

**MEETING: REGULAR MEETING OF THE HISTORIC
PRESERVATION COMMISSION**

DATE & TIME: Wednesday, August 14, 2024 at 5:00 PM

**LOCATION: Germantown Village Hall Conference Room A
N112 W17001 Mequon Road**

NOTICE: 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.

AGENDA

- 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. **CITIZEN INPUT:** *(Please be advised per 19.84(2) that information and comment will be received from the public. It is the policy of this municipality that public input be limited to a three (3) minute period per person with a time extension granted at the discretion of the Chairperson. Be advised that there may be limited discussion of the information received but no action will be taken under public comments.)*
- IV. **CONSENT AGENDA:**
 - A. Minutes: July 1, 2024
- V. **UNFINISHED BUSINESS:**
 - A. Discussion on the driving brochure and web page update
 - B. Discussion on potential Historic Properties for consideration
 - C. Foster Property Framing for Village Hall
- VI. **NEW BUSINESS:**
 - A. Germantown Historical Society Application for Certification of Appropriateness for Christ Evangelical Church
 - B. Joseph Schuster Application for Certification of Appropriateness for Schuster Homestead
- 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)250-4745 at least 2 days prior to the meeting.

HISTORIC PRESERVATION COMMISSION MEETING MINUTES
Monday, July 1st, 2024

CALL TO ORDER: Member Trustee Rick Miller called the meeting to order at 6:05 p.m.

I. **ROLL CALL:** Present were: Trustee Rick Miller, Members Christine Kauth, Mark Kauth, Barb Mendenhall and Katelyn LeTourneau.

PUBLIC INPUT: None.

APPROVAL OF PREVIOUS MINUTES: Motion to approve minutes from 3/4/24. Katelyn makes motion and Mark seconds. Everyone approves. Motion to approve minutes from 5/6/24. Katelyn makes motion and Christine seconds. Everyone approves.

NEW BUSINESS:

A. Foster Property Framing

UNFINISHED BUSINESS:

- A. Schuster property plaque presentation to be had in July 21, 2024 @ 5:00pm
- B. Driving brochure and web page update.
- C. Discuss potential properties for designation.

SET THE NEXT MEETING DATE AND TIME: Next meeting date will be Monday, September 23rd, 2024 at 6:00pm.

ADJOURNMENT: There being no further business, the meeting was adjourned at 6:40 p.m.

Respectfully Submitted,

Katelyn LeTourneau, Secretary
Historic Preservation Commission

BUSINESS OF THE HISTORIC PRESERVATION COMMISSION

MEETING DATE: August 14, 2024

PLACEMENT: Action Item

ITEM TITLE: Discussion on the driving brochure and web page update

SUBMITTED BY:

SUMMARY EXPLANATION:

ATTACHMENT:

STAFF RECOMMENDATION:

ACTION BY Committee:

BUSINESS OF THE HISTORIC PRESERVATION COMMISSION

MEETING DATE: August 14, 2024

PLACEMENT: Action Item

ITEM TITLE: Discussion on potential Historic Properties for consideration

SUBMITTED BY:

SUMMARY EXPLANATION:

ATTACHMENT:

STAFF RECOMMENDATION:

ACTION BY Committee:

BUSINESS OF THE HISTORIC PRESERVATION COMMISSION

MEETING DATE: August 14, 2024

PLACEMENT: Action Item

ITEM TITLE: Foster Property Framing for Village Hall

SUBMITTED BY:

SUMMARY EXPLANATION:

ATTACHMENT:

STAFF RECOMMENDATION:

ACTION BY Committee:



APPLICATION FOR certification of appropriateness

PURSUANT TO SECTION 17.00 OF THE MUNICIPAL CODE

PLEASE READ AND COMPLETE THIS APPLICATION CAREFULLY. ALL APPLICATIONS MUST BE SIGNED AND DATED.

1. APPLICANT OR AGENT

Germantown Historical Society Inc

2. PROPERTY OWNER

Germantown Historical Society Inc.

PHONE 262 853 1953 Jim Dix, Pres. cell
 Email ghsjdix@gmail.com

PHONE 262 853 1953

3. PROPERTY ADDRESS

W188 N12808 Fond du Lac Avenue

4. TAX KEY NUMBER

084989

5. historic designation

HISTORIC NAME OF PROPERTY

Christ Evangelical Church

DATE OF HISTORIC DESIGNATION

2010

CHECK HERE IF THIS PROPERTY IS THREATENED WITH DEMOLITION OR DESTRUCTION.

6. purpose of application

CHOOSE ONE OR MORE OF THE FOLLOWING

- ALTERATION OR ADDITION TO AN HISTORIC STRUCTURE OR SITE
- RECONSTRUCTION OR RESTORATION OF ALL OR PART OF AN HISTORIC STRUCTURE OR SITE
- DEMOLITION

7. description of proposed activity

BRIEFLY DESCRIBE. ATTACH PAGES AS NECESSARY

The main core 1862 stone structure is intact and will remain untouched. The wooden storage shed built in 1975 located behind the main structure at the rear entry is in need of repair. The GHS wishes to repair and renovate this wheelchair accessible entry and storage area and add on more space to accommodate a larger display area for additional farm artifacts from the 1800's.

8. attach plans and elevation for proposed alteration

BRIEFLY DESCRIBE THE REASON FOR YOUR REQUEST

As stated above, we wish to improve wheelchair access and display space of farm artifacts from the 1800's. We have a unique opportunity to combine modern structural materials with reclaimed materials from the Schottler Family barn built 1899 and materials from the Loos Family log cabin built circa 1850. This would create an environment demonstrating the appearance dating back to the 1800 era using original materials from early Germantown pioneer settlers. We request the opportunity to discuss and explain these plans in person with your Commission.

