	1,544
Commercial development (retail shopping & services)	10.47% 162	29.93% 463	18.62% 288	15.32% 237	25.66% 397	1,547
Light Industrial & Manufacturing development	6.21% 96	27.06% 418	23.17% 358	18.38% 284	25.18% 389	1,545

Q23 As the Village continues to grow and development occurs, what type of new residential housing do you think the Village should allow to develop?

Answered: 1,570 Skipped: 256

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	STRONGLY AGREE	SOMEWHAT AGREE	NEUTRAL	SOMEWHAT DISAGREE	STRONGLY DISAGREE	TOTAL
Housing for Seniors (assisted living & nursing facilities)	11.72% 183	31.90% 498	24.98% 390	17.94% 280	13.45% 210	1,561
Housing for Seniors (independent apartments or condos)	15.42% 240	34.51% 537	22.81% 355	14.27% 222	12.98% 202	1,556
Multi-family Apartments (rental)	2.92% 45	10.50% 162	16.33% 252	26.51% 409	43.75% 675	1,543
Multi-family Condominium (owner-occupied)	8.65% 134	28.84% 447	22.97% 356	16.84% 261	22.71% 352	1,550
Duplexes, Side-by-Sides and other Two-family Dwellings	6.25% 97	22.44% 348	24.82% 385	20.83% 323	25.66% 398	1,551
Manufactured Homes	1.95% 30	9.11% 140	23.81% 366	25.11% 386	40.01% 615	1,537
Single-family-Attached (townhouses or condos)	10.67% 165	33.44% 517	27.36% 423	13.52% 209	15.01% 232	1,546
Single-family-Detached (separate homes on separate lots)	38.43% 598	36.70% 571	16.65% 259	2.89% 45	5.33% 83	1,556

Q24 As the demand for more single-family residential housing occurs, do you think the Village should encourage one type of residential subdivision over the other?

Answered: 1,546 Skipped: 280

ANSWER CHOICES	RESPONSES	
CONVENTIONAL and CONSERVATION subdivisions should be encouraged to develop equally.	27.55%	426
More CONSERVATION subdivisions should be encouraged to develop.	46.51%	719
More CONVENTIONAL subdivisions should be encouraged to develop.	10.35%	160
I really don't have an opinion about single-family residential development.	15.59%	241
TOTAL		1,546

Q25 As the demand for multi-family housing development continues in the region, which areas of the Village do you believe are most appropriate for

this type of development? (Check all that apply.)

Answered: 1,443 Skipped: 383

ANSWER CHOICES	RESPONSES	
Anywhere served by Village Sewer and Water Utilities	29.94%	432
Near Main Street	19.54%	282
Along Mequon Road	22.52%	325
Along Pilgrim Road	12.96%	187
Near the I-41/45 Corridor	39.71%	573
Other (please specify)	18.09%	261
Total Respondents: 1,443		

Q26 Please rank the following factors in order of importance, where 1 is the most important to you and 5 is the least important to you, if a different type of residential structure (i.e. assisted living, multi-family) was planned to be built next to your property.

Answered: 1,496 Skipped: 330

	1	2	3	4	5	TOTAL	SCORE
Lighting levels should be the same as my neighborhood and not intrude onto my property	13.26% 178	17.88% 240	19.37% 260	24.14% 324	25.41% 341	1,342	2.70
Noise levels should be the same as in my neighborhood	20.75% 277	27.04% 361	23.60% 315	17.90% 239	10.71% 143	1,335	3.29
Appearance of new structures including the architecture and materials should be high quality and comparable to my neighborhood	26.81% 363	20.90% 283	21.49% 291	16.17% 219	14.62% 198	1,354	3.29
Buffers and screens between properties (landscaping, fences, etc.) should be substantial and hide the new development from my view	19.57% 275	14.73% 207	17.51% 246	21.21% 298	27.05% 380	1,405	2.79
Property maintenance and upkeep of the buildings and grounds should be performed regularly	25.92% 375	19.97% 289	18.87% 273	17.00% 246	18.24% 264	1,447	3.18

Q27 As the Village continues to grow, do you think there is a need for MORE or LESS of the following types of development ANYWHERE in the Village?

