

MEETING: REGULAR MEETING OF THE VILLAGE BOARD

DATE & TIME: Monday, July 6, 2026 at 7:00 PM

LOCATION: Germantown Village Hall Board Room
N112 W17001 Mequon Road

Any member of the body and/or citizen may attend the meeting virtually through the WebEx platform, Meeting #:2551 455 8667 Password: ywM4qU5krp2 which can be accessed by phone at 408-418-9388 or by clicking the link below: <https://villageofgermantown.my.webex.com/villageofgermantown.my/j.php?MTID=m49bcd70fc98c6f1696315d2744b3586a>

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. Previously recorded VillageBoard Meeting Videos can be viewed at https://www.youtube.com/channel/UCOYp0EgELzTCa9X_iCohyhQ

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. **PLEDGE OF ALLEGIANCE / MOMENT OF SILENCE:**
- IV. **PRESIDENT’S REPORT:**
 - A. Park and Recreation Month Proclamation (PRESENTATION)
- V. **ANNOUNCEMENTS OF FORTHCOMING EVENTS OF PUBLIC INTEREST / COMMITTEE AND DEPARTMENT REPORTS:**
- VI. **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 four (4) 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.) Comments that may be injurious to village personnel or other individuals will not be allowed.*
- VII. **CONSENT AGENDA:**
 - A. June 15, 2026, Meeting Minutes (ACTION)
 - B. Temporary Class "B" Beer Application for Germantown Area Chamber of Commerce Business After Hours Event — July 15, 2026 (ACTION)
- VIII. **UNFINISHED BUSINESS:**
- IX. **PUBLIC HEARINGS:**
- X. **NEW BUSINESS:**
 - A. Appointment of Election Inspectors and Central Count Election Officials for the Remainder of the 2026-2027 Election Term (ACTION)
 - B. Brandon O'Bryon, Agent for Mark Posey and Randall Wendland, Property Owner, at W212 N11206 Meeker Hill Lane; Application to Rezone 2.1 acres from the R-2: Single-Family Residential to the B-3: General Business District; and a Conditional Use Permit (CUP) Application to Allow the Operation of a

Construction Service/Contractor Shop for a Tree Removal Business Operation.
(ACTION)

XI. 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.

MEETING:	REGULAR MEETING OF THE VILLAGE BOARD
DATE AND TIME:	Monday, June 15, 2026 7:00 PM
LOCATION:	Germantown Village Hall Board Room N112 W17001 Mequon Road

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.*

Village President Bob Soderberg called the Village Board meeting to order at 7:01 PM.

- II. **ROLL CALL:**

Present: Trustee Robert Warren, Trustee Meg Cutts, Trustee Patrick Kaiser, Trustee Jan Miller, Trustee Scott Hefle, Trustee Jolene Pieper, Trustee Jim Stout, Trustee Terri Kaminski, Village President Bob Soderberg

Also Present: Village Clerk Donna Ott, Village Attorney Brian Sajdak, Interim Village Administrator Mitch Reynolds, Police Chief Pat Merten, Public Works Director Tim Zimmerman

- III. **PLEDGE OF ALLEGIANCE / MOMENT OF SILENCE:**

- IV. **PRESIDENT’S REPORT:**

Village President Soderberg spoke regarding the new ATV/UTV routes in the Village, construction on the intersection of Fond du Lac Ave and Division Rd, demolition of the former Flower Source property, the Village's community engagement survey, and items on this evening's Village Board agenda.

He also thanked Interim Village Administrator Reynolds for his time serving the Village of Germantown, and welcomed incoming Village Administrator Matt Trebatoski.

- V. **ANNOUNCEMENTS OF FORTHCOMING EVENTS OF PUBLIC INTEREST / COMMITTEE AND DEPARTMENT REPORTS:**

Trustee Kaminski announced the upcoming Public Works & Highways Committee meeting on July 8, 2026, at 5:30 PM.

Trustee Cutts announced the upcoming Public Safety Committee meeting on July 6, 2026, at 6:00 PM, and the upcoming General Government & Finance Committee meeting on July 20, 2026, at 5:30 PM.

Trustee Hefle announced the upcoming Economic Development Commission meeting on July 14, 2026, at 6:00 PM.

Trustee Miller announced the upcoming Tree Advisory Board on July 9, 2026, at 1:30 PM, and upcoming July 4th activities.

- VI. 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 four (4) 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.) Comments that may be injurious to village personnel or other individuals will not be allowed.*

Lynne Schauer Bednarz (W156N10121 Pawnee Ct) spoke regarding the Village public engagement survey and development.

Bernadette and James Brundahl (Germantown property owners) spoke to thank Scott Anderson and other members of the Department of Public Works for the services they provided.

Written comments were not read aloud but are included with these minutes.

- VII. CONSENT AGENDA:**

Motion: Approve Items A-G as presented

Motioned By: Jolene Pieper

Seconded By: Robert Warren

Consent Agenda Item G was removed by Trustee Miller.

Yes: Robert Warren, Meg Cutts, Patrick Kaiser, Jan Miller, Scott Hefle, Jolene Pieper, Jim Stout, Terri Kaminski, Bob Soderberg

No: None

Abstain: None

Motion Carried by Roll Call Vote (Yes 9, No 0, Abstained 0)

On consideration of Consent Agenda Item G:

Yes: Robert Warren, Meg Cutts, Patrick Kaiser, Jan Miller, Scott Hefle, Jolene Pieper, Jim Stout, Terri Kaminski, Bob Soderberg

No: None

Abstain: None

Motion Carried by Roll Call Vote (Yes 9, No 0, Abstained 0)

- A. Meeting Minutes: June 1, 2026 (ACTION)

- B. Amended 2026-2027 Outside Premise Extension Application for Bixenberg Tavern (ACTION)
- C. 2026-2027 Outdoor Entertainment Permit Applications for One-Time Events (ACTION)
- D. Police Department Budget Amendment for Insurance Proceeds & Grant Revenue (ACTION)
- E. Award of a contract to Fahrner Asphalt Sealers for the 2026 Road Program not to exceed the budgeted amount of \$250,000.00. (ACTION)
- F. Award of contract to Payne & Dolan for the Division Road Phase 1 improvements in a total amount, including a 10% contingency, not to exceed \$2,341,449.10. (ACTION)
- G. Professional services agreement with RA Smith for Division Road Phase 1 inspection in an amount, including 10% contingency, not to exceed \$184,800.00. (ACTION)

VIII. UNFINISHED BUSINESS:

IX. PUBLIC HEARINGS:

X. NEW BUSINESS:

- A. Contract award to MC Group, LLC for Owners Representation services related to the Police Department building project. (ACTION)

Motion: Approve as presented

Motioned By: Terri Kaminski

Seconded By: Patrick Kaiser

Yes: Robert Warren, Meg Cutts, Patrick Kaiser, Jan Miller, Scott Hefle, Jolene Pieper, Jim Stout, Terri Kaminski, Bob Soderberg

No: None

Abstain: None

Motion Carried by Roll Call Vote (Yes 9, No 0, Abstained 0)

- B. Appointment of Treasurer/Finance Director. The Village Board may convene into closed session pursuant to Wis. Stat. § 19.85(1)(c) for the purpose of considering employment, promotion, compensation or performance evaluation data of any public employee over which the governmental body has jurisdiction

or exercises responsibility and then may reconvene into open session to take such action as it deems appropriate.

Motion: Approve the Appointment of Lisa Davis as the Village of Germantown Treasurer/Finance Director at the stated salary of \$128,000 as presented

Motioned By: Terri Kaminski

Seconded By: Scott Hefle

Yes: Robert Warren, Meg Cutts, Patrick Kaiser, Jan Miller, Scott Hefle, Jolene Pieper, Jim Stout, Terri Kaminski, Bob Soderberg

No: None

Abstain: None

Motion Carried by Roll Call Vote (Yes 9, No 0, Abstained 0)

XI. ADJOURNMENT:

Village President Soderberg adjourned the Village Board meeting at 7:41 PM.

DRAFT

From: [crb.crb](#)
To: [Comments](#)
Subject: Fw COMMENTS-VB MEETING 6-15-26
Date: Monday, June 15, 2026 8:49:43 AM

**CAUTION: This email originated from outside the organization.
Do not click links or open attachments unless you recognize the sender and know the content is safe.**

Hello,

We still have concerns item "A" in new business.

We would like to hear answers to how PORT WASHINGTON PUBLIC SAFETY can build a new building for \$32 millions for a combine building for the 2 departments?

This owner's company was the one who kept on bring it up.

Also, why is it that they are pushing this to be approved before the new administer Matthew starts on 6-22-26?

What is the "RUSH"? Please explain. Please don't say the increase of prices either.

Why can't it wait until the next V.B. Meeting in July 2026?

We attached our email from 6-2-26 with our concerns then. Please reread the email.

Still waiting for answers from anyone on these concerns.

PLEASE REALLY THINK BEFORE YOU VOTE ON THIS!

PLEASE REMEMBER TOO, NOT EVERYONE INCOME AND OR BUDGET IS THE SAME AS THE MEMBERS OF THE BOARD AND OR THE VILLAGE EMPLOYEES.

We aren't saying they don't need a new building.

BUT

Is this the right location for the police department?

The right time?

Still paying off the DPW BUILDING!

Also, if Port Washington can do a combine building for the 2 departments.

Then why can't Germantown do the same?

They did it for \$32 millions vs \$35 millions for one !

Last question does PORT have "ALL THE BELLS AND WHISTLES" that the Germantown Police Dept. is demanding in this new building?

Don't say it is location for the building either concerning the 2 departments.

There is always the OLD FLOWER SOURCE PROPERTY.

It has water and sewer already!

That is a real big savings!!!!

We NEVER hear anything about the "SAFE ROOM" being at the new police building.

Also, this should be located on a "MEQUON RD AND OR PILGRIM RD", not at the OLD DPW AREA!

Just because the village can "borrow more money", is that the right thing to do now?
How will this effect each and resident in the village?

We will be watching and listening.
We expect to answers to all the questions too.

Thank you for your time!
The Schneider's

From: crb crb <cash2u@outlook.com>

Sent: Tuesday, June 2, 2026 9:50 AM

To: Chief Merten <pmerten@germantownpolicewi.gov> <pmerten@germantownpolicewi.gov>; John Delain <jdelain@germantownwi.gov>; Bob Soderberg <bsoderberg@germantownwi.gov>; Terri Kaminski <tkaminski@germantownwi.gov>; Scott Hefle <shefle@germantownwi.gov>; Meg Cutts <mcutts@germantownwi.gov>; jstout@germantownwi.gov <jstout@germantownwi.gov>; Robert Warren <rwarren@germantownwi.gov>; Jolene Pieper <jpieper@germantownwi.gov>; Jan Miller <jmiller@germantownwi.gov>; Patrick Kaiser <pkaiser@germantownwi.gov>; Mitch Reynolds <mreynolds@germantownwi.gov>

Subject: QUESTIONS ON NEW POLICE BUILDING

Hello,

After listening to the guest speaking who you want the village to hire as the OWNERS REPRESENTATION.

We have some questions as residents/ taxpayers that we need to ask directly of you.

First, we understand the person who was speaking was a "resident" in Germantown. No problem.

But he should leave it as that, and NOT get upset and express himself at that time. IT WAS NOT A PUBLIC HEARING!

VERY UNFAIR, IF ANYONE ELSE WANED TO SPEAK UP AT THAT TIME!

Very NONPROFESSIONAL by them.

Yes, they did apologize but still wrong!

YES, the residents understand the longer it takes to get the "DUCKS IN A ROW-THE MORE IT WILL COST"

WE ARE NOT STUPID!!

PLEASE REMEMBER-by-passing committee again and department making the decisions, not

following "proper procedures" once again!

It was to hear about the presentation.

They keep on bring up PORT WASHINGTON NEW PUBLIC SAFETY BUILDING.

We have questions on this vs GERMANTOWN.

The building the same size as Germantown wants. CORRECT?

They will have approximately 75 people's houses in their building-police and fire.

Germantown has 49 police department employees and the fire would have on staff for duty 7 to 8 fire employees. CORRECT?

So, if they are building their new PUBLIC SAFETY BUILDING for \$32 millions.

WHY - can't Germantown do the same?

Yes, we are not happy with the old DPW site.

Due to extra cost for water and sewer and blasting for the bedrocks and anything else we forgot!

NOT ON MEQUON ROAD EITHER! CENTRAL LOCATION!!!

BUT

If you could make this a JOINT PUBLIC SAFETY BUILDING,
MAYBE WE MIGHT BE ON BOARD FOR THIS TO HAPPEN.

Then in the future makes "smaller sight for a "future fire house"

Yes, we know it was said it is TOO CLOSE to the other firehouse BUT if you could put this together for the BUDGET OF MAYBE \$35 millions and or less!!!

JUST MAYBE WE GET ON BOARD FOR THAT!!!

The president and fire chief is speaking of another new fire house already in years or less!

Then to have it on the PUBLIC SAFETY COMMITTEE ALREADY!

UNREAL!

You can't agree on 2 items going on now!

How much more will that be, talking already about MAKING IT THE NEW HEADQUARTERS FOR THE FIRE DEPT!

Think again!

It is also coming across, the 2 chiefs "prefer" to have their own headquarters!

Is the department going to be paying out of their own pockets for this? NOPE!

ONCE AGAIN, THE TAXPAYERS WILL BE PAYING FOR IT!

Or

IT MIGHT COME FROM THE EMS COUNTY PROJECT?

WHO KNOWS?????

Will this be another DISPATCH ISSUE?

How long it took!
Still not fully staffed at dispatch either!
SAD BUT TRUE!

Where do you think the residents will be pulling this money together from?
You really don't want us to tell what we really want to say!
Can say MORE TAXES FOR SURE!

Maybe, we should have the voters vote on the new buildings and all the wants and needs. You know how that will turn out.

Just so you know, WE ARE NOT AGAINST PUBLIC SAFETY.
But you all forget who is paying for your wants and needs!
Plus, salaries and benefits' too
It has to be a "HAPPY BALANCE " for the TAXPAYERS and the departments.
This is not coming across this way at all!
VERY UNHAPPY BALANCE AS OF NOW!!!!