Attached herewith are plans and elevation for the proposed alteration.

PLEASE NOTE: THE ISSUANCE OF THIS CERTIFICATE OF APPROPRIATENESS DOES NOT RELEASE THE APPLICANT/OWNER FROM OBTAINING THE REQUIRED PERMITS AND APPROVALS.

9. SIGNATURES

	7/29/2024		7/29/2024
APPLICANT	DATE	OWNER	DATE
(GHS)		GHS	

DHEIN LAND SURVEYING LLC

PHILLIP P. DHEIN R.L.S. 1581
 N.136 W.21104 BONNIWELL RD.
 RICHFIELD, WISCONSIN 53076
 PHONE 262-628-2555
 FAX 262-628-2714

PROPOSED LAND DIVISION

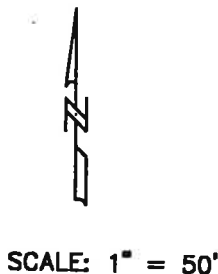


This is an original print only
 if seal is imprinted in red

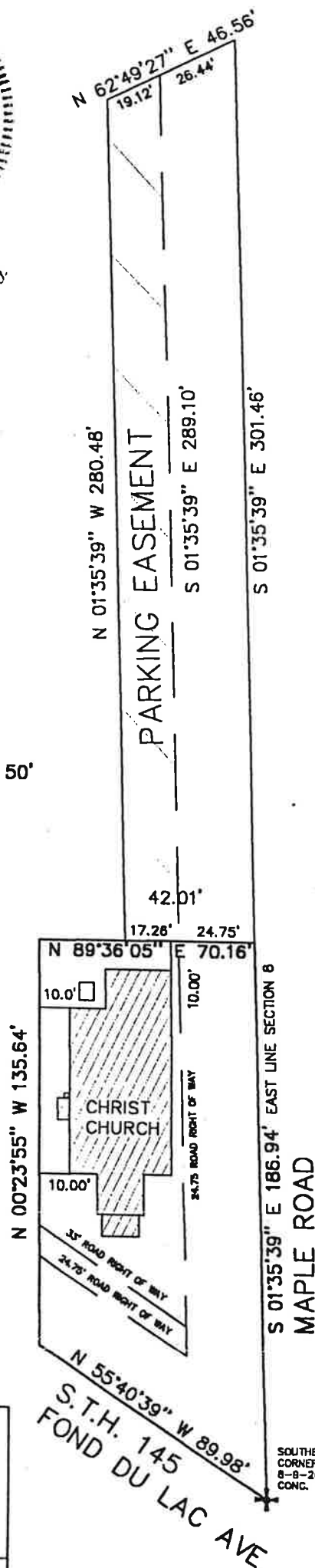
CHURCH PROPERTY

LEGAL DESCRIPTION: THAT PART OF THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 9 NORTH, RANGE 20 EAST, IN THE VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 8; THENCE N55°40'39" W ALONG THE CENTERLINE OF STATE TRUNK HIGHWAY 145 ALSO BEING FOND DU LAC AVENUE 89.98 FEET; THENCE N 00°23'55" W 135.64 FEET; THENCE N 89°36'05" E 70.16 FEET TO THE CENTERLINE OF MAPLE ROAD, SAID LINE ALSO BEING THE EAST LINE OF SAID SECTION 8; THENCE S 01°35'39" E ALONG SAID LINE 186.94 FEET TO THE POINT OF COMMENCEMENT, EXCEPTING THEREFROM THOSE LANDS PREVIOUSLY CONVEYED FOR ROAD PURPOSES

LEGAL DESCRIPTION OF PARKING EASEMENT: THAT PART OF THE SOUTHEAST 1/4 OF SECTION 8 TOWNSHIP 9 NORTH, RANGE 20 EAST, IN THE VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 8; THENCE N. 01°35'39" W. ALONG THE EAST LINE OF SAID SECTION 8, SAID LINE ALSO BEING THE CENTERLINE OF MAPLE ROAD, 186.94 FEET; THENCE S.89°36'05"W. 24.75 FEET TO THE POINT OF BEGINNING OF SAID PARKING EASEMENT; THENCE CONTINUING S.89°36'05"W 17.26 FEET; THENCE N.01°35'39"W. 280.48 FEET TO THE NORTH LINE OF CHRIST CHURCH; THENCE N.62°49'27"E. 19.21 FEET THE WESTERLY RIGHT-OF-WAY LINE OF MAPLE ROAD; THENCE S. 01°35'39' E. ALONG SAID LINE 289.10 FEET TO THE PLACE OF BEGINNING.



CHURCH PROPERTY



* I have proposed the above described property division, and the above map is a true representation thereof and shows the size and location of the property, its exterior boundaries, the location and dimensions of all structures thereon, fences, apparent easements, roadways and visible encroachments.

This survey is made for the exclusive use of the present owners of the property; also those who purchase, mortgage, or guarantee the title thereto, within one year from the date hereof.

