

HISTORIC DESIGNATION APPLICATION

7/24/2023 Plan Commission Meeting

Schuster House / Joseph & Suzanne Schuster

Village Planner Report

Germantown, Wisconsin

Summary

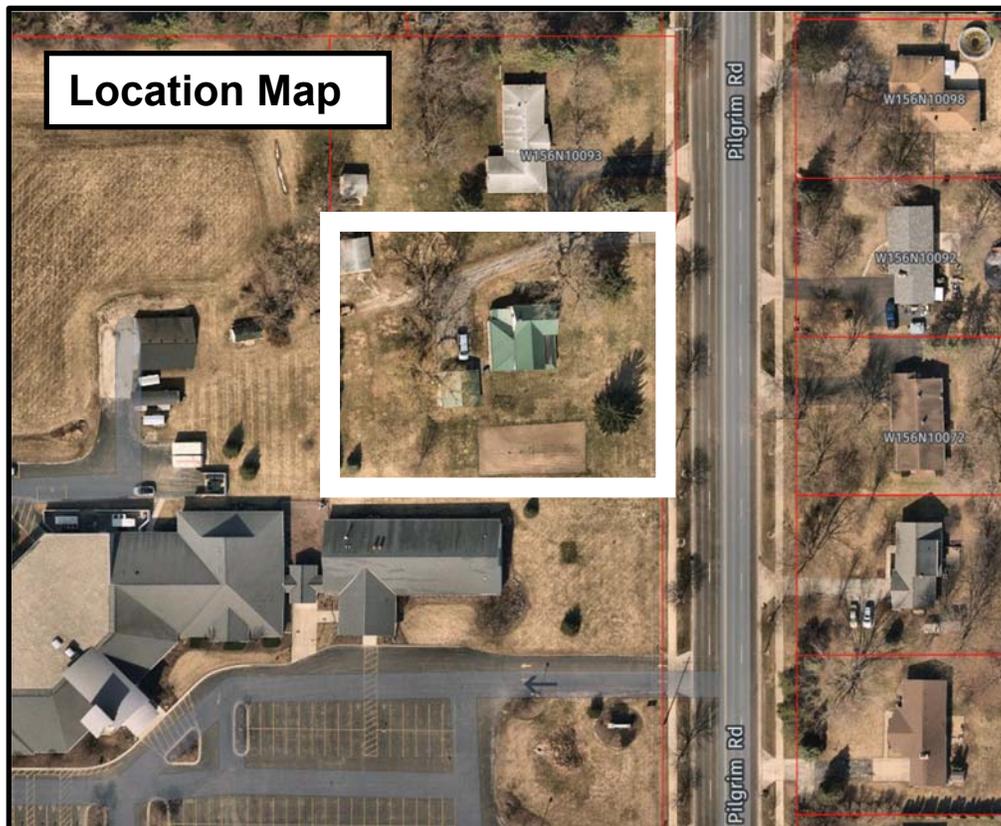
Joseph and Suzanne Schuster, property owners, are seeking approval of the Village's Historic Designation for the Schuster House located at W156 N10081 Pilgrim Road.

Location: W156 N10081 Pilgrim Road

**Owner/
Applicant:** Joseph and Suzanne Schuster
W156 N10081 Pilgrim Road
Germantown, WI

Current Zoning: Rs-4: Single-Family

Adjacent Land Uses		Zoning
North	Residential	Rs-4
South	Institutional	I
East	Residential	Rs-4
West	Institutional	I



Background

Historic Designation applications are part of an overall voluntary program as set forth in Section 26 of the Village Code. The Historic Designation (HD) serves as an “overlay” zoning district with specific design and improvement guidelines that need to be met to retain the Historic Designation. Once designated, the regulations set forth in Section 26 limit the type and amount of future improvements to designated structures or lands without meeting certain guidelines intended to protect and preserve historical character.

Proposal

Joseph and Suzanne Schuster, property owners, are seeking approval of the Village’s Historic Designation for the Schuster House located at W156 N10081 Pilgrim Road. As required, the owners have provided a detailed history of the property along with their application (attached).

As required, other Village Departments have been provided with a copy of the application for review and comment. Of the responses to date, all departments have expressed their support for the Historical Designation request or have no comment.

On May 17, the Historic Preservation Commission (HPC) approved the application and forwarded it on to the Plan Commission and Village Board. According to the procedural requirements of Section 26.06(1), Plan Commission action and recommendation to the Village Board is required within (30) days after HPC action.

