



Fee must accompany application

~~\$1400~~ \$730 Paid J. Date 8/5/22
 Amendment

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

KEVIN H BEHNKE
APPLIE WORKS WINERY
W179 N12536 FOND DU LAC
GERMANTOWN, WI 53022
 Phone (262) 677-1857
 Fax ()
 E-Mail RISLAXEDKHB@HOTMAIL.COM

PROPERTY OWNER

KEVIN H BEHNKE
W179 N12536 FOND DU LAC
GERMANTOWN, WI 53022
 Phone (262) 677-1857

2 TO WHOM SHOULD THE PERMIT BE ISSUED?

KEVIN H BEHNKE, APPLIE WORKS WINERY, BEHNKE ESTATES

3 PROPERTY ADDRESS

W179 N12536 FOND DU LAC AVE

TAX KEY NUMBER

6TNU-161-976

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.

ZONED A-2 / WINERY / HOME / EQUIPMENT STORAGE

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

PLEASE SEE ATTACHED DOCUMENTATION

6 METES AND BOUNDS LEGAL DESCRIPTION OF PROPERTY – REQUIRED

Attach pages as necessary

A 10.81 acre parcel being Lot 4 of Certified Survey Map No. 5843 and being a part of the NW ¼ and SW ¼ of the NE ¼ of Section 16, Township 9 North, Range 20 East in the Village of Germantown, Washington County, Wisconsin

7 SUPPORTING DOCUMENTATION:

- Site Plan and elevations for new construction (can be conceptual)
- Photos of existing use and/or proposed use operating elsewhere
- ATTACHED DOCUMENTATION
- _____

8 READ AND INITIAL THE FOLLOWING:

- 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.
- 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.
- 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.
- 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!


Applicant

4/24/22
Date


Owner

4/24/22
Date



w179 n12536
FOND DU LAC AVENUE
GERMANTOWN, WI
53022
PH # 262 677~1000
APPLEWORKSWINERY.COM

Emily Zandt
Community Development Department
Village Planner & Zoning Administrator
N112 W17001 Mequon Road
P. O. Box 337
Germantown, Wisconsin 53022-0337

April 24th, 2022

Re: Amendment to the Original CUP #01-13

Emily,

This letter is in response to our recent meeting regarding a few changes we would like to make to the Original Cup #01-13 dated January 28th, 2013.

Please find attached some supporting documents for your review.

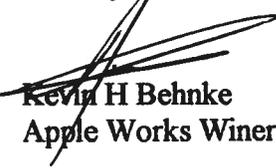
1. Cup #01-13
2. Current Class "B" Winery License and Class "B" Fermented Malt Beverage
3. Ariel View of current Boundary of Liquor Licensing
4. Ariel View of requested Distance change for 50 Ft to 145 Ft
5. Ariel View of New Boundary per requested distance change
6. Ariel View of additional permeable parking area
7. Ariel View of Cedar Post/Board Corral Type Fence
8. Certified Survey Map
9. Noise Aware 24/7 Sound Monitor Sensors (Indoor and Outdoor)
10. Wall Street Journal on Noise Aware Company

Proposed changes to the exiting CUP

1. Incorporate the use of Building #2 into the existing Winery Operation
2. Change hours of operation to 10:00 am to 11:00 pm
3. Change item (4 a) exceeds 50 total persons for building #1 and 125 total persons for building #2

If you have any questions, please feel free to contact me.

Thank you.


Kevin H Behnke
Apple Works Winery LLC

CUP # 01 - 13
Document No.

CONDITIONAL USE PERMIT
Document Title



VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN
CONDITIONAL USE ZONING PERMIT

RECORDED
February 04, 2013 10:38 AM
SHARON A MARTIN, REGISTER OF DEEDS
WASHINGTON COUNTY, WISCONSIN

Fee Amount: \$25.00

Whereas the Applicant

Kevin Behnke, Property Owner & Apple Works Winery LLC

agree to comply with applicable Codes and Ordinances of the Village of Germantown, Wisconsin, and further agrees that all work done pursuant to the permission granted herewith will conform with the applications and drawings filed with and approvals granted by officials of the Village for the purpose of obtaining this permit.

Now, therefore, this permit is issued to the Applicant to permit the operation of a winery from the property located at W179 N12536 Fond du Lac Ave in the A-2: Agricultural Zoning District pursuant to Section 17.13 and 17.07(3)(a)2. of the Village Zoning Code.

Name & Return Address:
**Village of Germantown
P.O. Box 337
Germantown, WI 53022**

Parcel Identification No:
GTNV 161-976

3

On the following described property located in the Village of Germantown, Washington County, Wisconsin:

A 10.81 acre parcel being Lot 4 of Certified Survey Map No. 5843 and being a part of the NW ¼ and SW ¼ of the NE ¼ of Section 16, Township 9 North, Range 20 East in the Village of Germantown, Washington County, Wisconsin.

Tax Key No: 161-976

Address: W179 N12536 Fond du Lac Avenue

Pursuant to the following condition(s):

1. This permit authorizes the uses and activities as set forth in the conditional use permit application and in the supporting documents and plans made part of the application. Except as may be limited herein, all of the operational characteristics and services as described, as well as any commitments made by the Applicant as set forth in the application, supporting documents, and made during presentations to the Village Plan Commission, Village Board and Village staff are deemed to be conditions of approval.
2. If the use, activities and/or operation subject of this permit falls out of conformity with the conditions herein, or where there is a change in the nature, character, intensity or extent of the permitted conditional use which causes special problems or harmful effects otherwise associated with the use to be no longer ameliorated or eliminated, or where conditions imposed were anticipated to mitigate or eliminate harmful effects associated with the use but are subsequently insufficient to do so, or for similar cause based upon consideration for the public comfort, safety, and welfare, the conditional use permit may be terminated or modified by the Village Board by the amendment to or addition of conditions after public hearing thereon.
3. Operational hours are permitted to be 10:00 am to 9:00 pm Sunday through Saturday.
4. Applicant is responsible for contacting the Community Development Department and/or

Clerk's Office for applicable temporary use, liquor license, or other permits or approvals for any special event that: (a) exceeds 50 total persons in attendance; (b) includes the selling of any alcohol other than wine; or (c) includes a DJ, live band, or other excessively amplified music.

5. Applicant to obtain all required liquor licenses and/or permits from the State and Village.
6. The proposed outdoor patio may require site plan approval from the Plan Commission depending on the extent and improvements. Contact the Village Planner for further information prior to installation of the outdoor patio. At a minimum, the patio shall be set back a minimum distance of 50' from the nearest property line.
7. Building permits and state-approved plans may be required for the proposed remodeling; contact Inspection Services prior to any work for details on the required permits and plan approvals.
8. All signage, temporary and permanent, requires a permit; contact Planning & Zoning Services for details.
9. A pre-occupancy inspection is required by the Fire Department.

Granted by the Village Board of the Village of Germantown, Washington County, Wisconsin on the 7th day of January, 2013.

ATTEST:

Barbara K. D. Goeckner
Barbara K. D. Goeckner, Village Clerk

Dean Wolter
Dean Wolter, Village President

STATE OF WISCONSIN) SS.
WASHINGTON COUNTY)

Personally came before me this 28th day of January, 2013, the above named Dean Wolter, Village President, and Barbara K. D. Goeckner, Village Clerk, to me known to be the persons who executed the foregoing instrument and acknowledged the same.



Christine M. Micka
(type or print name of Notary on this line)
Christine M. Micka
(signature of Notary on this line)

Notary Public, State of Wisconsin
My Commission Expires: 7-19-15

Conditional Use Permit (CUP) # 01-13
Kevin Behnke, Property Owner & Apple Works Winery LLC
Page 3 of 3

ACCEPTANCE OF TERMS AND CONDITIONS BY PROPERTY OWNER

As representative for Apple Works Winery LLC, I, Kevin Behnke, Property Owner, hereby accept the terms and conditions set forth in this Permit, and realize that non-adherence to the terms and conditions as stated hereon may result in the revocation of this Permit by the Village of Germantown.

