

SCANNED



Village of

Germantown

Willkommen

Fee must accompany application

CHK# 5194 Date 1/7/26
X \$1460 Paid

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

Donna + Peter Maniaci
W213N 11111 Appleton Ave
Germantown WI

53022

Phone (414) 915-2039

Fax ()

E-Mail maniacip@live.com

PROPERTY OWNER

Same as applicant

Phone ()

2 TO WHOM SHOULD THE PERMIT BE ISSUED?

Donna + Peter Maniaci

3 PROPERTY ADDRESS

W213N 11111 Appleton Ave Germantown WI 53022

TAX KEY NUMBER

302967

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

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

See attached

RECEIVED
JAN - 7 REC'D
OFFICE OF THE VILLAGE PLANNER
VILLAGE OF GERMANTOWN

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:

DM/PM 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.

DM/PM 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.

DM/PM 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.

DM/PM 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] 1/29/2025
Omna Manicki 1/29/25
 Applicant Date

[Signature] 1/29/2025
Omna Manicki 1/29/25
 Owner Date

Village of



Germantown

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

01/07/2026 01:25PM Jennifer
001043-0166
Payment effective date 01/06/2026

MISCELLANEOUS
CONDITIONAL USE PERMITS
(GENCON)

2026 GENCON
1 @ \$1460.00 \$1,460.00

\$1,460.00

Subtotal \$1,460.00
Total \$1,460.00

Tenders
CHECK \$1,460.00
Check Number 5144

Change due \$0.00

Thank you for your payment

CUSTOMER COPY

4. DESCRIPTION OF EXSITING OPERATION

The property is currently zoned as RS-1 and is used as a single-family residence which includes an approximately 1400 square foot outbuilding which is the subject of the proposed CUP. Adjacent zoning is a mix of RS-3, B-3, and AG-2.

Based on the existing character of the lot, it would be extremely costly to modify the principal dwelling and if able to do so would not fit the needs of our son and his family. Therefore we are requesting CUP to flex or modify the stipulations under (51a) specifically (j) which are 15-20 years old. Being able to flex or modify would serve the overall initial purpose of a MILS.

5. DESCRIPTION OF PROPOSED OPERATION

As stated above, we wish to convert a portion of the existing outbuilding to a MILS pursuant to Ord. #12-08, attached hereto for reference. As part of the renovation, approximately 620 sq. ft. would be added to the building footprint, as well as adding some additional storage on a 2nd floor mezzanine of approximately 570 sq. ft. Utilities already exists in the outbuilding and we are aware we may need to inspect and potentially replace the existing utilities in the event they are found not to be code compliant.

Attaching the Mother in law suite on the adjacent outbuilding will allow for an open concept design and for the master bedroom to be located on the 1st floor.

Our son Justin is 100% disabled honorably discharged Marine combat vet. He suffers from multiple physical issues that we anticipate will worsen with time and age. We want to make sure any modifications/additions will meet his needs now and into the future.

Justin also suffers from PTSD and other related factors that by providing an open concept space would be calming and help alleviate stress and undue hardships.

Our family is asking that the Village of Germantown family help us make this a reality.

We moved to Germantown on this property about 4 years ago with the intent of providing our son and his family with a safe place where we can coexist and build a generational legacy.

Unfortunately, our relator and ourselves did not fully research what it would take to make this happen. We were under the impression it was feasible to build a separate home for our son and his family. We understand that is not the case. We also understand this is a

unique situation and appreciate your support in finding a way forward to ensure our son and his family have the safe space they need and deserve as a family.

Just a little more about us-

Our grandchildren Ashton & Nolan attend Amy Belle elementary school.

Their mother Maria works at Aurora part time and takes care of the children.

Justin has finally found a career that is fulfilling to him as a Loss Prevention Public Safety Supervisor for Aurora that works well with his specific needs.

Our daughter Gianna attends UWM and is in her final semester for a business/human resource degree.

