

ZONING PERMIT REVIEW

6/14/21 Plan Commission Meeting

Canfield Buildings / Steven & Michele Moss

Planning & Zoning Report

Germantown, Wisconsin

Summary

Canfield Buildings, agent for Steven & Michele Moss, property owners, are seeking approval to construct a detached residential accessory storage building on a 7.8-acre parcel located at W148 N12353 Pleasant View Drive.

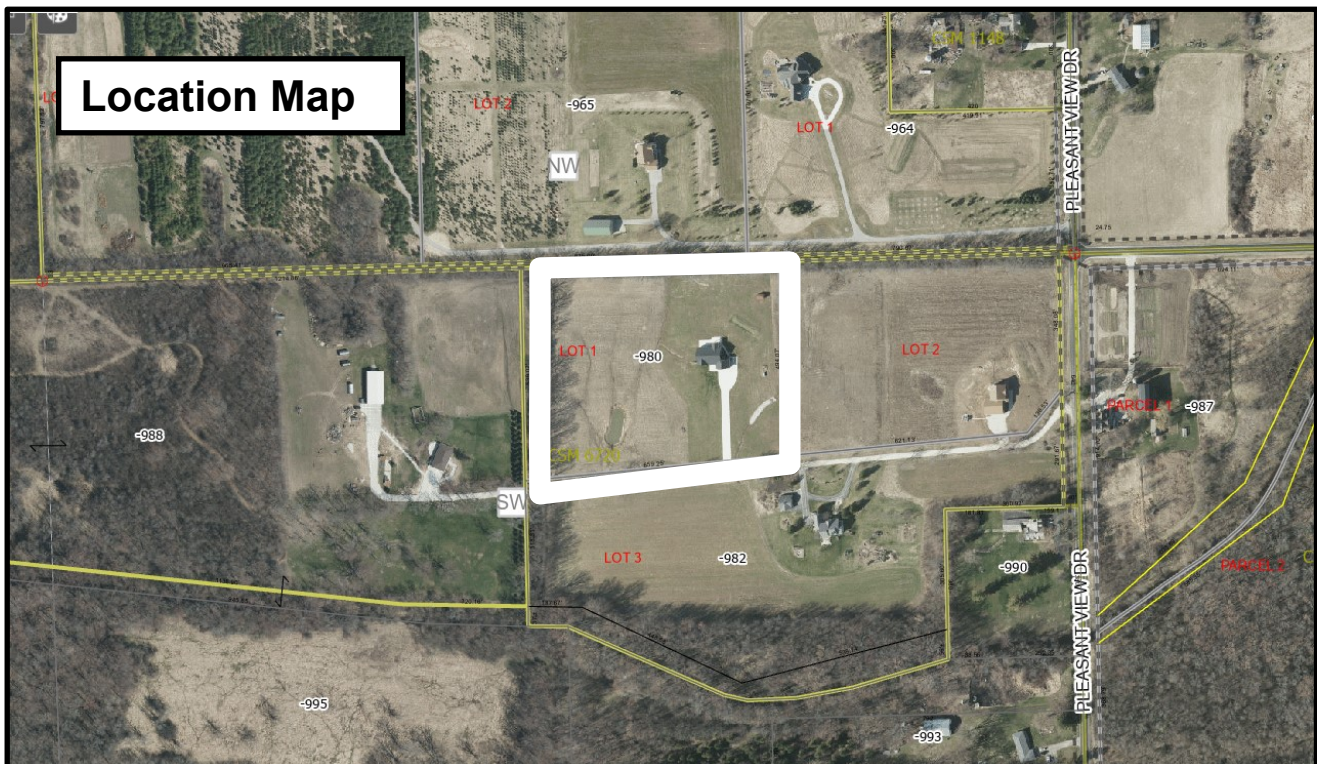
Location: W148 N12353 Pleasant View Drive

Agent/

Property Owners: Steven & Michele Moss
W148 N12353 Pleasant View Drive
Germantown, WI

Zoning: Rs-1: Single-Family Residential

Adjacent Land Uses		Zoning
North	Residential/Agricultural	A-2
South	Single-Family Residential	Rs-1
East	Single-Family Residential	Rs-1
West	Single-Family Residential	Rs-1



Background/Proposal

Canfield Buildings, agent for Steven & Michele Moss, property owners, are seeking approval to construct a detached residential accessory storage building on a 7.8-acre parcel located at W148 N12353 Pleasant View Drive.

As indicated in their supporting information, the Moss' would like to construct a 5,600 sqft detached accessory building for a hobby shop, car & tractor storage. The proposed building will be wood frame construction with steel wall and roof panels. The exterior wall panels will be painted "Alamo" white and the roof and wainscot painted "Gallery" blue. While not shown in the photo images or plan, the owner indicates that a stone wainscot will be installed under the porch.

The Moss' building permit application was put on hold and deferred to the Plan Commission pursuant to Section 17.49(2a) of the Zoning Code that requires accessory buildings greater than 160 sqft to have a similar architectural appearance and exterior materials as the dwelling unless a variance is granted by the Plan Commission:

17.49(2a) ARCHITECTURAL APPEARANCE AND MATERIALS. (Cr. Ord. #02-18) In single-family and 2-family zoning districts (Rs-1 through Rs-7 and Rd-2), accessory buildings which exceed 160 square feet in area shall be of a similar architectural appearance and exterior material as the dwelling on the property. For accessory buildings greater than 160 square feet in area, the Plan Commission may, in circumstances which it deems appropriate, grant a variance to this requirement and approve different architecture and/or exterior materials with a Zoning Permit.

The dwelling has a similar blue-grey color wood siding with charcoal asphalt shingles. The proposed accessory building has metal wall and roof panels w/ a 4:12 pitch.

Staff Analysis

As indicated above, the Planning Commission has the authority to approve the architectural appearance and exterior materials for residential accessory buildings that the Zoning Administrator and/or Building Inspector determine do not meet the requirements of Section 17.49(2a).

In 2018 the Village made several revisions to the accessory building allowances for all the residential districts. Generally speaking, the number, size and height of accessory buildings in all the residential districts was increased to allow more, taller and larger accessory buildings. We also revised the provision that requires the architecture and materials of larger accessory buildings to be like those for the existing dwelling. The revisions made were to add the word "similar" (vs. "same") and to allow the Plan Commission the ability to approve different materials and architecture (vs. an owner filing an appeal to the Board of Appeals). The requirement is less stringent and the process is now easier for owners to seek a "variance" from this requirement if the architecture and materials for a proposed accessory building are different.

These code revisions have not really been tested since they were adopted in 2018 and are not expected to come into play for most residential accessory buildings except for large single-family lots in the Rs-1 District (5 acres or more) where owners want to build large homes with high-quality materials, architecture, and steep roof lines, but then install metal pole building with low-slope metal roofs and metal wall panels.

In my opinion, simply painting a metal building the same or similar color to the dwelling does not meet the requirement under Section 17.49(2a). The Plan Commission is asked to judge and consider the property size, setting, visibility, neighboring buildings, house materials and architecture, etc. when making a determination.



Village of

Germantown
Willkommen

ZONING COMPLIANCE/ OCCUPANCY PERMIT

Date of Application: 4-29-21

Fee Received By: [Signature]

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

APPLICANT OR AGENT:

Name: Canfield Buildings
Address: 566 W 27890 River Rd
City/State/Zip: Waukesha WI 53189
Phone: 262 366 1570
E-Mail: bill@canfieldbuildings.com

PROPERTY or Business OWNER:

Name: Steven + Michele Moss
Address: W148 N12353 Pleasant View Dr
City/State/Zip: germantown WI 53022
Phone: 262-208-6227
E-Mail: Mossstrucking@Sbcglobal.net

PROPERTY ADDRESS OR Tax Parcel ID#:

Tax Key 143980

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):

Personal Hobby Shop: Storing Collector Cars & Tractors - Heated Space
- Building in Rural Area out of site from Road
- Attractive Building that is compatible w/ house and large property
- Building is compatible w/ other buildings in the neighborhood.

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 be 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

Property Owner

4-29-21

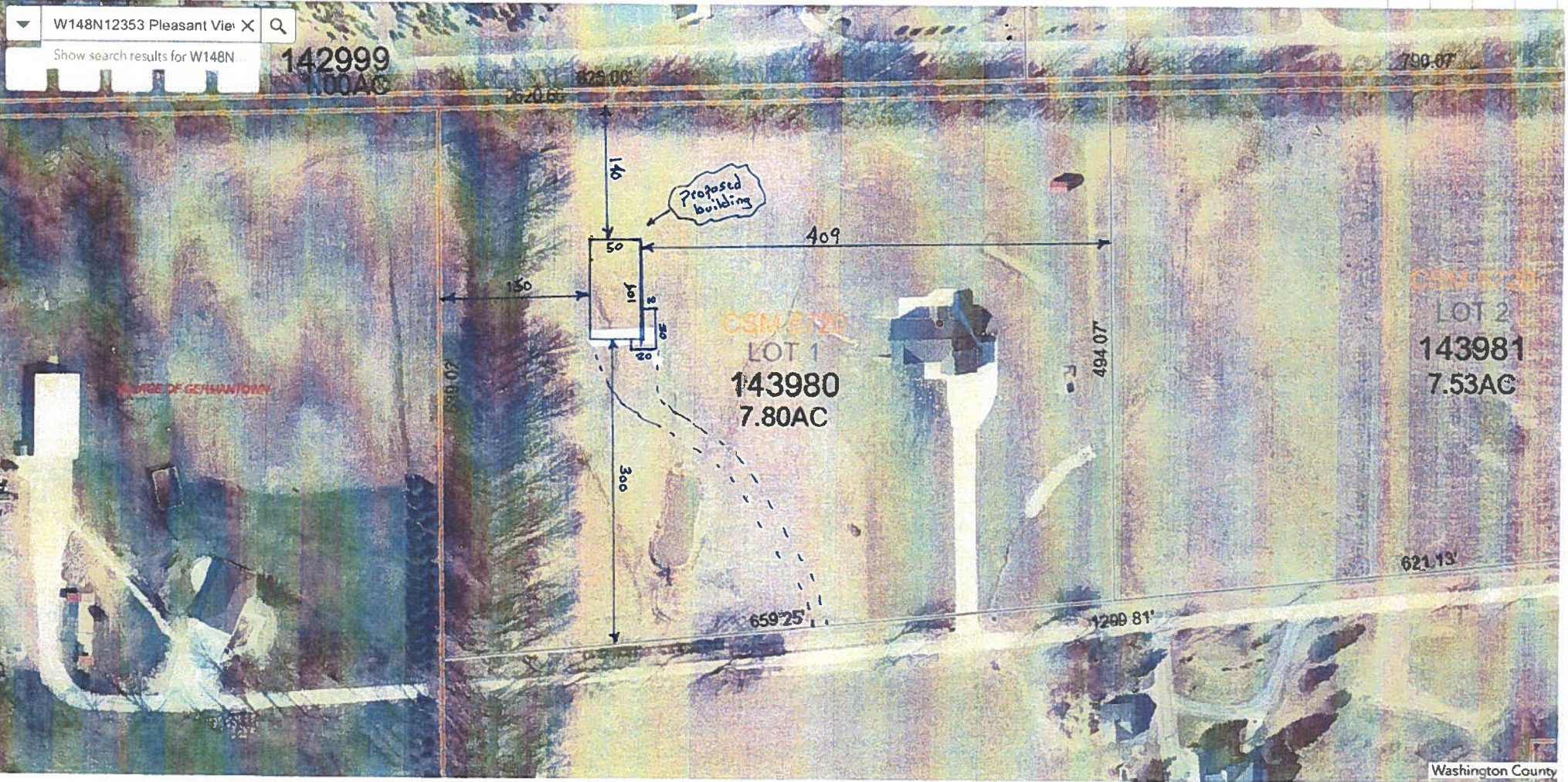
Date

4/29/21

Date

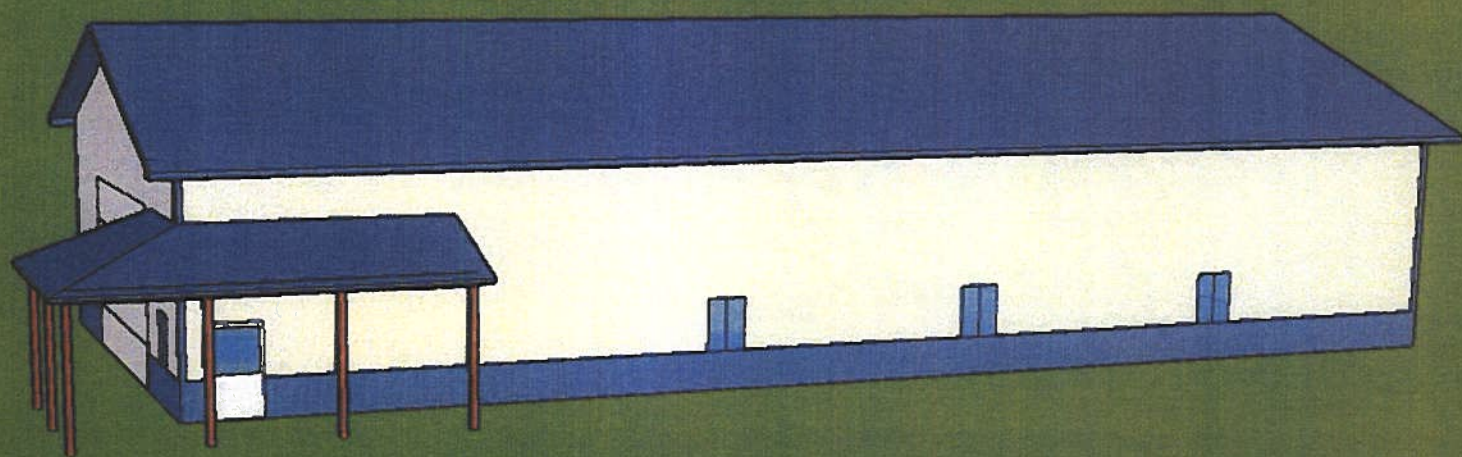
29 Apr 2021

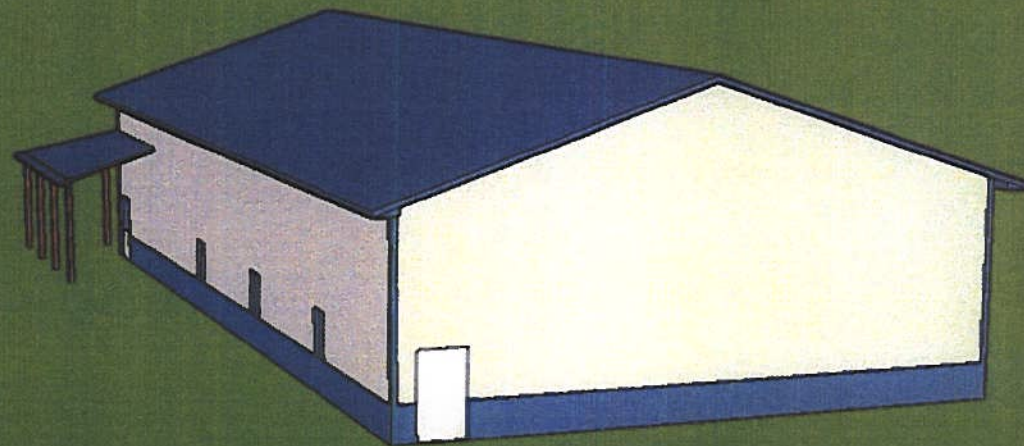
VILLAGE USE ONLY

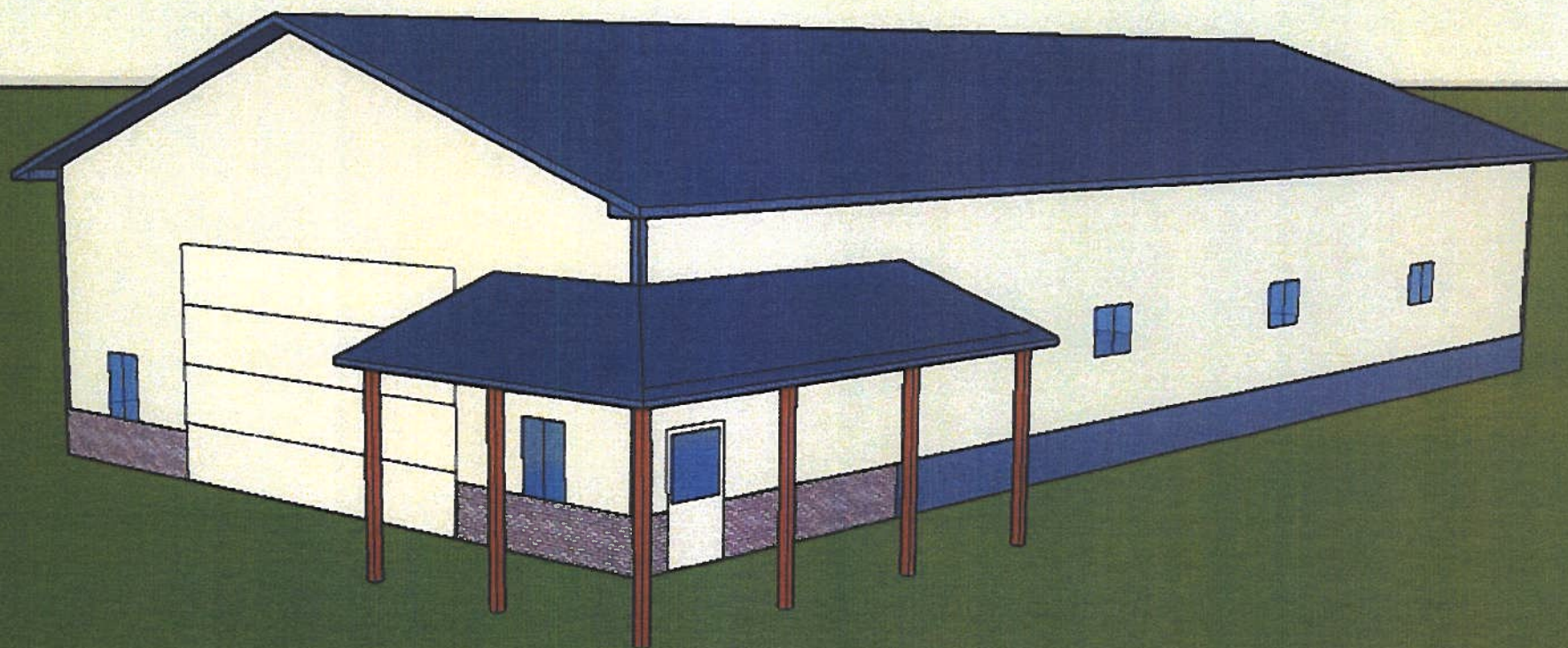


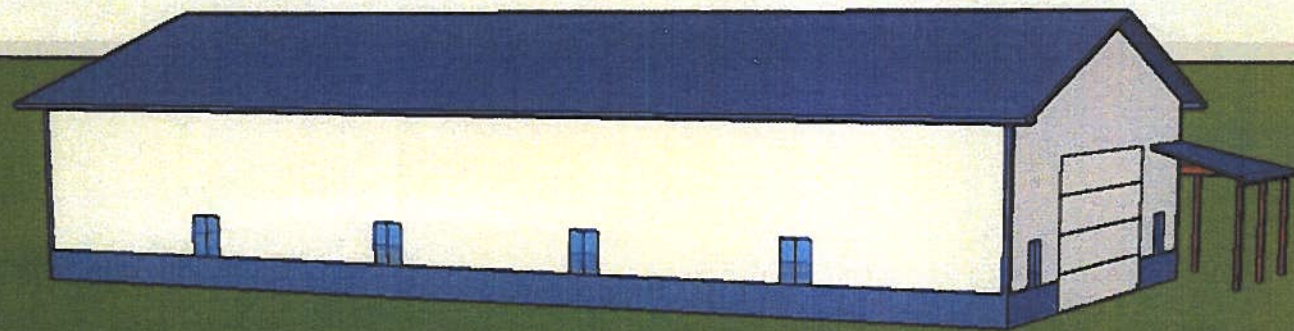
Steve & Michelle Moss
W148 N12353 Pleasant View
Germantown, WI 53022

12 Mar 2021









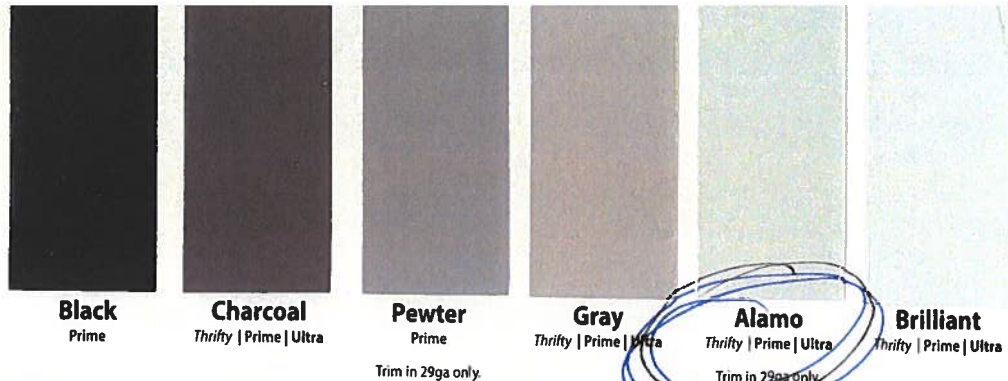


= Alamo will be
white Building
~~Steel~~ Building

= gallery will
Roof & wanes coat
~~Roof~~ will be steel

= stone on front wanes
coat & under porch
will match ~~house~~ house
exact

> windows will match
exact to house w/white

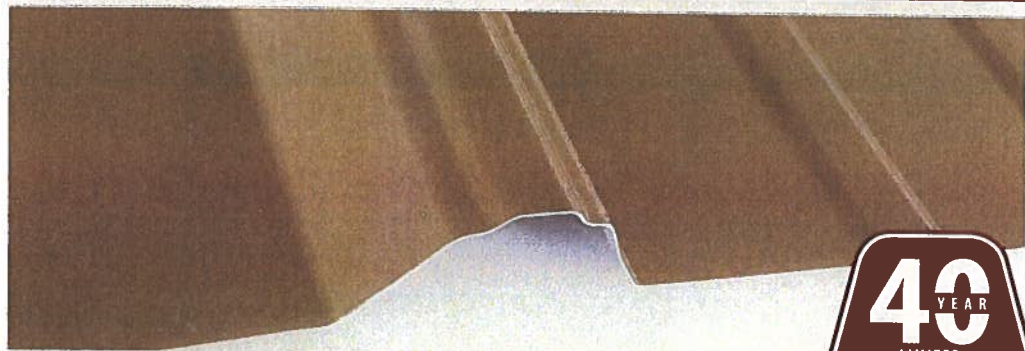


POWERED BY **valspar**

Panel-Loc Plus™

Color Selection Tool

Includes Panel-Loc™



www.centralstatesmfg.com

* Copper Metallic available in Fluoron® 70% PVDF only. Contact your sales person for accurate pricing. Copper Metallic panels must be installed in the same direction. See directional arrows or stickers provided on your panels. Color variation between orders is normal and not cause for rejection.

† Weathering and appearance variation, including color, sheen, and spangle, is common in non-painted materials and is not a cause for rejection. For consistent appearance, choose a paint-finished product.

Colors on this chart are close representations of actual metal color, limited by printing and viewing conditions. Color matching is optimized for outdoor viewing.



All colors meet ENERGY STAR® requirements for steep slope roofs.

Forest
Prime | Ultra



Hunter
Thrifty | Prime | Ultra



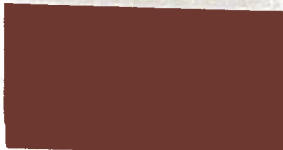
Colony
Prime
Trim in 26ga only.



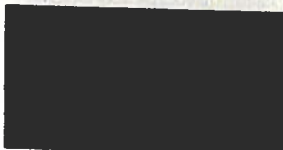
Crimson
Prime | Ultra



Rustic
Thrifty | Prime | Ultra



Burgundy
Prime | Ultra



Gallery
Prime | Ultra



Ocean
Prime | Ultra
Trim in 29ga only.



Ivory
Prime
Trim in 29ga only.



Light Stone
Thrifty | Prime | Ultra



Desert
Prime
Trim in 26ga only.



Taupe
Prime | Ultra



Galvalume®†
Prime | Ultra

Clear acrylic coating
NOT ENERGY STAR RATED



Copper Metallic*
Prime

Fluoron® 70% PVDF



Burnished Slate
Prime | Ultra



Brown
Thrifty | Prime | Ultra



Tan
Thrifty | Prime | Ultra