Dated this 28 day of JAN, 2013

Kevin Behnke


(signature on this line)

STATE OF WISCONSIN) SS
Waukesha COUNTY)

Personally came before me this 28th day of January, 2013, being the above named Kevin Behnke, to me known to be the person who executed the foregoing instrument and acknowledged the same.



Kristy Granke

(Type or print name of Notary on this line)
Kristy Granke

(Signature of Notary on this line)

Notary Public, State of Wisconsin
My Commission Expires: Aug 3, 2014

This instrument was drafted by:
Jeffrey W. Retzlaff, AICP
Community Development Director/Zoning Administrator
Village of Germantown, Wisconsin

Village of Germantown
"CLASS B" WINERY LICENSE
CLASS "B" FERMENTED MALT BEVERAGE

License No:
21/22 - 1

Village of Germantown

Fee: **\$600.00**

State of Wisconsin

WHEREAS, the local governing body of the Village of Germantown, County of Washington, State of Wisconsin, has, upon application duly made, granted and authorized the issuance of a Winery License and Fermented Malt Beverage License to:

Apple Works Winery LLC

W179 N12536 Fond Du Lac Ave
Germantown, WI 53022

Kevin H. Behnke, Agent

to sell Wine, as defined by law, and pursuant to Chapter 125.32 & 125.53 of the Statutes of the State of Wisconsin and local ordinances;

AND WHEREAS, the said applicant has paid to the Treasurer the sum of \$500.00 for such "Class B" Winery License and \$100.00 for such Class "B" Beer License as provided by local ordinances, and has complied with all the requirements necessary for obtaining such license;
LICENSE IS HEREBY ISSUED to said applicant to sell, deal and traffic in, at retail, Wine and Beer at the following described premises:

Apple Works Winery / Behnke Estates
W179 N12536 Fond Du Lac Ave
Germantown, WI 53022



Licensed premise:

Apple Works Winery / Behnke Estates
Outdoor Premises surrounding Building #1
Building #1: Winery store/Sales and Tasting Room
100' rear, 100' front, 50' right, 75' left including patio & tent.

For the Period from 7/01/2021 to 6/30/2022.

Deanna Braunschweig

Deanna B. Braunschweig, Village Clerk

This License must be Framed and Posted in a Conspicuous Place in the room or place where Wine is drawn or removed for service or sale.



Imagery ©2022 Maxar Technologies, U.S. Geological Survey, Map data ©2022 50 ft

Measure distance
Total area: 36,328.42 ft² (3,375.02 m²)
Total distance: 774.71 ft (236.13 m)

CURRENT LIQUOR LICENSE AREA



Imagery ©2022 Maxar Technologies, U.S. Geological Survey, Map data ©2022 Google 50 ft

Measure distance
Total distance: 145.81 ft (44.44 m)

**LIQUOR LICENSE RIGHT DISTANCE
INCREASE FROM 50 FT to 145 FT**



Imagery ©2022 Maxar Technologies, U.S. Geological Survey, Map data ©2022 50 ft

Measure distance
Total area: 49,637.26 ft² (4,611.45 m²)
Total distance: 878.72 ft (267.83 m)

REQUESTED LIQUOR LICENSE AREA



Imagery ©2022 Maxar Technologies, U.S. Geological Survey, Map data ©2022 50 ft

Measure distance
Total area: 8,029.29 ft² (745.95 m²)
Total distance: 356.59 ft (108.69 m)

ADDITIONAL PERMEABLE PARKING AREA



Imagery ©2022 Maxar Technologies, U.S. Geological Survey, Map data ©2022 Google 50 ft

Measure distance
Total distance: 365.14 ft (111.29 m)

CEDAR POST/BOARD CORRAL TYPE FENCING

Search

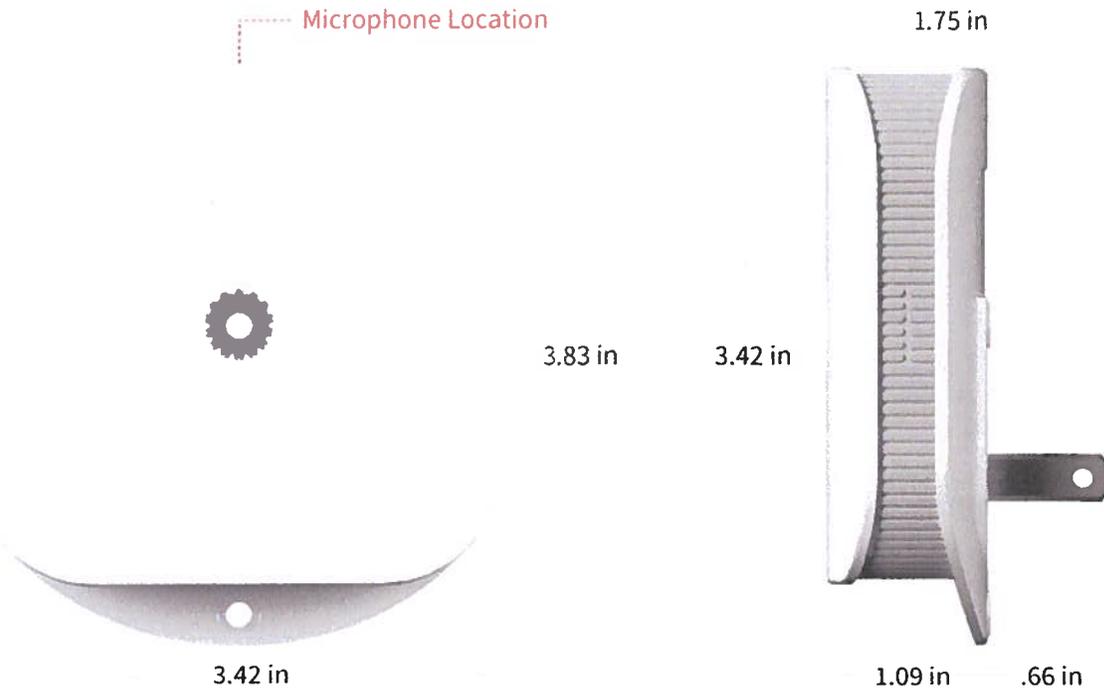
Articles in this section

NOISEAWARE GEN 3 PRODUCT SPECIFICATIONS



Garrett Dobbs
1 month ago · Updated

INDOOR NOISE SENSOR



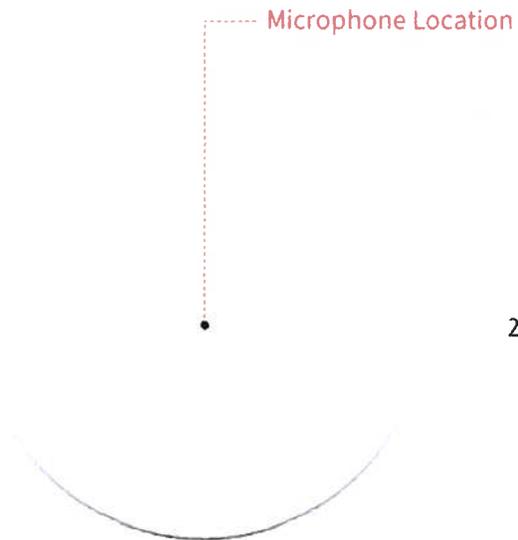
Generation:

- 3rd Generation (Gen 3)



Designed by NoiseAware
Assembled in Mexico with parts made in the USA and China

OUTDOOR NOISE SENSOR



2.84 in



1.46 in



Designed by NoiseAware

Assembled in Mexico with parts made in the USA and China

WEB APPLICATION

Requirements:

- Chrome v68+ on Mac OS X v10.9+ or Windows 7+ and active internet connection

Languages:

- English, US (Can be translated by browser)

MOBILE APPLICATION

Requirements:

- iOS v10+ or Android 4.1+ and active internet connection

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<https://www.wsj.com/articles/how-to-tell-if-tenants-are-getting-rowdy-one-landlord-found-a-solution-1525140001>

BUSINESS | SMALL BUSINESS

How to Tell if Tenants Are Getting Rowdy? One Landlord Found a Solution.