Now that the HPC has acted on the application, the Plan Commission is required to review and make a recommendation to the Village Board just like a typical rezoning application. A recommendation from the Plan Commission for approval of the historic designation requires a 2/3-majority vote (5 of 7 members) of the Plan Commission.

VILLAGE STAFF RECOMMENDATION

APPROVE the requested Historic Designation for the Schuster House property located at W156 N10081 Pilgrim Road.



Village of

Germantown
...Willkommen

**HISTORIC PRESERVATION
 COMMISSION**
 N112 W17001 Mequon Road
 P.O. Box 337
 Germantown, WI 53022-0337

APPLICATION FOR HISTORIC DESIGNATION

PURSUANT TO SECTION 17.00 OF THE MUNICIPAL CODE

PLEASE READ AND COMPLETE THIS APPLICATION CAREFULLY. ALL APPLICATIONS MUST BE SIGNED AND DATED.

1. APPLICANT OR AGENT

Joseph P Schuster

Suzanne Schuster

PHONE

2. PROPERTY OWNER

Joseph P Schuster

Suzanne Schuster

PHONE

3. PROPERTY ADDRESS

W156 N10081 Pilgrim Road

4. TAX KEY NUMBER

GTNV 341008

5. PROPERTY HISTORY

HISTORIC NAME OF PROPERTY

Schuster House

DATE BUILT

1859-1873

ARCHITECT / BUILDER

Mortimer Hubanthal

SOURCE OF THIS INFORMATION

Vintage plot maps Wshington County

CHECK HERE IF THIS PROPERTY IS THREATENED WITH DEMOLITION OR DESTRUCTION.

6. PURPOSE OF APPLICATION

BRIEFLY DESCRIBE THE REASON FOR YOUR REQUEST

Although the farm is gone our family house still stands which is 50% pioneer log cabin. I am 4th generation on the property and i believe in the preservation and reccognition of this property and other of being the staple of what had help formed Germantown.

7. HISTORIC SIGNIFICANCE OF PROPERTY

CHOOSE ONE OR MORE OF THE FOLLOWING.

- THIS PROPERTY ILLUSTRATES AN IMPORTANT ASPECT OF GERMANTOWN'S HISTORY THROUGH ITS ETHNIC, AGRICULTURAL, INDUSTRIAL, ETC., HISTORY.
- THIS PROPERTY IS DIRECTLY ASSOCIATED WITH A PERSON WHO MADE IMPORTANT CONTRIBUTIONS TO GERMANTOWN'S HISTORY.
- THIS PROPERTY IS ARCHITECTURALLY OR ARTISTICALLY SIGNIFICANT.

EXPLAIN BRIEFLY AND INCLUDE SOURCES IF APPROPRIATE. ATTACH ADDITIONAL PAGES AS NECESSARY.

Originally 160 acres owned by J.C. Hubenthal then in 1859-1860 he passed and gave his son Mortimer 80 acres in which time he built the pioneer log cabin and barn. Sometime later he added on to the south and later to the west. And later on added another 20 acres to the property. My great grand parents Joseph and Emma Schuster bought the property between 1905-1910. County Line school and Spassland park were originally my families property.

8. DOCUMENTATION

PLEASE CHECK ONE OR MORE OF THE FOLLOWING:

- RECENT PHOTOGRAPH (REQUIRED)
- BUILDING PLANS (IF AVAILABLE)
- HISTORIC PHOTOGRAPH (IF AVAILABLE)
- ANY ADDITIONAL SUPPORTING INFORMATION.
- SIMPLE MAP OF THE PROPERTY (REQUIRED)

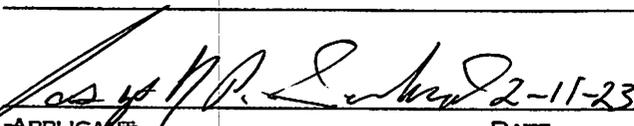
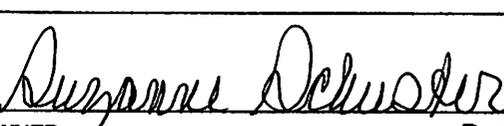
BRIEFLY DESCRIBE. ATTACH ADDITIONAL PAGES AS NECESSARY.

9. ALTERATIONS / ADDITIONS TO PROPERTY

BRIEFLY DESCRIBE WITH DATES. ATTACH ADDITIONAL PAGES AND PHOTOGRAPHS AS NECESSARY.

log cabin was added on to the south and then later to the west

10. SIGNATURES

	2-11-23		3/11/23
APPLICANT OWNER	DATE	OWNER	DATE

