



**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: 7-15-19 Received by: [Signature]

## 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**  
Stonecast Products (Jim Marriott)  
N112 W14343 Mequon Rd.  
Germantown, WI 53022  
  
Phone (262 ) 253-6600  
Fax (262 ) 253-0500  
E-Mail JMarriott@marriottconstruction.com

**PROPERTY OWNER**  
SPI Real Estate, LLC.  
N112 W14343 Mequon Rd  
Germantown, WI 53022  
  
Phone (262 ) 253-6600

<b>2 PROPERTY ADDRESS OR GENERAL LOCATION</b>	<b>TAX KEY NUMBER</b>
<u>N112 W14343 Mequon Rd.</u>	261-983 261-985

**3 REZONING REQUEST**

FROM <u>M-1</u> 25' Rear Yeard setback	TO <u>M-1 PDD</u> 10' Rear Yard Setback
---	--

**4 METES AND BOUNDS LEGAL DESCRIPTION OF PROPERTY – REQUIRED**

*Attach pages as necessary*

Parcel 2, CSM No. 2747 along the lands in the Northeast 1/4 of Section 26, Town 9 North, Range 20 East, in the Village of Germantown, Washington County, Wisconsin, bounded as described as follows:  
 Commencing at the northwest corner of said 1/4 section, thence n 88 35'07" e 1156.55 feet along the north line of said 1/4 section to a point; thence n 88 35'07" e 65.00 feet to the point of beginning of lands to be described; thence n 88 35'07" e 467.78 feet; thence s 37 42'59" e 488.50 feet; thence southeast along the arc of a curve whose center lies to the northeast, whose radius is 4363.25 feet and whose chord bears s 40 42'52" e 456.71 feet; thence s 40 53'56" w 128.47 feet; thence n 63 28'04" w 1086.46 feet; thence n 01 24'52" w 332.95 feet to the point of beginning. Containing: 463,320 sq. ft. of 10.636 acres

## 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.

The purpose for the request is that Stonecast is looking into expanding/increasing their panel production by increasing their product size. By increasing their panel sizes, they need to increase the height on part of their existing facility for the larger crane and pump out the south end of the facility to accommodate their flow of loading panels to semi trailers (Same as what they are currently doing, just shifted south due to the larger production tables/beds).

The current layout with the bumped out enclosed canopy/loading area puts one corner of it over the 25' setback line (see attached site sketch/aerial photo), hence why Stonecast is submitting the Rezoning/PDD application, *to change from 25' to 10'.*

NO change in employees at this time.

## 6 SUPPORTING DOCUMENTATION:

- Plat of Survey (1:100)
- Site Plan and elevations for new construction (can be conceptual)
- Marked up aerial photo
- \_\_\_\_\_

## 7 READ AND INITIAL THE FOLLOWING:

mk 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.

mk 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 be sufficient cause to deny the petition.

