

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

MEETING:	PLAN COMMISSION
DATE AND TIME:	MONDAY, July 11, 2022 6:30 p.m.
LOCATION:	Germantown Village Hall Board Room, N112 W17001 Mequon Road

NOTICE: Pursuant to the recommendations of the Centers for Disease Control and Prevention concerning the prevention of COVID-19 infections, any member of the body and/or citizen may also attend the meeting virtually through the WebEx platform, Meeting #2552 493 2143 Password: aVGVETMP332 which can be accessed by phone at 408-418-9388 or by logging on at:

<https://villageofgermantown.my.webex.com/villageofgermantown.my/j.php?MTID=ma8dd6248a694b5946e72b09992dddf4d>

Citizens not wishing to attend the meeting personally or virtually may submit written comments by sending an email to comments@germantownwi.gov by 4 p.m. on the day of the meeting so that it can be provided to the members of the body for their consideration.

- I. **CALL TO ORDER** This meeting has been given public notice in accordance with Wisconsin Statutes, Section 19.83 and 19.84 in such form that will apprise the general public and news media of subject matter that is intended for discussion and action.
- II. **ROLL CALL**
- III. **PUBLIC INPUT/PUBLIC APPEARANCE** Please be advised per §19.84(2) that information will be received from the public, however, no action will be taken at this time.
- IV. **APPROVAL OF MINUTES** June 13, 2022 and June 27, 2022
- V. **NEW BUSINESS**
 - A. Fiduciary Real Estate Development Inc., and the Dickman Company Inc., agents for Carrie J. Ramos and Kristie Leswing, et al., Property Owners of 89 acres located in the northeast quadrant of the Lannon Road/CTH Y @ County Line Road/CTH Q intersection for: (1) a 2020 Land Use Plan Map Amendment to change the classification for portions of the land from Commercial to High Density Residential and to Industrial/Office and to change another portion from Industrial/Office to Medium Density Residential; (2) Rezoning portions of the subject property from the A-1: Agricultural Zoning District to the M-1: Limited Industrial Zoning District, Rs-5: Single Family Residential and Rm-3: Residential Multi-Family District pursuant to Sections 17.33, 17.18 and 17.24 of the Village Zoning Code; and (3) the possible creation of a Planned Development District (PDD) for a mixed-use development. **(PUBLIC HEARING)**
 - B. Thomas Ottow, Agent for Clinton Drive Property LLC, Property Owner of Milwaukee Appliance, N114 W18845 Clinton Drive. Application to amend Conditional Use Permit No. 04-09. **(PUBLIC HEARING & ACTION)**
 - C. Paul Markiewicz – W124 N13025 Wasaukee Road. Application to rezone 35.1 acres from the A-1: Agricultural to the A-2: Agricultural Zoning District and a 2-Lot Certified Survey Map (CSM). **(PUBLIC HEARING & ACTION)**
 - D. Jason Gosse – W140 N14350 Country Aire Drive. Zoning Permit Application for a variance from the residential accessory building architectural appearance and exterior material requirements. **(ACTION)**
 - E. Parish Survey & Engineering, Agent for the Buzdum Trust, Property Owner Buzdum's Pub & Grill W188 N10515 Maple Road. Consultation for a 2-lot land division and conditional use permit for a proposed warehouse and indoor storage facility. **(DISCUSSION)**

Village of Germantown Plan Commission

Meeting Agenda

July 11, 2022

#

F. 2050 Comprehensive Plan (**DISCUSSION**)

1. July 25 Plan Commission-Village Board Joint Public Hearing
2. Potential document revisions

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

June 13, 2022

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

ROLL CALL: Chairman Dean Wolter, Trustee Representative David Baum, Commissioners Peter Nilles, Bill Shadid and Bob Williams were in attendance. Commissioner Tony Laszewski was absent and excused. Also present were Associate Planner Emily Zandt and Planning Assistant Lori Johnson.

PUBLIC INPUT:

- Barry Humistad, N102 W16853 Bittersweet Trail, spoke against the Kettleson fence
- Jeanine Fohl, N102 W17043 Bittersweet Trail, spoke against the fence
- Wyatt Wiehr, N103 W16850 Wildrose Lane, spoke against the fence
- Trustee Jan Miller, W151 N10297 Windsong Circle W, spoke with residents who did not approve of the fence, recommended Plan Commission not approve.
- Melanie Smythe, N140 W17938 Cedar Lane, commented she has not seen details for the 2050 Plan asked for schedule, spoke of a resident that came forward at Village Board regarding an outdoor furnace. She feels the item should have been a Plan Commission matter.
- Chairman Wolter read comments into the record; all opposed to the Kettleson 6' fence:
 - Paul Bertheaume, N103 W16954 Wildrose Lane
 - Erik Haberman, N102 W16886 Bittersweet Trail
 - Mark Wizner, W169 N10182 Larkspur Lane
 - Jerry Loberger, W171 N10218 Wildrose Lane
 - Steven Rinzel, W169 N10194 Larkspur Lane
 - David and Susan Ourada, N102 W17000 Wildrose Lane
 - Paul Vera, W168 N10306 Wildrose Lane

APPROVAL OF MINUTES:

MOTION Baum second Shadid to Approve the Minutes from May 9th and May 23, 2022.

MOTION carried unanimously.

Capstone Quadrangle – N128 W21077 Holy Hill Road. The request is for approval of revised site development plans (grading and landscaping) for the 203,580 sqft industrial building located within the Capstone 41 Business Park and Holy Hill Road Gateway District. Associate Planner Zandt summarized the proposal.

MOTION Baum second Shadid to Approve the revised site development plans for Phase 1 of the Capstone 41 Business Park and the 203,580 sqft industrial building subject to the following conditions:

1. ***This approval is subject to all the conditions and requirements set forth herein and adopted by the Plan Commission. Approval is granted for the following revised plans:***
 - a. ***Grading Plan Sheet EX-1 (Screening Berm Revisions) dated June 1, 2022;***
 - b. ***Landscaping Plan Sheets L-1 to L-5 dated September 20, 2021;***
2. ***All landscaping, screening, grading, and paving improvements shown on the approved site plans shall be installed as proposed prior to issuance of an occupancy permit unless a cash bond or letter of credit in an amount equal to 120 percent of the estimated installation and material costs reviewed and approved by the Village is submitted to the Village as necessary to ensure that installation of the proposed features and improvements will be completed within one (1) year after issuance of the occupancy permit for the shell building.***

MOTION carried unanimously.

Steven Dahlke, Property Owner of Criterion Barrels, W172 N13052 Division Road, is requesting approval of site development and building plans for a 12,108 sqft addition to the existing facility. Associate Planner Zandt summarized the proposal.

MOTION Baum second Shadid to Approve the site development plans and building plans for the 12,108 sqft building addition for Criterion Barrels located at W172N13052 Division Road subject to the following conditions:

- 1. This approval is subject to all the conditions and requirements set forth herein and adopted by the Plan Commission. Approval is granted for the following plans unless superseded by subsequent plan sheets approved by the Village Planner or Engineer pursuant to revisions required herein and/or by the Plan Commission:***
 - i. Architectural plan set dated January 3, 2022***
 - ii. Civil Engineering plan set dated January 3, 2022***
 - iii. Exterior Lighting plan set dated February 9, 2022***
- 2. All landscaping, grading, paving, storm water management, utility and other improvements shown on the approved site plans shall be installed as approved prior to issuance of an occupancy permit for the building addition unless a cash bond or letter of credit in an amount equal to 120 percent of the estimated installation and material costs reviewed and approved by the Village is submitted to the Village as necessary to ensure that installation of the proposed features and improvements will be completed within one (1) year after issuance of the occupancy permit.***
- 3. All exterior doors (except primary entrance) shall be clearly marked with reflective 5" or larger letters/numbers to aid emergency personnel access as required by the Police Department.***
- 4. The tree to be removed to the southeast of the proposed addition shall be replaced in an appropriate location on the property. The plans shall be updated to show the new proposed location and submitted to Village Staff for review.***
- 5. The exterior lighting plan set shall be modified to meet a maximum of 0.5 footcandles at the property lines. Updated plans shall be revised and submitted to Village Staff for review.***
- 6. State agency (DSPS) approved plans and a \$20,000 occupancy bond are required by Inspection Services at the time of building permit application. The Village of Germantown is an authorized delegated agent of DSPS to provide all commercial plan review and inspection services through SAFEBuilt of WI and the Village of Germantown.***

MOTION carried unanimously.

Chaz Hastings for Veracruz Restaurant – N112 W16290 Mequon Road. The request is for approval of a roof sign. Associate Planner Zandt summarized the proposal.

MOTION Shadid second Peter to Approve the roof sign for Veracruz Mexican Cantina located at N112W16290 Mequon Road subject to the following conditions:

- 1. Electrical permits shall be obtained from Inspection Services prior to installation of any/all electrical components.***
- 2. The sign shall not blink, flash or cause a glare for adjacent properties, vehicles or pedestrians. If complaints are received about the sign regarding nuisance or glare, the***

business owner and property owner shall work with Village Staff to remedy the issue in a timely manner.

***MOTION to Amend Shadid second Baum to require LED bulbs instead of incandescent bulbs.
MOTION to Amend carried unanimously.***

MOTION carried 4-1 (Baum).

Novanhayenh Sayaovang – N128 W16481 Holy Hill Road. The property owner is seeking approval to construct a privacy fence in a front yard at a height of 6 feet on their residential lot. Associate Planner Zandt summarized the proposal.

MOTION Baum second Shadid to Approve the proposed installation of a 6' high privacy fence along the west property line as proposed for the residential lot located at N128 W16481 Holy Hill Road.

MOTION carried 4-1 (Williams).

Alix Kattleson – W168 N10290 Wildrose Lane. The property owner is seeking approval to construct an aluminum fence in the front yard at a height of 6 feet on their residential lot. Associate Planner Zandt summarized the proposal.

MOTION Baum second Nilles to Approve the proposed installation of a 6-foot-high fence along Wildrose Lane and Bittersweet Trail. (motion clarified below)

Trustee Baum said he did not have a problem with the fence if it is brought back in line with the front of the house. The fire hydrant is not impacted and visual obscurity is not an issue.

MOTION to Amend Baum second Shadid that the approval be contingent on the western fence being in line with the western face of the garage; the fence will not extend further west than the garage door.

Chairman Wolter said he would not approve a 6-foot fence because there is no precedence for a 6-foot fence in this neighborhood. All other areas of the neighborhood do not have a 6-foot fence and aesthetically it would stand out. And based on the lack of landscaping to the front and side it becomes hugely apparent. Commissioner Nilles stated he will support a 4-foot fence but not a 6-foot fence.

MOTION Baum second Shadid to clarify his Motion to say the fence shall be located in line with the front of the garage.

Commissioner Williams asked for confirmation that a permit is not needed if the applicant goes with a 4-foot fence. Associate Planner confirmed a 4-foot fence is permitted with a building permit. Chairman Wolter said he would vote against the Motion because there is no precedence in a front yard in this neighborhood. Discussion continued. Commissioner Williams stated he will not support a 6-foot-high fence anywhere unless there is a valid reason for it.

***MOTION Baum second Shadid to Withdraw the Motion to Amend.
MOTION to approve FAILED unanimously.***

Elizabeth Vogt – W127 N10865 Coneflower Circle. The property owner is seeking approval to install a 4 foot high metal rail and picket fence within an existing drainage easement on the residential lot. Associate Planner Zandt summarized the proposal.

Trustee Baum asked Mr. Vogt if he understood the conditions of approval. Mr. Vogt said he was agreeable to the conditions.

MOTION Baum second Shadid to Approve the zoning permit application to install a 4' metal rail & picket fence within the 40' wide private drainage easement on the rear lot line of the property located at W127 N10865 Coneflower Circle subject to the following conditions:

- 1. It shall be the responsibility of the homeowner to maintain a free flow of water within the private drainage easement at all times.***
- 2. If the fence needs to be removed to make improvements and/or conduct maintenance within the drainage easement, the property owner shall be responsible for removing the fence to the extent necessary within seven (7) days of being notified by the Prairie Glen Homeowner's Association (or another mutually agreeable deadline). The property owner shall be responsible for all costs associated with any damage, removal, or re-installation of said fence.***
- 3. A building permit for the fence shall not be issued and the fence not installed until the existing standing water issue affecting the Vogt and abutting lots has been resolved and the Village Public Works Department notified by the property owner and Prairie Glen HOA.***

MOTION carried unanimously.

Trevor Todd – N109 W16642 Carriage Avenue. The property owner is seeking approval to install a 5 foot high privacy fence within an existing stormwater drainage easement on the residential lot. Associate Planner Zandt summarized the proposal.

MOTION Baum second Shadid to Approve the zoning permit application to install a 5' cedar privacy fence be located within the 20' wide drainage easement on the rear lot line of the property located at N109 W16642 Carriage Avenue subject to the following conditions:

- 1. It shall be the responsibility of the homeowner to maintain a free flow of water within the drainage easement at all times.***
- 2. If the fence needs to be removed to make improvements and/or conduct maintenance within the drainage easement, the property owner shall be responsible for removing the fence to the extent necessary within seven (7) days of being notified by the Village (or another mutually agreeable deadline). The property owner shall be responsible for any and all costs associated with any damage, removal or re-installation of said fence.***

Commissioner Shadid asked if the fence height provided enough room for drainage. Chairman Wolter asked Mr. Todd if he read the conditions of approval. Mr. Todd confirmed he would keep the fence 3 inches above the finished grade.

MOTION carried unanimously.

ANNOUNCEMENTS: Associate Planner Zandt said there is a public open house meeting on June 27th from 6:30 to 8:00 pm regarding the 2050 Plan.

ADJOURNMENT: There being no further business, the meeting was adjourned at 8:03 pm.

Respectfully submitted,

Lori Johnson
Planning Assistant

PLAN COMMISSION MINUTES
Presentation of Draft 2050 Comprehensive Plan
June 27, 2022

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

ROLL CALL: Chairman Dean Wolter, Trustee Representative David Baum, Plan Commission Members Tony Laszewski and Peter Nilles. Commissioner Bob Williams and Bill Shadid were absent and excused. Also present were Community Development Director Jeff Retzlaff, Associate Planner Emily Zandt and Planning Assistant Lori Johnson.

Presentation of the Draft 2050 Comprehensive Plan: Village staff and GRAEF, the project consultant preparing the 2050 Comprehensive Plan presented key components of the plan and responded to comments related to the draft document. The meeting was held in an informal open house format.

ADJOURNMENT: The meeting was adjourned at 9:15 pm.

Respectfully submitted,

Lori Johnson
Planning Assistant

CONDITIONAL USE PERMIT

7/11/22 Plan Commission Meeting

Milwaukee Appliance Company

Staff Report & Recommendation

Germantown, Wisconsin

Summary

Thomas Ottow, agent for Clinton Drive Property LLC, property owner, and Milwaukee Appliance LLC, is requesting an amendment to Conditional Use Permit No. 04-09 in order to continue operation of the retail appliance showroom located at N114 W18845 Clinton Drive in the Germantown Industrial Park.

Property Location: N114 W18845 Clinton Drive

Property Owner/

Applicant:

Thomas Ottow d/b/a Milwaukee Appliance LLC
Clinton Drive Property LLC
N114 W18845 Clinton Drive
Germantown, WI

Existing Zoning: M-1: Limited Industrial

Adjacent Land Uses		Zoning
North	Industrial	M-1
South	Industrial	M-1
East	Industrial	M-1
West	Industrial	M-1

Location Map



Proposal

Thomas Ottow, agent for Clinton Drive Property LLC, property owner, and Milwaukee Appliance LLC, is requesting an amendment to Conditional Use Permit No. 04-09 in order to continue operation of the retail appliance showroom located at N114 W18845 Clinton Drive in the Germantown Industrial Park.

