



FEES MUST BE PAID AT TIME OF APPLICATION

- \$350 Plan Commission Consultation
- \$1,250 Rezoning – General
- \$2,620 Rezoning – Floodplain
- \$2,620 Rezoning - Wetland
- \$1,430 PDD < 5 acres
- \$2,410 PDD 5-20 acre site
- \$3,980 PDD > 20 acre site

Paid On: 12.22.25 Check/CC # 26314

REZONING & PDD APPLICATION

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
Premier Real Estate Management, LLC

3120 Gateway Road
Brookfield, WI 53045

Phone (262) 790-4560

E-Mail emily.mcfarland@pre-3.com

PROPERTY OWNER

Victory Place LLC
840 S Main Street, Suite 100
Fond du Lac, WI 54935

Phone (920) 929-8600

E-Mail contact@sunstarr.com

2

PROPERTY ADDRESS OR GENERAL LOCATION

TAX KEY NUMBER

PT OF NE SE CSM 5268 LOT 3 DOC 863461+864169 AND PT OF NE SE CSM 5268
OL 1 DOC 863461+864169 EXC PT SOLD

354978 AND 354963

3

REZONING REQUEST

FROM I-1
Institutional

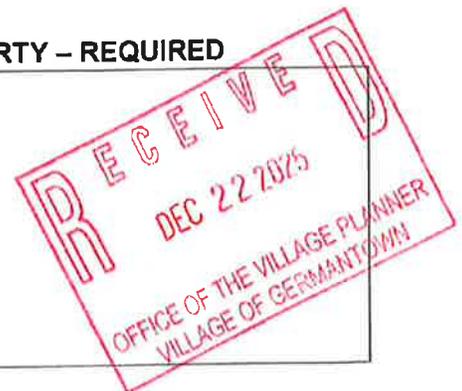
TO Rm-2
Multiple-family
residential district

4

METES AND BOUNDS LEGAL DESCRIPTION OF PROPERTY – REQUIRED

Please submit a separate WORD Document with this information.

- See attached -



5 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.

- See attached -

6 SUPPORTING DOCUMENTATION:

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

7 READ AND INITIAL THE FOLLOWING:

CA 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.

CA 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.

CA 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

CA I understand that Village Staff is required to post one or more signs along the street frontage of and/or on the property subject of this application that indicate to nearby property owners and the general public that a public hearing of my application will be held before the Village Plan Commission and/or Village Board prior to action taken on this application; I hereby grant Village Staff permission to enter onto the property for the expressed purpose of installing said sign(s) provided Village Staff is responsible for installing, maintaining and removing said signs in a reasonable manner and time frame.

8 SIGNATURES – ALL APPLICATIONS MUST BE SIGNED BY OWNER!

Calvin Akin
Applicant _____ Date 12/19/25
Calvin Akin

Signed by: *Scott Stevlingson* 12/19/2025
Owner _____ Date
Scott Stevlingson

PRE / 3

December 19, 2025

Community Development Department
Village of Germantown
N112 W17001 Mequon Road
Germantown WI 53022

**Re: Project Description – W140 N9935 Fond du Lac Ave (Tax key 354978 & 354963)
Proposed RM-2 Residential Rental Community**

Dear Village of Germantown:

Premier Real Estate Management, LLC respectfully submits this application for rezoning to allow development of an RM-2 Residential Rental Community at W140 N9935 Fond du Lac Ave. This proposal has been shaped by public feedback and is thoughtfully designed for compatibility with surrounding neighborhoods and the Village Comprehensive Plan.

The development will create 48 apartment homes, between approximately 1,050 and 1,1150 square feet, all featuring two bedrooms, two full bathrooms, with a private entrance, an attached garage and individual patio space. We find that this layout offers residents a single-family-style living experience without the burden of ongoing maintenance. As a result, our communities typically experience annual turnover of 20–25%, compared to approximately 45% nationally. This lower-than-average turnover supports stable, market-rate, community-oriented neighborhoods that contribute to the long-term vitality of the village.

Project Overview

The proposed 48-unit residential market-rate rental development, comprised of four (4) 12-unit, two-story buildings arranged with abundant open space, provides a scale and layout that functions as an appropriate residential transition within the Victory Center Corridor, consistent with the Village of Germantown's 2050 Comprehensive Plan and recent residential market findings.