Donna has 30 years with Walgreens as a Store Manager in Brookfield and

I, Pete, am part owner of H&H mechanical.

We love what Germantown has to offer and we look forward to having a positive impact to our community for years to come.

Thank you for your time & consideration,

Donna & Pete Maniaci

Village of



Germantown

Village of Germantown

N112 W17001 Mequon Road

Germantown, WI 53022

262-346-4460

germantowninspections@safebuilt.com

Building Permit Application

PERMIT NO: _____

Project Address: <u>W213 N11111 Appleton Ave</u>		Date: <u>1/27/2025</u>
Description of Work: <u>Remodeling & alterations to existing building</u>		Size of Structure/Square Footage: <u>Total - 2,587 under roof</u> Height: <u>16'</u>
Zoning District: _____	Setbacks: Front <u>40'</u> Rear <u>15'</u> Side <u>38'</u>	Estimated Cost of Project: <u>\$95,000.00</u>
Owner: <u>Pete Maniaci</u>	Owner Phone: <u>414-915-2839</u>	
Address: <u>W213 N11111 Appleton Ave.</u>	EMAIL: <u>maniacip@live.com</u>	
City/State/Zip: <u>Germantown, WI 53022</u>		
Contractor: <u>Owner</u>	Contractor # _____	EXP _____ Qualifier # _____ EXP _____
Address: _____	Contractor Phone: _____	
City/State/Zip: _____	EMAIL: _____	

If applicable, you should contact your homeowners association for any approval that may be required. Note: if any work is commenced prior to obtaining the proper permits, all fees shall be tripled.

It is hereby agreed between the undersigned, as owner/agent and the Village of Germantown for and in consideration of the premises and of the permit to construct, erect, alter, or install and the occupancy of building as above described, to be issued and granted by the Village Building Inspector, that the work thereon will be done in strict compliance with the Ordinances of the Village of Germantown and to obey all and any lawful orders of the Village Building Inspector and the State Laws relating to the construction, alteration, repairs, removal and safety of buildings and other structures and permanent building equipment. **I have received and read the cautionary statements and notices on the reverse side of this application form. I expressly grant the building inspector, or the inspector's authorized agent, permission to enter the premises for which this permit is sought at all reasonable hours and for any proper purpose to inspect the work which is being done. As provided under SPS 320.10(4), the Applicant agrees to receive email notification of inspection results at said email address provided herein.**

Signature Pete Maniaci Print Name Pete Maniaci

REMARKS:



SEPARATE ELECTRICAL, PLUMBING AND HEATING PERMITS MAY BE REQUIRED.

Triple Fees for Work Started Before Obtaining a Permit:

OFFICE USE ONLY			
Building/Remodeling	\$ _____	Bldg. Permit Fees (BLD)	\$ _____
Plan Review	\$ _____	Zoning Fee (ZON)	\$ _____
Occupancy Permit	\$ _____	Prop. Record Fee (APF)	\$ _____
Building Subtotal	\$ _____	Technology Fee (TMF)	\$ <u>4.11</u>
Triple Fees	\$ _____	TOTAL	\$ _____

Permit Issued By _____
Date _____

Cautionary Statement to Owners Obtaining Building Permits

101.65(lr) of the Wisconsin Statutes requires municipalities that enforce the Uniform Dwelling Code to provide an owner who applies for a building permit with a statement advising the owner that: **If the owner hires a contractor to perform work under the building permit and the contractor is not bonded or insured as required under s.101.654(2)(a), the following consequences might occur:** (a) The owner may be held liable for any bodily injury to or death of others or for any damage to the property of others that arises out of the work performed under the building permit or that is caused by any negligence of the contractor that occurs in connection with the work performed under the building permit. (b) The owner may not be able to collect from the contractor damages for any loss sustained by the owner because of a violation by the contractor of the one- and 2-family dwelling code or an ordinance enacted under sub.(1)(a), because of any bodily injury to or death of others or damage to the property of others that arises out of the work performed under the building permit or because of any bodily injury to or death of others or damage to the property of others that is caused by any negligence by the contractor that occurs in connection with the work performed under the building permit.