mk 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

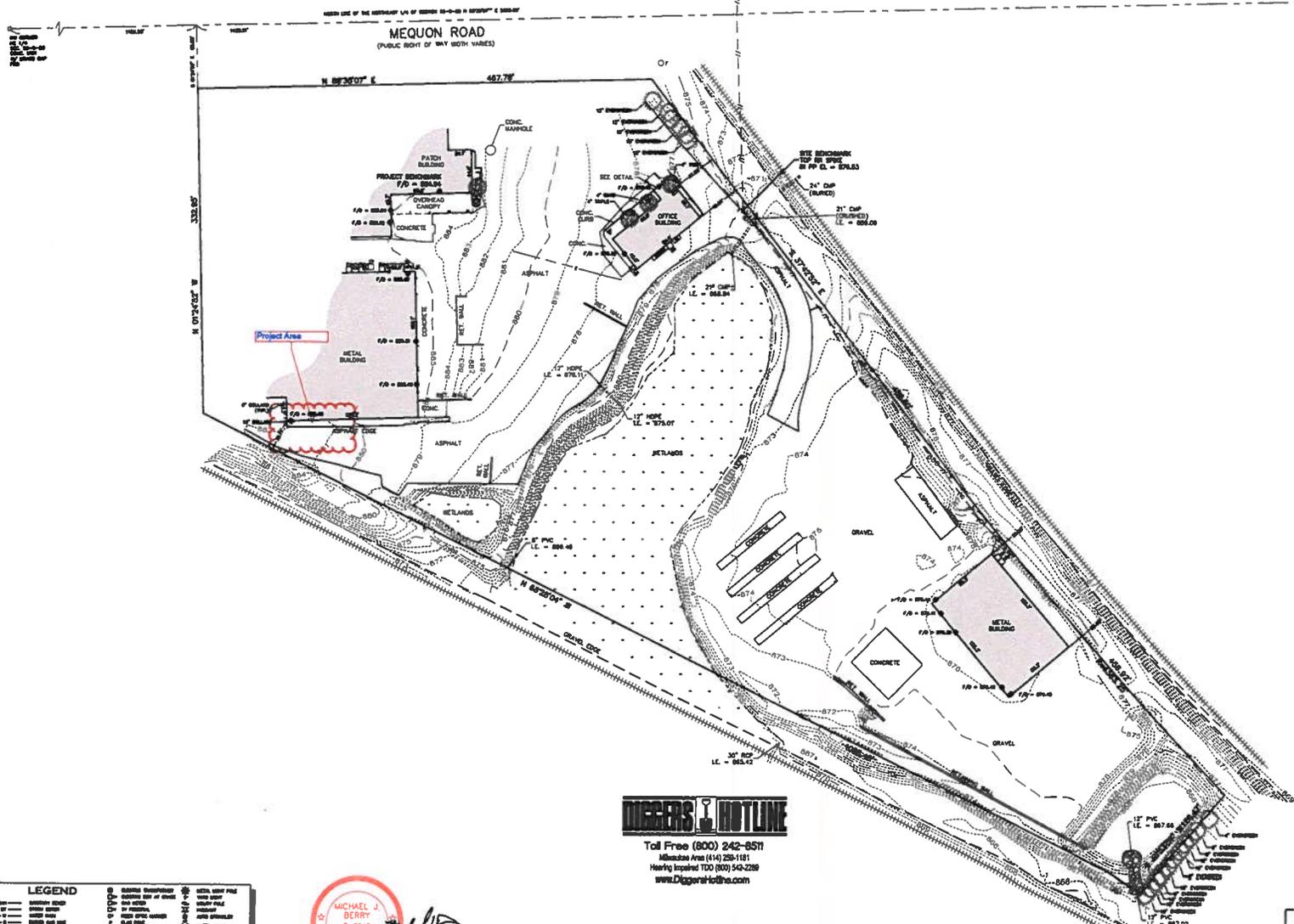
## 8 SIGNATURES - ALL APPLICATIONS MUST BE SIGNED BY OWNER!

JAMES B. MARRIOTT 7/15/19  
Applicant Date

[Signature] 7/15/19  
Owner Date

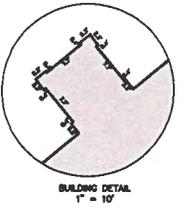


CAPITOL SURVEY ENTERPRISES  
 837 SOUTH CURTIS ROAD  
 THE WOODLAND, WISCONSIN 53194  
 PH: 616.757.7810  
 FAX: 616.757.7818  
 WWW.CAPITOLSURVEY.COM

