

VILLAGE OF GERMANTOWN
N112 W17001 MEQUON ROAD
GERMANTOWN, WI 53022

MEETING:	PLAN COMMISSION
DATE AND TIME:	<u>MONDAY, FEBRUARY 8, 2016 6:30 p.m.</u>
LOCATION:	Germantown Village Hall Board Room

- I. **CALL TO ORDER:** This meeting has been given public notice in accordance with Wisconsin Statutes, Section 19.83 and 19.84 in such form that will apprise the general public and news media of subject matter that is intended for discussion and action.
- II. **ROLL CALL**
- III. **PUBLIC INPUT/PUBLIC APPEARANCE on items not subject to a public hearing:**
Please be advised per §19.84(2), information will be received from the public. It is the policy of this municipality that there be a three (3) minute time period, per person, with time extension per the Chief Presiding Officer's discretion; be further advised that there may be limited discussion on the information received, however, no action will be taken under public comments. (15 minutes)
- IV. **APPROVAL OF MINUTES:** January 11, 2016
- V. **NEW BUSINESS:**
 - A. Nathan Gabor for Gabor Design Build – W156 N11238 Pilgrim Road.
Sign Review Application.
 - B. Josh & Kate Wirth for Steve & Victoria Wirth – N116 W12711 Elm Lane.
2-Lot Certified Survey Map (CSM) Application, Rezoning Application (A-2: Agricultural to Rs-1: Single-Family Residential) and a Conditional Use Permit Application for a Major Home Occupation (Landscaping Services).
 - C. The Hiller Company for Steven Stoffel – N104 W14281 Donges Bay Road.
4-Lot Certified Survey Map Application for a 7.14-acre parcel (Rs-4: Single-Family Residential Zoning District) located between Donges Bay Road and the northern terminus of Gatewood Place.
- VI. **ANNOUNCEMENTS**
- VII. **ADJOURNMENT**

The next Plan Commission Meeting will be on March 14, 2016 at 6:30 p.m.

UPON REASONABLE NOTICE, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information or to request this service please contact the Village Clerk at (262)250-4740 at least 2 days prior to the meeting. Notice is given that a majority of the Village Board may attend this meeting to gather information about an item over which they have decision making responsibility. This may constitute a meeting of the Village Board per State ex rel. Badke v. Greendale Village Board, even though the Village Board will not take formal action at this meeting.

**PLAN COMMISSION MINUTES
JANUARY 11, 2016**

CALL TO ORDER: 6:30 pm

ROLL CALL: Chairman Dean Wolter, Trustee Representative David Baum, Commissioners Bill Shadid, Mary Ellen Gray, Peter Nilles and Tony Laszewski were present. Also present were Village Planner Jeff Retzlaff and Planning Assistant Lori Johnson.

PUBLIC INPUT: None

PREVIOUS MINUTES: *MOTION Baum second Shadid to Approve the minutes from 12-14-15.*

MOTION carried unanimously.

Infocor – W129 N10880 Washington Drive. The application is for sign approval for the recently completed facility in the Germantown Business Park. Planner Retzlaff summarized the proposal.

MOTION Baum second Shadid to Approve the proposed monument sign for Infocor located at W129 N10880 Washington Drive subject to the following condition:

- 1. In the future, if the sign is internally illuminated, the sign panels with the white background shall be opaque or dark in compliance with the Village's sign regulations.*

MOTION carried unanimously.

Northwoods Laser & Embroidery – N114 W18621 Clinton Drive. The application is for wall sign approval for an industrial building in the Industrial Park. Planner Retzlaff summarized the proposal.

MOTION Baum second Shadid to Approve the proposed wall sign for the building located at N114 W18621 Clinton Drive subject to the following condition:

- 1. The owner/operator of the Northwoods Laser & Embroidery shall obtain a Zoning Permit prior to sign installation and occupancy.*

MOTION carried unanimously.

Steve Stoffel – N104 W14281 Donges Bay Road. Consultation regarding a potential 4-lot Certified Survey Map (CSM) land division of a 7.14-acre parcel (Rs-4 Zoning District) located between Donges Bay Road and the northern terminus of Gatewood Place. Planner Retzlaff summarized the proposal. He explained the property was subject of a 9 lot subdivision plat that was approved in 2008 and included an extension of Gatewood Place from the south to Donges Bay Road. The approvals expired in 2010 because the development never commenced. The current proposal is for 4 lots with no extension of Gatewood Place. The lots will be accessed by way of 2 shared driveways, one off Donges Bay Road and the other from Gatewood Place. He indicated the Public Works Committee had reviewed the proposal and did not make a recommendation regarding the extension of Gatewood Place but did

recommend the water main and sanitary sewer be connected to existing services. He said Plan Commission should discuss whether the extension of Gatewood Place should be required as is stated in the subdivision code and land use plan and as recommended by staff. Plan Commission should also discuss lot size and density. Discussion followed.

Tim Hiller, The Hiller Company, explained that wetland requirements, stormwater regulations and infrastructure costs have made the project challenging and cost prohibitive to develop with additional lots.

Plan Commission members had the following comments:

- o Is it imperative that Gatewood be extended to Donges Bay.
- o Residents may not support the road extension or want more traffic
- o No problem with density or access for Fire Department
- o Fire Department recommends that Gatewood be extended, but will need a hammer head or cul de sac for a fire truck to turn around if it is not extended
- o No problem with a 4 lot development.
- o All utilities should be connected through
- o Cul de sac preferred at the end of Gatewood Place
- o Gatewood Place should go through – will create a sense of community
- o 6 lots could fit on the parcel
- o Would like to see a 5 lot proposal
- o The existing cul-de-sacs in Berrywood are over the recommended length of 500 feet.

Mike Berry, Capital Survey, asked if a hammer head turn around would be acceptable because a cul-de-sac is so much larger. Trustee Baum said a cul-de-sac is a better solution.

Planner Retzlaff said this area is classified as low density residential, but the proposed lots are twice that size. He said this is an ideal property to maximize density, but the cost is a concern for the developer without regard to the Village's future plan. Discussion continued.

Chairman Wolter had no problem with the 4 lot proposal and indicated he would walk the neighborhood to get the residents input if they support Gatewood Place going through.

This item was a consultation only. No action was taken.

ANNOUNCEMENTS: None

ADJOURNMENT: There being no further business, the meeting was adjourned at 7:35 p.m.

Respectfully submitted,

Lori Johnson
Planning Assistant

SIGN PERMIT REVIEW

2/8/16 Plan Commission Meeting

Gabor Design Build LLC

Village Planner Report

Germantown, Wisconsin

Summary

Nathan Gabor, agent for Gabor Design Build LLC, property owner, is requesting approval of new monument and wall signage for the property located at W156 N11238 Pilgrim Road.

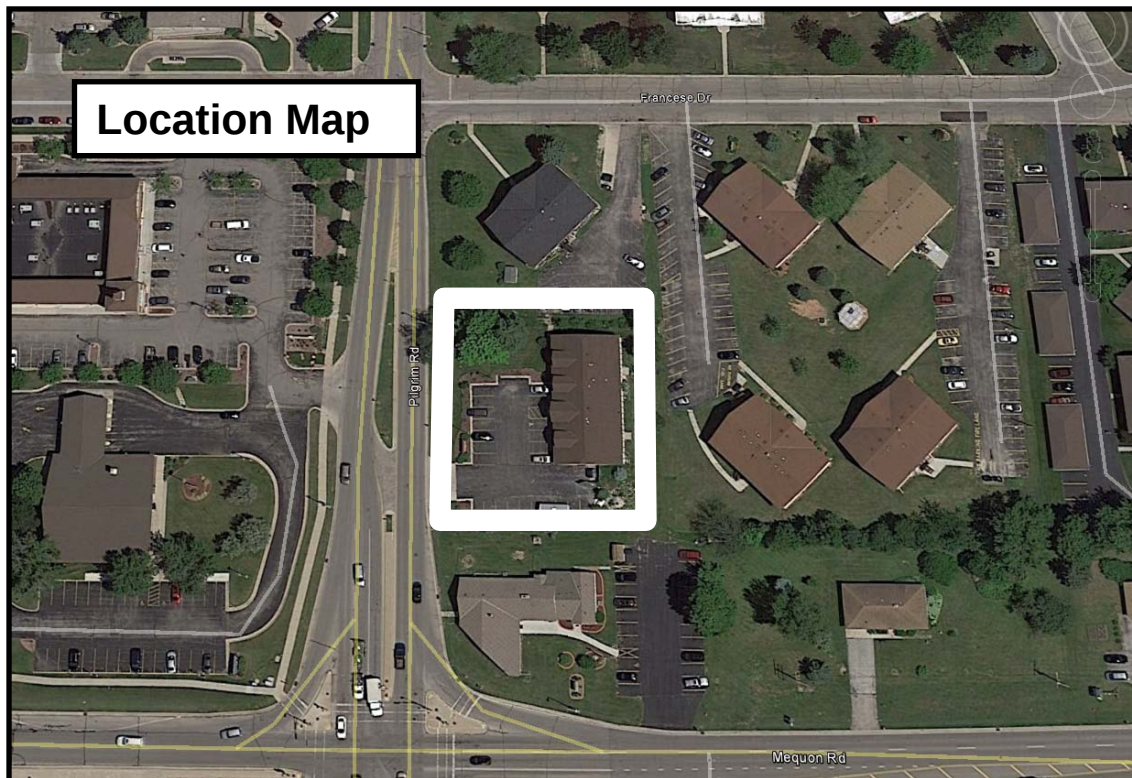
Location: W156 N11238 Pilgrim Road

Applicant/

Owner: Nathan Gabor
Gabor Design Build
6333 N. Green Bay Road
Glendale, WI

Current Zoning: B-3: General Business

Adjacent Land Uses		Zoning
North	Residential	Rm-2
South	Commercial	B-3
East	Residential	Rm-2
West	Commercial	B-1



Proposal

Nathan Gabor, agent for Gabor Design Build LLC, property owner, is requesting approval of the following monument and wall signage for the property located at W156 N11238 Pilgrim Road (formerly Kitchen & Bath Expo):

- (1) double-sided monument sign 10' high with a 4' wide x 6' wide (48 total sqft) externally illuminated cedar post & vinyl composite sign panel mounted on a 6' wide masonry base w/ brick veneer to match the building;
- (1) 1'4" high x 18'4" wide (24.4 sqft) wall sign comprised of individual flush-mounted, internally-illuminated letters/logos with a blue LED display.

Gabor Design Build will continue to operate a kitchen and bath showroom with displays of tile, flooring, fixtures, countertops, cabinets, lighting, etc. for clients and potential clients to view and make selections.

