



Village of  
**Germantown**  
 Willkommen

**FEES MUST BE PAID AT TIME OF APPLICATION**

- \$200 Plan Commission Consultation
- \$1,085 Rezoning
- \$1,240 PDD < 5 acres
- \$2,095 PDD 5-20 acre site
- \$3,460 PDD > 20 acre site

Date Paid: \_\_\_\_\_ Received by: \_\_\_\_\_

**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**  
 Veridian Homes, LLC  
 \_\_\_\_\_  
 Matt Cudney  
 \_\_\_\_\_  
 N60W21555 Legacy Trail  
 \_\_\_\_\_  
 Menomonee Falls, WI 53051  
 \_\_\_\_\_  
 Phone (608 ) 220-9871  
 \_\_\_\_\_  
 Fax ( ) \_\_\_\_\_  
 \_\_\_\_\_  
 E-Mail mcudney@veridianhomes.com  
 \_\_\_\_\_

**PROPERTY OWNER**  
 Germantown School District  
 \_\_\_\_\_  
 Ric Ericksen  
 \_\_\_\_\_  
 N104 W13840 Donges Bay Rd  
 \_\_\_\_\_  
 Germantown, WI 53022  
 \_\_\_\_\_  
 Phone ( 262 ) 253-3908  
 \_\_\_\_\_  
 rericksen@gsdwi.org  
 \_\_\_\_\_

<b>2 PROPERTY ADDRESS OR GENERAL LOCATION</b>	<b>TAX KEY NUMBER</b>
N104 W14942 Donges Bay Road	Parcel GTNV_263988

**3 REZONING REQUEST**

FROM A-2	TO Rs-5 PDD
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**4 METES AND BOUNDS LEGAL DESCRIPTION OF PROPERTY - REQUIRED**

Attach pages as necessary

Lot 2 of Certified Survey Map No. 4473, recorded in the Washington County Registry on April 6, 1995 in Volume 30 of Certified Survey Maps on Pages 24-27, as Document No. 688873, and being a part of the Northeast 1/4 and the Southeast 1/4 of the Southwest 1/4 of Section 26, Township 9 North, Range 20 East, in the Village of Germantown, Washington County, Wisconsin. Excepting therefrom the Northerly 30 feet thereof.

**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 narrative.

**6 SUPPORTING DOCUMENTATION:**

- Plat of Survey (1:100) - Existing Conditions Survey
- Site Plan and elevations for new construction (can be conceptual)
- Project Narrative
- Rezone Exhibit
- Legal Description

**7 READ AND INITIAL THE FOLLOWING:**

*McBees* 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.

*McBees* 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.