Conditional Use Permit (CUP) No. 04-09 was granted to Greg Carter, d/b/a/ Milwaukee Wash & Appliance Company in February, 2009. Milwaukee Appliance occupies 3,000 SF of the building for retail sales and the remaining 13,864 SF for warehousing and appliance repair. Thomas Ottow is purchasing the operation and intends to operate the same operation with slightly different business hours. On the recommendation of staff, Ottow proposes to amend the CUP to update the ownership information on the CUP and eliminate Conditions #3 and #4 that are no longer necessary as shown below:

CUP No. 04-09 APPROVAL conditions:

1. All sales and storage shall be within the building.
2. Parking shall be on-site with no parking on Clinton Drive or Maple Road. Additional on-site, paved parking shall be required in the event additional parking is needed to accommodate day-to-day parking needs of the business.
- ~~3. The conditional use permit shall not be transferable to any subsequent property owner.~~
- ~~4. Adequacy of parking in the dock area is to be reviewed by the owner and Village staff after one year of granting the CUP.~~

Milwaukee Appliance operates with 8-12 employees and hours of operation on Monday through Friday, 10:00 a.m. to 6:00 p.m. and Saturday from 10:00 a.m. to 2:00 p.m. In addition to the retail showroom, maintenance and repair services are provided on-site and by way of service employees with mobile vans. More information about Milwaukee Appliance and their connection to the Germantown community can be found at their website: <https://www.milwaukeeappliance.com/about-us>

Staff Analysis

As discussed back in 2009, retail sales and service operations such as Milwaukee Appliance are allowed in the M-1 Zoning District and Germantown Industrial Park as a conditional use. The M-1 Zoning district regulations require the Plan Commission to determine if the proposed use can: (1) directly support the businesses in the Industrial Park; and (2) be integrated into the overall plan for the industrial park.

As was discussed in 2009, Milwaukee Appliance has been in business since 1932 and moved to the current Clinton Drive location in 2009. As part of their original application, And business proposal, Milwaukee Appliance has created a variety of kitchen displays to showcase their appliances and cabinets. The displays were designed and constructed by Riebau's Cabinets, Ltd (formerly a business in the Industrial Park). Milwaukee Appliance continues to work with existing business in and around the Germantown Industrial Park as evidence of the direct support Milwaukee Appliance has and will continue to provide as a local business and community supporter in the Industrial Park.

Staff supports the proposed amendment to delete conditions #3 & #4. With respect to Condition #3, whether it be a new CUP application or an amendment to the current CUP, the goal was to ensure that there would be a process to review and approve any changes to the business operation in the event the business was ever sold. In this case, a long-time employee is assuming ownership with the intention of operating the same business in the same manner as the previous owner. Since the business has been operating in the Industrial Park since 2009 and has effectively proven it fits into and is compatible with the rest of the Industrial Park, Condition #3 is no longer necessary.

With respect to Condition #4, the parking and dock situation was evaluated years ago and determined to be adequate.

VILLAGE STAFF RECOMMENDATIONS

APPROVE the proposed amendment to eliminate Conditions #3 & #4 in CUP No. 04-09 and re-issue the CUP in the new ownership name for Milwaukee Appliance LLC located at N114 W18845 Clinton Drive subject to one condition to be added:

1. All signage, permanent and temporary, requires a permit from Planning & Zoning Services in the Community Development Department.



Village of



Germantown

...Willkommen

Fee must accompany application

☒ \$1460 Paid ☒ Date 4-13-22

CONDITIONAL USE PERMIT APPLICATION

Pursuant to Section 17.42 of the Municipal Code

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

1 APPLICANT OR AGENT

Thomas Ottow
772 Harrison St.
Hartford, WI 53027

Phone (414) 651-5060

Fax ()

E-Mail thomasottow@yahoo.com

PROPERTY OWNER

Clinton Drive Property LLC.
1114 W18845 Clinton Dr.
Germantown, WI 53022

Phone (262) 250-1482

2 TO WHOM SHOULD THE PERMIT BE ISSUED?

Thomas Ottow (d.b.a. Milwaukee Appliance LLC.)

3 PROPERTY ADDRESS

1114 W18845 Clinton Drive
Germantown, WI 53022

TAX KEY NUMBER

GTNV-204-987

4 DESCRIPTION OF EXISTING OPERATION

Briefly describe the use as it exists today, including use, size, number of employees, hours of operation, etc. If this permit involves new construction, describe the current status of the property, e.g. "vacant." Use additional pages as necessary.

Retail Appliance Showroom
8-12 employees
M-F 10A-6p Sat 10A-2p Sun-closed

5 DESCRIPTION OF PROPOSED OPERATION

Write the name of the proposed conditional use exactly as it appears in the Municipal Code.

Limited Industrial Zoning District, Section 17.33

Describe the proposed use, including size, number of employees, hours of operation and extent of any new construction/alterations.

Retail Appliance Showroom
8-12 employees
M-F 10A-6p Sat 10A-2p Sun-closed

6

METES AND BOUNDS LEGAL DESCRIPTION OF PROPERTY – REQUIRED

Attach pages as necessary

N114 W18845 Clinton Drive. Parcel 1 of CSM #1501,
 being a part of NE 1/4 of the SE 1/4 of
 Section 20, Township 9 North, Range 20
 East in the Village of Germantown,
 Washington County, Wisconsin.

7

SUPPORTING DOCUMENTATION:

- ☐ Site Plan and elevations for new construction (can be conceptual)
- ☐ Photos of existing use and/or proposed use operating elsewhere
- ☐ _____
- ☐ _____

8

READ AND INITIAL THE FOLLOWING:

T.O.

I understand that the Village is under no obligation to issue a Conditional Use Permit and will do so only if the applicant successfully demonstrates that the proposed use is harmonious with the neighborhood and the long range goals of the Village.

T.O.

I will notify the Village if any aspects of the conditional use changes. I understand that failure to do so may result in the revocation of the CUP.

T.O.

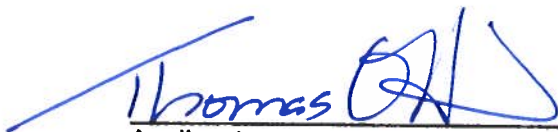
I understand that a Conditional Use Permit is valid only if the conditions and restrictions of the permit are met. I understand that failure to comply with any aspect of the permit may result in revocation.

T.O.

I understand that Village Staff is required to post one or more signs along the street frontage of and/or on the property subject of this application that indicate to nearby property owners and the general public that a public hearing of my application will be held before the Village Plan Commission and/or Village Board prior to action being taken on this application; I hereby grant Village Staff permission to enter onto the property for the expressed purpose of installing said sign(s) provided Village Staff is responsible for installing, maintaining and removing said signs in a reasonable manner and timeframe.

9

SIGNATURES – ALL APPLICATIONS MUST BE SIGNED BY OWNER!


 Applicant _____ Date _____


 Owner _____ Date _____



N114 W18845 Clinton Drive
Germantown, WI 53022
262-250-1482

Milwaukee Appliance LLC is a small family owned and operated business that has been in the Germantown Industrial Park since 2009. Originally known as Milwaukee Wash Machine Inc. and was located in Milwaukee since 1932. Expanding our showroom to Germantown, in 2009, under the previous owner Greg Carter. The current owner Thomas Ottow has been with the company since 2007. Starting in the delivery department and working his way up to purchase the business in January 2020. We provide in-home appliance repair, sales and parts to the immediate area as well as the surrounding 4 counties. We thrive on being a community and family-based company with exceptional customer service. From coming into our Germantown showroom, talking to a representative on the phone or having a service/sales technician come out to your home. We also make monetary and product donations to many causes around the area. These areas include Germantown, Hartford, Menomonee Falls, Sussex, and others as well.

CUP #04 - 09
Document No.

CONDITIONAL USE PERMIT
Document Title

VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN
CONDITIONAL USE ZONING PERMIT

DOC# 1218417


Whereas the Applicant:

Milwaukee Wash & Appliance Company (d.b.a. Milwaukee Appliance) as represented by Greg Carter, Owner

agrees to comply with applicable Codes and Ordinances of the Village of Germantown, Wisconsin, and further agrees that all work done pursuant to the permission granted herewith will conform with the applications and drawings filed with and approvals granted by officials of the Village for the purpose of obtaining this permit.

Now, therefore, this permit is issued to the Applicant to allow for The operation of a retail appliance showroom from the existing building located at N112 W18845 Clinton Drive in the Germantown Industrial Park pursuant to Section 17.33(3)(h) of the Germantown Municipal Code.

Recorded

Apr. 27, 2009 AT 09:30AM
SHARON A MARTIN, REGISTER OF DEEDS
WASHINGTON COUNTY, WISCONSIN

Fee Amount: \$15.00

153

Name & Return Address:

**Village of Germantown
P.O. Box 337
Germantown, WI 53022**

Parcel Identification No:

GTNV 204-987

On the following described property located in the Village of Germantown, Washington County, Wisconsin: N114 W18845 Clinton Drive. Parcel 1 of CSM #1501, being a part of the NE ¼ of the SE ¼ of Section 20, Township 9 North, Range 20 East in the Village of Germantown, Washington County, Wisconsin.

Pursuant to the following condition(s):

1. All sales and storage shall be within the building.
2. Parking shall be on-site with no parking on Clinton Drive or Maple Road. Additional on-site, paved parking shall be required in the event additional parking is needed to accommodate day-to-day parking needs of the business.
3. The conditional use permit shall not be transferable to any subsequent property owner.
4. Adequacy of parking in the dock area is to be reviewed by the owner and Village staff after one year of granting the CUP.

The provisions of this permit shall be binding upon the property herein described applicant(s) and property owner(s) and assigns unless and until amended by the Village of Germantown.

ACCEPTANCE OF TERMS AND CONDITIONS BY PERMITTEE

I, GREG CARTER, Applicant, representing Milwaukee Appliance, hereby accept the terms and conditions set forth in this Permit, and realize that non-adherence to the terms and conditions as stated hereon may result in the revocation of this Permit by the Village of Germantown.

Dated this 9 day of April, 2009

Applicant:

Greg Carter

Greg Carter, Owner
Milwaukee Wash & Appliance Company

STATE OF WISCONSIN)
)SS
Washington COUNTY)

Personally came before me this 9th day of April, 2009 the above named Greg Carter, (title) to me known to be the person who executed the foregoing instrument and acknowledged the same.

Gabriele Binder

Print Name of Notary:

Gabriele Binder

Notary Public, State of Wisconsin

My Commission Expires: 3-13-2011

This instrument was drafted by:
Jeffrey W. Retzlaff, AICP
Village Planner/Zoning Administrator
Village of Germantown, Wisconsin

CUP #04-09
Milwaukee Wash CUP
Page 2 of 3

Granted by the Village Board of the Village of Germantown, Washington County,
Wisconsin on the 16th day of March, 2009.

ATTEST:

Elizabeth Knaack
Elizabeth Knaack
Village Clerk

Thomas Kempinski
Thomas Kempinski
Village President

STATE OF WISCONSIN)
)SS
WASHINGTON COUNTY)

Personally came before me this 23rd day of April, 2009, the above
named Thomas Kempinski, Village President, and Elizabeth Knaack, Village Clerk, to me
known to be the persons who executed the foregoing instrument and acknowledged the
same.



Christine M. Micka
Christine M. Micka, Notary
My Commission Expires: Aug. 14, 2001



Village of

Germantown

Willkommen

Fee must accompany application

☐ \$1460 Paid _____ Date _____

CONDITIONAL USE PERMIT APPLICATION

Pursuant to Section 17.42 of the Municipal Code

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

1 APPLICANT OR AGENT

Thomas Ottow
772 Harrison St.
Hartford, WI 53027

Phone (414) 651-5060

Fax ()

E-Mail thomasottow@yahoo.com

PROPERTY OWNER

Clinton Drive Property LLC.
1114 W18845 Clinton Dr.
Germantown, WI 53022

Phone (608) 250-1482

2 TO WHOM SHOULD THE PERMIT BE ISSUED?

Thomas Ottow (d.b.a. Milwaukee Appliance LLC.)

3 PROPERTY ADDRESS

1114 W18845 Clinton Drive
Germantown, WI 53022

TAX KEY NUMBER

GTNV-204-987

4 DESCRIPTION OF EXISTING OPERATION

Briefly describe the use as it exists today, including use, size, number of employees, hours of operation, etc. If this permit involves new construction, describe the current status of the property, e.g. "vacant." Use additional pages as necessary.

Retail Appliance Showroom
8-12 employees
M-F 10A-6p Sat 10A-2p Sun-closed

5 DESCRIPTION OF PROPOSED OPERATION

Write the name of the proposed conditional use exactly as it appears in the Municipal Code.

Limited Industrial Zoning District, Section 17.33
Describe the proposed use, including size, number of employees, hours of operation and extent of any new construction/alterations.
Retail Appliance Showroom
8-12 employees
M-F 10A-6p Sat 10A-2p Sun-closed

6 **METES AND BOUNDS LEGAL DESCRIPTION OF PROPERTY - REQUIRED**

Attach pages as necessary

N114 W18845 Clinton Drive. Parcel 1 of Csm #1501,
being a part of NE 1/4 of the SE 1/4 of
Section 20, Township 9 North, Range 20
East in the Village of Germantown,
Washington County, Wisconsin.

7 **SUPPORTING DOCUMENTATION:**

- ☐ Site Plan and elevations for new construction (can be conceptual)
- ☐ Photos of existing use and/or proposed use operating elsewhere
- ☐ _____
- ☐ _____

8 **READ AND INITIAL THE FOLLOWING:**

T.O. I understand that the Village is under no obligation to issue a Conditional Use Permit and will do so only if the applicant successfully demonstrates that the proposed use is harmonious with the neighborhood and the long range goals of the Village.

T.O. I will notify the Village if any aspects of the conditional use changes. I understand that failure to do so may result in the revocation of the CUP.

T.O. I understand that a Conditional Use Permit is valid only if the conditions and restrictions of the permit are met. I understand that failure to comply with any aspect of the permit may result in revocation.

T.O. I understand that Village Staff is required to post one or more signs along the street frontage of and/or on the property subject of this application that indicate to nearby property owners and the general public that a public hearing of my application will be held before the Village Plan Commission and/or Village Board prior to action being taken on this application; I hereby grant Village Staff permission to enter onto the property for the expressed purpose of installing said sign(s) provided Village Staff is responsible for installing, maintaining and removing said signs in a reasonable manner and timeframe.

9 **SIGNATURES - ALL APPLICATIONS MUST BE SIGNED BY OWNER!**

Thomas [Signature] 4/25/2020
Applicant Date

Thomas [Signature] 4/25/2020
Owner Date
[Signature]

REZONING & CERTIFIED SURVEY MAP (CSM) APPLICATIONS

7/11/22 Plan Commission Meeting

Paul Markiewicz

Staff Report & Recommendation

Germantown, Wisconsin

Summary

Paul Markiewicz, property owner, is requesting approval of a rezoning application and 2-lot certified survey map (CSM) to divide 35.102 acres of land located at W124N13025 Wasaukee Road.