Staff Comments

The proposed wall sign meets all applicable sign regulations and will replace the existing sign in the same location.

The proposed double-sided monument sign will replace an existing one-sided sign and be re-oriented and re-located near the driveway entrance. The proposed monument sign meets all applicable sign regulations (except details regarding lighting and landscaping). However, in order to meet the minimum 5' sign-to-property line setback requirement, the new sign will be moved further into the site and, in so doing, will require the removal of one (1) parking stall and revised curbing. As shown in the site plan, revised curbing will be installed over a portion of stall #17 near the driveway entrance to accommodate the new sign and associated landscaping. As a result, the number of stalls would be reduced from 23 to 22 stalls.

The parking ratio guideline in the Zoning Code for retail and office uses is 1 stall per 200 sqft plus 1 stall for every 2 employees. A total of seven (7) employees are expected on site during normal business hours in the 5,000 sqft (gross) building. Consequently, the parking ratio guideline calls for 28 stalls. The owner has indicated that they expect 22 stalls will be sufficient for the kitchen and bath showroom and history has shown for this same type of operation that the existing parking lot is/has been sufficient.

Village Planner Recommendation

APPROVE the proposed monument and wall sign for Gabor Design Build located at W156 N11238 Pilgrim Road subject to the following conditions:

1. A separate electrical permit shall be obtained from Inspection Services prior to installation for any new or modified exterior lighting.
2. A detailed landscaping and lighting plan meeting the requirements of the Village's sign regulations shall be reviewed and approved by the Village Planner prior to installation.
3. Modifications to the monument sign location (removal of one parking stall) shall be limited as shown on the site plan.



Village of



Germantown

Willkommen

Fee must accompany application

\$275 Sign Review Fee

\$ 75 Sign Face Replacement

Paid 0 Date 1-4-16

SIGN REVIEW APPLICATION

Pursuant to Section 17.46 of the Municipal Code

Please read and complete this application carefully. All applications must be signed and dated.

1

APPLICANT OR AGENT

Nathan Gabor
Gabor Design Build
6333 N. Green Bay Ave
Glendale WI 53209
Phone (414) 797-0488
Fax (414) 386-5321
E-Mail dana@gabordesigndesign.com

PROPERTY OWNER

Nathan Gabor

Phone (262) 437-2100

2

PROPERTY ADDRESS OR GENERAL LOCATION

W156 N11238 Pilgrim Road
Germantown WI 53022

3

SIGN INFORMATION

Sign Dimensions 9'-6" height x 4'-11" width Single Multi Tenant (circle one)
Number of Sides 2 Building Frontage SF 3,000

Total Square Footage of Sign (include all sides) 37 1/2 SF

Total height of the Sign 9'-6" - with concrete footing

Is the Sign to be illuminated _____ yes X no — (the sign will have landscape up-lighting)

Type of Sign Construction Materials Concrete base, cedar frame, mdf sign

Distance to Closest Property Line 5 1/2 ft.

Are there any existing signs on the property Yes

If yes, what is the total Square Footage of existing signs 40'

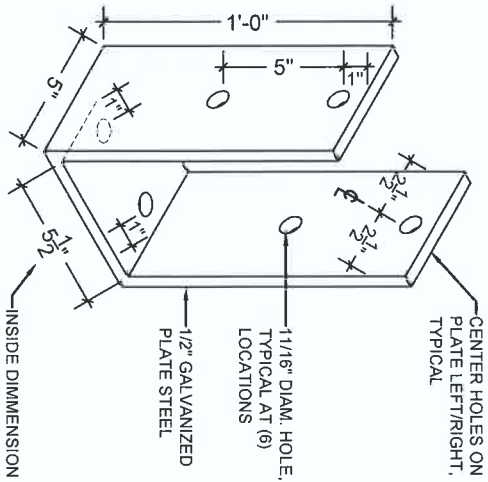
What are the intentions for the existing signs: Take down X Remain _____

4

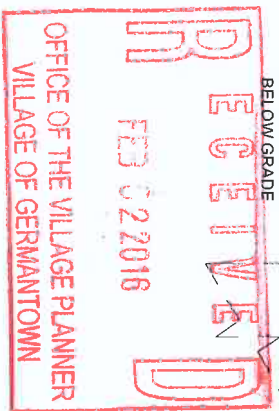
SIGNATURES -- ALL APPLICATIONS MUST BE SIGNED BY OWNER!

Nathan Gabor 1-4-16
Applicant Date

Nathan Gabor 1/4/16
Owner Date



2 STEEL BRACKET, QUANTITY (2)
1"=1'-0"



1 OFFICE SIGN
1/2" = 1'-0"



GABOR
DESIGN BUILD LLC

6333

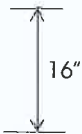
→ New

Homestead Ridge

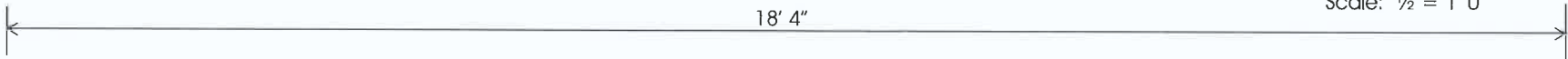


Internally illuminated channel letters

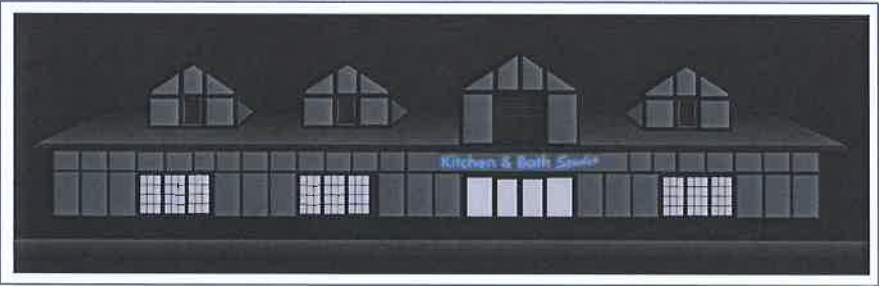
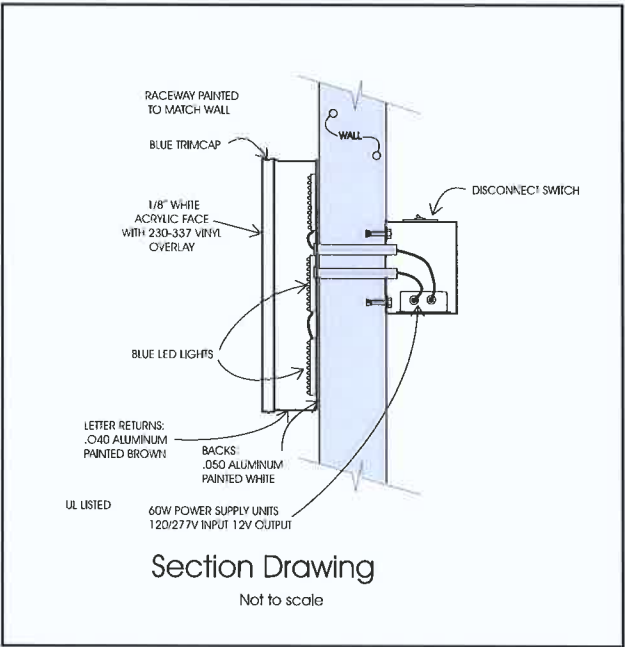
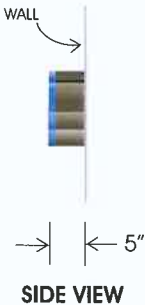
Specifications	
Quantity:	One (1) set of letters.
Mounting:	Flush mounted mounted to wall.
Faces:	White acrylic with 230-337 blue vinyl applied to the first surface.
Returns:	.040 aluminum sprayed PMS 450 brown.
Illumination:	Blue LED, UL Listed
Raceway:	.050" aluminum sprayed MAP to match the wall.
Letter style:	Futura medium and script.



Kitchen & Bath Studio



Scale: 1/2" = 1' 0"



Night view

Customer Approval:

Date:

Client: Gabor Kithens & Baths studio

Location: Germantown, WI

Date: January 13, 2016

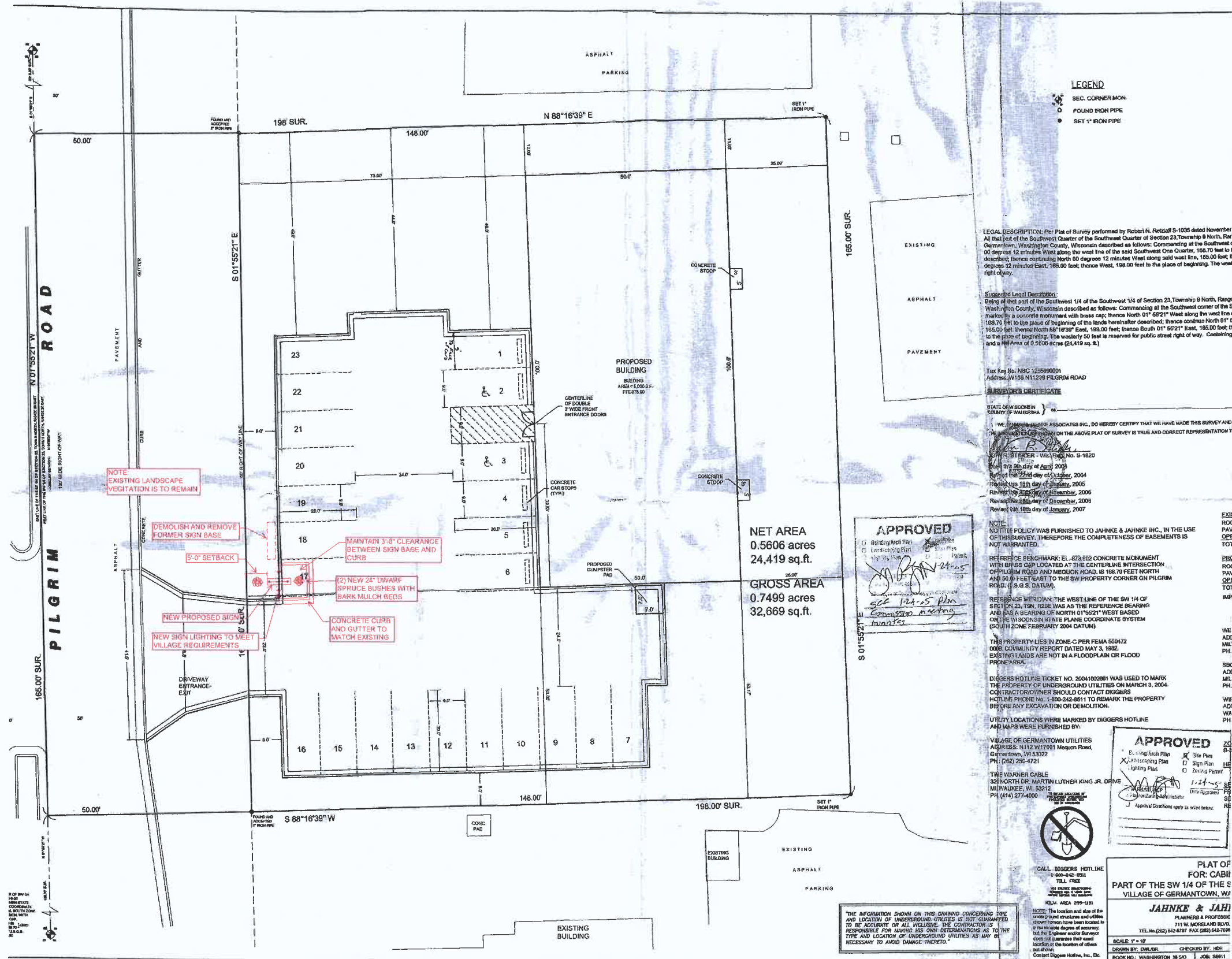
Scale: As noted



2058 Lakeshore Road
Grafton, WI 53024
262-284-1900

generalsign@earthlink.net

RECEIVED
JAN 26 2016
OFFICE OF THE VILLAGE PLANNER
VILLAGE OF GERMANTOWN



RECEIVED
FEB 02 2016
OFFICE OF THE VILLAGE PLANNER
VILLAGE OF GERMANTOWN

CERTIFIED SURVEY MAP (CSM), REZONING & CONDITIONAL USE PERMIT (CUP)

2/8/16 Plan Commission Meeting

Josh & Kate Wirth / Steve & Victoria Wirth

Village Planner Report

Germantown, Wisconsin

Summary

Josh & Kate Wirth, agents for Steve & Victoria Wirth, property owners of a 14.7-acre parcel located on Elm Lane are requesting approval of a rezoning and 2-lot Certified Survey Map (CSM) in order to create two residential parcels. Josh & Kate Wirth are also seeking approval of a Conditional Use Permit (CUP) to operate a “major” home-occupation landscape & hardscape services business.

Location: N116 W12711 & W12535 Elm Lane

Property Owner/

Applicant:

Steve & Victoria Wirth	Josh & Kate Wirth
N116 W12711 Elm Lane	N116 W12451 Elm Lane
Germantown, WI	Germantown, WI

Current Zoning District: A-2: Agricultural

Proposed Zoning District: Rs-1: Single-family Residential

Adjacent Land Uses		Zoning
North	Agricultural	A-1/A-2
South	Agricultural	A-2
East	Residential	Rs-3
West	Residential	Rs-2/Rs-3

Location Map



Proposal

Josh & Kate Wirth, agents for Steve & Victoria Wirth, property owners of a 14.7-acre parcel located on Elm Lane are requesting approval of a rezoning and 2-lot Certified Survey Map (CSM) in order to create two residential parcels.

In addition, Josh & Kate Wirth are also seeking approval of a Conditional Use Permit (CUP) to operate a “major” home-occupation landscaping services business from Lot 1 of the proposed CSM. Wirth Services Inc. is currently operating from an existing shed located on proposed Lot 1 (the Wirth’s live on the property immediately east). Wirth Services Inc. provides landscape and hardscape (patios, decks, fireplaces, arbors, etc.) design, installation and maintenance services. Hours of operation are generally 7:00am to 5:00pm. Wirth Services employs 4 part-time and 2 full-time employees. Wirth intends to build a new home Lot 1 in the Spring, 2016.

Staff CommentsConsistency with Village’s Land Use Plan.

The Plan map classifies this property as “Low Density Residential” (2 DU per acre density with 20,000 sqft min. lot size). The proposed A-2 to Rs-1 rezoning (1 DU per 5 acre density with a 5-acre min. lot size) is generally consistent with the 2020 Land Use Plan, but is significantly less dense than what is planned by the Village.

Conformance with Zoning District & Subdivision Requirements.

The two proposed lots meet the requirements of the Rs-1 Zoning District. Soil evaluations conducted for Lot 1 indicate that it can support an on-site septic system (POWTS). Lot 2 has an existing and operation system for the existing residence. The nearest public water and sewer facilities are located >1/2 mile away at the Mequon Road @ Eisenhower Drive intersection.

As shown on the CSM, there’s a large, almost linear wetland area associated with an intermittent stream that traverses the property and flows from south to north where it crosses Elm Lane. The wetland has been delineated and confirmed by the DNR. A second, smaller wetland is also shown on the CSM immediately south of the existing shed. However, since the wetland delineation and CSM were prepared, the DNR has conducted further site investigation and has determined that this area is actually an artificial wetland; a man-made swale for storm water drainage purposes. As such, this artificial wetland is exempt from DNR and Village regulation. Consequently, the small wetland shown on the CSM needs to be deleted (and a 75’ setback shown around the navigable stream within the larger wetland complex).

The Village Surveyor has identified a few technical corrections/issues in his January 8, 2016 review memo (copy attached) that will need to be addressed as part of the final CSM prior to Village Board approval and recording.

Section 17.61 of the Zoning Code provides for and regulates home-occupations. While “minor” home-occupations are allowed in all residential zoning districts “by right” and do not need special permits or approvals, a “major” home-occupation is allowed in only the Rs-1 (5 acre), Rs-2 (2-acre) and Rs3 (1 acre) residential districts. Major home-occupations can be more intense in terms of their operation characteristics, have more employees (up to 5 non-resident employees), can operate from an accessory building, and have outside storage of materials and equipment provided it is screened from the public view.

Village Planner Recommendation

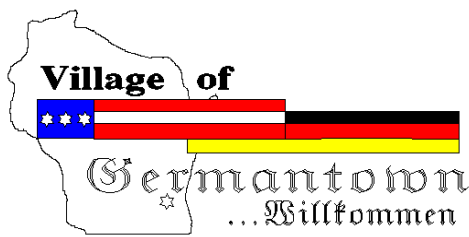
APPROVE rezoning the parcel from A-2: Agricultural to Rs-1: Single-family Residential;

APPROVE the proposed 2-lot Certified Survey Map (CSM) as drafted subject to the following conditions:

1. All requirements and technical corrections identified in the Village Surveyor's January 8, 2016 memo shall be addressed in a revised CSM prior to Village Board approval;
2. The artificial wetland and 25' setback shown on the preliminary CSM shall be deleted from the final CSM, or, clearly noted as being an artificial wetland not subject to DNR and the Village's Shoreland-Wetland Zoning Code.

APPROVE a conditional use permit (CUP) for the existing landscape services operation to operate as a “major” home-occupation subject to the following conditions:

1. The landscape services operation shall meet and continuously comply with all applicable provisions, limitations and regulations in Section 17.61 (Home Occupations and Professional Home Offices) of the Zoning Code.



Engineering Department Memorandum

To: Jeff Retzlaff Village Planner

CC:

From: Bob Beilfuss, PLS, Village Surveyor

Date: January 8, 2016

Re: Wirth CSM
Jeff,

Here are my review comments for the CSM received 1-8-2016.

Certified Survey Map

Applicant or Owner: Josh and Kate Wirth

Land Surveyor/Firm: Jim Schneider, PLS North Shore Engineering

Current Zoning: A-2 **New Zoning:** RS-1

1. The planning commission secretary is Lori Johnson
2. Revise Owner and Village Board certificate to reflect text in red shown below:

Owner's Certificate

- ☐ Complete statements per Chapter 236.34.
- ☐ Date and signature of all owners and all parties with an interest in the property.
- ☐ Notary statement, seal, signature and date.

The Village of Germantown requires all lands abutting a public road be dedicated to the ultimate right of way. If a road right of way dedication is required as part of the survey, include the following paragraph in the Owner's Certificate:

"As Owners, we hereby dedicate that part of (*street name*) to the Village of Germantown for public road purposes as represented on Sheet ____ of ____ of this Certified Survey Map."

Mortgagee's Certificate (Required if land is mortgaged)

- ☐ Complete statements per Chapter 236.21(2)(a)
- ☐ Lending institution name, signature of bank officer and date.
- ☐ Notary statement, seal, signature and date.

The mortgage certificate requirement is waived if owner can provide written proof of ownership that the property is free of mortgage from the lending institution.

January 8, 2016

Village of Germantown Board Approval

This Certified Survey Map, being a division of (¼ ¼ Section __, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin, having been approved by the Planning Commission being the same, is hereby approved and *(the dedication of that part of (insert street name) for public road purposes as shown on Sheet __ of __ is hereby)* accepted by the Village Board of Trustees of the Village of Germantown on this __ day of _____, 2012.

Dean Wolter, Village President

Date

Barbara K.D. Goeckner, Village Clerk

Date

No further review comments.

Document Submittals and Data Conversion

As of October, 2005, the Village of Germantown requires a digital copy of all Certified Survey Maps, Condominium Plats and Subdivision Plats in addition to the documents as required by Wisconsin Statute and Village Ordinances as part of the land division approval.

Prior to Recording the Certified Survey Map, the professional land surveyor is responsible for submitting a copy of the AutoCad drawing file (.dwg) of the document in version 2007 on compact disk (CD) or via email to the Village Surveyor.

All digital professional land surveyor seals and signatures will be purged from the digital copy prior to submittal.

The model space of the drawing will be done in Wisconsin State Plane Coordinate System, South Zone (NAD 1927 datum) and the Grid Bearing basis.

Prior to Recording the Certified Survey Map, the Village Engineering Department will verify that the boundary markers have been installed as described on the submitted map. All boundary corners are to be clearly marked in the field by the professional land surveyor of record.



Village of



Germantown

Willkommen

Fee must accompany application

☐ \$2,900 with public improvements

☒ \$1,960 without public improvements

Paid \$ Date 1-4-16

CERTIFIED SURVEY MAP APPLICATION

Pursuant to Section 18.06 of the Municipal Code

Please read and complete this application carefully. All applications must be signed and dated.

1 APPLICANT OR AGENT

Josh Wirth + Kate Wirth
1116 W12451 Elm Lane
Germantown WI 53022

Phone (414) 651-9723

Fax (262) 512-1277

E-Mail josh@wirthsecurus.com

PROPERTY OWNER

Steve Wirth + Victoria Wirth
1116 W12711 Elm Lane
Germantown WI 53022

Phone (262) 242-~~3404~~ 9037

2 PROPERTY ADDRESS OR GENERAL LOCATION

1116 W12711 Elm Lane
Germantown WI 53022

TAX KEY NUMBER

244892

3 PURPOSE OF LAND SPLIT

To build new home on

Will the land split require rezoning?