Also, all public safety rules should be the same for all involved.
Not bend the rules to fit their needs.

You want our support.
Then we would like replies back on this topic.
And
If we don't, we will keep on coming back to get answers to the all questions!

Thank you again for your time!

The Schneider's

P.S. It was said LOUD AND CLEAR-why do the residents even say anything anymore, because you just do want whatever you want, when you want.

Well, you will still hear from us!
You don't want to hear from all the time.
Then do the right thing!

BUSINESS OF THE VILLAGE BOARD

MEETING DATE: July 6, 2026

PLACEMENT: Action Item

ITEM TITLE: Temporary Class "B" Beer Application for Germantown Area Chamber of Commerce Business After Hours Event — July 15, 2026 (ACTION)

SUBMITTED BY:

SUMMARY EXPLANATION:

ATTACHMENT:

1. 07.15.26 Business After Hours - Chamber of Commerce_Redacted

STAFF RECOMMENDATION:

ACTION BY COMMITTEE:

Municipality

Form
AB-220

Temporary Alcohol Beverage License

License(s) Requested	Fees	
<input type="checkbox"/> Temporary "Class B" Wine <input checked="" type="checkbox"/> Temporary Class "B" Beer	License Fees	\$ 10
	Background Check	\$ 7
	Total Fees	\$ 17

Part A: Organization Information

1. Organization Name
Germantown Area Chamber of Commerce

2. Organization Permanent Address
N112W16760 Mequon Rd

3. City
Germantown

4. State
WI

5. Zip Code
53022

6. Mailing Address (if different from permanent address)

7. FEIN
39 1433813

8. Date of Organization/Incorporation
1981

9. State of Organization/Incorporation
Wisconsin

10. Phone
262 255 1812

11. Email
[REDACTED]

12. Organization type (check one)

Bona Fide Club
 Church
 Fair Association/Agricultural Society
 Veteran's Organization
 Lodge/Society
 Chamber of Commerce or similar Civic or Trade Organization under ch. 181, Wis. Stats.

13. Is this organization required to hold a Wisconsin Seller's permit? Yes No

14. Wisconsin Seller's Permit Number (if applicable)

Part B: Individual Information


List the name, title, and phone number for all officers, directors, and agent of the organization. Include an Individual Questionnaire (Form AB-100) for each person listed below. Attach additional sheets if necessary.

Corporations must also include Alcohol Beverage Appointment of Agent (Form AB-101).

Last Name	First Name	Title	Phone
DeGeorge	Megan	President	[REDACTED]
Helleson Helleson	Helleson Randall	Treasurer	[REDACTED]
Kerpan Kerpan	Kerpan Jolietta	Secretary	[REDACTED]

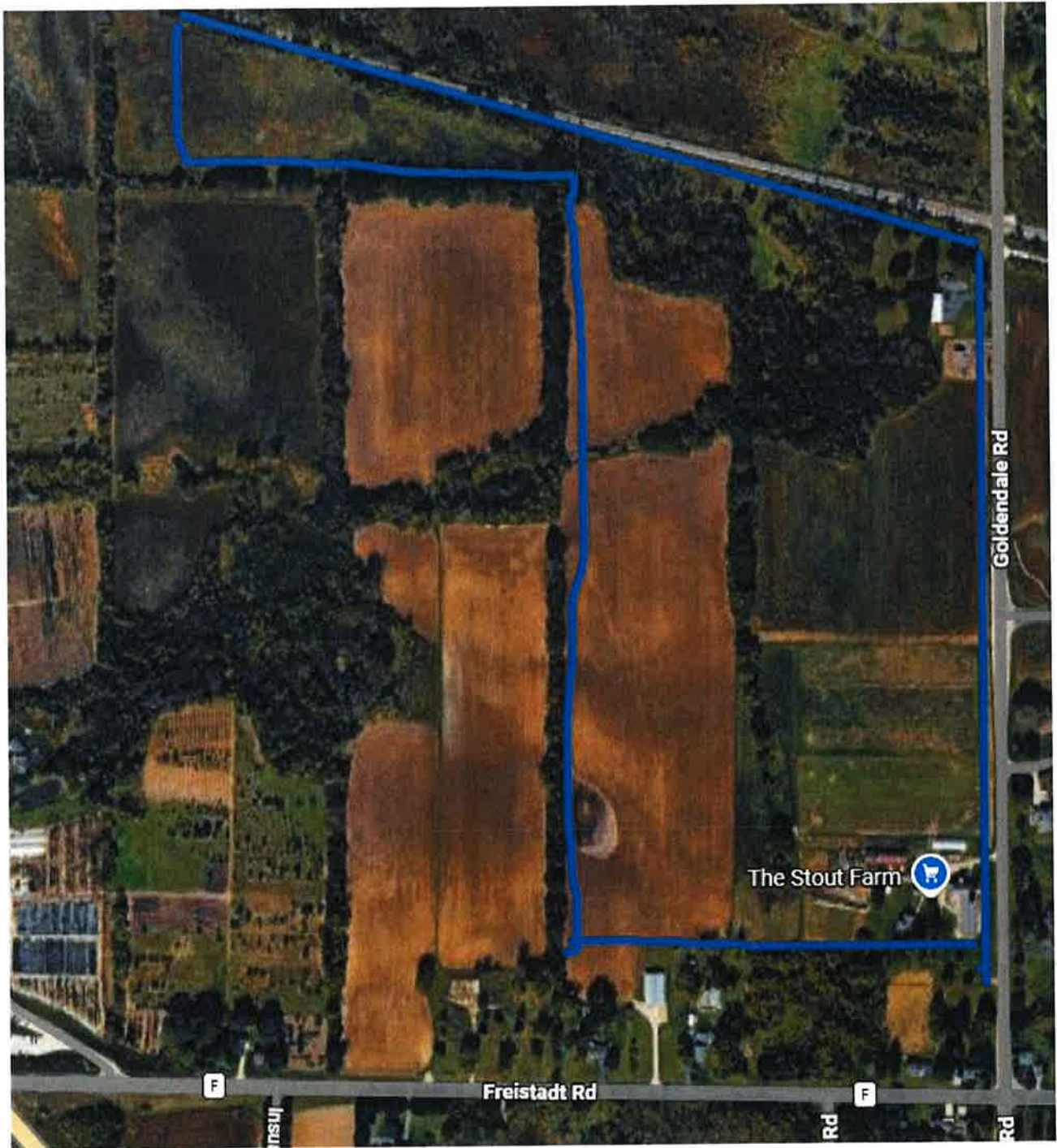
Continued →

Part C: Event Information			
1. Name of Event (if applicable) Business after Hours			
2. Dates of Operation Wednesday, July 15		3. Hours of Operation 4:30 6:30PM	
4. Premises Address W204 N12079 Goldendale Rd			
5. City Germantown		6. State WI	7. Zip Code 53022
8. County Washington	9. Governing Municipality <input type="checkbox"/> City <input type="checkbox"/> Town <input checked="" type="checkbox"/> Village of: <u>Germantown</u>		10. Aldermanic District 2
11. Organizer of Event (if not the named applicant)		12. Email and/or Phone Number for Organizer of Event [REDACTED]	
13. Organizer Website		14. Event Website www.germantownchamber.org/events/	
15. Premises Description - Describe the building or buildings and any outside areas where alcohol beverages and records are sold, stored, or consumed, and related records are kept. Describe all rooms within the building, including living quarters. Authorized alcohol beverage activities and storage of records may occur only on the premises described in this application. Attach a map or diagram and additional sheets if necessary. Event will be outdoors on the Stout family property and will take shelter in one of the barns on premises or their meat store in case of rain. There may be hayrack rides on premises which beer will be allowed to be consumed on and that area is all in the blue box or the map attached.			

Part D: Attestation			
Who must sign this application? • one officer or director of the nonprofit organization			
READ CAREFULLY BEFORE SIGNING: Under penalty of law, I have answered each of the above questions completely and truthfully. I agree that I am acting solely on behalf of the applicant organization and not on behalf of any other individual or entity seeking the license. Further, I agree that the rights and responsibilities conferred by the license(s), if granted, will not be assigned to another individual or entity. I agree to operate according to the law, including but not limited to, purchasing alcohol beverages from Wisconsin-permitted wholesalers. I understand that lack of access to any portion of a licensed premises during inspection will be deemed a refusal to allow inspection. Such refusal is a misdemeanor and grounds for revocation of this license. I understand that any license issued contrary to Wis. Stat. Chapter 125 shall be void under penalty of state law. I further understand that I may be prosecuted for submitting false statements and affidavits in connection with this application, and that any person who knowingly provides materially false information on this application may be required to forfeit not more than \$1,000 if convicted.			
Last Name Kerpan		First Name Joletta	M.I. J
Title Executive Director	Email [REDACTED]		Phone [REDACTED]
Signature 		Date 6/10/26	

Part E: For Clerk Use Only	
Date Application Was Filed With Clerk 6/10	License Number
Date License Granted	Date License Issued
Signature of Clerk/Deputy Clerk	

ck # 4124 rec'd 1136-0069



Alcohol Beverage Individual Questionnaire

Date 06/09/26

All individuals involved in the alcohol beverage business must complete this form, including:

- sole proprietor
- all partners of a partnership
- all officers, directors, and agent of a corporation or nonprofit organization
- members and agent of a limited liability company

Your alcohol beverage application is not complete until all required Individual Questionnaires are submitted.

Part A: Business Information			
1. Legal Business Name (individual name if sole proprietor) <u>Germantown Area Chamber of Commerce</u>			
2. Business Trade Name or DBA			
3. Entity Type (check one)			
<input type="checkbox"/> Sole Proprietor	<input type="checkbox"/> Partnership	<input type="checkbox"/> Limited Liability Company	<input checked="" type="checkbox"/> Nonprofit Organization

Part B: Individual Information			
1. Last Name <u>Hellese</u>		2. First Name <u>RANDALL</u>	
3. M.I. <u>W</u>		4. Relationship to Business (Title) <u>Treasurer</u>	
5. Email		6. Phone	
7. Home Address			
8. City		9. State <u>WI</u>	10. Zip Code
11. Date of Birth		12. Driver's License/State ID Number	
13. Driver's License/State ID State of Issuance <u>Wisconsin</u>			

Part C: Address History			
1. Do you currently live in Wisconsin?			<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If yes, provide the month and year when you permanently moved to Wisconsin			(MM/YYYY) [REDACTED]
2. List in chronological order all of your addresses within the last 5 years. Attach additional sheets if necessary.			
Previous Address 1	City	State	Zip Code
[REDACTED]	[REDACTED]	<u>WI</u>	[REDACTED]
Previous Address 2	City	State	Zip Code
Previous Address 3	City	State	Zip Code
Previous Address 4	City	State	Zip Code
Previous Address 5	City	State	Zip Code
3. List all states and counties you have lived in as an adult. Attach additional sheets if necessary.			
State <u>WI</u>	County <u>Washington</u>	State WI	County Washington
State <u>WI</u>	County <u>Racine</u>	State <u>WI</u>	County <u>Waukesha</u>
State <u>WI</u>	County <u>Ozaukee</u>	State <u>WI</u>	County <u>Ozaukee</u>

Continued →

Part D: Criminal History

1. Have you ever been convicted of any offenses (excluding traffic offenses unless related to alcohol beverages) for violation of any federal, Wisconsin, or another state's laws or of any county or municipal ordinances? Yes No
 If yes to question 1, please list details of each conviction below. Attach additional sheets as needed.

Law/Ordinance Violated	Location	Conviction Date
Penalty Imposed		Was sentence completed? <input type="checkbox"/> Yes <input type="checkbox"/> No
Law/Ordinance Violated	Location	Conviction Date
Penalty Imposed		Was sentence completed? <input type="checkbox"/> Yes <input type="checkbox"/> No
Law/Ordinance Violated	Location	Conviction Date
Penalty Imposed		Was sentence completed? <input type="checkbox"/> Yes <input type="checkbox"/> No

2. Are charges for any offenses currently pending against you (excluding traffic offenses unless related to alcohol beverages) for violation of any federal, Wisconsin, or another state's laws or any county or municipal ordinances? Yes No
 If yes to question 2, describe nature and status of pending charges using the space below. Attach additional sheets as needed.

Part E: Attestation

READ CAREFULLY BEFORE SIGNING: Under penalty of law, I have answered each of the above questions completely and truthfully. I certify that I am not prohibited from participating in this business due to any involvement in another tier of the alcohol beverage industry as a restricted investor. I understand that any license issued contrary to Wis. Stat. Chapter 125 shall be void under penalty of state law. I further understand that I may be prosecuted for submitting false statements and affidavits in connection with this application, and that any person who knowingly provides materially false information on this application may be required to forfeit not more than \$1,000 if convicted.

Signature 	Date 06-09-26
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Alcohol Beverage Individual Questionnaire

Date

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- all partners of a partnership
- all officers, directors, and agent of a corporation or nonprofit organization
- members and agent of a limited liability company

Your alcohol beverage application is not complete until all required Individual Questionnaires are submitted.

Part A: Business Information			
1. Legal Business Name (individual name if sole proprietor) <i>Germantown Area Chamber of Commerce</i>			
2. Business Trade Name or DBA			
3. Entity Type (check one)			
<input type="checkbox"/> Sole Proprietor	<input type="checkbox"/> Partnership	<input type="checkbox"/> Limited Liability Company	<input checked="" type="checkbox"/> Nonprofit Organization

Part B: Individual Information			
1. Last Name <i>DeGeorge</i>	2. First Name <i>Megan</i>	3. M.I. <i>L</i>	
4. Relationship to Business (Title) <i>President</i>	5. Email	6. Phone	
7. Home Address			
8. City	9. State <i>WI</i>	10. Zip Code	11. Date of Birth
12. Driver's License/State ID Number		13. Driver's License/State ID State of Issuance <i>Wisconsin</i>	

Part C: Address History			
1. Do you currently live in Wisconsin?			<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If yes, provide the month and year when you permanently moved to Wisconsin			(MM/YYYY)
2. List in chronological order all of your addresses within the last 5 years . Attach additional sheets if necessary.			
Previous Address 1	City	State	Zip Code
		<i>WI</i>	
Previous Address 2	City	State	Zip Code
Previous Address 3	City	State	Zip Code
Previous Address 4	City	State	Zip Code
Previous Address 5	City	State	Zip Code
3. List all states and counties you have lived in as an adult. Attach additional sheets if necessary.			
State <i>WI</i>	County <i>Washington</i>	State <i>WI</i>	County <i>Milwaukee</i>
State	County	State	County

Continued →

Part D: Criminal History

1. Have you ever been convicted of any offenses (excluding traffic offenses unless related to alcohol beverages) for violation of any federal, Wisconsin, or another state's laws or of any county or municipal ordinances? Yes No
 If yes to question 1, please list details of each conviction below. Attach additional sheets as needed.

