



Village of

Germantown
Willkommen

FEEES MUST BE PAID AT TIME OF APPLICATION

- \$200 Plan Commission Consultation
- ~~\$1,085~~ Rezoning **\$500.00**
- \$1,240 PDD < 5 acres
- \$2,095 PDD 5-20 acre site
- \$3,460 PDD > 20 acre site

Date Paid: 1-24-20 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
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
ericksen@gsdwi.org

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

3 REZONING REQUEST

FROM A-2	TO Rs4
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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

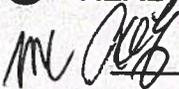
Briefly describe why the applicant is rezoning the property. Include a description of the proposed use, including any new construction and number of employees, if applicable.

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

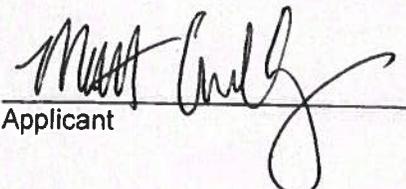
7 READ AND INITIAL THE FOLLOWING:

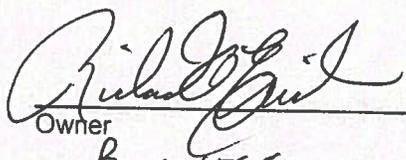
 I understand that the Village is under no obligation to rezone property and that density and lot coverages provided in the Zoning Code are maximums. Actual build out will depend on myriad factors including topography and other natural conditions, surrounding neighborhood context and the detailed design of a project.

 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.

 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!


Applicant _____ Date 1/21/2020


Owner _____ Date 1/21/2020
BUSINESS
MANAGER.

January 31, 2020

Project Narrative
Rezoning Application

Project: Veridian Homes (Germantown School District Site)
N104 W14942 Donges Bay Road
Germantown, WI 53022

Veridian Homes as applicant and developer, requests the Village of Germantown reconsider and approve a Rezoning Application for the property described as Parcel ID GTNV_263988, located at N104 W14942 Donges Bay Road, currently owned by Germantown School District. The Rezoning Application is requesting rezoning from A-2 to Rs-4. The proposed rezone would allow for the development of a new neighborhood with 16 single-family residential lots. This is consistent with what has been requested by the Village Board during public discussions on previous submittals. The neighborhood also provides more than 5 acres of open space totaling more than 34% of the site, considerably more than any neighborhood in the vicinity.

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 proposed lots will range in size from 20,858sf (0.48 acres) to 36,280sf (0.83 acres), with an average lot size of 27,013sf (0.62 acres). The developer anticipates initial home and lot packages ranging from the high \$400,000s to the mid \$500,000s, far 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 on 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 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.