Prepared for: **CHRIST CHURCH**

at Germantown, Wisconsin this 24th Day of Sept. 2004

Plat No. A2004085

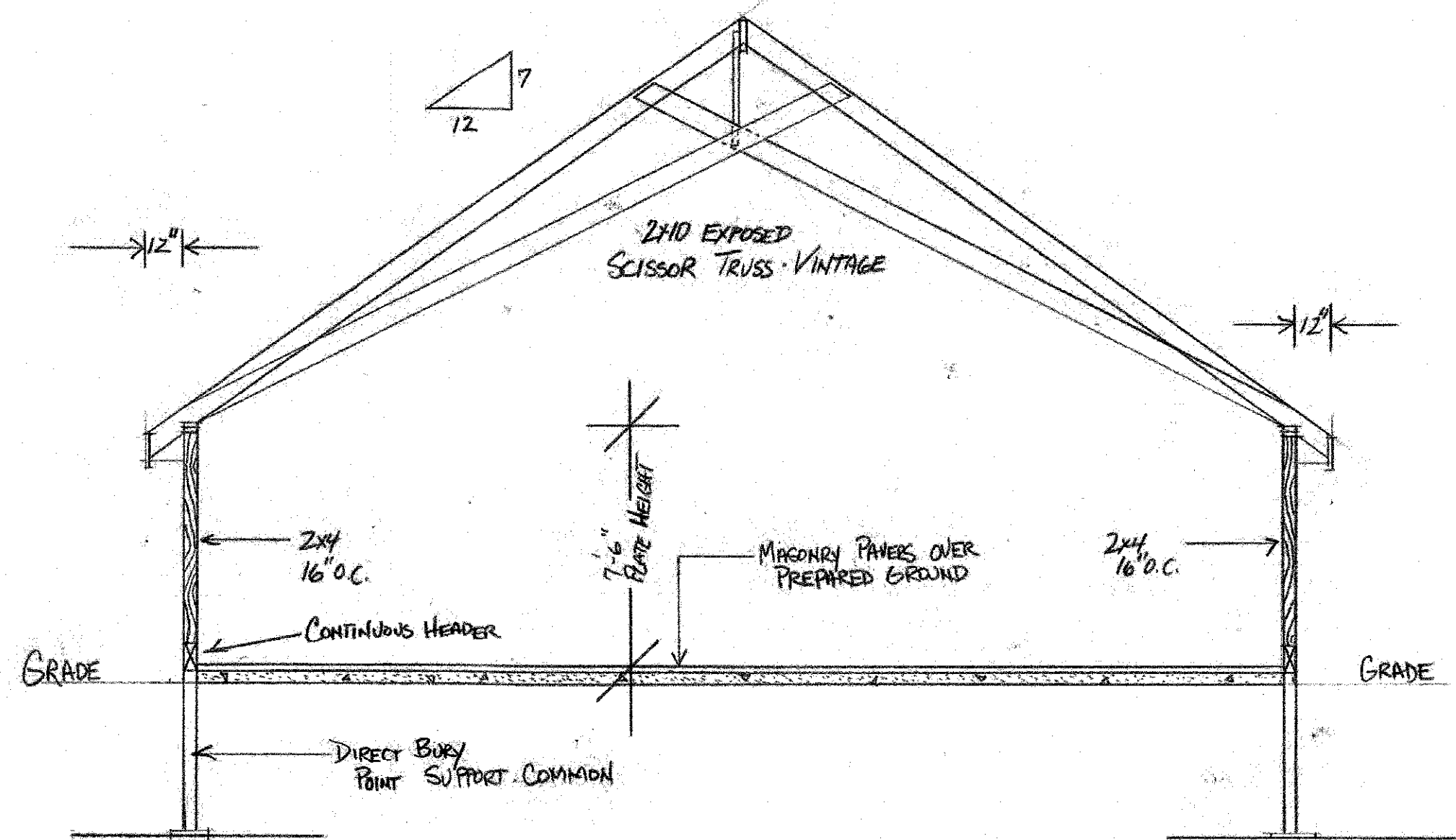