This application reflects a meaningful reduction in density and intensity from prior concepts presented for the site and has been refined with feedback from Village staff, Plan Commission members, and nearby residents in mind. The building placement and open space are designed to increase separation from adjacent neighbors, creating a park-like setting along the property edge.

This proposal builds on what we have learned from earlier discussions and reflects a thoughtful approach to aligning with community needs and desires, while remaining economically viable.

Density & Land Use Compatibility

The Victory Center Corridor allows multi-family residential development up to 10 units/ac. The proposed development is designed at 6.87 units/acre under RM-2 zoning, well below the maximum allowed.

Lower density was chosen not out of necessity, rather it was selected as a thoughtful response to community input about density, noise, green space, and traffic and as an appropriate fit for this

transitional residential area, given its proximity to the existing RD-2 and RM-1 neighborhoods to the west and north.

Ownership & Long-Term Management

The proposed community will be owned and professionally managed by Premier Real Estate Management, LLC, a locally based real estate company with a long-term focus on residential neighborhoods. Founded in 1978, Premier Real Estate Management, LLC specializes in the development, ownership and management of multifamily properties in small to mid-sized communities. With several thousand apartment homes developed across Wisconsin, and more than 16,000 apartment homes currently managed in 16 states, Premier Real Estate Management, LLC is a leader in creating high-quality, low-density housing in underserved markets. We are dedicated to fostering strong communities through smart design, enduring quality and a focus on neighborhood success.

In the past five years alone, Premier Real Estate Management, LLC has developed over 2,500 units in Wisconsin, emphasizing low-density communities with home-like amenities. This thoughtful design attracts long-term tenants who take pride in their homes and positively contribute to their communities.

Relationship to Adjacent Neighborhoods

Careful attention has been given to how the development interfaces with the Autumn Ridge subdivision and Seven Pines Condominiums. Design considerations include:

- Enhanced perimeter landscaping and buffering
- Two-story building height limits
- Building orientation away from existing homes
- Preservation of existing tree lines & landscaping

The intent is for the development to be a quiet, residential area, while also providing an effective buffer to STH 145. In doing so, the proposed residential use offers a more appropriate transition than potential commercial, mixed-use or institutional alternatives.

Traffic, Access & Crimson Road Considerations

In response to previous comments pertaining to traffic, noise and safety, the preliminary site plan enclosed includes a private drive with direct access to Fond du Lac Ave (STH 145) to direct all traffic to this arterial highway. In doing so, we will request at a future meeting to vacate Crimson Road right-of-way. We recognize there is also a desire to keep this right-of-way, so we remain open to conversations about emergency access and look forward to continued coordination with Village staff to refine the most appropriate solution during Site Development Plan review. This site plan also shows an access easement allowing the property to the south to use the STH 145 entrance.

Market Need & Community Benefit

Independent analysis prepared for the Village confirms a strong demand for well-designed, middle-market rental housing. This proposal responds directly to this documented need while providing housing that have many of the benefits of single-family living.

Commitment to Ongoing Coordination

Premier Real Estate Management, LLC is committed to working with Village staff, elected officials and area residents to help ensure this project aligns with Germantown's Comprehensive Plan vision. We appreciate your feedback and look forward to continued coordination.

Thank you for your consideration,



Premier Real Estate Management, LLC

EXHIBIT

LOT 2, CSM 5268
(SEVEN PINES CONDO PLAT)

TOTAL LAND AREA
= 304,146 S.F.
(6.9822 Ac.) MORE OR LESS

LOT 3,
CSM 5268

CRIMSON ROAD

PART OF OUTLOT 1,
CSM 5268

PART OF OUTLOT 1,
CSM 5268

LOT 41
LOT 42
LOT 43
LOT 44
LOT 45
LOT 46
LOT 47
LOT 48

AUTUMN RIDGE

N01°25'41"W 582.10

N88°20'13"E 522.50

S01°25'41"E
529.00

P.O.B.

S88°20'13"W
60.00

S01°25'41"E 582.10

E. LINE OF THE SE 1/4 SECTION 35-9-20
(S01°25'41"E 2650.42)

FOND DU LAC AVENUE (S.T.H. "145")
VARIABLE WIDTH PUBLIC R.O.W.

