



Village of



Fee must accompany application

\$1460 Paid JY Date 03/11/25

CHK # 1344

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.

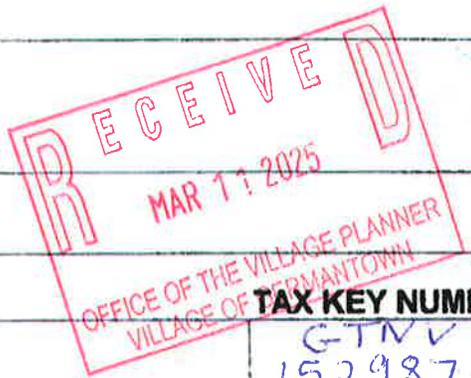
1	APPLICANT OR AGENT <u>Paul + Christine Ryan - owners</u> <u>W168 N12394 Century Lane</u> <u>Germantown, WI 53022</u>	PROPERTY OWNER <u>" "</u>
	Phone <u>(414) 546-6617</u>	Phone ()
	Fax ()	
	E-Mail <u>paul.54666@yashua.com</u>	

2 TO WHOM SHOULD THE PERMIT BE ISSUED?
Ryan, Paul + Christine

3	PROPERTY ADDRESS <u>W168 N12394 Century Lane</u>	TAX KEY NUMBER <u>GTNV</u> <u>152987</u>
----------	--	---

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.
Single family home, w addition attached to home. The addition has two floors. Floor 1 is a garage and floor 2 is living space also attached to the main house. Paul + Christine Ryan and 18yo daughter

5 **DESCRIPTION OF PROPOSED OPERATION**
Write the name of the proposed conditional use exactly as it appears in the Municipal Code.
(5/a) Mother-in-law suite (cr. ord. # 17.08)
Describe the proposed use, including size, number of employees, hours of operation and extent of any new construction/alterations.
Paul and Christine each have elderly parents. Additionally we have 2 daughters 18 and 29. we also have numerous grandchildren



6 METES AND BOUNDS LEGAL DESCRIPTION OF PROPERTY – REQUIRED

Attach pages as necessary

[Empty box for metes and bounds legal description]

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:

PSD 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.

PSD 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.

PSD 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.

PSD 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!

PSD 3/10/25
Applicant Date

Christalyn 3/10/2025
Paul D. By 3/10/2025
Owner Date

CONDITIONAL USE PERMIT

Village Board Meeting

SUMMARY

Paul and Christine Ryan, property owners of a 5-acre parcel, are requesting a Conditional Use Permit in order to convert an existing addition into a mother-in law-suite. The conversion will not alter the footprint of the existing structures.

Property location: W168N12394 Century Lane



Conditional Use Permit Paul & Christine Ryan Proposal

Paul and Christine Ryan, property owners of a 5-acre parcel, are requesting to convert an addition built in 2013 into a mother-in-law suite. The property address is W168N12394 Century Lane.

The dwelling unit is a two-story building with approximately 2111 square feet of living space prior to constructing the addition. Paul and Christine Ryan are proposing to convert a 1190.1 square foot addition into a mother-in-law suite. If the conversion is approved, the total living space would be 3300.76 square feet.

The first floor of the addition is a 4-car garage with a square footage of 1190.1 feet. Additionally, the original dwelling unit has a basement with 952 square feet. The resulting square footage will be 5442.86. The mother-in law suite will occupy 1190.1 square feet.

The mother-in-law suite will be connected internally and externally to the principal dwelling. The entrance to both the primary dwelling and the mother-in-law suite will continue to be the main entry to the building.

The mother-in-law suite will include two bedrooms, kitchenette, and a shower. The mother-in-law suite is intended for occupancy by Christine's aging parents. We also may use the space for either of our adult daughters and grandchildren.

Scope

The scope of the project will include the following modifications:

- 1) The room in the addition currently labeled as a closet will be converted into a full bathroom.
- 2) The two rooms currently labeled as offices will have closets installed and be relabeled as bedrooms.

Conditional Use Permit Paul & Christine Ryan

- 3) The room currently labeled as “bonus room” will be relabeled as “living room”. One more window will be added to the living room. This will bring the room into compliance with SPS321.05. Natural light is 8% of the floor area by glazed openings and ventilation is 3.5% of the floor area in the form of openable doors or windows.