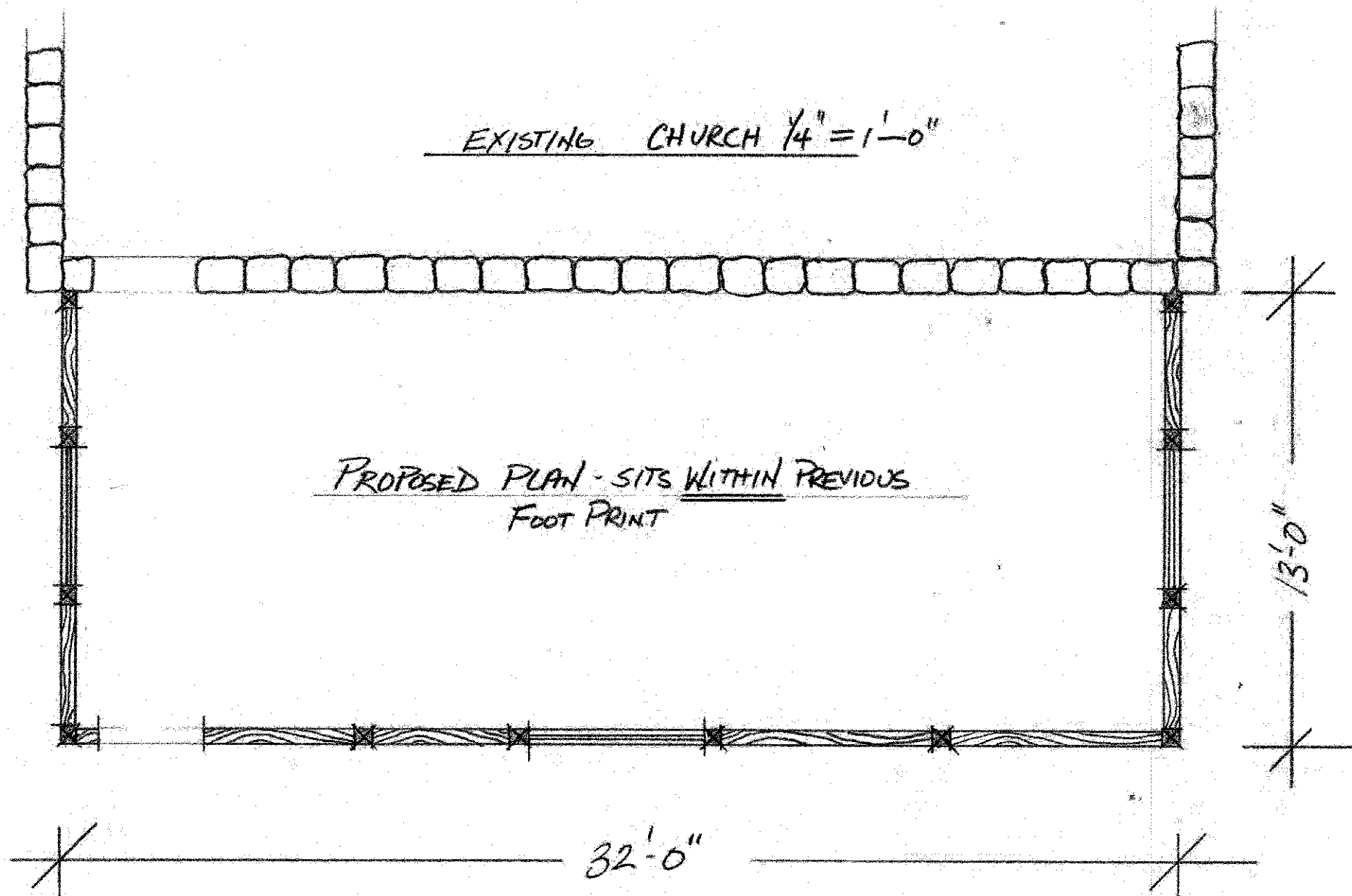
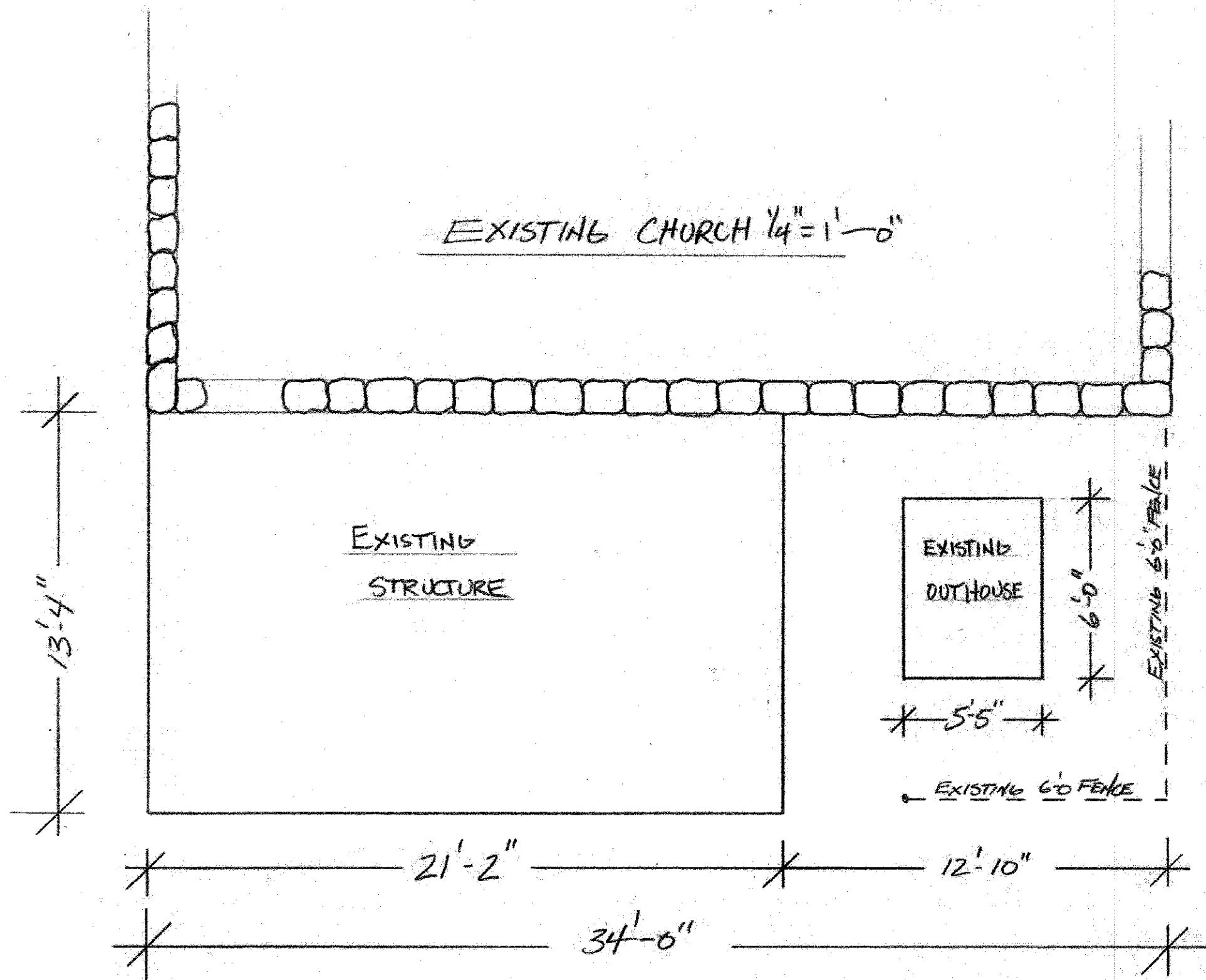
Signed: *Phillip P. Dhein*
 Registered Land Surveyor