Cautionary Statement to Contractors for Projects Involving Building Built Before 1978

If this project is in a dwelling or child-occupied facility, built before 1978, and disturbs 6 sq. ft. or more of paint per room, 20 sq. ft. or more of exterior paint, or involves windows, then the requirements of ch. DHS 163 requiring Lead-Safe Renovation Training and Certification apply. Call (608) 261-6876 or go to <http://dhs.wisconsin.gov/lead/WisconsinRRPRule.htm> for details of how to be in compliance.

Wetlands Notice to Permit Applicants

You are responsible for complying with state and federal laws concerning construction near or on wetlands, lakes, and streams. Wetlands that are not associated with open water can be difficult to identify. Failure to comply may result in removal or modification of construction that violates the law or other penalties or costs. For more information, visit the Department of Natural Resources wetlands identification web page or contact a Department of Natural Resources service center. <http://dnr.wi.gov/wetlands/locating.html>

Germantown Municipal Code 14.055 Property Record Maintenance Fees.(Cr. Ord. #36-04)

The Village of Germantown Assessor's Office creates and maintains property records for all real estate parcels within the Village of Germantown in which it has jurisdiction. Pursuant to Wisconsin Statute 70.32(1), all properties that are issued building permits are field reviewed, described, and valued by "actual view". This means that each building permit requires 1) assessment personnel to initially process existing records or create new records, 2) physically review, onsite, the purpose of each building permit to document all property description additions and/or alterations, and 3) process the information gathered in the field to determine an assessed value. Every person receiving an approved building permit from the Village in which said building permit requires an employee of the Assessor's Office to physically view onsite any descriptive property change in an effort to maintain the property record shall pay a property maintenance fee commensurate with the type of building permit issued by the Village.

I expressly grant the building inspector, or the inspector's authorized agent, permission to enter the premises for which this permit is sought at all reasonable hours and for any proper purpose to inspect the work which is being done.