Law/Ordinance Violated	Location	Conviction Date
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Law/Ordinance Violated	Location	Conviction Date
Penalty Imposed		Was sentence completed? <input type="checkbox"/> Yes <input type="checkbox"/> No
Law/Ordinance Violated	Location	Conviction Date
Penalty Imposed		Was sentence completed? <input type="checkbox"/> Yes <input type="checkbox"/> No

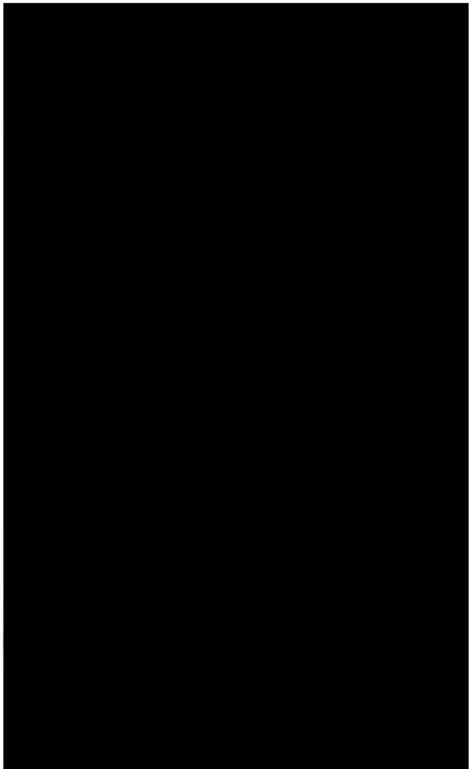
2. Are charges for any offenses currently pending against you (excluding traffic offenses unless related to alcohol beverages) for violation of any federal, Wisconsin, or another state's laws or any county or municipal ordinances? Yes No

If yes to question 2, describe nature and status of pending charges using the space below. Attach additional sheets as needed.

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Signature  Date 06/09/2020



207
208
209

Alcohol Beverage Individual Questionnaire

Date

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- sole proprietor
- all partners of a partnership
- all officers, directors, and agent of a corporation or nonprofit organization
- members and agent of a limited liability company

Your alcohol beverage application is not complete until all required Individual Questionnaires are submitted.

Part A: Business Information	
1. Legal Business Name (individual name if sole proprietor) <i>Bermantown Area Chamber of Commerce</i>	
2. Business Trade Name or DBA	
3. Entity Type (check one)	
<input type="checkbox"/> Sole Proprietor <input type="checkbox"/> Partnership <input type="checkbox"/> Limited Liability Company <input type="checkbox"/> Corporation <input checked="" type="checkbox"/> Nonprofit Organization	

Part B: Individual Information			
1. Last Name <i>Kerpan</i>	2. First Name <i>Joletta</i>	3. M.I. <i>J</i>	
4. Relationship to Business (Title) <i>Exec. Director / Secretary</i>	5. Email	6. Phone	
7. Home Address			
8. City	9. State <i>WI</i>	10. Zip Code	11. Date of Birth
12. Driver's License/State ID Number		13. Driver's License/State ID State of Issuance <i>Wisconsin</i>	

Part C: Address History			
1. Do you currently live in Wisconsin?			<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If yes, provide the month and year when you permanently moved to Wisconsin			(MM/YYYY) [REDACTED]
2. List in chronological order all of your addresses within the last 5 years. Attach additional sheets if necessary.			
Previous Address 1 XXXXXXXXXXXXXXXXXXXX	City XXXXXXXXXX	State IL	Zip Code 60000
Previous Address 2	City	State	Zip Code
Previous Address 3	City	State	Zip Code
Previous Address 4	City	State	Zip Code
Previous Address 5	City	State	Zip Code
3. List all states and counties you have lived in as an adult. Attach additional sheets if necessary.			
State <i>WI</i>	County Washington <i>Washington</i>	State <i>IL</i>	County <i>Lake</i>
State <i>IL</i>	County <i>McDonough</i>	State <i>IL</i>	County <i>Henry</i>
State	County	State	County
			<i>Cook</i>
			<i>IL</i>
			<i>DuPage</i>

Continued →

Part D: Criminal History

1. Have you ever been convicted of any offenses (excluding traffic offenses unless related to alcohol beverages) for violation of any federal, Wisconsin, or another state's laws or of any county or municipal ordinances? Yes No
 If yes to question 1, please list details of each conviction below. Attach additional sheets as needed.

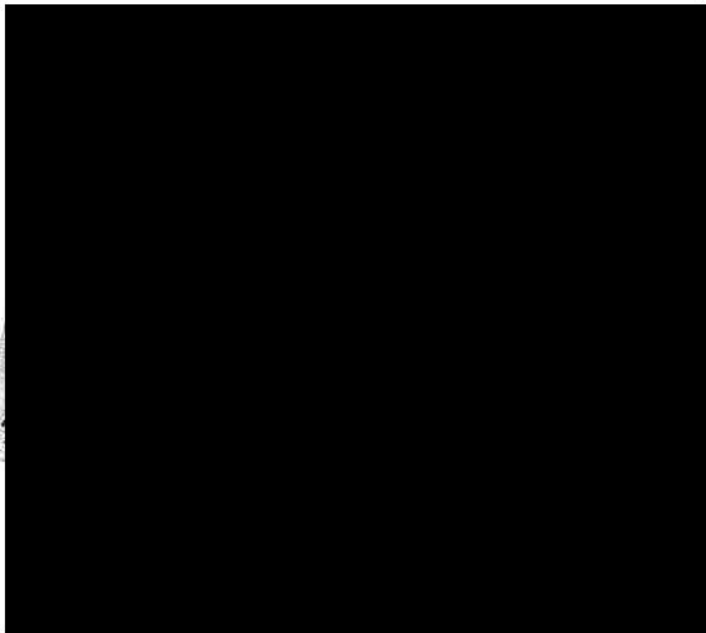
Law/Ordinance Violated	Location	Conviction Date
Penalty Imposed		Was sentence completed? <input type="checkbox"/> Yes <input type="checkbox"/> No
Law/Ordinance Violated	Location	Conviction Date
Penalty Imposed		Was sentence completed? <input type="checkbox"/> Yes <input type="checkbox"/> No
Law/Ordinance Violated	Location	Conviction Date
Penalty Imposed		Was sentence completed? <input type="checkbox"/> Yes <input type="checkbox"/> No

2. Are charges for any offenses currently pending against you (excluding traffic offenses unless related to alcohol beverages) for violation of any federal, Wisconsin, or another state's laws or any county or municipal ordinances? Yes No
 If yes to question 2, describe nature and status of pending charges using the space below. Attach additional sheets as needed.

Part E: Attestation

READ CAREFULLY BEFORE SIGNING: Under penalty of law, I have answered each of the above questions completely and truthfully. I certify that I am not prohibited from participating in this business due to any involvement in another tier of the alcohol beverage industry as a restricted investor. I understand that any license issued contrary to Wis. Stat. Chapter 125 shall be void under penalty of state law. I further understand that I may be prosecuted for submitting false statements and affidavits in connection with this application, and that any person who knowingly provides materially false information on this application may be required to forfeit not more than \$1,000 if convicted.

Signature <i>Joletta J Kerpa</i>	Date <i>6/9/2026</i>
----------------------------------	----------------------



10/10/10 10/10/10

BUSINESS OF THE VILLAGE BOARD

MEETING DATE: July 6, 2026

PLACEMENT: Action Item

ITEM TITLE: Appointment of Election Inspectors and Central Count Election Officials for the Remainder of the 2026-2027 Election Term (ACTION)

SUBMITTED BY: Maddy Laufenberg, Deputy Clerk

SUMMARY EXPLANATION:

The Village Clerk's office received five Election Inspector applications after the December 2025 deadline for the 2026-2027 election term. In anticipation of the Fall elections, we submit the following names for appointment for the remainder of the term:

- Carol Burg (unaffiliated)
- Jill Freese (unaffiliated)
- Jane Klemmer (unaffiliated)
- Celeste LaJeunesse (unaffiliated)
- Dianne Peters (unaffiliated)

Election officials are vetted by the Clerk's office and will complete training before serving as needed for in-person absentee voting, absentee voting at care facilities, office help, Election Day operations, and post-election canvassing and other processes.

ATTACHMENT:

STAFF RECOMMENDATION:

Appoint the listed Election Inspectors and Central Count Election Officials for the remainder of the 2026-2027 Election Term.

ACTION BY COMMITTEE:

BUSINESS OF THE VILLAGE BOARD

MEETING DATE: July 6, 2026

PLACEMENT: Action Item

ITEM TITLE: Brandon O'Bryon, Agent for Mark Posey and Randall Wendland, Property Owner, at W212 N11206 Meeker Hill Lane; Application to Rezone 2.1 acres from the R-2: Single-Family Residential to the B-3: General Business District; and a Conditional Use Permit (CUP) Application to Allow the Operation of a Construction Service/Contractor Shop for a Tree Removal Business Operation. (ACTION)

SUBMITTED BY: Jeff Retzlaff, Community Dev. Director

SUMMARY EXPLANATION:

Mark Posey and Randall Wendland, property owner, are requesting rezoning approval for a 2.1 acre parcel from the Rs-2 Single-Family District to the B-3: General Business District and a Conditional Use Permit (CUP) to allow a tree removal business on the property located at W212 N11206 Meeker Hill Lane.

Posey is a prospective purchaser of the 2.1-ac property and, subject to approval of the rezoning and conditional use permit applications, proposes to operate a tree removal business from the property. Posey operates "Just the Tree Guy LLC" an existing company located in Menomonee Falls, WI. The existing business rents space for equipment storage at the Billy Goat Mulch property located at N185 N7493 Narrow Lane, Menomonee Falls. If approved and the property acquired, "Just the Tree Guy LLC" will relocate all equipment storage and operations to the 2.1-acre subject property.

The 2.1-acre property is located in the "Meeker Hill Neighborhood" under the Village's 2050 Comprehensive Plan. The "Meeker Hill Neighborhood" is intended to develop as a low-density residential area. The proposed rezoning from the Rs-2: Single-Family District to the B-3: General Business District and proposed tree removal business on the property are not consistent with the intended and desirable use of the subject property under the Village's 2050 Land Use Plan.

ATTACHMENT:

1. Plan Commission Meeting Minutes 6-8-26-Wendland Rezone
2. Public Comments Received for PH 6-8-26
3. STAFF REPORT-Posey-Wendland-B3 Rezoning-6-8-26-REVISED
4. 1-Posey-Wendland - Rezone & CUP-PH Notice 6-8-26
5. 2-Posey-Wendland-Rezone Application-6-8-26-REDACTED
6. 3-Posey-Wendland-CUP AppLICATION-6-8-26-REDACTED
7. 4-Meeker Hill Neighborhood-2050 Plan

8. 5-Zoning Code Section 17.30 B-3 Zoning District
9. 6-Posey-Proposed Site Plan

STAFF RECOMMENDATION:

STAFF RECOMMENDATION:

DENY the request to rezone a 2.1-acre property from the Rs-2: Single-Family Residential to the B-3: General Business District and the request to grant a Conditional Use Permit (CUP) to allow operation of a construction services/contractor shop for a tree removal and firewood processing business on the property located at W212 N11206 Meeker Hill Lane.

ACTION BY COMMITTEE:

PLAN COMMISSION RECOMMENDATION:

Motion to **DENY** the rezoning and conditional use permit applications as recommended by staff. Motion to Deny Passed (Yes 6, No 0, Abstained 0).

MEETING:	REGULAR MEETING OF THE PLAN COMMISSION
DATE AND TIME:	Monday, June 8, 2026 6:30 PM
LOCATION:	Germantown Village Hall Board Room N112 W17001 Mequon Road

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 Soderberg called the meeting to order at 6:30pm.
- II. **ROLL CALL:**
Committee Members Soderberg, Warren, Williams, Henk, Tarantino and Fisher were present. Also present were Community Development Director Retzlaff, Associate Planner Yanke and Planning Assistant Deb Remich (via Webex). Committee Member Ewert was absent excused.
- III. **CITIZEN INPUT/PUBLIC APPEARANCE:** *(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 four (4) 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.) Comments that may be injurious to village personnel or other individuals will not be allowed.*
Citizens who spoke included:
Lynn Bednarz who lives on Pawnee Court.
- IV. **MEETING MINUTES:**
 - A. PC Minutes 5-11-26
Motion: Approve as presented
Motioned By: Robert Warren
Seconded By: Bridget Henk
Yes: Bob Soderberg, Robert Warren, Robert Williams, Bridget Henk, Josh Tarantino, Brian Fisher
No: None
Abstain: None
Motion Passed (Yes 6, No 0, Abstained 0)
- V. **NEW BUSINESS:**
 - A. Brandon O'Bryon, Agent for Mark Posey and Randall Wendland, Property Owner, at W212 N11206 Meeker Hill Lane; Application to Rezone 2.1 acres from the R-2: Single-Family Residential to the B-3: General Business District; and a Conditional Use Permit (CUP) Application to Allow the Operation of a

Construction Service/Contractor Shop for a Tree Removal Business Operation.
(PUBLIC HEARING & ACTION)

Director Retzlaff went over the proposal and the history of the property and stated that the previous tree service was deemed to be an illegal/non-conforming business use of the property and violations were issued. He stated that there are several businesses zoned B-3 in that immediate area and said that it's catch-all to put businesses into that don't fit into any other zoning categories. He introduced Attorney O'Bryon who is representing the Posey family who operate a tree service in Menomonee Falls and wish to move their business to Germantown. He stated that the Posey's would like a building to store their equipment and parking for their employees, but most of the operations of the business will be done off-site.