NoiseAware devices capture data on noise levels and send the information to property managers



NoiseAware sensors are designed to let landlords know about tenant disturbances when they're just beginning.

PHOTO: NOISE AWARE

By Barbara Haislip

April 30, 2018 10:00 pm ET

Dave Krauss had a successful Airbnb rental business until one weekend in 2014. A renter supposedly looking for a quiet break with her boyfriend ended up having a two-day “mini-Coachella style rager” at Mr. Krauss’s condo, he says.

It wasn’t until two days after she checked out that he discovered what had happened. Fourteen angry neighbors had filed noise complaints, and a cease-and-desist letter forced him to sell the investment property at a \$30,000 loss.

“It had sullied my reputation. I slept fine that weekend. My neighbors didn’t,” he says.

Mr. Krauss vowed to never let it happen again. If he could get a simple notification when a disturbance started, rather than be the last to find out, he could head off potential problems.

Then, early in 2015, he met Andrew Schulz, an electrical engineer, who was teaching a class on building custom smart-home technology at the Dallas Entrepreneur Center. Mr. Krauss told him he didn’t want to be his student but would like to hire him to solve his problem. They went to lunch and discussed the design criteria for a system that would ultimately become what the company calls a “smoke detector for noise.”

“We still have the back-of-the-napkin sketches to this day,” says Mr. Krauss.

JOURNAL REPORT

Insights from [The Experts](#)

Read more at [WSJ.com/SmallBusinessReport](https://www.wsj.com/SmallBusinessReport)

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[Why Banning Tips Can Hurt Restaurants](#)

[The Secrets of Escape Rooms](#)

[VCs Talk About the Big Investments That Got Away](#)

[What LinkedIn's Founder Learned From Failure](#)

WSJ NEWSLETTER

Notes on the News

The news of the week in context.

- I would also like to receive updates and special offers from Dow Jones and affiliates. I can unsubscribe at any time.
- I agree to the [Privacy Policy](#) and [Cookie Notice](#)

Enter your email

SIGN UP

HOW I THOUGHT OF IT



[Do You Hate When You Drop Your Soap in the Shower? So Did This Entrepreneur \(May 2020\)](#)

[She Wanted to Build a Fire on a Beach. And a Business Was Born. \(May 2020\)](#)

[An Entrepreneur Wanted to Keep Holiday Lights From Going Out \(November 2019\)](#)

[How I Thought of It: Bunk Beds That Are Easy to Make \(November 2019\)](#)

[His Grandfather Needed a New Kind of Coffee Cup. A Business Was Born \(April 2019\)](#)

In 2016, NoiseAware says, the company raised \$1 million in a round of angel financing from a group that included former HomeAway Chief Operating Officer Tom Hale. The company says it is currently closing a new round of financing. It won't disclose specific revenue but says that sales last year were eight times the 2016 figure, and its product protects more than 3,000 properties.

Ms. Haislip is a writer in Chatham, N.J. Email reports@wsj.com.

Appeared in the May 1, 2018, print edition as 'keep it down, will you?.'



w179 n12536
FOND DU LAC AVENUE
GERMANTOWN, WI
53022
PH # 262 677-1000
APPLEWORKSWINERY.COM

Emily Zandt
Community Development Department
Village Planner & Zoning Administrator
N112 W17001 Mequon Road
P. O. Box 337
Germantown, Wisconsin 53022-0337

July 26th, 2022

Re Apple Works Winery LLC response to e-mail dated 5/2/2022

Emily,

Since the village always needs more information I looked at the property and my recent proposal which we have discussed and have decided to submit a 5 Year renovation plan. I have no intention of living someplace else so I have added some items going forward that would be important to us for the next 20 – 30 years.

1. Please provide more specific information on the types of events that will be held in Building #2. I must reinforce that the Winery needs more space for our Wine Tastings and Food Pairing Tastings we have started to do for our New Wine Club. Per our meeting we agreed that an Event is when somebody pays us to use the space to have their event.

The following is a list of events we have hosted and will continue to host.

Business Events

Exit Realty, Concordia University, BMO Harris Bank, Kohl's Corporate, Skygen USA, Prudential Investment Groups, JW Speaker, A Room with A View Travel Agency, Germantown Travel, Republican Party, IAG Wealth Partners, Financial Adviser Waukesha, just to name a few.

Customer Personal Events

Anniversaries, Birthday Parties, College Graduations, Bridal Showers
Baby Showers, Family Gatherings, Rehearsal Dinners and Engagement Parties etc.

Behnke Family / Relatives and Friends

To be exempt from restrictions for our private use of Building #2

2. Quiet Hours per the Village ordinance, which is in effect from 10 pm to 6 am
There will be NO Live music played outside the buildings during these hours.
There will be NO Live music played inside the buildings during these hours.
The Winery will NOT conduct business during these hours.
Hours from 10 pm to 11 pm to be used to close and clean-up if needed.
3. Noise Aware Sound Monitoring
We have already installed a sensor (receiver) in the back storage building and sensors about 50-75 feet from the lot line and have been monitoring the sound levels 24 / 7 to get a representation of real life application for the last month.
Currently there is more everyday background noise than most people realize.
The current Winery operation is not contributing in any significance.
I will include some print outs of the monitor sound levels in a different attachment

Community Development Department
Village of Germantown
July 26th, 2022
Page 2

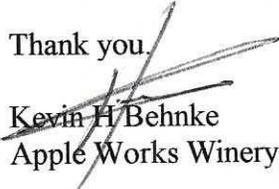
4. This Temporary Permit, which you have given me, could be used for something out of the ordinary.
5. The Bed and Breakfast/VRBO could be a nice addition for the Winery operation since these have become very popular at other Wineries in other states and its just a matter of time before they migrate to the Midwest.

The current Christian Jaehnig home that we live is a nice real representation of Heavy Timber Frame Construction built in the 1867 with German craftsmanship. It was moved from Manitowoc County and re-assembled on the property in 1991 with help from the Historical Society of Germantown. (See attached Article)
Attached are photos of existing home and some history explanation from 1988.

6. Since we would be losing our current residence to the limited use of a Bed and Breakfast/VRBO we would like to build a new home in the northwest corner of the property. Staying with the heavy timber craftsmen construction that we have used on the pergola and the patio shelter we would have the same type of construction represented in the new home. (See attached potential home info for reference only)
7. Wind Energy Conversion System and Solar Energy Conversion System.
Install a Bergey Wind Power 10 -20 kW Wind Turbine
80 - 100 Ft free standing Tower / 10 Ft x 10 ft triangular base
Located 100-120 FT from any lot line and a 6 FT Security Fence surrounding base.
(see attached brochures)
Solar Panels could also be installed on the roof of building #3
8. I feel that this requested modification to our existing CUP easily falls within the New 2050 Rural Preservation District guidelines. (copy is attached)
9. I have also attached an Existing Site Plan and a Site Plan of the Proposed Improvements.

If you have any questions, please feel free to contact me.

Thank you.