From

To

READ AND INITIAL THE FOLLOWING:

- JW I understand that the Certified Survey Map is not valid until recorded at the Washington County Register of Deeds. The Village will record the document and charge the applicant all applicable recording fees.
- JW I understand that the Map will not be placed on the Village Board agenda until all the technical corrections to the CSM are made, the payment of any outstanding impact fees are paid to the Village Clerk's Department, and the original signed and stamped copy of the Map is submitted on the proper paper.
- JW I understand that parcels created outside the Sewer Service Area will require a soil test. I also understand that all properties abutting a State Highway will require DOT approval and I will be responsible for securing such approval prior to recording.
- JW I understand all delinquent property taxes on any of the properties involved shall be paid prior to recording.

SIGNATURES — ALL APPLICATIONS MUST BE SIGNED BY OWNER!

[Signature] 12-28-15
Applicant Date

[Signature] 1.01.2016
Owner Date



Village of

Germantown
Willkommen

Fee must accompany application

☒ \$1085 Paid \$ Date 1-4-16
☐ \$200 Plan Commission Consultation

APPLICATION TO REZONE PROPERTY

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

Josh and Kate Wirth
1116 W12451 Elm Lane
Germantown WI 53022

Phone (414) 451-9723

Fax ()

E-Mail josh.wirth@services.com

PROPERTY OWNER

Steve and Victoria Wirth
1116 W12711 Elm Lane
Germantown WI 53022

Phone (262) 242-9037

2 PROPERTY ADDRESS OR GENERAL LOCATION

1116 W12711 Elm Lane
Germantown WI 53022

TAX KEY NUMBER

244892

3 REZONING REQUEST

FROM

A-2

TO

RS-1

4 METES AND BOUNDS LEGAL DESCRIPTION OF PROPERTY — REQUIRED

Attach pages as necessary.

A division of lot 2 of CSM No 5785, being a part of
Northeast 1/4 of the southeast 1/4 of Section 24, Town 9 North,
Range 20 east in the village of Germantown, Washington County Wisconsin

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.

6

SUPPORTING DOCUMENTATION:

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

7

READ AND INITIAL THE FOLLOWING:

JS 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.

JS 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.

JS 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

8

SIGNATURES – ALL APPLICATIONS MUST BE SIGNED BY OWNER!

Don Schult 12-28-15
Applicant Date

[Signature] 1.01.2016
Owner Date



Village of



Germantown

Willkommen

Fee must accompany application

☒ \$1460 Paid \$ Date 1-4-16

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

Josh and Kate Wirth
1116 W12451 Elm Lane
Germantown WI 53022

Phone (414) 651-9703

Fax ()

E-Mail josh@wirthservices.com

PROPERTY OWNER

Steve and Victoria Wirth
1116 W12711 Elm Lane
Germantown WI 53022

Phone (262) 242-9037

2 TO WHOM SHOULD THE PERMIT BE ISSUED?

Josh Wirth

3 PROPERTY ADDRESS

1116 W12535 Elm Lane
Germantown WI 53022

TAX KEY NUMBER

244982

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.

We operate a small landscape company with a total of 6 employees from the hrs of 7am to 5pm.

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.

Continue to operate landscape company as we have in the past.

METES AND BOUNDS LEGAL DESCRIPTION OF PROPERTY — REQUIRED

6

Attach pages as necessary.

A division of Lot 2 of CSM No. 5785, Being a part of the Northeast 1/4 of the Southeast 1/4 of Section 34 Town 9 North Range 30 East in the Village of Germantown Washington County Wisconsin

SUPPORTING DOCUMENTATION:

7

- ☐ Site plan and elevations for new construction (can be conceptual)
- ☐ Photos of existing use and/or proposed use operating elsewhere

☐ _____

☐ _____

READ AND INITIAL THE FOLLOWING:

8

JW

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.

JW

I will notify the Village if any aspect of the conditional use changes. I understand that failure to do so may result in the revocation of the CUP.

JW

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.

SIGNATURES — ALL APPLICATIONS MUST BE SIGNED BY OWNER

9

David S. Wint

Applicant

Date

12-28-15

Steve W

Owner

Date

1.1.2016

Wirth Services Inc Info

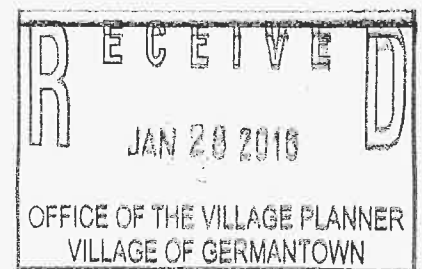
a. # of Part time employees - 4
of Full Time employees -2

b. (4) mid size pick up trucks and (1) small dump truck leave in the morning 7-730am and return to office between 3-6pm

c. Wirth Services Inc provides landscape services including complete lawn care, tree and shrub care, tree and shrub planting and installation of paver patios and walls.

d. There is no retail sales associated with Wirth Services

e. Minimal noise in the morning and evening with the loading and unloading of equipment (lawn tractors and skid loaders.



17.61 - HOME OCCUPATIONS AND PROFESSIONAL HOME OFFICES. (Cr. Ord. #24-07)

(1) PURPOSE AND INTENT.

- (a) The purpose of this section is to establish the requirements and criteria for permitting the use of and/or activities from residential dwellings located in residential and agricultural zoning districts for home-based occupations, businesses, professions, or trades where such uses and activities are:
 - 1. Accessory and subordinate to the primary residential or agricultural use of the property;
 - 2. Conducted in a manner that is compatible with the residential premises and agricultural zoning districts within such residential premises are located; and
 - 3. Not detrimental to the residential character, appearance and livability of the surrounding properties and neighborhood within which such uses and activities are to be conducted.
- (b) With respect to existing nonconforming residential dwellings and properties located in commercial or industrial zoning districts, the provisions of this article apply only to the extent that such occupations or businesses are accessory and subordinate uses and are not a principal or conditional use that may be allowed in those districts through the site plan review and/or conditional use permitting procedures specified in the Zoning Code.

(2) DEFINITIONS. The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

- (a) Home Occupation means a business, occupation, profession or trade use or activity conducted for financial gain or profit on a reoccurring basis within or from a residential dwelling and/or accessory building by one or more occupants residing in the dwelling where the conduct of such use or activity is clearly incidental and subordinate to the primary or principal use of the dwelling and property for residential purposes, and, does not change the residential character or appearance of the dwelling or accessory building.
- (b) Professional Home Office, for purposes of this section, shall be the same as a home occupation. See definition of "home occupation".
- (c) For purposes of this section, "nonresident employee" shall mean an employee of a home occupation who does not reside on the property from which the home occupation is operated. (Cr. Ord. #18-09)

(3) HOME OCCUPATION CLASSIFICATIONS. A home occupation shall be classified as either a minor or major home occupation based on the specific characteristics of and activities associated with the home occupation. The determination as to whether a home occupation is to be classified as a minor or major home occupation shall be made by the Village Planner/Zoning Administrator as set forth in this section.

(a) Minor Home Occupation. Minor home occupations are occupations that, by their nature, appearance and inherent operational activities and characteristics, are potentially less intensive and less likely to have a noticeable and negative impact on the residential or agricultural character of the subject property and surrounding neighborhood. Minor home occupations are allowed "by right" as a permitted accessory use. Minor home occupations are allowed in the following agricultural and residential zoning districts:

1. A-1, A-2.
2. Rs-1, Rs-2, Rs-3, Rs-4, Rs-5, Rs-6, Rs-7, Rd-2, Rm-1, Rm-2, Rm-3.
3. B-3.

(b) Major Home Occupation. Major home occupations are occupations that, by their nature, appearance and inherent operational activities and characteristics, are potentially more intensive in character and activity and are, therefore, more likely to have more noticeable and potentially negative impacts on the residential or agricultural character of the subject and surrounding properties. Major home occupations are allowed as a conditional use and require the granting of a conditional use permit by the Village Board. Major home occupations are only allowed in the following agricultural and larger lot, lower density residential zoning districts:

1. A-1, A-2.
2. Rs-1, Rs-2 and Rs-3. (Am. Ord. #18-09).
3. B-3.

(4) **GENERAL REQUIREMENTS AND PERFORMANCE CRITERIA.** All home occupations, including those classified as both minor and major home occupations, shall comply with all of the following requirements prior to or as a result of compliance with any conditions of approval required for issuance of a home occupation permit:

- (a) All applicable State, Federal and local business and/or occupational licenses and any other approvals required shall be obtained as necessary and kept up-to-date throughout the duration of the home occupation. All activities associated with a home occupation and the residential dwelling, accessory building, structure, and overall property from which such home occupation is being conducted shall comply with all local, county, and state building, fire, sanitary, health and other applicable requirements and regulations including homeowner's association, subdivision and other recorded property restrictions and covenants. Noncompliance with any applicable requirement and/or regulations may be grounds for issuing a notice of zoning code violation, denial of a home occupation permit application, or revocation of a home occupation permit.
- (b) The owner/proprietor of a home occupation shall be responsible for notifying the Village Planner/Zoning Administrator of any changes in the conduct of the home occupation that are different from that included in the description provided as part of the application or from any conditions or restrictions imposed as part of the permit. Such changes may result in the need for reclassification of the home occupation.

- (c) The owner/proprietor of a home occupation shall reside in the dwelling from which the home occupation is being conducted.
- (d) Activities associated with a home occupation shall not generate any traffic, parking, solid or liquid waste, water consumption, noise, vibrations, smoke, dust, odor, heat, glare, disturbance or interference with the provision of electrical, television or other utility services, or create any safety hazards exceeding those which are typically and customarily produced by and/or associated with a residential dwelling and residential uses in the zoning district and surrounding neighborhood within which the subject property and home occupation is located.
- (e) The total area used to conduct activities associated with a home occupation shall not exceed one-third of the total gross floor area of the residential dwelling, including basements or other similar areas.
- (f) The residential dwelling, accessory buildings and structures, and overall property shall remain residential in character and appearance that are typical and customary for residential property located in the zoning district within which the home occupation is located. Structural and other alterations and alterations in the exterior or interior appearance that will make the dwelling, buildings, and/or the site appear or function similar to a commercial operation are prohibited. Prohibited alterations may include, but not be limited to the creation of a separate or exclusive entrance for business purposes, use of signage or other advertising other than that allowed as set forth in this section and commercial-like exterior lighting.
- (g) Wholesale or retail sales from within a residential dwelling, accessory building or structure, or from a residential property on a regular or year round basis, or in a substantial volume, or as a primary activity or function of the home occupation shall be prohibited except for sales conducted entirely via the mail, telephone or internet. No goods or products intended for sale shall be displayed outside of a dwelling, accessory building or structure, or elsewhere on the property. This provision is not intended to limit or prohibit "rummage sales" as defined and regulated under section 17.70 of the Zoning Code nor the occasional and/or seasonal sale, resale or purchase of goods or products from a residential or agricultural property nor the occasional sale of items, e.g., Amway, Avon, Tupperware, Schwanns, etc., or the occasional conduct of home-based parties or gatherings where friends, family and other nonresident attendees are asked to sit through presentations or view products for purchase.
- (h) Truck deliveries or pick-up of supplies or products associated with a home occupation shall be limited to the type of vehicles and pick-up/delivery hours that are typical and customary for residential dwellings and uses located in the zoning district within which the home occupation is located.
- (i) In order to ensure that a home occupation does not become a nuisance to the surrounding properties and property owners, the Village Planner/Zoning Administrator, Plan Commission, and Village Board may impose reasonable conditions as deemed necessary and made part of a home occupation permit (if applicable) to protect the health, safety and welfare of such properties, property owners, and general public.
- (j)

Multiple home occupations may be permitted from a single residence provided that the general requirements and specific performance criteria set forth in this section can be met based on an accumulation of the activities, characteristics, etc., of all home occupations conducted from such dwelling.