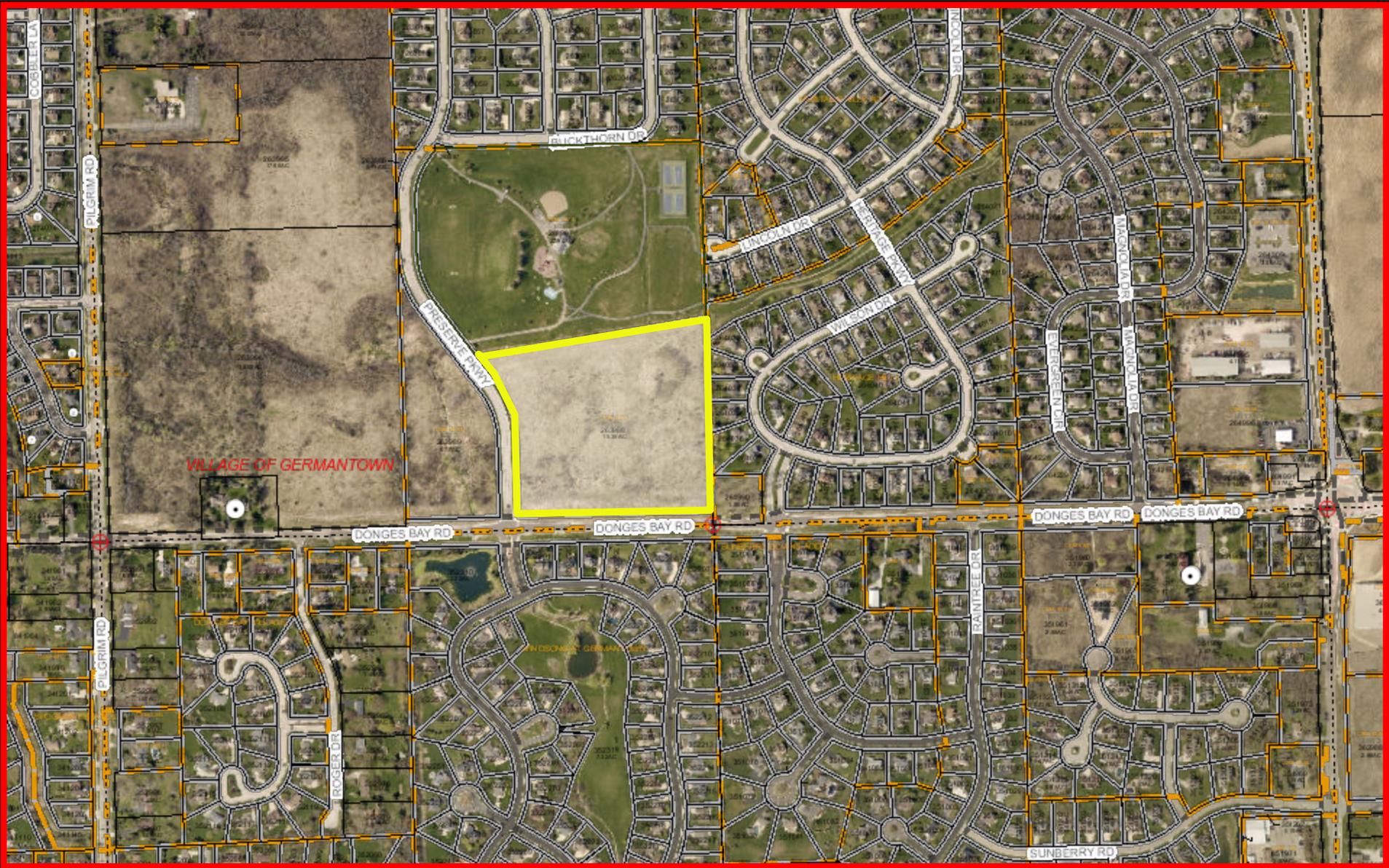
*McBees* I am aware that this rezoning shall go into effect immediately upon the final approval of the Village Board and its execution of the rezoning ordinance

**8 SIGNATURES - ALL APPLICATIONS MUST BE SIGNED BY OWNER!**

*[Signature]*  
Applicant \_\_\_\_\_ Date 2/27/19

*[Signature]*  
Owner \_\_\_\_\_ Date 2/27/19  
CERANTOWN  
SCHOOL  
DISTRICT  
BUSINESS MANAGER

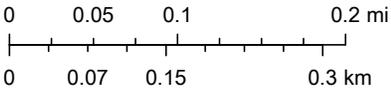
# Germantown School District-Veridian Homes LLC Property



March 25, 2019

1:7,200

- CountyBoundary
- Washington County Landmarks
- Public Open Spaces
- Meander Line
- City, Village or Town Hall
- Airports
- Current Parcel
- PLSS Monument
- Libraries
- Trails
- Landhook
- PLSS Boundary



Washington County, Washington County, Wisconsin



March 1, 2019

**Project Narrative  
Rezoning & PDD Application**

Project: Veridian Homes  
N104 W14942 Donges Bay Road  
Germantown, WI 53022

Veridian Homes, LLC as applicant and developer, requests the Village of Germantown consider and approve a Rezoning & PDD Application for the property described as Parcel ID GTNV\_263988, located at N104 W14942 Donges Bay Road, currently owned by Germantown School District. The requested rezoning is from A-2 to Rs-5 PDD. The rezone would allow for the development of 27 new, single-family residential lots. A land use map amendment for the parcel was approved December 17, 2018.

The property to be considered is a vacant in-fill development site and consists of 14.70 acres. The surrounding properties to the east and south are also existing single-family residential neighborhoods, the adjoining property to the north is a Village Park and the property to the west across Preserve Parkway is a vacant parcel containing a large wetland complex owned by the Village adjacent to another vacant 38-acre parcel shown on the Village's 2020 Land Use Plan as a future residential area. The rezoning will allow the property to be consistent with adjacent land use to the east and south and allow for compatibility with the adjacent lands to the west and north.