Location: W124N13025 Wasaukee Road

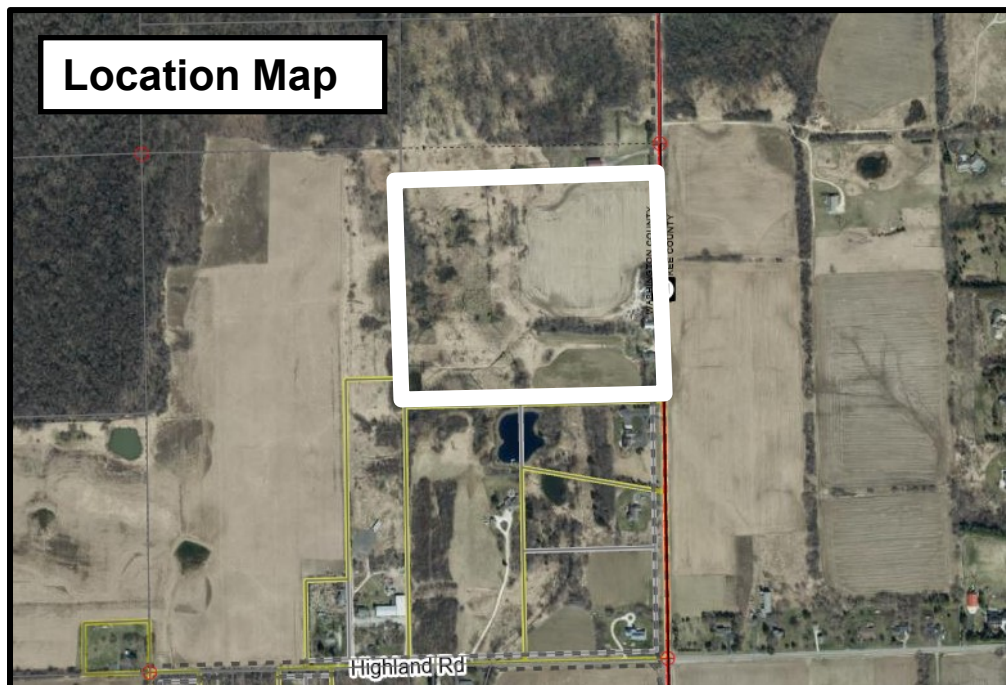
Applicant/

Property Owners: Paul Markiewicz
W124N13025 Wasaukee Road
Germantown, WI

Existing Zoning: A-1: Agricultural

Proposed Zoning: A-2: Agricultural

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



Proposal/Background

Paul Markiewicz, property owner, is requesting approval of a rezoning application and 2-lot certified survey map (CSM) to divide 35.102 acres of land located at W124N13025 Wasaukee Road.

The 35 acres currently contains a single-family dwelling and farm buildings, approximately 11 acres of agricultural land, and approximately 18 acres of wetlands. The owner would like to sell the north 10 acres to be buildable for a single-family dwelling.

CSM

As shown in the preliminary CSM, Lot 1 will be 10.079 acres and Lot 2 will be 23.441 acres. Additional right-of-way is required to be dedicated along Wasaukee Road (60 feet). Soil tests were completed and indicate that a mound-type private on-site wastewater treatment system (POWTS) is suitable for Lot 1.

Rezoning

Rezoning of the property from the current A-1: Agricultural District to the A-2: Agricultural District is required (both parcels are less than 35 but more than 10 acres).

Staff Comments

The proposed rezoning and division is consistent with the "Agricultural/Conservation Residential" classification on the 2020 Land Use Plan map.

Because the proposed west half of the property contains a significant amount of wetland, an official wetland delineation will be conducted with the final boundary and 25' wetland setback shown on the CSM (prior to recording).

The Public Works Department contracted engineer identified technical corrections to be made on the CSM in a memo dated June 6, 2022. All corrections will be required to be reviewed and approved by Village Staff prior to recording the CSM.

Washington County has jurisdiction over Wausaukee Road in this location. Washington County Highway Department staff have indicated that only two driveways will be allowed from the original parcel. This means that the current owner will need to remove one of the existing driveways to proposed Lot 2 in order to install a driveway for proposed Lot 1. No additional driveways will be permitted in the future. A driveway permit from Washington County is required. Further, with the dedication of the road right-of-way as a part of the CSM, more of the existing dwelling and other farm buildings are located within the road right-of-way. Washington County is requiring a Revocable Occupancy Permit for these structures, which will address the ability to reconstruct (or not) the existing buildings within the right-of way. Notes to address these items are required to be included on the final CSM and have been added as conditions of approval for the CSM.

VILLAGE STAFF RECOMMENDATIONS

APPROVE rezoning the property from the A-1: Agricultural District to the A-2: Agricultural District as proposed.

APPROVE the proposed 2-lot Certified Survey Map (CSM) for the Markiewicz property at W124N13025 Wasaukee Road with the following conditions:

1. All technical issues and plan corrections identified by the Public Works Department engineer surveyor shall be addressed and reflected in a revised CSM submitted to the Village prior to recording.
2. A wetland delineation shall be conducted with the wetland boundary and 25' wetland setback shown on the CSM prior to recording.
3. All requirements and notes related to access and structures in the road right-of-way provided by Washington County Highway Department shall be incorporated into the final CSM and approved by County Highway Department Staff prior to recording.
4. The property owner shall work with Washington County Highway Department staff to draft and record a Revocable Occupancy Permit for the existing structures within the road right-of-way prior to recording the CSM.
5. A driveway permit shall be applied for and issued by Washington County prior to installation of a driveway to Lot 1. This includes the removal of one of the existing driveways/access points to Lot 2.



Village of

Germantown

Willkommen

Fee must accompany application

☐ \$2,900 with public improvements☒ \$1,960 no public improvements

Paid _____ Date _____

CERTIFIED SURVEY MAP APPLICATIONPursuant to Section 18.06 of the Municipal CodePlease read and complete this application carefully. **All applications must be signed and dated.****1 APPLICANT OR AGENT**

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

PROPERTY OWNER

Paul Markiewicz

W124N13025 Wasauke Rd

Germantown, WI 53022

 Phone () **262-844-1127**

creektec1985@gmail.com

PROPERTY ADDRESS OR GENERAL LOCATION**TAX KEY NUMBER****2****W124N13025 Wasauke Rd****GTNV 124988****3****PURPOSE OF LAND SPLIT**

Home lot/buildable lot	Will the land split require rezoning? YES	
	From A-1	To A-2

4**READ AND INITIAL THE FOLLOWING:**

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

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

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

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

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

DocuSigned by:

5/8/2022

Applicant **Paul Markiewicz** Date

DocuSigned by:

5/8/2022

Owner **Paul Markiewicz** Date



Village of
 ★ ★ ★
Germantown
Willkommen

FEES MUST BE PAID AT TIME OF APPLICATION

\$200 Plan Commission Consultation

X\$1,085 Rezoning

\$1,240 PDD < 5 acres

\$2,095 PDD 5-20 acre site

\$3,460 PDD > 20 acre site

Date Paid: _____ Received by: _____

REZONING & PDD APPLICATION

Pursuant to Section 17.51 of the Municipal Code

Please read and complete this application carefully. **All applications must be signed and dated.****1****APPLICANT OR AGENT**

 Phone () _____
 E-Mail _____

PROPERTY OWNER**Paul Markiewicz**

W124N13025 Wasauke Rd
Germantown, WI 53022

Phone () **262-844-1127**E-Mail **creektec1985@gmail.com****2****PROPERTY ADDRESS OR GENERAL LOCATION****TAX KEY NUMBER****W124N13025 Wasauke Rd****GTNV 124988****3****REZONING REQUEST**

FROM

A-1

TO

A-2**4****METES AND BOUNDS LEGAL DESCRIPTION OF PROPERTY – REQUIRED**

Attach pages as necessary

Also placed on attached CSM

5

PURPOSE OF REZONING REQUEST

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

The purpose of this rezoning is for a future home lot and based on the Village's zoning ordinances.

6

SUPPORTING DOCUMENTATION:

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

7

READ AND INITIAL THE FOLLOWING:

DS
PM

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.

DS
PM

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.

DS
PM

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

DS
PM

I understand that Village Staff is required to post one or more signs along the street frontage of and/or on the property subject of this application that indicate to nearby property owners and the general public that a public hearing of my application will be held before the Village Plan Commission and/or Village Board prior to action taken on this application; I hereby grant Village Staff permission to enter onto the property for the expressed purpose of installing said sign(s) provided Village Staff is responsible for installing, maintaining and removing said signs in a reasonable manner and time frame.

8

SIGNATURES – ALL APPLICATIONS MUST BE SIGNED BY OWNER!

DocuSigned by:
Paul Markiewicz
A14E4EAFE31E480

5/8/2022

Applicant Paul Markiewicz Date

DocuSigned by:
Paul Markiewicz
A14E4EAFE31E480

5/8/2022

Owner Paul Markiewicz Date



Wisconsin Department of Safety and Professional Services
Division of Industry Services

Page 1 of 4

SOIL EVALUATION REPORT

In accordance with SPS 385, Wis. Adm. Code

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

Please print all information.

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

County Washington
Parcel I.D. part of GTNV_124988
Reviewed by _____ Date _____
Property Owner Paul Markiewicz
Property Location Govt. Lot NE 1/4 SE 1/4 S 12 T 9 N R 20 E (or) W ☐
Property Owner's Mailing Address W124 N13025 Wausukee Rd.
Site Address or CSM and Lot #: Hwy M
City ☐ State WI Zip Code 53022 Phone Number () ☐
☐ City ☒ Village ☒ Town ☐ Nearest Road Germantown Wasaukee Rd.

☐ New Construction	Use: ☒ Residential/ Number of bedrooms 3-4	Code derived designflow rate 600 GPD
☐ Replacement	☐ Public or commercial - Describe: _____	Flood Plan elevation if applicable N/A ft.
Parent material Loess over till		

General comments and recommendations: **Longer and narrower mound recommended**

1 Boring #	☒ Boring ☐ Pit	Ground surface elev. 99.9 ft.	Depth to limiting factor 22 in. / elev. _____ ft.
-------------------	--	--------------------------------------	--

Horizon	Depth In.	Dominant Color Munsell	Redox Description Qu. Az. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	Soil Application Rate GPD/Ft ²	
									*Eff#1	*Eff#2
Ap	0-11	10YR 3/2		Sil	2fsbk	mfr	cs	2f	0.6	0.8
Bt	11-22	7.5YR 4/4		Sicl	2msbk	mfr	cw	2f	0.4	0.6
BC	22-28	10YR 5/4	fld 10YR 5/6	Sicl	1cosbk	mfr	gw	1vf	0.2	0.3
C	28-45	10YR 5/3	c2d 10YR 5/8 &	Sicl	0,M	mfi		-	0.0	0.0
			c2d 10YR 6/2							

2 Boring #	☒ Boring ☐ Pit	Ground surface elev. 96.3 ft.	Depth to limiting factor 16 in. / elev. _____ ft.
-------------------	--	--------------------------------------	--

Horizon	Depth In.	Dominant Color Munsell	Redox Description Qu. Az. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	Soil Application Rate GPD/Ft ²	
									*Eff#1	*Eff#2
Ap	0-10	10YR 3/2		Sil	2msbk	mfr	cs	2f	0.6	0.8
Bt	10-16	7.5YR 4/4		Sicl	2msbk	mfr	cw	1f	0.4	0.6
BC	16-24	10YR 5/4	fld 10YR 5/6	Sicl	1cosbk	mfr	gw	-	0.2	0.3
C	24-46	10YR 6/2	c2d 10YR 5/8 &	Sicl	0,M	mfi		-	0.0	0.0
			c2d 10YR 4/2							
		Groundwater	at 41 inches							

CST Name (Please Print) David Sells	Signature <i>David Sells</i>	CST Number 221348
Address 4334 Timber Dr. Colgate, WI 53017	Date Evaluation Conducted 3/29/22	Telephone Number 262-832-4310

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

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

SBD-8330 (R04/21)

3 Boring #

☒ Boring
☐ PitGround surface elev. 99.8 ft.Depth to limiting factor 15 in. / elev. _____ ft.

Horizon	Depth In.	Dominant Color Munsell	Redox Description Qu. Az. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	Soil Application Rate	
									GPD/Ft ²	
									*Eff#1	*Eff#2
Ap	0-10	10YR 3/2		sil	2mgr	mfr	cs	2f	0.6	0.8
Bt	10-15	10YR 4/4		sicl	2msbk	mfr	cw	1f	0.4	0.6
BC	15-24	10 YR 5/3	fid 10YR 5/8	sicl	1cosbk	mfr	gw	-	0.2	0.3
C	24-45	10 YR 6/2	c2d 7.5YR 5/8 &	sicl	0,M	mfi		-	0.0	0.0
			c2d 10YR 4/2							
		Groundwater	at 39 inches							

4 Boring #

☒ Boring
☐ PitGround surface elev. 104.6 ft.Depth to limiting factor 21 in. / elev. _____ ft.

Horizon	Depth In.	Dominant Color Munsell	Redox Description Qu. Az. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	Soil Application Rate	
									GPD/Ft ²	
									*Eff#1	*Eff#2
Ap	0-11	10YR 3/2		sil	2mgr	mfr	cs	2f	0.6	0.8
Bt	11-21	10YR 4/4		sicl	2msbk	mfr	cw	1f	0.4	0.6
BC	21-28	10YR 5/3	fid 10YR 5/8	sicl	1cosbk	mfr	gw	1vf	0.2	0.3
C	28-46	10 YR 6/3	c2d 10 YR 5/8 &	sicl	0,M	mfi		-	0.0	0.0
			c2d 10YR 6/2							

5 Boring #

☒ Boring
☐ PitGround surface elev. 100.7 ft.Depth to limiting factor 16 in. / elev. _____ ft.

Horizon	Depth In.	Dominant Color Munsell	Redox Description Qu. Az. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	Soil Application Rate	
									GPD/Ft ²	
									*Eff#1	*Eff#2
Ap	0-8	10YR 3/2		sil	2msbk	mfr	cs	2f	0.6	0.8
Bt	8-16	10YR 4/4		sicl	2msbk	mr	cw	1f	0.4	0.6
BC	16-27	10YR 5/3	fid 7.5YR 5/8	sicl	1cosbk	mfr	gw	-	0.2	0.3
C	24-47	10YR 6/2	c2d 7.5YR 5/6 &	sicl	0,M	mfi			0.0	0.0
			c2d 10YR 4/2							
		Groundwater	at 35 inches							

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

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

6 Boring #

☒ Boring
☐ PitGround surface elev. 104.3 ft.Depth to limiting factor 16 in. / elev. _____ ft.

Horizon	Depth In.	Dominant Color Munsell	Redox Description Qu. Az. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	Soil Application Rate	
									GPD/Ft ²	
									*Eff#1	*Eff#2
Ap	0-10	10YR 3/2		sil	2mgr	mfr	cs	2f	0.6	0.8
Bt	10-16	10YR 4/4		sicl	2msbk	mfr	cw	1f	0.4	0.6
BC	16-23	10YR 5/3	fid 10YR 5/8	sicl	1cosbk	mfr	gw	1vf	0.2	0.3
CB	23-32	10YR 5/3	cid 10YR 5/8&6/2	sicl	1cosbk	mfi	gw	-	0.2	0.3
C	32-46	10YR 6/2	c2d 10YR 5/8 & 10YR 4/2	sicl	0,M	mfi		-	0.0	0.0

☐ Boring #☐ Boring
☐ Pit

Ground surface elev. _____ ft.

Depth to limiting factor _____ in. / elev. _____ ft.

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

☐ Boring #☐ Boring
☐ Pit

Ground surface elev. _____ ft.

Depth to limiting factor _____ in. / elev. _____ ft.

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

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

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

CHECK BOX AS APPLICABLE.

☒ **SOIL EVALUATION
SITE MAP**

PROJECT NAME:

Paul Markiewicz

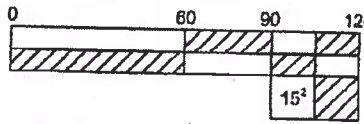
PROJECT ADDRESS: Hwy M

BM Symbol:  BM Elevation: 100' FT

BM Description: NE lot corner pipe

Slope Gradient (%) 2% Well Symbol (if applicable): 

Scale: 1" = 60'



Indicate north by drawing an arrow on the appropriate line.

CHECK BOX AS APPLICABLE.