- (k) Except as otherwise provided in section 17.46 of the Zoning Code, the use of exterior signs shall be limited to one sign not greater than 3 square feet in area, mounted to the residential dwelling, and if illuminated, internally illuminated or illuminated with a full cut-off fixture where the light source is completely shielded from view from adjacent property and public roads. If the residential dwelling is set back more than 100 feet from the abutting public road or otherwise obstructed from view due to topography or landscaping, the area of the sign may be increased up to 6 square feet, or, not greater than 2 square feet in area but allowed to be located at the driveway access along the property line.
- (l) Owners/proprietors of a "major" home occupation shall permit a reasonable inspection of the premises by the Zoning Administrator, Village Board, or other duly authorized agent of the Village Board or other agency having jurisdiction or responsibility for enforcing applicable laws, requirements, and regulations at the time of application or after the home occupation has commenced operation in order to determine compliance with the requirements of this article and/or the conditions of the permit.
- (m)Reserved.
- (n) All major home occupation permits shall be deemed valid for a period of time not to exceed 4 years unless:
 - 1. Otherwise provided for as a condition of the approval of the permit;
 - 2. If changes occur in the activities or character of the home occupation being conducted that warrant additional review and approval by the Village Planner/Zoning Administrator, Plan Commission or Village Board;
 - 3. The provisions of subsection (4)(n) or (o) apply.
- (o) Whenever the Village Planner/Zoning Administrator or Village Board has reasonable cause to believe that any of the general or specific requirements and/or performance criteria set forth in this article, or, that conditions imposed as part of the home occupation or conditional use permit are being or have been violated, the Village Planner/Zoning Administrator or Village Board shall have the right to issue a notice of zoning code violation and pursue appropriate remedies, or, revoke or modify the home occupation permit, including but not limited to, imposing stricter conditions upon operation of the home occupation and/or owner/proprietor.
- (p) The granting of a home occupation permit shall not constitute a covenant running with the property from which such home occupation is being conducted. A home occupation permit shall not be transferable to another property and shall automatically and immediately terminate and become null and void upon the sale, lease, or transfer of the property to a party different than to whom the home occupation permit was originally granted.
- (q)

Failure to comply with the provisions of this article, including failure to obtain a home occupation permit as provided for herein, shall constitute a violation of the Village Zoning Code and be subject to the penalties set forth therein.

(5) SPECIFIC REQUIREMENTS AND PERFORMANCE CRITERIA.

(a) Minor home occupations shall comply with all of the following performance criteria:

1. Activities associated with a home occupation shall be conducted entirely within a residential dwelling (including an attached garage, or one detached garage when no attached garage exists);
2. The display, storage or parking of materials, goods, supplies or equipment outside of the dwelling or within an accessory building (excluding an attached garage) is prohibited; and
3. The number of part-time or full-time nonresident employees working upon the residential property for which a home occupation permit has been granted shall not exceed the following:
 - a. Two nonresident employees for home occupations in the Rs-1, Rs-2 or Rs-3 Zoning Districts;
 - b. One nonresident employee for home occupations in the Rs-4, Rs-5, Rs-6 or Rs-7 Zoning District.
 - c. No nonresident employees in the Rd-2, Rm-1, Rm-2, Rm-3, or B-3.

(b) Major home occupations shall comply with all of the following performance criteria:

1. Activities associated with a home occupation shall be conducted entirely within the residential dwelling and/or in an enclosed accessory building or structure;
2. The display, storage or parking of materials, goods, supplies, or equipment outside of the dwelling is permitted in an enclosed accessory building, or in the side or rear yard of the subject property provided the yard area used for such display, storage or parking is completely screened from view from all public streets and adjacent property. Screening shall be accomplished through the use of natural landscaping materials (i.e., trees, plants, berms, rocks), or, a combination of natural landscaping and other manmade or fabricated screening materials (e.g., fencing, etc.) provided that all screening shall be instantaneous and continuously maintained; and (Am. Ord. #18-09)
3. The number of part-time or full-time nonresident employees working upon the premises for which a home occupation permit has been granted shall not exceed the following: (Am. Ord. #18-09)
 - a. Five nonresident employees for home occupations in the Rs-1 Zoning District;
 - b. Two nonresident employees for home occupations in the Rs-2 or Rs-3 Zoning Districts.

(6) HOME OCCUPATIONS PROHIBITED.

- (a) Any occupation involving the repetitive purchase and resale, exchange, production, refinement, packaging or handling of explosives, or hazardous materials or substances, as defined pursuant to the Comprehensive Environmental Response Compensation and Liability Act (CERCLA), 42 USC §960, as amended by the Superfund Amendments and Reauthorization Act (SARA), and including any judicial interpretation thereof by any person who devotes time or attention to such items as a regular or part-time course of trade or business with the objective of livelihood or principle means of profit is prohibited. (Am. Ord. #3-12)
- (b) Any home occupation involving the on-site sale, resale, repair of automobiles, trucks, boats, trailers, or other motorized vehicles is prohibited.

(7) APPLICATION PROCEDURES.

- (a) Application for a major home occupation permit shall be made to the Village Planner/Zoning Administrator on a form provided by the Administrator and shall be accompanied by all supporting information required therein and an application fee established by the Village Board for such permits.
- (b) The Village Planner/Zoning Administrator shall make a determination as to whether a home occupation qualifies as a major home occupation within 20 days after the date the application has been received. In the event that the Administrator determines that the home occupation for which an application has been received does not conform to one or more of the general requirements and performances criteria, the Administrator has the right to deny the application.
- (c) Minor home occupations are allowed as an accessory use by right and do not require the issuance of a permit.
- (d) An application for a home occupation that has been determined to be a major home occupation shall be reviewed and processed as a conditional use permit as set forth in section 17.42 of the Village Zoning Code.
- (e) Copies of all major home occupation applications shall be forwarded to the appropriate Village, County, State, and Federal agencies for review and comment concerning applicable laws, regulations, and requirements and whether or not a proposed occupation complies with such laws, regulations, or requirements, or under what conditions compliance can be met.
- (f) Variances from the provisions of this article or an appeal of any decision of the Zoning Administrator, Plan Commission or Village Board shall be processed and considered by the Board of Zoning Appeals as set forth in section 17.52 of the Village Zoning Code.
- (g) The owner/proprietor of all existing major home occupations already being conducted from residential and agricultural property on the effective date of this article shall have a period of 6 months from the effective date to apply or reapply for the necessary home occupation permit required under this section. The owner/proprietor of any such home occupation may continue to conduct such occupations pending final action by the Administrator and/or Village Board on his home occupation permit application. If the Administrator or Village Board denies a home occupation permit application for a major home occupation being conducted on the effective date of this article, the conduct of such home occupations shall cease within 3 months from the date such application is denied.

SOIL AND SITE EVALUATION REPORT

In accordance with Comm 85, Wis. Adm. Code

Attach complete site plan on paper not less than 8 1/2 x 11 inches in size. Plan must include, but not limited to: vertical and horizontal reference point (BM), direction and percent slope, scale or dimensions, north arrow and location and distance to nearest road. Please print all information. Personal information you provide may be used for secondary purposes (Privacy Law, s. 15.04 (1) (ml)).				COUNTY: Washington	
				PARCEL I.D. #: V 884 P695	
				REVIEWED BY:	DATE:
PROPERTY OWNER Joshua Wirth			PROPERTY LOCATION GOVT. LOT NE 1/4 SE 1/4, S 24 T 9 N, R 20 E		
PROPERTY OWNER'S MAILING ADDRESS N116 W12451 Elm Lane			LOT #	BLOCK #	SUBD. NAME OF CSM #5785 Lot 2
CITY, STATE Germantown, WI	ZIP CODE 53022	PHONE NUMBER 414-651-9723	[] CITY	[x] VILLAGE Germantown	[] TOWN
NEAREST ROAD					
[] New Construction Use [x] Residential / Number of bedrooms <u>4</u> Code derived design flow rate <u>600</u> GPD [x] Replacement [] Public or commercial - Describe: _____ Parent material <u>Glacial Till</u> Flood Plain elevation if applicable _____ ft.					
General comments and recommendations:					

[] Boring

[1] Boring# **[x] Pit** Ground surface elev. 100.0 ft. Depth limiting factor 24 in.

Soil Application Rate

Horizon	Depth in.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr.Sz.Sh.	Consistence	Boundary	Roots	GPD/ft ²	
									*Eff#1	#Eff#2
1	0-9	10YR 3/2		sil	2fgr	mfr	as	2f	.6	.8
2	9-15	7.5YR 3/4		sicl	2fsbk	mfr	cw	2vf	.4	.6
3	15-24	7.5YR 4/4		2% gr sicl	1fsk	mfr	cw	1vf	.2	.3
4	24-44	10YR 5/4	7.5YR 5/8c2d	sicl	1fpl	mfr			.0	.2
		H20 42"								

[] Boring

[2] Boring # **[x] Pit** Ground surface elev. 98.5 ft. Depth to limiting factor 24 in.