Kevin H. Behnke
Apple Works Winery LLC

Sept 19 '91

THE MILWAUKEE JOURNAL

ee-Washington

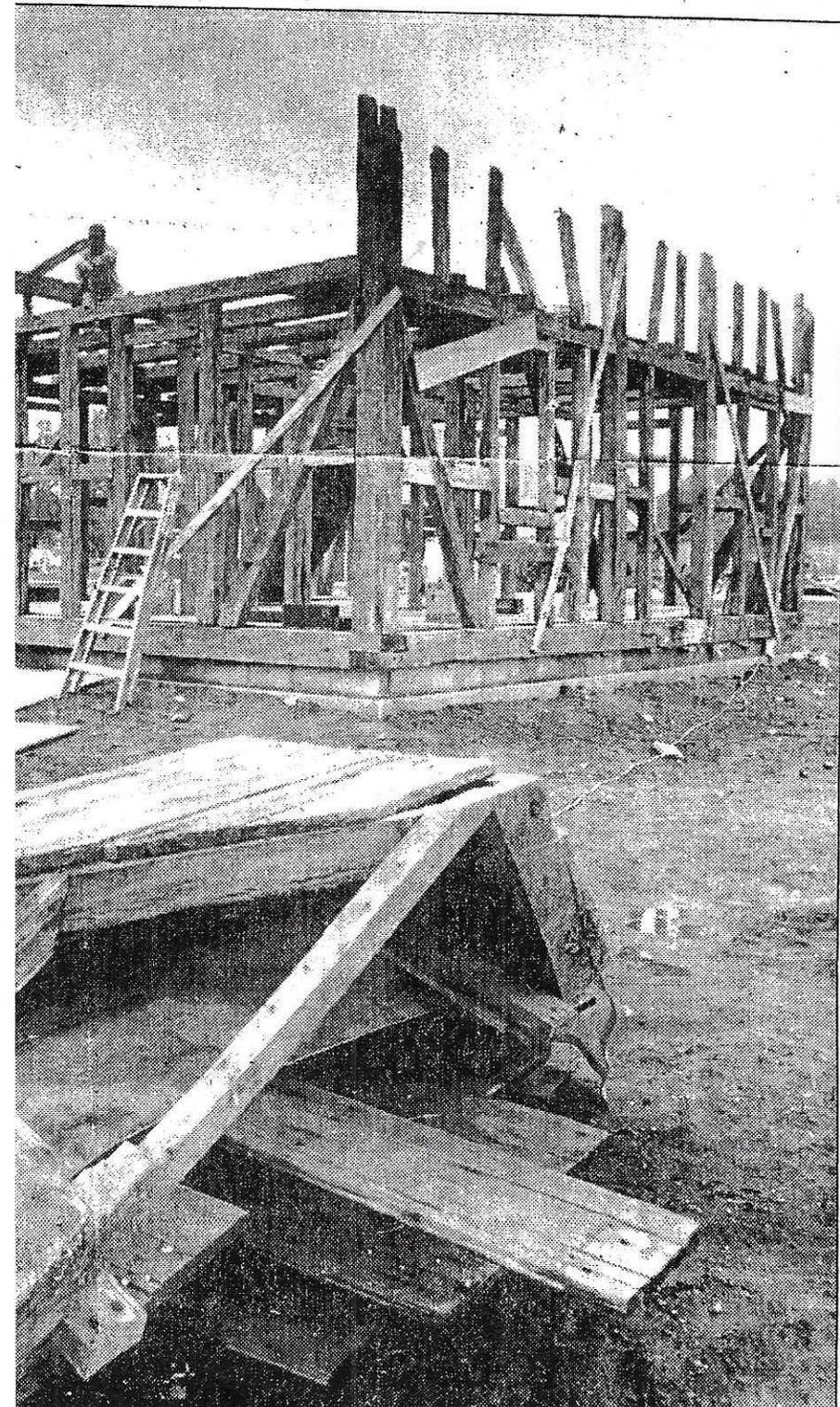
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Page B1

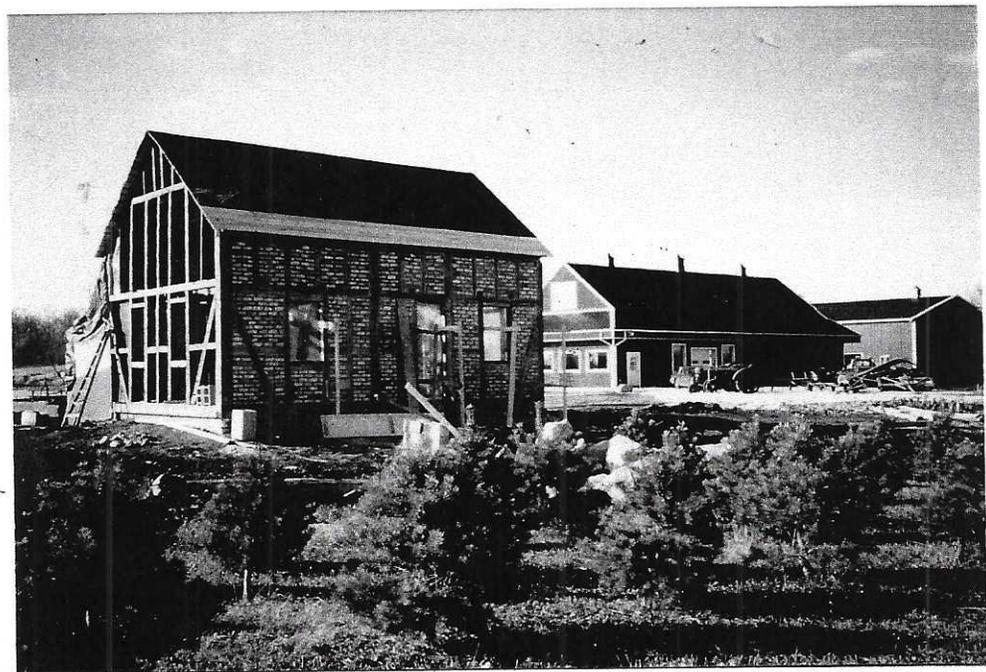
Hartford, Mequon, Port Washington, Thiensville, West Bend and their neighbors

Piecing together a bit of history

VOLUNTEERS LENT their sweat in exchange for knowledge over the weekend to help rebuild a house and barn at the Apple Works orchards at Fond du Lac Ave. and Pilgrim Road in a workshop co-sponsored by the Germantown Historical Society. The Christian Jaehnig house had been dismantled and brought to the orchard from the Manitowoc County site where it was built in 1867. Heart surgeon Dudley Johnson, owner of the orchard, plans to turn it into an educational center teaching about the apple industry and the history of the buildings. **LEFT:** Volunteers cull through the old timbers that made up the house. **BELOW:** Terry Kuhl-enbeck, of Germantown, searches for specific timbers to be used in the rafters.



VOLUNTEERS
Bob Harker, Sheboygan County Museum director, and Alan Pape, restoration consultant for Wisconsin's Ethnic Settlement Trails, fit rafters together during reconstruction of the Jeahnig house in Germantown. Pape has supervised the moving and rebuilding of 100 structures, including some at Old World Wisconsin.



EXISTING HOUSE VIEW

July 26th, 2022

First Floor

Living Room

Dining Room

Kitchen

Second Floor

Main Bedroom

Spare Bedroom

Full Bath

Washer & Dryer



Grandpa and Grandma Jaehnig's Place

Centerville Township, Manitowoc County, Wisconsin

Christian G. Jaehnig and his wife Wilhelmina came to America from Saxony, Germany in 1848. Four children accompanied them; Fredrick Ernest, Minnie, Emilie, and Henry.

Mr. Jaehnig purchased 80 acres of land in the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 20 Centerville Township from Christian Jaeknicken on October 1, 1848. Mr. Jaehnig was a farmer and a very talented carpenter. He reportedly helped build many of the heavy timber framed houses and barns found within the nearby community.

The Jaehnig's first house was a small clay straw nogged half-timbered dwelling. The oldest son, Friedrick Ernst purchased the 80 acre farm on Dec. 17, 1864 after returning from serving in the Civil War. Friedrick married Anna Katemann and had four children; Herman Ernest, Anna, Minni and Lena. Friedrick like his father, was a talented carpenter/farmer. He was also known in the community as a bone setter.