Chairman Soderberg opened the public hearing at 6:49pm.

Residents that spoke included:

Lynn Bednarz who lives on Pawnee Court stated that the local residents in that area do not want this in their neighborhood.

15 emailed comments were received that were opposed to this proposal.

Chairman Soderberg closed the public hearing at 6:52pm.

Discussion followed with Committee members mutually agreeing that this unusually shaped lot is not the correct place for this business.

Staff recommends denial of the request to rezone a 2.1-acre property from the Rs-2: Single-Family Residential to the B-3: General Business District and the request to grant a Conditional Use Permit (CUP) to allow operation of a construction services/contractor shop for a tree removal and firewood processing business on the property located at W212N11206 Meeker Hill Lane.

Motion: Approve the denial as presented

Motioned By: Robert Warren

Seconded By: Brian Fisher

Yes: Bob Soderberg, Robert Warren, Robert Williams, Bridget Henk, Josh Tarantino, Brian Fisher

No: None

Abstain: None

Motion to Deny Passed (Yes 6, No 0, Abstained 0)

B. Cirrus Property Group, LLC, Agent for Faith Lutheran Church, Property Owner. Site Plan and Sign Permit applications for a 36-unit multifamily residential development ("The Carillon at Germantown") totaling 5.4 acres located at W172N11187 Division Road in the Lannon-Mequon Road Corridor. (ACTION)

Associate Planner Yanke went over the background and history of the development and stated that this site plan proposal includes 36 multi-family units, landscaping, and a monument sign. He showed examples of the multiple color schemes and housing elevations and types. He introduced Daniel Hasbani from Cirrus Property Group, who stated that they made changes as directed, including: shifting the backyard fencing to maintain a 5' setback, extending the aborvitae screening, adding 10 trees, did a combo of fencing and landscape screening where the property meets the commercial properties. They are proposing almost 500 trees and shrubs around the property,

Posey/Wendland

Debbie Remich

From: noreply@civicplus.com
Sent: Thursday, June 4, 2026 8:41 AM
To: Comments
Subject: Online Form Submittal: Meeting Comment Form for Committees and Village Board

**CAUTION: This email originated from outside the organization.
Do not click links or open attachments unless you recognize the sender and know the content is safe.**

Meeting Comment Form for Committees and Village Board

First Name	Kate
Last Name	Jansen
Address1	W209N11271 Schiller Dr
City	Germantown
State	WI
Zip	53022
Email Address	jansenkatie81@gmail.com

Which Committee/Commission/Board do you have comments for?	Village Board
--	---------------

What is the date of the meeting?	6/8/2026
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For which item do you wish to provide comments?	Posey-Wendland-CUP-App-6-8-26 Rezoning of W212N1 1206 Meeker Hill Lane
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What is your opinion of the item?	I OPPOSE the item.
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Would you like to speak at the meeting?	No, I do not wish to speak at the meeting. I only want to submit my comments through this form.
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Comments

I am writing to respectfully oppose the rezoning request for W212N11206 Meeker Hill Lane from RS-2 Single Family Residential to B-3 General Business, along with the related conditional use permit for a tree removal business, equipment storage/service, a large 54' x 120' pole barn, and retail firewood sales.

This property is located near established residential neighborhoods, including Bavarian Woods and Mountbrooke Park, as well as the new residential development near the former quarry. These neighborhoods were designed and purchased as quiet residential communities. Rezoning this property to B-3 General Business would introduce a commercial operation that is not compatible with the surrounding residential character.

My biggest concerns are traffic, safety, noise, and long-term neighborhood impact.

A tree removal business with 10–15 employees, trucks, trailers, utility vehicles, heavy equipment, and daily coming-and-going would create a significant increase in traffic near residential streets. In addition, neighbors have raised concerns that visibility coming out of the property is limited, especially to the east, which creates a safety concern for nearby residents, children, and drivers.

The proposed use would also bring noise and disruption that is far beyond normal residential activity. Tree service equipment, truck movement, trailer loading, firewood handling, equipment maintenance, and employee traffic would all negatively affect the peaceful conditions residents currently enjoy.

The retail firewood component is also a major concern. Retail sales would bring additional customer traffic, possible weekend activity, signage, lighting, and the risk of further commercial expansion. This makes the request more than simple equipment storage — it creates an active business destination in a residential area.

The proposed 54' x 120' pole barn is also very large for this setting and would change the visual character of the area. Nearby residents have invested significantly in their homes, subdivisions, and

neighborhood amenities, including Mountbrooke's pickleball courts, pond, beach area, and shared residential spaces. A commercial tree removal/firewood operation would negatively affect the quality and character of these neighborhoods.

I also worry about the precedent this rezoning would set. Once a residential property is rezoned to B-3 General Business, future commercial uses may extend beyond the applicant's current stated plans. This could open the door to additional commercial encroachment near established subdivisions.

For these reasons, I ask the Village to deny the rezoning request and conditional use permit. This type of business belongs in an industrial park, business park, or rural commercial area — not in the middle of established residential neighborhoods.

Thank you for considering the concerns of nearby residents and protecting the residential character of this area.

Email not displaying correctly? [View it in your browser.](#)

Posey / Wendland

Debbie Remich

From: noreply@civicplus.com
Sent: Wednesday, June 3, 2026 10:56 AM
To: Comments
Subject: Online Form Submittal: Meeting Comment Form for Committees and Village Board

**CAUTION: This email originated from outside the organization.
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Meeting Comment Form for Committees and Village Board

First Name Matt
Last Name Cain
Address1 W209N11292 Schiller Dr
City GERMANTOWN
State WI
Zip 53022
Email Address mstephencain@gmail.com

Submit

Which Committee/Commission/Board do you have comments for? Village Board
What is the date of the meeting? 6/8/2026
For which item do you wish to provide comments? Posey-Wendland-CUP-App-6-8-26 Rezoning of W212N1 1206 Meeker Hill Lane
What is your opinion of the item? I OPPOSE the item.
Would you like to speak at the meeting? No, I do not wish to speak at the meeting. I only want to submit my comments through this form.

Comments

Dear Members of the Plan Commission,
As a local resident, I am writing to express my opposition to the rezoning and conditional use applications for W212N11206 Meeker Hill Lane. Converting this parcel from RS-2 to B-3 General Business to establish a tree service and retail firewood business directly threatens the safety, peace, and long-term value of our neighborhoods.

Families chose the Bavarian Woods and Mountbrooke subdivisions specifically for their quiet, residential character. Introducing an industrial-scale operation—complete with a 54' x 120' pole barn, heavy machinery, and constant employee and customer traffic—will fundamentally degrade the character of these spaces.

Beyond the severe noise and visual disruptions, the traffic safety risks are deeply concerning. Navigating heavy trucks and trailers, employee vehicle traffic and coming and going of retail customers poses a direct threat to neighborhood children and drivers. Furthermore, the retail firewood component ensures that business disruption will spill into nights and weekends.

Perhaps most concerning is the long-term precedent. Rezoning this land to B-3 creates and opens the door to future commercial expansion right next to our backyards.

We respectfully ask the Village to uphold its commitment to smart zoning. Industrial and commercial tree operations belong in designated business parks, not neighboring single-family homes. Please deny this rezoning and conditional use permit.

Thank you for your continued efforts to protect our community's residential spaces.

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Posey/Wendland

Debbie Remich

From: noreply@civicplus.com
Sent: Wednesday, June 3, 2026 9:24 AM
To: Comments
Subject: Online Form Submittal: Meeting Comment Form for Committees and Village Board

CAUTION: This email originated from outside the organization.
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Meeting Comment Form for Committees and Village Board

First Name Chad & Emily
Last Name Staszak
Address1 N113W21018 Schiller Drive
City Germantown
State WI
Zip 53022
Email Address emily.staszak@aah.org

Which Committee/Commission/Board do you have comments for? Village Board
What is the date of the meeting? 6/8/2026
For which item do you wish to provide comments? Posey-Wendland-CUP-App-6-8-26 Rezoning of W212N1 1206 Meeker Hill Lane
What is your opinion of the item? I OPPOSE the item.
Would you like to speak at the meeting? No, I do not wish to speak at the meeting. I only want to submit my comments through this form.

Comments

I am writing to respectfully oppose the rezoning request for W212N11206 Meeker Hill Lane from RS-2 Single Family Residential to B-3 General Business, along with the related conditional use permit for a tree removal business, equipment storage/service, a large 54' x 120' pole barn, and retail firewood sales.

This property is located near established residential neighborhoods, including Bavarian Woods and Mountbrooke Park, as well as the new residential development near the former quarry. These neighborhoods were designed and purchased as quiet residential communities. Rezoning this property to B-3 General Business would introduce a commercial operation that is not compatible with the surrounding residential character.

My biggest concerns are long-term neighborhood impact, noise, safety and traffic.

This proposed tree removal business will create a significant increase in traffic near these residential areas with 10–15 employees, trucks, trailers, utility vehicles, heavy equipment, and daily coming-and-going. In addition, multiple neighbors have raised concerns that visibility coming out of the property is limited, especially to the east, which creates a safety concern for nearby residents, children, and drivers. We have residents that walk along those roads, and this would be an added hazard for them. Prior to the new Mequon bridge that was constructed over Hwy 41, there were dump trucks going back and forth to the dump site on Hwy 175. The noise from those trucks was not appreciated, and we would have to move at our own risk getting in and out of our subdivisions. There was also increased trash on the roadside, as there was no appreciation in using trash receptacles instead of throwing things out the window.

The proposed use would also bring noise and disruption that is far beyond normal residential activity. Tree service equipment, truck movement, trailer loading, firewood handling, equipment maintenance, and employee traffic would all negatively affect the peaceful conditions residents currently enjoy. We have all worked hard to have homes that we are proud of.

The retail firewood component is also a major concern.

Retail sales would bring additional customer traffic, possible weekend activity, signage, lighting, and the risk of further commercial expansion. This makes the request more than simple equipment storage — it creates an active business destination in a residential area.

The proposed 54' x 120' pole barn is also very large for this setting and would change the visual character of the area. We have a lot of wildlife in our neighborhoods, and we do not want them to be displaced because of a business that could establish in another area. Nearby residents have invested significantly in their homes, subdivisions, and neighborhood amenities, including Mountbrooke's pickleball courts, pond, beach area, and shared residential spaces. A commercial tree removal/firewood operation would negatively affect the quality and character of these neighborhoods.

I, along with my neighbors, worry about the precedent this rezoning would set. Once a residential property is rezoned to B-3 General Business, future commercial uses may extend beyond the applicant's current stated plans. This could open the door to additional commercial encroachment near established subdivisions. We purchased our lots and built our homes with the thought that it was a quiet area, away from businesses.

For these reasons, I ask the Village to deny the rezoning request and conditional use permit. With all of the current changes in today's world, I would like to come home and be able to decompress and enjoy my time outside. This type of business belongs in an industrial park, business park, or rural commercial area — not in the middle of established residential neighborhoods.

Thank you for considering the concerns of nearby residents and protecting the residential character of this area.

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Posey/Wendland

Debbie Remich

From: noreply@civicplus.com
Sent: Wednesday, June 3, 2026 9:10 AM
To: Comments
Subject: Online Form Submittal: Meeting Comment Form for Committees and Village Board

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Meeting Comment Form for Committees and Village Board

First Name **bradley**

Last Name **Jansen**

Address1 w209n11271 schiller dr

City Germantown

State WI

Zip 53022

Email Address bradley.j.jansen@pwc.com

Which Committee/Commission/Board do you have comments for? Plan Commission

What is the date of the meeting? 6/8/2026

For which item do you wish to provide comments? **Posey-Wendland-CUP-App-6-8-26** Rezoning of W212N1 1206 Meeker Hill Lane

What is your opinion of the item? I OPPOSE the item.

Would you like to speak at the meeting? *Field not completed.*

Comments

We have received a number of neighbor's concerns about this rezoning (both in the Bavarian Woods Subdivision as well as Mountbrooke). The concerns are primarily relate to additional unneeded traffic, unsightly building and noise in an area designated (and best suited for residential housing). While the application indicated this is a continuation of the historical lot usage (tree cutting business), the historical usage did not include a large building, noise or 15 employees. This was historically a very quiet, unused lot. The feedback we consistently obtain from Germantown residents is that we need more single family home/ lot opportunities. This lot should remain R2 zoning as originally intended. The seller will have no difficulty selling this R2 lot and has received competing offers (with no zoning change). Please appose and keep this lot zoned for its intended use.

I would like to remain anonymous please.

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Posey/Wendland

Debbie Remich

From: noreply@civicplus.com
Sent: Tuesday, June 2, 2026 10:42 AM
To: Comments
Subject: Online Form Submittal: Meeting Comment Form for Committees and Village Board

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Meeting Comment Form for Committees and Village Board

First Name	Bryan
Last Name	Laabs
Address1	N113W21165 Schiller Drive
City	Germantown
State	WI
Zip	53022
Email Address	bryan.laabs@claconnect.com
Which Committee/Commission/Board do you have comments for?	Village Board
What is the date of the meeting?	6/8/2026
For which item do you wish to provide comments?	Rezoning request for W212N11206 Meeker Hill Lane to be rezoned from RS-2 Single Family Residential to B-3 General Business
What is your opinion of the item?	I OPPOSE the item.
Would you like to speak at the meeting?	No, I do not wish to speak at the meeting. I only want to submit my comments through this form.

Comments

We significantly and respectfully oppose this rezoning. This property is behind our house and there is concern regarding the noise, traffic, and impact on the aesthetics of this residential area (including a large barn, visible equipment, signage, etc.). In addition, this property is located in close proximity to 2 established neighborhoods (Mountbrooke Park and Bavarian Woods). The residents of these neighborhoods elected to live in this area due to the quiet, non-commercial location. Turning this into a business will create constant activity and traffic, including on weekends. This would also create safety concerns due to the fact this driveway is challenging to see and having large equipment/vehicles and customer traffic significantly increase would present opportunities for accidents. Also from a safety perspective, many of these homes include young children and the added traffic in the area would raise additional concern with those kids crossing Meeker Hill Lane. There would also not be adequate parking due to the location which would likely result in people parking on the street on a curve that is already a tight roadway.