(P.O.C.)
N.E. CORNER
S.E. 1/4,
SEC. 35-9-20



NORTH
SCALE: 1"=100

19035 W Capitol Dr
Suite 200
Brookfield, WI 53045
Phone: (262) 790-1480



THIS EXHIBIT WAS PREPARED BY TRIO ENGINEERING, LLC.

DATE: 12-15-2025

X:\2024\24-46-1237 Crimson, Rd - Germantown Drawings\Survey\EXHIBITS\BOUNDARY EXHIBIT_2025-12-15.dwg

LEGAL DESCRIPTION:

Being all of Lot 3, a part of Outlot 1, and a platted Right-of-Way of "Crimson Road" all on Certified Survey Map Number 5268, located in the Northeast 1/4 of the Southeast 1/4 of Section 35, Town 9 North, Range 20 East, Village of Germantown, County of Washington, State of Wisconsin, now being more particularly bounded and described as follows:

Commencing at the Northeast Corner of the Southeast 1/4 Section, Thence South 01°25'41" East along the East line of Said Southeast 1/4 Section, 529.00 feet to a point; Thence South 88°20'13" West 60.00 feet the Northeast corner of Lot 3 of Said Certified Survey Map Number 5268 and the West Right-of-Way of "Fond Du Lac Avenue (State Highway "145")" and the place of beginning of lands hereinafter described;

Thence South 01°25'41" East along said West line, 582.10 feet to a point; Thence South 88°20'13" West 522.50 feet to a point on the East line of "Autumn Ridge" a subdivision of record; Thence North 01°25'41" West along said East line, 582.10 feet to a point on the North line of said Lot 3; Thence North 88°20'13" East along said North line, 522.50 feet to the point of beginning of this description.

Containing 304,146 Square Feet (or 6.9822 Acres) of land, more or less.



PROPOSED SITE PLAN
W140N9935 Fond du Lac Ave
 Village of Germantown, WI



11025 W. Cassell Dr
 Brookfield, WI 53005
 T: 262.759.1450
 e: info@trioinc.com

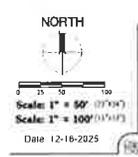
Site Data

- Total Area
 - Lot 3 CSM 5288 = 5.66 ac
 - CL 1 CSM 5288 = 0.59 ac
 - Sub-total = 6.27 ac
 - Vacated Crimson Rd = 0.72 ac
 - **TOTAL AREA = 6.99 ac**
- Proposed Zoning: Rm-2
- Proposed Project: 48 unit Multi-Family (4) - 12 unit buildings
- Density: 48 un / 6.99 ac = 6.87 un/ac
- Lot Coverage
 - Building Coverage = 0.91 ac (13.0% of site)
 - Pavement = 1.24 ac
 - Sidewalk & Path = 0.33 ac
 - **TOTAL IMPERVIOUS = 2.48 ac (35% of site)**
 - **TOTAL OPEN SPACE = 3.91 ac (55% of site)**
- Proposed Parking
 - Garage = > 48 spaces (1 per unit)
 - Driveway = > 48 spaces (1 per unit)
 - Surface Street = 32 spaces
 - **TOTAL PARKING = 148 spaces (3.08 per unit)**