On April 17, 1867, Friedrick sold his father a small one or two acre parcel of land on the very south western corner of the farm at the "T" intersection of Saxon Road. On this parcel Grandpa Jaehnig built a small house and barn. The house is dated as 1867 from a hand written letter nailed to a south framing timber before the siding was nailed on and discovered during disassembly in 1986. The barn appears to have originally been a small thatched roof building possibly an early residence recycled into a barn by Christian Jaehnig.

The small original half-timbered house was converted into a blacksmith shop when a new large farm house was built c. 1871.

Christian and Wilhelmina lived in their "cottage" until Wilhelmina passed on. Christian then moved to Minnesota where he lived out his remaining years with his youngest son Henry.

Friedrick's oldest son, Herman, purchased the farm March 7, 1891. Then Friedrick and Anna moved into the "Grandpa and Grandma house." Herman married Lousia Havenstein and later to Matilda. Herman had six children; Ernest, Ella, Lizzia, Anna, Rudy and Alfred. Alfred was the last person to paint the grandparents house and knows most about the farm life.

The farm was sold to Ernest, the eldest son on August 7, 1919. Each generation continued the tradition of retiring to the corner house and continuing to farm and build on a smaller scale. Friedrick probably built the small workshop/chicken coop wing on to the barn. In this shop Friedrick had a work bench, tools and a foot operated lathe where he made many useful items such as furniture, broom handles, and spinning wheels.

The one or two acre plot provided everything the grandparents needed for a respectable and dignified retirement. They had one house, one cow, a large garden, orchard, well and bee yard. The arrangement of having the grandparents stay on the home farm was a tradition brought from Germany. A legal document called a "Bond of Maintenance" was instituted to allow these traditions and arrangements to continue.

Ernest Jaehnig married Helen Roehl and they had four children; Robert, Edward, Janet, and Melvin. Robert, the eldest son, married Caroline Steffin and purchased the farm September 1948. They had two children, David and Kathy. David Jaehnig purchased the farm in December 1985. David has one son Jessie who constitutes the seventh generation to work the original 80 acres.

Alan C. Pape bought the Grandpa and Grandma house and barn in 1985. They were disassembled and moved in 1986



PRESERVATION PROJECT DESCRIPTION

Name: The Christian G. Jaehnig Saxon House and Barn

Location: Original site SW $\frac{1}{4}$ of NW $\frac{1}{4}$ Section 20 Town of Centerville, Manitowoc County, Wisconsin. Buildings are disassembled and stockpiled in barns south of Greenbush and near Cleveland

Owner: Original site David Jaehnig
Buildings Alan C. Pape

History of Project: Built in 1867 following the traditional heavy timbered framing tradition of German immigrant carpenters.

The Jaehnig farm was settled by Christian G. Jaehnig and his wife Wilhelmina in 1848. Mr Jaehnig was both a farmer and a talented carpenter who helped build numerous houses and barns in the neighborhood. Other Saxon immigrants also settled in the area. Most of the farms along South Union Road (Saxon Road) were originally from Saxony, Germany. A large half-timbered house barn still stands on the nearby Lutze farm and is listed on the National Register. In 1986, Mr. Jaehnig's old house and barn were photographed, marked, and disassembled by Alan C. Pape.

Special Significance: The Christian Jaehnig buildings represent an old world social system of elderly care. Small parcels of farm land including small houses and outbuildings were given to retiring farmers and their wives by the eldest child who took over the main farm operations. This legal arrangement was called "A Bond of Maintenance." This unique system of caring for the elderly was originated in Germany and continued in some parts of Wisconsin. This system fostered ongoing farm family ownership, and allowed the elderly a dignified and sustainable life style for as long as they wanted. Today, Town of Centerville, Manitowoc County and Town of Mosel in Sheboygan County have numerous 5th and 6th generation original farm families in evidence.

The structures demonstrate a very high quality of craftsmanship and include such unique details as "rabbeted" interior doors (the only known example in Wisconsin of this common European building tradition), original windows, decorative trim and very wide pine flooring. The barn was originally a thatched roof structure converted to wood shingles.

Present Condition: Fair/Good. All parts were disassembled and saved except most of the exterior siding and some rotted base timbers. Samples of deteriorated flooring in barn and house shutters were saved for sample. Chimney bricks, cellar bricks, and interior wall clay nogging were saved. Numerous detailed photographs in black and white and color slides were taken before and during disassembly.

Estimate of Restoration Cost: House \$75,000
Barn/workshop \$40,000

Recommended Period of Restoration: c.1891 when Friedrick Ernst Jaehnig and his wife Anna retired and moved into the house.

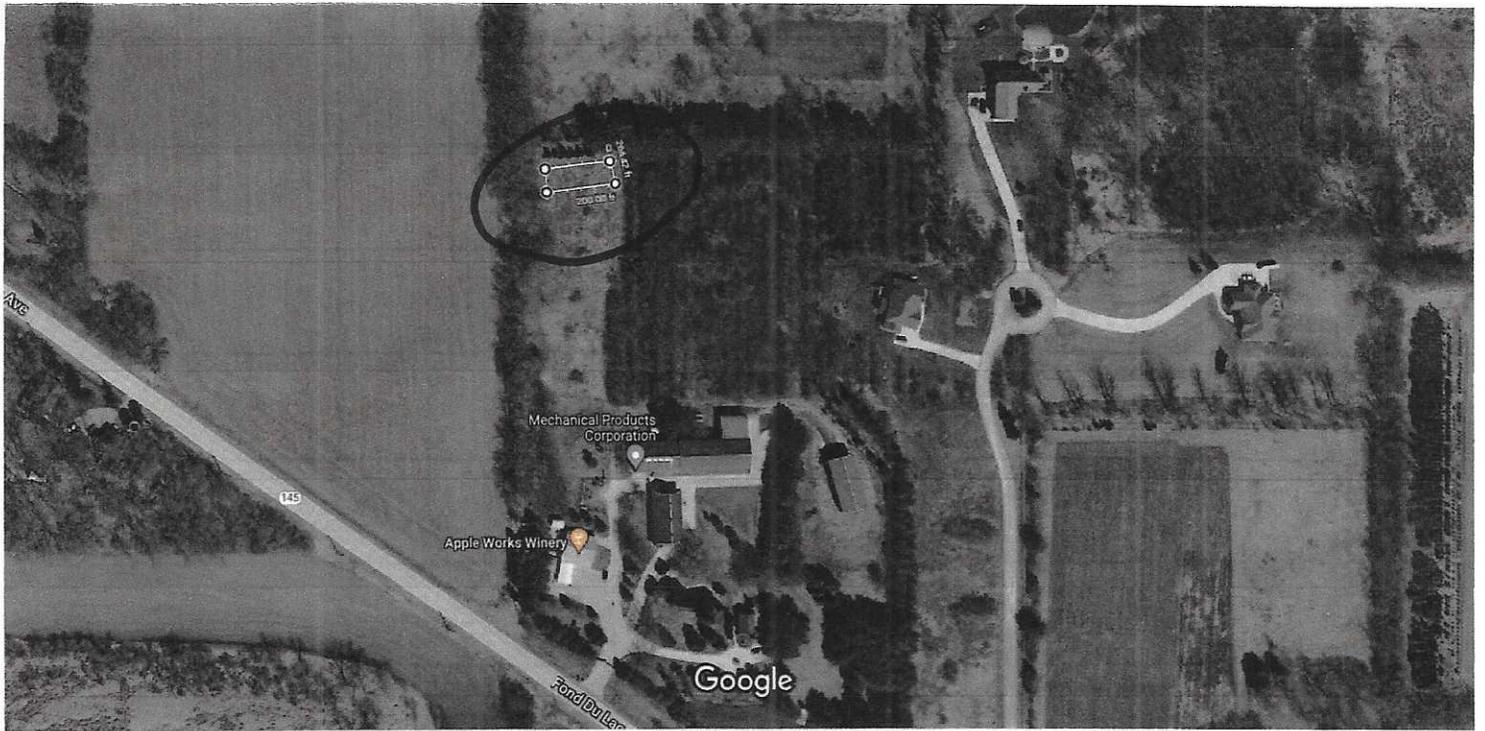


Straw + mud
used under
the plaster



A. very strong home





Imagery ©2022 Maxar Technologies, U.S. Geological Survey, Map data ©2022 100 ft

Measure distance
Total area: 3,364.17 ft² (312.54 m²)
Total distance: 266.42 ft (81.21 m)

