

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

**DATE & TIME:           Monday, October 21, 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](mailto: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: September 18, 2024
- V.     **UNFINISHED BUSINESS:**
- VI.    **NEW BUSINESS:**
  - A.     Certificate of Appropriateness W156N11685 Pilgrim Road
  - B.     Historic Picture Restoration
- VII.   **SCHEDULE NEXT MEETING:**
- VIII.  **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**  
**Wednesday, September 18<sup>th</sup>, 2024**

**CALL TO ORDER:** Member Trustee Rick Miller called the meeting to order at 5:03 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 8/14/24. Barb makes motion and Christine seconds. Everyone approves.

**UNFINISHED BUSINESS:**

- A. Driving brochure and web page update.
- B. Discuss potential properties for designation.
- C. Foster Property Framing Update

**NEW BUSINESS:**

A. Katelyn made a motion to approve, Christine seconds- Germantown Historical Society Application for Certification of Appropriateness for Christ Evangelical Church.

B. Photo of Schottler home restoration discussion.

**SET THE NEXT MEETING DATE AND TIME:** Next meeting date will be Monday, November 18<sup>th</sup>, 2024 at 5:00pm.

**ADJOURNMENT:** There being no further business, the meeting was adjourned at 6:04 p.m.

Respectfully Submitted,

Katelyn LeTourneau, Secretary  
Historic Preservation Commission

**BUSINESS OF THE HISTORIC PRESERVATION COMMISSION**

MEETING DATE: October 21, 2024

PLACEMENT: Action Item

ITEM TITLE: Certificate of Appropriateness W156N11685 Pilgrim Road

SUBMITTED BY:

SUMMARY EXPLANATION:

ATTACHMENT:

1. COA APPLICATION\_W156N11685 PILGRIM RD (JACOB SCHLAEFER HOUSE)

STAFF RECOMMENDATION:

ACTION BY Committee:



**HISTORIC PRESERVATION  
COMMISSION**  
 N112 W17001 Mequon Road  
 P.O. Box 337  
 Germantown, WI 53022-0337

**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.

<b>1. APPLICANT OR AGENT</b>	<b>2. PROPERTY OWNER</b>
Kipley Wagner	Kipley & Magdelene Wagner
PHONE 414-254-0953	PHONE 414-254-0953

<b>3. PROPERTY ADDRESS</b>	<b>4. TAX KEY NUMBER</b>
W156N11685 Pilgrim Rd	GTNV#221-081

**5. historic designation**

<u>HISTORIC NAME OF PROPERTY</u>	<u>DATE OF HISTORIC DESIGNATION</u>
The Jacob Schlaefer Homestead	2014

