



Village of

Germantown
 ...Willkommen

Fee must accompany application

* \$1460 Paid NR Date 6/10/24
 W/CC.

CONDITIONAL USE PERMIT APPLICATION

Pursuant to Section 17.42 of the Municipal Code

Please read and complete this application carefully. All applications must be signed and dated.

1 APPLICANT OR AGENT

Michael Anderson
523 S 18th Avenue
West Bend WI 53085

PROPERTY OWNER

Kloseff Investments \$
Mark E Mason

Phone (262) 271-3472

Phone ()

Fax ()

E-Mail Mike@greenhillswi.com

2 TO WHOM SHOULD THE PERMIT BE ISSUED?

GH Industries LLC

3 PROPERTY ADDRESS

1114 W 8686 Clinton Drive

GTNY TAX KEY NUMBER

213984 3213989

4 DESCRIPTION OF EXISTING OPERATION

Briefly describe the use as it exists today, including use, size, number of employees, hours of operation, etc. If this permit involves new construction, describe the current status of the property, e.g. "vacant." Use additional pages as necessary.

See Attached

5 DESCRIPTION OF PROPOSED OPERATION

Write the name of the proposed conditional use exactly as it appears in the Municipal Code.

"Horticultural" Services

Describe the proposed use, including size, number of employees, hours of operation and extent of any new construction/alterations.

See Attached



6

METES AND BOUNDS LEGAL DESCRIPTION OF PROPERTY – REQUIRED

Attach pages as necessary

7

SUPPORTING DOCUMENTATION:

- Site Plan and elevations for new construction (can be conceptual)
- Photos of existing use and/or proposed use operating elsewhere
- _____
- _____

8

READ AND INITIAL THE FOLLOWING:

[Signature] I understand that the Village is under no obligation to issue a Conditional Use Permit and will do so only if the applicant successfully demonstrates that the proposed use is harmonious with the neighborhood and the long range goals of the Village.

[Signature] I will notify the Village if any aspects of the conditional use changes. I understand that failure to do so may result in the revocation of the CUP.

[Signature] I understand that a Conditional Use Permit is valid only if the conditions and restrictions of the permit are met. I understand that failure to comply with any aspect of the permit may result in revocation.

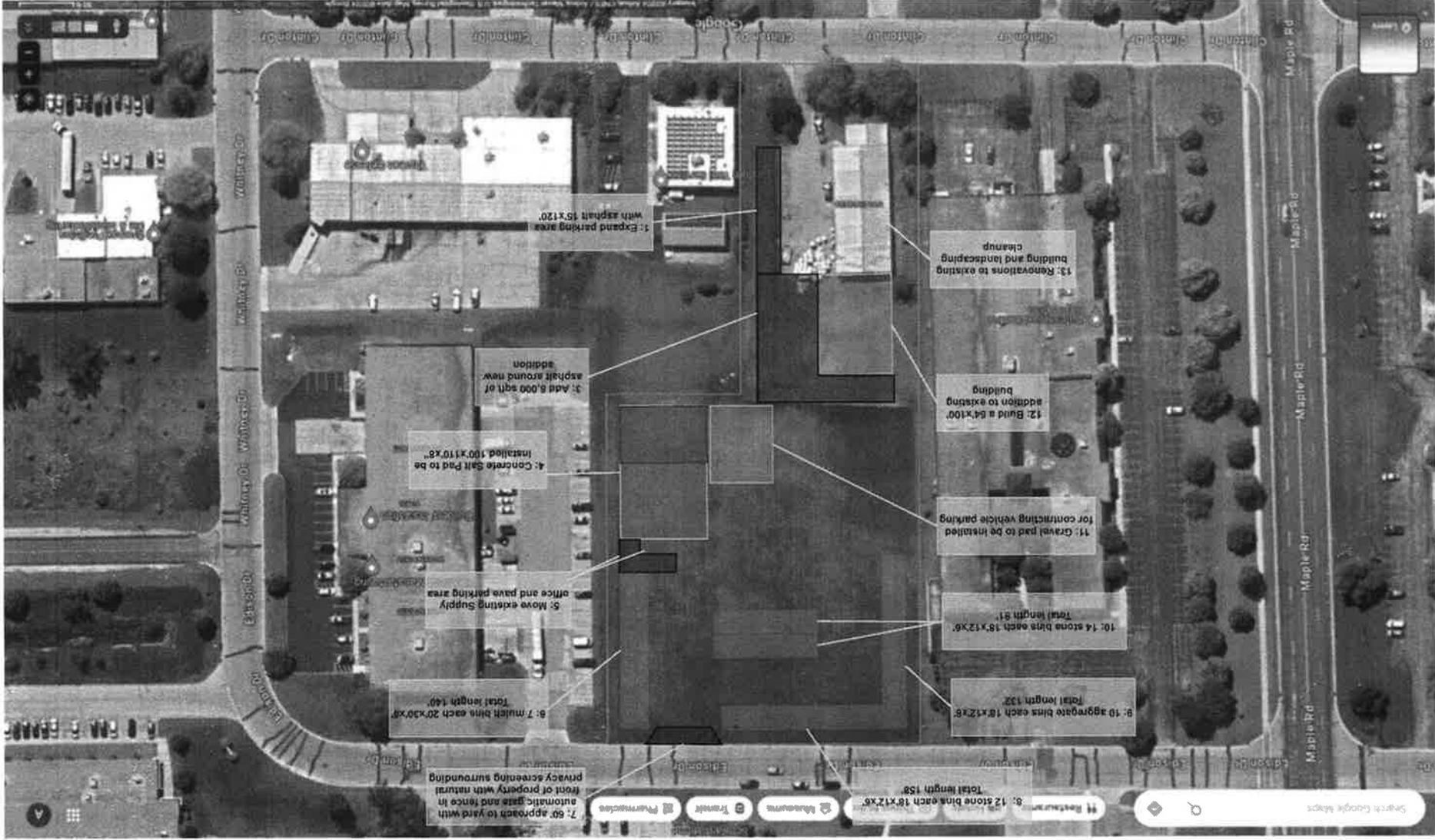
[Signature] I understand that Village Staff is required to post one or more signs along the street frontage of and/or on the property subject of this application that indicate to nearby property owners and the general public that a public hearing of my application will be held before the Village Plan 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.

9

SIGNATURES – ALL APPLICATIONS MUST BE SIGNED BY OWNER!

[Signature] _____ 6/10/2024
 Applicant Date

Owner _____ Date _____
 Email Permission
 Obtained by Lori



7: 60' approach to yard with automatic gate and fence in privacy screening surrounding front of property

8: 10 aggregate bins each 18'x12'x6' Total length 132'

9: 12 stone bins each 18'x12'x6' Total length 156'

6: 7' mullen bins each 20'x50'x7' Total length 140'

5: Move existing Supply office and pave parking area

4: Concrete Salt Pad to be installed 100'x110'x5'

3: Add 8,000 sqft of asphalt around new addition

1: Expand parking area with asphalt 15x120'

10: 14 stone bins each 18'x12'x6' Total length 21'

11: Gravel pad to be installed for contracting vehicle parking

12: Build a 64'x100' addition to existing building

13: Renovations to existing building and landscaping cleanup

To Whom It May Concern:

G.H. Industries manufactures environmentally friendlier deicers and other products, we also create solutions for municipalities and contractors to reduce the use of chlorides. We package the products we store and create. For example the FGZ mix and the Turbo mixes will be packaged here. G.H. Industries does in house testing of products and works with municipalities to make sure our deicing mixes meet their needs with ever improving application methods and equipment. G.H. Industries manufactures liquid deicing units.

GH Will uses the bins for material storage as indicated on map. GH will store some of its equipment and pallet inventory in the proposed building addition including the liquid storage to keep the property free of clutter.

I have also attached a few properties that are zoned the same as the properties I currently have under contract and are doing similar business as that I am proposing.

Tax Key:

GTNV_362994

GTNV_261969

GTNV_222984

GTNV_204996

Regular hours of operation: Monday-Friday 7am-330pm for warehouse & 9am-5pm for office staff closed on the weekend.

Total number of full and part time employees: 11

Please see site plan for building addition (96'x50'-4800sqft)

Village of



Village of Germantown
Clerk Treasurer
N112W17001 MEQUON ROAD
Germantown, WI 53022
(262)250-4700
Welcome

06/10/2024 03:03PM Mary S.
000611-0014
Payment Effective Date 06/10/2024

MISCELLANEOUS	
ZONING FEES (GENZON)	
2024 Item: GENZON	
1 @ \$1,240.0000	
ZONING FEES (GENZON)	\$1,240.00

	\$1,240.00

MISCELLANEOUS	
ZONING FEES (GENZON)	
2024 Item: GENZON	
1 @ \$1,460.0000	
ZONING FEES (GENZON)	\$1,460.00

	\$1,460.00

Subtotal	\$2,700.00
TP CC UB	\$101.25
Total	\$2,801.25

TYLER PAYMENTS CREDIT CARD	\$2,801.25
Visa *****7786	
Ref=57e45b15-98c7-4d87-baca-b97cac76940d	
Auth=00527G	

Change due	\$0.00
-------------------	---------------

Thank you for your payment

Village of Germantown COPY
DUPLICATE RECEIPT

This confirms that you have authorized Tyler Technologies to collect a service fee to complete this transaction. If you have any questions regarding this fee, contact Tyler Technologies' customer service department at TPCustomerService@TylerTech.com for assistance.

Tyler Technologies, Inc

Village of

Germantown

Willkommen

Fee must accompany application

- \$700 Minor Addition
- \$1,240 Construction <10,000 SF
- \$2,095 Construction 10,000 SF to 50,000
- \$3,460 Industrial Construction >50,000 SF
- \$3,460 Commercial Construction >50,000
- \$200 Plan Commission Consultation
- \$125 Fire Department Plan Review

PAID

DATE

Pl 6/10/24
w/cc



SITE PLAN REVIEW APPLICATION

Pursuant to Section 17.43 of the Municipal Code

Please read and complete this application carefully. All applications must be signed and dated.

1 APPLICANT OR AGENT

Michael Andersen
523 S 18th Avenue
West Bend, WI 53095

PROPERTY OWNER

Klosett investments
Mark E Mason

Phone ()

E-Mail Mike@greenhillswi.com

Phone ()

E-Mail

2 PROPERTY ADDRESS

Tax Keys

GTUV-213484 \$ 213489

3 NEIGHBORING USES

- Specify name and type of use, e.g. Enviro Tech - Industrial, Smith - Residential, etc. All manufacturing/industrial

North Empty	South Keller	East Tool & Die	West Pce
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4 READ AND INITIAL THE FOLLOWING:

- I am aware of the Village of Germantown ordinance requiring fire sprinklers in most new construction.
- I understand that all new development is subject to Impact and/or Connection Fees that must be paid before building permits will be issued.
- I understand that an incomplete application will be withdrawn from the Plan Commission agenda and that all resubmissions to the Plan Commission are subject to a new application fee.

5 SIGNATURES

Talk to Jeff
[Signature]

Applicant Date

[Signature]

Owner Date

Email Permission
Obtained by Lori

Village of



Village of Germantown
Clerk Treasurer
N112W17001 MEQUON ROAD
Germantown, WI 53022
(262)250-4700
Welcome

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\$1,460.00

Subtotal \$2,700.00
TP CC UB \$101.25
Total \$2,801.25

TYLER PAYMENTS CREDIT CARD \$2,801.25
Visa *****7785
Ref=57e45b15-98c7-4d87-baca-b97cac76940d
Auth=00527G

Change due \$0.00

Thank you for your payment

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Tyler Technologies, Inc

April 1, 2024

RE: DESCRIPTION OF PROPOSED USE FOR G.H. INDUSTRIES FOR ZONING OCCUPANCY PERMIT APPLICATION (04-01-24)

To Whom It May Concern/Zoning Admin.Retzlaff:

G.H. Industries proposed and primary use will be for the purpose of manufacturing environmentally friendly deicers and other products. We work with municipalities and contractors on solutions to reduce the use of chlorides. We create, package and store the products we make. As an example, the FGZ mix and the Turbo mixes will be packaged here.

G.H. Industries also does in house testing of products and works with municipalities to make sure our deicing mixes and other products meet their needs. G.H. Industries manufactures liquid deicing units and other equipment that improve on current application methods.

Regular hours of operation: Monday-Friday 7:00am-3:30pm for the warehouse and 9am-5pm for the office staff. Closed on weekends.

Total number of full and part time employees: 11

Please see site plan for building addition (96'x50'-4800sqft)

R E C E I V E D
MAY 20 2024
OFFICE OF THE VILLAGE PLANNER
VILLAGE OF GERMANTOWN

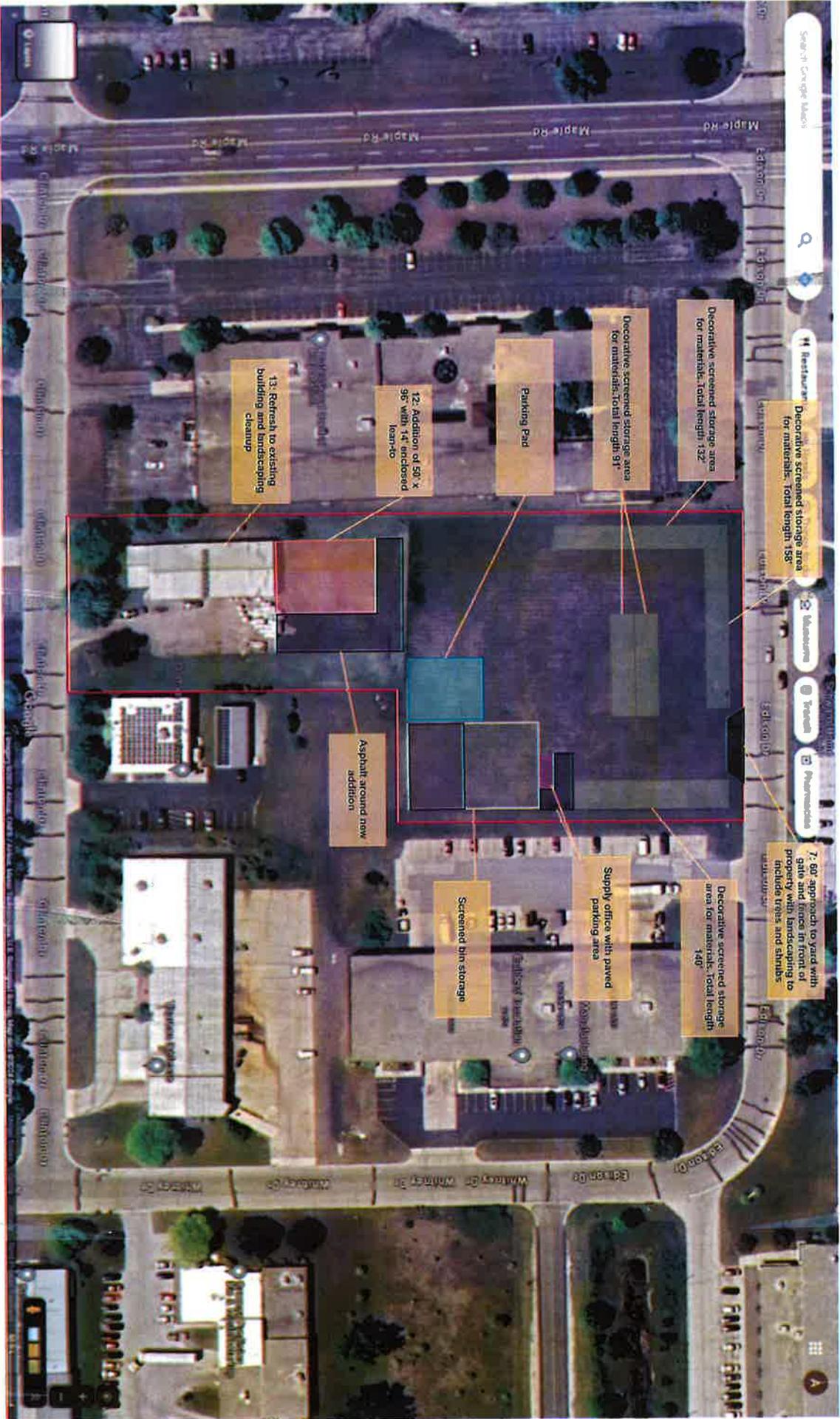


← Enclosed
lean to

New

Existing

New Shop	2024-03-20T12:9
Plan Ground Floor	Adjusted - Arch B



Search Nearby Maps



11 Restaurant

Decorative screened storage area for materials. Total length 158'

12 Warehouse

13 Truck

14 Pharmacy

17. 60' approach to yard with gate and fence in front of property with landscaping to include trees and shrubs

18. Decorative screened storage area for materials. Total length 140'

19. Supply office with paved parking area

20. Screened bin storage

Decorative screened storage area for materials. Total length 132'

Decorative screened storage area for materials. Total length 91'

Parking Pad

12. Addition of 50' x 96' with 14' enclosed lean-to

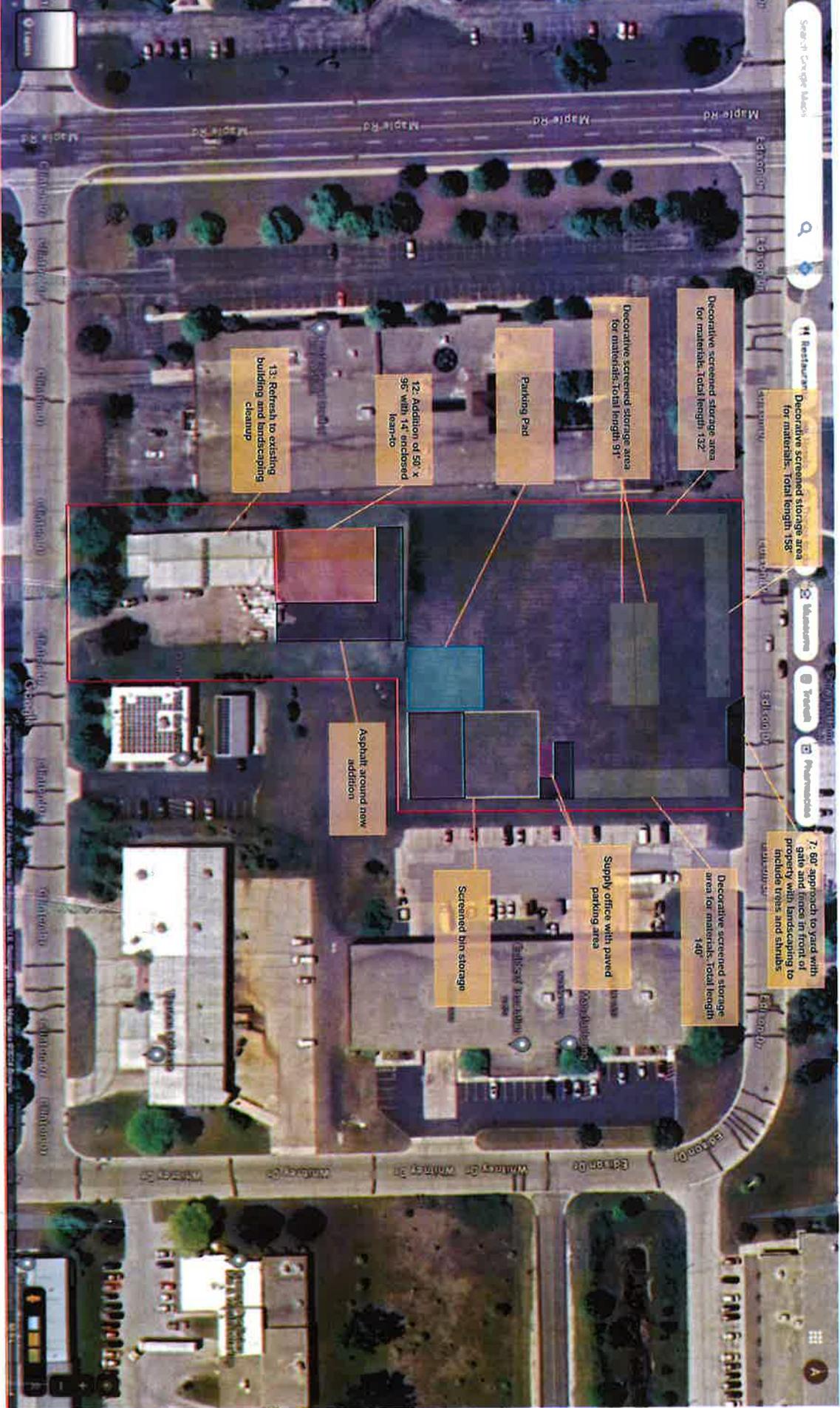
13. Refresh to existing building and landscaping Cleanup

Asphalt around new addition

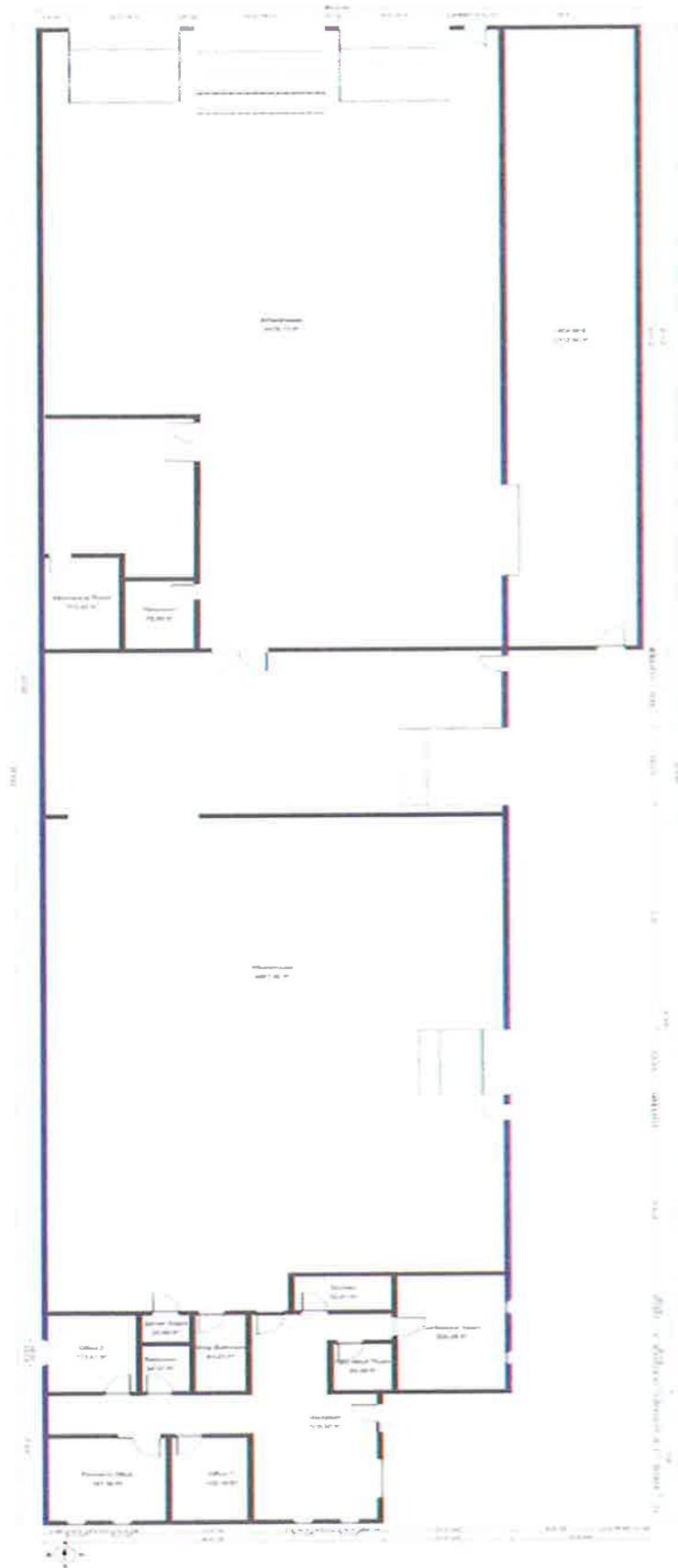
Screened bin storage

Supply office with paved parking area

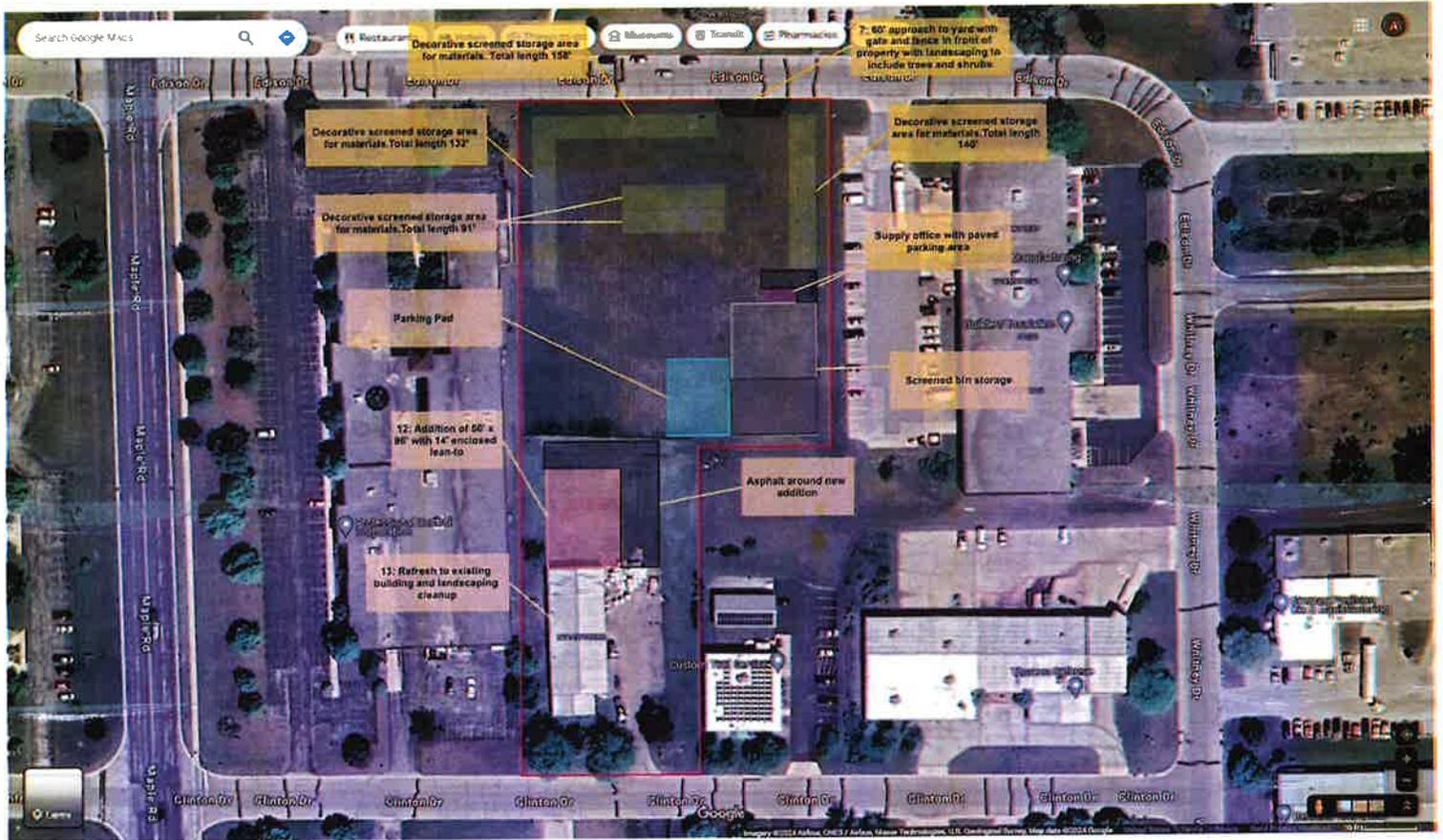
Decorative screened storage area for materials. Total length 140'



1:25,000 Scale
Map Data © 2019



This blueprint outlines the existing building remodel as well as the addition we would be adding on to the current building.



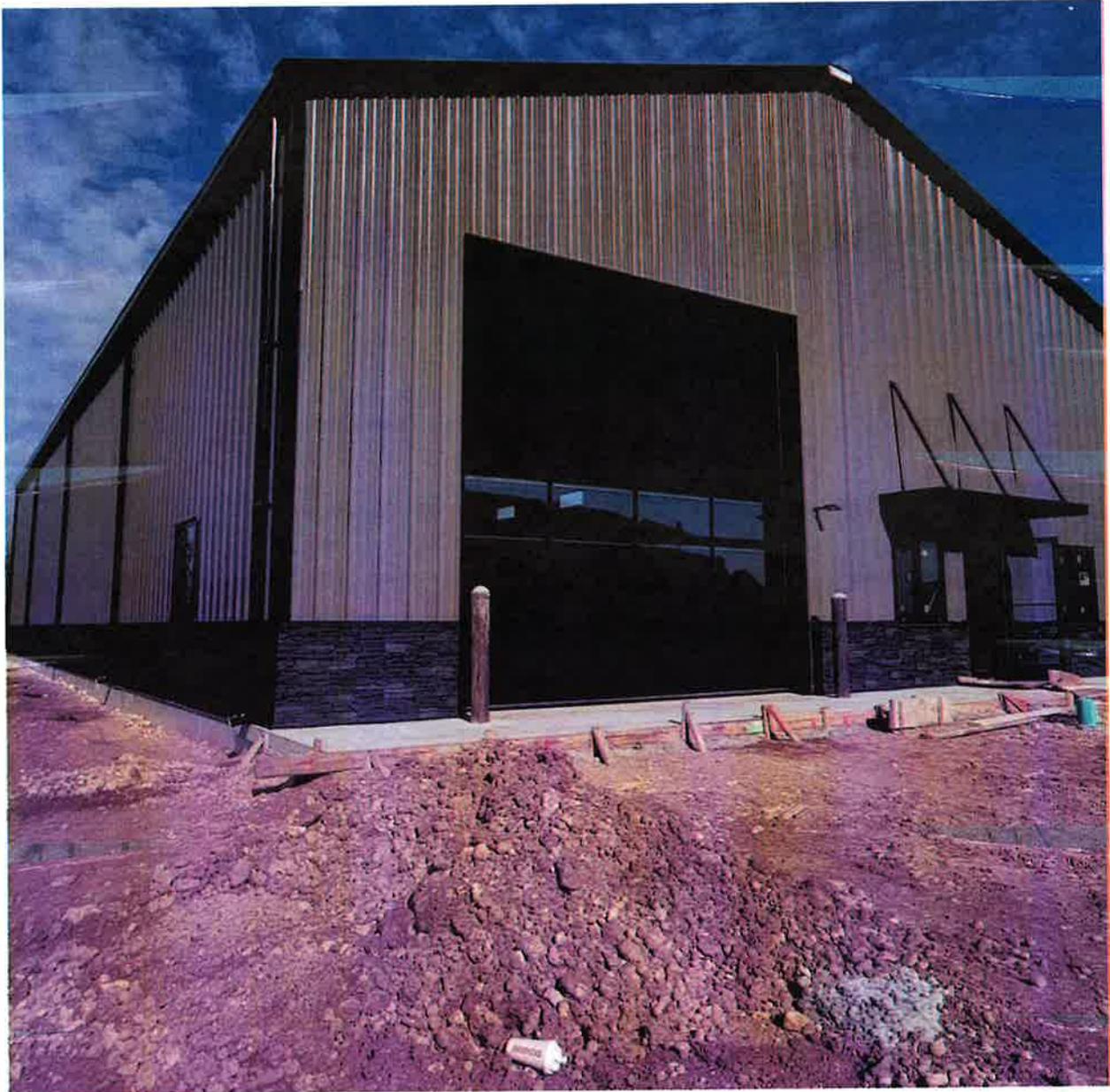
Attached is an overhead view of the two parcels that are being acquired as well as our intent with them. This pictorial outlines how we would utilize the space.



Decorative concrete block to be used where in view from the public roadway. This gives a decorative look to the passing public



Covered bin area for products that are sensitive to the elements. This would be located on the Southeast corner of the property.



Same color scheme would be used for existing building refresh as well as the addition. Black brick veneer (refer to the next page for a picture of the product that will be used) will be used on the east and north sides of the building as seen in this picture. The rest of the steel building will be finished with a black steel in place of the brick. This picture shows awnings over the doorways. This item is not in our building plans and would be omitted. All overhead doors and man doors including windows will be black in color as seen in the picture.



This picture as stated above is the black iron ore brick veneer that would be used on the east and north sides of the building.



Village of

Germantown
 Willkommen

**ZONING COMPLIANCE/
 OCCUPANCY PERMIT**

Date of Application: 4/1/24
 Fee Received By: [Signature]

Please read and print legibly. List name of actual contact person (NOT just business name).

APPLICANT OR AGENT:

Name: Michael Anderson
 Address: 523 S 18th Avenue
 City/State/Zip: West Bend, WI 53095
 Phone: 262.271.3472
 E-Mail: Mike@greenhills.wi.com

PROPERTY or Business OWNER:

Name: G.H. Industries LLC
 Address: 523 S 18th Avenue
 City/State/Zip: West Bend, WI 53095
 Phone: 262.271.3472
 E-Mail: GHindustrieswi@gmail.com

PROPERTY ADDRESS OR Tax Parcel ID#:

GNU-213984 \$GTNU-213989
N114 W18626 Clinton

DESCRIPTION OF PROPOSED USE (Describe improvements, structures, uses and activities conducted, services provided, products made or sold, # of employees, hours of operation, etc. that will enable Zoning Administrator to determine if the proposed use or operation complies with the applicable zoning district and/or other use restrictions that may apply to the subject property. Use back side or additional sheets as needed):

[Empty box for description of proposed use]

READ AND INITIAL THE FOLLOWING:

- I understand that Village Staff 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.
- I understand that Village Staff can impose conditions or other requirements necessary in order to meet and/or remain in compliance with the Village's Zoning Codes and/or other Village requirements that may apply to the subject property.

INCLUDE THE FOLLOWING WITH YOUR APPLICATION:

- A scaled site plan showing location of proposed use on the property (not required if within building).
- \$175 Application Fee
- Other Information required by Zoning Administrator

SIGNATURES: ALL APPLICATIONS MUST BE SIGNED

Applicant: [Signature] 3/22/24
 Date: 3/22/24
 Property Owner: [Signature]
 Date:

VILLAGE USE ONLY

DENIED

[Signature] DATE: 4-10-24

SEE ANSWER DATED 3-12-24
FOR DETAILED EXPLANATION
FOR DENIAL

Jeff Retzlaff

From: Jeff Retzlaff
Sent: Tuesday, March 12, 2024 10:06 PM
To: 'Michael Anderson'
Subject: Germantown Industrial Park Property; Green Hills Contracting
Attachments: Green Hills Inc-Zoning Permit-Denial-5-16-23.pdf; Green Hills Inc-Zoning Permit-APPROVAL-6-6-23.pdf

Mike:

I appreciate your desire to establish your business in Germantown; however, given what is presented in your “base plan”, it appears you are proposing the same/similar “horticultural services” landscaping operation for property located in an M-1: Limited Industrial Zoning District that is not any different than what I reviewed (and had to subsequently deny) last year. As in the case with the Main Street property, these parcels are also located in an M-1 District. If you recall, The Zoning Permit application was denied because the primary use and purpose of the business described in your application is not a permitted or conditional use specifically allowed in an M-1: Limited Industrial Zoning District under Zoning Code Section 17.33. The sale of landscaping materials, as well as the delivery and contracting of landscaping materials and services under Germantown’s Zoning Code is classified as “horticultural services”... a use that is specifically permitted in other zoning districts under the Zoning Code, including the B-1: Neighborhood Business District and the B-2: Community Business District. “Horticultural Services” is also allowed with a Conditional Use Permit in the A-2: Agricultural District and the B-3: General Business District.

You will recall that, after you revised your application I approved a Zoning Permit, but only for the components of the overall operation that had to do with the manufacture, assembly, and distribution of the Ice B’ Gone products:

“With respect to the components of your business that you describe in your revised application, only the production and distribution of the Ice B’ Gone and related de-icing products, as well as the manufacture and assembly of the walk-behind sprayers, are uses that are allowed in the M-1 District. The approval contained herein is specifically for those uses and does NOT include approval or authorization to conduct “horticultural services” on or from the Main Street property.”

If you were to submit a Zoning Permit application for a landscaping “horticultural services” operation for these parcels, I would likely have to deny the application for all the same reasons. Of course, since you have not yet submitted a Zoning Permit application and only submitted the attached “base plan”, I can’t say that denial is a certainty because I do not know anything more about your proposal than what appears in the base plan you have submitted. I recommend that you strongly consider this information before making any decisions with regard to purchasing these properties. If need be, you can formally submit a Zoning Permit application for your proposed business operation and get a formal decision from the Village Zoning Administrator (me). If you disagree with or otherwise feel that a decision by the Zoning Administrator is based on a flawed or an incorrect interpretation of the Zoning Code, you can appeal any decision made by the Zoning Administrator to the Board of Zoning Appeals pursuant to Zoning Code Section 17.52.

Finally, and maybe more importantly, as a result of my decision regarding your Zoning Permit application last year, I will be including a review of and possible code amendment to the M-1 District regulations with respect to horticultural services, landscape contracting, and other similar construction-related services. The purpose for doing so would be to discuss with and get a recommendation from the Plan Commission regarding the addition of such uses as either a principal use or conditional use in the M-1 District regulations and what, if any, prescribed conditions or requirements would be included in the Zoning Code (e.g. special setbacks, visual buffering, fencing, landscaping, lighting, etc).

Contact me if you have questions.

Jeffrey W. Retzlaff, AICP