The property is currently owned by the Germantown School District and a school site had been planned for the property. A school would be a much more intensive use than the proposed residential neighborhood with significantly increased traffic during peak hours. Although the Comprehensive Plan identifies this property as Park and Recreation and the current zoning is A-2, use as a school would not have been compatible and would have required an amendment of the Village Comprehensive Plan and a rezoning.

The proposed zoning for the development is described as follows: outer perimeter lots (1-7) facing the north property line (Village Park) follow Rs-5 PDD zoning and are a minimum of 18,000sf. The remaining outer perimeter lots (8-21) along the south, west and east sides of the development are a minimum of 15,000sf, complying with the proposed Rs-5 PDD zoning. The interior lots (22-27) will be a minimum of 13,000sf and also follow the proposed Rs-5 PDD zoning. Average lot size in the development is 16,482sf.

Rs-5 PDD Zoning Summary:

Min. Frontage at setback = 90'

Front Building Setback = 30'

Side Building Setback = 12'

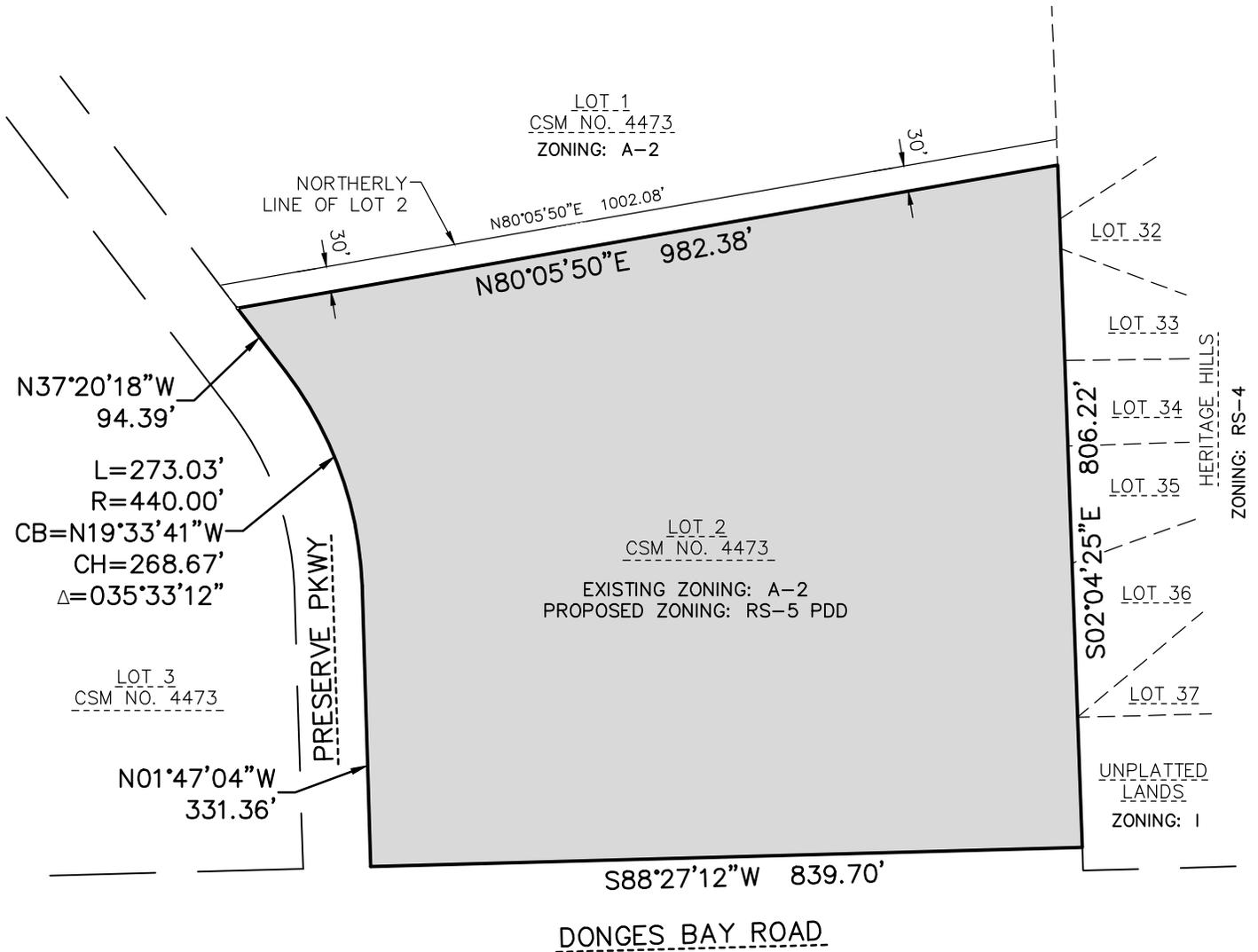
Rear Building Setback = 30'