Rezoning this property could also set a negative precedent in terms of turning residential properties into commercial areas.

We respectfully request that the Village deny the rezoning request and conditional use permit. Please allow the residents to enjoy the current, peaceful environment we have chosen and the residential character of the location.

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Posey/Wendland

Debbie Remich

From: noreply@civicplus.com
Sent: Monday, June 1, 2026 6:03 PM
To: Comments
Subject: Online Form Submittal: Meeting Comment Form for Committees and Village Board

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Meeting Comment Form for Committees and Village Board

First Name	Joy
Last Name	Hammond
Address1	n113 w20982 Schiller Drive
City	Germantown
State	WI
Zip	53022
Email Address	Joy.Hammond@da.wi.gov
Which Committee/Commission/Board do you have comments for?	Village Board
What is the date of the meeting?	6/8/2026
For which item do you wish to provide comments?	Posey-Wendland-CUP-App-6-8-26 Rezoning of W212N1 1206 Meeker Hill Lane
What is your opinion of the item?	I OPPOSE the item.
Would you like to speak at the meeting?	No, I do not wish to speak at the meeting. I only want to submit my comments through this form.

Comments

I would appear personally and speak, however, I will be returning from out of town and won't be able to make this meeting.

This is our neighborhood. We deliberately chose the area because it is peaceful, has limited traffic and is almost entirely residential. The addition of a tree processing facility so close to our homes will bring disruption, noise and traffic. Large trucks, processing equipment and a large pole barn don't belong here. There are numerous other settings where a business like this would be appropriate - but this is not one of them.

I am hopeful that this board will consider the strong opposition from the people who actually live here and deny the rezoning. I fear if this proposal goes through, we will be on a slippery slope of over-development in our area. Not every empty lot needs a business.

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Posey/Wendland

Debbie Remich

From: noreply@civicplus.com
Sent: Monday, June 1, 2026 5:14 PM
To: Comments
Subject: Online Form Submittal: Meeting Comment Form for Committees and Village Board

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Meeting Comment Form for Committees and Village Board

First Name	Spencer
Last Name	Johnson
Address1	W209N11244 Schiller Drive
City	Germantown
State	WI
Zip	53022
Email Address	spencer@johnsonestate.com
<hr/>	
Which Committee/Commission/Board do you have comments for?	Village Board
What is the date of the meeting?	6/8/2026
For which item do you wish to provide comments?	Posey-Wendland-CUP-App-6-8-26 Rezoning of W212N1 1206 Meeker Hill Lane
What is your opinion of the item?	I OPPOSE the item.
Would you like to speak at the meeting?	No, I do not wish to speak at the meeting. I only want to submit my comments through this form.

Comments

I am writing to respectfully oppose the rezoning request for W212N11206 Meeker Hill Lane from RS-2 Single Family Residential to B-3 General Business, along with the related conditional use permit for a tree removal business, equipment storage/service, a large 54' x 120' pole barn, and retail firewood sales.

This property is located near established residential neighborhoods, including Bavarian Woods and Mountbrooke Park, as well as the new residential development near the former quarry. These neighborhoods were designed and purchased as quiet residential communities. Rezoning this property to B-3 General Business would introduce a commercial operation that is not compatible with the surrounding residential character.

My biggest concerns are traffic, safety, noise, and long-term neighborhood impact.

A tree removal business with 10–15 employees, trucks, trailers, utility vehicles, heavy equipment, and daily coming-and-going would create a significant increase in traffic near residential streets. In addition, neighbors have raised concerns that visibility coming out of the property is limited, especially to the east, which creates a safety concern for nearby residents, children, and drivers.

The proposed use would also bring noise and disruption that is far beyond normal residential activity. Tree service equipment, truck movement, trailer loading, firewood handling, equipment maintenance, and employee traffic would all negatively affect the peaceful conditions residents currently enjoy.

The retail firewood component is also a major concern. Retail sales would bring additional customer traffic, possible weekend activity, signage, lighting, and the risk of further commercial expansion. This makes the request more than simple equipment storage — it creates an active business destination in a residential area.

The proposed 54' x 120' pole barn is also very large for this setting and would change the visual character of the area. Nearby residents have invested significantly in their homes, subdivisions, and

neighborhood amenities, including Mountbrooke's pickleball courts, pond, beach area, and shared residential spaces. A commercial tree removal/firewood operation would negatively affect the quality and character of these neighborhoods.

I also worry about the precedent this rezoning would set. Once a residential property is rezoned to B-3 General Business, future commercial uses may extend beyond the applicant's current stated plans. This could open the door to additional commercial encroachment near established subdivisions.

For these reasons, I ask the Village to deny the rezoning request and conditional use permit. This type of business belongs in an industrial park, business park, or rural commercial area — not in the middle of established residential neighborhoods.

Thank you for considering the concerns of nearby residents and protecting the residential character of this area.

Email not displaying correctly? [View it in your browser.](#)

Posey / Wendland

Debbie Remich

From: Jeff Grogan <jegrogan@hotmail.com>
Sent: Monday, June 1, 2026 12:18 PM
To: Comments
Subject: Rezoning Request W212N11206 Meeker Hill Lane - for June 8th meeting

Some people who received this message don't often get email from jegrogan@hotmail.com. [Learn why this is important](#)

**CAUTION: This email originated from outside the organization.
Do not click links or open attachments unless you recognize the sender and know the content is safe.**

Dear Germantown Board,

I recently became aware of a rezoning request for a property at W212N11206 Meeker Hill Lane, in which a proposed new owner of this property wants to have it rezoned from RS-2 Single Family Residential to B-3 General Business Zoning as well as obtaining a Conditional Use Permit for the purpose of operating a tree removal business with 10-15 employees and construction of a large pole barn measuring roughly 54' x 120'.

I am the president of the Mountbrooke Park homeowner's association, and want to voice our collective opposition to this proposed change. This is a quiet residential area, and we are very concerned about opening such a business on this property and constructing such a large pole barn. Traffic on Meeker Hill Lane will increase, especially with the coming and going of 10-15 employees all operating heavy machinery into and out of the property. The retail sale of firewood will also increase traffic in this area. There are two well-established subdivisions in this area - Mountbrooke Park and Bavarian Woods, as well as a brand new housing development under construction in the old quarry area. This operation will negatively affect the peaceful conditions residents in this area currently enjoy.

Businesses of this nature belong in the industrial park, not in the middle of a residential area. Please deny this application.

Best regards,

Jeff Grogan
President, Mountbrooke Park Association
W210N11030 Springhill Lane
Germantown, WI 53022
C: 262-402-7285
Jegrogan@hotmail.com

Sent from [Outlook](#)

Posey/Wendland

Debbie Remich

From: Len Riebau <len@riebau.com>
Sent: Saturday, May 30, 2026 8:52 PM
To: Comments
Subject: Wendland

Some people who received this message don't often get email from len@riebau.com. [Learn why this is important](#)

**CAUTION: This email originated from outside the organization.
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Fire wood busniess should be in the industral park.

Not good idea in residaul area.

Thanks

Len Riebau

Posey/Wendland



From: Jim Marshall jfmarshall@spectruminvestor.com
Subject: Wendland rezoning request
Date: May 26, 2026 at 3:43 PM
To: Peggy Marshall pmarshall4@wi.rr.com

I am the former President of Mountbrooke Subdivision which is located 500 feet east of the Wendland property on Mequon Road. The Wendland proposal including a 54 by a 120 pole barn would be located right in the middle of three of the best subdivisions in Germantown.

The visibility coming out of the Wendland property is totally blind to the east and is very dangerous especially for truck and utility vehicles with someone likely to get hurt including a lot of small children in the area.

This is definitely not a good spot for a landscape company especially with the millions of dollars already spent on the beautiful quarry project next door. At Mountbrooke we are spending \$80,000 to \$90,000 on converting our tennis courts to pickle ball courts in addition to spending close to \$45,000 upgrading our pond and beach area.
Bottom line - a landscape business needs to be located in a business park or out in the country away from traffic.
Sincerely

James and Margaret Marshall

Sent from my iPhone

Posey/Wendland

Debbie Remich

From: Jordan Yanke
Sent: Thursday, May 28, 2026 10:27 AM
To: Debbie Remich
Cc: Jeff Retzlaff
Subject: Fw: Rezoning of w212n11206 meeker Hill lane

Deb -

Can you save/print this comment for the upcoming public hearing for this case?

Jordan Yanke
Associate Planner
Village of Germantown
jyanke@germantownwi.gov
(262) 250-4734

From: Maribeth Blankenheim <heimers5@mail.com>
Sent: Thursday, May 28, 2026 10:24 AM
To: Jordan Yanke <jyanke@germantownwi.gov>
Subject: Rezoning of w212n11206 meeker Hill lane

You don't often get email from heimers5@mail.com. [Learn why this is important](#)

**CAUTION: This email originated from outside the organization.
Do not click links or open attachments unless you recognize the sender and know the content is safe.**

We are owners of a home in bavarian woods subdivision. We want the property of w212n11206 meeker hill lane to remain a rs2 zoning.

The extra traffic and noise would be disturbing the tranquil atmosphere of the subdivision.

Thanks,

Maribeth and John Blankenheim

--

Sent with [mail.com](#) Mail app

From: [Laura Steinmann](#)
To: [Comments](#)
Subject: Meeker Hill Lane proposal
Date: Sunday, June 7, 2026 9:04:38 PM

Some people who received this message don't often get email from mamagotamonte@gmail.com. [Learn why this is important](#)

**CAUTION: This email originated from outside the organization.
Do not click links or open attachments unless you recognize the sender and know the content is safe.**

Good evening my husband and I are speaking out to say that we are not in favor of the property at Meeker Hill being rezoned. There are too many commercial properties now trying to move into areas that were not designed for commercial buildings .We want this to remain a residential area. We moved here for more scenic and quiet, living . The traffic on Mequon Road is already busy enough .We also believe it is not safe for the exit and entrance that will be coming out of that driveway. The day that the truck was transporting the house , I personally came around the corner and had to stop abruptly. I also attended the meeting three years ago on building houses by the quarry. I was told at that time that the road would be fixed between hilltop and Appleton Avenue, the road is still not fixed and you're going to have heavy machinery that is going to beat the road up even more.This area was built to be a residential area the road is not equipped or wide enough to handle all of this traffic.We have enough noise here already with the traffic that is on Mequon road and that will be adding to it with more trucks and moving equipment.

Ward and Laura Steinmann
[W210N11190 Mountbrooke Drive](#)
[Germantown](#) WI53022

Sent from Gmail Mobile

From: [TOM DEMING](#)
To: [Comments](#)
Subject: Rezone RS-2 to B-3 at W212N11206 Meeker Hill LN
Date: Saturday, June 6, 2026 1:46:15 PM

[Some people who received this message don't often get email from tomdeming@wi.rr.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

CAUTION: This email originated from outside the organization.
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My wife and I are against the proposed rezoning of a property at W212N11206 Meeker Hill Ln from RS-2 to B3 general business. We live in a quiet neighborhood and believe allowing the property to become a retail firewood business will not be good. I'm sure there will be loud noise from cutting logs, splitting wood and trucks heading in and out from the area.

Please do not allow this to happen.

Thanks,

Tom & Carol Deming
N109W20965 Mountbrooke Dr
Germantown WI 53022

Proposal

Brandon O'Bryon, Attorney and agent for Mark Posey and Randall Wendland, property owner, is requesting approval to rezone a 2.1 acre property from the Rs-2: Single-Family Residential to the B-3: General Business District and a Conditional Use Permit (CUP) to allow a construction services/contractor shop for a tree removal business on the property located at W212 N11206 Meeker Hill Lane in the "Meeker Hill Neighborhood".

As indicated in the applications and supporting documents, Posey is a prospective purchaser of the 2.1-ac property and, subject to approval of the rezoning and conditional use permit applications, Posey proposes to operate a tree removal business from the property. Posey is the registered agent for "Just the Tree Guy LLC", an existing company registered with the State of Wisconsin associated with the address at W171 N8458 Allen Ave, Menomonee Falls, WI. The existing business rents space for equipment storage at the Billy Goat Mulch property located at N185 N7493 Narrow Lane, Menomonee Falls. If the rezoning and CUP applications are approved and the property acquired as proposed, "Just the Tree Guy LLC" will relocate all equipment storage and operations to the 2.1-acre subject property.

Business activities proposed include:

- Most firewood will be delivered to customers offsite.
- Firewood will be staged along the west property line along the lower driveway portion of the lot. Some customers may pick up from this same area by appointment only. This keeps any non-employee visits near the entrance of the property.
- No grinding of wood will happen on the property.
- Applicant does not intend to do mulching at this time. All chipping is done at customer's sites (offsite) and then chips are taken to the dump, no chips would be coming back to the Property
- Wood intended for firewood would be temporarily stored along the east side property line south of the proposed building; it would be processed in this same area. Cutting and splitting firewood would happen in this area only during business hours, or hours acceptable to the Village.
- The purpose of the proposed 50'x120' building is to house nearly all equipment indoors.
- Employee vehicles would park along the west side of the lot line opposite of the proposed building.

As part of the business operation, Posey proposes constructing a 54' x 120' (6,480 sqft) pole barn to store and service equipment. The business currently employs 10-15 employees. Hours of operation are proposed to be from 7:30am until dusk (generally 5:00 pm on December 22 and 9:00pm on June 22).

Staff Comments**Land Use**

The 2.1-acre property is located in the “Meeker Hill Neighborhood” under the Village’s 2050 Comprehensive Plan. The “Meeker Hill Neighborhood” is intended to develop as a low-density residential area:

“Desirable future land uses within the Meeker Hill Neighborhood include open space, recreational areas, agricultural and hobby farm uses, and limited residential development”... “Other than the pre-existing commercial parcels along Appleton Avenue, no additional commercial uses are intended to develop in this neighborhood.” [2050 Comprehensive Plan page 75]

With respect to pre-existing commercial and other non-residential land uses, future development/re-development under current zoning is allowed, but new commercial, industrial, and other non-residential uses are not allowed. The proposed rezoning from Rs-2: Single-Family Residential to B-3: General Business and the proposed tree removal business on the property are not consistent with the intended and desirable use of the subject property under the Village’s 2050 Land Use Plan.