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

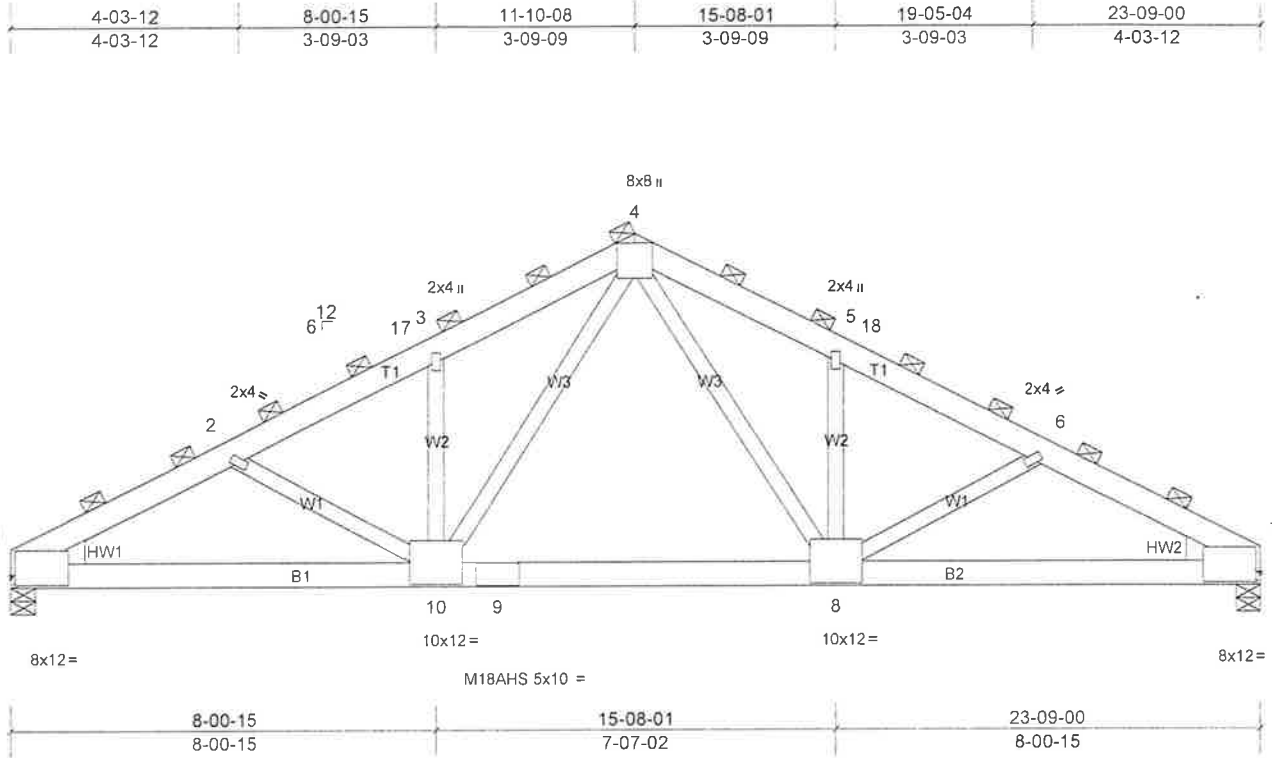
RECONSTRUCTION OR RESTORATION OF ALL OR PART OF AN HISTORIC STRUCTURE OR SITE

DEMOLITION

**7. description of proposed activity**

BRIEFLY DESCRIBE. ATTACH PAGES AS NECESSARY

Expand out-building (shed) from 24x30 to 24x60.



Scale = 1/442  
Plate Offsets (X, Y): [1:1-00,2-01], [7:1-00,2-01]

Loading	(psf)	Spacing	10-00-00	CSI		DEFL	in	(loc)	l/defl	L/d	PLATES	GRIP
TCLL (roof)	40.0	Plate Grip DOL	1.15	TC	0.69	Vert(LL)	-0.33	8-10	>859	240	MT20	220/190
Snow (Ps/Pg)	33.6/40.0	Lumber DOL	1.15	BC	0.95	Vert(CT)	-0.42	8-10	>678	180	M18AHS	169/162
TCDL	4.0	Rep Stress Incr	NO	WB	0.85	Horz(CT)	0.15	7	n/a	n/a		
BCLL	0.0	Code	WISC/IBC15/ TPI2014	Matrix-MSH								
BCDL	5.0										Weight: 156 lb	FT = 20%

**LUMBER**  
TOP CHORD 2x6 SP 2700F 2.2E  
BOT CHORD 2x6 DF-N 1800F 1.6E  
WEBS 2x4 DF-N No. 1/No 2 or 2x4 SPF No.2  
WEDGE Left: 2x6 SPF 1650F 1.5E  
Right: 2x6 SPF 1650F 1.5E

**BRACING**  
TOP CHORD 2-0-0 oc purlins (2-9-1 max.).  
BOT CHORD Rigid ceiling directly applied or 10-0-0 oc bracing.

**REACTIONS** (size) 1=5-08, (req. 6-03), 7=5-08, (req. 6-03)  
Max Grav 1=5819 (LC 2), 7=5819 (LC 2)

**FORCES** (lb) - Max. Comp./Max. Ten. - All forces 250 (lb) or less except when shown.  
TOP CHORD 1-2=-10040/0, 2-17=-8500/0, 3-17=-7789/0, 3-4=-8596/0, 4-5=-8596/0, 5-18=-7789/0, 6-18=-8500/0, 6-7=-10039/0  
BOT CHORD 1-10=0/8542, 9-10=0/5627, 8-9=0/5627, 7-8=0/8542  
WEBS 4-10=0/3460, 4-8=0/3460, 2-10=-1560/52, 3-10=-1939/0, 5-8=-1939/0, 6-8=-1560/52

- NOTES (9-11)**
- 1) Unbalanced roof live loads have been considered for this design.
  - 2) TCLL: ASCE 7-10; Pr=40.0 psf (roof live load: Lumber DOL=1.15 Plate DOL=1.15); Pg=40.0 psf (ground snow); Ps=33.6 psf (roof snow: Lumber DOL=1.15 Plate DOL=1.15); Category II; Exp C; Partially Exp.; Ct=1.20
  - 3) Roof design snow load has been reduced to account for slope.
  - 4) Unbalanced snow loads have been considered for this design.
  - 5) Dead loads shown include weight of truss. Top chord dead load of 5.0 psf (or less) is not adequate for a shingle roof. Architect to verify adequacy of top chord dead load
  - 6) All plates are MT20 plates unless otherwise indicated.
  - 7) This truss has been designed for a 10.0 psf bottom chord live load nonconcurrent with any other live loads.
  - 8) WARNING: Required bearing size at joint(s) 1, 7 greater than input bearing size.
  - 9) This truss must not be exposed to environments that are corrosive or greater than 19 percent moisture, and moisture of lumber not to exceed 19 percent
  - 10) It is the responsibility of the engineer of record to determine the suitability of this component for this project per ANSI/TPI 1, Section 2.
  - 11) For Piggyback conditions, see Piggyback truss connection detail for base to cap truss connections.