The corner lots will have an additional width of 10' to allow for adequate building setbacks from the side streets.

The developer anticipates initial home and lot packages ranging from the low \$400,000s to the high \$400,000s, exceeding the assessed value of neighboring homes. Developing the vacant in-fill site with single-family residential homes complements the overall character of the area. Homes within the neighborhood will be built by the developer with covenants and restrictions implementing architectural standards and minimum home sizes.

Veridian Homes is family owned and family driven and has been helping families experience the joy, beauty and fulfillment of home ownership for over 60 years. Rooted in Wisconsin, Veridian wears their local heritage with pride and continues their commitment to building award-winning homes that are good for the land and people. Veridian started their first neighborhood in the Milwaukee area in 2015 at Silver Spring Estates in Menomonee Falls across from Hamilton High School. Mequon and Franklin are also home to Veridian neighborhoods (please visit [www.veridianhomes.com](http://www.veridianhomes.com) for additional information). This proposed single-family residential neighborhood will help meet local demand for residential housing in and around the Village of Germantown. The site is located near I-41 providing access to desired destinations in and around the Milwaukee Metropolitan Area. The proposed neighborhood will complement the surrounding land uses.

# ZONING EXHIBIT



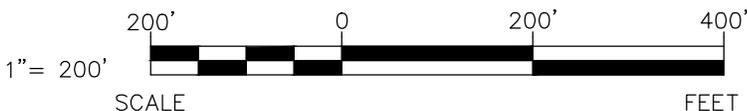
ZONING KEY	
I	INSTITUTIONAL DISTRICT
A-2	AGRICULTURAL DISTRICT
RS-4	SINGLE-FAMILY RESIDENTIAL DISTRICT
RS-5	SINGLE-FAMILY RESIDENTIAL DISTRICT
PDD	PLANNED DEVELOPMENT DISTRICT

## LEGAL DESCRIPTION:

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EXCEPTING THEREFROM the Northerly 30 feet thereof.