Historical Use

In the applications and supporting documents, the Applicant states that the property was used by the current owner to conduct a tree removal business including the storage of equipment and timber and, consequently, this proposal is a continuation of said historical use. This is the only argument provide in support of why the proposed rezoning should be approved. While it is true that the current owner, Randall Wendland, started using the property for a tree service business (“Wendland Tree Service”) back in 2002, that use was unlawful under the Village’s 2020 “Smart Growth” Comprehensive Land Use Plan and the (still current) Rs-2: Single-Family Residential Zoning District within which the property is located. After receiving code violation notices for illegally operating a commercial business in a residential zoning district, Wendland made multiple attempts in the years 2004-2006 to rezone the property.

In 2004, Wendland filed an application to rezone the property from the existing Rs-2: Single-Family District into the M-1: Limited Industrial District which was eventually denied by the Village Board in 2005. In 2005, Wendland filed applications to revise the 2020 Land Use Plan designation for the property from “Industrial/Office” to “Commercial” and to rezone the property from the Rs-2: Single-Family District to the B-1: Neighborhood Business District. Those applications were denied by the Village Board in 2006. Since 2002, when Wendland first began cutting and storing firewood on the property that led to code violation notices being issued and eventually to a Circuit Court decision in favor of the Village dismissing Wendland’s complaint and request for an injunction and restraining order against the Village, Wendland’s use of the property for a tree services business has never been a legal or code compliant use of the property. Staff does NOT agree with the Applicant’s argument that the illegal non-conforming “historical” use of the property is justification to rezone the property.

Surrounding Uses

It's interesting to note that, In making their decision back in 2006 to deny the previous rezoning request, the Village Clerk summarized in a July 26, 2005 letter to Wendland *"that there is substantial residential development surrounding this [Wendland's 2.1-acre] property, and if and when the quarry is reclaimed, in all likelihood it would also be developed as residential"*. This reasoning and observation proved prophetic given that a quarry reclamation plan for the 126-ac quarry site was approved in 2023 for a fifteen (15) lot private residential neighborhood rezoned into an Rs-2: Single-Family Zoning District. This area known as the "Moraine Development PDD" is located west and north of the 2.1-acre Wendland property. Equal in importance to this matter is the fact that another residential neighborhood, Bavarian Woods, was approved for development in 2007 with a majority of the twenty-three (23) single-family lots built in 2008-2009. Bavarian Woods is located north and east of the Wendland property. Other existing residential uses are located adjacent to and south of the Wendland property, south across Meeker Hill Lane, the 45-lot Mountbrooke neighborhood to the southeast (developed 1970-85), and the 18-lot Country Belle Manor neighborhood to the west (developed in 2005-2015).

Other uses in the area along Meeker Hill Lane include a small multi-tenant office and apartment building, bar & restaurant (Bixenberg Tavern), carpet cleaning services (Rickmeyer LLC), and used car sales (Meeker Hill Auto). All these businesses are pre-existing with all the properties being zoned B-3: General Business since the 1970's or earlier. As stated previously, under the 2050 Plan, these "non-conforming" businesses are allowed to continue operating as allowed under existing zoning.

Proposed Zoning & Conditional Use

Section 17.30 of the Zoning Code states that the B-3: District is intended to:

"...provide for the orderly continuation and revitalization of the older established Main Street central business district...of the Village where uses are not exclusively of one type but, rather, mixed and include retail sales shops, wholesale and warehousing outlets, and institutional, recreational and residential uses. Many of the existing businesses in this district may not meet the requirements of the B-1 or B-2 Districts. It is the intent of this district to provide minimum requirements for all new uses of land within the district and a guide for the redevelopment or revitalization of existing uses of land within the district..."

In other words, the B-3 District, commonly referred to as the "junk drawer" district of the Zoning Code, was created and assigned to small, pre-existing parcels/properties with a mixture of residential and retail businesses in existence at the time the Zoning Code was first created because those parcels didn't "fit" into any of the other business districts created in the Code. That's why the list of permitted uses is so extensive and restrictions such as building setbacks and lot coverage are so generous. In Staff's opinion, the B-3 District is not one that should necessarily be expanded by adding new property into it, but rather only be used to guide re-development of those properties already located within a B-3 District. New businesses should be located on property that complies with the 2050 Land Use Plan classifications that allow for it and on parcels

created (or existing) that meet the requirements of the B-1: Neighborhood, B-2: Community, B-4: Professional Office, or B-5: Highway Business Districts.

Moreover, once a property is located in a particular business district, like the B-3 District, the allowable uses of that property are as set forth in the district regulations. As mentioned previously, the B-3 District has an extensive list of uses that are allowed with a conditional use permit and an even longer list of uses permitted “by right”. Many of these uses have the potential for having significant greater and possibly negative impacts on surrounding property than the single-family residential uses that comprise most of the land uses surrounding the Wendland property.

For the reasons discussed above, Staff does NOT support the request to rezone the property from the Rs-2: Single-Family District to B-3: General Business District (nor the proposed “construction services/contractor shop” conditional use that requires rezoning of the property as a pre-requisite).

VILLAGE STAFF RECOMMENDATION

DENY the request to rezone a 2.1-acre property from the Rs-2: Single-Family Residential to the B-3: General Business District and the request to grant a Conditional Use Permit (CUP) to allow operation of a construction services/contractor shop for a tree removal and firewood processing business on the property located at W212 N11206 Meeker Hill Lane.

NOTICE OF PUBLIC HEARING VILLAGE OF GERMANTOWN

NOTICE is hereby given that a Public Hearing will be held before the Village of Germantown Plan Commission at the Germantown Village Hall located at N112W17001 Mequon Road, Germantown, Wisconsin and virtually through the WebEx platform on the following date and at the time noted below (or soon thereafter):

DATE: Monday, June 8th, 2026
TIME: 6:30 pm or later

The purpose of said hearing is to hear all parties, their attorneys or agents, for or against the following applications: (1) a REZONING application to rezone the following described property from the Rs-2: Single-Family Residential Zoning District to the B-3: General Business Zoning District; and (2) a CONDITIONAL USE PERMIT application for the purpose of operating a tree removal business ("horticultural services") and constructing a new pole building for the storage and service of equipment from the following described property pursuant to Section 17.30(3)(p) of the Village Zoning Code:

Applicant: Atty. Brandon O'Bryon & Mark Posey, Agents for Randall Wendland, Property Owner
Property: W212N11206 Meeker Hill Lane; Tax Key No. (GTNV_193996)

Property Description:

A PARCEL IN THE SOUTHEAST $\frac{1}{4}$ OF THE SOUTHWEST $\frac{1}{4}$ OF SECTION 19, TOWNSHIP 9 NORTH, RANGE 20 EAST, IN THE VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTH $\frac{1}{4}$ CORNER SECTION 19-9-20, THENCE NORTH 00° - 33' EAST ON THE SOUTH $\frac{1}{4}$ LINE OF SAID SECTION, 280.50 FEET (17) RODS TO PLACE OF BEGINNING OF THIS DESCRIPTION, THENCE NORTH 64° - 58' WEST 219.20 FEET, THENCE SOUTH 27° - 32' WEST 255.50 FEET TO CENTERLINE OF TOWN ROAD (OLD FOND DU LAC ROAD), THENCE NORTH 52° - 13' WEST ON CENTERLINE OF TOWN ROAD 93.00 FEET, THENCE NORTH 28° 01' EAST, 499.75 FEET, THENCE SOUTH 87° - 04' EAST (AS FENCED) 156.00 FEET TO THE SOUTH $\frac{1}{4}$ LINE, THENCE SOUTH 00° - 33' WEST ON SOUTH $\frac{1}{4}$ LINE 354.75 FEET TO PLACE OF BEGINNING.

A copy of the application and a map showing the property described above are on file at the Community Development Department-Planning & Zoning Services office in the Germantown Village Hall and can be viewed on the Village's website by following this link:

Website: <https://www.germantownwi.gov/589/Proposed-Development-Projects>

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

Donna Ott, Village Clerk
Dated this 13th day of May 2026

To Be Published On: May 20th and May 27th, 2026

SCANNED



Village of

Germantown
Willkommen

Fee must accompany application
Owes \$1250
~~\$1005~~ Paid 4/29/2016 Date CHK# 1103
~~\$200~~ Plan Commission Consultation

APPLICATION TO REZONE PROPERTY

Pursuant to Section 17.51 of the Municipal Code

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

1 **APPLICANT OR AGENT**
 Atty. Brandon O'Bryon as Agent for _____
 Mark Posey, with permission from the _____
 Owner, Randall Wendland _____

 Phone _____
 Fax _____
 E-Mail _____

PROPERTY OWNER
 Randall Wendland _____



PLEASE NOTE: Applicant contact information has been redacted for security purposes.

PROPERTY ADDRESS OR GENERAL LOCATION

TAX KEY NUMBER

2 W212N11206 Meeker Hill Lane	GTNV193996
--------------------------------------	------------

3 **REZONING REQUEST**

FROM R-2	TO B-3
-------------	-----------

METES AND BOUNDS LEGAL DESCRIPTION OF PROPERTY – REQUIRED

Attach pages as necessary

See Attached Legal Description

4 PURPOSE OF REZONING REQUEST

Briefly describe why the applicant is rezoning the property. Include a description of the proposed use, including any new construction and number of employees, if applicable.

This is an undeveloped flag lot that sits behind and near B-3 zoned lots at the top of Meeker Hill. The present owner conducted his tree removal business from this location for the last several decades. The applicant, Mr. Posey, has an accepted Offer to Purchase for this Property. Mr. Posey seeks to build a roughly 54 x 120 foot pole barn and then continue to operate a tree removal business from the land. (Drawing forthcoming). The Mr. Posey runs a family owned tree removal business that employs approximately 10-15 people. Nearly all work is done off site at customer homes and businesses. Mr. Posey needs a location to store and service equipment indoors. Also some felled timbers my be temporarily stored on site. Firewood might be sold to customers. This request continues the historical use of the Property, but allows for the construction of a necessary building to store and maintain equipment.

5 SUPPORTING DOCUMENTATION:

- Plat of Survey (1:100)
- Site Plan and elevations for new construction (can be conceptual)
- _____
- _____



6 READ AND INITIAL THE FOLLOWING:

- MP I understand that the Village is under no obligation to rezone property and that density and lot coverages provided in the Zoning Code are maximums. Actual build out will depend on myriad factors including topography and other natural conditions, surrounding neighborhood context and the detailed design of a project.
- MP I understand that Village Staff, Plan Commission and/or Village Board 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.
- MP I am aware that this rezoning shall go into effect immediately upon the final approval of the Village Board and its execution of the rezoning ordinance

7 SIGNATURES – ALL APPLICATIONS MUST BE SIGNED BY OWNER!

mark A. Posey 4/13/26
Applicant Date

[Signature]
Owner Date

4-13-2026



JAMES R. ELDER, SR.

PROFESSIONAL ENGINEER - REGISTERED LAND SURVEYOR
ELDER ENGINEERING, LLC 3782 OVERLOOK DRIVE WEST HUBERTUS, WI 53033
PHONE (262)628-1409 FAX (262)628-1855

PLAT OF SURVEY



SCALE 1"=60'

LEGEND:

- Denotes Iron Pipe found.
- Denotes Iron Pipe SET.
- ⊕ Denotes Rebar found.
- ⊕ Denotes Section Corner (Brass Cap).

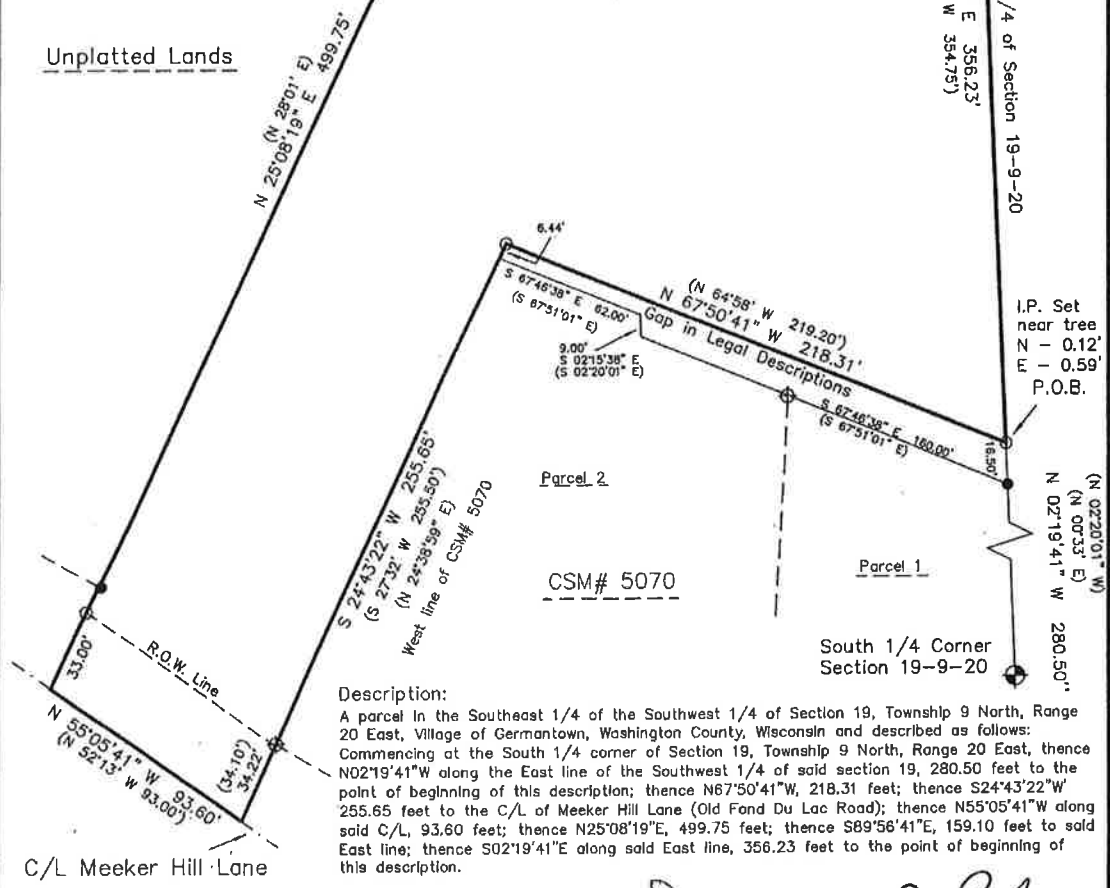
Note:

Bearings or Distances in () are recorded measurements.