Answered: 1,518 Skipped: 308

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	SIGNIFICANTLY MORE	SOMEWHAT MORE	NO MORE...NO LESS	SOMEWHAT LESS	SIGNIFICANTLY LESS	TOTAL	WEIGHTED AVERAGE
Specialty Retail & Boutiques	15.52% 231	40.73% 606	33.13% 493	6.65% 99	3.97% 59	1,488	0.5
Fast-Food Restaurants	2.61% 39	18.33% 274	47.69% 713	14.85% 222	16.52% 247	1,495	-0.2
Sit-down & Family Restaurants	36.20% 543	49.13% 737	11.40% 171	1.93% 29	1.33% 20	1,500	1.1
Entertainment/Attractions	18.46% 274	42.79% 635	31.54% 468	3.77% 56	3.44% 51	1,484	0.6
Hotels/Motels	1.08% 16	15.76% 234	63.91% 949	10.37% 154	8.89% 132	1,485	-0.1
"Big Box" Retail/Department Stores	2.60% 39	12.81% 192	47.50% 712	17.88% 268	19.21% 288	1,499	-0.3
Discount/Dollar stores	0.80% 12	2.59% 39	43.51% 654	24.48% 368	28.61% 430	1,503	-0.7
Gas Stations & Convenience Stores	1.00% 15	8.29% 124	66.56% 995	12.37% 185	11.77% 176	1,495	-0.2
Hospitals & Clinics	3.60% 54	22.84% 343	62.12% 933	5.79% 87	5.66% 85	1,502	0.1
Offices, Banks & Financial Institutions	1.93% 29	13.06% 196	62.82% 943	12.06% 181	10.13% 152	1,501	-0.1
Industrial & Manufacturing Buildings	2.96% 44	22.41% 333	46.57% 692	15.81% 235	12.25% 182	1,486	-0.1
Large-lot Single-family Residential (1+ acre lots)	12.33% 183	42.72% 634	32.35% 480	8.15% 121	4.45% 66	1,484	0.5
Small-lot Single-family Residential (< 1 acre lots)	10.19% 152	31.86% 475	34.21% 510	13.48% 201	10.26% 153	1,491	0.1
Multi-family Residential (Apartments or condominiums)	1.54% 23	11.98% 179	30.05% 449	22.49% 336	33.94% 507	1,494	-0.7
Manufactured Homes	0.34% 5	4.03% 60	31.20% 464	24.82% 369	39.61% 589	1,487	-0.9
Independent & Assisted Senior Housing	3.76% 56	24.63% 367	42.62% 635	14.50% 216	14.50% 216	1,490	-0.1
Hobby Farms (10+ acres)	9.32% 139	33.13% 494	45.81% 683	7.11% 106	4.63% 69	1,491	0.3

Q28 As the Village grows and development occurs, do you support the following specific types of development in the "Germantown Gateway" area?

Answered: 1,495 Skipped: 331

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	STRONGLY SUPPORT	SOMEWHAT SUPPORT	NEITHER SUPPORT OR OPPOSE	SOMEWHAT OPPOSE	STRONGLY OPPOSE	TOTAL
Specialty Retail & Boutiques	20.64% 305	32.48% 480	27.88% 412	10.08% 149	8.93% 132	1,478
Fast-food Restaurants	8.58% 127	27.62% 409	28.36% 420	16.21% 240	19.24% 285	1,481
Sit-down & Family Restaurants	34.48% 512	42.42% 630	14.01% 208	3.03% 45	6.06% 90	1,485
"Big Box" Retail/Department Stores (Costco, Wal-Mart, Menards)	8.06% 120	19.48% 290	25.39% 378	20.28% 302	26.80% 399	1,489
Grocery Stores	13.33% 198	38.11% 566	29.97% 445	8.82% 131	9.76% 145	1,485
Gas Stations & Convenience Stores	8.56% 127	30.32% 450	38.54% 572	11.52% 171	11.05% 164	1,484
Hospitals & Clinics	11.87% 176	29.60% 439	38.64% 573	10.25% 152	9.64% 143	1,483
Offices, Banks & Financial Institutions	6.91% 102	23.49% 347	42.18% 623	12.86% 190	14.56% 215	1,477
Large-lot Single-family Residential (1+ acre lots)	18.13% 267	33.94% 500	28.85% 425	10.45% 154	8.62% 127	1,473
Small-lot Single-family Residential (< 1 acre lots)	12.39% 183	29.59% 437	30.47% 450	14.01% 207	13.54% 200	1,477
Multi-family Residential (Apartments & Condos)	4.80% 71	14.94% 221	25.90% 383	16.97% 251	37.39% 553	1,479
Independent & Assisted Senior Housing	6.28% 93	22.89% 339	35.99% 533	14.25% 211	20.59% 305	1,481

Q29 The Village has a Recycling Center to drop off grass, leaves, branches, waste oil and antifreeze. Over the past year, how many times have you used the Village's Recycling Center?

Answered: 1,521 Skipped: 305

ANSWER CHOICES	RESPONSES
I did not know the Village operates a recycling center.	8.02% 122
0 times	17.95% 273
1-4 times	24.72% 376
5-10 times	19.66% 299
10-20 times	15.45% 235
20 or more times	14.20% 216
TOTAL	1,521

Q30 The Village Recycling Center is located on the west end of Main Street within the Menomonee River Environmental Corridor. Due to the

designation of this area, the size of the facility and the services provided at this site are limited. If the recycling center operation needs to be modified in the future, which of the following would you prefer to see happen:

Answered: 1,443 Skipped: 383

ANSWER CHOICES	RESPONSES	
Relocate the Village Recycling Center to another location within Germantown	58.42%	843
Eliminate the Village's Recycling Center services and provide alternative recycling services through Waste Management's County Line Road facility, providing equal or more hours of operation at no cost to residents	40.19%	580
Eliminate the Village's Recycling Center services	1.39%	20
TOTAL		1,443