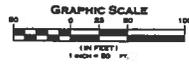


**LEGAL DESCRIPTION:**  
 LANDS IN THE NORTHEAST 1/4 OF SECTION 26, TOWN 9 NORTH, RANGE 20 EAST, IN THE VILLAGE OF GERMANTOWN, WASHINGTON COUNTY WISCONSIN, BOUNDARY AND DESCRIBED AS FOLLOWS:  
 COMMENCING AT THE NORTHWEST CORNER OF SAID 1/4 SECTION, THENCE N 89°30'00" E 115.80 FEET ALONG THE NORTH LINE OF SAID 1/4 SECTION TO A POINT; THENCE S 87°00'00" E 85.00 FEET TO THE POINT OF BEGINNING OF SAID 1/4 SECTION; THENCE N 89°30'00" E 487.78 FEET; THENCE S 87°00'00" E 485.00 FEET; THENCE SOUTHEAST ALONG THE ARC OF A CURVE WHOSE CENTER LIES TO THE NORTHEAST, WHOSE RADIUS IS 434.55 FEET AND WHOSE CHORD BEARS S 80°25'00" E 48.78 FEET; THENCE S 80°25'00" E 128.47 FEET; THENCE N 87°00'00" E 108.46 FEET; THENCE N 07°24'30" E 332.85 FEET TO THE POINT OF BEGINNING.  
 CONTAINING 40.866 SQUARE FEET OR 0.3853 ACRES

- NOTES**
- LEGAL DESCRIPTION BASED ON INFORMATION PROVIDED BY CLIENT
  - THE UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, ON INFORMATION FURNISHED BY THE UTILITY COMPANIES, DIGGERS HOTLINE AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.
  - SUBJECT PROPERTY IS IN ZONE "C" AREAS OF LESS THAN 0.028 ANNUAL CHANCE FLOOD PER FEDERAL INSURANCE RATE MAP NO. 5812C - 0370 WHICH HAS AN IDENTIFICATION DATE OF NOVEMBER 20, 2013 AND IS CONSUMERS (C8042), THE VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WHICH IS THE COMMUNITY IN WHICH THE SUBJECT PROPERTY LIES.
  - PROJECT BENCHMARK - FLOOR AT DOOR OF PATCH BUILDING CL = 884.84
  - SITE BENCHMARK - 88 SPICE IN WEST FACE OF PP EAST OF MASONRY OFFICE BUILDING CL = 876.53
  - ELEVATIONS BASED ON INFORMATION FROM PRELIMINARY SITE GRADING PLAN PROVIDED BY C.J. ENGINEERS.



Toll Free (800) 242-8511  
 Milwaukee Area (414) 229-1181  
 Heavy Equipment (700) 543-2269  
 www.DiggersHotline.com



**LEGEND**

—	BOUNDARY LINE	—	CONCRETE
—	ASPHALT	—	GRAVEL
—	GRAVEL	—	ROCK
—	ROCK	—	WOOD
—	WOOD	—	IRON
—	IRON	—	STEEL
—	STEEL	—	BRASS
—	BRASS	—	COPPER
—	COPPER	—	ZINC
—	ZINC	—	ALUMINUM
—	ALUMINUM	—	LEAD
—	LEAD	—	SILVER
—	SILVER	—	PLATINUM
—	PLATINUM	—	GOLD
—	GOLD	—	DIAMOND
—	DIAMOND	—	EMERALD
—	EMERALD	—	SAPPHIRE
—	SAPPHIRE	—	RUBY
—	RUBY	—	PEARL
—	PEARL	—	OPAL
—	OPAL	—	AMBER
—	AMBER	—	GEMSTONE
—	GEMSTONE	—	OTHER

MICHAEL J. BERRY  
 S-7543  
 BROOKFIELD, WI

**EXISTING CONDITIONS SURVEY**  
 FOR  
**STONECAST PRODUCTIONS**  
 N112 W14343 MEQUON ROAD  
 GERMANTOWN, WI

DRAWN BY:	NJF	DATE:	5-3-2014
CHECKED BY:	MLB	DRAWING NO.:	ECO
CSE JOB NO.:	14-054	SHEET 1	OF 1





PROPERTY LINE

25 Rear Setback Line

13'