Total Area
91491.3 SQ. FT.
2.10 ACRES

Tax Key# 193996

Unplatted Lands



C/L Meeker Hill Lane

Description:

A parcel in the Southeast 1/4 of the Southwest 1/4 of Section 19, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin and described as follows: Commencing at the South 1/4 corner of Section 19, Township 9 North, Range 20 East, thence N02°19'41"W along the East line of the Southwest 1/4 of said section 19, 280.50 feet to the point of beginning of this description; thence N67°50'41"W, 218.31 feet; thence S24°43'22"W 255.65 feet to the C/L of Meeker Hill Lane (Old Fond Du Lac Road); thence N55°05'41"W along said C/L, 93.60 feet; thence N25°08'19"E, 499.75 feet; thence S89°56'41"E, 159.10 feet to said East line; thence S02°19'41"E along said East line, 356.23 feet to the point of beginning of this description.

SURVEY FOR: Randy Wendland
1112 W21193 Mequon Road
Dated this 15th day of November, 2004.

STATE OF WISCONSIN) SS.
COUNTY OF WASHINGTON)

James R. Elder
SURVEYOR
THIS IS AN ORIGINAL
PRINT ONLY IF SEAL IS
IMPRINTED IN RED

"I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY ACCORDING TO OFFICIAL RECORDS AND THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF. THIS SURVEY IS MADE FOR THE EXCLUSIVE USE OF THE PRESENT OWNERS OF THE PROPERTY AND ALSO THOSE WHO PURCHASE, MORTGAGE OR GUARANTEE THE TITLE THERETO, WITHIN ONE YEAR FROM THE DATE HERETO.

Legal Description

A parcel in the southeast $\frac{1}{4}$ of the southwest $\frac{1}{4}$ of section 19, Township 9 North, Range 20 East, in the Village of Germantown, Washington County, Wisconsin and described as follows:

Commencing at the South $\frac{1}{4}$ corner Section 19-920, thence North $00^{\circ} - 33'$ East on the South $\frac{1}{4}$ line of said section, 280.50 feet (17) rods to place of beginning of this description, thence North $64^{\circ} - 58'$ West 219.20 feet, thence South $27^{\circ} - 32'$ West 255.50 feet to centerline of Town Road (Old Fond Du Lac Road), thence North $52^{\circ} - 13'$ West on centerline of Town Road 93.00 feet, thence North $28^{\circ} 01'$ East, 499.75 feet, thence South $87^{\circ} - 04'$ East (as fenced) 156.00 feet to the South $\frac{1}{4}$ line, thence South $00^{\circ} - 33'$ West on South $\frac{1}{4}$ line 354.75 feet to place of beginning.

Village of

German town

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

04/29/2026 08:18AM PRAVINA P
001117-0088
Payment effective date 04/27/2026

MISCELLANEOUS	
PLAN COMMISSION REVIEW	
FEE (GENPLN)	
2026 GENPLN	
1 @ \$1250.00	\$1,250.00
	<hr/>
	\$1,250.00
Subtotal	\$1,250.00
Total	\$1,250.00
Tenders	
CHECK	\$1,250.00
Check Number 1103	
	<hr/>
Change due	\$0.00

Thank you for your payment

CUSTOMER COPY



Fee must accompany application.

\$1680 CUP Review Fee
 Paid On: 5/13/26 check/CC 1107

CONDITIONAL USE PERMIT APPLICATION

Pursuant to Section 17.42 of the Municipal Code

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

1 APPLICANT/AGENT:
Atty. Brandon O'Bryon as Agent
for Mark Posey, with
permission from the Owner,
Randall Wendland

PROPERTY OWNER:
Randall Wendland

Phone [REDACTED]

Phone [REDACTED]

Email [REDACTED]

Email _____

PLEASE NOTE: Applicant contact information has been redacted for security purposes.

2 TO WHOM SHOULD THE PERMIT BE ISSUED?
Mark Posey

3 PROPERTY ADDRESS TAX KEY NUMBER
W212N11206 Meeker Hill Lane GTNV193996

4 DESCRIPTION OF EXISTING OPERATION
 Briefly describe the use as it exists today, including use, size, number of employees, hours of operation, etc. If this permit involves new construction, describe the current status of the property, e.g. "vacant." Use additional pages if necessary.
See Attached



5

DESCRIPTION OF PROPOSED OPERATION

Write the name of the proposed conditional use exactly as it appears in the Municipal Code.

See Attached

Describe the proposed use, including size, number of employees, hours of operation and extent of any new construction/alterations.

6

METES AND BOUNDS LEGAL DESCRIPTION OF PROPERTY - REQUIRED

Please submit a separate WORD Document with this information.

See Attached

7

SUPPORTING DOCUMENTATION:

- Site Plan and elevations for new construction (can be conceptual)
- Photos of existing use and/or proposed use operating elsewhere *forthcoming*
- Drawing forthcoming of proposed building
-

8

READ AND INITIAL THE FOLLOWING:

MP I understand that the Village is under no obligation to issue a Conditional Use Permit and will do so only if the applicant successfully demonstrates that the proposed use is harmonious with the neighborhood and the long-range goals of the Village.

MP I will notify the Village if any aspects of the conditional use changes. I understand that failure to do so may result in the revocation of the CUP.

MP I understand that a Conditional Use Permit is valid only if the conditions and restrictions of the permit are met. I understand that failure to comply with any aspect of the permit may result in revocation.

9

SIGNATURES - ALL APPLICATIONS MUST BE SIGNED BY OWNER

Mark A. Posey 5/13/26
Applicant Date

Randall J. Wendland 5-13-2026
Owner Date

Additional Information

Condition Use Permit

W212N11206 Meeker Hill Lane

4. Description of Existing Operation

The property is currently vacant. Historically, it was used to conduct a tree removal business, including storage of equipment and temporary storage of felled timber by the current owner.

5. Description of Proposed Operation

Municipal Code Description:17.30(3)(j): Construction Services, Contractor Shops

Proposed Use: to operate a family-owned tree removal business that employs approximately 10-15 people and to construct a pole barn roughly 54 x 120 feet. Nearly all business or work is done off site at customer homes and businesses. Mr. Posey needs a location to store and service equipment indoors. Some felled timbers may be temporarily stored on site. Firewood might be sold to customers. This request continues the historical use of the Property, but allows for the construction of a necessary building to store and maintain equipment. Hours of operation would generally run from 7:30 am until dusk.

6. Metes and Bounds Legal Description of Property

A parcel in the Southeast 1/4 of the Southwest 1/4 of Section 19, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin and described as follows:

Commencing at the South 1/4 corner of Section 19, Township 9 North, Range 20 East, thence N02°19'41" along the East line of the Southwest 1/4 of said section 19, 280.50 feet to the point of beginning of this description; thence N67°50'41"W, 218.31 feet; thence S24°43'22"W, 255.65 feet to the C/L of Meeker Hill Lane (Old Fond Du Lac Road); thence N55°05'41"W along said C/L, 93.60 feet; thence N25°08'19"E, 499.75 feet; thence S89°56'41"E, 159.10 feet to said East line; thence S02°19'41"E along said East line, 356.23 feet to the beginning of this description.

Village of



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

05/13/2026 03:35PM PRAVINA P
001122-0027
Payment effective date 05/11/2026

MISCELLANEOUS

CONDITIONAL USE PERMITS
(GENCON)

2026 GENCON

1 @ \$1680.00

\$1,680.00

\$1,680.00

Subtotal

\$1,680.00

Total

\$1,680.00

Tenders

CHECK

Check Number 1107

\$1,680.00

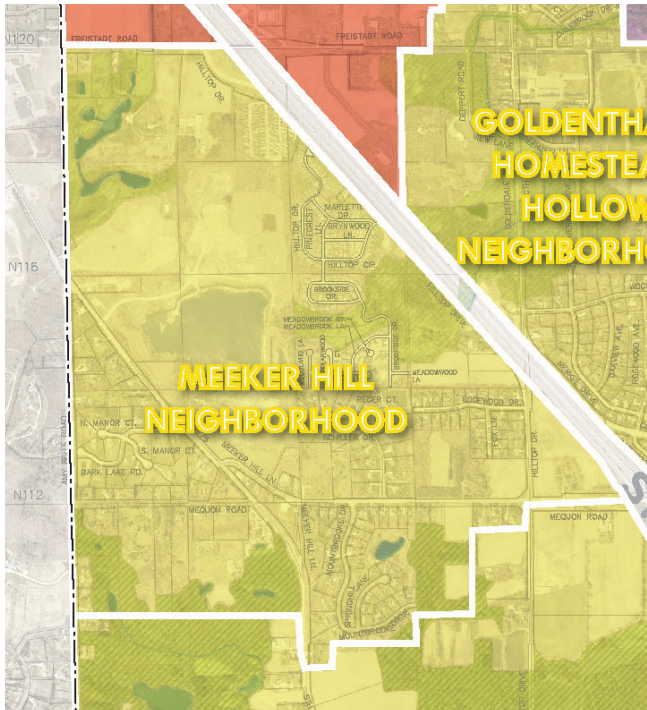
Change due

\$0.00

Thank you for your payment

Village of Germantown COPY
DUPLICATE RECEIPT

Meeker Hill NEIGHBORHOOD



SPECIAL FEATURES

Transportation The Meeker Hill neighborhood is bounded by the western limits of the Village and I-41 to the east. The neighborhood extends approximately ¼ mile south of Mequon Road. Mequon Road connects the Meeker neighborhood to Lannon Road to the east, which connects to I-41.

Environmental, Natural & Agricultural There are environmental areas located in the east central and northwestern portions of the neighborhood. There is approximately 100 acres of mineral extraction area located in the Meeker neighborhood which is inactive and privately owned. There are scattered sites of agricultural row crop production throughout the neighborhood.

Public Park, Education, Safety & Utility This neighborhood is located outside the Sewer Service Area. Residential lots are served by onsite septic and well water.

GENERAL CHARACTER

The Meeker Hill neighborhood is comprised of a mix of single-family residential lot sizes and is home to the Village’s only Mobile Home Park. Residential zoning within this neighborhood is predominantly Rs-4 (2.2 DU’s/acre with minimum 20,000 sqft lots) and Rs-3 (1.0 DU’s/acre with minimum 1-acre lots). Mobile Home Park (MHP) zoning allows a density of 4.4 DU’s/acre with 6,000 sqft “lots”).

There are a few commercially zoned properties located at the intersection of Mequon Road and Appleton Avenue. There is approximately 100 acres of mineral extraction area located in the Meeker Hill neighborhood which is inactive and privately owned.

PREFERRED FUTURE LAND USE

Meeker Hill Neighborhood

Preferred Future Land Uses												Enviro Corr.	SSA	Preferred Site Design			Maximum Density (residential uses)
Existing Uses (+ existing non-conforming zoning) See NOTE 5 for details	Residential: Single Family	Residential: Two to Four Family	Residential: Multi-family / Senior	Mixed-Use: Commercial / Residential	Mixed-Use: Commercial / Industrial	Commercial (includes "Activity Centers")	Institutional	Open Space & Recreational	Mineral Extraction	Industrial	Agricultural / Hobby Farming / Agribusiness	Contains an Environmental Corridor?	Sewered? (Y/N/Partial)	Traditional Neighborhood	Suburban Subdivision	Conservation Subdivision**	Dwelling Units / Acre See NOTE 4 for details
A	D	u	u	u	u	u	u	D	u	u	D	Yes	P	A	U	D	see NOTE 2 and NOTE 3

Desirable future land uses within the Meeker Hill Neighborhood include open space, recreational areas, agricultural and hobby farm uses, and limited residential development given that this neighborhood is currently outside the sewer service area. Future residential development is acceptable at an average density of 1 DU/5 acres for 4 or fewer individual lots created by minor land division (certified survey map), or 1 DU/3 acres for 5 or greater conservation subdivision lots. No new or expanded mobile home development is intended to occur in the neighborhood.

In the event that the SSA is expanded and public sewer and water facilities extended into this neighborhood, future residential development is acceptable at an

D =	Desirable – These uses should be encouraged because they are consistent with, support, and enhance the desired character of the area.
A =	Allowable – These uses are generally considered appropriate for the area, but may require additional consideration and/or specific modification or developed features to be compatible with other uses in the area.
u =	Undesirable – These uses should not be encouraged but may still be acceptable for the area under special circumstances.

average density of 2.2 DU's/acre for 4 or fewer lots created by minor land division (certified survey map) or 3.5 DU's/acre for 5 or more lots in a conservation subdivision.

Other than the pre-existing commercial parcels along Appleton Avenue, no additional commercial uses are intended to develop in this neighborhood.

NOTE 2:	Neighborhood in SSA (w/ water & sewer)	2.2 units/ acre (4 or fewer CSM lots) 3.5 units/acre with Conservation Subdivision (5 or greater lots subdivided)
NOTE 3:	Neighborhood outside SSA (no sewer & water)	1 unit/ 5 acres (4 or fewer CSM lots) 1 unit/ 3 acres with Conservation Subdivision (5 or greater lots subdivided)

See all notes on page 42.

17.30 - B-3 GENERAL BUSINESS DISTRICT . (Am. Ord. #16-17)

The B-3 District is intended to provide for the orderly continuation and revitalization of the older established Main Street "central business district" (including the area designated as "Village Mixed Use" on the Future Land Use Plan) area of the Village where uses are not exclusively of one type but, rather, mixed and include retail sales shops, wholesale and warehousing outlets, and institutional, recreational and residential uses. Many of the existing businesses in this district may not meet the requirements of the B-1 or B-2 Districts. It is the intent of this district to provide minimum requirements for all new uses of land within the district and a guide for the redevelopment or revitalization of existing uses of land within the district. Further, it is intended that the conversion of buildings located in the historic Main Street area and categorized as "Village Mixed Use" on the Village's Land Use Plan map from a residential use to a business use or from a business use to a residential use can occur provided that such conversion does not create conflicts with other nearby land uses, or, that impede the intended transformation of the Main Street area into a pedestrian-oriented retail and entertainment area.