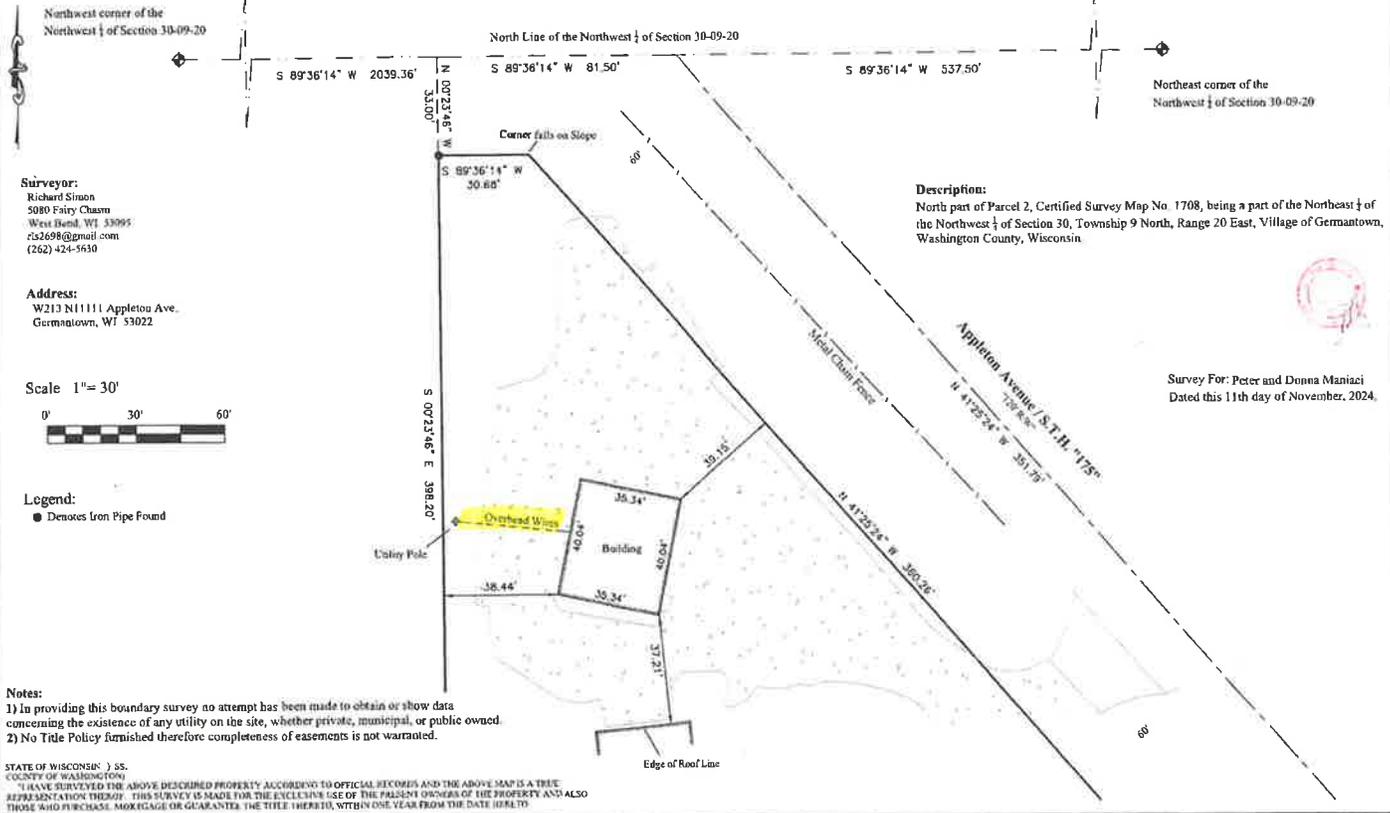


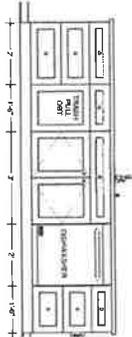
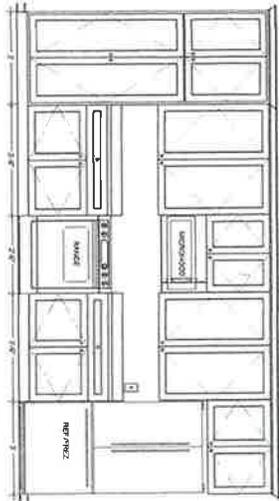
OWNER SIGNATURE

1/27/2025

DATE

Cornerstone Land Surveying, Inc.
Existing Conditions Map





KITCHEN ELEVATIONS
1/2"=1'-0"