REVISED TO SHOW PARKING
 EASEMENT OCT. 8TH, 2004

GERMANTOWN HISTORICAL SOCIETY
 P. O. BOX 31
 GERMANTOWN, WI 53022

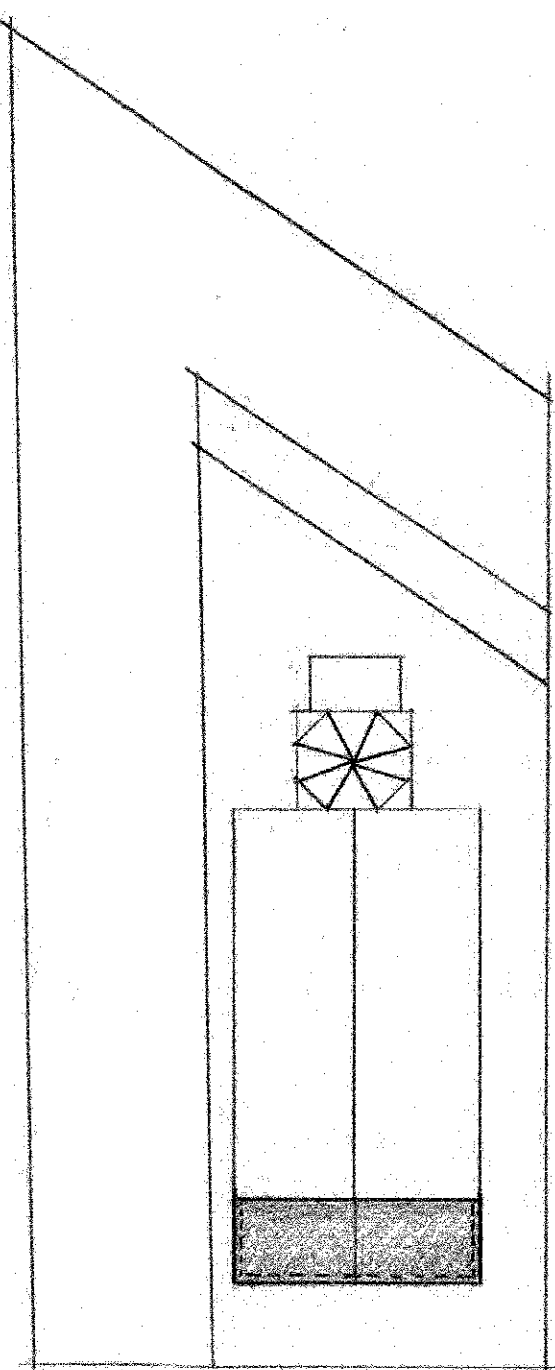
Jim Dix 262-853-1953

COMPARISON OF EXISTING & PROPOSED
PROPOSED PLAN SITS WITHIN EXISTING FOOTPRINT

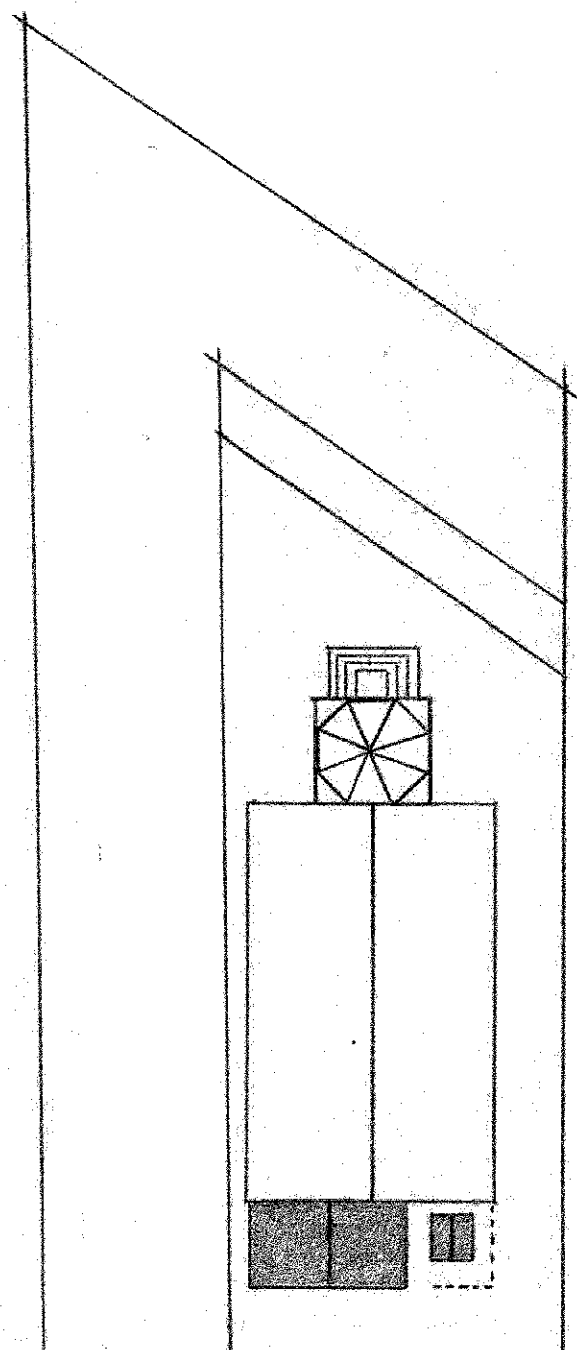


GERMANTOWN HISTORICAL SOCIETY
P. O. BOX 31
GERMANTOWN, WI 53022
Jim Dix 262-853-1953

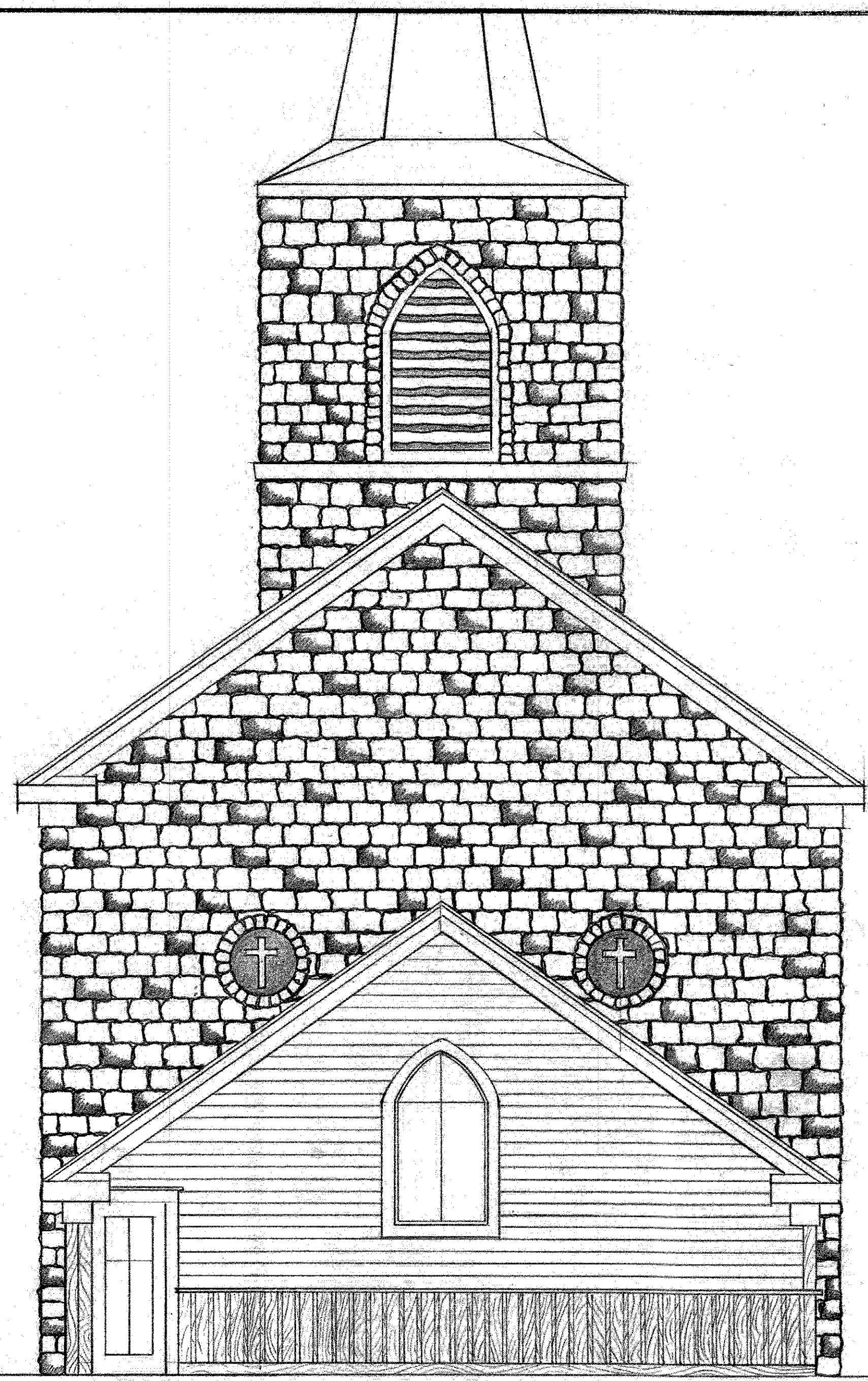
CHRIST CHURCH 2/3		
SCALE:	APPROVED BY:	DRAWN BY
DATE:	2024 7-1	REVISED
GERMANTOWN WISCONSIN		
DRAWING NUMBER		



PROPOSED NORTH PLAT



EXISTING NORTH PLAT



PROPOSED NORTH ELEVATION

GERMANTOWN HISTORICAL SOCIETY
P. O. BOX 31
GERMANTOWN, WI 53022
Jim Dix 262-853-1953

CHRIST CHURCH 1/3		
SCALE:	APPROVED BY:	DRAWN BY:
	2024 7-1	
DATE:		REVISED:
GERMANTOWN WISCONSIN		
		DRAWING NUMBER

BUSINESS OF THE HISTORIC PRESERVATION COMMISSION

MEETING DATE: August 14, 2024

PLACEMENT: Action Item

ITEM TITLE: Joseph Schuster Application for Certification of Appropriateness
for Schuster Homestead

SUBMITTED BY:

SUMMARY EXPLANATION:

ATTACHMENT:

1. Cert. of Appropriateness - Joe Schuster

STAFF RECOMMENDATION:

ACTION BY Committee:



APPLICATION FOR certification of appropriateness

PURSUANT TO SECTION 17.00 OF THE MUNICIPAL CODE

PLEASE READ AND COMPLETE THIS APPLICATION CAREFULLY. ALL APPLICATIONS MUST BE SIGNED AND DATED.

