

**VILLAGE OF GERMANTOWN
N112 W17001 MEQUON ROAD
GERMANTOWN, WI
September 14, 2022**

CALL TO ORDER: This meeting was called to order at 5:31 p.m. by Chairman White.

ROLL CALL: Chairman White, Members Knop, Huber, Edwards, Planning/Zoning Administrator Retzlaff, Associate Planner/Zoning Administrator Zandt and Deputy Clerk/Deputy Treasurer Rettler, and Clerk / Treasurer Braunschweig.

APPROVAL OF MINUTES: June 8, 2022

Motion to approve (Huber/Edwards)

Motion Carried unanimously.

PUBLIC HEARING

Chairman White read the public hearing notice. Hearing is to hear any and all parties, their attorneys or agents, for or against the 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 sq ft) nonconforming accessory building (detached garage) with a 24' x 36' (864 sq ft) accessory building (detached garage).

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

Chairman White swore in Planning/Zoning Administrator Retzlaff.

Retzlaff gave history and background information of the variance appeal. He explained that the structure in question for rebuild may only be rebuilt in the same size, location, and for the same purpose per municipal code Section 17.48 (3)(c).

Chairman White swore in Joseph Schuster, of W156 N10081 Pilgrim Road, Germantown. Mr. Schuster explained his need to extend the size of the garage that was damaged by storms in August and needs to extend beyond the limits of the current zoning code Section 17.48 (3)(c). He would like to build back at 24' x 36' allowing for additional parking.

Chair White questioned other option such as removing another shed on the property or changing the footprint in order to extend longer and cut sides shorter in order to fit a long vehicle.

Mr. Schuster explained his need for having both out building on the property. Other options were discussed as to possible solutions. Discussion ensued with Director Retzlaff pertaining to what qualifies as an attached garage and interpreting the code of changing the footprint.

Public hearing opened at 6:57 p.m.

Bruce Hawley Sr. W156 N111 Pilgrim Rd, neighbor directly across the street from Mr. Schuster, explained his approval of Mr. Schuster's request. He explained Mr. Schuster's property is well-manicured and clean and a respectful neighbor.

Chair White read a letter signed by Stephen Rueven in favor of Mr. Schuster's variance.

Chair White read a letter signed by Doris Osterhaus, Office Manager of Crossway Church, in favor of Mr. Schuster's variance.

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Chair White read a letter signed by Joseph B. Sonnemann, W156N10093 Pilgrim Rd, in favor of Mr. Schuster's variance.

Chair White read a letter signed by Steve and Karen Thoms, W156N10098 Pilgrim Rd, in favor of Mr. Schuster's variance.

Chair White read a letter signed by Bruce and Doreen Hawley, W156N10092 Pilgrim Rd, in favor of Mr. Schuster's variance.

Chair White read a letter signed by Billy Bruggink, W156N10024 Pilgrim Rd, in favor of Mr. Schuster's variance.

Chair White read a letter signed by Brian C. of W156N10004 Pilgrim Rd, in favor of Mr. Schuster's variance.

Chair White read a letter signed by Dale and Laurel Poppy, W156N9999 Pilgrim Rd, in favor of Mr. Schuster's variance.

Additional questions were asked for clarification from Mr. Retzlaff. Mr. Schuster ended the public hearing by stating his reasons for the variance to the board.

Chair White closed the hearing at 6:13 p.m.

Chair White explained that the Board will deliberate the findings. The discussion included whether the size increase is for exceptional or extraordinary circumstances.

Motion (White/Huber) to grant the variance. Motion failed. Roll call vote: Jeffrey Knop- nay, Kristine Huber- yay, Tim Edwards- nay, Barry White- nay.

Chairman White read the public hearing notice. Hearing is to hear any and all parties, their attorneys or agents, for or against the 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'.

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

Chairman White swore in Emily Zandt.

Emily Zandt gave history and background of the Variance appeal.

Chairman White swore in Zane Nichols, applicant/agent for St. John United Church of Christ (UCC) Mr. Nichols explained his need for requesting a variance. He is seeking a variance from Section 17.46 (7)(h)(2) of the Zoning Code to reduce the minimum required setback from a residential district from 150 to 120 feet.

Chairman White swore in a church representative Mary Johnson, N108W16429 Scarlett Drive, Germantown. She did not have any input on any neighbor's opinion on the variance.

Chairman White swore in Zach Wanger, 4085 N 128th Street, Brookfield discussed the direct effect this would have on the neighboring addresses.

Mrs. Zandt explained the process.

Discussion ensued on previous, similar situations 08/11/2021 and how the board ruled then.

Public Hearing opened at 6:50 p.m.

Public Hearing Closed at 6:52 p.m.

Motion (White/Knop) to grant the variance. Motion failed. Roll call vote: Jeffrey Knop- yay, Kristine Huber- nay, Tim Edwards- nay, Barry White- nay.

NEXT MEETING DATE AND TIME IF NEEDED:

Second Wednesdays of the month at 5:30 p.m.

ADJOURNMENT

Motion (Huber/White) to adjourn at 7:10 p.m.

Motion Carried unanimously.

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.