Proposed Zoning:
 Rm-2 Multiple Family Residential District

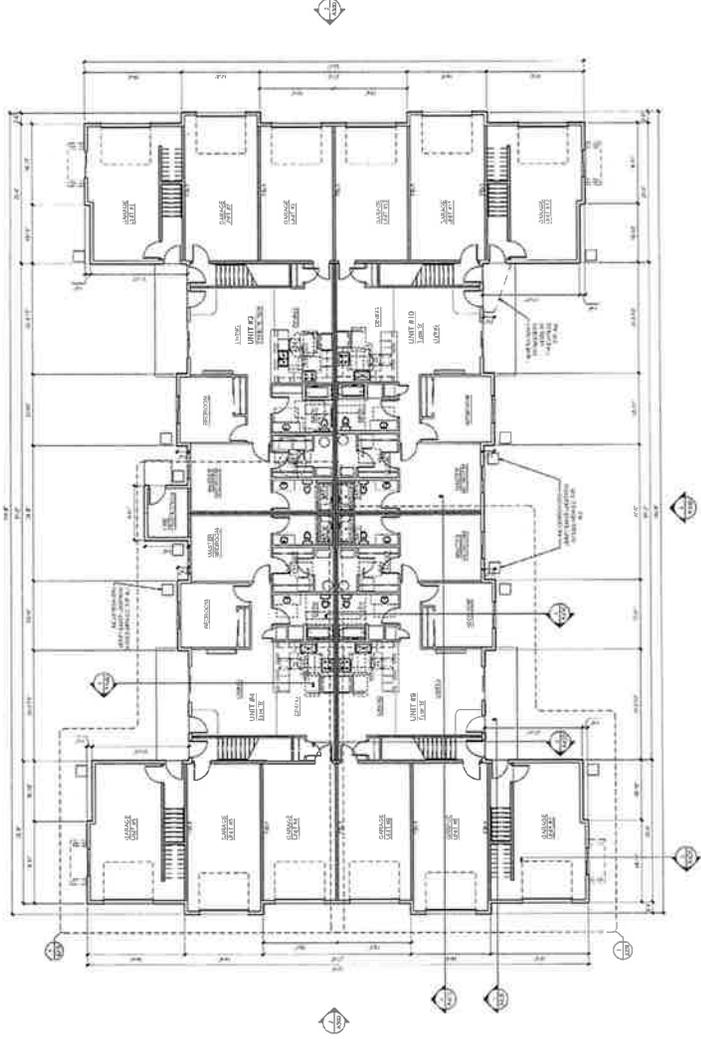
- Density: 4 units/acre
- Lot Size: 8,500 sq ft min
- Lot Width: 120' min setback
- Zoning Setbacks
 - Front: 35' (50' to Street)
 - Side: 25'
 - Rear: 35'
- Maximal Building Height = 45' max
- 2:1 slopes (min)
- Percent of Lot Coverage = 45% (building)
- Parking = 2 spaces car/unit (1 of which is in a garage)

Prepared Residential Community By
PRE / 3
 3126 Gateway Road
 Brookfield, WI 53005
 T: 262.759.4500
 c: info@pre3.com

