

**MEETING:                   REGULAR MEETING OF THE BOARD OF ZONING APPEALS**

**DATE & TIME:           Wednesday, May 27, 2026 at 5:30 PM**

**LOCATION:                   Germantown Village Hall Board Room  
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.   **MEETING MINUTES:**
  - A.     BOZA Minutes 4-22-26
- IV.    **PUBLIC HEARINGS:**
  - A.     THE PURPOSE of said hearing will be to hear all parties, their attorneys or agents, for or against a VARIANCE APPEAL from the maximum accessory building area (size) requirements under Section 17.41(1) of the Zoning Code filed by Greg Schmidt, Property Owner, located at N124W18420 Lovers Lane. (PUBLIC HEARING & ACTION)
- V.     **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.

Notice is hereby given that a possible quorum of other boards, committees, and/or commissions may attend this meeting to gather information about an item over which they have decision-making responsibility. This may constitute a meeting of these bodies per State ex rel. Badke v Greendale Village Board, even though these bodies will not take formal action at this meeting.

|                       |   |
|-----------------------|---|
| <b>MEETING:</b>       | <b>REGULAR MEETING OF THE BOARD OF ZONING APPEALS</b>                 |
| <b>DATE AND TIME:</b> | <b>Wednesday, April 22, 2026 5:30 PM</b>                              |
| <b>LOCATION:</b>      | <b>Germantown Village Hall Board Room<br/>N112 W17001 Mequon Road</b> |

**MINUTES**

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.*  
Chairman White called the meeting to order at 5:30pm.

II. **ROLL CALL:**  
Committee Members Barry White, Tim Edwards and Kristine Huber were present. Also present were Community Development Director Retzlaff and Administrative Coordinator Deb Remich.

III. **MEETING MINUTES:**

A. February 27, 2025

**Motion:** Approve conditionally unless more than 2 members are needed to do so (confirmed by the Village Clerk, it is fine to approve with only 2 members)

**Motioned By:** Tim Edwards

**Seconded By:** Barry White

**Yes:** Tim Edwards, Barry White

**No:** None

**Abstain:** Kristine Huber

**Motion Passed (Yes 2, No 0, Abstained 1)**

B. April 23, 2025

**Motion:** Approve as presented

**Motioned By:** Barry White

**Seconded By:** Tim Edwards

**Yes:** Kristine Huber, Tim Edwards, Barry White

**No:** None

**Abstain:** None

**Motion Passed (Yes 3, No 0, Abstained 0)**

IV. **PUBLIC HEARINGS:**

A. THE PURPOSE of said hearing will be to hear any and all parties, their attorneys or agents, for or against a VARIANCE APPEAL from maximum height, and maximum area requirements and limitations under Section 17.46(7) of the Zoning Code filed by Innovative Signs, Inc., Appellant, on behalf of Truck

Country, USA, Property Owner, located at N128W21795 Hwy 167. (PUBLIC HEARING & ACTION)

Chairman White read the public hearing notice and opened the public hearing at 5:33pm.

Chairman White swore in Community Development Director Retzlaff, who summarized the directional sign variance request.

Chairman White swore in Jaime Dieman of Innovative Signs, Inc. 21700 Doral Road, Waukesha, WI. Ms. Dieman submitted Exhibit 1 (which can be found in the property folder in the Community Development Department), summarized their request and answered questions. She stated that this facility will serve a high volume of large tractor trailers, they feel it necessary to have larger directional signs to make the large quantity of information that is needed legible for truck drivers. Chairman White swore in Dave Bernard, who spoke for Truck Country, 2222 W. Ryan Road, who verified that continuity is essential and the wording on the signs at all of their properties is the same. Chairman White swore in Jim Connely, who works for the McCoy Group at 501 Bell Street, Dubuque, IA, who owns Truck Country. He stated that for safety, trucks need to have standard directional signs to follow.

Chairman White asked if there was anyone that wanted to speak in favor or against the requested variances? No one came forward.

Chairman White closed the public hearing at 6:03pm.