Analysis

As provided in the Zoning Code, a single-family dwelling may include a “mother-in-law suite” as a separate and accessory dwelling unit provided it meets the minimum requirements under section 17.08(51a) therein:

DWELLING, SINGLE-FAMILY. (Am. Ord. #12-08) A detached building designed, arranged, used for and occupied by one family. A single-family dwelling may include a "mother-in-law suite" as provided for and defined herein subject to the granting of a conditional use permit by the Village Board.

MOTHER-IN-LAW SUITE. (Cr. Ord. #12-08) One or more rooms within the principal dwelling that are designed, arranged, and occupied by one or more members of the same family occupying the principal dwelling provided that such rooms do not constitute a separate dwelling unit. Further, for purposes of this provision, and unless otherwise provided for as a condition of approval in a conditional use permit, a "mother-in-law suite" shall meet the following minimum requirements and limitations:

- a. The "mother-in-law suite" cannot have a separate entry arranged so as to be used as the principal and exclusive means of access to the "mother-in-law" suite;*
- b. The "mother-in-law suite" must share the main entry that provides the principal means of access to the principal dwelling;*
- c. The "mother-in-law suite" can have separate rooms within the single-family dwelling such as a living room, bedroom, bathroom, kitchen and laundry room but shall also have one or more rooms or areas that are shared in common with the principal dwelling;*
- d. The "mother-in-law suite" cannot be used or occupied by a non-family member or for rental purposes;*
- e. The "mother-in-law suite" cannot be served by a separate electric, water or other utility connection or meter;*
- f. The "mother-in-law suite" cannot have a separate mailing address;*
- g. The owner of the single-family dwelling must live in the principal dwelling;*
- h. The "mother-in-law suite" cannot occupy more than 50% of the total dwelling unit*

Conditional Use Permit Paul & Christine Ryan

floor area;

- i. The principal dwelling cannot be constructed or modified such that the scale or appearance is different than a typical and customary dwelling or the single-family dwellings on surrounding properties;*
- j. Additional restrictions and/or limitations may be adopted as part of a conditional use permit granted by the Village Board.*

In accordance with (Cr. Ord. #12-08)a Our addition* does not have a separate entrance.

In accordance with (Cr. Ord. #12-08)b Our addition does share the main entrance with the main dwelling unit.

In accordance with (Cr. Ord. #12-08)c Our addition does have a shared laundry room and a shared garage.

In accordance with (Cr. Ord. #12-08)d We agree to the terms that the mother-in-law suite will never be occupied by anyone who is not a family member. We also understand that at no time can the mother-in-law suite be rented.

In accordance with (Cr. Ord. #12-08)e The addition and main home are only served by one electric meter, one well, and one gas meter.

In accordance with (Cr. Ord. #12-08)f The address for the addition and the main dwelling unit are the same address.

In accordance with (Cr. Ord. #12-08)g We are the owners of the single family residence and we occupy the principal dwelling unit.

In accordance with (Cr. Ord. #12-08)h The addition does not occupy more than 50% of our principal dwelling unit.

Conditional Use Permit Paul & Christine Ryan

In accordance with (Cr. Ord. #12-08)l The footprint will not change with a conversion to a mother-in-law suite.

In accordance with (Cr. Ord. #12-08)j We understand that the conditional use permit is a privilege and not a right.

Unless otherwise stated "Our addition"="Our Mother-in-Law Suite"

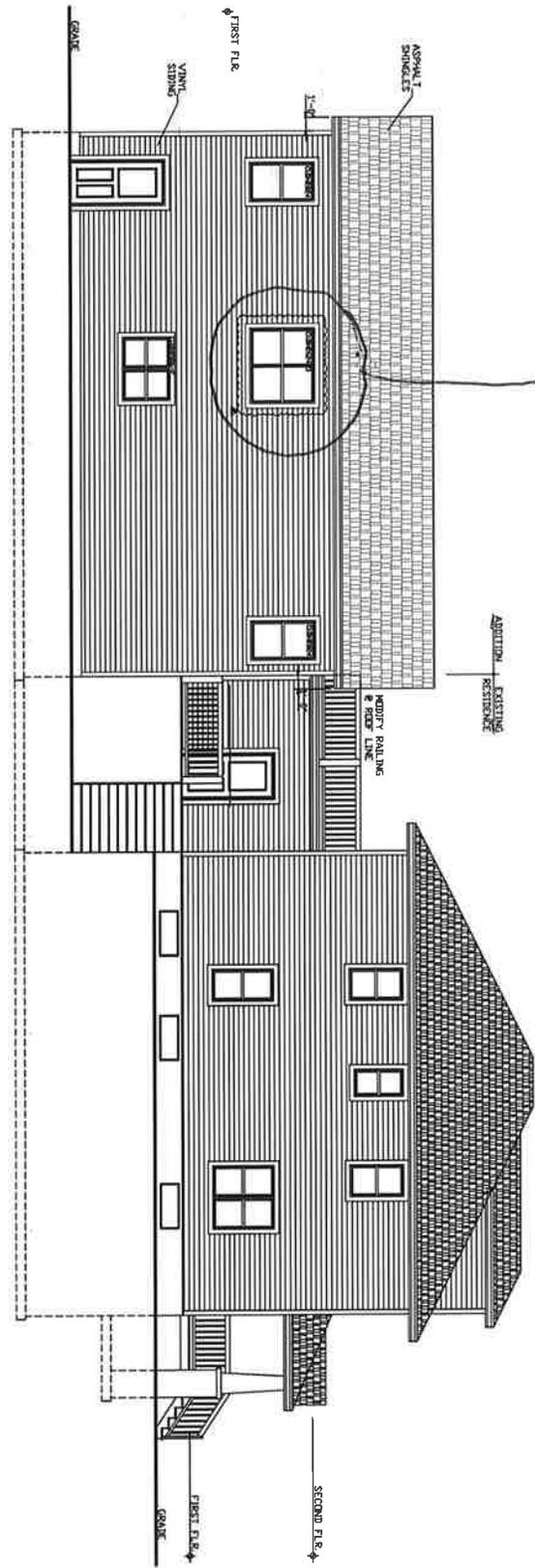
In addition to the requirements for ongoing compliance with the mother-in-law suite limitations and requirements, the owners understand that we are required to notify the Village if/when use of the accessory dwelling changes or ceases to be used as a mother-in-law suite.

Living Space	Floor size	Sq ft
Laundry Room	16'x12'-11"	206.66
1st floor main dwelling unit	34'x28'	952
2nd floor main dwelling unit	34'x28'	952
Addition	39'-8"x30'	1,190.10
Total living space before addition		2110.66

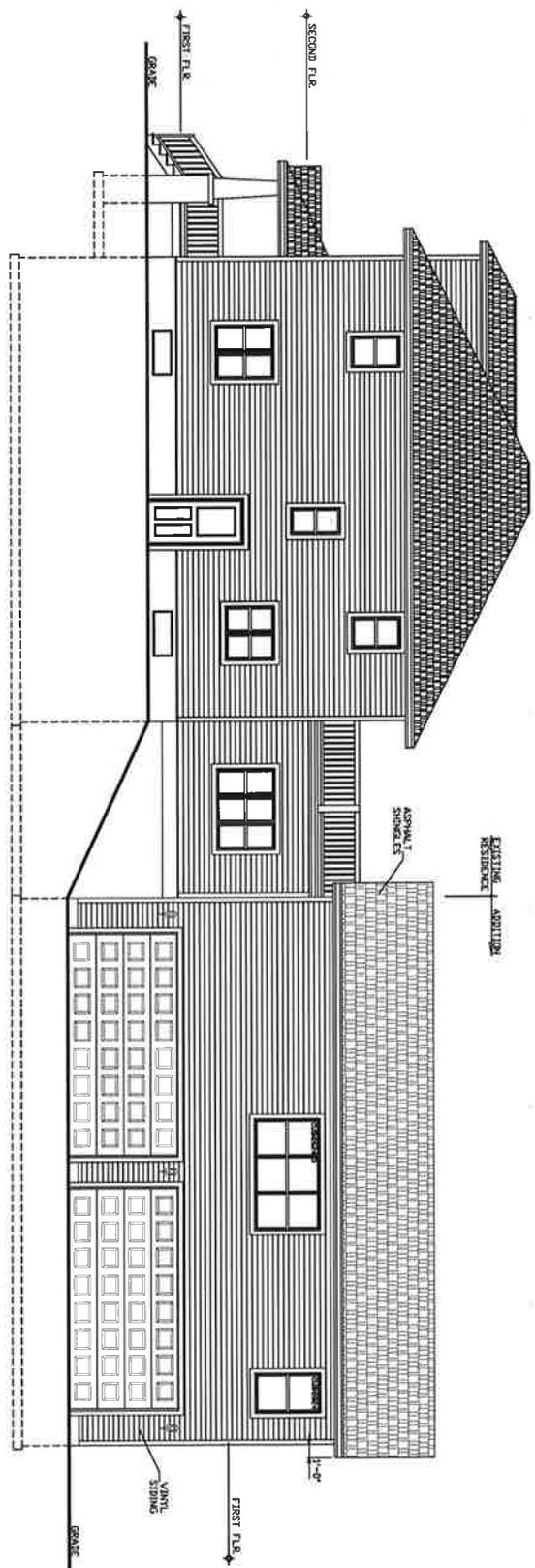
Non Living space	Floor size	Sq ft
Main dwelling unit basement	34'x28'	952
Garage	39'-8"x30'	1,190.10
Total non living space		2,142.10
Total square footage		5,442.86

Total living space including addition		3,300.76
÷2=Maximum allowed square footage for a Mother in law Suite per (Cr. Ord. #12-08)h 50% of the total dwelling unit floor area.		1650.38

Proposed



NORTH ELEVATION
1/4" = 1'-0"



SOUTH ELEVATION
1/4" = 1'-0"

FOR FIELD USE

NOT TO SCALE
THIS DRAWING IS THE PROPERTY OF HORIZON DESIGN, LLC
IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON
NO PART OF THIS DRAWING IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS
WITHOUT THE WRITTEN PERMISSION OF HORIZON DESIGN, LLC

HORIZON DESIGN
LLC
Commercial Architectural Design
Residential Architecture & Interiors
1000 Wisconsin Ave., Suite 100
Germantown, WI 53032
Phone: 414-546-6617
www.horizondesign.com

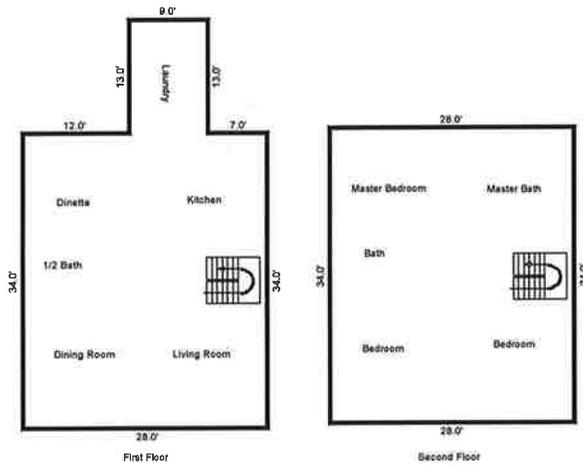
THIS DRAWING AND ALL CONTENTS ARE THE PROPERTY OF HORIZON DESIGN, LLC AND ARE TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. NO PART OF THIS DRAWING IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS WITHOUT THE WRITTEN PERMISSION OF HORIZON DESIGN, LLC.

CLIENT: Ryan Residence Germantown, Wisconsin		DATE: 9/18/20		NO. FIRST: -	
TITLE: Elevations	DATE: 9/18/20	SCALE: 1/4"=1'-0"	PAGE #: A4	DATE: 3/2/21	BY: EN
PROJECT #: H1074	DRAWN BY: SM	SCALE: 1/4"=1'-0"	PAGE #: A4	DATE: 3/2/21	BY: EN

PAUL & CHRISTINE RYAN RESIDENCE ADDITION
W168 N12394 NORTH CENTURY LANE
GERMANTOWN, WISCONSIN
PHONE: 414-546-6617

FLOORPLAN

Borrower: Ryan, Paul & Christine	File No.: 668666
Property Address: W168 N12394 Century Lane	Case No.:
City: Germantown	State: WI
Lender: Waterstone Mortgage	Zip: 53022-1908

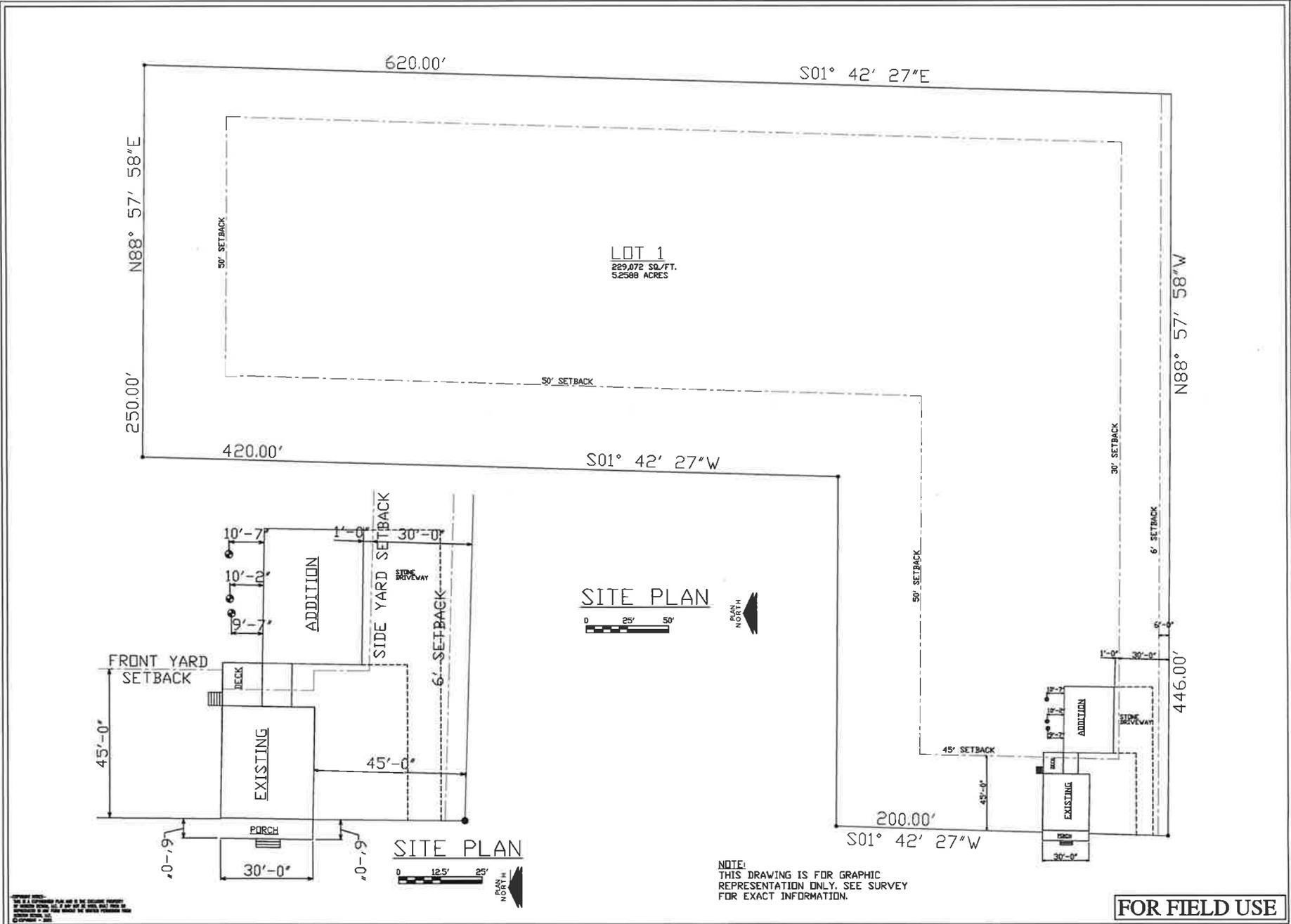


Not To Scale

Sketch by Apex IV Windows™

AREA CALCULATIONS SUMMARY			
Code	Description	Size	Totals
05A1	First Floor	1069.00	1069.00
05A2	Second Floor	952.00	952.00
TOTAL LIVABLE		(rounded)	2021

LIVING AREA BREAKDOWN		
Breakdown		Subtotals
First Floor		
28.0 x 34.0		952.00
9.0 x 13.0		117.00
Second Floor		
28.0 x 34.0		952.00
3 Areas Total (rounded)		2021



SITE PLAN

NOTE:
THIS DRAWING IS FOR GRAPHIC REPRESENTATION ONLY. SEE SURVEY FOR EXACT INFORMATION.

FOR FIELD USE

PAUL & CHRISTINE RYAN RESIDENCE
ADDITION
W 168 N 2394 NORTH CENTURY LANE
GERMANTOWN, WISCONSIN
PHONE: 414-586-6617

REVISIONS	DATE	BY	DESCRIPTION

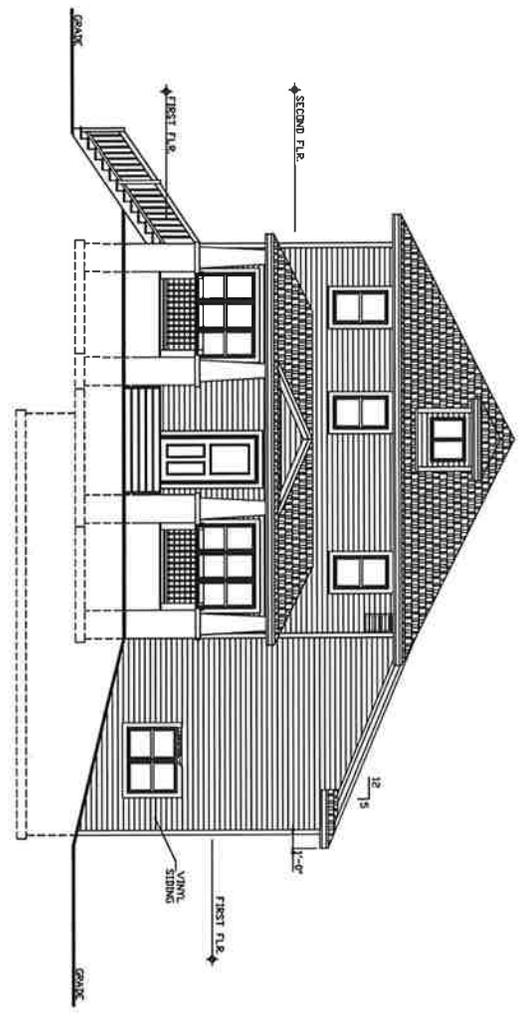
DATE	BY	DESCRIPTION

LEGEND
 --- 50' SETBACK
 --- 30' SETBACK
 --- 6' SETBACK
 --- 45' SETBACK
 --- 20'-0" SETBACK
 --- SIDE DRIVEWAY
 --- DECK
 --- PORCH
 --- EXISTING
 --- ADDITION

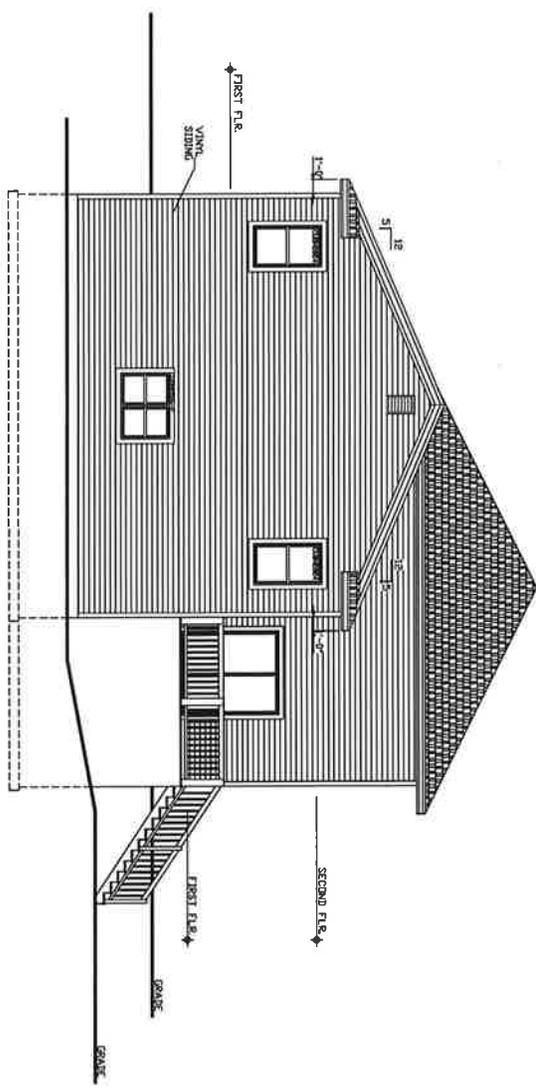
HORIZON DESIGN LLC
 1000 W. WISCONSIN ST., SUITE 200
 MILWAUKEE, WI 53233
 TEL: 414-586-6617
 FAX: 414-586-6618
 www.horizondesign.com

NOTES:
 1. ALL DIMENSIONS ARE IN FEET AND INCHES.
 2. ALL SETBACKS ARE MEASURED FROM THE EXISTING OR PROPOSED BOUNDARY LINE.
 3. ALL DISTANCES ARE TO THE CENTER OF THE LOT.
 4. ALL DISTANCES ARE TO THE CENTER OF THE DRIVEWAY.
 5. ALL DISTANCES ARE TO THE CENTER OF THE DECK.
 6. ALL DISTANCES ARE TO THE CENTER OF THE PORCH.
 7. ALL DISTANCES ARE TO THE CENTER OF THE EXISTING BUILDING.
 8. ALL DISTANCES ARE TO THE CENTER OF THE ADDITION.
 9. ALL DISTANCES ARE TO THE CENTER OF THE DRIVEWAY.
 10. ALL DISTANCES ARE TO THE CENTER OF THE DECK.
 11. ALL DISTANCES ARE TO THE CENTER OF THE PORCH.
 12. ALL DISTANCES ARE TO THE CENTER OF THE EXISTING BUILDING.
 13. ALL DISTANCES ARE TO THE CENTER OF THE ADDITION.

THIS DRAWING IS THE PROPERTY OF HORIZON DESIGN, LLC AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF HORIZON DESIGN, LLC.



WEST ELEVATION
1/4" = 1'-0"



EAST ELEVATION
1/4" = 1'-0"

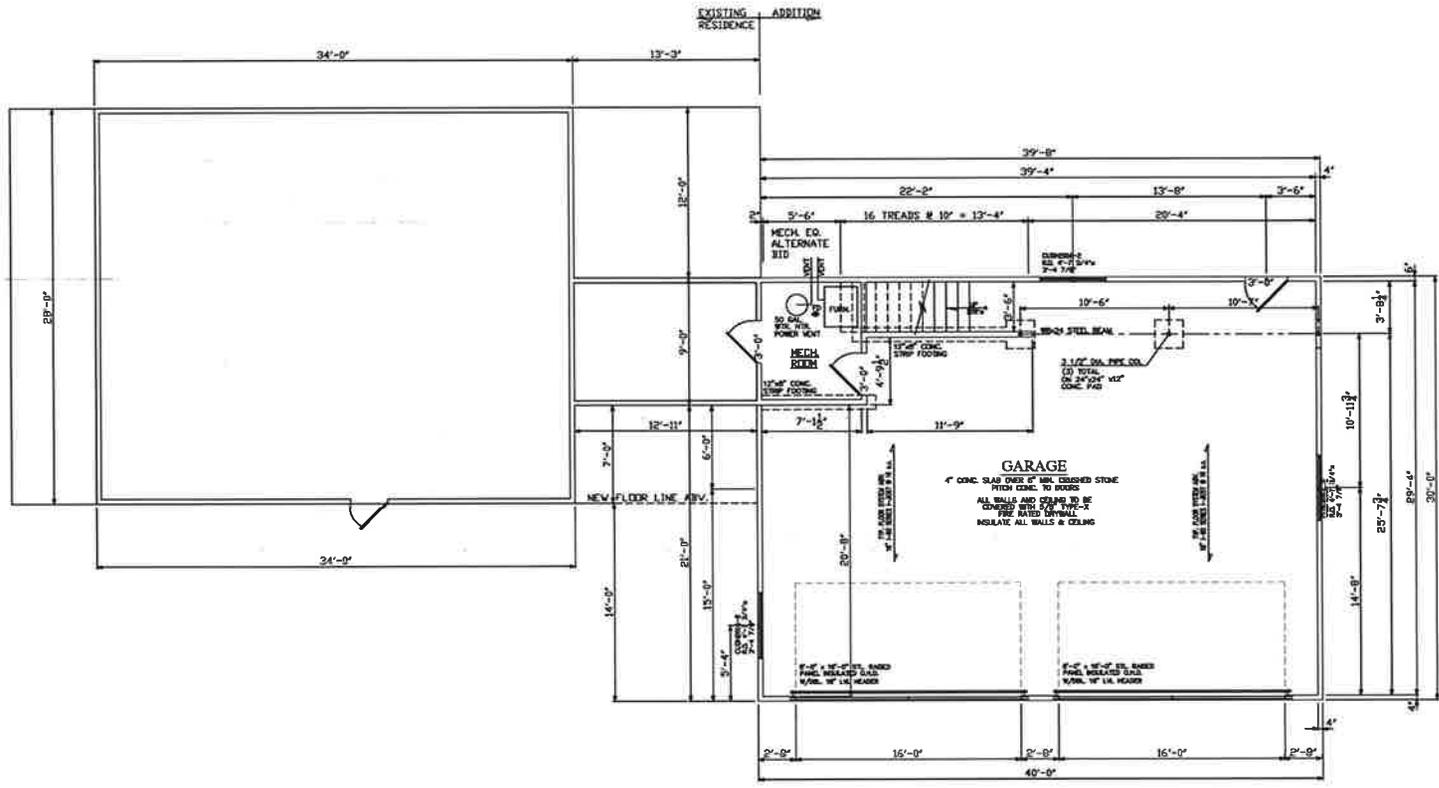
FOR FIELD USE

HORIZON DESIGN
LLC
Commercial & Residential Design
Project Management & Construction
1111 North Lincoln Street
P.O. Box 1000
Germantown, WI 53032
Phone: 414-546-6617

THIS DRAWING AND ALL RIGHTS OF INVENTION HEREIN, IS THE PROPERTY OF HORIZON DESIGN, LLC AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF HORIZON DESIGN, LLC.

CLIENT				REVISIONS			
Ryan Residence Germantown, Wisconsin				DATE	BY	DESCRIPTION	
TITLE	Elevation	DATE	9/18/10				
PROJECT #	11014	SCALE	1/4" = 1'				
DRAWN BY	SM	PAGE #	A4				

**PAUL & CHRISTINE RYAN RESIDENCE
ADDITION**
W168 N12394 NORTH CENTURY LANE
GERMANTOWN, WISCONSIN
PHONE: 414-546-6617



GARAGE LEVEL PLAN

1/4" = 1'-0"
 APPRDX. 1200 SQ./FT.



NOT TO SCALE
 THIS IS A PRELIMINARY PLAN AND IS NOT TO BE CONSIDERED A FINAL DESIGN. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT. THE DESIGNER SHALL NOT BE RESPONSIBLE FOR ANY DELAYS OR COSTS INCURRED BY THE CLIENT IN OBTAINING SUCH PERMITS AND APPROVALS.

FOR FIELD USE

PAUL & CHRISTINE RYAN RESIDENCE
 ADDITION
 7188 N12394 NORTH CENTURY LANE
 BERNAMONT, WISCONSIN
 PHONE: 414-546-6617

REVISIONS	
NO.	DESCRIPTION

CLIENT		PROJECT	
NAME	ADDRESS	NO.	DATE
Paul & Christine Ryan	7188 N12394 North Century Lane	1200	6/15/10

HORIZON DESIGN LLC
 1000 W. Wisconsin Ave., Suite 200
 Milwaukee, WI 53233
 (414) 546-6617
 www.horizondesign.com



Village of



Germantown

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

03/11/2025 01:23PM PRAVINA P
000854-0150
Payment Effective Date 03/07/2025

MISCELLANEOUS

CONDITIONAL USE PERMITS
(GENCON)

2025 Item: GENCON

1 @ \$1,460.0000

CONDITIONAL USE PERMITS
(GENCON)

\$1,460.00

\$1,460.00

Subtotal

\$1,460.00

Total

\$1,460.00

CHECK

\$1,460.00

Check Number 1344

Change due

\$0.00

Thank you for your payment

CUSTOMER COPY