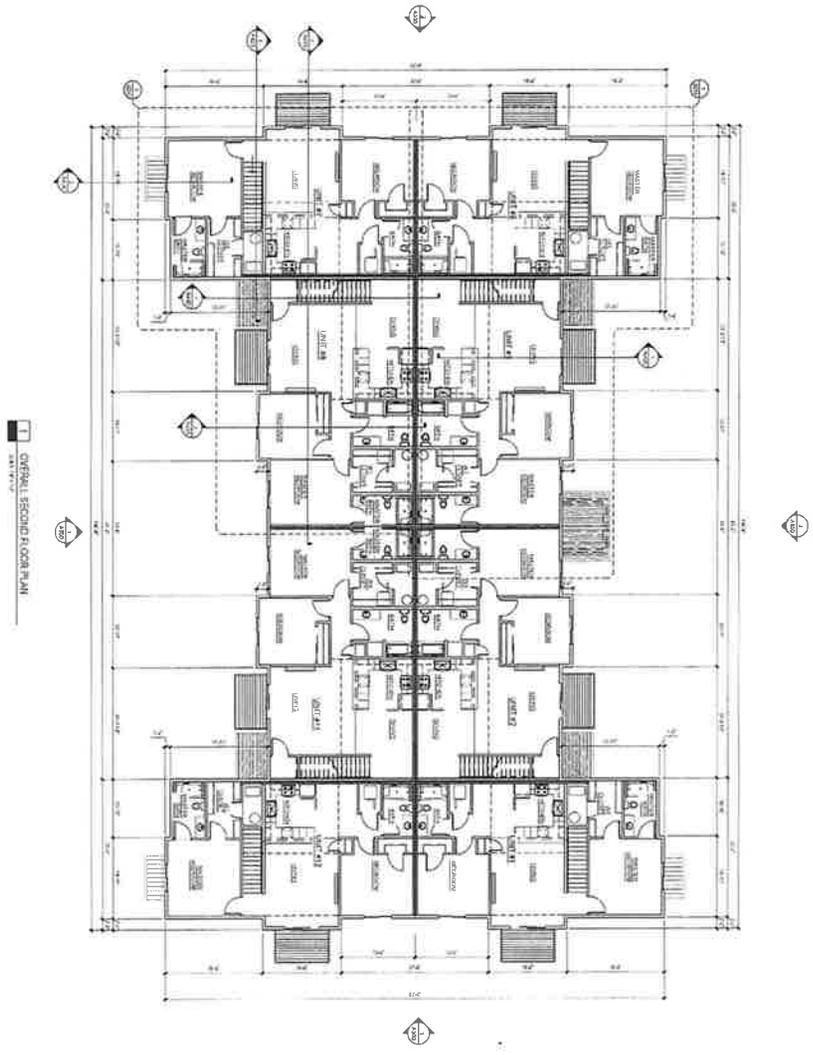




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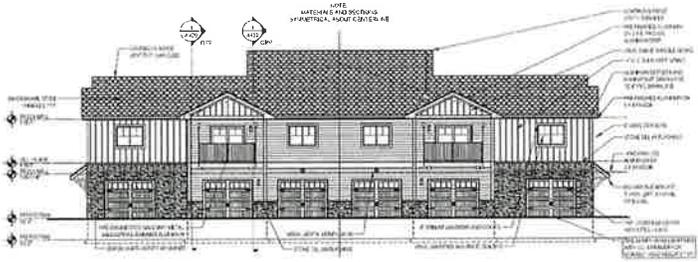


1. OVERALL FIRST FLOOR PLAN, BUILDING # 1 & 2
DATE: 10/10/10





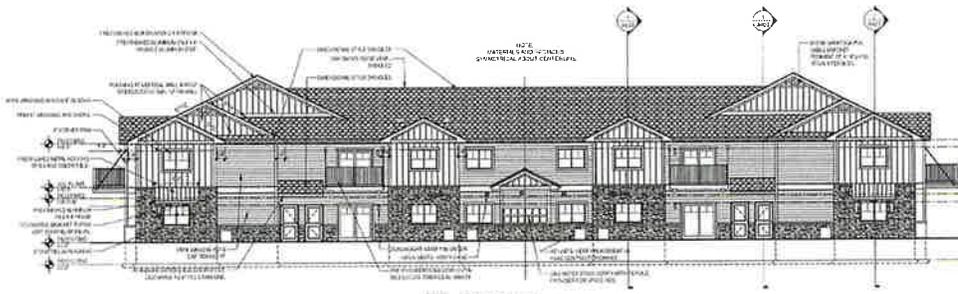
1 FRONT ELEVATION
SCALE 1/8" = 1'-0"



2 SIDE ELEVATION
SCALE 1/8" = 1'-0"



3 SIDE ELEVATION
SCALE 1/8" = 1'-0"



4 REAR ELEVATION
SCALE 1/8" = 1'-0"

GENERAL ELEVATION & FINISH NOTES	
1.	VERIFY ALL FINISHES AND MATERIALS WITH THE ARCHITECT PRIOR TO CONSTRUCTION.
2.	VERIFY ALL MATERIALS AND FINISHES WITH THE ARCHITECT PRIOR TO CONSTRUCTION.
3.	VERIFY ALL MATERIALS AND FINISHES WITH THE ARCHITECT PRIOR TO CONSTRUCTION.
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9.	VERIFY ALL MATERIALS AND FINISHES WITH THE ARCHITECT PRIOR TO CONSTRUCTION.
10.	VERIFY ALL MATERIALS AND FINISHES WITH THE ARCHITECT PRIOR TO CONSTRUCTION.

Village of



Germantown

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

12/22/2025 03:41PM PRAVINA P
001033-0049
Payment effective date 12/18/2025

MISCELLANEOUS	
ZONING FEES (GENZON)	
2025 GENZON	
1 @ \$1250.00	\$1,250.00

	\$1,250.00
Subtotal	\$1,250.00
Total	\$1,250.00
CHECK	\$1,250.00
Check Number26314	

Change due	\$0.00

Paid by: PREMIER REAL ESTATE MANAGEMENT
LLC

Thank you for your payment

CUSTOMER COPY