**LOAD CASE(S)** Standard

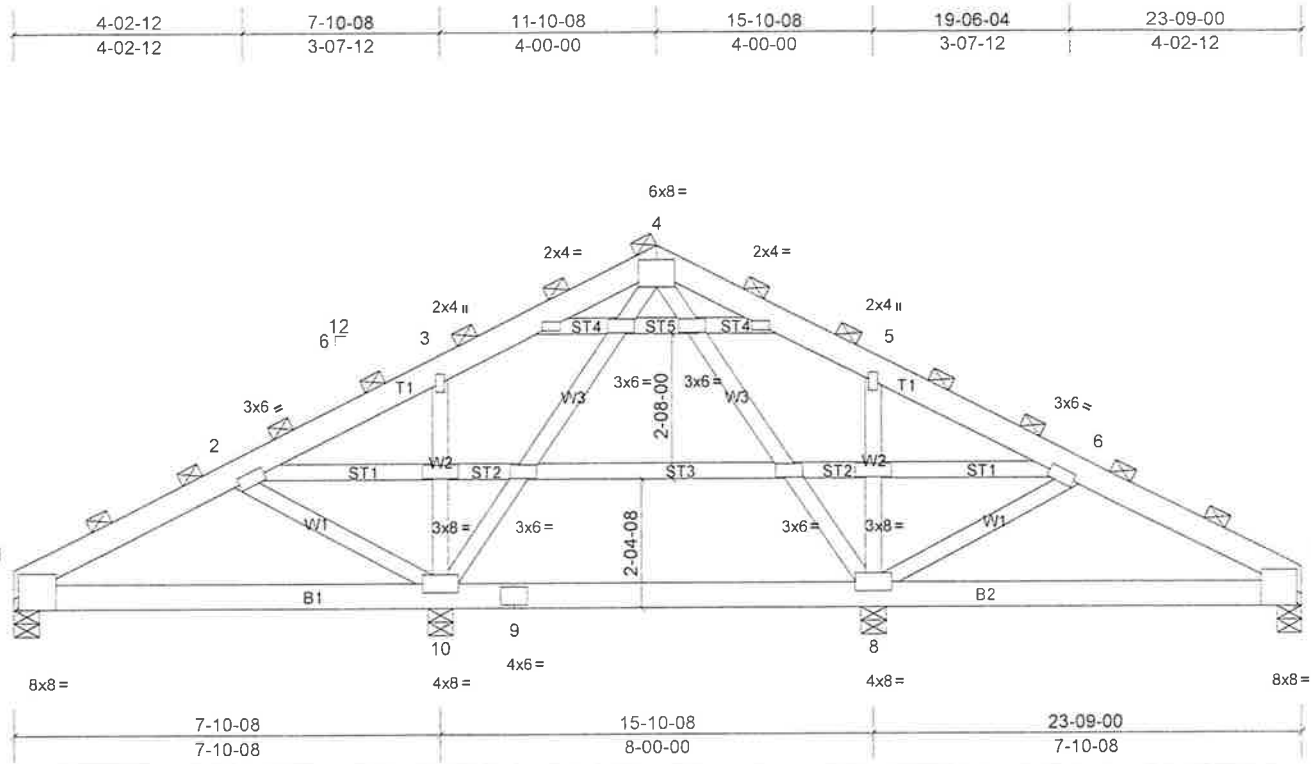


Plate Offsets (X, Y): [1:1-14,4-00], [7:1-14,4-00]

Loading	(psf)	Spacing	10-00-00	CSI	DEFL	in	(loc)	l/defl	L/d	PLATES	GRIP	
TCLL (roof)	40.0	Plate Grip DOL	1.15	TC	0.47	Vert(LL)	-0.07	10-21	>999	240	MT20	220/195
Snow (Ps/Pg)	33.6/40.0	Lumber DOL	1.15	BC	0.49	Vert(CT)	-0.10	10-21	>914	180		
TCDL	4.0	Rep Stress Incr	NO	WB	0.98	Horz(CT)	0.01	7	n/a	n/a		
BCLL	0.0	Code	WISC/IBC15/ TPI2014	Matrix-MSH								
BCDL	5.0											Weight: 171 lb FT = 20%

**LUMBER**

TOP CHORD 2x6 DF-N 1800F 1.6E  
 BOT CHORD 2x6 DF-N 1800F 1.6E  
 WEBS 2x4 DF-N No.1/No 2 or 2x4 SPF No 2  
 OTHERS 2x4 DF-N No.1/No 2 or 2x4 SPF No 2

**BRACING**

TOP CHORD 2-0-0 oc purlins (6-0-0 max.)  
 BOT CHORD Rigid ceiling directly applied or 10-0-0 oc bracing.

