

RESOLUTION NO. 02-2026

A RESOLUTION ADOPTING CONDITIONS AND RESTRICTIONS
FOR THE CARILLON AT GERMANTOWN PLANNED DEVELOPMENT DISTRICT
("CARILLON AT GERMANTOWN PDD")

WHEREAS, Cirrus Property Group, LLC, agent (hereinafter the "Developer") for Faith Lutheran Church, property owner has applied for an Rm-2: Multi-Family Residential Planned Development District (Rm-2/PDD) to be applied to the property located in the Village of Germantown as described in Exhibit A attached hereto; and

WHEREAS, Section 17.27(4) of the Village of Germantown Municipal Code allows for the adoption of conditions and restrictions for Planned Development Districts (PDD) that modify the basic allowances, limitations, and bulk regulations of the underlying zoning districts, as well as allow for the establishment of specific uses, bulk regulations, density standards, yard setbacks, etc. to ensure proper development, operation, and maintenance of the proposed development in the General Development Plan; and

WHEREAS, the Village of Germantown Plan Commission at its public hearing/meeting on December 8, 2025, reviewed the Rm-2/PDD rezoning application and forwarded a positive recommendation regarding both the rezoning and General Development Plan to the Village Board.

NOW THEREFORE, BE IT RESOLVED by the Village Board of the Village of Germantown hereby adopts the following specific conditions and restrictions that shall apply to all development on and the use of property within the PDD:

1. **GENERAL DEVELOPMENT PLAN (GDP)**. The General Development Plan (Exhibit B dated November 24, 2025) establishes the basic parameters for development within the Carillon at Germantown PDD including the approximate size and orientation of the lot, density of development, setbacks, location of internal roadways and intersections to the adjacent road system, and the general location and extent of landscaping, buffering, and walking path(s). The General Development Plan (GDP) shall be updated/revised where needed to illustrate compliance with all following sections contained within this resolution, including but not limited to Sections 9, 10, 11, and 14). While all development within the Carillon at Germantown PDD shall be generally consistent with the GDP, the GDP does not grant specific site development or building approval. Subsequent Village approvals shall be required as a prerequisite for development, including but not limited to site plan approval.
2. **PERMITTED LAND USES**. Permitted uses allowed within the Carillon at Germantown PDD shall be limited to only multi-family residential dwellings as proposed and shall be as set forth in the Rm-2: Multi-Family Residential (Section

- 17.23) Zoning District of the Zoning Code and in accordance with the Carillon at Germantown General Development Plan (GDP).
3. **ACCESS.** Public road/driveway access to the Carillon at Germantown PDD shall be limited only to the proposed private road to/from Division Road as shown on the GDP.
 4. **RESIDENTIAL DENSITY, UNIT SIZE, AND TYPE.** The project shall include a maximum of thirty-six (36) multi-family dwelling units within eleven (11) buildings including 3-unit (triplex) and 4-unit (quadplex) building types on a 5.4-acre lot. Buildings include units that range from 2-bedroom to 3-bedroom and 1-story to 2-story in height. Development of the multi-family residential units shall be approved consistent with and pursuant to the Village's Site Plan review and approval procedure under Section 17.43 of the Zoning Code.
 5. **SITE PLAN APPROVAL REQUIRED.** Development of the multi-family residential units shall be consistent with and pursuant to the Village's Site Plan review and approval procedure under Section 17.43 of the Zoning Code.
 6. **ARCHITECTURAL DESIGN AND BUILDIGN MATERIALS.** Final architecture design and exterior materials of all residential structures shall be consistent with the conceptual elevation drawings and building type products included with the Developer's General Development Plan submittal package, and attached hereto as Exhibit C.
 7. **PUBLIC UTILITIES.** Sanitary sewer, water, and storm sewer (if applicable) shall be installed to Village standards. The precise location of sanitary sewer and water service shall be coordinated with the Public Works Director, Village Engineer, Water and Wastewater Utility Superintendents, and be approved by the Public Works Committee. The Developer shall obtain all necessary permits and provide all necessary easements and dedications where required.
 8. **STORM WATER MANAGEMENT.** A Storm Water Management Plan (SWMP) must be submitted to and approved by the Village Engineer and submitted to the Plan Commission prior to granting Site Plan approval. The plan shall conform to current Village of Germantown engineering standards.
 9. **PEDESTRIAN CIRCULATION.** The Developer shall be required to install sidewalk along the west side of Division Road from Mequon Road to the southern end of the subject 5.4-acre development parcel. Size of sidewalk and construction method shall be in compliance with the Village of Germantown Development Handbook design standards and constructed as set forth in the Development Agreement.
 10. **SPECIFIC LIGHTING AND LANDSCAPING PLANS.** The Developer shall submit detailed lighting and landscaping plans to the Plan Commission and Village Forester for review and approval prior to final Site Plan approval. Lighting and landscaping shall comply with Village guidelines. The Developer shall provide

additional landscape buffering along the west and north property lines in the vicinity of Buildings 3, 4, 6, 7, 9, and 11. Said buffer shall include a minimum 10-foot setback (i.e. width) between the property line and proposed fencing with plantings sufficient in type, size, and quantity to provide visual screening to a height of 6 feet within 3 years after plant installation, or a mutually acceptable alternative determined and approved at the Site Plan approval stage. Additionally, the 4-foot fence to enclose each yard behind the residential units shall be modified to an open-style “picket” or “garden” fence for aesthetic purposes and to allow better drainage flow through the site.