Proposed New House Location

Facing South
Approximately 75-100 Ft from Rear Lot Line
Approximately 75-100 ft from North West Lot Line

Driveway to be determined at a later date

Steamboat

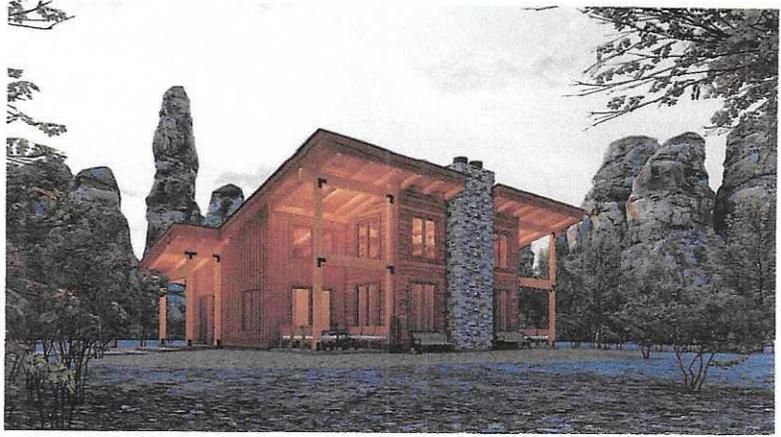
34'x44' Single Slope Design

Starting At: \$108,790*

Select A Design > Customize The Plan > Build Your Dream

- Shipping, engineering, sales tax not included.
- Prices subject to change.
- Renderings for visual reference only. Local codes may require different timber sizes, plates, or changes to dimensions.

*For Mortise-and-Tenon options please call Timberlyne to speak to a representative



Package Overview

Energy Efficient. Bigger Timbers. Flexible Designs.

- 2 Bedroom, 2 Bathroom
- 1,275 sq. ft. Main Floor
- 220 sq. ft. Patios
- 8x8 (and larger) post and beam frame with steel plate joinery
- Timbers precision cut with state-of-the-art CNC machine
- Design revisions (Add length, swap accessories, change floor plan)
- Pre-cut jumbo R-42 SIPs for energy efficiency and quicker install
- Superior sealed enclosure with exposed timbers



Standard Options

Package Includes:

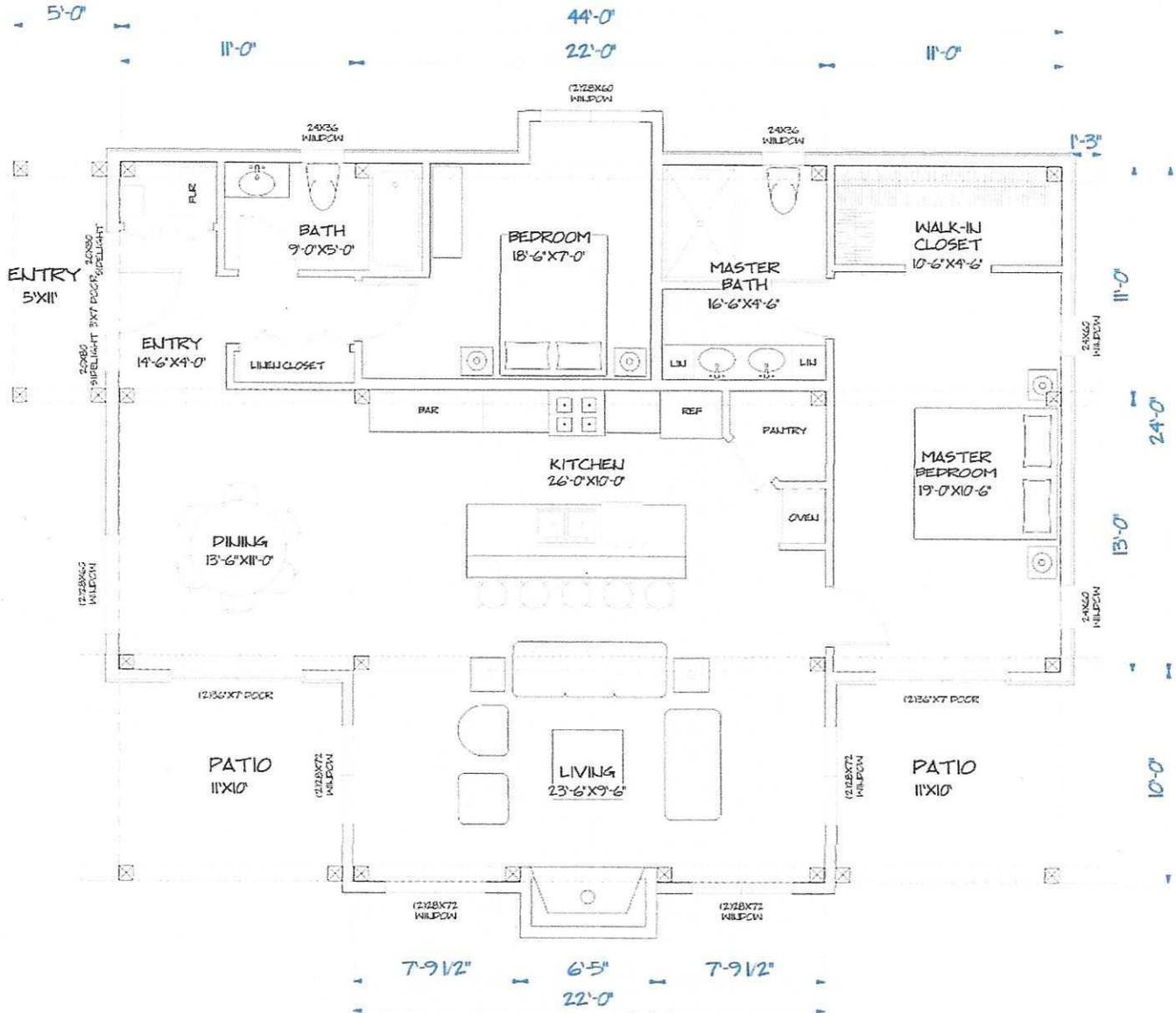
- Frame: 8x precision-cut timbers, powder-coated steel joinery
- Walls: 2x6 vertical framing, sheathing, house wrap, KD pine siding: 1x10 board, 1x4 batten
- Roof: 6x8 purlins, 1x8 T&G roof decking, roof underlayment
- Roof insulation: R-42 SIP package
- Porch: 6x8 purlins, 2x6 T&G roof decking, roof underlayment
- Structural building plans & foundation plans
- Construction guide and phone support

Not Included:

- Final roofing material, residential doors, windows
- Interior walls, wall insulation, interior finishing
- HVAC, plumbing, and electrical
- Site prep, foundation, utility hookups
- Installation