**REACTIONS** All bearings 5-08

(lb) - Max Grav All reactions 250 (lb) or less at joint(s) except 1=1691 (LC 11),  
 7=1691 (LC 12), 8=4142 (LC 2), 10=4142 (LC 2)

**FORCES**

(lb) - Max. Comp./Max. Ten. - All forces 250 (lb) or less except when shown.  
 TOP CHORD 1-2=-1792/0, 2-3=-193/665, 3-4=-388/622, 4-5=-388/622, 5-6=-193/665, 6-7=-1792/0  
 BOT CHORD 1-10=0/1420, 9-10=0/352, 8-9=0/352, 7-8=0/1420  
 WEBS 3-10=-1974/0, 5-8=-1974/0, 2-10=-1889/0, 6-8=-1889/0, 4-10=-1084/0, 4-8=-1084/0

**NOTES (9-11)**

- 1) Unbalanced roof live loads have been considered for this design.
- 2) TCLL: ASCE 7-10; Pr=40.0 psf (roof live load; Lumber DOL=1.15 Plate DOL=1.15); Pg=40.0 psf (ground snow); Ps=33.6 psf (roof snow; Lumber DOL=1.15 Plate DOL=1.15); Category II; Exp C; Partially Exp.; Ct=1.20
- 3) Roof design snow load has been reduced to account for slope.
- 4) Unbalanced snow loads have been considered for this design.
- 5) Dead loads shown include weight of truss. Top chord dead load of 5.0 psf (or less) is not adequate for a shingle roof. Architect to verify adequacy of top chord dead load.
- 6) Horizontal gable studs spaced at 2-8-0 oc
- 7) This truss has been designed for a 10.0 psf bottom chord live load nonconcurrent with any other live loads.
- 8) Bearings are assumed to be: Joint 10 User Defined crushing capacity of 1700 psi, Joint 8 User Defined crushing capacity of 1700 psi.
- 9) This truss must not be exposed to environments that are corrosive or greater than 19 percent moisture, and moisture of lumber not to exceed 19 percent.
- 10) It is the responsibility of the engineer of record to determine the suitability of this component for this project per ANSI/TPI 1, Section 2.
- 11) For Piggyback conditions, see Piggyback truss connection detail for base to cap truss connections.

**LOAD CASE(S)** Standard

RM1117

### LEGAL DESCRIPTION

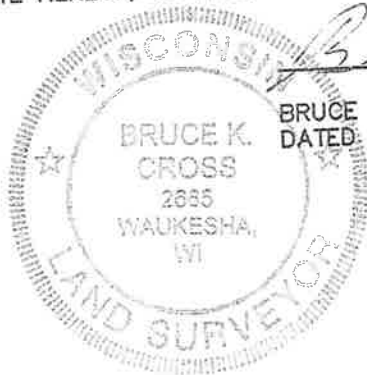
THE LANDS DEPICTED AND DESCRIBED BELOW ARE PER A WARRANTY DEED, RECORDED AT THE WASHINGTON COUNTY REGISTER OF DEEDS ON MARCH 6, 2009, AS DOCUMENT NO. 1213016

LOT FOUR (4) IN PLEASANT HILL ESTATES BEING A REDIVISION OF LOT FOUR (4), IN THE ASSESSOR'S PLAT OF THE SOUTHEAST ONE-QUARTER (1/4) OF THE NORTHEAST ONE-QUARTER (1/4) OF SECTION TWENTY-TWO (22), TOWNSHIP NINE (9) NORTH, RANGE TWENTY (20) EAST, IN THE VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN.

### SURVEYOR'S CERTIFICATE

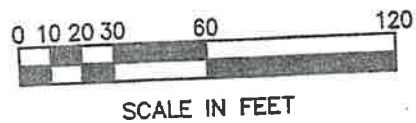
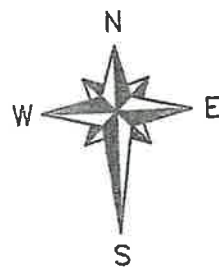
WE, RUEKERT & MIELKE, INC., REGISTERED LAND SURVEYORS, DO HEREBY CERTIFY THAT AT THE DIRECTION OF THE OWNER(S), THAT WE HAVE MADE THIS FIELD SURVEY ACCORDING TO THE WISCONSIN ADMINISTRATIVE CODE, CHAPTER A-7, MINIMUM STANDARDS FOR PROPERTY SURVEYS, AND TO THE BEST OF OUR KNOWLEDGE AND BELIEF IS A CORRECT REPRESENTATION OF SAID FIELD SURVEY.

THIS SURVEY IS MADE FOR THE EXCLUSIVE USE OF THE PRESENT OWNERS OF THE PROPERTY, THERETO WITHIN ONE YEAR FROM THE DATE HEREOF, TO THEM WE CERTIFY THE ACCURACY OF THIS SURVEY.