Soil Application Rate

Horizon	Depth In.	Dominant Color Munsell	Redox Description Qu. Az. Cont. Color	Texture	Structure Gr.Sz.Sh.	Consistence	Boundary	Roots	GPD/ft ²	
									* Eff #1	*Eff#2
1	0-9	10YR 3/2		sil	2fgr	mfr	as	2f	.6	.8
2	9-16	7.5YR 3/4		sicl	2fsbk	mfr	cw	2vf	.4	.6
3	16-24	7.5YR 4/4		2% gr sicl	1fsbk	mfr	cw	1vf	.2	.3
4	24-45	10YR 5/4	7.5YR 5/8 c2d	sicl	1fpl	mfr			.0	.2
		H20 42"								

* Effluent #1 = BOD 5 > 30 ≤ 220 mg/L and TSS > 30 ≤ 150 mg/L * Effluent #2 = BOD 5 ≤ 30 mg/L and TSS ≤ 30 mg/L

CST Name: - Please Print Todd A. Kons		Signature: 	CST Number CSTM 227596
Address: W202 N11658 Merkel Dr. Germantown, WI 53022		Date Evaluation Conducted: Dec.17, 2015	Telephone Number 262-229-3060

☐ Boring**[3]**

Boring #

☒ PitGround surface elev. 97.5 ft.Depth to limiting factor 21 in.

Soil Application Rate

Horizon	Depth in.	Dominant Color Munsell	Redox Description Qu. Az. Cont. Color	Texture	Structure Gr.Sz.Sh.	Consistence	Boundary	Roots	GPD/ft ²	
									*Eff #1	*Eff #2
1	0-9	10YR 3/2		sil	2fsbk	mfr	as	2f	.6	.8
2	9-16	7.5YR 3/4		sicl	2fsbk	mfr	cw	2vf	.4	.6
3	16-21	7.5YR 4/4		2% gr sicl	1fsbk	mfr	cw	1vf	.2	.3
4	21-46	10YR 5/4	7.5YR 5/8 c2d	sicl	1fpl	mfr			.0	.2
		H26 40°								

☐ Boring**[4]**

Boring

☒ PitGround surface elev. 98.5 ft.Depth to limiting factor 24 in.

Soil Application Rate

Horizon	Depth in.	Dominant Color Munsell	Redox Description Qu. Az. Cont. Color	Texture	Structure Gr.Sz.Sh.	Consistence	Boundary	Roots	GPD/ft ²	
									*Eff #1	*Eff #2
1	0-12	10YR 3/2		sil	2fsbk	mfr	as	2f	.6	.8
2	12-17	7.5YR3/4		sicl	2fsbk	mfr	cw	2vf	.4	.6
3	17-24	7.5YR4/4		2% gr sicl	1fsbk	mfr	cw	1vf	.2	.3
4	24-48	10YR5/4	7.5YR 5/8 c2d	sicl	1fpl	mfr			.0	.2
		H26 40°								

☐ Boring**[]**

Boring

☐ Pit

Ground surface elev. ____ ft.

Depth to limiting factor ____ in.

Soil Application Rate

Horizon	Depth in.	Dominant Color Munsell	Redox Description Qu. Az. Cont. Color	Texture	Structure Gr.Sz.Sh.	Consistence	Boundary	Roots	GPD/ft ²	
									*Eff #1	*Eff #2

☐ Boring**[]**

Boring#

☐ Pit

Ground surface elev. ____ ft.

Depth to limiting factor ____ in.

Soil Application Rate

Horizon	Depth in.	Dominant Color Munsell	Redox Description Qu. Az. Cont. Color	Texture	Structure Gr.Sz.Sh.	Consistence	Boundary	Roots	GPD/ft ²	
									*Eff #1	*Eff #2

* Effluent #1 = BOD 5 > 30 ≤ 220 mg/L and TSS > 30 ≤ 150 mg/L * Effluent #2 = BOD 5 ≤ 30 mg/L and TSS ≤ 30 mg/L

PLOT PLAN

NE 1/4 SE 1/4 4524T9NR2DE
VILLAGE OF GERMANTOWN
WASHINGTON COUNTY

SCALE 1"=50'

N



← BOUNDARY LINE TO BE DETERMINED

⊙ B.M. I.P. FOUND
100.0

■ SOIL BORINGS: 4

APPROX. CONTOURS

12-17-2015
CSTM 227596

⊙ 100.0

B-2

B-1 SLOPE
4%

101.0

100.0

B-3

B-4

98.5

97.5

96.5

250.00'

76.48'

372.91'

State of Wisconsin
DEPARTMENT OF NATURAL RESOURCES
Plymouth Service Center
1155 Pilgrim Road
Plymouth, WI 53073

Scott Walker, Governor
Cathy Stepp, Secretary
Telephone 608-266-2621
Toll Free 1-888-936-7463
TTY Access via relay - 711



February 1, 2016

INF-SE-2016-67-00260

Wirth Services Inc
Josh Wirth
N116 W12451 Elm Lane
Germantown, WI 53022

RE: Artificial wetland, located in the Village of Germantown, Washington County, also described as in the NE1/4 of the SW1/4 of Section 24, Township 9 North, Range 20 East.

Dear Mr. Wirth:

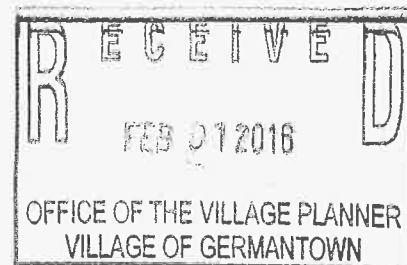
This letter is confirmation that the wetland located south of the shop area as indicated on the attached map in red does meet the criteria of an artificial wetland under NR 103. The swale is constructed in non-hydric soils and is designed and maintained for stormwater management purposes. This determination covers only that wetland on the site. It is my understanding that you will be submitting a concurrence request for the other wetland areas.

If you have any questions, please call me at (920) 893-8531 or email
Kathleen.Kramasz@wisconsin.gov.

Sincerely,

Kathi Kramasz
Water Management Specialist

C: Neil Molstad
COE
Village of Germantown



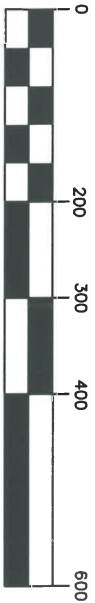
We are committed to service excellence.

Visit our survey at <http://dnr.wi.gov/customersurvey> to evaluate how I did.



CERTIFIED SURVEY MAP NO. _____

A DIVISION OF LOT 2 OF CERTIFIED SURVEY MAP NO. 5785, BEING A PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 24, TOWN 9 NORTH, RANGE 20 EAST, IN THE VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN.



SCALE 1" = 200'

NSF
NORTH SHORE ENGINEERING, INC.
Consulting Engineers & Land Surveyors
11433 N. Port Washington Rd., Mequon, Wisconsin, 53092
(262) 241-9400 • FAX: (262) 241-5337



LEGEND

- -DENOTES 1.315"X18" STEEL PIPE WEIGHING 11.3 LBS. PER LINEAL FOOT (SET)
- -DENOTES 1.3" STEEL PIPE (FOUND)
- -DENOTES SOIL TEST LOCATION

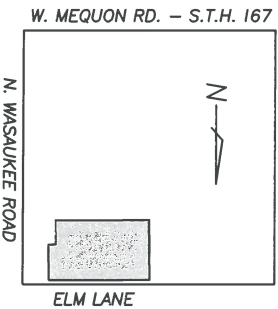
ALL BEARINGS REFERENCED TO GRID
NORTH OF THE WISCONSIN STATE
PLANE COORDINATE SYSTEM, SOUTH ZONE
(NORTH LINE OF THE SE. 1/4 OF SECTION
24-9-20 WHICH BEARS S88°20'55"W)



OWNER:
ATTN: JOSH WIRTH
STEVEN & VICTORIA WIRTH
12711 ELM LANE
GERMANTOWN, WI 53022
(414) 651-9723

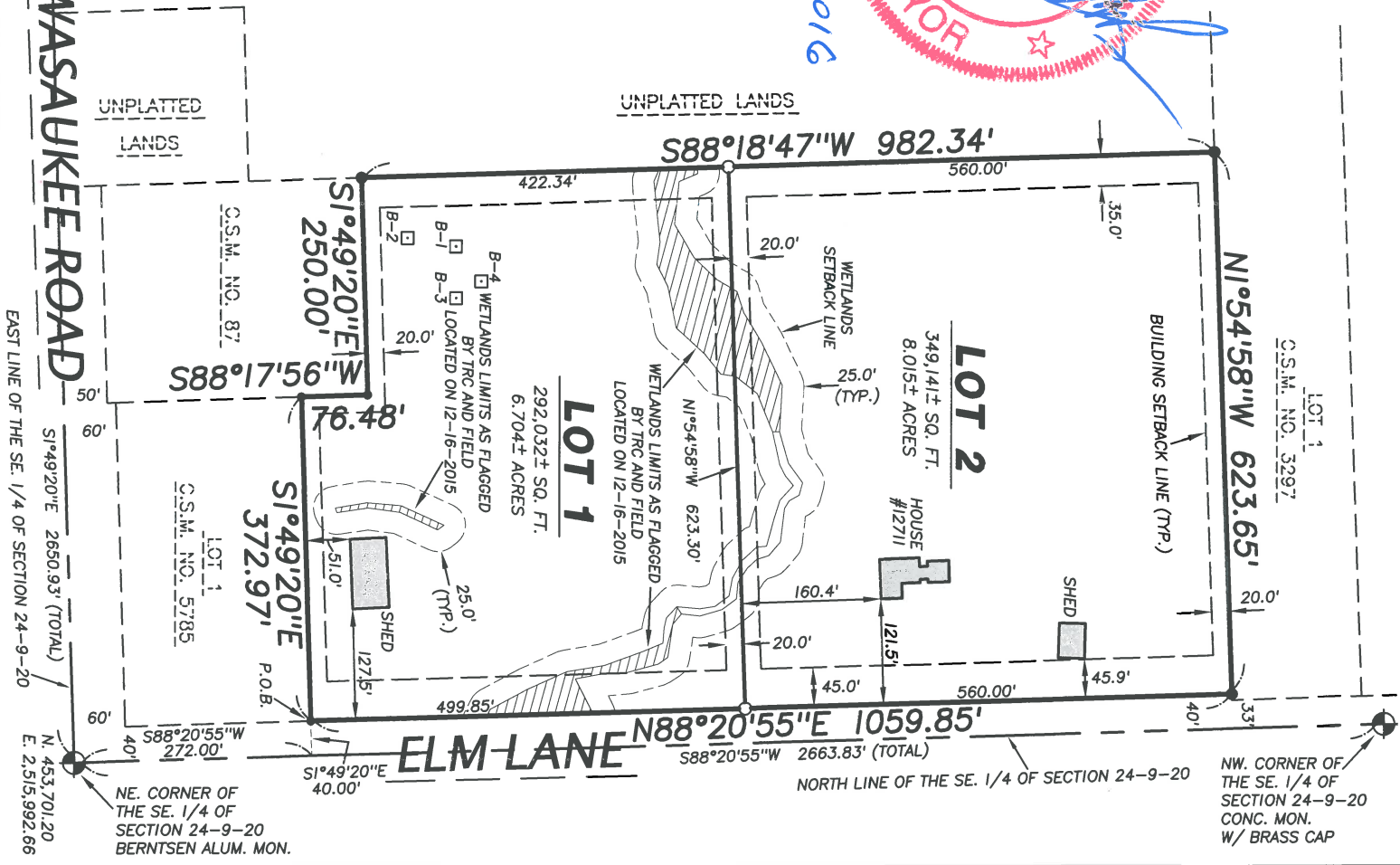
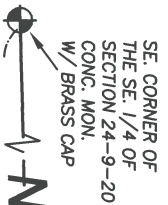
NOTES:

1. CURRENT ZONING:
LOW DENSITY RESIDENTIAL (2 d.u./Acre)
2. THIS PROPERTY IS ALSO SUBJECT
TO EASEMENTS OF RECORD.



LOCATION MAP

SE. 1/4 SEC. 24-9-20
(SCALE 1"=2000')



THIS INSTRUMENT DRAFTED BY JAMES G. SCHNEIDER

SHEET 1 OF 4 SHEETS



(262) 542-8200

FORM ARC-101

CERTIFIED SURVEY MAP NO. _____

A DIVISION OF LOT 2 OF CERTIFIED SURVEY MAP NO. 5785, BEING A PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 9 NORTH, RANGE 20 EAST, IN THE VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

I, James G. Schneider, Registered Land Surveyor, do hereby certify:

THAT I have surveyed, divided and mapped the following parcel of land:

Lot 2 of Certified Survey Map No. 5785, being a part of the Northeast 1/4 of the Southeast 1/4 of Section 24, Township 9 North, Range 20 East, in the Village of Germantown, Washington County, Wisconsin, bounded and described as follows:

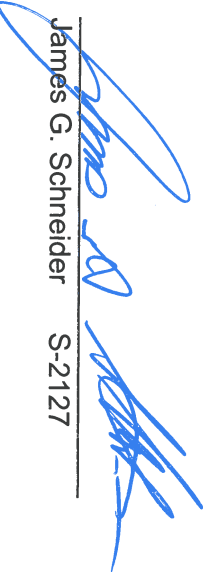
Commencing at the Northeast corner of the Southeast 1/4 of said Section 24; thence S88°20'55"W along the North line of said 1/4 Section, 272.00 feet; thence S1°49'20"E, 40.00 feet to a point in the South right of way line of Elm Lane, said point being the Northeast corner of Lot 2 of Certified Survey Map No. 5785, and the point of beginning of lands to be described; thence continuing S1°49'20"E along the East line of said Lot 2, 372.97 feet; thence S88°17'56"W along the East line of said Lot 2, 76.48 feet; thence S1°49'20"E along the East line of said Lot 2, 250.00 feet to the Southeast corner of said Lot 2; thence S88°18'47"W along the South line of said Lot 2, 982.34 feet to the Southwest corner of said Lot 2; thence N1°54'58"W along the West line of said Lot 2, 623.65 feet to a point in the South right of way line of Elm Lane, said point being the Northwest corner of said Lot 2; thence N88°20'55"E along said South right of way line, 1059.84 feet the point of beginning.

Said lands containing 14.719 acres of land, more or less.

That I have made such survey, land division, and plat at the direction of Steven E. Wirth and Victoria J. Wirth, OWNERS of said lands.

That such map is a correct representation of all the exterior boundaries of the land surveyed and the land division thereof made.

That I have complied with Chapter 236.34 of the Wisconsin Statutes and Chapter 18.06 of the Village of Germantown.


James G. Schneider S-2127 1-4-2016



This instrument was drafted by James G. Schneider



(262) 542-8200

FORM ARC-101

CERTIFIED SURVEY MAP NO. _____

A DIVISION OF LOT 2 OF CERTIFIED SURVEY MAP NO. 5785, BEING A PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 9 NORTH, RANGE 20 EAST, IN THE VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN.

OWNER'S CERTIFICATE

WE, Steven E. Wirth and Victoria J. Wirth, OWNERS, do hereby certify: THAT we have caused the lands described in the foregoing certificate of James G. Schneider, Surveyor, to be surveyed, divided and mapped.

WITNESS the hand and seal of said OWNERS on this _____ day of _____, 2016.

Witness _____ Steven E. Wirth _____

Witness _____ Victoria J. Wirth _____

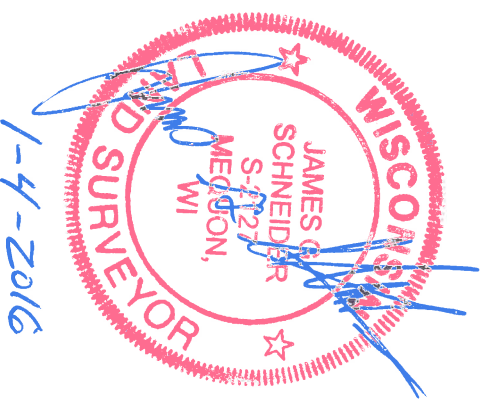
STATE OF WISCONSIN)
WASHINGTON COUNTY)^{ss}

PERSONALLY came before me on this _____ day of _____, 2016 the above named Steven E. Wirth and Victoria J. Wirth to me known to be the persons who executed the foregoing certificate and acknowledged the same.

Notary Public _____ My Commission expires _____

This instrument was drafted by James G. Schneider

Sheet 3 of 4 Sheets



CERTIFIED SURVEY MAP NO. _____

A DIVISION OF LOT 2 OF CERTIFIED SURVEY MAP NO. 5785, BEING A PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 9 NORTH, RANGE 20 EAST, IN THE VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN.

VILLAGE OF GERMANTOWN PLANNING COMMISSION APPROVAL:

This Certified Survey Map is hereby approved by the Planning Commission of the Village of Germantown on this _____ day of _____, 2016.

Dean Wolter, Chairman

Date _____

Shannon Lemke, Secretary

Date _____

VILLAGE OF GERMANTOWN BOARD APPROVAL

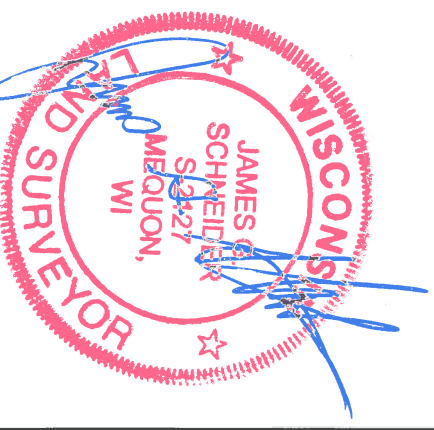
This Certified Survey Map, being a division of Ne. ¼ of the Se. ¼ of Section 24, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin, having been approved by the Planning Commission being the same, is hereby approved and accepted by the Village Board of Trustees of the Village of Germantown on this _____ day of _____, 2016.

Dean Wolter, Village President

Date _____

Barbara K. D. Goeckner, Village Clerk

Date _____



This instrument was drafted by James G. Schneider

CERTIFIED SURVEY MAP (CSM)

2/8/16 Plan Commission Meeting

Steven Stoffel / Hiller Company

Village Planner Report

Germantown, Wisconsin

Summary

Tim Hiller, agent for Steven Stoffel, property owner of a 7.14-acre parcel located on Donges Bay Road is requesting approval of a Certified Survey Map (CSM) in order to create four (4) residential parcels under the existing Rs-4: Single-family Zoning District.

Location: Donges Bay Road (1/4 mile west of STH 145/Fond du Lac Ave)

Property Owner/

Applicant:

Tim Hiller
Hiller Company
Milwaukee, WI

Steve Stoffel
Alpharetta, GA

Current Zoning District: Rs-4: Single-Family (2.2 units/acre)

Adjacent Land Uses		Zoning
North	Residential	Rs-6
South	Residential	Rs-4
East	Institutional	I
West	Residential	Rs-5



Background

The subject parcel is classified as “Low Density Residential” on the Village’s 2020 Future Land Use Plan map. These areas are intended to develop with single-family residential uses at a density of approximately 2 DU’s per acre or a minimum lot size of 20,000 sqft. It is intended that new development in these areas “... *should be required to develop or connect to the existing system of collector and local roads... and not have direct access to arterial roads*”.

Consistent with that classification, the parcel is located in an Rs-4: Single-family Zoning District that allows single-family lots as small as 20,000 sqft. The 7.14-acre parcel was previously approved for residential development in 2007. At that time, the “Walnut Grove” subdivision plat was approved for a total of nine (9) single-family lots ranging in size from 20,000 sqft (.46 acres) to 34,701 sqft (.80 acres). The proposed development included: the extension of Gatewood Place through the property from the south to Donges Bay Road (see attached plat); three (3) outlots for storm water management basins; and the extension of water and sanitary sewer to serve the development. Although a preliminary plat and Developer Agreement were approved by the Village, the Walnut Grove development never commenced with all approvals expiring in 2010.

Proposal

At this time, Tim Hiller, agent for the property owner is requesting approval of a Certified Survey Map (CSM) in order to create four (4) residential parcels under the existing Rs-4: Single-family Zoning District. As shown on the preliminary CSM, the owner is proposing to divide the parcel into four (4) single-family lots with shared driveway access. Lots 1 & 4 would be served by a shared driveway constructed from the end of Gatewood Place, and, Lots 2 & 3 served by a shared driveway from Donges Bay Road. The extension of Gatewood Place is NOT proposed under this plan. Also, as discussed with the Public Works & Highway Committee, the developer will provide a 20’ wide easement for the extension/looping of a water main between Donges Bay Road and Gatewood Place, and, a 30’ wide easement for sanitary sewer to Gatewood Place.

As explained at the Plan Commission consultation in January, infrastructure and other development costs related to complying with storm water management and wetland regulations have made developing the land with more lots and the extension of Gatewood Place cost-prohibitive for the property owner.

Staff Comments**Consistency with Village’s Land Use Plan.**

The existing Rs-4 zoning and 4-lot layout are generally consistent with the general intent of the 2020 Land Use Plan map “Low Density Residential” classification, but not consistent with the density and lot sizes of the other pre-existing development in the same “low density residential” area. Arguably, this property is the last large, undeveloped parcel in this particular neighborhood with the adjacent land to the south developed in a manner and served by a public street that logically could and should be extended into through this 7-acre parcel. Like the other surrounding developments, this parcel is intended to be served by public water, sanitary sewer and other utilities that

are already in place and adequately sized and located to serve this “in-fill” parcel. Not to mention, that development of this parcel with an extension of Gatewood Place would “do its part” to complete and enhance circulation and accessibility for the benefit of entire area much like the pre-existing developments did when they were developed. Developing this parcel with less density than the existing infrastructure is set up to accommodate only makes this 4-lot development less cost-effective than it could/should be, and, increases the likelihood that the demand for new residential lots will have to be satisfied elsewhere in the Village where infrastructure and services are not already in place. While certainly an important consideration for the property owner, financial hardship for an owner should not be the Village’s reason for compromising its land use plan.