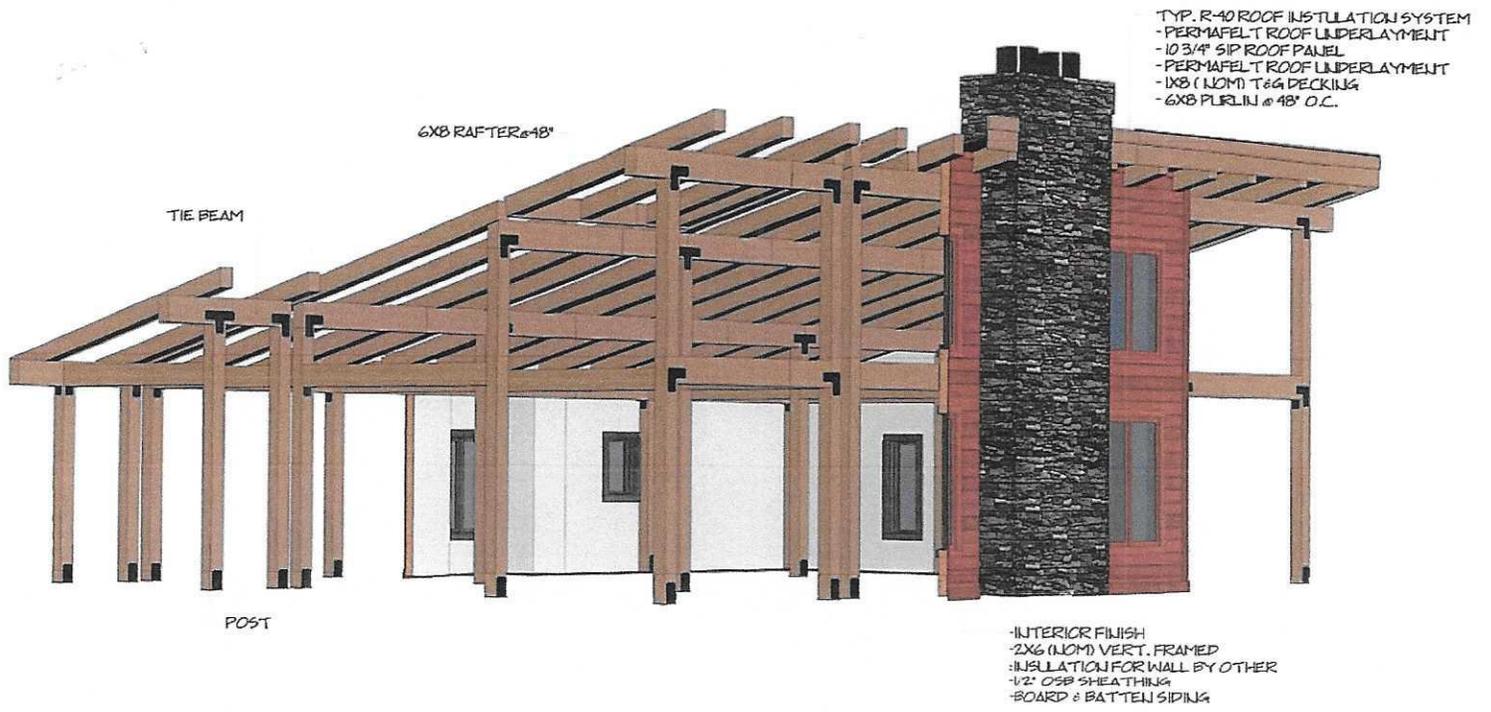


3D Renders & Floor Plans



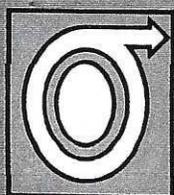
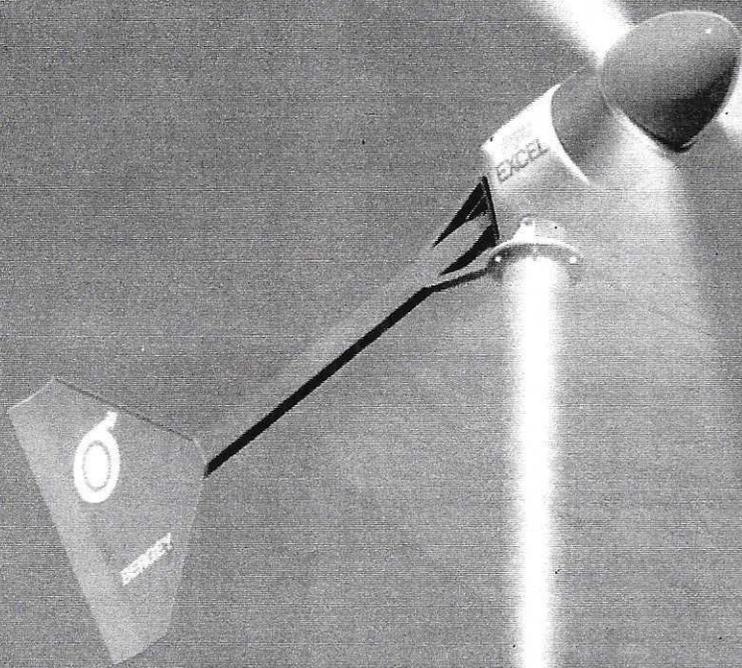
FIRST FLOOR PLAN
SCALE: 1" = 3'-4"

Timberlyne Steamboat Main Floor Plan



Timberlyne Steamboat Cutout

How to make money with the wind.



BERGEY
WINDPOWER

Its rotor facing the wind, the Bergey EXCEL windpower generator produces power and money for you with every breeze.

“” Testimonials.

“I installed my Bergey 10 kW in 2001. I haven't paid an electric bill since and the turbine has paid for itself. It's the best investment I ever made.” G. Sansone, Oak Hills, CA

“I replaced a broken Whirlwind Power turbine with a Bergey 10 kW in 1988. I should have bought the Bergey in the first place.” R. Bohl, Phillipburg KS

“My first Bergey 10 kW installation has operated for over 26 years with insignificant maintenance costs and has had a 100% availability factor. It couldn't be more reliable.” S. Chase, Shokan NY.

“I made a big mistake when I used a Chinese turbine with an American sounding name. It just didn't hold up. What a difference in the Bergey equipment.” S. Jackson, Chico, CA

Specifications.

- Reference Rated Power: 10 kW
- AWEA Rated Power: 8.9 kW at 25 mph
- AWEA Rated Annual Energy: 13,800 kWh at 11 mph average
- AWEA Rated Sound Level: 42.9 dBA
- Cut-in Wind Speed: 5 mph
- Cut-out Wind Speed: none
- Peak Power: 12.6 kW at 28 mph
- Max. Design Wind Speed: 134 mph
- Design Operating Life: 30-50 years.
- Turbine Rotor Diameter: 23 ft



Buying a Bergey turbine.

The best candidates for a Bergey 10 kW wind turbine are those with a residential or commercial property of at least 1 acre, an electric bill averaging over \$150 per month, and a wind resource of at least 10 mph. Each project is a little different so a site survey and quotation are necessary. The typical steps in buying a Bergey wind turbine are:

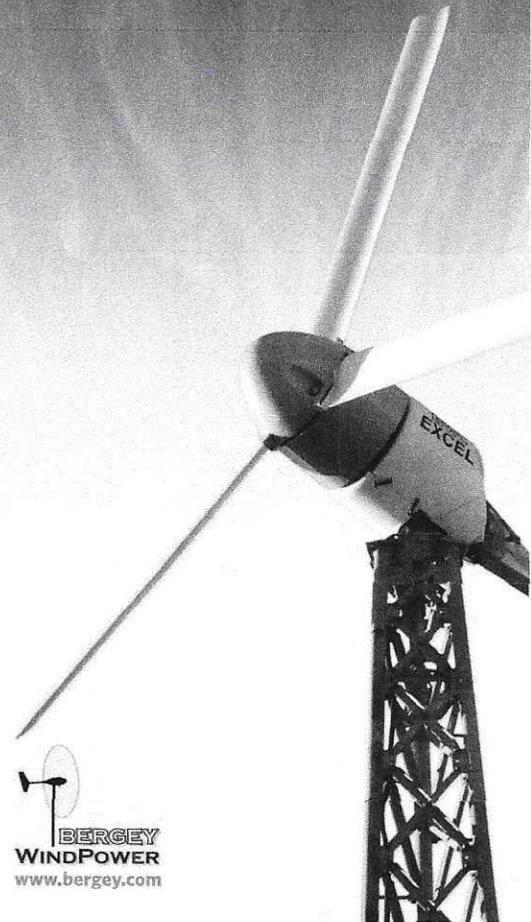
1. Contact a local Bergey dealer. For assistance, see the Dealer Lists page at www.bergey.com.
2. Purchase a site survey from the dealer. Following the survey you will receive a quotation and a projection of performance and payback.
3. Purchase the system. Your Bergey dealer will apply for the necessary permits and available rebates, contact your utility company, get your Bergey wind equipment shipped, and provide you with a preliminary schedule for the work at your home or business.
4. Once the permits and equipment are in hand, your Bergey dealer will schedule your installation. This will involve several visits for foundations, wiring, and turbine installation.