BRUCE K. CROSS, R.L.S. 2665  
DATED THIS 2ND DAY OF DECEMBER, 2011

LOT 1 - CSM 5470



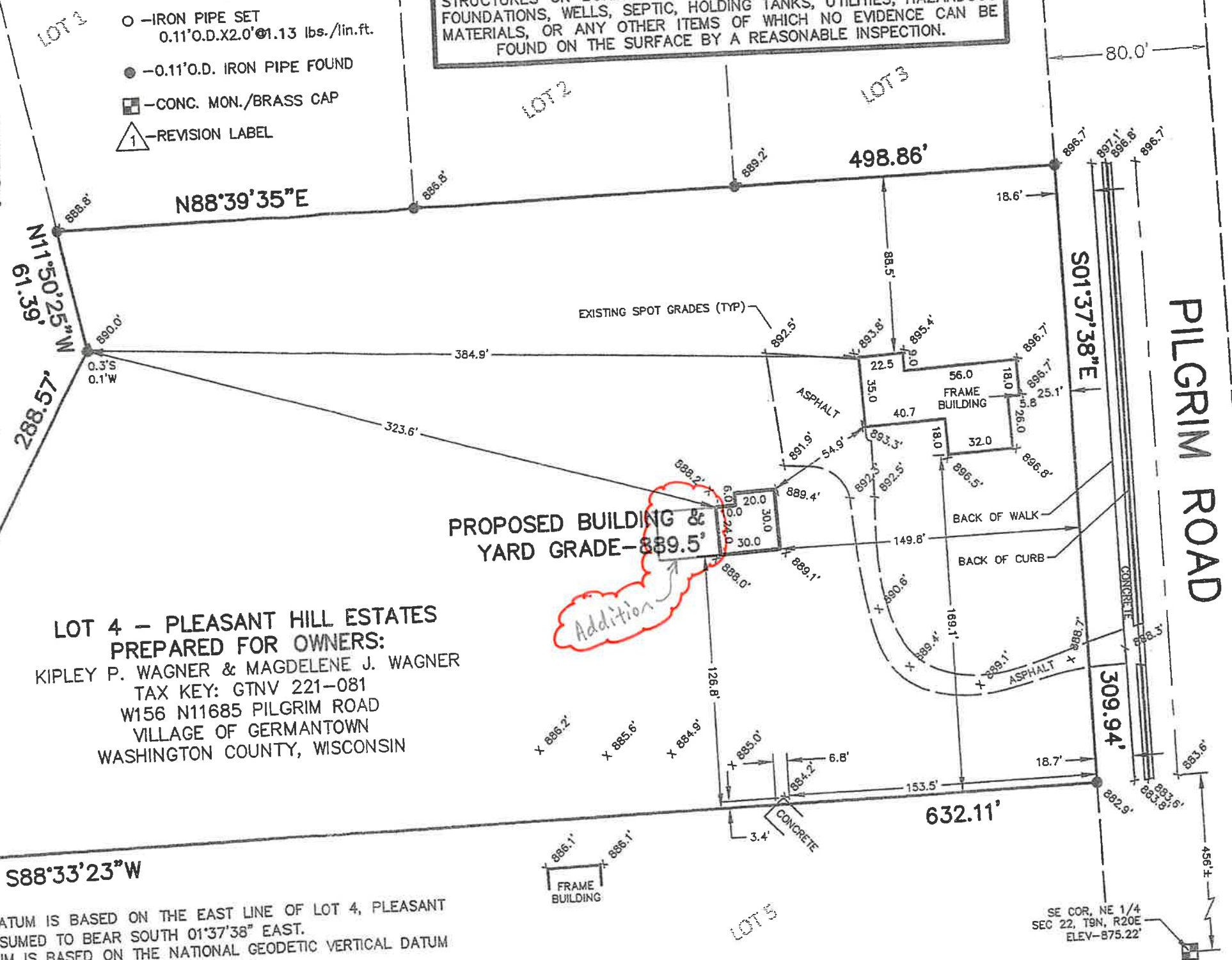
#### NOTES:

- HORIZONTAL DATUM IS BASED ON THE EAST LINE OF LOT 4, PLEASANT HILL ESTATES, ASSUMED TO BEAR SOUTH 01°37'38" EAST.
- VERTICAL DATUM IS BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD-29).
- THE BENCH MARK THAT WAS UTILIZED FOR THIS SURVEY IS THE SOUTHEAST CORNER MONUMENT FOR THE NORTHEAST ONE-QUARTER OF SECTION 22, TOWNSHIP 9 NORTH, RANGE 20 EAST, PUBLISHED ELEVATION OF 875.22 FEET, ROBERT C. BEILFUSS, R.L.S., 07/26/2005, MONUMENT NO. 100.