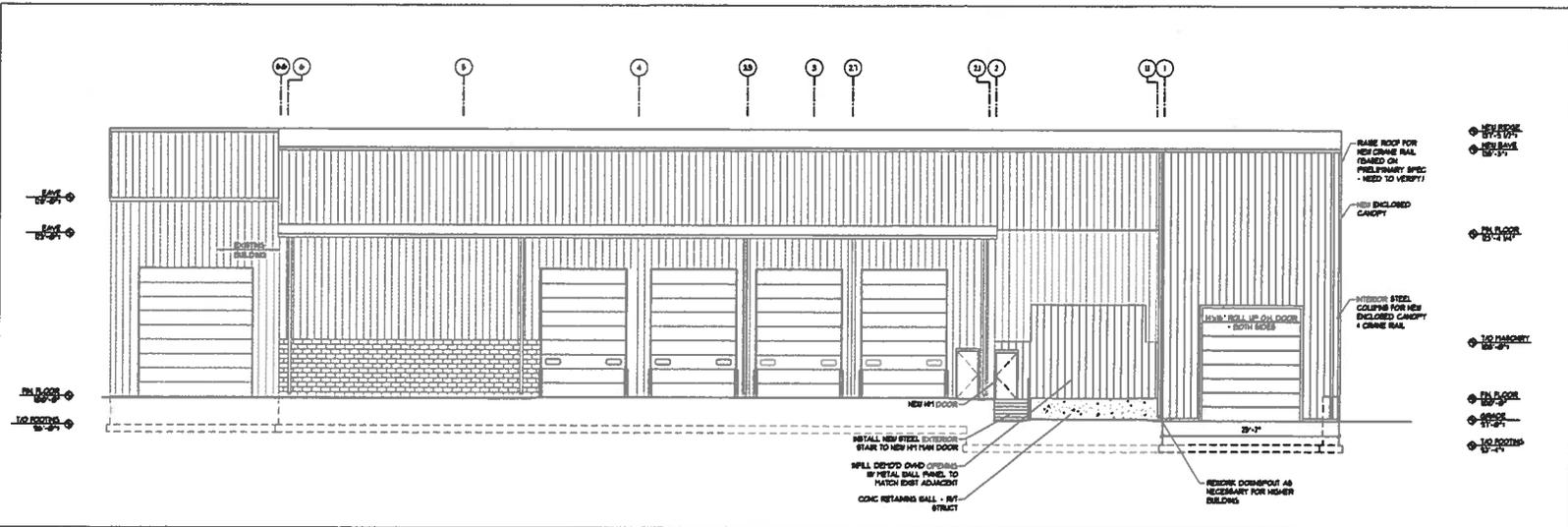
Approx. 11,98'

24'

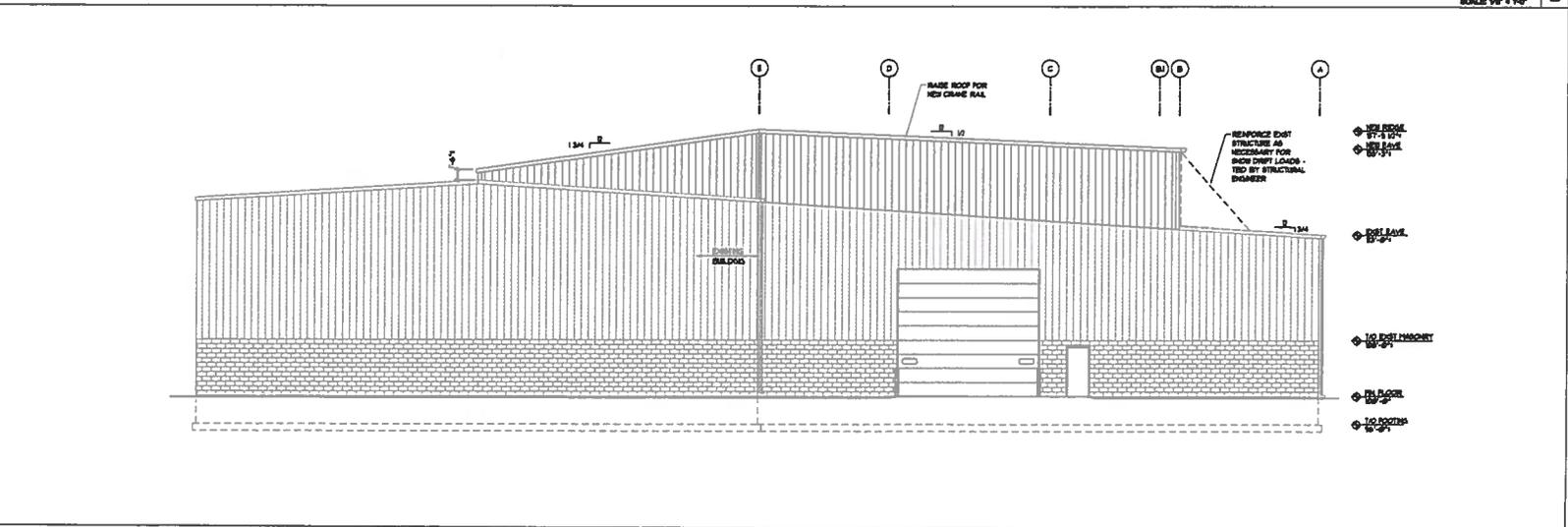
60'