### **The Findings, Conclusions, Decision and Order were Deliberated.**

#### **Variance - Directional Sign(s) variance for increased size.**

1. The variance will not be contrary to public interest because this is essentially for safety and will be in accord with the spirit of the zoning code, which is to avoid unsightly signs all over the property and only people doing business with Truck Country will see these signs. This is an industrial use and all the signs are set back on the property.
2. There are exceptional conditions that apply because of the large amount of tractor-trailer traffic which would require this type of large directional signage for their particular type of business.
3. The variance is necessary for the preservation and enjoyment of substantial property rights possessed by other properties in the same district, because it is arguably necessary for them to be able to use the property the way that they built the property to use. And they felt it is a property right to welcome customers onto the property and to serve them according to their business model.
4. The variance will not create a detriment to adjacent properties with the storage facility to one side with its own access road off of High Point Pass and the wetlands and stormwater pond to the south which wouldn't be affected by this.
5. The literal enforcement of the Zoning Code would result in difficulty because these signs will slow traffic and for obvious safety purposes.

**Motion:** To Approve Variance as requested

**Motioned By:** Kristine Huber

**Seconded By:** Tim Edwards

**Rollcall Vote:** Kristine Huber, Tim Edwards, Barry White

**No:** None

**Abstain:** None

**Motion Passed (Yes 3, No 0, Abstained 0)**

**V. ADJOURNMENT:**

Chairman White adjourned the meeting at 6:15pm.



**Planning Department**  
**Jordan Yanke, Associate Planner**  
N112 W17001 Mequon Road P.O. Box 337  
Germantown, WI 53022-0337  
Telephone: (262) 250-4735  
E-mail: [jyanke@germantownwi.gov](mailto:jyanke@germantownwi.gov)  
Website: [www.germantownwi.gov](http://www.germantownwi.gov)

---

**MEMORANDUM**

---

**TO:** Board of Zoning Appeals (BOZA) Members

**FROM:** Jordan Yanke, Associate Planner

**DATE:** May 20, 2026

**RE:** Variance Appeal Application  
Property Address: N124W18420 Lovers Lane  
Applicant/Owner: Greg Schmidt

**Appeal/Request**

As detailed in the appeal application, Greg Schmidt is seeking a variance to increase the maximum allowed accessory building area (size) from 218 sqft to 576 sqft for the construction of a new 24' x 24' detached garage which would replace an existing detached garage (312 sqft). The subject property is zoned Rs-4: Single-Family Residential District and is 0.5 acres (21,780 sqft) in size.

Under Section 17.41(1) of the Zoning Code, one (1) detached accessory building totaling 1% of the lot area or 192 sqft (whichever is greater) is allowed within the Rs-4 District for properties that have an existing dwelling with an attached garage. This standard equates to a maximum allowed size of 218 sqft for an accessory building at the subject property. Per the submitted application, narrative, and associated plans, the applicant has requested a variance to increase the maximum allowed size for the proposed detached garage to 576 sqft, an increase of 358 sqft (or from 1% of lot area to 2.64%).

**Staff Comments**

All other aspects of the proposed detached garage are code compliant, as the applicant would install the structure meeting setbacks and height requirements. Although the public hearing notice included a variance request from the maximum building height, the applicant's final proposal complies with height requirements, so the only variance being considered pertains to the maximum building size. Finally, the applicant was previously granted an architectural variance by the Plan Commission for the proposed exterior materials associated with the new garage.

**SCANNED**

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

|                   |                             |
|-------------------|-----------------------------|
| Case No.          |                             |
| Filing Date       | <del>03.21.26</del> 4.14.26 |
| Fee Paid          | \$ 650. <sup>00</sup>       |
| Hearing Date      | 04.22.26                    |
| Notice Mailed     |                             |
| Notices Published |                             |