#### LEGEND

- - IRON PIPE SET  
0.11" O.D. X 2.0' @ 1.13 lbs./lin.ft.
- - 0.11" O.D. IRON PIPE FOUND
- - CONC. MON./BRASS CAP
- △ - REVISION LABEL

RUEKERT/MIELKE TAKES NO RESPONSIBILITY FOR ANY UNDERGROUND STRUCTURES OR BURIED MATERIALS SUCH AS, BUT NOT LIMITED TO, FOUNDATIONS, WELLS, SEPTIC, HOLDING TANKS, UTILITIES, HAZARDOUS MATERIALS, OR ANY OTHER ITEMS OF WHICH NO EVIDENCE CAN BE FOUND ON THE SURFACE BY A REASONABLE INSPECTION.



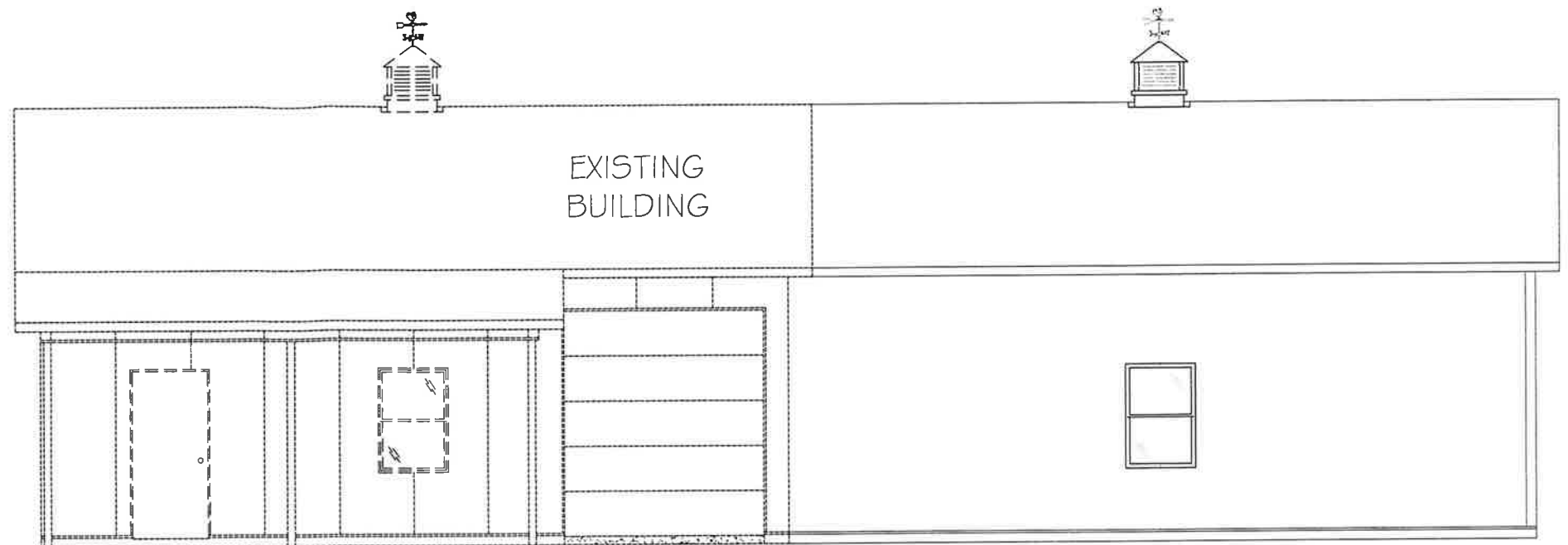
**LOT 4 - PLEASANT HILL ESTATES  
PREPARED FOR OWNERS:**  
KIPLEY P. WAGNER & MAGDELENE J. WAGNER  
TAX KEY: GTNV 221-081  
W156 N11685 PILGRIM ROAD  
VILLAGE OF GERMANTOWN  
WASHINGTON COUNTY, WISCONSIN

