



Fee Must Accompany Application

- \$1,165 Paid _____ Date _____
- \$200 PC Consultation Only
Paid _____ Date _____

COMPREHENSIVE PLAN AMENDMENT APPLICATION

Please read and complete this application carefully. All applications must be signed and dated. Attach additional sheets and/or include supplemental information in support of your application.

APPLICANT OR AGENT:

TR Capital, LLC

Rosie Roberts

Address: N91 W27428 Red Fox Run

Hartland, WI 53029

Phone: (262) 719-3368

E-Mail: rosie.a.roberts@gmail.com

PROPERTY OWNER(S):

Bruce J Miller

Address: W219 N11588 Appleton Avenue

Germantown, WI 53022

Phone: (262) 305-5990

E-Mail:

REQUEST TO AMEND LAND USE MAP

Current Land Use Map Designation(s):

Proposed Land Use Map Designation(s):

Address of Property, Parcel ID Number(s) or General Location (1/4 section 1/4 section):

Address: W219 N11588 Appleton Avenue
Parcel ID: 193955

Legal Description of Property or Area (metes and bounds description):

That part of the Northwest 1/4 of the Southwest 1/4 of Section 19, Township 9 North, Range 20 East, lying north and east of the center of Fond du Lac Road (U.S. Hwy No. 41) excepting therefrom that part described as follows: Commencing at the center of the said Fond du Lac Road on the south line of the said NW 1/4 of the SW 1/4, thence East to the line of the NW 1/4 of the SW 1/4 27 rods, thence north on the said line 20 rods, thence west 37 rods to the middle of Fond du Lac Road, thence southeasterly along the centerline of said road to the place of beginning. Further excepting that part conveyed in warranty deed recorded on January 24, 1966, in Volume 412, on page 547, as Document No. 284461.

Size of Property or Area: Acres: 3.65 Square Feet: _____

Land Use and Zoning of Adjacent Properties (example: residential; Rs-2):

Adjacent Property Land Uses		Zoning
North	Agriculture	A-1
South	Quarry	M-4
East	Quarry	M-4
West	Residential (West of Appleton Ave)	RS-1 RS-3

REQUEST TO AMEND PLAN TEXT

Section(s) of Comprehensive Plan to be Amended:

Proposed Text Amendment:

Attach separate pages as necessary

Detailed Explanation and Justification for Proposed Amendment(s):

Required for both Land Use Amendment and Text Amendments
Attach separate pages as necessary

Comprehensive Plan Amendment Application

APPLICATION SUBMITTAL REQUIREMENTS (to be submitted at time of application):

All Amendment Applications:

- Complete Application Form (Affidavit of Understanding and signatures required)
- Application Fee
- Additional Sheet(s) for explanation of and justification for proposed amendment(s)

Land Use Plan Map Amendment Only:

- Legal Description of the land subject of map amendment in electronic/digital file format (e.g. Microsoft Word)
- Detailed Plat of Survey or Site Plan of the land subject to the map amendment at a scale of 1" = 50' or other suitable scale necessary to accurately present:
 - o Exterior boundary of the land subject of the map amendment
 - o Concept plan showing general size, shape and relative location of existing and future roads, lots, structures, wetlands, floodplain or other natural features, environmental etc. as may be necessary to further explain and/or support the proposed map amendment.

AFFIDAVIT OF UNDERSTANDING

Please read and indicate that you understand and agree to the following (initials in box):

I understand that Village Staff, the Plan Commission and/or the Village Board may request additional information to properly evaluate this application and failure to provide such information may be sufficient justification to deny this application;

I understand that, regardless of the justification and/or information provided in support of my application, the Village is under no obligation to approve my application nor amend the Comprehensive Plan as requested;

I am aware that the approval of an application to amend the Land Use Plan Map only amends the Land Use Map and does not otherwise revise or change the zoning of the land affected by the Map amendment, and, if I am applying for a Map amendment in order to pursue actual development of the land affected by the amendment, I may be required to obtain separate permits and/or approvals (e.g. rezoning, land division, site plan, etc.) from the Village or other agencies as a prerequisite to the development of such land.

I understand that Village Staff is required to post one or more signs along the street frontage of and/or on the property 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 being 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 timeframe.

ALL APPLICATIONS MUST BE SIGNED BY THE APPLICANT/AGENT AND PROPERTY OWNER(S)