Typically, getting the permits to install the 80 - 140 ft towers we recommend is the biggest obstacle you and your BWC dealer will face. Few cities or counties have ordinances that favor small wind turbines.

For information on the permitting issues we recommend the DWEA ordinance guide at: distributedwind.org/zoning-resource-center

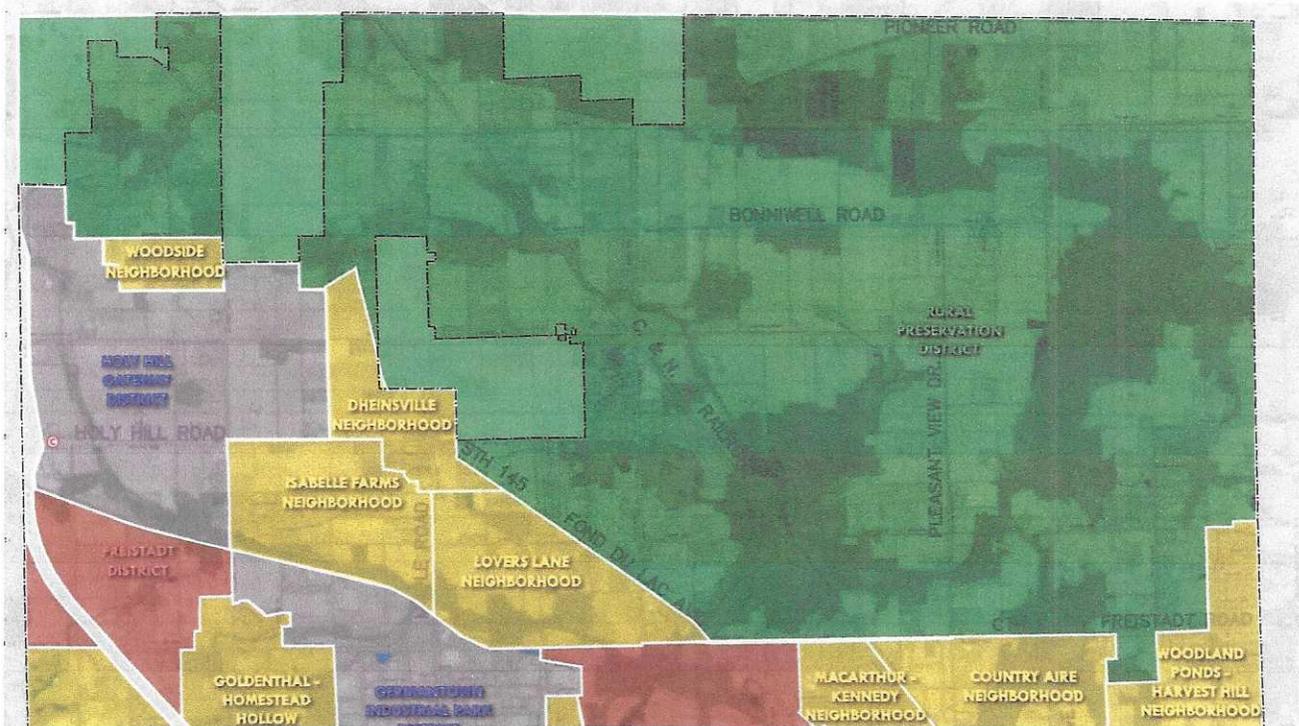
You will also find additional information at: www.bergey.com

Power your dream
with the wind
EXCEL 10




**BERGEY
WINDPOWER**
www.bergey.com

Rural Preservation District



GENERAL CHARACTER

The Rural Preservation District includes the majority of land outside of the sewer service area in the northern portion of the village. Nearly 1/3 of the total area includes environmental corridors. The remaining land is either working agricultural land or low-density residential.

SPECIAL FEATURES

Transportation The Rural Preservation District is generally bounded by Pioneer Road to the north, Wasaukee Road to the east, Freistadt Road to the south, and CN Railroad to the west. The District also includes land west of CN Railroad north of Bonniwell Road.

Environmental, Natural & Agricultural The headwaters of the Menomonee River are within the district along with Little Cedar Creek.

Public Park, Education, Safety & Utility Wilderness Park is located in the district.

PREFERRED FUTURE LAND USE

Rural Preservation District

Preferred Future Land Uses											Enviro Corr.	SSA	Preferred Site Design			Maximum Density (residential uses)	
Existing Uses (+ existing non-conforming zoning)	Residential: Single Family	Residential: Two to Four Family	Residential: Multi-family / Senior	Mixed-Use: Commercial / Residential	Mixed-Use: Commercial / Industrial	Commercial (Includes "Activity Centers")	Institutional	Open Space & Recreational	Mineral Extraction	Industrial	Agricultural / Hobby Farming / Agribusiness	Contains an Environmental Corridor?	Sewered? (Y/N/Partial)	Traditional Neighborhood	Suburban Subdivision	Conservation Subdivision**	Dwelling Units / Acre
	A	A	u	u	u	u	u	A	D	A	u	D	U	U	D	see NOTE 1	

The Rural Preservation District is intended to primarily contain agricultural and open space uses. In order to retain the rural character of the district, the allowance for new non-form residential uses is limited to (1) the development of residential subdivisions as a conservation subdivision at a density of 1 unit/5 acre; or (2) single-lot CSM development to a density of 1 unit/20-acre.

This residential development policy replaced the previous 5-acre density and lot size policy in an effort to better preserve the rural character, appearance, and quality of life in the district. It is intended that the Village will adopt a new set of "conservation subdivision design" regulation in the Zoning Code based on a density of 1 unit/5 acres, a minimum open space requirement of 40-60%, and a minimum lot size of 1.0 acres.

D =	Desirable – These uses should be encouraged because they are consistent with, support, and enhance the desired character of the area.
A =	Allowable – These uses are generally considered appropriate for the area, but may require additional consideration and/or specific modification or developed features to be compatible with other uses in the area.
u =	Undesirable – These uses should not be encouraged but may still be acceptable for the area under special circumstances.

NOTE 1: "Rural Preservation" District
 1 unit/ 20 acres (4 or fewer CSM lots)
 1 unit/ 5 acres with Conservation Subdivision (5 or greater lots subdivided)



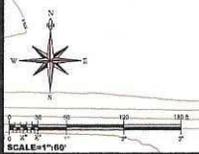
VICINITY MAP

EXISTING SITE PLAN
W179N12536 FOND DU LAC AVE
GERMANTOWN, WI 53022
 PARCEL #:GTVN-161976
 AREA:470,884.00 sqft (10.81 acres)

W179N12536 FOND DU LAC AVE GERMANTOWN, WI 53022
 PARCEL #:GTVN-161976
 AREA:470,884.00 sqft (10.81 acres)

LEGAL INFORMATION:PT OF W1/2 NE CSM 5843 LOT 4 DDC
 934451
 SUBDIVISION: -
 LEGAL LOT: 4 LEGAL BLOCK: -
 ZONING: A2
 LAND USE CATEGORY: AGRIBUSINESS
 LAND USE DESCRIPTION: SINGLE FAMILY RESIDENCE
 OWNER NAME: BEHNKE, KEVIN H
 OWNER ADDRESS:
 W179N12536 FOND DU LAC AVE GERMANTOWN, WI 53022

DESIGNED BY:



SCALE:1"=60'
 DATE: AUGUST 2,2022

REVISION #:	SHEET #:
1	1