**Ruekert·Mielke**  
engineering solutions for a working world

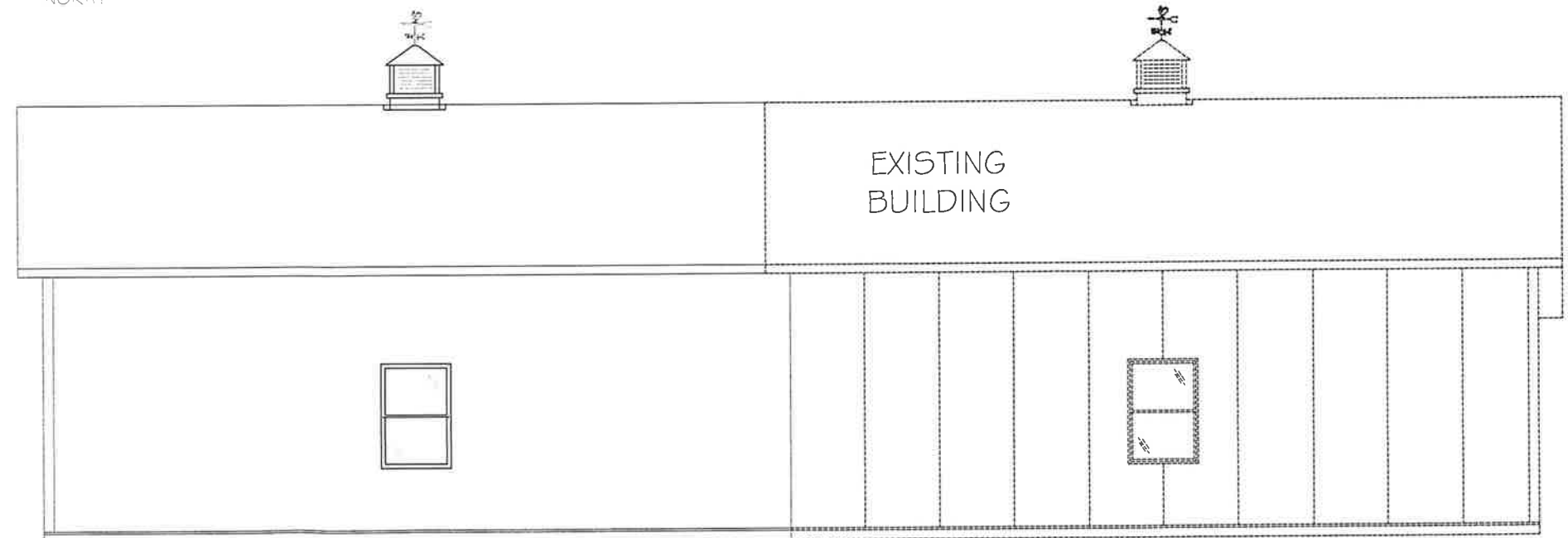
**PROPERTY SURVEY**  
LOT 4 - PLEASANT HILL ESTATES  
SOUTHEAST 1/4 OF THE NORTHEAST 1/4  
SECTION 22, TOWNSHIP 9 NORTH, RANGE 20 EAST  
VILLAGE OF GERMANTOWN  
WASHINGTON COUNTY, WISCONSIN

2548



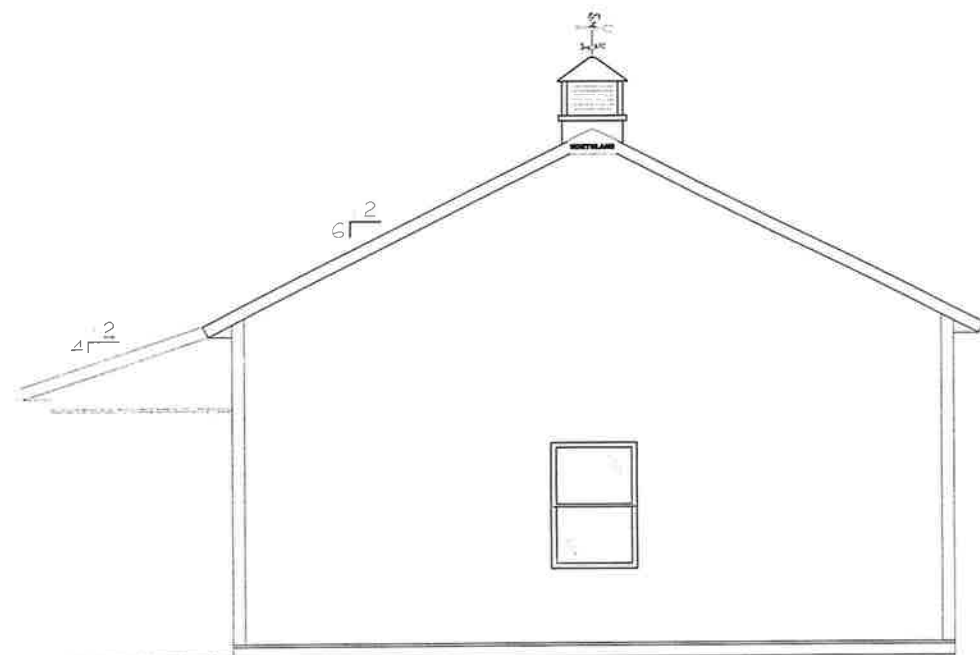


NORTH



SOUTH

ELEVATIONS



WEST



**ENGINEERING DEPARTMENT**  
 2894 58th Street  
 Eau Claire, WI 54703  
 Fax (715) 874-4213  
 Office (715) 874-4211

PROJECT TITLE

**KIP WAGNER**

GERMANTOWN, WI

24' x 30' x 10'-6"

FILE NAME

\\MACAD\DWG\PLAN REQUEST\24\BRWAGNER.KIP.DWG

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	09/18/24	RELEASED	BCC
2			
3			