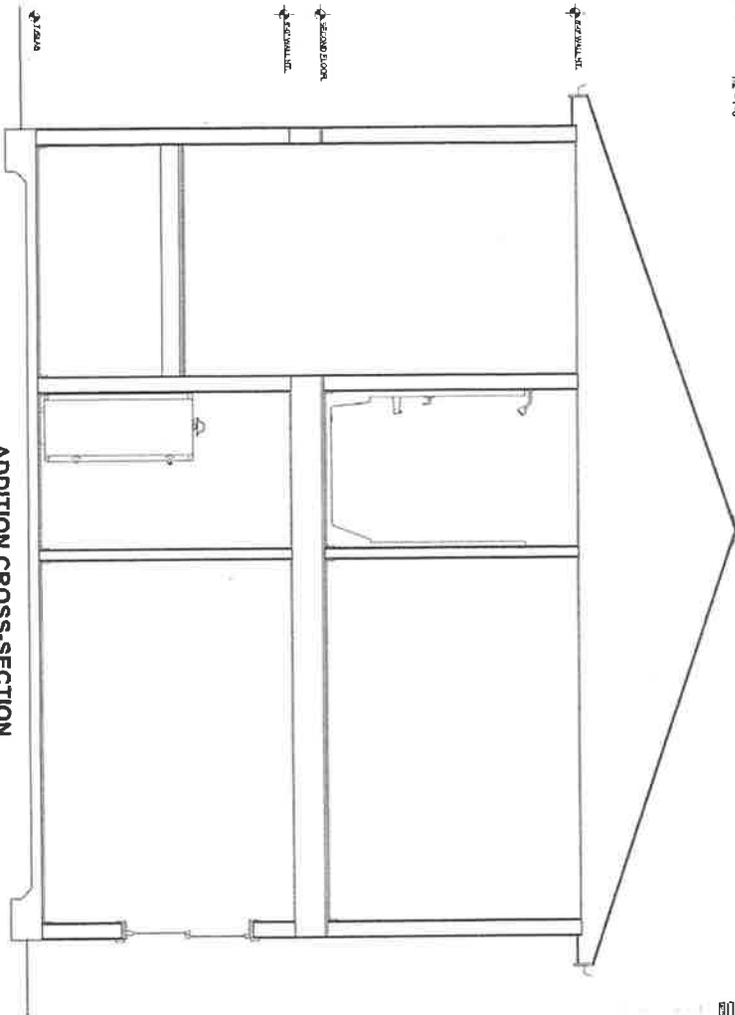
DOOR FINISH: OAK 1/4"X 5/8" FT
 FLOOR: SECOND FLOOR 5/8" SQ. FT
 WALL: 5/8" SQ. FT
 Roof Level finish shall remain to existing finish of existing structure.

GENERAL NOTES:
 1. DRAWING IS FOR INFORMATION ONLY. NO CONTRACT SHALL BE ENTERED INTO WITHOUT THE SIGNATURE OF ALL CONCERNED PARTIES.
 2. VERIFY THE LOCATION OF ALL UTILITIES (ELECTRICITY, GAS, WATER, SEWER, RADIANT HEATING) BEFORE BEGINNING WORK.
 3. ALL CRITICAL NOTED ITEMS WILL BE MARKED PER CODE BOOKS WITH STANDARD NOTATION.
 4. PERFORM ALL NECESSARY CONSTRUCTION PER THE SPECIFICATIONS AND DETAILS.
 5. VERIFY ALL DOOR FINISHES BEFORE ORDERING.

FINISHES:
 1. FINISHES TO BE USED SHALL BE OAK FINISH 1/4"X 5/8" FT ALL OTHER FINISHES TO BE USED SHALL BE AS NOTED.
 2. FINISHES TO BE USED SHALL BE OAK FINISH 1/4"X 5/8" FT ALL OTHER FINISHES TO BE USED SHALL BE AS NOTED.
 3. FINISHES TO BE USED SHALL BE OAK FINISH 1/4"X 5/8" FT ALL OTHER FINISHES TO BE USED SHALL BE AS NOTED.

CONSTRUCTION:
 1. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND REGULATIONS.
 2. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND REGULATIONS.
 3. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND REGULATIONS.

ADDITIONAL NOTES:
 1. VERIFY ALL FINISHES BEFORE ORDERING.
 2. VERIFY ALL FINISHES BEFORE ORDERING.
 3. VERIFY ALL FINISHES BEFORE ORDERING.



ADDITION CROSS-SECTION
1/2"=1'-0"

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PRELIMINARY, NOT FOR CONSTRUCTION

<p>DATE: 11/13/2024 PROJECT: 2024.1271 SHEET: 8</p>	<p>DRAWINGS PROVIDED BY: DRAFTSMITH SHAWINA DUNCAN, CPBD 3380 N 129TH ST BROOKFIELD, WI 53005 262.707.9293 DRAFTSMITH@GMAIL.COM</p>		<p>MANIACI RESIDENCE W213N1111 APPLETON AVENUE GERMANTOWN, WISCONSIN</p>