☐ **SYSTEM
PLOT PLAN**

PAGE 2 OF

DESIGN FLOW: _____ GPD

Attach design flow calculations for commercial plans.

Pipe Material / ASTM Standard (Tables 384.30-3 & 384.30-5)

Sanitary Sewer: _____ / _____

Force Main: _____ / _____

IMPORTANT:

Show ground elevation contours at suitable intervals.

Wasaukee Rd.

BM = 100', Top of Iron Pipe

Lot Line

B1

B4



30' +/- To
South Lot
Line

B3

B6

B2

B5

2% Slope

104"

102'

100'

98'

96'

Neighbor's
Shed1100' to West Lot
Line

Lot Line

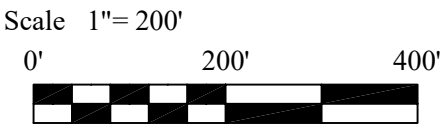
Note: Installer should stake out mound location after talking with owner before final house location design.

Certified Survey Map No. _____

Part of the Northeast 1/4 of the Southeast 1/4 of Section 12, Township 9 North,
Range 20 East, Village of Germantown, Washington County, Wisconsin.

Surveyor:
Richard Simon
5080 Fairy Chasm
West Bend, WI 53095
rich@cornerstonelandsurvey.com
(262) 424-5630

Owner:
Paul Markiewicz
W124 N13025 Wasaukee Road
Germantown, WI 53022



Legend:

- Denotes Iron Pipe Found
- 3/4" OD X 18" Iron Rod 1.50 Lbs./Lin. Ft., Set
- Location of Soil Borings

Lands Dedicated to the
Public for Road Purposes

68904 Sq. Ft.
1.582 Acres

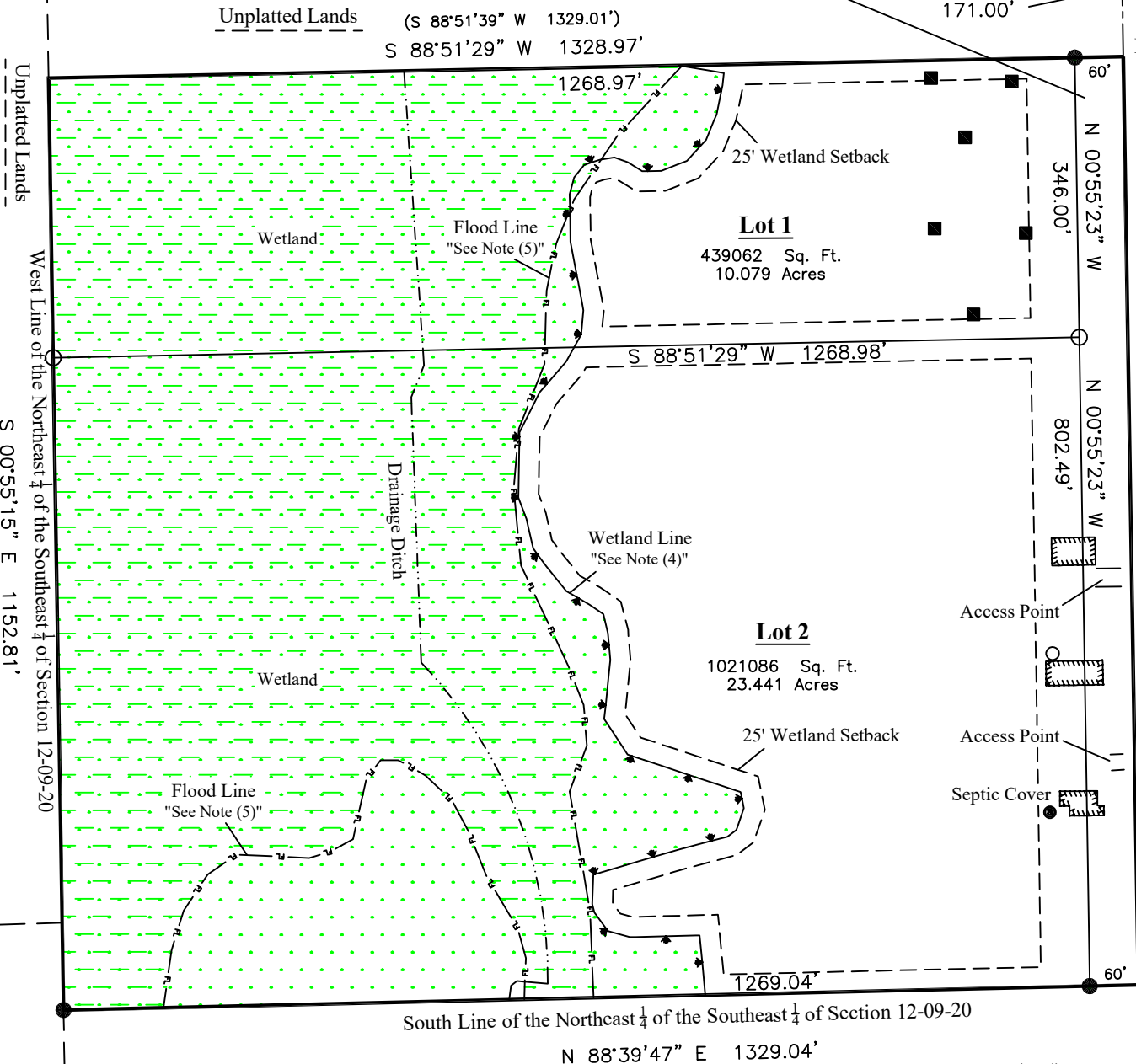
Northeast corner of the
Southeast 1/4 of Section 12-9-20
Concrete Mon. w/Brass Cap
464,267.50
2,484,230.16

(S00°55'31"E)
S 00°55'23" E
171.00'

P.O.B.

(N00°55'31"W)
N 00°55'23" W 1148.28' East Line of the Southeast 1/4 of Section 12-09-20

Wasaukee Road / C.T.H. "M"



Access Point
Access Point
Septic Cover

A2 Zoning - Lot 1

60' - Front
50' - Rear
25' - Sides
25' - Wetland Setback

A1 Zoning - Lot 2

60' - Front
50' - Rear
25' - Sides
25' - Wetland Setback

CSM No. 3921

Southeast corner of the
Southeast 1/4 of Section 12-9-20
Concrete Mon. w/Brass Cap
461,629.54
2,484,272.66

N 00°55'23" W
1319.29'

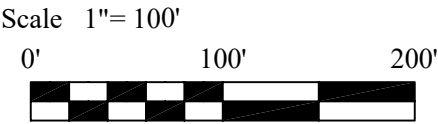
Certified Survey Map No. _____

Part of the Northeast ¼ of the Southeast ¼ of Section 12, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin.

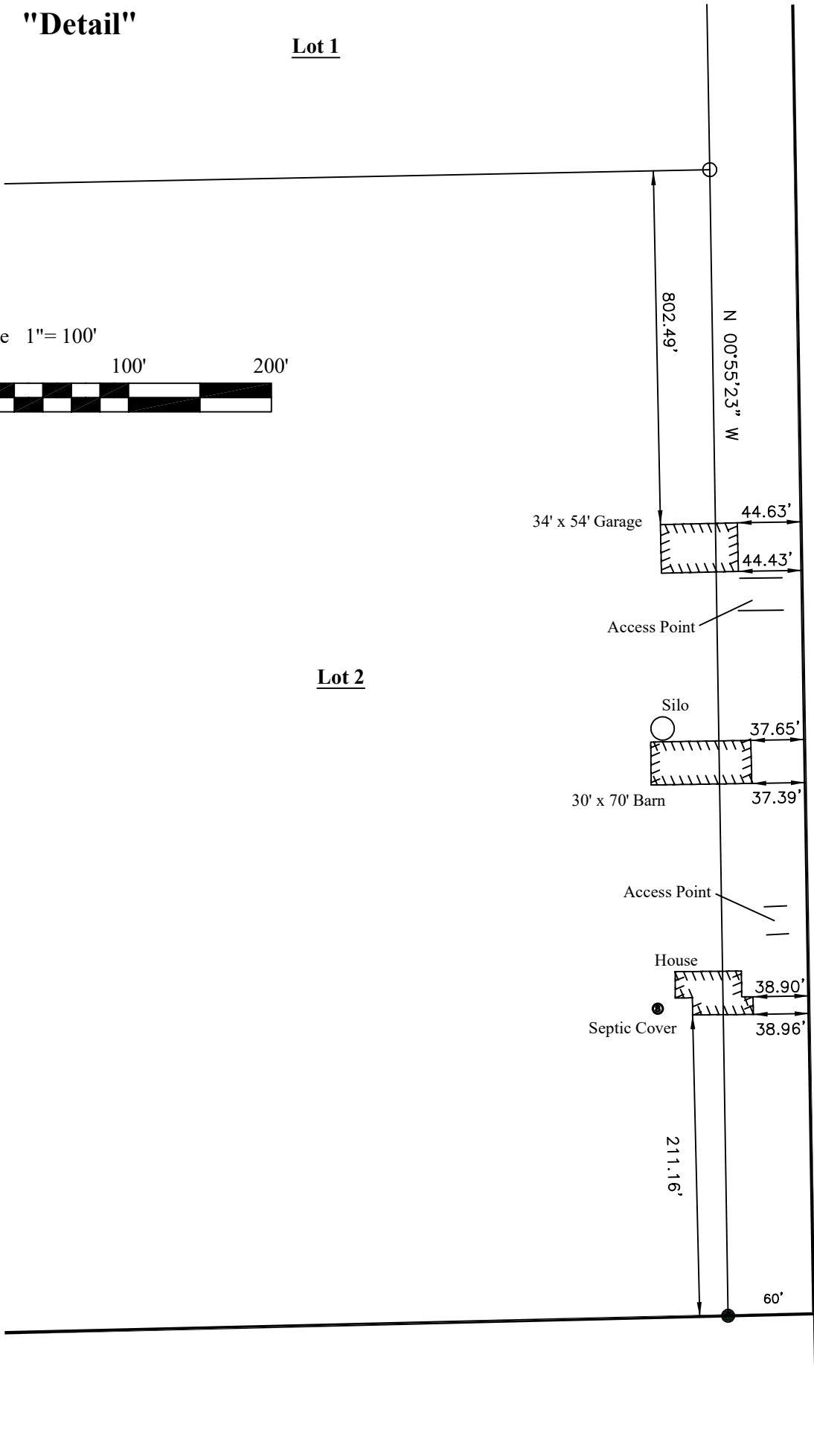


"Detail"

Lot 1



Lot 2



East Line of the Southeast ¼ of Section 12-09-20

Wasaukee Road / C.T.H. "M"

Certified Survey Map No. _____

Part of the Northeast ¼ of the Southeast ¼ of Section 12, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin.

Surveyor's Certificate

I, Richard L Simon, Professional Land Surveyor, hereby certify that I have surveyed:

Part of the Northeast ¼ of the Southeast ¼ of Section 12, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin.

Described as follows:

Part of the Northeast ¼ of the Southeast ¼ of Section 12, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin; described as follows; Commencing at the Northeast corner of the Southeast ¼ of said Section 12; thence S00°55'23"E along the East line of said Southeast ¼, 171.00 feet to the point of beginning of this description; thence S88°51'29"W, 1328.97 feet to a point on the West line of the Northeast ¼ of said Southeast ¼; thence S00°55'15"E along said West line, 1152.81 feet to a point on the South line of the Northeast ¼ of said Southeast ¼; thence N88°39'47"E along said South line, 1329.04 feet to a point on the East line of said Southeast ¼; thence N00°55'23"W along said East line, 1148.28 feet to the point of beginning of this description.

Said parcel contains 1529052 Sq. Ft. or 35.102 Acres Gross

That I have made such survey, division, dedication, and map by the direction of Paul Markiewicz

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

That I have fully complied with provisions of s. 236.34 of the Wisconsin Statutes and Chapter 18 of the Village of Germantown Subdivision Control Ordinance in surveying, dividing, dedicating, and mapping the same.

Dated this 26th day of April, 2022

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

Village of Germantown Planning Commission Approval

This Certified Survey Map is hereby approved by the Planning Commission of the Village of Germantown on this ____ day of _____, 2022.

Dean Wolter, Chairman Date

Laura A. Johnson, Secretary Date

Village of Germantown Board Approval

This Certified Survey Map, being a division of (NE ¼ of the SE ¼ of Section 12, Township 9 North, Range 20 East Village of Germantown, Washington County, Wisconsin), having been approved by the Planning Commission being the same, is hereby approved and (the dedication of that part of Wausaukee Road / County Highway "M" for public road purposes as shown on Sheet __ of __ is hereby) accepted by the Village Board of Trustees of the Village of Germantown on this ____ day of _____, 2022.

Dean Wolter, Village President Date

Deanna Braunschweig, Village Clerk Date

Certified Survey Map No. _____

Part of the Northeast ¼ of the Southeast ¼ of Section 12, Township 9 North, Range 20 East, Village of Germantown,
Washington County, Wisconsin.

Owner's Certificate

I, Paul Markiewicz do hereby certify that I caused the land described in the foregoing affidavit of Richard L. Simon
, Surveyor, to be surveyed, divided, dedicated, and mapped as represented on this Certified Survey Map.

WITNESS the hand and seal of said Signer, this _____ day of _____, _____

Paul Markiewicz

State of Wisconsin) SS
_____ County)

Personally came before me this _____ day of _____, _____, the above named,
Paul Markiewicz to me, known to be the people who executed the foregoing instrument and acknowledge the same.

Notary Public

_____ County, State of Wisconsin

My commission expires: _____

Consent of Mortgagee

I, _____ of _____, mortgagee of the above described
land, do hereby consent to the surveying, dividing, dedicating and mapping of the described land on this Certified
Survey Map, and I do hereby consent to the certificate of Paul Markiewicz, as owner of said land.

Witness the hand and seal of said mortgagee this _____ day of _____, _____.

Bank Officer

State of Wisconsin) SS
_____ County)

Personally came before me this _____ day of _____, _____, the above named,
_____ to me, known to be the person who executed the foregoing instrument and
acknowledge the same.

Notary Public

_____ County, State of Wisconsin

My commission expires: _____

This instrument drafted by Richard L. Simon

Notes:

- 1) Bearings or Distances in () are Recorded Measurements
- 2) In providing this boundary survey no attempt has been made to obtain or show data concerning the existence of any utility on the site, whether private, municipal, or public owned.
- 3) Bearings are referenced to the East line of the Southeast ¼ of Section 12-9-20, bearing N00°55'23"W per State Plane Coordinate System, South Zone. (NAD 1983-2011 Datum)
- 4) Wetland, as shown on Washington County GIS Mapping.
- 5) Flood Line as shown on FEMA FIRM 55131C0289E, Dated February 25th, 2022



The Avenue
275 West Wisconsin Avenue, Suite 300
Milwaukee, WI 53203
414 / 259 1500
414 / 259 0037 fax
www.graef-usa.com

collaborāte / formulāte / innovāte

July 6, 2022

Jeff Retzlaff, Village Planner
Village of Germantown
N112 W17001 Mequon Road
Germantown, WI 53022

SUBJECT: Paul Markiewicz CSM Review

Certified Survey Map

Applicant or Owner: Paul Markiewicz

Land Surveyor/Firm: Richard Simon, Cornerstone Land Survey

1. Building setback lines are to be mapped and dimensioned.
2. The dimensions along the west line of lots 1 and 2 need to be labeled.
3. The monumentation for the NW corner of Lot 1 should be identified.
4. All existing utility and drainage easements with recording information will be shown and dimensioned.
5. All wetlands will be delineated by an approved and certified wetland specialist.
6. All wetland mapping will be done by a Professional Land Surveyor registered in the State of Wisconsin.
7. Should stream and wetland setback lines be shown on the Certified Survey Map document, the following note will be added:

“Development within these setback areas is prohibited unless otherwise allowed pursuant to the provisions of Chapter 24 (Shoreland-Wetland Zoning Code) in the Germantown Municipal Code.
8. Page 3 should be corrected to read “Plan Commission” rather than “Planning Commission”.
9. A Mortgagee Certificate will need to be included, if applicable.
10. The Owner’s Certificate should include “As Owners, we hereby dedicate that part of Wausaukee Road (CTH M) to the Village of Germantown for public road purposes as represented on Sheet 1 of 4 of this Certified Survey Map”.

No further review comments.

Document Approval and Recording

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

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

Document Submittals and Data Conversion

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

Prior to Recording the Certified Survey Map or Subdivision Plat, The professional land surveyor is responsible for submitting a copy of the AutoCad drawing file (.dwg) of the document in version 2019 on compact disk (CD) or via email to the Village Surveyor for mapping purposes.

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

Note: In 2020, the Village will be upgrading its municipal code to recognize the NAD83 Datum, 2011 adjustment for horizontal control and NAVD88 for vertical control for mapping all land division documents and plan submittals for review.

There are new dossier sheets for all the Public Land Survey System monuments that contain the new coordinate positions and elevations available currently on the State Cartographer's website by using the Survey Control Finder application

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

Sincerely,



collaborāte / formulāte / innovāte

A handwritten signature in blue ink, reading "Burt J. Naumann". The signature is fluid and cursive, with a long horizontal stroke at the end.

Burt J. Naumann, PLS
Senior Vice President



Al Wisnefske <al@landandlegacygroup.com>

Wasaukee Rd Driveway Entrance

Ted Dumke <Ted.Dumke@washcowisco.gov>
To: Al Wisnefske <al@landandlegacygroup.com>

Mon, Jun 13, 2022 at 4:05 PM

Hi Al,

The sight distance along Lot 1 is good for an access along the southern portion of the frontage.

See attached pages about notes to add to the CSM. Please also add a note similar to the following:

Note: One (1) Type A Access is permitted along lot 1 frontage on CTH M.

Owner of lot 1 must make application to Washington County Highway Dept. to

secure required permit. Any future reconfiguration of lot 1 does not result in any additional access points being granted onto CTH M.

When you have another draft of the CSM ready for the Village, we can review it quick and provide the Village with a letter stating our requirements and approval. We will work the new driveway for Lot 1 into the construction plans, and the removal of the northerly access on Lot 2.

Let me know if you have any questions.



TED DUMKE

Project Manager/Deputy Surveyor

E: Ted.Dumke@washcowisco.gov

O: (262) 335-4436

Washington County Highway Department

900 Lang Street

West Bend, WI 53090-2666



DISCOVER. CONNECT. PROSPER.

[Quoted text hidden]

[Quoted text hidden]

- Page 1 of 4

EXAMPLE

CERTIFIED SURVEY MAP NO.

WEST
ANGE
ONSIN.

Show Access Restoration
Similar to this:



SCALE 1" = 200'

NSE

NORTH SHORE ENGINEERING, INC.
Consulting Engineers & Land Surveyors
17453 N. Pearl Washington Rd., Mequon, Wisconsin, 53092
(262) 241-8400 • FAX: (262) 241-5337
www.northshoreengineering.net

NW. CORNER OF
THE NW 1/4 OF
SECTION 12-10-20
CONC MONUMENT
WITH BRASS CAP

OWNER:
THE COUNTRY AIRE PROJECT, LLC
4349 N COUNTRY AIRE DR
CEDARBURG, WI 53012

NO.	ARC	RADIUS	CWORD	BEARING	DELTA
1	140.28'	117.00'	132.13	S31°53'46"E	60°41'43"
2	34.36'	150.00'	54.00	S79°31'00"E	20°44'24"
3	65.24'	183.00'	65.00	S79°31'00"E	20°44'24"
4	42.33'	117.00'	42.12'	S79°31'00"E	20°44'24"

COUNTRY AIRE DR. - C.T.H. "M"

LOT 1
227,592± SQ. FT.-GROSS
5.225± ACRES
218,103± SQ. FT.-NET
5.007± ACRES

LOT 2
226,048± SQ. FT.-GROSS
5.189± ACRES
218,345± SQ. FT.-NET
5.013± ACRES

LOT 3
235,052± SQ. FT. - GROSS
5.396± ACRES
218,265± SQ. FT. - NET
5.011± ACRES

UNPLATTED LANDS

WISCONSIN
JACKSON
SCHLESINGER
MILWAUKEE
WI
RAND SURVEYOR

LEGEND

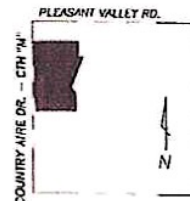
- - DENOTES 1 3/5" X 18" STEEL PIPE WEIGHING 113 LBS. PER LINEAL FOOT (SEE)

11111 - HATCHING DENOTES VEHICULAR
ACCESS RESTRICTION FOR LOTS 1 & 3.

ALL BEARINGS REFERENCED TO GRID
NORTH OF THE WISCONSIN STATE
PLANE COORDINATE SYSTEM, SOUTH ZONE
(WEST LINE OF THE NW 1/4 OF SECTION
12-10-20, WHICH BEARS N0°33'05"W)
(JAN. 2017 DATUM/NAO-83)

NOTES :

1. THIS PROPERTY IS ALSO SUBJECT TO EASEMENTS OF RECORD.
2. THIS PROPERTY IS PRESENTLY ZONED A-2 (AGRICULTURAL DISTRICT)



LOCATION MAP

NORTHWEST 1/4 SEC 12-10-20
(SCALE 1"=2000')

THIS INSTRUMENT WAS DRAFTED BY JAMES G. SCHNEIDER

SHEET 1 OF 4 SHEETS

Driveway for Wasauke Rd

Ted Dumke <Ted.Dumke@washcowisco.gov>
To: Al Wisnefske <al@landandlegacygroup.com>

Wed, May 11, 2022 at 12:22 PM

Hi Al,

We would allow 2 access points along the frontage of the original parcel. Meaning you may have to move one or both driveways to meet your needs and Germantown's lot layout requirements. If the driveways are moved, the existing driveways would of course have to be removed and restored to match the ditch line. Any new driveway location would have to meet sight distance and spacing requirements of our Access Control Policy. We would come out and take some measurements to determine that. If the plans for your land division and driveway permit are approved in the near future we could incorporate that into the construction plans for the upcoming road project.

As far as the structures in the dedicated right of way, it's likely that we would require Revocable Occupancy Permits be drafted and recorded. We will have to discuss this in depth a little further before we go that route.

In any case, you and your client can submit an application for a driveway permit – Type A Residential. I assume Germantown will require some documentation on driveway approval by the County before granting the land division approval.

Discuss with your client and let us know.



TED DUMKE

Project Manager/Deputy Surveyor

E: Ted.Dumke@washcowisco.gov

O: (262) 335-4436

Washington County Highway Department
900 Lang Street

West Bend, WI 53090-2666

    @WashcoWisco

DISCOVER. CONNECT. PROSPER.

ZONING PERMIT REVIEW

7/11/22 Plan Commission Meeting

Jason Gosse

Staff Report & Recommendation

Germantown, Wisconsin

Summary

Jason Gosse, property owner, is seeking a variance from Section 17.49(2a) of the Zoning Code to construct a 2,226 sqft detached residential accessory storage building with metal siding and a metal roof on a 5-acre parcel located at W140N14350 Country Aire Drive.

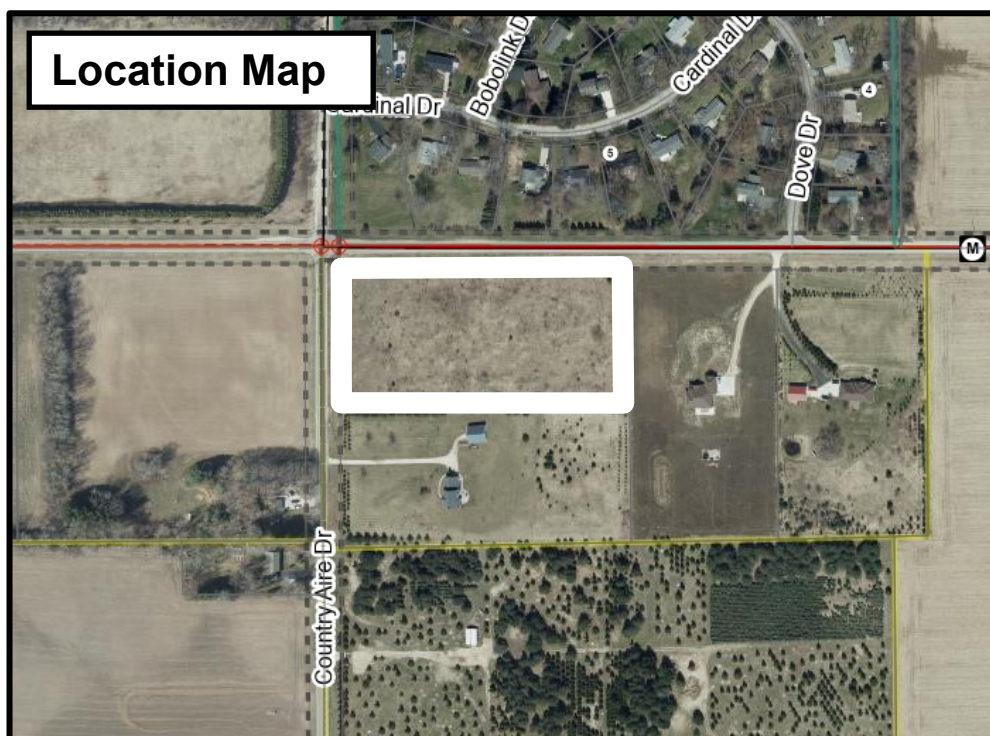
Location: W140N14350 Country Aire Drive

Agent/

Property Owners: Jason Gosse
W140N14350 Country Aire Drive
Germantown, WI

Zoning: Rs-1: Single-Family Residential

Adjacent Land Uses		Zoning
North	Residential (Town of Jackson)	NA
South	Residential	Rs-1
East	Residential	Rs-1
West	Agricultural	A-2



Background/Proposal

Jason Gosse, property owner, is seeking a variance from Section 17.49(2a) of the Zoning Code to construct a 2,226 sqft detached residential accessory storage building with metal siding and a metal roof on a 5-acre parcel located at W140N14350 Country Aire Drive.

As indicated in the supporting information, the applicant would like to construct a 42' x 53' x 24'8" (2,226 sqft) detached accessory building (pole barn) for storage. The proposed building will be wood frame construction with steel wall and roof panels. The exterior wall panels will be "Cocoa Brown" and the roof will be "True Black". The exterior trim will be "Snow".

Gosse's building permit application was put on hold and deferred to the Plan Commission pursuant to Section 17.49(2a) of the Zoning Code that requires accessory buildings greater than 160 sqft to have a similar architectural appearance and exterior materials as the dwelling unless a variance is granted by the Plan Commission:

17.49(2a) ARCHITECTURAL APPEARANCE AND MATERIALS. (Cr. Ord. #02-18) In single-family and 2-family zoning districts (Rs-1 through Rs-7 and Rd-2), accessory buildings which exceed 160 square feet in area shall be of a similar architectural appearance and exterior material as the dwelling on the property. For accessory buildings greater than 160 square feet in area, the Plan Commission may, in circumstances which it deems appropriate, grant a variance to this requirement and approve different architecture and/or exterior materials with a Zoning Permit.

The existing dwelling has navy blue oriented strand board (OSB) siding with brown accents and black asphalt shingles. The proposed accessory building has metal wall and roof panels w/ a 4:12 pitch.

Staff Analysis

As indicated above, the Planning Commission has the authority to approve the architectural appearance and exterior materials for residential accessory buildings that the Zoning Administrator and/or Building Inspector determine do not meet the requirements of Section 17.49(2a).

In 2018 the Village made several revisions to the accessory building allowances for all the residential districts. Generally speaking, the number, size and height of accessory buildings in all the residential districts was increased to allow more, taller and larger accessory buildings. We also revised the provision that requires the architecture and materials of larger accessory buildings to be like those for the existing dwelling. The revisions made were to add the word "similar" (vs. "same") and to allow the Plan Commission the ability to approve different materials and architecture (vs. an owner filing an appeal to the Board of Appeals). The requirement is less stringent and the process is now easier for owners to seek a "variance" from this requirement if the architecture and materials for a proposed accessory building are different.

In 2021, the Plan Commission reviewed the ordinance adopted in 2018 and directed staff to leave the ordinance as written.

The applicant has provided several photographs from nearby properties for the Plan Commission's reference.

It is staff's opinion that a metal building of the same or similar colors to the dwelling, but not the same materials, does not meet the requirement under Section 17.49(2a). The Plan Commission is asked to judge and consider the property size, setting, visibility, neighboring buildings, house materials and architecture, etc. when making a determination.



Village of
Germantown
Willkommen

ZONING COMPLIANCE/ OCCUPANCY PERMIT

Date of Application: 5/20/2022

Fee Received By: J

Please read and print legibly. List name of actual contact person (NOT just business name).

APPLICANT OR AGENT:

Name: Jason Gosse
Address: W140N14350 Country Aire Dr
City/State/Zip: Germantown, WI 53022
Phone: 262-573-9558
E-Mail: Jasong@jtgcomputers.com

PROPERTY or Business OWNER:

Name: Jason Gosse
Address: W140N14350 Country Aire Dr
City/State/Zip: Germantown, WI 53022
Phone: 262-573-9558
E-Mail: Jasong@jtgcomputers.com

PROPERTY ADDRESS OR Tax Parcel ID#:

W140N14350 Country Aire Dr Germantown, WI 53022

DESCRIPTION OF PROPOSED USE (Describe improvements, structures, uses and activities conducted, services provided, products made or sold, # of employees, hours of operation, etc. that will enable Zoning Administrator to determine if the proposed use or operation complies with the applicable zoning district and/or other use restrictions that may apply to the subject property. Use back side or additional sheets as needed):

The accessory building is for storage for an RV, vehicle, and yard equipment. The reason for the variance request is two fold. Changing the siding from metal to vinyl siding to match the house adds extra material and possible delays with covering the outside of the building with OSB and a significant price increase, from \$115,900 to \$145,209. The second reason is there are a number of agricultural properties around ours with pole barns and the metal siding would better match the area.

READ AND INITIAL THE FOLLOWING:

- ☒ I understand that Village Staff 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 understand that Village Staff can impose conditions or other requirements necessary in order to meet and/or remain in compliance with the Village's Zoning Codes and/or other Village requirements that may apply to the subject property.

INCLUDE THE FOLLOWING WITH YOUR APPLICATION:

- ☒ A scaled site plan showing location of proposed use on the property (not required if within building).
- ☒ \$175 Application Fee
- ☒ Other Information required by Zoning Administrator

SIGNATURES: ALL APPLICATIONS MUST BE SIGNED

Jason Gosse
Applicant
Jason Gosse
Property Owner

05/20/2022

Date

05/20/2022

Date

VILLAGE USE ONLY

PROPERTY DESCRIPTION: (Per Document No. 1190855)

PROPERTY DESCRIPTION (For Document No. 1100889)

Lot 2 of Certified Survey Map No. 2534, recorded in the Washington County Registry in Volume 43 of Certified Survey Maps on pages 54-55 South, as Document No. 109323, and being a part of the Northwest 1/4 and Northeast 1/4 of the Northwest 1/4 of Section 1, Township 9 North, Range 20 East, 3rd E23 of the T23S of the Washington County, Kansas.

PROPOSED GRADES NOTE

Proposed Concrete Walk - 130 S.F.
Proposed Driveway - 4948 S.F.
Proposed Drive Approach - 867 S.F.

Prop. & Approx. 1st Floor - \$13.9
Prop. Top of Wall - \$12.67
Prop. Garage Slab - \$12.33
Prop. Finished Yard Grade - \$12.9 / \$06.0
(Per Bulder)
Prop. Top of Footing - \$04.67

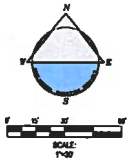
Proposed 277 JJ Driveway
Driveway Slope - Variable not Exceeding
6.7%

Proposed Wall Height per Plans/Order of
Poured Wall

PROPOSED BUILDING NOTE:

The Payment Involvement and/or Settlement Sheet on this survey has been done and is now due without any drawings dated July 1990, 2020 and was submitted to the Surveyor on August 27th, 2020. All documents shall be verified by all parties involved to ensure their accuracy. Surveyor accepts no responsibility or error from said drawings. If discrepancies or errors occur, Surveyor will not be responsible for a rework of said discrepancies and errors. It is required to the proposed Involvement and/or Settlement phase sheet of questions to be filed, signed on this map.

Fraction to Inches	Inches to Decimal
$\frac{1}{16} = .0625$	$\frac{1}{8} = .125$
$\frac{1}{8} = .125$	$\frac{3}{16} = .1875$
$\frac{3}{16} = .1875$	$\frac{1}{4} = .25$
$\frac{1}{4} = .25$	$\frac{5}{16} = .3125$
$\frac{5}{16} = .3125$	$\frac{3}{8} = .375$
$\frac{3}{8} = .375$	$\frac{7}{16} = .4375$
$\frac{7}{16} = .4375$	$\frac{1}{2} = .5$
$\frac{1}{2} = .5$	$\frac{9}{16} = .5625$
$\frac{9}{16} = .5625$	$\frac{5}{8} = .625$
$\frac{5}{8} = .625$	$\frac{11}{16} = .6875$
$\frac{11}{16} = .6875$	$\frac{3}{4} = .75$
$\frac{3}{4} = .75$	$\frac{13}{16} = .8125$
$\frac{13}{16} = .8125$	$\frac{7}{8} = .875$
$\frac{7}{8} = .875$	$\frac{15}{16} = .9375$
$\frac{15}{16} = .9375$	$1 = 1.0$



LEGAL NOTICE: UNAUTHORIZED REVISIONS, MODIFICATIONS, ALTERATIONS, AND/OR MAKING CHANGES OF ANY KIND AND THEN USE AND/OR DISTRIBUTE THIS MAP, CONTINENTAL SURVEYING SERVICES LLC'S NAME, OR THE SURVEYOR'S NAME NAMED ON THIS MAP WITHOUT CONSENT MAY BE A FEDERAL OFFENSE IN VIOLATION OF COPYRIGHT AND OR PLAGIARISM LAWS WHICH MAY RESULT IN LEGAL ACTION.



NOTE: Underground Utilities

Leads of independent utilities are not part of the agreement made between the Service and the utility on the way. Includes also on them.

NOTE: This Policy

No. The Policy has been provided NO status on A.I.A./NFTS Survey has been ordered the Policy shall remain on the face of the rate without prejudice on A.I.A./NFTS Survey. The Policy of Survey does not guarantee the existence, the old location of any insurance, manufacturing, subsidiaries or other facts but shall attention be directed to an A.I.A./NFTS Survey.

Department of

At the time this survey was performed the authors strongly believed the importance and necessity of this document. The measured data from this survey are the best of their kind currently available that appear to be the most, most direct, and most accurate data of their kind to date in a particular area. However, the authors note and understand that the data collected by this survey may change as the situation continues to evolve and as the authors continue to learn more about the situation. The authors do not guarantee or assume greater data of a full or complete response to the results of their findings or findings. These measurements may vary from time to time and may be subject to change. The authors do not guarantee or assume greater data of a full or complete response to the results of their findings or findings. These measurements may vary from time to time and may be subject to change. The authors do not guarantee or assume greater data of a full or complete response to the results of their findings or findings. These measurements may vary from time to time and may be subject to change.



I HEREBY CERTIFY THAT I HAVE EXAMINED THE ABOVE DESCRIBED PROPERTY AND IN MY PROFESSIONAL OPINION THE MAP IS A TRUE REPRESENTATION THEREOF AND IS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STATUTES OF THE STATE OF MICHIGAN. THIS CERTIFICATE COMPLIES WITH MICHIGAN ADMINISTRATIVE CODE 40-7.1. CERTIFY FOR THESE ITEMS: VALUE, OF MAP, AND A. NUMBER OF MICHIGAN STATE TOWNSHIP AND 31. THE ADDRESS (CITY OF LANSING) IS LOCATED IN SECTION


Rex R. Hillman S-3005

Dated this 5th Day
of OCTOBER, 2020.

CLIENT:
Baldwin Builders
1830 Meadow Lane Suite "A"
Pawtucket, RI 02872

PROPERTY ADDRESS:
1st 2 Country Aire Drive
Carmichael,
Wisconsin

PARCEL INFO:
TAX KEY NUMBER: CTYWR2867
PROJECT NO.: 20200827_BUDG001
SERVICE PERFORMER: 050

CONTINENTAL
SURVEYING

**SURVEYING
SERVICES LLC**

Phone: (802) 399-8200
Website: www.cannaways.com

Doc: survey@surveys.com

By the Grace of God and the talents given to us, we strive to provide the most honest and reliable Local Business Services.

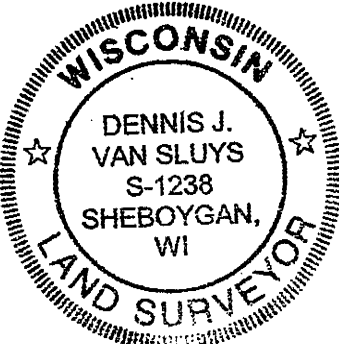
This map was drafted by JPH

CERTIFIED SURVEY MAP
STATE OF WISCONSIN)
WASHINGTON COUNTY) SHEET 1 OF 2
BEING PART OF THE NORTHWEST AND NORTHEAST QUARTER OF
THE NORTHWEST QUARTER OF SECTION 1, T.9 N., R.20 E.,
VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN.

FEE
\$77.25 (24)
EXEMPT

ACCESS RESTRICTION
PER WASHINGTON COUNTY HIGHWAY
DEPARTMENT ACCESS ONTO C.T.H. M WILL
BE RESTRICTED TO NO ACCESS FOR LOT
2, AND ACCESS FOR LOTS 3 AND 4 WILL
BE LIMITED TO A COMMON 24 FOOT WIDE
ACCESS CENTERED ON THE COMMON LOT
LINE OF LOTS 3 AND 4.

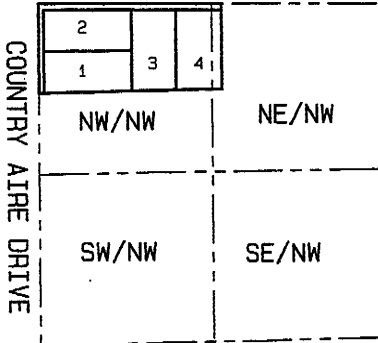
BUILDING SETBACKS
60' SETBACK FROM ALL R.O.W.S
50' FROM ALL OTHER LOT LINES



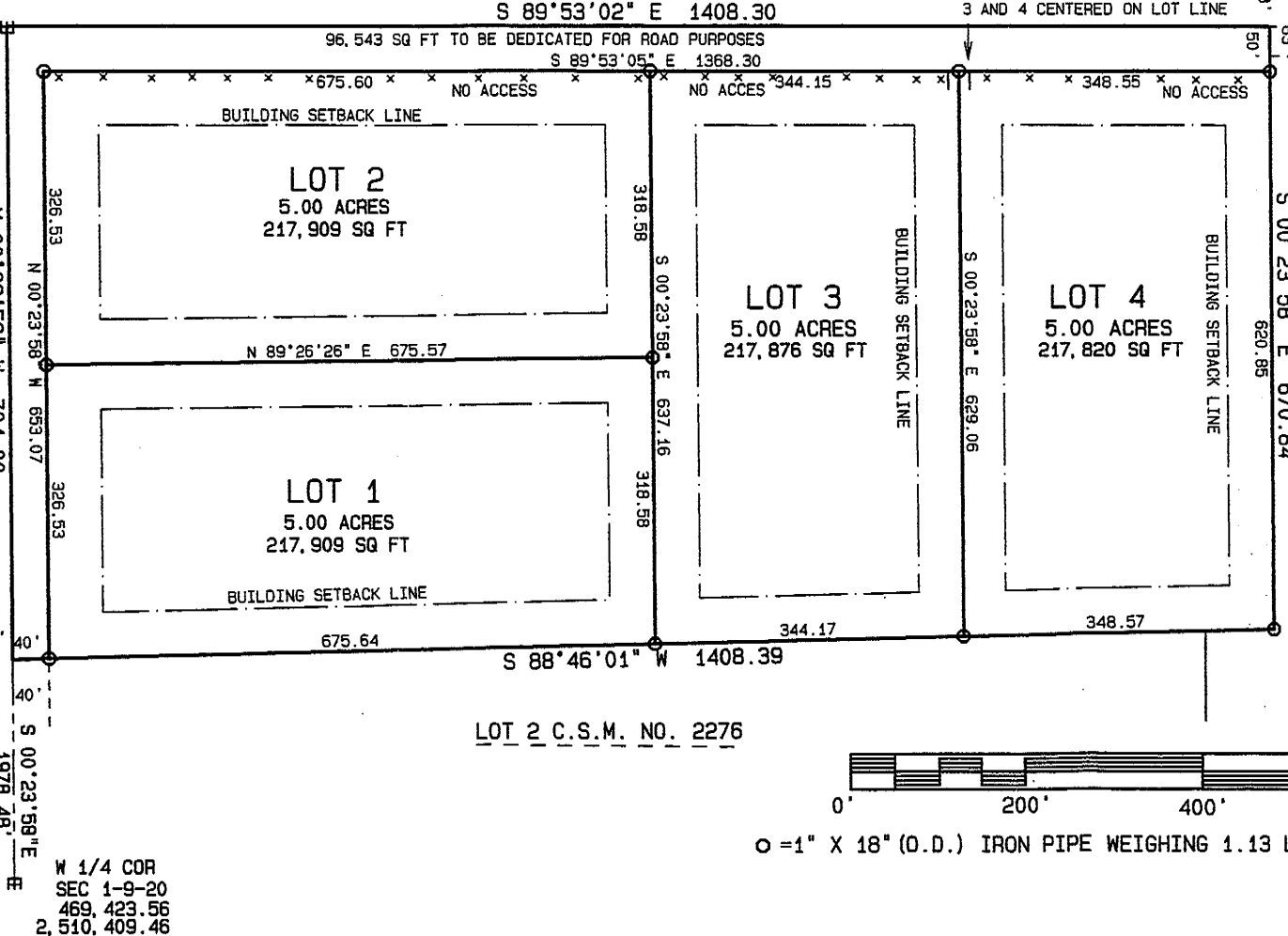
Dennis J. Van Sluys
Dennis J. Van Sluys S-1238

dated this 10th day of June 2004
REVISED 12/17/2004

LOCATION MAP NW 1/4 SECTION 1-9-20
1"=1500'
C.T.H. M



COUNTRY AIRE DRIVE



UNPLATTED LANDS

COPY

CERTIFIED SURVEY MAP

STATE OF WISCONSIN)

WASHINGTON COUNTY) SHEET 2 OF 2

BEING PART OF THE NORTHWEST AND NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 1, T.9 N., R.20 E., VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

I, Dennis J. Van Sluys, Wisconsin Registered Land Surveyor of D & H Land Surveys LLC, certify that under the direction of John Foilet, I have surveyed, divided and mapped a part of the Northeast and Northwest Quarter of the Northwest Quarter of Section 1, T.9 N., R.20 E., Village of Germantown, Washington County, Wisconsin, containing 22.22 acres of land and described as: Beginning at the NW corner of said Section 1; thence S 89°53'02" E., 1408.30 feet; thence S 00°23'58" E., 670.84 feet; thence S 88°46'01" W., 1408.39 feet; thence N 00°23'58" W., 704.00 feet to the point of beginning.

I, do further certify that I have complied with section 236, Wisconsin Statutes in surveying and mapping the same.

Dated this 16th day of Jan, 2004.

Dennis J. Van Sluys

Dennis J Van Sluys W.R.L.S. S-1238
D & H Land Surveys LLC

526 S. 8th ST.

Sheboygan, WI

2/15/04

OWNER'S CERTIFICATE

As Owner, I hereby certify that I caused the land described on this map to be surveyed, divided, mapped and dedicated as represented on this map.
Also as Owner, I hereby dedicate that part of C.T.H. "W" to the Village of Germantown for public road purposes as represented on Sheet 1 of A of this Certified Survey Map.

P.O.A. Viola Fischer THIS 6 DAY OF January 2004.

Owner: Edna Gierach Viola Fischer POA

1619 C.T.H. NN

WEST BEND, WI 53095

1-262-675-2225

NOTARY CERTIFICATE

Personally came before me this, 6 day of January, 2004, the above named to me known to be the persons who executed the foregoing instrument and acknowledge the same.

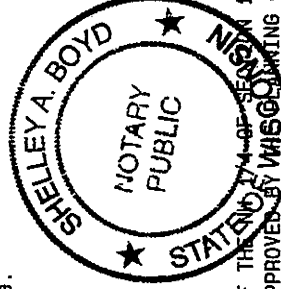
(Notary Seal)

Shelley A. Boyd

Shelley A. Boyd

Notary Public, Washington County, Wisconsin.

My commission expires 9-21-08



VILLAGE OF GERMANTOWN BOARD APPROVAL

THIS CERTIFIED SURVEY MAP, BEING A DIVISION OF NW 1/4 OF THE NW 1/4 OF SECTION 1, T.9 N., R.20 E., VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN, HAVING BEEN APPROVED BY THE VILLAGE BOARD OF TRUSTEES OF THE VILLAGE OF GERMANTOWN ON THIS 21 DAY OF Feb, 2004.

Charles J. Hangan

Charles J. Hangan, Village President

2/16/05 Date

Jane A. Wilms

Jane A. Wilms, MMC, Village Clerk

2/16/05 Date

APPROVAL PLAN COMMISSION OF THE VILLAGE OF GERMANTOWN

This land division is hereby approved by the Plan Commission of the Village of Germantown this 23 day of December, 2004.

Charles J. Hangan

Chairman

Angela N. Sievert

Secretary

Angela N Sievert

DOC#: 1079135



Recorded

23, 2005 AT 09:30AM

SHARON A. MARTIN

REGISTER OF DEEDS

WASHINGTON COUNTY, WI

Fee Amount: \$13.00

Village of



Germantown

Village of Germantown

N112 W17001 Mequon Road

Germantown, WI 53022

262-346-4460

germantowninspections@safebuilt.com

Building Permit Application

PERMIT NO:

300193

TAX KEY NO:

Project Address: W140N14350 Country Aire Dr. Germantown WI 53022		Date: 05/17/2022	
Permit For: Pole Barn		Size of Structure/Square Footage: 42X53 2226	Height: 24' 8"
Zoning District: RS1	Setbacks: Front 348ft Rear 274ft Side 30ft	Estimated Cost of Project: \$116,000	
Owner: Jason Gosse		Owner Phone: 262-573-9558	
Address: W140N14350 Country Aire Dr.		EMAIL: jasong@jtgcomputers.com	
City/State/Zip: Germantown WI 53022			
Contractor: Cleary Building	Contractor #	EXP	Qualifier # EXP
Address: 4476 WI-60 Trunk		Contractor Phone: 1-800-373-5550	
City/State/Zip: Slinger, WI 53086		EMAIL: DProksch@clearybuilding.com	

If applicable, you should contact your homeowners association for any approval that may be required. Note: if any work is commenced prior to obtaining the proper permits, all fees shall be doubled.

It is hereby agreed between the undersigned, as owner/agent and the Village of Germantown for and in consideration of the premises and of the permit to construct, erect, alter, or install and the occupancy of building as above described, to be issued and granted by the Village Building Inspector, that the work thereon will be done in strict compliance with the Ordinances of the Village of Germantown and to obey all and any lawful orders of the Village Building Inspector and the State Laws relating to the construction, alteration, repairs, removal and safety of buildings and other structures and permanent building equipment. **I have received and read the cautionary statements and notices on the reverse side of this application form. I expressly grant the building inspector, or the inspector's authorized agent, permission to enter the premises for which this permit is sought at all reasonable hours and for any proper purpose to inspect the work which is being done. As provided under SPS 320.10(4), the Applicant agrees to receive email notification of inspection results at said email address provided herein.**

Signature Jason Gosse Print Name Jason Gosse 4356 permit
2,226 propos
 Address W140N14350 Country Aire Dr. City & State Germantown, WI Zip Code 53022
 Phone 262-573-9558 EMAIL jasong@jtgcomputers.com

REMARKS:

SEPARATE ELECTRICAL, PLUMBING AND HEATING PERMITS MAY BE REQUIRED.

Building/Remodeling	\$ <u>578.76</u>	Bldg. Permit Fees (BLD)	\$ <u>623.76</u>	Permit Issued By
Plan Review	\$ <u>45</u>	Prop. Record Fee (APF)	\$ <u>15</u>	
Occupancy Permit	\$	Technology Fee (TMF)	\$ <u>3.00</u>	Date
Building Subtotal	\$ <u>623.76</u>	Total Fees	\$ <u>641.76</u>	

Cautionary Statement to Owners Obtaining Building Permits

101.65(lr) of the Wisconsin Statutes requires municipalities that enforce the Uniform Dwelling Code to provide an owner who applies for a building permit with a statement advising the owner that: **If the owner hires a contractor to perform work under the building permit and the contractor is not bonded or insured as required under s.101.654(2)(a), the following consequences might occur:** (a) The owner may be held liable for any bodily injury to or death of others or for any damage to the property of others that arises out of the work performed under the building permit or that is caused by any negligence of the contractor that occurs in connection with the work performed under the building permit. (b) The owner may not be able to collect from the contractor damages for any loss sustained by the owner because of a violation by the contractor of the one- and 2-family dwelling code or an ordinance enacted under sub.(1)(a), because of any bodily injury to or death of others or damage to the property of others that arises out of the work performed under the building permit or because of any bodily injury to or death of others or damage to the property of others that is caused by any negligence by the contractor that occurs in connection with the work performed under the building permit.

Cautionary Statement to Contractors for Projects Involving Building Built Before 1978

If this project is in a dwelling or child-occupied facility, built before 1978, and disturbs 6 sq. ft. or more of paint per room, 20 sq. ft. or more of exterior paint, or involves windows, then the requirements of ch. DHS 163 requiring Lead-Safe Renovation Training and Certification apply. Call (608) 261-6876 or go to <http://dhs.wisconsin.gov/lead/WisconsinRRPRule.htm> for details of how to be in compliance.

Wetlands Notice to Permit Applicants

You are responsible for complying with state and federal laws concerning construction near or on wetlands, lakes, and streams. Wetlands that are not associated with open water can be difficult to identify. Failure to comply may result in removal or modification of construction that violates the law or other penalties or costs. For more information, visit the Department of Natural Resources wetlands identification web page or contact a Department of Natural Resources service center. <http://dnr.wi.gov/wetlands/locating.html>

Germantown Municipal Code 14.055 Property Record Maintenance Fees.(Cr. Ord. #36-04)

The Village of Germantown Assessor's Office creates and maintains property records for all real estate parcels within the Village of Germantown in which it has jurisdiction. Pursuant to Wisconsin Statute 70.32(1), all properties that are issued building permits are field reviewed, described, and valued by "actual view". This means that each building permit requires 1) assessment personnel to initially process existing records or create new records, 2) physically review, onsite, the purpose of each building permit to document all property description additions and/or alterations, and 3) process the information gathered in the field to determine an assessed value. Every person receiving an approved building permit from the Village in which said building permit requires an employee of the Assessor's Office to physically view onsite any descriptive property change in an effort to maintain the property record shall pay a property maintenance fee commensurate with the type of building permit issued by the Village.

I expressly grant the building inspector, or the inspector's authorized agent, permission to enter the premises for which this permit is sought at all reasonable hours and for any proper purpose to inspect the work which is being done.



OWNER SIGNATURE

5/17/2022

DATE



P.O Box 930220
Verona, WI 53593-0220
Phone: (608) 845-9700
Fax: (608) 845-7070

5/16/2022
GOSSE, JASON
Doc ID: 6766320220516111657

Cleary/Owner Project Proposal - Erected

Project Colors

Building

Siding

Grand Rib 3 Plus: Cocoa Brown
Corner Trim: Snow
Bottom Trim: Snow

Roof

Grand Rib 3 Plus: True Black

Trim

Gable: Snow
Eave/Fascia: Snow
Ridge Cap: Snow
Trim Color Unless Otherwise Specified: Snow

Overhangs

Overhangs

Soffit: Snow
WallToSoffitTrim: Cocoa Brown
CeilingEnclosureTrim: Snow

Overhead Frameouts

Overhead Frameout

J-Trim: Snow

Walk Doors

Walk Doors

Standard Blocked 3068: Snow

Trim

J-Trim: Snow

Subcontractors

Overhead Doors

LIFETIME DOOR COMPANY: white

Project Color Chip Review

All applicable Wall Steel, Roof Steel, Walk Door, Overhead Door, and Trim colors have been reviewed using steel color chips.

Purchaser Initials

Purchaser and BSS to meet at a later date to confirm colors with color chips. This will be documented with a change order.

Purchaser Initials



P.O Box 930220
Verona, WI 53593-0220
Phone: (608) 845-9700
Fax: (608) 845-7070

5/16/2022
GOSSE, JASON
Doc ID: 6766320220516111721

Elevations & Floor Plan

Customer Information

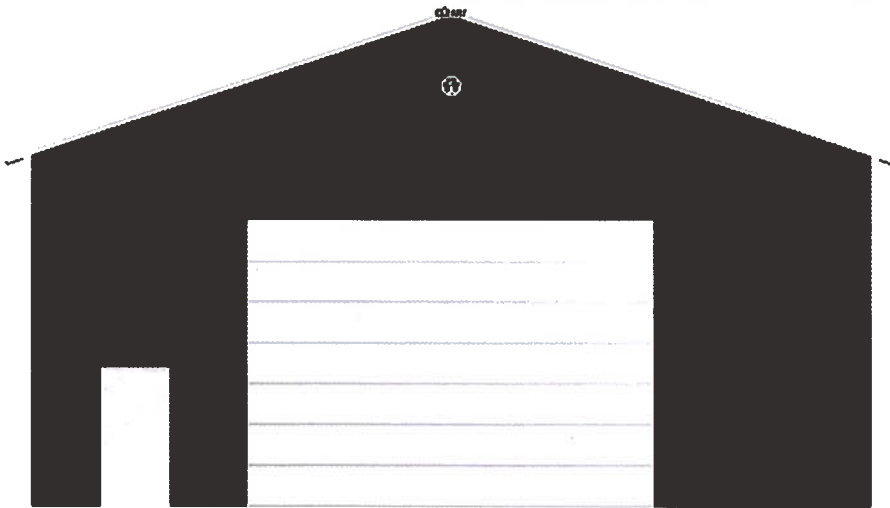
Building Specification For:

GOSSE, JASON
W140N14350 COUNTRY AIRE DR
GERMANTOWN, WISCONSIN 53022
Cell Phone: (262) 573-9558
Email: jasong@jtgcomputers.com

Building Site Location:

Location: N/A
Tenant: N/A
W140N14350 COUNTRY AIRE DR
GERMANTOWN, WISCONSIN 53022
County: WASHINGTON

Elevations for Building 1



West End Wall 1 on Building 1

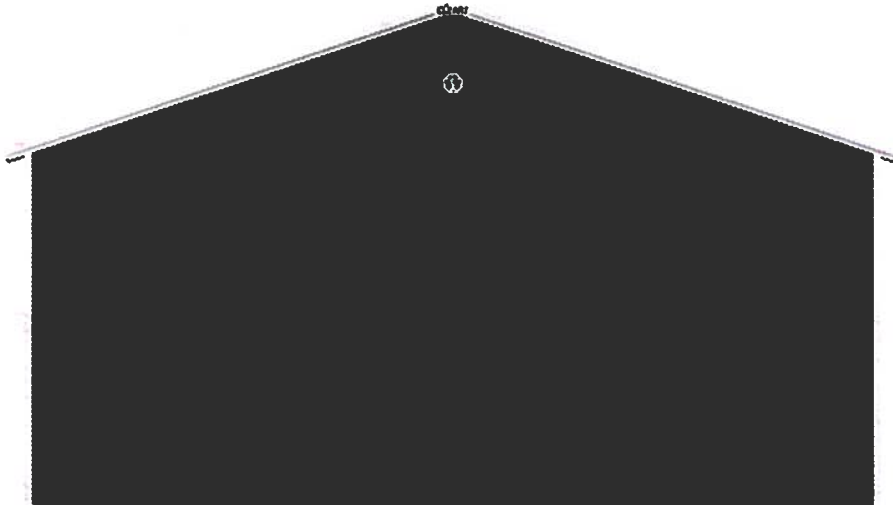
Note: These colors are as close to the actual colors as permitted by printing. Actual metal samples must be reviewed with your Sales Specialist. Colors vary depending upon position and angles.



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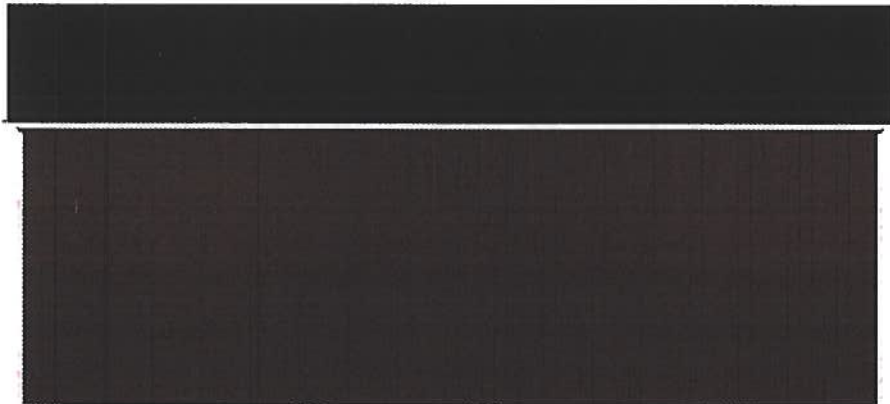
5/16/2022
GOSSE, JASON
Doc ID: 6766320220516111721

Elevations & Floor Plan



East End Wall 2 on Building 1

Note: These colors are as close to the actual colors as permitted by printing. Actual metal samples must be reviewed with your Sales Specialist. Colors vary depending upon position and angles.



North Side Wall 1 on Building 1

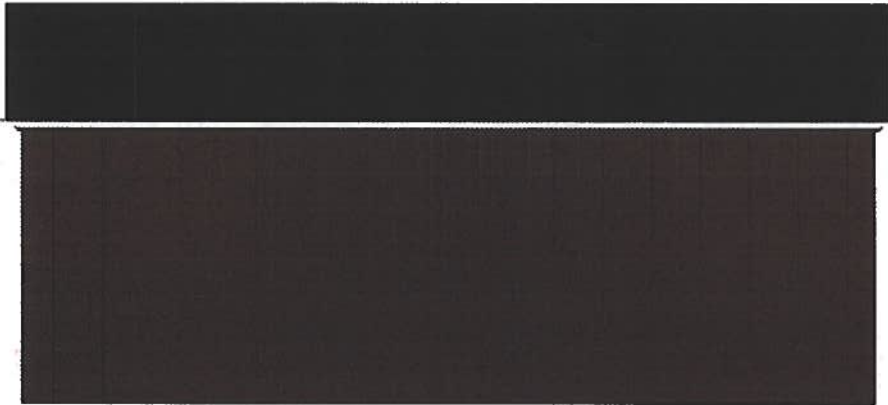
Note: These colors are as close to the actual colors as permitted by printing. Actual metal samples must be reviewed with your Sales Specialist. Colors vary depending upon position and angles.



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Elevations & Floor Plan



South Side Wall 2 on Building 1

Note: These colors are as close to the actual colors as permitted by printing. Actual metal samples must be reviewed with your Sales Specialist. Colors vary depending upon position and angles.

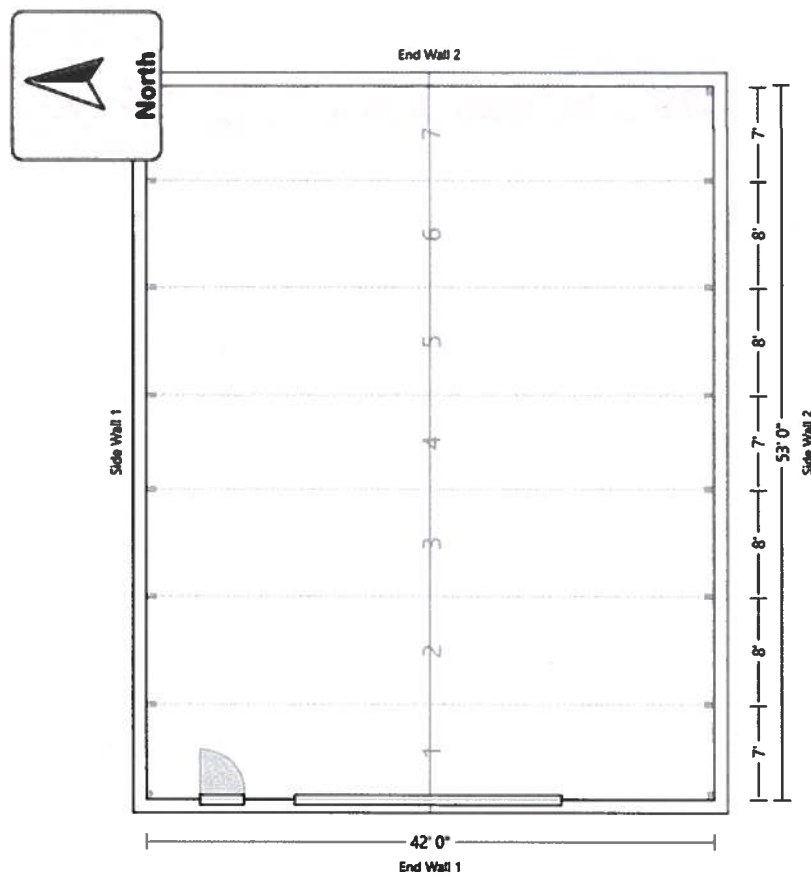


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5/16/2022
GOSSE, JASON
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Elevations & Floor Plan

Floor Plan



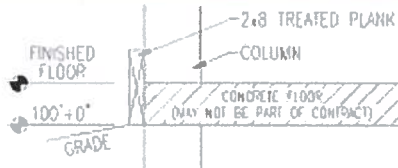


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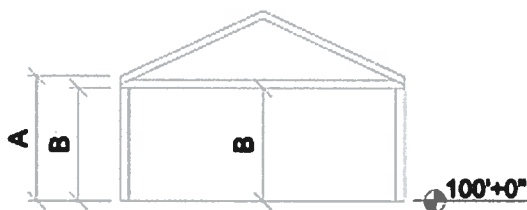
5/16/2022
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Elevations & Floor Plan

Truss Type



Note: Clearance may be reduced by finished floor height.



