

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

MEETING: BOARD OF ZONING APPEALS

DATE AND TIME: WEDNESDAY, SEPTEMBER 14, 2022 5:30 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 #:2550 423 3896 Password: sMWRfPpM737 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=m1c393af939fbdfd93668fd4fc390239c> Citizens not wishing to attend the meeting personally or virtually may submit any public 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 Section 19.83 and 19.84, Wis. Stats, in such form that will apprise the general public and news media of subject matter that is intended for consideration and action.
- II. **ROLL CALL:**
- III. **APPROVAL OF MINUTES:** June 8, 2022
- IV. **PUBLIC HEARING, DELIBERATION AND ACTION:**
 - A. THE PURPOSE of said hearing will be to hear any and all parties, their attorneys or agents, for or against a **VARIANCE APPEAL** filed by Joseph Schuster, property owner of W156N10081 Pilgrim Road, Germantown, who is requesting a variance from Section 17.48 (3)(c) Restoration of Certain Nonconforming Structures of the Village's Zoning Code to allow the replacement of a previously existing 24' x 24' (576 sqft) nonconforming accessory building (detached garage) with a 24' x 36' (864 sqft) accessory building (detached garage).
 - B. THE PURPOSE of said hearing will be to hear any and all parties, their attorneys or agents, for or against a **VARIANCE APPEAL** filed by Zane Nichols, agent for St. John's Church, property owner of N104W14181 Donges Bay Road, Germantown, who is requesting a variance from Section 17.46 (7)(h)(2) to reduce the minimum setback of an electronic message board from a residential district from 150' to 120'.
- V. **NEXT MEETING DATE AND TIME IF NEEDED:**
Second Wednesday's of the month at 5:30 p.m.
- VI. **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 agenda 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.

VILLAGE OF GERMATNOWN
BOARD OF ZONING APPEALS
MEETING MINUTES
June 8, 2022

CALL TO ORDER: The meeting was called to order at 5:31 pm by Chairman White

ROLL CALL: Chairman White, Members Edwards, Huber, Hansen, Schodron, Yao, Planning/Zoning Administrator Retzlaff, Associate Planner/Zoning Administrator Zandt, and Deputy Clerk/Deputy Treasurer Rozek

APPROVAL OF MINUTES: April 13, 2022

Motion (Huber/Hansen) to approve the April 13, 2022 as presented
Motion carried unanimously

PUBLIC HEARING:

Chairman White read the public hearing notices. **THE PURPOSE** of said hearing will be to hear any and all parties their attorneys or agents, for or against a **VARIANCE APPEAL** filed by Patrick Kuehmichel, property owner, N104W20355 Willow Creek Road, Colgate, who is requesting a variance from Section 17.41(1)(b) of the Village's Zoning Code to exceed the maximum number of detached accessory buildings permitted in the Rs-4 Single-family Residential District.

Chairman White described the meeting order and that normally the Village's information is given first, then the review of the Variance is given and then the applicant may give sworn information.

Chairman White swore in Associate Planner/ Zoning Adminstator Zandt. Associate Planner Zandt gave background information about the application. In January 2022, Patrick and Ann Kuehmichel, property owners, were issued a code violation notice after a complaint investigation for keeping poultry and the number of accessory buildings on the property. Since that time, the poultry have been removed. The request before you is a variance appeal from one of the zoning code provisions in the Rs-4 District, which is the number of accessory buildings permitted. Section 17.41(1)(b) regulates the number and size of detached accessory buildings. The Kuehmichel property is zoned Rs-4 Single Family and allows up to one detached accessory building. Copy of residential accessory use building and structure resitrictions was given to the board to reference at any time. The subject property is located on the south side of Willow Creek Rd approximately a fifth of a mile west of Appleton Ave and the Lannon Rd round about. Aerial views of the property presented. Existing accessory building on the property includes A. 12x16 wooden shed B. 22x14 lean to and C. 7x7 rubbermaid shed. Related information that may or may not affect the decision today is the Rs-4 district allows for one detached accessory building totaling not more than 1% of the total area of the property, in this case 858 square feet. The three existing detached accessory buildings total 549 square feet. The owner is seeking a variance from section 17.41(1)(b) to exceed the permitted number of accessory buildings in the Rs-4 Single Family Residential District by two for a total of three accessory buildings.

Discussion was had about the definition of detached accessory buildings, the size of the property in relation to Rs-4 standards, and when the zoning code was active or modified. Administrator Retzlaff was sworn in to help clarify when the zonig code was modified.

Chairman White asked Administrator Retzlaff to help the board understand the April 13, 2022 letter to the Kuemichels that explains there are no building permits for these structures that they would not be

legally nonconforming. Retzlaff responded if you don't pull a permit for a structure that is required to have a permit it legally doesn't exist under our code provisions and is subject to a code violation notice. Discussion continued with examples of if a permit was pulled or if no permit was pulled what the outcome would be. Discussion continued about the definition of permanent vs. temporary for how a structure is used. Permits currently require a predefined time period to render them temporary, but the Village of Germantown has no provisions or wording on that. Size limitations were also discussed.

Mr. Kuehmichel spoke that his understanding was when the property was in his grandfather's name that if the structure wasn't permanent and didn't have a concrete base no permit was required. The use of the Rubbermaid bin is to contain things to make the yard look nice.

Chairman White sworn in property owner Patrick and Ann Kuehmichel, N104W20355 Willow Creek Road, Colgate 53017. Patrick explained the use of the two structures that were not the Rubbermaid container. The lean to is for wood, 4 wheeler, and chain saw. The other structure is for tractor and snowblowers. Discussion was had that there is enough square footage if these two structures could be attached somehow to be turned into one building. Mr. Kuehmichel wasn't sure what needed to be done and was concerned because lean to is not weather tight and the other shed is on a gravel pad. The surrounding properties were discussed and Mrs. Kuehmichel added that there is an FDA approved airstrip and 100 year old flood plains nearby make this unique. Due to this other owners are not able to see into their property.