(1) **PERMITTED PRINCIPAL USES.** (Rep. & Recr. Ord. #1-95) The following uses and activities:

- (a) Antique stores.
- (b) Appliance sales and service.
- (c) Art, dance or music studios.
- (d) Bakeries, including the baking of goods for local sale.
- (e) Banks, savings and loan associations and other financial institutions.
- (f) Barber and beauty shops.
- (g) Book stores.
- (h) Bowling/pool establishments.
- (i) Business offices.
- (j) Candy and confectionery stores.
- (k) Caterers.
- (l) Clock/watch shops.
- (m) Clothing repair shops.
- (n) Clothing stores.
- (o) Computer sales and service.
- (p) Convenience food stores.
- (q) Delicatessens.
- (r) Dentist, physician or other similar professional health offices.
- (s) Department stores, maximum 50,000 square feet.
- (t) Drug stores.
- (u) Dry cleaning pickup and delivery establishments.
- (v) Electrical supply stores.
- (w) Financial or tax consultants.
- (x) Florists.
- (y) Furniture stores.
- (z) Furniture upholstery/repair.

- (aa) Furriers.
- (bb) Gift stores.
- (cc) Grocery stores.
- (dd) Hardware stores.
- (ee) Heating supply stores.
- (ff) Hobby shops.
- (gg) Interior decorators.
- (hh) Jewelry stores.
- (ii) Liquor stores.
- (jj) Meat, fish or poultry markets.
- (kk) Museums.
- (ll) Music and musical instrument stores.
- (mm) Optical stores.
- (nn) Paint, glass and wallpaper stores.
- (oo) Pet shops.
- (pp) Photo and film pickup stores.
- (qq) Photo studios.
- (rr) Photographic supplies and camera stores.
- (ss) Plumbing supply stores.
- (tt) Professional offices.
- (uu) Quick printing shops.
- (vv) Radio broadcasting studios.
- (ww) Real estate and insurance offices.
- (xx) Restaurants. (Am. Ord. #7-04)
- (yy) Self-service laundries.
- (zz) Shoe repair shops.
- (aaa) Shoe stores.
- (bbb) Soda fountains.
- (ccc) Sporting goods stores.
- (ddd) Stationery stores.
- (eee) Taverns.
- (fff) Variety stores.
- (ggg) Video sales/rental.
- (hhh) Secondhand stores less than 5,000 square feet in area. (Cr. Ord. #26-97)
- (iii) Single-family residential uses in a building originally constructed for residential use that was subsequently converted into a business use, in whole or in part, that the owner wants to revert back to a residential use, in whole or in part, subject to all applicable requirements, restrictions and allowances of the Village's Zoning and Building Codes. (Cr. Ord. #16-17)

- (2) **PERMITTED ACCESSORY USES.** (Rep. & Recr. Ord. #1-95)
- (a) Attached or detached garages for storage of vehicles used in conjunction with the operation of a business.
 - (b) Off-street parking and loading areas.
 - (c) Roof-mounted satellite transmitting and receiving fixtures.
 - (d) Drive-through establishments and facilities provided that all such facilities meet the yard requirements set forth herein, any protective canopy shall be located not closer than 25 feet to the property line, and any parking stall or driveway, shall not be closer than 50 feet to a residential district lot line (per section 17.45(1)(b)). (Cr. Ord. #7-04)
 - (e) Outdoor vending (see section 17.50). (Cr. Ord. #24-10)
- (3) **CONDITIONAL USES.** (Rep. & Recr. Ord. #1-95) See section 17.42 of this chapter.
- (a) Amusement arcades.
 - (b) Animal hospitals, clinics.
 - (c) Auto accessory sales and service.
 - (d) Auto and truck rental.
 - (e) Auto repair shops.
 - (f) Bed and breakfast establishments.
 - (g) Boarding houses.
 - (h) Body shops.
 - (i) Clubs, fraternities, lodges and meeting places of a noncommercial nature.
 - (j) Construction services; contractor shops.
 - (k) Department stores (50,000 to 100,000 square foot area).
 - (l) Experimental testing labs.
 - (m) Food lockers.
 - (n) Fuel oil, bottled gas, ice dealers.
 - (o) Funeral homes, mortuaries.
 - (p) Garden supplies, horticultural services.
 - (q) Indoor health or recreation establishment.
 - (r) Indoor tennis/racket ball establishment.
 - (s) Indoor theaters.
 - (t) Millwork, lumber yards, saw mills and planing mills.
 - (u) New and used marine sales and service.
 - (v) Outdoor recreation facilities.
 - (w) Parks, leisure or ornamental.
 - (x) Pawn shops.
 - (y) Petroleum service stations.
 - (z) Public administrative offices, and fire and police stations.
 - (aa) Radio and television transmitting and receiving towers, microwave relay stations, and water towers.

- (bb) Rest homes, nursing homes and elderly housing (20 units per acre maximum).
- (cc) Self-service carwashes.
- (dd) Trailer sales or rental.
- (ee) Transit and car pooling parking areas.
- (ff) Warehouse and indoor storage.
- (gg) Wind energy conversion systems.
- (hh) Residential quarters for the owner or proprietor or caretaker/watchman provided that such quarters are in the principal building, not on the ground level floor, and that entrances and exits to such quarters are direct to the exterior of the building. There shall also be a minimum floor area of 400 square feet for an efficiency unit, 600 square feet for a one-bedroom unit and 750 square feet for a 2-bedroom unit. A dwelling unit with more than 2 bedrooms shall not be allowed. Residential quarters in a B-3 District shall be reviewed by the Plan Commission in the same manner provided for in section 17.24 of this chapter.
- (ii) Any use similar to a permitted use.
- (jj) Reserved. (Cr. Ord. #42-95; Rep. Ord. #7-04)
- (kk) Child care, day care centers or preschool centers licensed by the State and in continuous compliance with all applicable State and local regulations. (Cr. Ord. #34-97)
- (ll) Churches, length of duration and permit renewal schedule as determined by the Village Board. (Cr. Ord. #2-01; Am. Ord. #37-04)
- (mm) Tattoo and body piercing establishments. (Cr. Ord. #06-09)
- (nn) Off-site parking areas (see section 17.45). (Cr. Ord. #9-10)

(3a) **TEMPORARY USES.** (Cr. Ord. #32-91)

(4) **LOT, YARD AND BUILDING REQUIREMENTS.** (Rep. & Recr. Ord. #1-95)

Lot frontage at setback	Minimum 50 ft.
Lot area	Minimum 5,000 sq. ft.
Principal buildings:	
Front yard	None, except that the front yard for newly constructed principal buildings shall be the average of the front yard of adjoining or neighboring properties.
Side yards	None, except as required in sections 17.07 and 17.50 of this chapter
Rear yard	Minimum 25 ft.
Number of stories	Maximum 2½

Accessory building:	
Front yard	Minimum 5 ft.
Side yards	Minimum 5 ft.
Rear yard	Minimum 5 ft.
Building height:	
Principal building	Maximum 45 ft.
Accessory building	Maximum 15 ft.
Percent of lot coverage	Maximum 90%, including parking and loading
Floor area per store	No minimum, Maximum 50,000 sq. ft.

- (5) **PARKING AND LOADING REQUIREMENTS.** See section 17.45 of this chapter.
- (6) **SITE PLAN APPROVAL REQUIRED.** See sections 17.43 and 17.44 of this chapter.
- (7) **SCREENING REQUIREMENTS.** Same as for B-1 District. All outdoor storage and trash areas shall be screened from view by an enclosure or by landscape screening, or by a combination of both methods.

GTNV 193996

V Germantown
SE 50 19-9-20



JAMES R. ELDER, SR.
 PROFESSIONAL ENGINEER - REGISTERED LAND SURVEYOR
 ELDER ENGINEERING, LLC 3782 OVERLOOK DRIVE WEST HUBERTUS, WI 53033
 PHONE (262)628-1409 FAX (262)628-1855

PLAT OF SURVEY



SCALE 1"=60'

LEGEND:

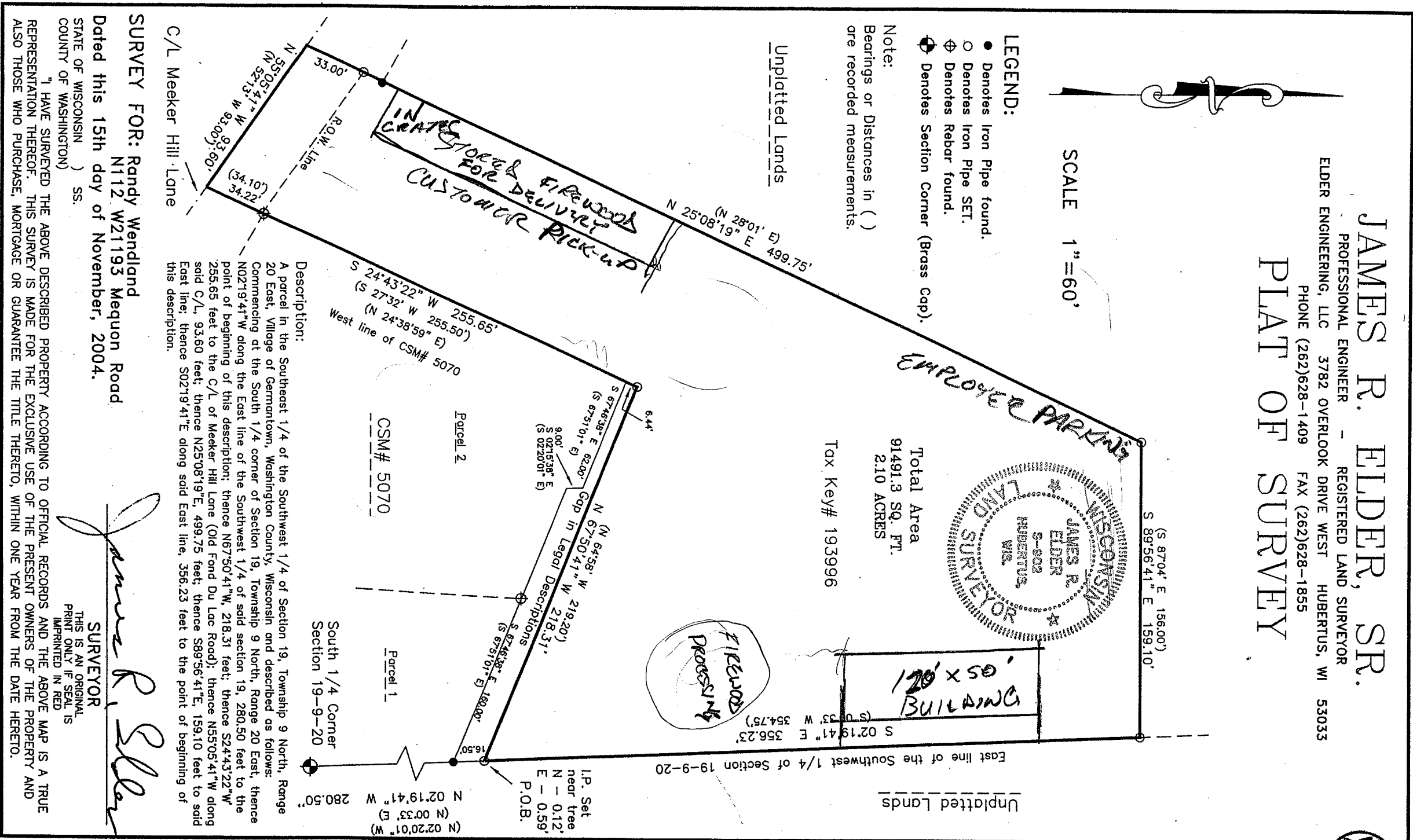
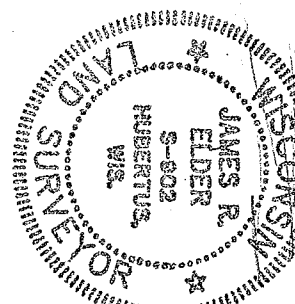
- Denotes Iron Pipe found.
- Denotes Iron Pipe SET.
- ⊕ Denotes Rebar found.
- ⊙ Denotes Section Corner (Brass Cap).

Note:
Bearings or Distances in ()
are recorded measurements.

Unplatted Lands

Total Area
91491.3 SQ. FT.
2.10 ACRES

Tax Key# 193996



Description:
 A parcel in the Southeast 1/4 of the Southwest 1/4 of Section 19, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin and described as follows:
 Commencing at the South 1/4 corner of Section 19, Range 20 East, thence N02°19'41"W along the East line of the Southwest 1/4 of said section 19, 280.50 feet to the point of beginning of this description; thence N67°50'41"W, 218.31 feet; thence S24°43'22"W 255.65 feet to the C/L of Meeker Hill Lane (Old Fond Du Lac Road); thence N55°05'41"W along said C/L, 93.60 feet; thence N25°08'19"E, 499.75 feet; thence S89°56'41"E, 159.10 feet to said East line; thence S02°19'41"E along said East line, 356.23 feet to the point of beginning of this description.

SURVEY FOR: Randy Wendland
 N112 W21193 Mequon Road
 Dated this 15th day of November, 2004.

STATE OF WISCONSIN)
 COUNTY OF WASHINGTON) SS.

"I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY ACCORDING TO OFFICIAL RECORDS AND THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF. THIS SURVEY IS MADE FOR THE EXCLUSIVE USE OF THE PRESENT OWNERS OF THE PROPERTY AND ALSO THOSE WHO PURCHASE, MORTGAGE OR GUARANTEE THE TITLE THERETO, WITHIN ONE YEAR FROM THE DATE HERETO.

James R. Elder
 SURVEYOR
 THIS IS AN ORIGINAL
 PRINT ONLY IF SEAL IS
 IMPRINTED IN RED

Sept 16, 2020

JUN 22 2005