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: <i>Greg Schmidt</i>       |   |
| Address: <i>N124 W18420 Lovers Ln Germantown, WI 53022</i> |   |
| Phone Number: <i>414-331-5526</i>                          |   |
| Appellant's or applicants' interest in property:           |   |
| Owner <input checked="" type="checkbox"/>                  | Tenant <input type="checkbox"/> Mortgagee <input type="checkbox"/> Agent <input type="checkbox"/> |
| Property Owner's Name: <i>Greg Schmidt</i>                 |   |
| Address: <i>N124 W18420 Lovers Ln Germantown, WI 53022</i> |   |
| Phone Number: <i>414-331-5526</i>                          |   |
| Address of Property: <i>same as above</i>                  |   |
| Lot:   | Block:  |
| Tax Parcel No. GTNV <i>162004</i>                          | Zoning District: <i>RS-4 Single Family Residential</i>  |
| Present use of the Property: <i>Residential</i>            |   |
| Proposed use of the Property: <i>Residential</i>           |   |
| 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 **PURPOSE** for this appeal or application. Please mark the appropriate item below and provide the requested information. Attach a separate sheet if necessary.

A  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:

B  Request for Variance of Zoning/Building Code

Describe the requested variance and dimension of variance:

I would like to exceed the allowable 1% out building size and build an out building that is 576 sq/ft or 2.64% in size. <sup>24'x24' - size of a two-car garage.</sup>

Explain how the variance, IF granted, is consistent with the spirit, purpose and intent of the Code:

I believe the spirit of the zoning is to limit over-crowding of structures in a densely populated areas such as a sub-division. My property is more rural with farm fields to the north, south and east. My request does not look out of place with the surrounding area or use for many local properties.

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:

Other than 1 residential neighbor directly to my west, I am land locked by farm field as mentioned above. The small hobby out building I am requesting will not be out of place with other similar properties in the same district or even on the same street.

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:

There will be no detriment to the adjacent properties as I will be removing and improving the current out building. The new size will not block any views, will not create any additional noise or light issues. It is simply a dream ~~and~~ update to my property so I can enjoy my hobbies more thoroughly on my land until I can no longer enjoy them due to age.

|   |  |
|---|--|
| 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:  |  |
| Describe proposed use/activity/construction:  |  |
| Explain reasons supporting requested action:  |  |
| Has request been referred to Plan Commission? Yes <input type="checkbox"/> No <input type="checkbox"/><br>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   | <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): \$ |                          |  |

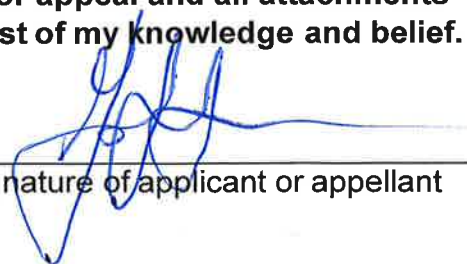
**REQUIRED DOCUMENTATION**

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: 3-24 2026

  
 \_\_\_\_\_  
 Signature of applicant or appellant

# Plat of Survey

for

## Gregory A. & Monica A. Schmidt

Bearings are referenced to the Wisconsin State Plane Coordinate Grid System, South Zone (NAD83/2011). The east line of the NW 1/4 of Sec. 16-9-20 has a grid bearing of N 01°33'55" W.

That part of the Southwest One-quarter (1/4) of the Northwest One-quarter (1/4) of Section Sixteen (16), Township Nine (9) North, Range Twenty (20) East, Village of Germantown, Washington County, Wisconsin., described as follows, viz:

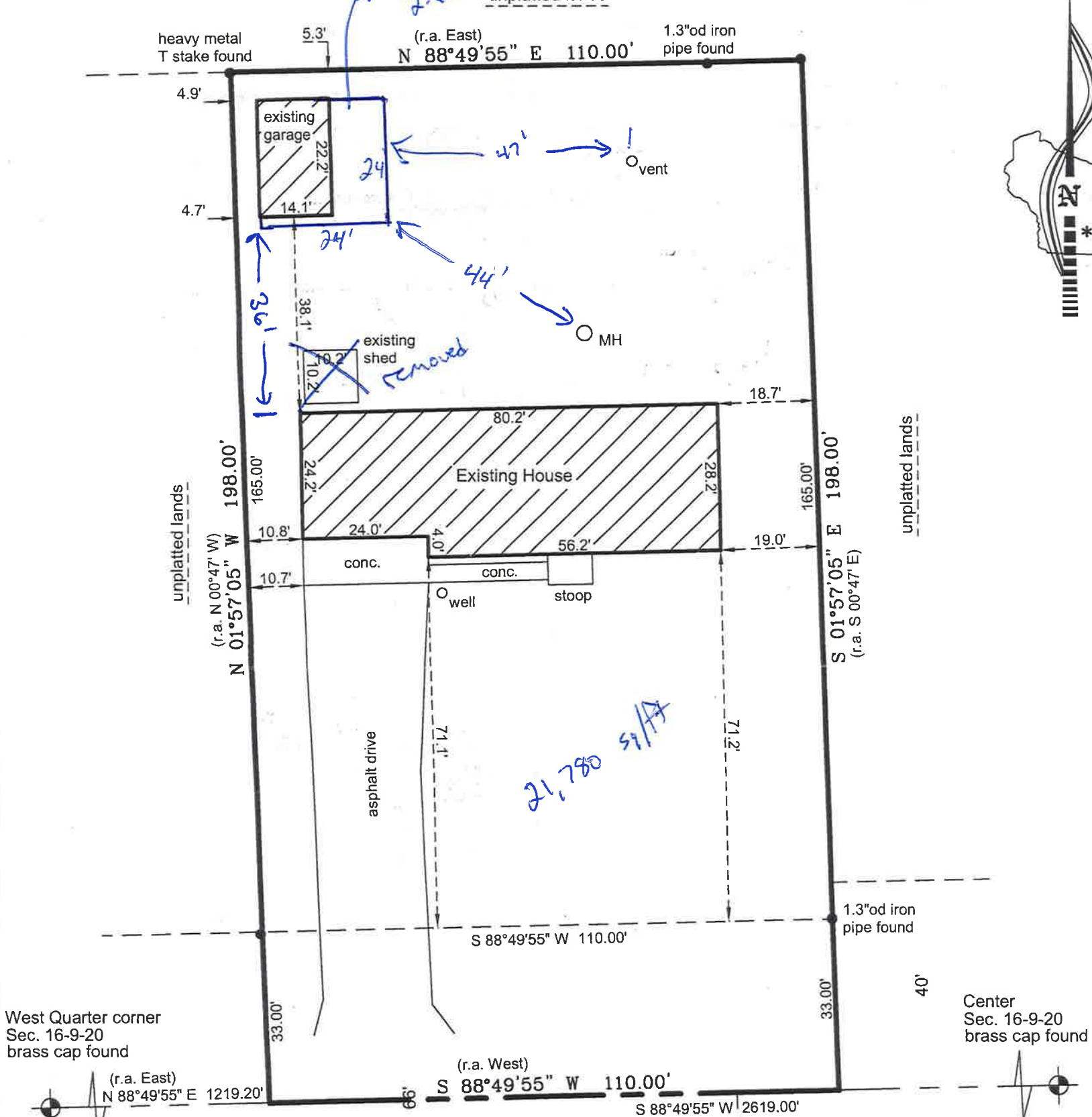
Commencing at the West 1/4 corner of Section 16; thence East on the West 1/4 line, 1219.20 feet to the place of beginning of this description; thence North 00°47' West, 198.00 feet; thence East, 110.00 feet; thence South 00°47' East, 198.00 feet to the West 1/4 line; thence West on the West 1/4 line, 110.00 feet to the place of beginning.

(r.a.) means "recorded as"

● - indicates a 1.66"od iron pipe found unless noted.



Scale in feet  
1" = 30'



Lovers Lane

West Quarter corner Sec. 16-9-20 brass cap found

Center Sec. 16-9-20 brass cap found

State of Wisconsin) Washington County)s.s.

CSM No. 71

I certify that I have surveyed the above described (Property), 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 visible structures thereon and roadways, to the best of my knowledge and belief.

This survey is made for the exclusive use of the present owners of the Property, for one (1) year from date hereof.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2022. \_\_\_\_\_ Professional Land Surveyor

Accurate Surveying & Engineering LLP 2911 Wildlife Lane, Richfield, WI 53076: (262)677-2120 don@accuratesurveying.net

current outbuilding 14'1" x 22'2'



currently 312.18 sq/ft  
or 1.4% of lot

- would be torn down, trees and bushes cleared
- a new slab would be poured to handle my car lift at a size of 24' x 24'
- New building per ~~spec~~ specs (included) built on new slab



Design #: 317353861060  
 Store: GERMANTOWN



**Post Frame Building Estimate**  
 Date: Apr 1, 2026, 8:39:31 PM

**Building Information**

- 1. Building Use: Code Exempt
- 2. Width: 24 ft
- 3. Length: 24 ft
- 4. ~~Inside Clear Height: 10 ft~~
- 5. ~~Framing Type: Ladder Framing~~
- 6. Floor Finish: Concrete
- 7. Floor Thickness: 5 in
- 8. Curb Height: 4" ~~8 in~~

**Wall Information**

- 1. ~~Post Spacing: 4 ft~~
- 2. ~~Post Type: 2-Ply Studs~~
- 3. ~~Exterior Wall Panel: Pro Rib~~
- 4. Exterior Wall Color: ~~Beige~~
- 5. Trim Color: ~~Bronze~~
- 6. Gable Accent: No
- 7. Sidewall A Eave Light: None
- 8. Sidewall B Eave Light: None
- 9. Wall Fastener Location: In the Flat
- 10. Anchor Bolt Size: 1/2"x12"

**Interior Finish**

- 1. Wall Insulation Type: None
- 2. Wall Liner Type: None
- 3. Roof Condensation Control: None

**Roof Information**

- 1. Pitch: 4/12
- 2. Truss Spacing: Vaulted with Ridge Beam and end posts ~~4 ft~~
- 3. Roof Type: ~~Pro Rib~~
- 4. Roof Color: Bronze
- 5. Ridge Options: ~~Universal Ridge Cap~~
- 6. Roof Fastener Location: In the Flat
- 7. Endwall Overhangs: 0 ft
- 8. Sidewall Overhangs: 1 ft
- 9. Fascia Size: 6 in Fascia
- 10. Soffit Color: ~~Bronze~~
- 11. Skylight Size: None
- 12. Ridge Vent Quantity: None
- 13. Ceiling Liner Type: None
- 14. Purlin Placement: Flat
- 15. Ceiling Insulation Type: None

**Accessories**

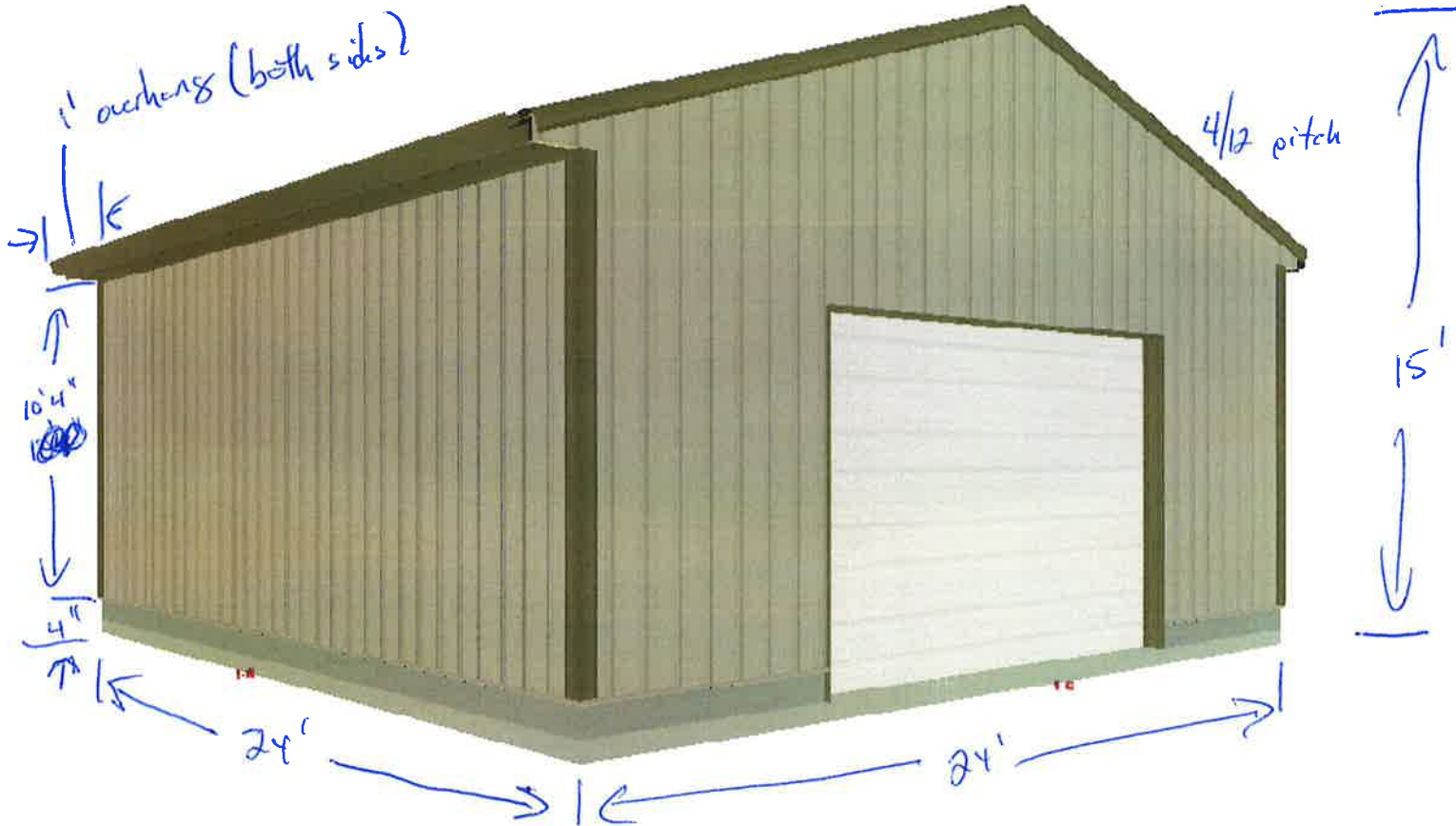
- 1. Outside Closure Strip: Standard
- 2. Inside Closure Strip: Standard
- 3. Gable Vent Type: None
- 4. Cupola Size: None
- 5. Gutters: Yes
- 6. Gutters Color: Bronze
- 7. End Cap: No
- 8. Snow Guard: No
- 9. Mini Print: Email Only

Design #: 317353861060  
Store: GERMANTOWN



Post Frame Building Estimate  
Date: Apr 1, 2026, 8:39:31 PM

Elevation Views



Design #: 317353861060  
 Store: GERMANTOWN



**Post Frame Building Estimate**  
 Date: Apr 1, 2026, 8:39:31 PM

**Doors & Windows**

| Name          | Size     | Wall |
|---------------|----------|------|
| Service Door  | 36"x80"  | 1-B  |
| Window        | 36"x48"  | 1-B  |
| Overhead Door | 12' x 8' | 1-C  |
| Window        | 36"x48"  | 1-D  |
| Window        | 36"x48"  | 1-D  |

Floor type (concrete, dirt, gravel) is NOT included in estimated price. The floor type is used in the calculation of materials needed. Labor, foundation, steel beams, paint, electrical, heating, plumbing, and delivery are also NOT included in estimated price. This is an estimate. It is only for general price information. This is not an offer and there can be no legally binding contract between the parties based on this estimate. The prices stated herein are subject to change depending upon the market conditions. The prices stated on this estimate are not firm for any time period unless specifically written otherwise on this form. The availability of materials is subject to inventory conditions. MENARDS IS NOT RESPONSIBLE FOR ANY LOSS INCURRED BY THE GUEST WHO RELIES ON PRICES SET FORTH HEREIN OR ON THE AVAILABILITY OF ANY MATERIALS STATED HEREIN. All information on this form, other than price, has been provided by the guest and Menards is not responsible for any errors in the information on this estimate including but not limited to quantity, dimension and