Standard Lower Chord Truss (SLC)

Roof Pitch:	4/12
Roof Peak Height:	24' 8"
"A" = Actual Eave Height:	17' 8"
"B" = Truss clearance at heel and center:	16' 0"
(Truss clearance = 1'-0" less than nominal eave height, in most cases. If nested purlins are used, truss clearance will be increased by 4".)	

I am writing this letter to inform the Town of Germantown that I'm ok with letting my Neighbor Jason Gosse build an outbuilding with metal siding.

Thank you,

Glenn Mieritz

W140N14320 Country Aire Drive, Germantown, WI 53022

Glenn Mieritz

germantown



Pole Barn on Cedar Lane (1)

Pole Barn on Cedar Lane (2)



Pole Barn on Country Aire



Pole Barn on Pioneer



Pole Barn on Wasaukee



Surrounding Area photo 1



Surrounding Area photo 2



Surrounding Area photo 3



PLAN COMMISSION CONSULTATION

7/11/22 Plan Commission Meeting

Buzdum Trust

Staff Report & Recommendation

Germantown, Wisconsin

Summary

Evan Nicodem, Parish Survey & Engineering, agent for the Buzdum Trust, property owner, is seeking feedback on a proposal to divide 4.1 acres from the existing 4.7-acre Buzdum's Pub & Grill parcel and develop a 182-unit commercial warehouse and indoor storage facility located at W188 N10515 Fawn Lane.

Property Location: W188 N10505 Fawn Lane (near US41 @ Maple Road overpass)

Agent/

Property Owner:

Evan Nicodem
Parish Survey & Eng
122 Wisconsin St
West Bend, WI

Boro Buzdum
Buzdum Trust
316 Kames Court
Slinger, WI

Current Zoning: B-3: General Business

Adjacent Land Uses		Zoning
North	Institutional/Agricultural	I/A-1
South	Residential	Rs-3
East	Business/Commercial	B-5
West	Institutional/Industrial	I/M-1



Proposal

Evan Nicodem, Parish Survey & Engineering, agent for the Buzdum Trust, property owner, is seeking feedback on a proposal to divide 4.1 acres from the existing 4.7-acre Buzdum's Pub & Grill parcel and develop a 182-unit commercial warehouse and indoor storage facility located at W188 N10515 Fawn Lane.

As shown in the attached concept plan, the existing 4.7-acre parcel would be divided into a .56-acre parcel containing the existing bar/restaurant and parking area, and a 4.1-acre parcel to the west for development of a storage facility with the following characteristics:

4.1 acres

- Four (4) buildings totaling 32,400 sqft
- 182 total storage units (no particular unit size shown)
- One (1) access driveway

Staff Comment

This 4.7-acre parcel is located in a B-3: General Business District. The B-3 District was assigned to already developed commercial properties that didn't/couldn't meet the other B-1 or B-2 Business District regulations at the time the current Zoning Code was initially adopted (1981). Arguably, the B-3 District was created to accommodate pre-existing properties that would have otherwise become "non-conforming" if assigned to another business district. For this reason, the B-3 District has very liberal use restrictions and bulk requirements, e.g. setbacks, so that the pre-existing uses and structures could continue to be used and expanded without the restrictions of being a "non-conforming" property. This property was developed prior to 1963 with some type of commercial retail or office use as far back as the 1970's and before the Maple Road/US41 overpass was constructed.

While it is not intended that any new parcels be added to the B-3 District, the B-3 District is intended to guide the continued use and/or redevelopment of those parcels already in the B-3 District (primarily in the "Village Center District" around Main Street). There are, however, a handful of outlying B-3 zoned parcels throughout the Village along US41, Appleton Avenue and Mequon Road. "Warehouse and Indoor Storage" is one of the uses that may be allowed in the B-3 District with a conditional use permit. It is unclear if the Village intended to allow this form of commercial storage, i.e. single-story, garage-like buildings with little character and modest materials divided into individual spaces available for short and long-term rental, vs. a business-owned or single-tenant building used for warehouse or storage purposes. Therefore, the Plan Commission should consider the precedent that would be set by allowing this sort of commercial storage use and the type of buildings and materials typical for this type of development in the B-3 District vs. the M-1: Limited Industrial District where indoor commercial self-storage facilities are allowed "by right" (or with a CUP if outdoor storage is included).

This property is classified in the current 2020 Land Use Plan as "Commercial"; more so out of recognition of the pre-existing business use than in anticipation of it being redeveloped as part of a larger commercial area or corridor as is the case along Mequon

and County Line Road. Under the 2050 Plan, this property lies within the new “Schoen Laufen-Menomonee River District”. Under the 2050 Plan, the existing business uses of the property would be allowed to continue.

Specific issues staff has identified that will need to be addressed:

1. Building Setbacks. Side and front yard building setbacks in the B-3 District are “none”. This was intentional so that pre-existing buildings assigned to the B-3 District would not be “non-conforming”. However, is a zero (0) feet setback from US41, Fawn Lane and the adjacent parcels be allowed for the new buildings? Staff does not think that is appropriate and, as a result, recommends the Plan Commission require a minimum 25’ building setback in the front and street yards (a 25’ setback already applies to the rear yard) to allow for a minimal landscape buffer. The concept plan provided shows a minimal 3’-5’ setback along US41.
2. Wetland Setback. The Village requires a minimum 25’ “no touch” setback from all wetland boundaries. The concept plan provided is based on an approximate wetland boundary with the edge of the internal drive within the required 25’ wetland setback. The detailed site plan will need to show how the 25’ setback area will be protected.
3. Storm Water Management. The storm water management features shown on the concept plan are assumed to be conceptual. Given the amount of impervious area that will result (the driveways and staging areas between and around the buildings are required to be paved), a complete storm water management plan and features will be required.
4. Outdoor Storage. No outdoor storage around the buildings or on the site is permitted.
5. Transition area/buffer along common property line with bar/restaurant. Creation of a new parcel and common property lines around the pre-existing site will create the need to modify features on both parcels in order to create a compatible and obvious transition between the two parcels and different uses. For example, the proposed property line (solid green line on the concept plan) is shown going through the existing patio and detached garage on the bar/restaurant property. Staff does not believe this development, if approved, should appear as if the storage buildings are simply part of the same property and in the backyard of the bar/restaurant. A distinct boundary should be established and a buffer area created between the two parcels. Part of doing might include the installation of fencing around the storage facility property.
6. Landscaping & lighting plan will be required, including a plan to install landscaping along the US41 property line adjacent to the proposed building.
7. Signage. Use of the building closest to US41 cannot be used for on-site or off-premise advertising purposes unless allowed under the sign regulations.

This proposal would require the following permits/approvals by the Village Plan Commission/Board:

- a. Certified Survey Map (CSM)
- b. Conditional Use Permit

-
- c. Site Plan approval (site development & building plans for the storage facility and possibly a separate site plan for the existing bar/restaurant parcel)

A wetland delineation will also be required given known wetlands along the west side of the property.

While no formal action is required, the Developers and staff are looking for feedback on any/all aspects of the proposed re-development, including the land division, site layout and proposed indoor storage use.

**Fee must accompany application**

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

PAID _____ DATE _____

SITE PLAN REVIEW APPLICATION

Pursuant to Section 17.43 of the Municipal Code

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

1**APPLICANT OR AGENT**

Evan Nickodem
Parish Survey & Engineering
122 Wisconsin St.
West Bend, WI 53095

Phone () 262-333-2167
E-Mail enickodem@ParishSE.com

PROPERTY OWNER

Boro Buzdum
316 Kames Ct.
Slinger, WI 53086

Phone () 262-416-3131
E-Mail borobuzdum@gmail.com

2**PROPERTY ADDRESS**

W188 N10515 Maple Road
Germantown, WI

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

North	South	East	West
<u>B-5 Highway Business</u>	<u>RS-3 Single Family</u>	<u>A-1/A-2 Agricultural</u>	<u>M-1/I</u>

4**READ AND INITIAL THE FOLLOWING:**

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

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

Applicant

Date

Owner

Date

Boro Buzdum 5-31-2022

To: Emily Zandt <ezandt@germantownwi.gov>
Cc: Boro Buzdum <borobuzdum@gmail.com>
Subject: W188 N10515 Maple Road, Consultation

Good morning Emily,

Attached is the signed application and a pdf of the site concept plan for Mr. Buzdum's property at W188 N10515 Maple Road. I'll have the hard copies (3) and the application fee of \$200 over to you this afternoon.

In short, we are looking to divide the property into two lots conforming with the existing B-3 zoning. The lot lines for the bar and grill building are set so the building is conforming after the land division. We understand that the storage building is an allowed conditional use under B-3 (warehouse and indoor storage) therefore we are not asking for rezoning.

We are asking for consultation regarding the property division, the desired use, and site plan layout.

Please let me know if you need additional information to submit as part of the Plan Commission Consultation.

Thank you.

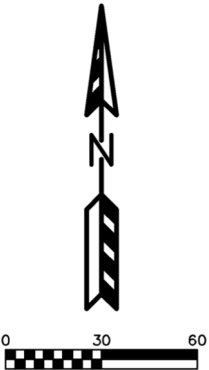
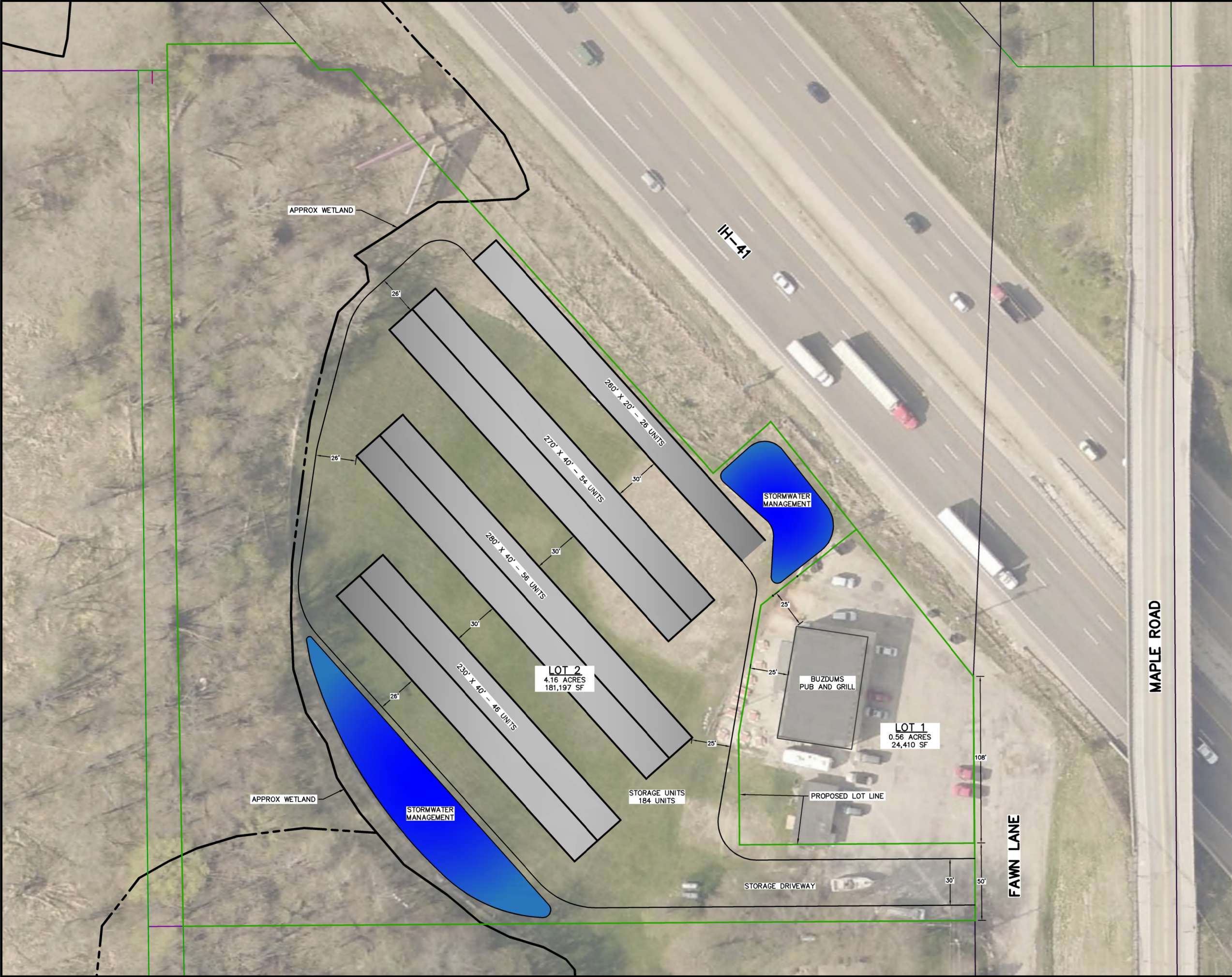
Evan P. Nickodem, P.E.

We have rebranded!



PARISH SURVEY & ENGINEERING

122 Wisconsin Street
West Bend, WI 53095
Office: (262) 346-7800
Direct: (262) 333-2167
Mobile: (414) 429-3826
enickodem@parishse.com



REVISIONS:	
NO.	DATE DESCRIPTION
1	XX-XX-XX XXXXXXXXXXXXXXXXXXXX

PSE

PARISH SURVEY & ENGINEERING
122 Wisconsin Street, West Bend, WI 53095
262.346.7800 kparish@parishse.com

PROJECT TITLE:
**STORAGE UNITS
W188 N10515 MAPLE ROAD
GERMANTOWN, WI 53022**

PLAN TITLE:
**CONCEPT
PLAN**

DRAWN BY:
E.NICKODEM
DESIGNED BY:
E.NICKODEM
CHECKED BY:
K.PARISH

PLAN DATE:
5-24-2022

PROJECT NO:
\ BZ-02-22

CONCEPT

SHEET NO:
C1.01

2050 COMPREHENSIVE PLAN

7/11/22 Plan Commission Meeting

Germantown Community Development Department

Staff Report

Germantown, Wisconsin

As you are aware, a public hearing of the draft 2050 Comprehensive Plan is scheduled for Monday, July 25 at 6:30pm at Village Hall. This hearing is a requirement of Wisconsin's comprehensive planning statute under Wis. Stats. Chapter 66.1001. This hearing will be a joint public hearing before both the Plan Commission and Village Board. In that way, both groups can hear the public comments first-hand and be in a better position to discuss potential revisions and give direction to staff.

Following the public hearing on July 25, the Plan Commission will be responsible for adopting a resolution recommending that the Village Board adopt the 2050 Plan. Unless the Plan Commission and/or Village Board choose to hold additional hearings, I anticipate the Plan Commission will consider a resolution and make their recommendation at their regularly scheduled meeting date on August 8.

To help you prepare for the July 25 public hearing, subsequent discussion, and your ultimate responsibility to make a recommendation to adopt a comprehensive plan, staff is preparing a summary list of appropriate and applicable public comments already received through various sources, e.g. public meetings and workshops, Germantown 2050 Social Pinpoint website, etc., for your consideration. This list will serve as a reminder about those comments and feedback we've already received, and, supplement those comments we receive on July 25.

We anticipate having a complete list available for distribution sometime before the July 25 public hearing date (and possibly at the July 11 Plan Commission meeting).

In addition, a copy of the 2050 Plan document is available for review at either of the following links or attached QR Code:

<https://www.germantownwi.gov/DocumentCenter/View/6612/2022-06-24-Germantown-2050-Plan---DRAFT?bidId=>

<https://germantown2050.com/>

Scan me!



Scan the QR Code with your
smartphone camera and click the
link to open the draft 2050 Plan.