SCALE

AS NOTED

DRAWN BY

BCC

DATE

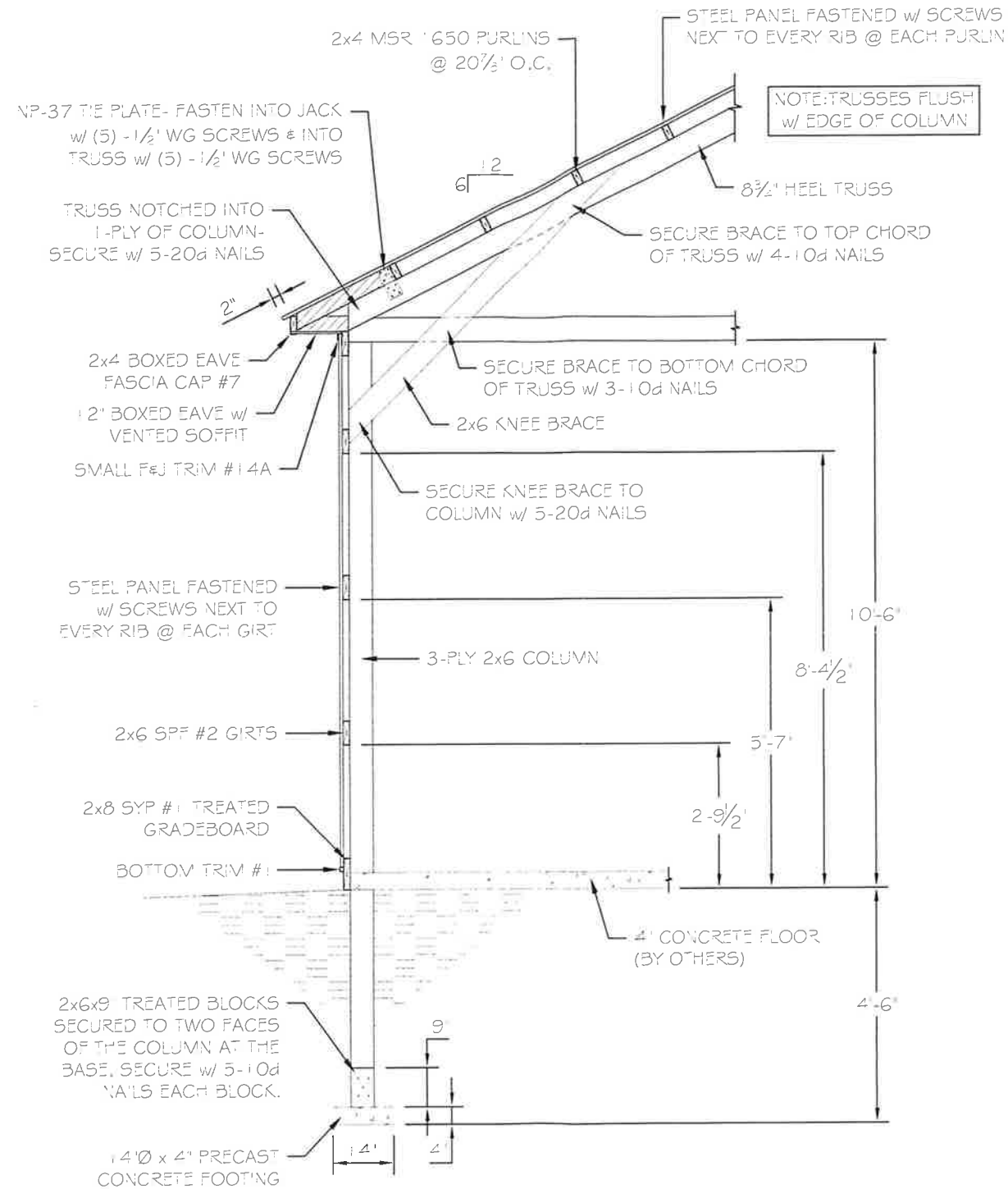
09/18/24

JOB NO.

24-161-45

SHEET NO.

2 of 3



(A) WALL SECTION  
3



**ENGINEERING DEPARTMENT**  
 2894 58th Street  
 Eau Claire, WI 54703  
 Fax (715) 874-4213  
 Office (715) 874-4211

PROJECT TITLE

**KIP WAGNER**

GERMANTOWN, WI

24' x 30' x 10'-6"

FILE NAME:

\\ACAD\DWG\PLAN REQUEST\G24\BRWAGNER.KIP.DWG

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	09/18/24	RELEASED	BCC
2			
3			

SCALE

AS NOTED

DRAWN BY

BCC

DATE

09/18/24

JOB NO.

24-161-45

SHEET NO.

3 of 3

3 of 3

**BUSINESS OF THE HISTORIC PRESERVATION COMMISSION**

MEETING DATE: October 21, 2024

PLACEMENT: Action Item

ITEM TITLE: Historic Picture Restoration

SUBMITTED BY:

SUMMARY EXPLANATION:

ATTACHMENT:

STAFF RECOMMENDATION:

ACTION BY Committee: