



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.**

1

APPLICANT OR AGENT

Virtus Development LLC

13890 Bishops Drive

Suite 250

Brookfield, WI 53005

Phone (262) 641-0746

E-Mail greg.nagel@virtusdevelopment.us

PROPERTY OWNER

District One, LLC

13890 Bishops Drive

Suite 250

Brookfield, WI 53005

Phone (262) 641-0746

E-Mail greg.nagel@virtusdevelopment.us

2

PROPERTY ADDRESS OR GENERAL LOCATION

TAX KEY NUMBER

1. Lot 0 Fond Du Lac Ave. and 2.W140 N10363 Fond Du Lac Ave.
Germantown, WI 53022

GTNV 351984

GTNV 351965

3

REZONING REQUEST

FROM

1. RS-6

2. B-3

TO

Both added to "Kuhburg
District" PDD

4

METES AND BOUNDS LEGAL DESCRIPTION OF PROPERTY – REQUIRED

Attach pages as necessary

See attached

5

PURPOSE OF REZONING REQUEST

Briefly describe why the applicant is rezoning the property. Include a description of the proposed use, including any new construction and number of employees, if applicable.

The rezoning will allow for the development of six townhomes and a parking lot expansion for the adjacent businesses. Both projects will add economically and socially to the village in keeping with the 2050 plan.

The south lot will be developed into townhomes, with each newly constructed home will offer two+ bedrooms and two-and-a-half baths, a two-car garage, and 1,400 square feet of living space. The townhome housing type currently has limited inventory and high demand in the village. These homes will be sought after by young families, professionals, and empty nesters. Furthermore, the townhomes will provide a natural transition/buffer between the adjacent parking area and restaurant and the existing homes, to allow for the best usage/value of the existing property.

As preliminarily approved, the parcel containing the existing house will be converted to parking in accordance with the preliminary approval for the Kuhburg District PDD, allowing the project to achieve approximately 60 total parking spaces as desired and recommended.

6

SUPPORTING DOCUMENTATION:

- ☒ Plat of Survey (1:100)
- ☒ Site Plan and elevations for new construction (can be conceptual)

7

READ AND INITIAL THE FOLLOWING:

GN _____ I understand that the Village is under no obligation to rezone property and that density and lot coverages provided in the Zoning Code are maximums. Actual build out will depend on myriad factors including topography and other natural conditions, surrounding neighborhood context and the detailed design of a project.

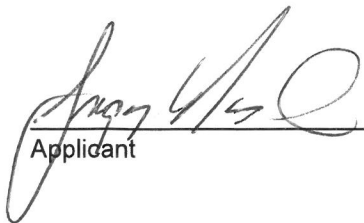
GN _____ I understand that Village Staff, Plan Commission and/or Village Board may request additional information to properly evaluate this request and failure to provide such information may in itself be sufficient cause to deny the petition.

GN _____ I am aware that this rezoning shall go into effect immediately upon the final approval of the Village Board and its execution of the rezoning ordinance

GN _____ 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 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 time frame.

8

SIGNATURES – ALL APPLICATIONS MUST BE SIGNED BY OWNER!

 _____
Applicant
7/18/2022
Date

 _____
Owner
7/18/2022
Date

July 20, 2022

Village of Germantown
N112W17001 Mequon Road
Germantown, WI 53022
Attn: Village Planner and Plan Commission

RE: Revision to Kuhburg District PDD

All,

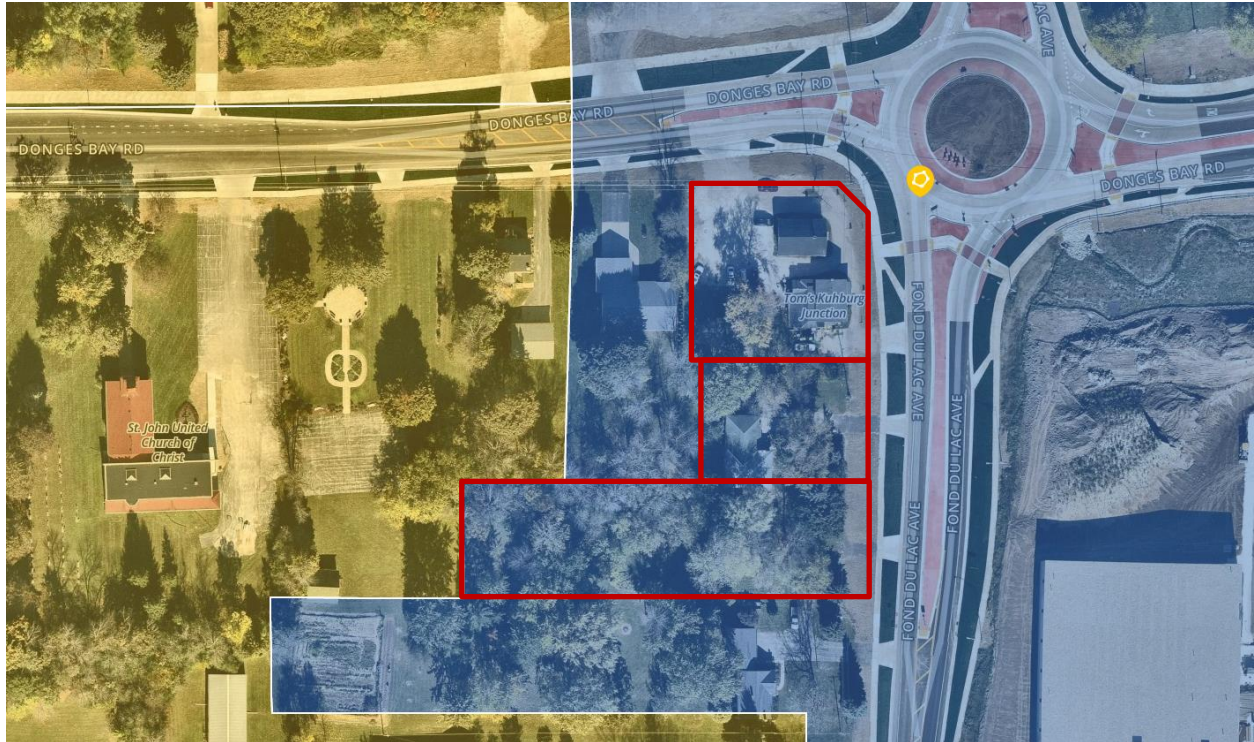
This letter is to serve as an overview of the proposed consolidation of the parcels listed above into the Kuhburg District PDD, approved and created on February 26, 2018.

Parcel 1 (Tax Key No. GTNV 351965) currently contains a single-family home and is zoned B-2 Business. In keeping with the original PDD approval, we are proposing to add this parcel to the PDD, demolish the home, and expand the parking lot as we renovate the tavern in a restaurant. This will bring the total parking on the site to approximately sixty (60) spaces, in keeping with the proposed parking lot expansion as presented on sheet AS101 in the original plans (see noted below), while also adding landscaping area.

- 1. Subject to further revisions required by the Plan Commission, approval is granted for the site development and building plans dated January 8, 2018 (including Sheets G1001, C101, E001, E002, E003, A101, A102, A103, A300 and A700), February 20, 2018 (including Sheets C102, C103, C104, AS100, AS101, A200, A201), and Sheet L100 (Planting Plan) dated February 16, 2018. Separate Site Plan review and approval by the Plan Commission is required for any additional or expanded parking lot improvements.***

Parcel 2 (Tax Key No. GTNV 351984) currently is a vacant lot and is zoned R-2 Residential. We are proposing to construct a six-unit townhouse project on the parcel. The intent is for this unique, small scale multi-family building to act as a buffer between the commercial buildings to the north and the single-family buildings to the south. This parcel will also contain a detention pond for stormwater management from the sites, and from the adjacent parcels.

We believe the scale and density of these projects are aligned with the vision for the Victory Center Corridor, in particular with regard to the proposed 2050 Comprehensive Plan, which allows for multi-family residential development in a traditional design pattern in densities up to 8.0 DU/acre, which is in keeping with what is proposed (6.0 DU on a .74 AC parcel).



Please feel free to contact me directly at 262-641-0746 or greg.nagel@virtusdevelopment.us should you have any questions or comments. I appreciate your consideration and look forward to obtaining approval for these PDD revisions.

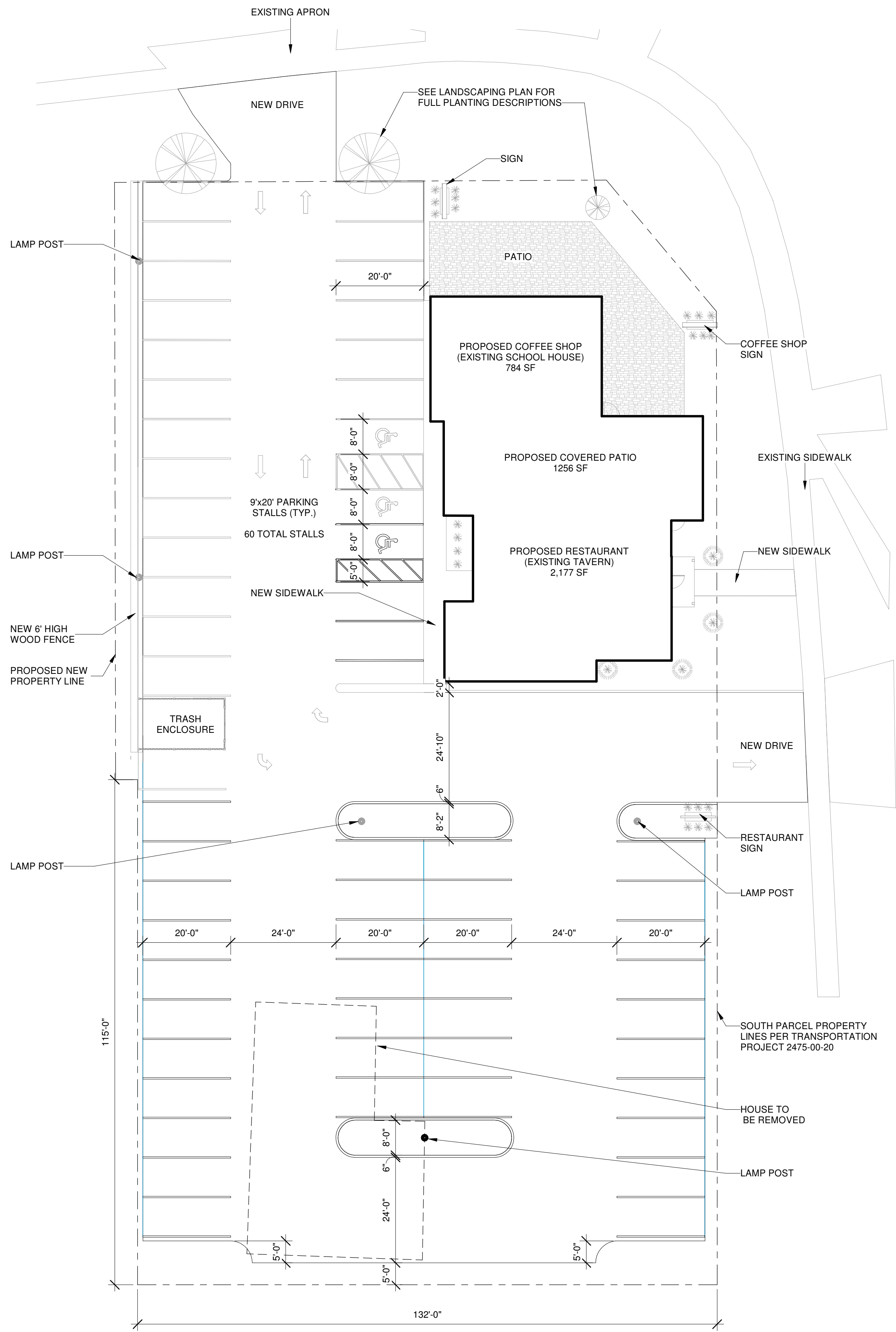
Sincerely,

Virtus Development LLC

A handwritten signature in black ink, appearing to read 'Greg V. Nagel'.

Gregory V. Nagel, AIA NCARB
President

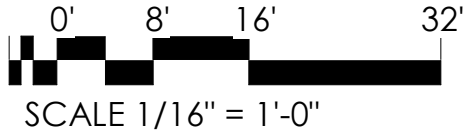
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1
AS101

Proposed Parking Expansion Plan

1/16" = 1'-0"



SCALE 1/16" = 1'-0"

LOT COVERAGE - PROPOSED EXPANSION		
Name	Area	% of Total
Building	4020 SF	12%
Green Space	3489 SF	11%
Paving & Concrete	25339 SF	77%
Total Area	32847 SF	

PLANNING
COMMISSION

nagel

architects + engineers
13100 watertown plank road
suite 200
elm grove, wi 53122
262.641.0746

STAMPS

PROJECT TITLE

GERMANTOWN
RESTAURANT

W140N10385 & W140N10393 FOND DU LAC AVE
GERMANTOWN, WI, 53022

Rev. No.	Revisions:	Date:

PROJECT NUMBER

17031

ISSUE DATE

1/8/2018

DRAWN BY

CHECKED

DRAWING TITLE

ARCHITECTURAL
SITE PLANS

DRAWING NUMBER

AS101

© Nagel Architects + Engineers



B4 FRONT VIEW PERSPECTIVE
Scale: 1/4" = 1'-0"



A2 BACK VIEW PERSPECTIVE
Scale: 1/4" = 1'-0"

GERMANTOWN TOWNHOUSES

Project Title

Architect

NAGEL ARCHITECTS
& ENGINEERS

Consultant

REV	DATE	DESCRIPTION
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NO.	DATE	ISSUE NOTE
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Project Manager	Drawn By
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Date	Reviewed By
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Project ID
21025

Sheet Title

SITE PLAN -
PROPOSED
LANDSCAPE

Sheet No.

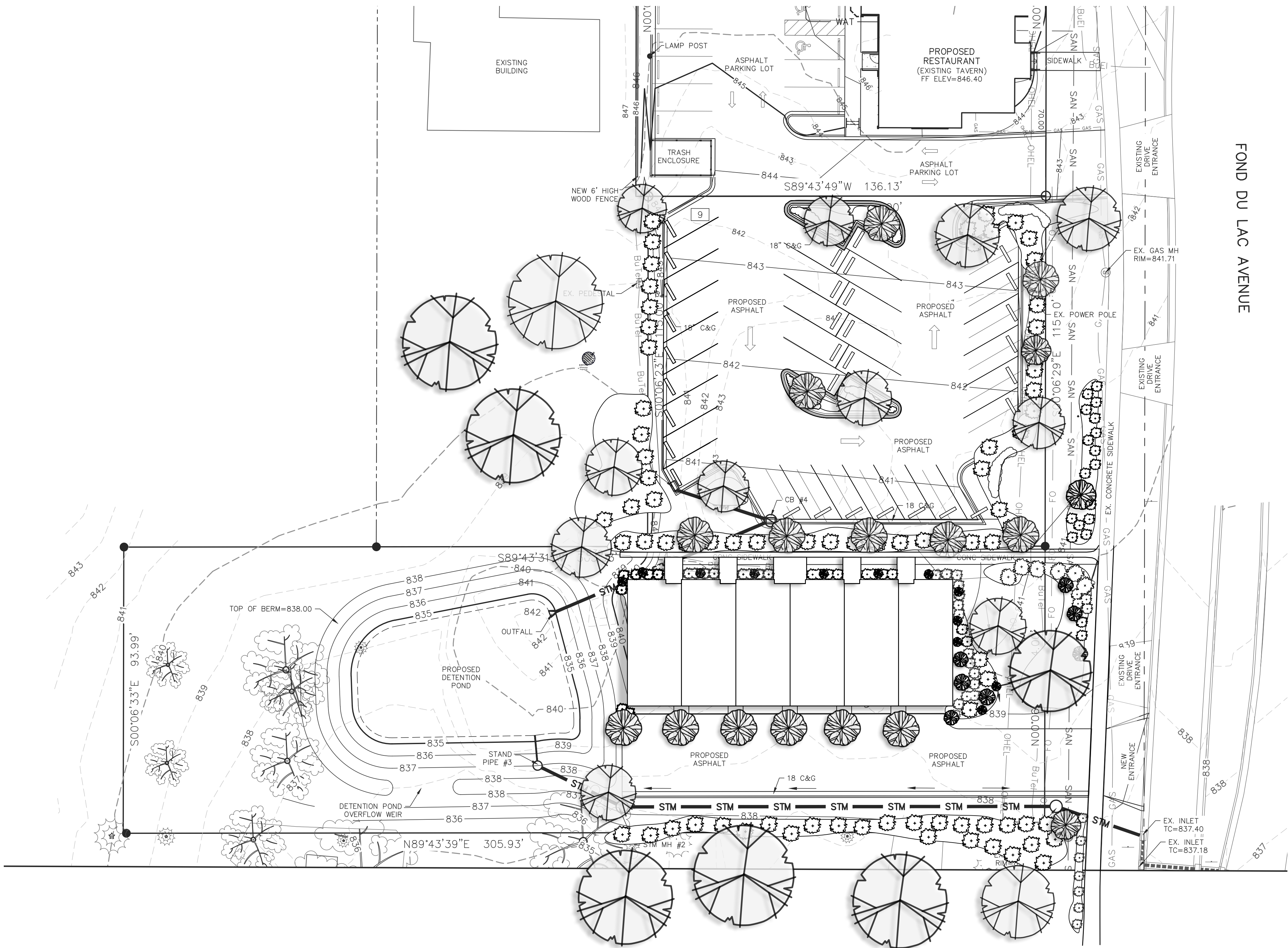
A1.1

PLAN COMMISSION
07/19/2022

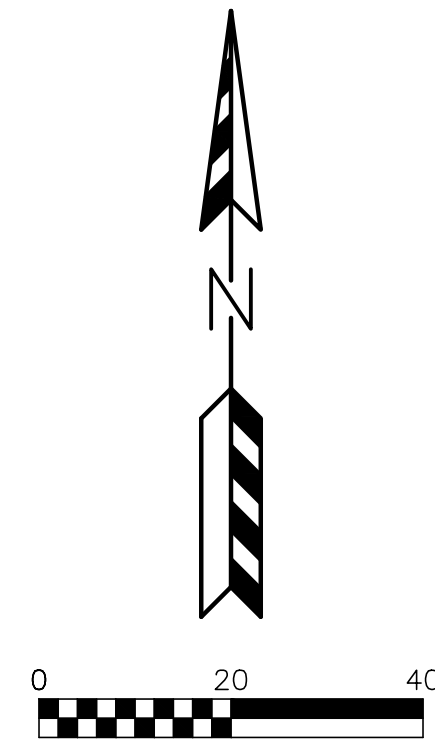
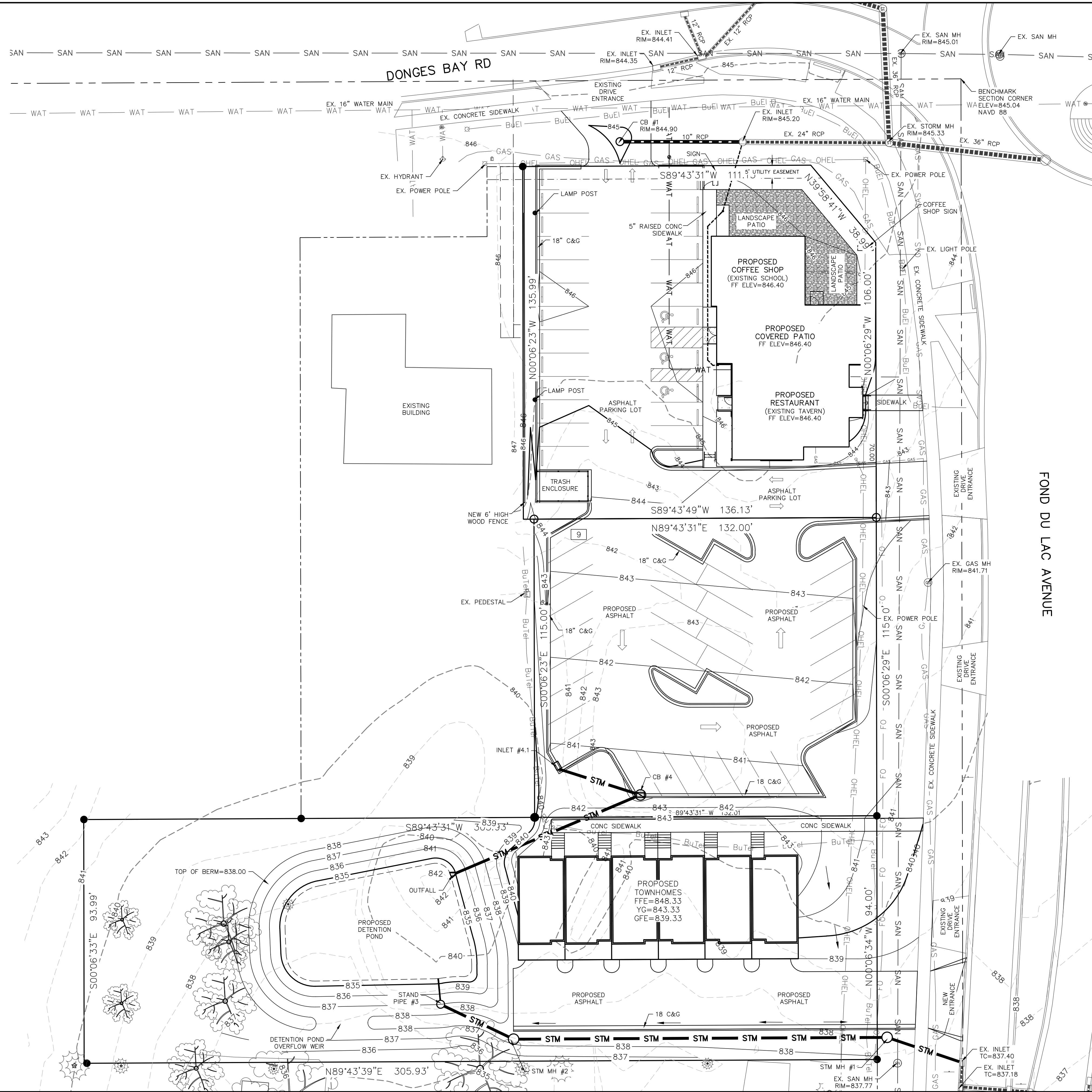
C

B

A



A1 SITE PLAN - PROPOSED LANDSCAPE
Scale: 1" = 20'-0"



- LEGEND:
- 842 --- - EXISTING MINOR CONTOUR.
 - 845 --- - EXISTING MAJOR CONTOUR.
 - 842 --- - PROPOSED MINOR CONTOUR.
 - 845 --- - PROPOSED MAJOR CONTOUR.
 - STM --- - PROPOSED STORM SEWER.
 - --- - EXISTING STORM SEWER.

REVISIONS:	
NO.	DATE DESCRIPTION
1	XX-XX-XX XXXXXXXXXXXXXXXXXXXX

PSE
PARISH SURVEY & ENGINEERING
122 Wisconsin Street, West Bend, WI 53095
262.346.7800
kparish@parishse.com

PROJECT TITLE:
**GERMANTOWN TOWNHOUSES
W140 N10385 FOND DU LAC AVE
GERMANTOWN, WI 53022**

PLAN TITLE:
**GRADING
PLAN**

DRAWN BY:
KJP
DESIGNED BY:
KJP
CHECKED BY:
KJP

PLAN DATE:
7-11-2022

PROJECT NO:
\NA-01-17

PRELIMINARY

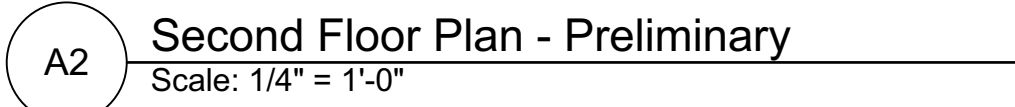
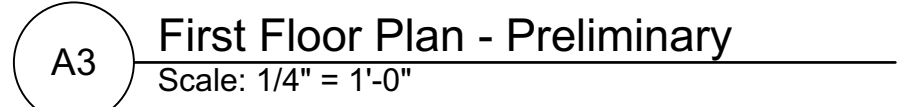
SHEET NO:
C1.02

PLAN COMMISSION
07/19/2022

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Sheet Title

OVERALL -
PRELIMINARY
FLOOR PLANS





Roof
19'8"

2nd Floor
10'8"

1st Floor
0"

Basement
-9'0"

C4 North Elevation
Scale: 1/4" = 1'-0"



Roof
19'8"

2nd Floor
10'8"

1st Floor
0"

Basement
-9'0"

A4 South Elevation
Scale: 1/4" = 1'-0"

NAGEL

architects + engineers

GERMANTOWN TOWNHOUSES

Project Title

Architect

Consultant

REV	DATE	DESCRIPTION

NO.	DATE	ISSUE NOTE
Project Manager		
Date		
Project ID		

Drawn By

Reviewed By

MARCH 2022

21025

Sheet Title

ELEVATIONS

Sheet No.

A2.1

PLAN COMMISSION
07/19/2022





GERMANTOWN TOWNHOUSES

Project Title		
Architect	NAGEL ARCHITECTS & ENGINEERS	
Consultant		
REV.	DATE	DESCRIPTION
NO.	DATE	ISSUE NOTE
Project Manager		Drawn By
Date		Reviewed By
MARCH 2022		
Project ID		21025
Sheet Title		
ELEVATIONS		
Sheet No.		
A2.2		

PLAN COMMISSION
07/19/2022