11. **SITE DEVELOPMENT AND BUILDING REQUIREMENTS.** Unless otherwise modified as set forth below, all development and buildings shall be in accordance with the lot, building, and other applicable bulk requirements set forth in the applicable underlying Rm-2: Multi-Family Residential Zoning Districts and other applicable Zoning Code regulations:

Modifications to the Rm-2: Multi-Family Residential District:

- a. Reduce the minimum Front Yard Setback from 35 feet to 15 feet.
- b. Reduce the minimum Side Yard Setback from 25 feet to 18 feet.
- c. Reduce the minimum Rear Yard Setback from 35 feet to 20 feet.

12. **DEVELOPMENT AGREEMENT REQUIRED.** The Development Agreement shall be reviewed by the Public Works and Highways Committee and approved by the Village Board. The Development Agreement shall include a requirement that private covenants and restrictions, if any, be submitted to the Village prior to final Site Plan review and approval. Maintenance guarantees pertaining to storm water management facilities and walking path(s) shall be included in the Development Agreement.
13. **GARBAGE AND RECYCLING COLLECTION.** Unless mutually agreed to between the Developer and the Village as set forth in the Development Agreement, the provisions of Village Code Section 11.08 pertaining to garbage and recycling collection for a property containing five (5) or more residential units (“multiple-family dwellings”) shall apply.
14. **PARKING.** Residential units shall include a range of parking, but at a minimum have a 1-car attached garage and 1 apron spot (Type A units), with certain units having a 2-car attached garage and 2 apron spots (Type B units). The visitor parking currently shown along the southern boundary shall be relocated to be positioned next to the visitor parking spaces shown along the drive on the western portion of the site.
15. **SIGNAGE.** No signage is approved as part of this resolution approving the Planned Development District (PDD). Specific design and location of any proposed signage must comply with the Village’s Sign Code regulations and be submitted and approved by the Plan Commission, prior to installation.
16. **CERTIFIED SURVEY MAP (CSM) REQUIRED.** A Certified Survey Map (CSM) shall be completed, approved, and recorded to create the subject development site. The

CSM shall include the adjacent parcel to the north of the development site, which includes the existing church.

17. **EXPIRATION.** The Developer shall obtain all necessary approvals and permits from the Village and other agencies in a timely manner consistent with the Development Agreement. If construction of the improvements have not commenced within two (2) years after the date of PDD approval and continued toward completion, the Village may determine that the approvals and provisions granted under this PDD resolution and General Development Plan have expired and are null and void, unless an extension of said approvals and provisions is granted by the Village pursuant to the procedures under Section 17.43(11) and (11a) of the Zoning Code. If this requirement is not satisfied, the Carillon at Germantown PDD and General Development Plan (GDP) shall become null and void, and the property shall revert back to the previous I: Institutional Zoning District.

18. **APPLICABILITY OF MUNICIPAL CODE.** Unless otherwise set forth herein, all other applicable zoning and development regulations contained in the Germantown Municipal Code (e.g. Shoreland-Wetland Zoning, Floodplain Zoning, Subdivision) shall apply to development and land use within the Carillon at Germantown PDD. In the event a requirement, restriction, or limitation set forth herein conflicts with a similar requirement, restriction, or limitation found in another section of the Municipal Code, the most stringent requirement, restriction, or limitation shall apply.

Adopted: January 19, 2026



Robert A. Soderberg, Village President

ATTEST:



Donna Ott, Village Clerk

EXHIBIT A

**Carillon at Germantown Planned Development District (PDD)
Metes and Bounds Legal Description**

ALL OF CERTIFIED SURVEY MAP NO. 5387 BEING IN THE NORTHEAST ¼ OF THE NORTHEAST ¼ OF SECTION 28, TOWNSHIP 9 NORTH, RANGE 20 EAST, IN THE VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, STATE OF WISCONSIN, AND FURTHER DESCRIBED BELOW:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST ¼ SECTION; THENCE SOUTH 01°12'49" EAST ALONG THE EAST LINE OF SAID SECTION 841.33 FEET; THENCE SOUTH 89°22'06" WEST 60.00 FEET TO A THE SOUTHEAST CORNER OF CSM NO. 5387 AND THE POINT OF BEGINNING OF THE LANDS DESCRIBED HEREINAFTER; THENCE CONTINUING SOUTH 89°22'06" WEST ALONG SAID SOUTH LINE 600.04 FEET TO THE SOUTHWEST CORNER OF SAID CSM; THENCE NORTH 01°12'49" WEST ALONG SAID WEST OF SAID CSM, 518.56 FEET TO A POINT; THENCE NORTH 89°55'07" EAST, 167.00 FEET TO A POINT; THENCE SOUTH 01°12'49" EAST, 172.00 FEET TO A POINT; THENCE SOUTH 89°20'41" EAST, 124.72 FEET TO A POINT; THENCE SOUTH 89°39'04" EAST, 308.50 FEET TO A POINT ALONG THE EAST LINE OF SAID CSM AND THE WEST RIGHT-OF-WAY DIVISION ROAD; THENCE SOUTH 01°12'49" EAST ALONG SAID EAST LINE, 336.84 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION..

Tax Key No: GTNV_281-967

EXHIBIT C

Carillon at Germantown Architectural Design and Building Materials
(See Attached Elevations and Building Type Products)