When the Kuehmichel's were asked if these existing structures did not exist could they build one large building, they responded that yes they could in order to maintain the 2 acres and everything needed. To do that would not be a personal hardship, but burdensome to take down when already under the allowed square footage.

Discussion was then had with Administrator Retzlaff about the zoning area, size of lot, and need of building permits originally vs now.

Chairman White read a letter from Brett & Mary Suhorepetz dated April 29, 2022 that the property in question is adjacent to them and they have no concerns with the shed, pool, Rubbermaid shed or any structure on the property. The structures in questions are not visible nor do they bother them. Mr. Suhorepetz was present in person and added he has known of the structures and has no problem with what Patrick has done. Never had issues.

Chairman White read a letter from Sharon Beay dated May 1, 2022 stated she has no problem with the sheds. She cannot see them and has lived there since 1989 and they have been there all that time. They cause no harm and the pool shed is brand new and keeps the pool area neat. (here in person)

Chairman White read a letter from Gloria Neu, undated stating she has no problem with the sheds on the east side of my property. I would rather he keeps his yard neat and things put away than all over the place. Patrick is a very good neighbor and she doesn't understand all this harassment.

Chairman White asked if anyone wanted to speak or be heard in favor.

John Weske N104 W20255 Willow Creek Rd, Colgate prior to new neighbor buying house in area like a park, everyone friends and neighbors. Has no problem, isn't a nuisance and everything fits.

Speak in opposition - no one

Chairman White asked the Kuehmichel's if they had any further comments.

Public Hearing closed at 6:26 pm with no additional comments or questions.

Chairman White explained the Board will now deliberate the findings in order to grant the variance.

The Findings, Conclusions, Decision and Order were deliberated.

1. Whether or not the variance will/will not be contrary to the public interest, will/will not be in accordance to the Zoning Code
Board concurred that the limitations on the number accessory buildings is to not have cluttered yards, nothing is viewable from the street. These buildings do not run fowl of what zoning code is trying to protect and not contrary to spirit of zoning code.
2. The variance is an exceptional, extraordinary, or unusual condition or circumstance that apply specifically to this lot or parcel, use, structure or intended use that do not apply generally to other property or uses in the same district.
Board discussed if permits were needed at the time of installation would make it extraordinary. Have homeowners testimony that grandfather didn't need one at time, along with size of parcel in the Rs-4 district making that an unusual condition. Another unusual condition is when the parcels were combined, whenever that was, someone had to survey and seen the structures. There are different fact patterns with the pool shed than the other two older buildings, so can conclude there is nothing extraordinary about the two in the back due to lack of clarity, there is nothing extraordinary about the pool shed. Discussion continued about the zoning of the property and the amount of accessory buildings being requested and the specification of how the variance should be worded if granted. Consensus was reached about the older two buildings being extraordinary, but not the Rubbermaid.
3. The variance would be necessary for the preservation and enjoyment of substantial property rights.
Board discussed if there was a way for owners to build a larger structure in conformance with the zoning to have all the storage they want, or is there something unusual about the lot that would prevent that. Consensus was had that there is nothing extraordinary or necessary for preservation in regards to the pool shed. Discussion continued about the grandfather clause in relation to the other two structures.
4. The variance will create substantial detriment to adjacent property and will be contrary to the public interest.
Consensus was reached that there is no detriment to the adjacent properties or public interest.
5. A literal enforcement of the terms of the Zoning code would/would not result in practical difficulty or unnecessary hardship to the appellant/applicant.
Discussion was had if it was really a hardship or practical difficulty due to testimony and convenience for the owner not taking into consideration the financial costs. Continued with the literal interpretation of enforcing the zoning code.

Motion (Hansen/Schodron) to grant the variance requesting one additional detached building in the Rs-4 Single family district. Discussion continued about the number of buildings the board was actually approving.

Amended Motion(Hansen/White) Grant variance requesting exceeding the number of attached buildings in the Rs-4 single family specifically the 12x16 wooden shed and 22x14 lean to. Motion carried unanimously by roll call vote.

THE PURPOSE of said hearing will be to hear any and all parties, their attorneys or agents, for or against a **VARIANCE APPEAL**, FILED BY John Weske, property owner, N104W20255 Willow Creek Road, Colgate, who is requesting a variance from 17.1(1)(b) of the Village's Zoning Code to (a)exceed the maximum area allowed for detached accessory buildings in the Rs-4 Single-family Residential District by 337 square feet; (b)exceed the maximum number of detached accessory buildings allowed in the Rs-4 Single-family Residential District; and (c)exceed the maximum number of attached garages in the Rs-4 Single-family Residential District.

Chairman White once again explained the structure of the meeting at 7:04pm.

Administrator Retzlaff gave background on the property. In January 2022, Mr. Weske was issued a code violation notice following a complaint investigation into an outdoor wood furnace, accessory buildings and attached garage. The outdoor wood furnace item is a building code violation, not zoning so Village Board will consider the opportunity for a variance request. Only the accessory building code violations and attached garage code violation will be presented. The Weske property is located on Willow Creek Rd in the same neighborhood as the Kuehmichel's. Zoned Rs-4 single family allowing one attached garage, with the Weske's having two, and one detached accessory building, with the Weske's having four. The total accessory building area is 1% of property size which would be 313 square feet and the four buildings currently are at 800 square feet (10x12 garden shed, 10x20 metal lean-to, 20x24 Quonset hut, and 4x8 chicken coop). Ariel view of property was shown along with map detailing location of all accessory buildings. The Weske's are seeking three different variances

1. To exceed the maximum number of accessory buildings allowed in an Rs-4 district by three buildings, if you consider the owners offered to remove the chicken coop it would reduce the number to two.
2. To exceed the maximum total area allowed for accessory buildings in an Rs-4 by 487 square feet and
3. To exceed the maximum number of attached garages allowed in an Rs-4 District by one attached garage.

During investigation none of the structures installed were permitted. there is no evidence or documentation in the Village files for property that indicates building permits were obtained for any of the accessory structures or the attached garage. Therefore, regardless of the variance decisions, staff requests that the BOZA require that the property owner obtain any/all necessary building permits. Discussion ensued of the buildings as allowed.

Discussion ensued of removing the chicken coop,

Motion (Huber/Hansen) to deny to exceed the number of out buildings. Roll call motion carried Schodron voted nay.

MOTION (Hansen/Huber) deny to exceed square footage of attached garage. Roll call motion carried Schodron voted nay.

No meetings schedule for July.

Motion (Schodron/Hansen) to adjourn meeting at 8:19 pm

Respectfully Submitted,

Jennifer Rozek, Deputy Clerk/Deputy Treasurer

NOTICE OF PUBLIC HEARING

VILLAGE OF GERMANTOWN

NOTICE IS HEREBY GIVEN that a Public Hearing will be held before the Board of Zoning Appeals, Village of Germantown, WI:

Germantown Village Hall Board Room
N112 W17001 Mequon Road
Germantown WI 53022

Date and Time: **WEDNESDAY, SEPTEMBER 14, 2022 - 5:30 P.M.**

THE PURPOSE of said hearing will be to hear any and all parties, their attorneys or agents, for or against a **VARIANCE APPEAL** filed by Joseph Schuster, property owner of W156N10081 Pilgrim Road, Germantown, who is requesting a variance from Section 17.48 (3)(c) Restoration of Certain Nonconforming Structures of the Village's Zoning Code to allow the replacement of a previously existing 24' x 24' (576 sqft) nonconforming accessory building (detached garage) with a 24' x 36' (864 sqft) accessory building (detached garage).

A copy of the application and supporting documents are on file in the Clerk's office and available for public inspection during the hours of 8:00 a.m. and 4:00 p.m. Monday through Friday and can be viewed on the Village website under Legal Notices of

<http://www.germantownwi.gov>

Citizens wishing to submit any public comments may do so by sending them by email to: comments@germantownwi.gov no later than 4:00 pm on the meeting date listed above.

Dated this 17th day of August 2022.

Village Clerk

Published: August 24th and August 31st

**VILLAGE OF GERMANTOWN
 BOARD OF ZONING APPEALS
 NOTICE OF APPEAL OR APPLICATION**

Case No.	
Filing Date	7-20-2022
Fee Paid	\$ 570.00
Hearing Date	9-14-2022
Notice Mailed	08-29-2022
Notices Published	08/24 & 08/31

To: Board of Zoning Appeals
 Village of Germantown, Wisconsin

NOTICE IS HEREBY GIVEN that the undersigned hereby (appeals for relief from a decision of an administrative official) (applies for the following described right or privilege):

Appellant's or Applicant's Name: Joseph p. Schuster	
Address: w 156 N10081 Pilgrim Road	
Phone Number: 262-227-9266	
Appellant's or applicants' interest in property:	
Owner <input checked="" type="checkbox"/> I,fi	Tenant <input type="checkbox"/>
Mortgagee <input type="checkbox"/>	Agent <input type="checkbox"/>
Property Owner's Name: Joseph p. Schuster	
Address: W 156 N10081 Pilgrim Road	
Phone Number: 262-227-9266	
Address of Property: w 156 N10081 Pilgrim Road	
Lot:	Block:
Tax Parcel No. GTNV341Q88	Zoning District: Rs 4
Present use of the Property: Residential	
Proposed use of the Property: Residential	
Previous Appeal or Application (if any)?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
If YES, list date of hearing:	
Decision of Previous Hearing:	

Identify the <u>PURPOSE</u> for this appeal or application. Please mark the appropriate item below and provide the requested information. Attach a separate sheet if necessary.	
AD	Appeal of decision or order of Administrative Official and Request for Interpretation of Zoning/Building Code.
Date of Decision or Order:	
Description of Decision or Order:	
Decision or order is erroneous because:	
BIT/	Request for Variance of Zoning/Building Code
Describe the requested variance and dimension of variance: Wanting to build a 24x36 detached garage to replace exsiting 24x24 that was storm damaged and unrepairable. The new garage would remain in the same foot print as old garage and be extended 12 feet to the south leaving 38.3 feet to south lot line.	
Explain how the variance, IF granted, is consistent with the spirit, purpose and intent of the Code:	
Describe the exceptional, extraordinary, or unusual conditions or circumstances that apply specifically to this lot/parcel, use, structure, or intended use that DO NOT apply generally to other properties or uses in the SAME district: My house was built roughly around 1860 and is 70% pioneer log and does not provide a way to attatch a garage to it without very extensive cost and would wreck the historical value of the house. I would like to park my truck in a garage for weather protection and for theft/crime protection and my truck is too long for a 24 foot deep garage. This is a garge and should not be call a accessory building just because it is not attached to to house	
Explain how this variance, IF granted, WILL NOT create substantial detriment to adjacent property, WILL NOT be contrary to the public interest and WILL NOT endanger public safety and interest: I have talked to 9 of my neighbors and have obtained their signitures which are included and none of them thought there would be any problems with this building and would not cause any abnormality looks to the property but only enhance it. As far as public saftey there is none it is private property.	

C <input type="checkbox"/>	Request for Interpretation of regulations of the Zoning Code or the District boundaries of the Zoning Map.
List applicable section(s) of the Zoning Code: section 17.41 17.48(3)(c) as listed in email sent to me	
Describe proposed use/activity/construction: Garage	
Explain reasons supporting requested action: asking ti increase my detached garage from 24x24 to 24x 36	
Has request been referred to Plan Commission? Yes <input type="radio"/> No <input checked="" type="radio"/> If YES, give recommendation of Plan Commission:	
D <input type="checkbox"/>	Permission for Temporary Use Permit
Describe use requested:	
Proposed commencement date:	
Proposed termination date:	

E L J	A determination that an unspecified or unclassified use is permitted in a Zoning District
Describe use requested:	
Attach copy of recommendation of Village Plan Commission	
F L J	Permission to substitute a MORE restrictive non-conforming use for an existing non-conforming use.
Attach copy of recommendation of Village Plan Commission.	
Attach copy of certification of Zoning Administrator to legality of present non-conforming use.	
Date of commencement of present use:	
Value of improvement on date use became non-conforming (attach documentation supporting value):\$	
Present value of all existing improvements, additions and alterations since date use became non-conforming (attach documentation):\$	

REQUIRED DOCUMENTATION

Each appeal or application must be accompanied by:

- A. Current plat or survey of the lot/parcel, with complete details of the site, dimensioned, elevation data, easements, existing and proposed physical features, yards, and setbacks, etc.
- B. Attachments as outlined above.
- C. Filing fee(s)
- D. Copy of decision or order which is the basis of this appeal/application.
- E. Name and Address of counsel IF appellant/applicant elects to be represented by counsel.
- F. Any additional fee of \$_____ to cover the administrative costs if a contested case is requested.

I hereby certify that the above application and/or appeal and all attachments hereto are true, correct, and complete to the best of my knowledge and belief.

Dated: 7-?c>- _____ 2022


 Signature of applicant or appellant

Emily Zandt

From: Emily Zandt
Sent: Thursday, June 30, 2022 9:35 AM
To: rigid75shovel@yahoo.com
Cc: Jeff Retzlaff; Lori Johnson; aschmuck@safebuilt.com
Subject: Garage Replacement

Joe,
We have reviewed your application for a new garage to be located at W156N10081 Pilgrim Road. Your property is zoned Rs-4: Single-Family Residential. Per Section 17.41 of the Zoning Code, the Rs-4 district allows 1 detached accessory building up to 1% of the lot area or 864 square feet, whichever is larger. In your case, that would be 864 square feet. Due to the existing detached accessory building near your rear lot line, your (former) detached garage would be considered nonconforming. As such, we would rely on Section 17.48(3)(c) of the Zoning Code, which allows the nonconforming structure to be rebuilt at the same size (24' x 24'), but no larger.

If, however, you would like to build a larger garage, you could attach it to the house (meeting the definition of attachment below). There is no limit on the size of an attached garage.

(5a)ATTACHED. (Cr. Ord. #06-08) A garage, dwelling or other building structure that shares a common wall with a principal building or structure where the length of the common wall shared between the two structures is at least fifteen (15) continuous feet or is connected to a principal building or structure by way of an enclosed structure, i.e. hallway, breezeway or room, constructed with a permanent foundation, roof, and walls where: (1) the length of such enclosed areas is not greater than twice the width of said enclosed area; and (2) the materials, method of construction and appearance are the same as that for the principal building to which the addition is attached.

Please let me know if you have any questions.
Thank you,
Emily

Emily Zandt, AICP
Associate Planner/Zoning Administrator
Village of Germantown
(262)-250-4735

How was your experience? Provide feedback here.

Joseph & Sue Schuster
W156 N10081 Pilgrim Rd
Germantown, Wi 53022

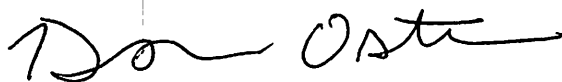
Hello Neighbors,

We are in the process of rebuilding our garage due to storm damage last August. We would like to Enlarge our garage to 24x36 the previous size was 24x24. We must apply for a variance with the Village and a meeting will be held to determine approval. We feel this addition will not affect you or The neighborhood, if you agree please sign. Appreciate your help in this matter.

Thank you,

Joe and Sue Schuster

CrossWay Church
W156 N10041 Pilgrim Rd
Germantown, WI 53022



Doris Osterhaus
Office Manager
(262) 255-0702
info@crosswayc.org

Joseph & Sue Schuster
W156 N10081 Pilgrim Rd
Germantown, Wi 53022

Hello Neighbors,

We are in the process of rebuilding our garage due to storm damage last August. We would like to Enlarge our garage to 24x36 the previous size was 24x24. We must apply for a variance with the Village and a meeting will be held to determine approval. We feel this addition will not affect you or The neighborhood, if you agree please sign. Appreciate your help in this matter.

Thank you,

Joe and Sue Schuster



JOSEPH B SONNEMANN
W156 N10093 PILGRIM RD
GERMANTOWN, WI 53022

262-352-3677
262-255-3677

Joseph & Sue Schuster
W156 N10081 Pilgrim Rd
Germantown, WI 53022

Hello Neighbors,

We are in the process of rebuilding our garage due to storm damage last August. We would like to Enlarge our garage to 24x36 the previous size was 24x24. We must apply for a variance with the Village and a meeting will be held to determine approval. We feel this addition will not affect you or The neighborhood, if you agree please sign. Appreciate your help in this matter.

Thank you,

Joe and Sue Schuster

Steve & Karen Thoms
W156 N10098 Pilgrim Rd.
262-305-8437

Joseph & Sue Schuster
W156 N10081 Pilgrim Rd
Germantown, Wi 53022

Hello Neighbors,

We are in the process of rebuilding our garage due to storm damage last August. We would like to Enlarge our garage to 24x36 the previous size was 24x24. We must apply for a variance with the Village and a meeting will be held to determine approval. We feel this addition will not affect you or The neighborhood, if you agree please sign. Appreciate your help in this matter.

Thank you,

Joe and Sue Schuster

Berna - Doreen Hawley Sr
W156 N 10082 Pilgrim Rd 5T
262 - 253 - 0938


Joseph & Sue Schuster
W156 N10081 Pilgrim Rd
Germantown, WI 53022

Hello Neighbors,

We are in the process of rebuilding our garage due to storm damage last August. We would like to Enlarge our garage to 24x36 the previous size was 24x24. We must apply for a variance with the Village and a meeting will be held to determine approval. We feel this addition will not affect you or The neighborhood, if you agree please sign. Appreciate your help in this matter.

Thank you,

Joe and Sue Schuster

Billy Bruggink 
W156N10024 Pilgrim Rd Germantown WI
920 918 9903


Joseph & Sue Schuster
W156 N10081 Pilgrim Rd
Germantown, Wi 53022

Hello Neighbors,

We are in the process of rebuilding our garage due to storm damage last August. We would like to Enlarge our garage to 24x36 the previous size was 24x24. We must apply for a variance with the Village and a meeting will be held to determine approval. We feel this addition will not affect you or The neighborhood, if you agree please sign. Appreciate your help in this matter.

Thank you,

Joe and Sue Schuster


W156 N10004 PILGRIM RD
474 405-1980

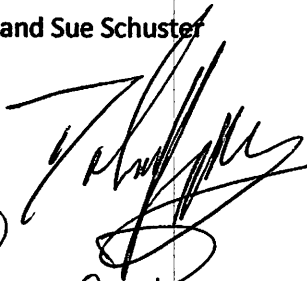
Joseph & Sue Schuster
W156 N10081 Pilgrim Rd
Germantown, WI 53022

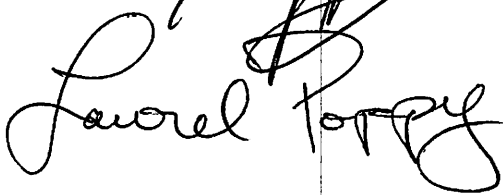
Hello Neighbors,

We are in the process of rebuilding our garage due to storm damage last August. We would like to Enlarge our garage to 24x36 the previous size was 24x24. We must apply for a variance with the Village and a meeting will be held to determine approval. We feel this addition will not affect you or The neighborhood, if you agree please sign. Appreciate your help in this matter.

Thank you,

Joe and Sue Schuster


Dale Poppy + Laurel Poppy
W156 N 9999 Pilgrim Rd
GTOWN WI. 53022



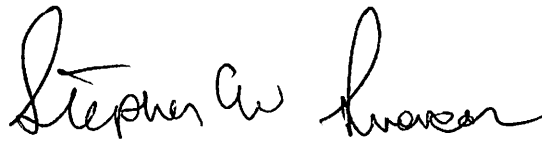
Joseph & Sue Schuster
W156 N10081 Pilgrim Rd
Germantown, WI 53022

Hello Neighbors,

We are in the process of rebuilding our garage due to storm damage last August. We would like to Enlarge our garage to 24x36 the previous size was 24x24. We must apply for a variance with the Village and a meeting will be held to determine approval. We feel this addition will not affect you or The neighborhood, if you agree please sign. Appreciate your help in this matter.

Thank you,

Joe and Sue Schuster

A handwritten signature in black ink, appearing to read "Stephen A. Swanson". The signature is written in a cursive style with a large initial 'S' and a long horizontal stroke at the end.



Emily Sand

From:

Sent:

To:

CC:

Subject:

Emily Sand

Thursday, June 30, 2022 9:35 AM

emilysand@cityofchicago.com

Jeff Rietveld, Jeff Rietveld, jeffrietveld@cityofchicago.com

Garage Encroachment

We have reviewed your application for a new garage to be located at 4551 W. 101st Street, Chicago, IL 60649. Your property is zoned C-2 (Community Residential). The existing detached accessory building near your residence, which is larger in size than the 500 square foot building up to 10 feet in height, which is larger in your case, that would be 500 square feet in size to the existing detached accessory building near your residence, your (former) detached garage would be considered nonconforming. As such, we would rely on Section 17-148-02(c) of the Zoning Code, which allows the nonconforming structure to be rebuilt at the same size (24' x 24') but no larger.

If however, you would like to build a larger garage, you could stack it to the house (meeting the definition of attachment below). This is an initial on the size of an attached garage.

ENCLOSURE (C. Ord. 838-03) A garage, whether or not attached to a structure that shares a common wall with a principal building or structure where the top of the common wall shall be below the top of the structure is at least (1) attached to a principal building or structure by way of an enclosed structure, a hallway, breezeway or room, constructed with a permanent foundation, roof and walls, which (a) the length of which shall be not a greater than twice the width of the enclosed area, and (b) the width of which shall be not a greater than twice the width of the enclosed area. The width of construction and openings are the same as that for the principal building to which the addition is attached.

Please let me know if you have any questions.

Thank you,

Emily

Emily Sand, AICP

Associate Planner, Zoning Administrator

Village of Evanston

1200-280-4432

How was your experience? Provide feedback here.

NOTICE OF PUBLIC HEARING

VILLAGE OF GERMANTOWN

NOTICE IS HEREBY GIVEN that a Public Hearing will be held before the Board of Zoning Appeals, Village of Germantown, WI:

Germantown Village Hall Board Room
N112 W17001 Mequon Road
Germantown WI 53022

Date and Time: **WEDNESDAY, SEPTEMBER 14, 2022 - 5:30 P.M.**

THE PURPOSE of said hearing will be to hear any and all parties, their attorneys or agents, for or against a **VARIANCE APPEAL** filed by Zane Nichols, agent for St. John's Church, property owner of N104W14181 Donges Bay Road, Germantown, who is requesting a variance from Section 17.46 (7)(h)(2) to reduce the minimum setback of an electronic message board from a residential district from 150' to 120'.

A copy of the application and supporting documents are on file in the Clerk's office and available for public inspection during the hours of 8:00 a.m. and 4:00 p.m. Monday through Friday and can be viewed on the Village website under Legal Notices of

<http://www.germantownwi.gov>

Citizens wishing to submit any public comments may do so by sending them by email to: comments@germantownwi.gov no later than 4:00 pm on the meeting date listed above.

Dated this 17th day of August 2022.

Village Clerk

Published: August 24th and August 31st

**VILLAGE OF GERMANTOWN
 BOARD OF ZONING APPEALS
 NOTICE OF APPEAL OR APPLICATION**

Case No.	
Filing Date	
Fee Paid	\$ 570. ⁰⁰
Hearing Date	9-14-2022
Notice Mailed	8/29/2022
Notices Published	8/24 8/31

To: Board of Zoning Appeals
 Village of Germantown, Wisconsin

NOTICE IS HEREBY GIVEN that the undersigned hereby (appeals for relief from a decision of an administrative official) (applies for the following described right or privilege):

Appellant's or Applicant's Name: Zane Nichols	
Address: 4085 N 128th St, Brookfield, WI 53005	
Phone Number: 414-254-1033	
Appellant's or applicants' interest in property: Contracted by owner to perform proposed work	
Owner <input checked="" type="checkbox"/>	Tenant <input type="checkbox"/>
Mortgagee <input type="checkbox"/>	Agent <input type="checkbox"/>
Property Owner's Name: St. Johns Church	
Address: N104 W14181 Donges Bay Road, Germantown, WI 53022	
Phone Number: 414-254-1033	
Address of Property: N104 W14181 Donges Bay Road	
Lot:	Block:
Tax Parcel No. GTNV 351967	Zoning District: I-Institutional
Present use of the Property: Church	
Proposed use of the Property: No change	
Previous Appeal or Application (if any)?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
If YES, list date of hearing: N/A	
Decision of Previous Hearing: N/A	

<p>Identify the PURPOSE for this appeal or application. Please mark the appropriate item below and provide the requested information. Attach a separate sheet if necessary.</p>	
<p>A <input type="checkbox"/></p>	<p>Appeal of decision or order of Administrative Official and Request for Interpretation of Zoning/Building Code.</p>
<p>Date of Decision or Order:</p>	
<p>Description of Decision or Order:</p>	
<p>Decision or order is erroneous because:</p>	
<p>B <input checked="" type="checkbox"/></p>	<p>Request for Variance of Zoning/Building Code</p>
<p>Describe the requested variance and dimension of variance: Requesting a variance to be within the 150' setback from a residential district.</p>	
<p>Explain how the variance, IF granted, is consistent with the spirit, purpose and intent of the Code: The proposed sign is in compliance with all other city signage regulations, and meets the signage goals of communicating clear information while being unobtrusive, by correctly using sign placement and dimming features to minimize impact on the surrounding environment.</p>	
<p>Describe the exceptional, extraordinary, or unusual conditions or circumstances that apply specifically to this lot/parcel, use, structure, or intended use that DO NOT apply generally to other properties or uses in the SAME district: The current use of this property closely aligns with the land use plan for the city. Since the church is located in a institutional district there is not many locations for the church to advertise off site. Which makes it imperative that the church be allowed a safe and effective way of communicating to the community at large. This proposed sign will help them meet their current objective of adding value to the community. Setting the sign back the 150' proposed feet will deem the sign ineffective being seen from the road.</p>	
<p>Explain how this variance, IF granted, WILL NOT create substantial detriment to adjacent property, WILL NOT be contrary to the public interest and WILL NOT endanger public safety and interest: The message center has automatic dimming capabilities via a photocell as well as specific scheduling to make the sign go dark during agreed upon times set between the Village of Germantown and the church. When used correctly these features will minimize intrusion on neighboring properties and communicate the message clearly to the public at the same time.</p>	

E	<input type="checkbox"/>	A determination that an unspecified or unclassified use is permitted in a Zoning District
Describe use requested:		
Attach copy of recommendation of Village Plan Commission		
F	<input type="checkbox"/>	Permission to substitute a MORE restrictive non-conforming use for an existing non-conforming use.
Attach copy of recommendation of Village Plan Commission.		
Attach copy of certification of Zoning Administrator to legality of present non-conforming use.		
Date of commencement of present use:		
Value of improvement on date use became non-conforming (attach documentation supporting value): \$		
Present value of all existing improvements, additions and alterations since date use became non-conforming (attach documentation): \$		

REQUIRED DOCUMENTATION

Each appeal or application must be accompanied by:

- A. Current plat or survey of the lot/parcel, with complete details of the site, dimensioned, elevation data, easements, existing and proposed physical features, yards, and setbacks, etc.
- B. Attachments as outlined above.
- C. Filing fee(s)
- D. Copy of decision or order which is the basis of this appeal/application.
- E. Name and Address of counsel IF appellant/applicant elects to be represented by counsel.
- F. Any additional fee of \$_____ to cover the administrative costs if a contested case is requested.

I hereby certify that the above application and/or appeal and all attachments hereto are true, correct, and complete to the best of my knowledge and belief.

Dated: August 1st _____ 20 22

Zane Nichols
Digitally signed by Zane Nichols
 Date: 2022.08.01 14:04:10 -0500

 Signature of applicant or appellant

From: [Emily Zandt](#)
To: [Deanna Braunschweig](#)
Subject: FW: Updated site plan for St. Johns United-Germantown
Date: Friday, September 9, 2022 11:09:05 AM

From: Emily Zandt
Sent: Friday, July 29, 2022 2:47 PM
To: Zach Wenger <zwenger@lebergelectric.com>; Zane K. Nichols <znichols@lebergelectric.com>
Cc: Jeff Retzlaff <jretzlaff@germantownwi.gov>; Lori Johnson <ljohnson@germantownwi.gov>; Deanna Braunschweig <dbraunschweig@germantownwi.gov>
Subject: RE: Updated site plan for St. Johns United-Germantown

Zach and Zane,

Unfortunately, given that the proposed sign does not meet the required setback of 150' from a residential district, an application for a Variance from the Board of Zoning Appeals is necessary. The Application can be found here:

<https://www.germantownwi.gov/DocumentCenter/View/4659/Board-of-Zoning-Appeals-Application-Packet> You would need to complete page 2, all four response sections of Section B on page 3, and then sign and date the application on page 5. The application and fee should be submitted to the Village Clerk's Office.

The alternative is to find a location that does meet the 150' setback requirement.

Please let me know if you have any questions. Due to publication requirements, the very earliest this could go to the Board of Zoning Appeals is September 14th, followed by an October 10th Plan Commission review.

I will be out of the office next week, but please feel free to call Village Hall with any questions.

Thank you,

Emily

Emily Zandt, AICP
Associate Planner/Zoning Administrator
Village of Germantown
(262)-250-4735

How was your experience? [Provide feedback here.](#)



ST. JOHN
UNITED CHURCH OF CHRIST

Saint John United Church of Christ
N104 W14181 Donges Bay Road - Germantown, Wisconsin 53022

Drawing Package Title: St_John_Church_of_Christ_1_(4).pdf

Date: 07-14-22

LEMBERG

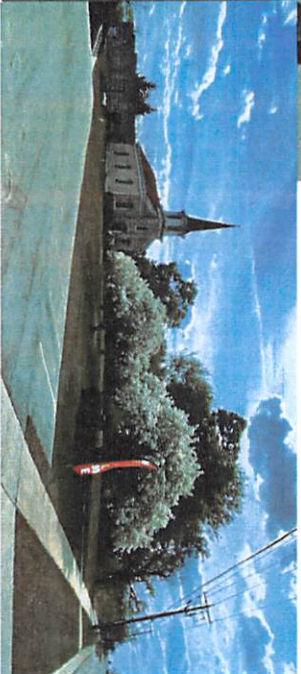


SIGNS

4255 NORTH 128th Street
Brookfield, WI 53005
608.781.4500
www.lemberg-signs.com

CONCEPTUAL DRAWING

Site Map



LEMBERG
SIGNS

4645 North 123rd Street
Brookfield, WI 53005
P 262.781.4500
www.lemberg-signs.com

Client: St. John United Church of Christ
Address: N104 W14181 Donges Bay Road
Location: Germantown, Wisconsin 53022

Sales Representative: Skip DeBaek
Project Manager: T B D
Designer: Mark Malyk

Scale: N/A
Paper Size: 11x17
Signature / Date

Client: St. John United Church of Christ
Project: St. John United Church of Christ - Monument Sign with Electronic Message Center
File Name: St. John United_SITE_MAP_r00.D
Date: 05-16-22

Monument Sign with EMC Specifications

One (1) Monument Sign with a Full Color Electronic Message Center (EMC) - Double Sided
Illuminated with Internal White LED - 7100K

Size: 7'-9" H x 7'-3" W (EMC: 3 x 7')
Sign Cabinet to have Photo Cell

(A) Sign Cabinet:
Fabricated aluminum sign body 24" deep.
Routed 1/8" aluminum faces (no exposed fasteners).

(B) Graphics:
Routed and backed with white acrylic. 3M translucent film on 1st surface of acrylic.

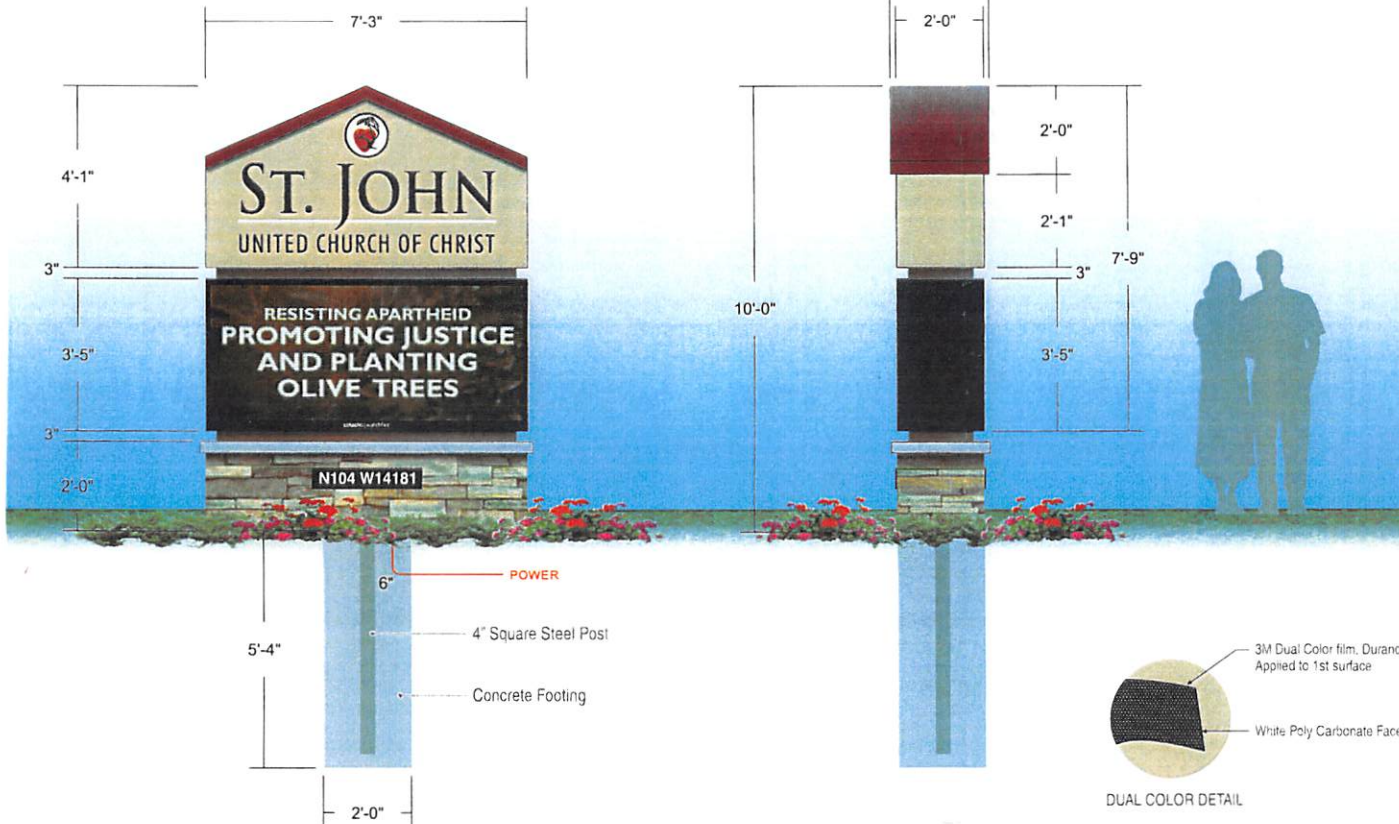
(C) Full Color EMC:
10mm Watchfire, software, wireless communication and web based training included.

(D) Masonry Base:
Fabricated steel angle frame with diagonal bracing to prevent sag. Clad with thin stone veneer. Aluminum address panel.

Installation Method:
4" x 4" (1/4" wall) square steel center post.
Sign & EMC to saddle mount center post. Center post set in concrete footing. 2 separate electrical circuits required.

- Colors:
- 1) "Beige" paint, T.B.D. (satin finish)
 - 2) Burgundy paint, T.B.D. (satin finish)
 - 3) Black paint, (satin finish)
 - 4) 3M translucent Digital Print
 - 5) 3M dual color film, Duranodic 3630-69

63.48 Sq. Ft.

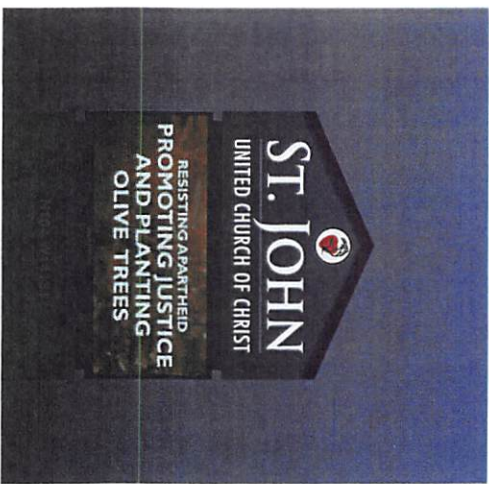


LEMBERG SIGNS
 4095 North 128th Street
 Brookfield, WI 53005
 p. 262.781.1500
 www.LembergElectric.com

Client: St. John United Church of Christ	Sales Representative: Skip DeBack	Scale: 3/8"=1'-0"
Address: N104 W14181 Donges Bay Road	Project Manager: T.B.D	Paper Size: 11x17
Location: Germantown, Wisconsin 53022	Designer: Mark Mayzik	Signature / Date:

Client: St. John United Church of Christ	Date: 07-14-22
Project: St. John United Monument Sign	
Revision: v01_r04_D	

These designs are the exclusive property of Lemberg Electric Inc. Use or duplication without expressed written permission of Lemberg Electric Inc. is prohibited. Drawings are for conceptual use only. This document represents an approximation of materials & costs. Actual product colors may vary.



Illuminated Effect

LEMBERG



4033 North 128th Street
Brookfield, WI 53005
P 262.781.4500
www.lemberg-signs.com

Client: St. John United Church of Christ

Sales Representative: Sjo Daback

Scale: N/A

Client Address: St. John United Church of Christ
St. John United, OVERVIEW_703.D

Date: 07-14-22

Address: N104 W14181 Dongess Bay Road

Project Manager: T B D

Paper Size: 11x17

Location: Germantown, Wisconsin 53022

Designer: Mark Mayzik

Signature / Date:

This is a conceptual drawing. It is not intended to be used for construction. It is for informational purposes only. The client is responsible for obtaining all necessary permits and approvals. The client is responsible for providing all necessary information and materials. The client is responsible for providing all necessary information and materials. The client is responsible for providing all necessary information and materials.