1. APPLICANT OR AGENT		2. PROPERTY OWNER	
Joseph P Schuster		Joseph & Suzanne Schuster	
PHONE		PHONE	
3. PROPERTY ADDRESS		4. TAX KEY NUMBER	
W156 N10081 Pilgrim Road Germantown WI 5		GTNB 341088	
5. historic designation			
HISTORIC NAME OF PROPERTY		DATE OF HISTORIC DESIGNATION	
Schuster Homestead		8-30-2023	
<input type="checkbox"/> CHECK HERE IF THIS PROPERTY IS THREATENED WITH DEMOLITION OR DESTRUCTION.			
6. purpose of application			
CHOOSE ONE OR MORE OF THE FOLLOWING			
<input checked="" type="checkbox"/> ALTERATION OR ADDITION TO AN HISTORIC STRUCTURE OR SITE <input checked="" type="checkbox"/> RECONSTRUCTION OR RESTORATION OF ALL OR PART OF AN HISTORIC STRUCTURE OR SITE <input type="checkbox"/> DEMOLITION			
7. description of proposed activity			
BRIEFLY DESCRIBE. ATTACH PAGES AS NECESSARY			
Will be building a new garage 24x48 1152 sq ft			

8. attach plans and elevation for proposed alteration

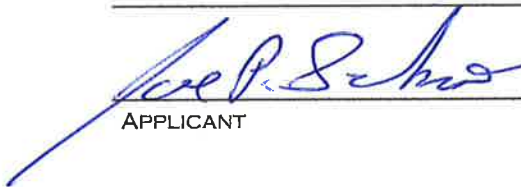
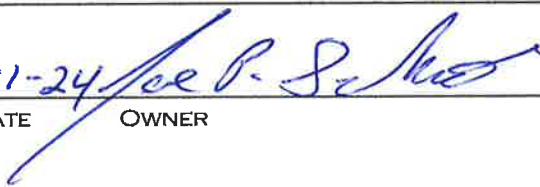
BRIEFLY DESCRIBE THE REASON FOR YOUR REQUEST

Garage was damaged beyond repairs due to a storm and tree falling on it in August of 2021.

Previous garage was 24X24 and new proposed garage will be 24X48. That will be a 24 ft increase in length. We are using the original placement of the previous garage and adding 24 ft in length to the south.

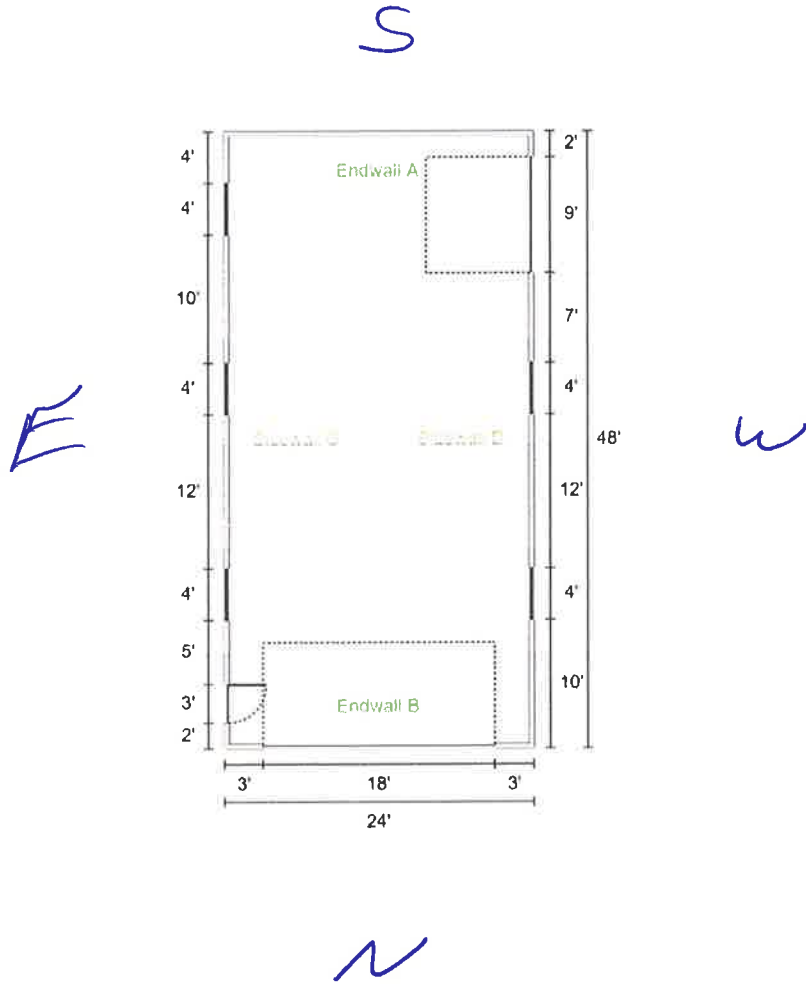
PLEASE NOTE: THE ISSUANCE OF THIS CERTIFICATE OF APPROPRIATENESS DOES NOT RELEASE THE APPLICANT/OWNER FROM OBTAINING THE REQUIRED PERMITS AND APPROVALS.