25'

PLATE NORTH ELEVATION



PROPOSED WEST ELEVATION (EAST ELEV. SIMILAR) 2  
SCALE 1/8" = 1'-0"



PROPOSED NORTH ELEVATION 1  
SCALE 1/8" = 1'-0"

ALL WORK SHOWN IS SHOWN AS NOT TO BE CONSIDERED AS PART OF THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.

DATE	DESCRIPTION
01/11/19	10% REVISED
01/11/19	30% SET
01/11/19	50% SET
01/11/19	70% SET
01/11/19	90% SET
01/11/19	100% SET

Project:  
**Stonecast Products Inc.**  
 1255 W. North Avenue  
 Wausau, WI 53226  
 Tel: 414-302-1159 Fax: 414-302-1151

**PERSPECTIVE DESIGN, INC.**  
 1255 W. North Avenue  
 Wausau, WI 53226  
 Tel: 414-302-1159 Fax: 414-302-1151

Drawing Title:  
**PROPOSED EXTERIOR ELEVATIONS**

Date: 04/17/19  
 Scale: 1/8" = 1'-0"  
 Drawn: KBJ  
 Job: 19-018  
 Sheet: **A21**

NOT FOR CONSTRUCTION

- PRELIMINARY -  
 FOR ESTIMATING AND REVIEW ONLY



CUP # 14 - 14  
Document No.

CONDITIONAL USE PERMIT  
Document Title

1389404



VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN  
CONDITIONAL USE ZONING PERMIT

RECORDED  
August 31, 2015 10:30 AM  
SHARON A MARTIN  
REGISTER OF DEEDS  
WASHINGTON COUNTY, WI  
Recording Fee Paid: \$30.00

Whereas the Applicant:

**James Marriott, President, Stonecast Products Inc.**

agrees to comply with applicable Codes and Ordinances of the Village of Germantown, Wisconsin, and further agrees that all work done pursuant to the permission granted herewith will conform with the applications and drawings filed with and approvals granted by officials of the Village for the purpose of obtaining this permit.

Now, therefore, this permit is issued to the Applicant to permit the to allow development within the 25' wetland setback areas as presented in the Wetland Mitigation Plan dated October 22, 2014, and exhibits contained in the application pursuant to Section 24.04 of the Shoreland-Wetland Zoning Code.

Name & Return Address:

**Village of Germantown  
P.O. Box 337  
Germantown, WI 53022**

Parcel Identification No:

**GTNV 261-983 & 261-985**

3

**On the following described property located in the Village of Germantown, Washington County, Wisconsin:**

N112 W14343 Mequon Road; Tax Key No. 261-983 & 261-985

Parcel 2, CSM No. 2747 along with lands in the Northeast 1/4 of Section 26, Town 9 North, Range 20 East, in the Village of Germantown, Washington County, Wisconsin, bounded and described as follows:

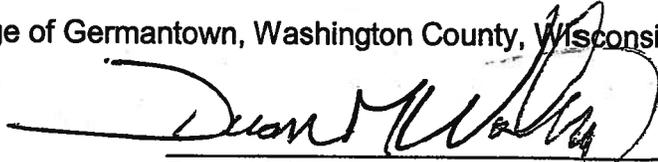
Commencing at the northwest corner of said 1/4 section, thence n 88°35'07" e 1156.55 feet along the north line of said 1/4 section to a point; thence s 01°24'59" e 65.00 feet to the point of beginning of lands to be described; thence n 88°35'07" e 467.78 feet; thence s 37°42'59" e 488.50 feet; thence southeast along the arc of a curve whose center lies to the northeast, whose radius is 4363.25 feet and whose chord bears s 40°42'52" e 456.71 feet; thence s 40°53'56" w 128.47 feet; thence n 63°28'04" w 1086.46 feet; thence n 01°24'52" w 332.95 feet to the point of beginning. Containing: 463,320 square feet or 10.636 acres.

**Pursuant to the following condition(s):**

1. The owner shall prepare and submit an annual monitoring report to the Village and Local DNR staff concerning the various management activities proposed in the plan including the planting/restoration of native vegetation. Said report shall at a minimum detail the type and amount of plantings, all activities carried out in the previous year and the observed success of all previous activities, recommendations for new or different activities needed to ensure success of the mitigation measures and management activities to be carried out, and a list of planned activities for the upcoming year. Said report shall be submitted annually at the end of each year beginning in 2015 for a period of three (3) years.

Conditional Use Permit (CUP) # 14-14  
James Marriott, President, Stonecast Products Inc.  
Page 2 of 3

Granted by the Village Board of the Village of Germantown, Washington County, Wisconsin  
on the 15<sup>th</sup> day of December, 2014.

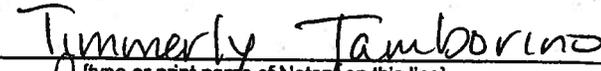
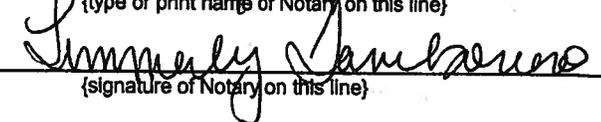
  
\_\_\_\_\_  
Dean M. Wolter, Village President

ATTEST:

  
\_\_\_\_\_  
Barbara K. D. Goeckner, Village Clerk

STATE OF WISCONSIN ) SS  
WASHINGTON COUNTY)

Personally came before me this 30 day of July, 2015, the above named  
Dean Wolter, Village President, and Barbara K. D. Goeckner, Village Clerk, to me known to be  
the persons who executed the foregoing instrument and acknowledged the same.

  
\_\_\_\_\_  
(type or print name of Notary on this line)  
  
\_\_\_\_\_  
(signature of Notary on this line)

Notary Public, State of Wisconsin  
My Commission Expires: 3.20.16

**ACCEPTANCE OF TERMS AND CONDITIONS BY PROPERTY OWNER**

The following named person, who is authorized to represent Stonecast Products Inc., hereby accept the terms and conditions set forth in this Permit, and realize that non-adherence to the terms and conditions as stated hereon may result in the revocation of this Permit by the Village of Germantown.

Dated this 4<sup>th</sup> day of AUGUST, 2015.

JAMES R. MARIOTT  
(type or print name on this line)

[Signature]  
(signature on this line)

Agent for Stonecast Products Inc.

STATE OF WISCONSIN  
Ozaukee COUNTY

Personally came before me this 4<sup>th</sup> day of August, 2015, being the above named Julie L. Ketterling, to me known to be the person who executed the foregoing instrument and acknowledged the same.

**Julie L. Ketterling**  
**Notary Public**  
**State of Wisconsin**  
**Ozaukee**

Julie L. Ketterling  
(type or print name of Notary on this line)

[Signature]  
(signature of Notary on this line)

Notary Public, State of Wisconsin  
My Commission Expires: June 30, 19

This instrument was drafted by:  
Jeffrey W. Retzlaff, AICP  
Village Planner/Zoning  
Administrator  
Village of Germantown, Wisconsin