DATE: MARCH 1, 2019





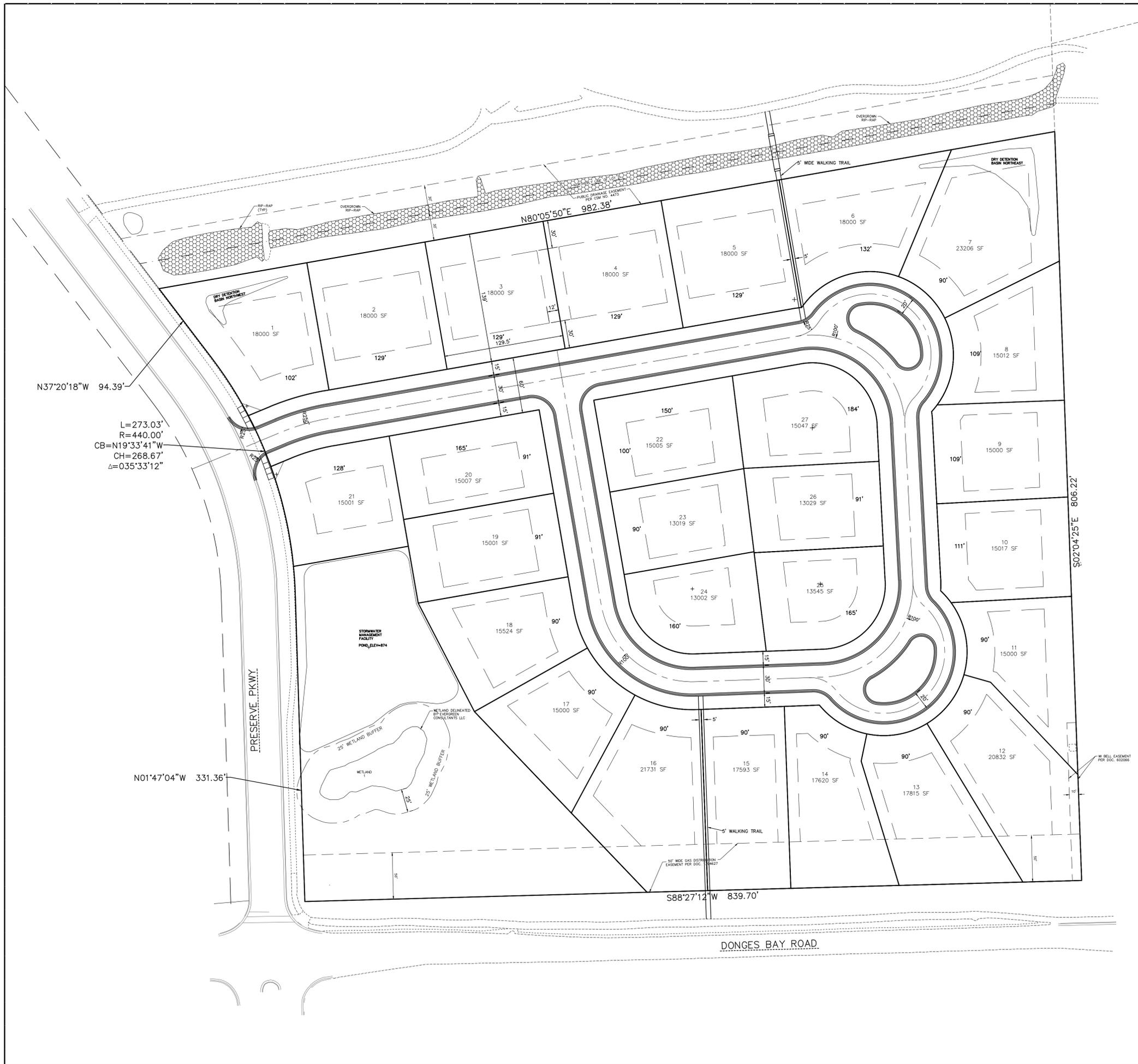
**Excel ENGINEERING inc. SURVEYING GROUP**

PROJECT NO. 1800820

**Always a Better Plan**

100 CAMELOT DRIVE  
FOND DU LAC, WI 54935  
PHONE: (920) 926-9800  
FAX: (920) 926-9801





**SITE INFORMATION:**

PROPOSED OUTER ZONING: RS-5 PDD  
 FRONTAGE REQ AT SETBACK: 90'  
 LOT AREA REQ: 15,000 SF

SETBACKS: BUILDING: FRONT = 30'  
 SIDE = 12'  
 REAR = 30'

PROPOSED INTERIOR ZONING: RS-5 PDD  
 FRONTAGE REQ AT SETBACK: 90'  
 LOT AREA REQ: 13,000 SF

SETBACKS: BUILDING: FRONT = 30'  
 SIDE = 12'  
 REAR = 30'

CORNER LOTS SHALL HAVE AN ADDITIONAL WIDTH OF 10' TO PERMIT ADEQUATE BUILDING SETBACKS FROM THE SIDE STREETS.

AVERAGE LOT SIZE: 16,482 SF



**PROJECT INFORMATION**  
 PROJECT NUMBER: 1800820

PROPOSED RESIDENTIAL SUBDIVISION  
**THE MEADOWS AT KINDERBERG**  
 PRESERVE PKWY • GERMANTOWN, WI

PROFESSIONAL SEAL

**PRELIMINARY DATES**  
 OCTOBER 2, 2018  
 OCTOBER 12, 2018  
 JANUARY 31, 2019  
 FEBRUARY 4, 2019  
 FEBRUARY 27, 2019

**NOT FOR CONSTRUCTION**

**SHEET INFORMATION**  
 CONCEPT - RS5 PUD  
 SHEET NUMBER  
**C**