# Village of



# Germantown

Village of Germantown  
Clerk Treasurer  
N112W17001 MEQUON ROAD  
Germantown, WI 53022  
(262)250-4700  
Welcome

04/14/2026 12:11PM Jennifer  
001107-0074  
Payment effective date 04/14/2026

### MISCELLANEOUS

APPEALS FEES (GENAPL)

2026 GENAPL

1 @ \$650.00

\$650.00

-----  
\$650.00

Subtotal

\$650.00

Total

\$650.00

Tenders

CHECK

\$650.00

Check Number 2007649241

Change due

-----  
\$0.00

Thank you for your payment

Village of Germantown COPY  
DUPLICATE RECEIPT



**Village of**  
  
**Germantown**  
 ...Willkommen

**SCANNED**

Fee must accompany application.

- \$210 Zoning Permit (New construction or tenant occupancy)
- \$30 Residential/Agricultural (accessory buildings, fences & other minor items)
- \$60 Non-Residential (accessory buildings, fences & other minor items)

Paid On: 4/2/26 Check/CC CC

## ZONING COMPLIANCE / OCCUPANCY PERMIT

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

### APPLICANT/AGENT:

Greg Schmidt  
N124 W18420 Lovers Ln  
Germantown, WI 53022  
 \_\_\_\_\_  
 Phone ( ) \_\_\_\_\_  
 Email \_\_\_\_\_

### PROPERTY OWNER:

Same  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 Phone ( ) \_\_\_\_\_  
 Email \_\_\_\_\_

### PROPERTY ADDRESS

### TAX KEY NUMBER

N124 W18420 Lovers Ln Germantown, WI      162004

**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):

Remove existing 14' x 22' (1-car) garage. Put up a 24' x 24' (2-car) garage for personal use. No business operations will be done in the space. The total structure height will be 15' to the roof peak. The building will be made of construction grade lumber, with a vaulted ceiling and a ridge beam with posts in the gable ends. A single 12' garage door with one walk in door.

### 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 by 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).
- Other information required by Zoning Administrator

### SIGNATURES: ALL APPLICATIONS MUST BE SIGNED

[Signature]      4-2-26  
 Applicant      Date  
 Revised 12/5/25

VILLAGE USE ONLY  
Approved by PC  
4/13/26.

**RECEIVED**  
 APR 02 REC'D  
 OFFICE OF THE VILLAGE PLANNER  
 VILLAGE OF GERMANTOWN

Owner \_\_\_\_\_ Date \_\_\_\_\_  
 Sharepoint>06-APPLICATIONS ALL Application Forms Zoning Compliance

**NOTICE OF PUBLIC HEARING**

**VILLAGE OF GERMANTOWN  
BOARD OF ZONING APPEALS**

Notice is Hereby Given that a Public Hearing will be held before the Board of Zoning Appeals in the Village Hall Board Room, N112W17001 Mequon Road, Germantown, WI on Wednesday, May 27, 2026, at 5:30pm.

The purpose of said hearing will be to hear all parties, their attorneys or agents, concerning a VARIANCE APPEAL filed by Greg Schmidt, owner of the property located at N124W18420 Lovers Lane, who is requesting variances from the maximum accessory building area and building height requirements under Section 17.41(1) and (2) of the Zoning Code.

A copy of the variance appeal application and supporting documents are on file in the Community Development Department at Village Hall and available for public inspection during the hours of 8am-4pm Monday through Friday.

Date Submitted: April 29<sup>th</sup>, 2026.

Donna Ott, Village Clerk

Dates Published: May 6<sup>th</sup> and May 13<sup>th</sup>, 2026