9. SIGNATURES

	7-11-24		7-11-24
APPLICANT	DATE	OWNER	DATE

Date: 7/11/2024 - 9:18 AM
Design Name: Garage Design
Design ID: 317353888921
Estimated Price: \$21,861.39
**Today's estimated price. Future pricing may go up or down. Tax, labor, and delivery not included.*

Garage Image

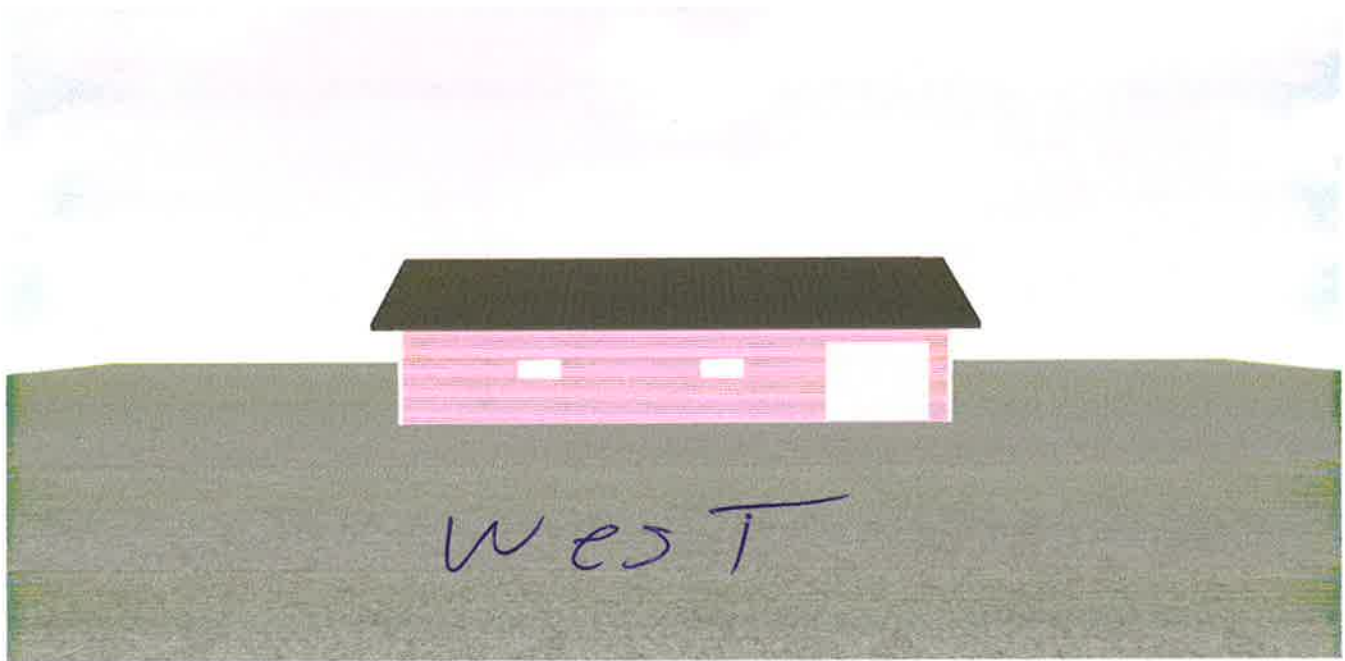


Colors To Match House
Tan siding Green metal roof

Date: 7/11/2024 - 9:18 AM
Design Name: Garage Design
Design ID: 317353888921
Estimated Price: \$21,861.39

**Today's estimated price. Future pricing may go up or down. Tax, labor, and delivery not included.*

MENARDS'
Design & Buy™
GARAGE



Date: 7/11/2024 - 9:18 AM
Design Name: Garage Design
Design ID: 31735388921
Estimated Price: \$21,861.39

*Today's estimated price. Future pricing may go up or down. Tax, labor, and delivery not included.

Dimensions

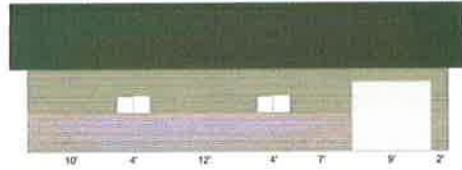
Wall Configurations

*Some items like wainscot, gutter, gable accents, are not displayed if selected.



NORTH
ENDWALL B

18X8 White Deep Ribbed Torsion Spring



WEST

SIDEWALL D

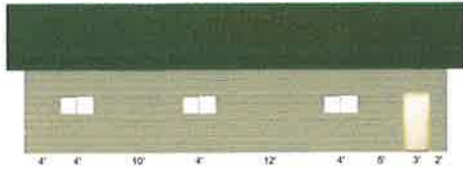
9X8 White Raised Panel EZ Set Torsion Spring

48"W x 24"H JELD-WEN® Vinyl Slider

48"W x 24"H JELD-WEN® Vinyl Slider

Date: 7/11/2024 - 9:18 AM
Design Name: Garage Design
Design ID: 317353888921
Estimated Price: \$21,861.39

**Today's estimated price. Future pricing may go up or down. Tax, labor, and delivery not included.*



EAST

SIDEWALL C

Mastercraft® 36W x 80H Primed Steel 6-Panel

48"W x 24"H JELD-WEN® Vinyl Slider

48"W x 24"H JELD-WEN® Vinyl Slider

48"W x 24"H JELD-WEN® Vinyl Slider



SOUTH

ENDWALL A