Rosei Pabst 4-29-21
 Applicant/Agent Date

Benny Miller 4-29-21
 Property Owner Date

Applicant/Agent Date

Property Owner Date



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.**

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Phone (262) 305-5990

E-Mail

2

PROPERTY ADDRESS OR GENERAL LOCATION

TAX KEY NUMBER

W219 N11588 Appleton Avenue

193955

3

REZONING REQUEST

FROM

B-1

TO

M-1

4

METES AND BOUNDS LEGAL DESCRIPTION OF PROPERTY – REQUIRED

Attach pages as necessary

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TR Capital

PO Box 75
Sussex, WI 53089

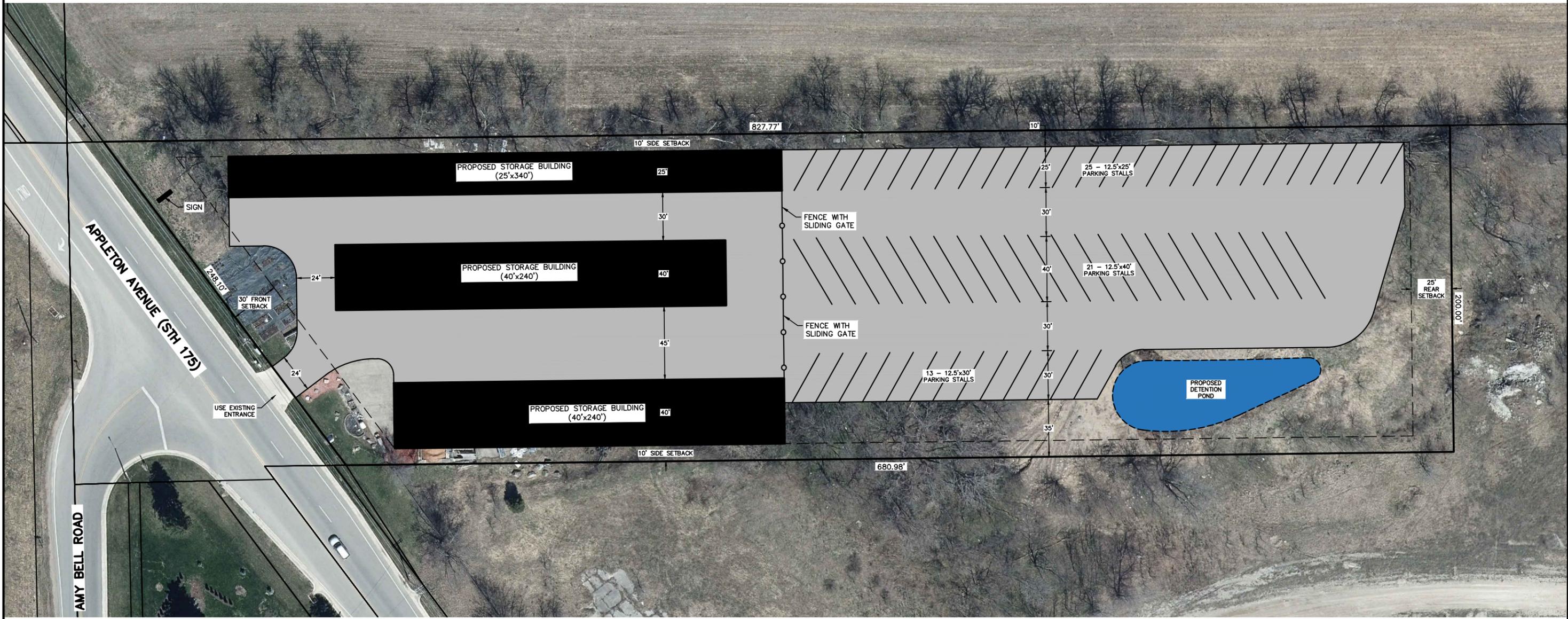
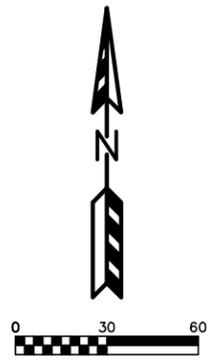
Owners:

Jon Then
Heidi Then
Rosie Roberts
Eric Roberts

TR Capital is a private real estate company founded by two families residing in Lisbon, Wisconsin. Our primary focus is light industrial developments and renovations that add value to the surrounding communities that we are a part of.

Our most recent project was an industrial development/renovation in the Town of Brookfield. This site consisted of 5.25 acres and a 3,800 SF industrial building that was abandoned for 16 years. This project was recently completed and sold to Johns Disposal adding substantial value to the surrounding community.

We are very excited to work with the Village of Germantown to clean up and improve the property at W21N11588 Appleton Ave. We feel our experience with contaminated and neglected properties makes us a great choice to partner with on this project. We hope the direction we want to take with this property makes sense to the village.



SITE INFORMATION BLOCK	
Site Address	W219 N11588 Appleton Avenue
Site acreage (total)	3.65 Acres
Current Zoning	B-1
Proposed Zoning	M-1
M-1 Lot and Yard Requirements	
Front Yard	30'
Side Yard	10'
Rear Yard	25'
% Coverage	80%
Surface Coverage:	
Impervious Area	2.51 Acres
Lot Area	3.65 Acres
Impervious Percentage	68.8%

APPLETON AVENUE STORAGE
 CONCEPT PLAN
 DATED: APRIL 23, 2021

C-100

QUAM ENGINEERING, LLC
 Residential and Commercial Site Design Consultants

122 Wisconsin Street; West Bend, Wisconsin 53095
 Phone (262) 346-7800; www.quamengineering.com