Conformance with Zoning District Requirements.

The proposed lots meet the minimum bulk requirements of the Rs-4 Zoning District.

Conformance with Subdivision Requirements.

With respect to utilities, all four lots will be served by water and sewer by way of existing facilities in the vicinity. Further, as summarized by the Village Engineer, at their meeting on January 5, 2016 regarding potential development of this parcel, the Village’s Public Works Committee is recommending the following:

1. All connections to utilities in Donges Bay Road shall be installed before or during the Village’s Donges Bay Road reconstruction project in 2016 at the developer’s expense (special assessment would be acceptable);
2. Public water main shall be extended through the property from the existing public water main in Gatewood Place and connect to the public water main in Donges Bay Road at developer’s expense;
3. Sanitary sewer connection from the four lots shall be to the existing stub in Gatewood Place (no determination was made whether the sanitary shall be private or public, so this could be at the developer’s discretion);
4. The wastewater utility will entomb the existing sanitary lateral in Donges Bay Road during the “cured-in-place” pipe project presently underway upon written permission from the developer/property owner;
5. No recommendation was made regarding whether to extend Gatewood Place as a public street through the property to Donges Bay Road was made.

With respect to street access, shared driveways between adjacent lots or parcels is permitted. However, when a shared driveway is proposed in a situation where the construction or extension of a public street is planned, Section 18.07 of the Subdivision regulations needs to be considered. Section 18.07(1)(d) provides that shared driveways (listed as one type of a “private street”) may be permitted by the Village Board provided that certain criteria and design standards are met. In this case, it’s difficult for staff to find that all of the criteria can be met under the owner’s 4-lot development plan.

Specifically, Section 18.07(1)(d)4. provides the following:

Private streets shall NOT be allowed under any circumstances when:

- a. The proposed private street will replace or otherwise conflict with a designated public street set forth in the Village's official map, Comprehensive Plan, or other official state, regional, county, or village transportation plan;*
- b. The Village determines that construction of a public street would be in the best interest of the Village and that a public (vs. private) street is determined to be needed for: (1) providing access to adjacent lands having the potential for future development; or (2) public circulation by way of connecting to or extending from an existing or future public street;*
- c. The proposed private street connects 2 or more public streets or highways where the connection would further the pattern and function of the public street system; or*
- d. The proposed street will or has the potential to provide access to more than 15 residential lots, or, has the potential to provide (or is needed for) access to future development of adjacent land.*

With respect to the above criteria, the extension of Gatewood Place is a planned extension. The Berrywood subdivision to the south was approved for development in 2004 with cul-de-sacs that exceed the maximum 500' length requirement. That development was only allowed to proceed given another provision in the Subdivision regulations that allows cul-de-sacs greater than 500 feet in length if the road is extended to the property line adjacent to another property such that the road can be further extended and connected to another roadway such that the resulting cul-de-sacs (once all are completed) do not exceed a length of 500 feet.

Both the Public Works and Fire Departments are recommending that Gatewood Place be completed/extended through to Donges Bay Road to provide improved access to the subject parcel and to the existing residential area to the south (Berrywood and beyond). However, in the event the road extension is not required, both departments are recommending that a permanent road closure be installed at the end of Gatewood Place with a design that is properly sized and configured to more easily accommodate the operation of fire trucks, snow plows and other large vehicles than the sub-standard, temporary closure that exists today. Because of the wetland location near the end of Gatewood Place, some sort of modified turn-around/cul-de-sac design would have to be agreed to with Public Works and the Fire Department.

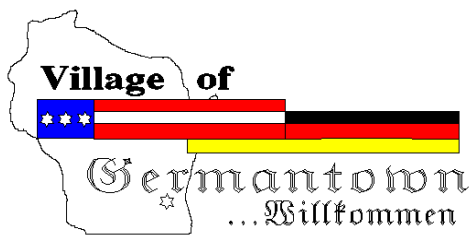
With regard to the two (2) existing wetlands on the property (8,467 sqft or .19 acres), the owner proposes to include both wetland areas (and the 25' setback) within Lot 1 in an effort to address the Land Suitability provisions of the Subdivision Code that prohibit wetlands from being included in lots less than 2 acres in area.

The Village Surveyor has identified a few technical corrections/issues in his January 8, 2016 review memo (copy attached) that will need to be addressed as part of the final CSM prior to Village Board approval and recording.

Village Planner Recommendation

DENY the proposed 4-lot certified survey map (CSM) as proposed; however, if the Plan Commission chooses to recommend **APPROVAL**, staff recommends that the proposed 4-lot CSM be subject to the following conditions:

1. All requirements and technical corrections identified in the Village Surveyor's January 8, 2016 memo shall be addressed in a revised CSM prior to Village Board approval;
2. A notation be placed on the CSM prohibiting access to Donges Bay Road from Lot 2 and Lot 3 except for the 20' shared driveway ingress/egress easement as shown.
3. A shared driveway installed within the ingress/egress easement proposed to serve Lot 2 & 3 and Lot 1 & 4 must meet the design requirements in Section 18.07 of the Subdivision Code, including the preparation and recording of a shared driveway/access easement agreement. Said access easement agreement shall be submitted to the Village for approval and recording concurrent with recording of the CSM.
4. The developer shall construct a permanent closure at the end of Gatewood Place and dedicate it to the Village as a permanent closure to the public street. The design of said closure shall be approved by the Village Public Works Department. In the event that said closure requires additional right-of-way to accommodate the design, orientation and/or extent, the right-of-way shall be designed and taken from the subject property and dedicated to the Village. At a minimum, said closure shall be adequate in size, geometry and construction materials to adequately and safely accommodate the Village's emergency and public works vehicles. Said closure should be installed concurrent with the installation of other public utilities, and, prior to the issuance of a building permit for the development of Lot 1 or Lot 4.
5. The developer shall be responsible for installing/extending public water main through the property in the easement as shown on the CSM, and, in compliance with the terms and requirements of a Developer's Agreement between the owner/developer and the Village. Said agreement to be prepared and approved in accordance with Village procedures prior to the commencement of any development activities and/or building permits for any of the four (4) residential lots. Sanitary sewer laterals serving the four lots and connecting to the exiting sewer line in Gatewood Place shall be installed within the easement as shown except that the existing lateral in the line located in the Donges Bay Road right-of-way in the vicinity of Lot 3 may be utilized with approval from the Public Works Department.



Engineering Department Memorandum

To: Jeff Retzlaff Village Planner

CC:

From: Bob Beilfuss, PLS, Village Surveyor

Date: January 8, 2016

Re: Stoffel CSM
Jeff,

Here are my review comments for the CSM received 2-1-2016.

Certified Survey Map

Applicant or Owner: Steve Stoffel

Land Surveyor/Firm: Mike Berry, PLS Capitol Survey Enterprises

Current Zoning: RS-4

1. The planning commission secretary is Lori Johnson.
2. The Village no longer requires the line tables for the wetland delineation as shown on sheet 3 of 4 as long as the wetland lines are tied to either existing or proposed lot lines with a bearing and distance. The surveyor can remove these tables if need be.
3. Termination of Gatewood Drive to be determined after I receive a copy of the CADD file from the surveyor and can show a proposed offset bulb.
4. Revise Owner and Village Board certificate to reflect text in red shown below:

Owner's Certificate

- ☐ Complete statements per Chapter 236.34.
- ☐ Date and signature of all owners and all parties with an interest in the property.
- ☐ Notary statement, seal, signature and date.

The Village of Germantown requires all lands abutting a public road be dedicated to the ultimate right of way. If a road right of way dedication is required as part of the survey, include the following paragraph in the Owner's Certificate:

"As Owners, we hereby dedicate that part of (*street name*) to the Village of Germantown for public road purposes as represented on Sheet ____ of ____ of this Certified Survey Map."

Mortgagee's Certificate (Required if land is mortgaged)

- ☐ Complete statements per Chapter 236.21(2)(a)
- ☐ Lending institution name, signature of bank officer and date.
- ☐ Notary statement, seal, signature and date.

January 8, 2016

The mortgage certificate requirement is waived if owner can provide written proof of ownership that the property is free of mortgage from the lending institution.

Village of Germantown Board Approval

This Certified Survey Map, being a division of (¼ ¼ Section __, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin, having been approved by the Planning Commission being the same, is hereby approved and *(the dedication of that part of (insert street name) for public road purposes as shown on Sheet __ of __ is hereby)* accepted by the Village Board of Trustees of the Village of Germantown on this __ day of _____, 2012.

Dean Wolter, Village President

Date

Barbara K.D. Goeckner, Village Clerk

Date

No further review comments.

Document Submittals and Data Conversion

As of October, 2005, the Village of Germantown requires a digital copy of all Certified Survey Maps, Condominium Plats and Subdivision Plats in addition to the documents as required by Wisconsin Statute and Village Ordinances as part of the land division approval.

Prior to Recording the Certified Survey Map, the professional land surveyor is responsible for submitting a copy of the AutoCad drawing file (.dwg) of the document in version 2007 on compact disk (CD) or via email to the Village Surveyor.

All digital professional land surveyor seals and signatures will be purged from the digital copy prior to submittal.

The model space of the drawing will be done in Wisconsin State Plane Coordinate System, South Zone (NAD 1927 datum) and the Grid Bearing basis.

Prior to Recording the Certified Survey Map, the Village Engineering Department will verify that the boundary markers have been installed as described on the submitted map. All boundary corners are to be clearly marked in the field by the professional land surveyor of record.



Village of



Germantown

Willkommen

Fee must accompany application

☒ \$2,900 with public improvements

☐ \$1,960 without public improvements

Paid 8 Date 2-1-16

CERTIFIED SURVEY MAP APPLICATION

Pursuant to Section 18.06 of the Municipal Code

Please read and complete this application carefully. All applications must be signed and dated.

1 APPLICANT OR AGENT

THE HILLER COMPANY, LLC
(TIM HILLER)

777 N JEFFERSON ST
MILWAUKEE, WI 53202

Phone (414) 852 7037

Fax (414) 226-4960

E-Mail tim@thehillerco.com

PROPERTY OWNER

STEVEN STOFFEL
ATLANTA, GA

Phone (770) 241 0876

2 PROPERTY ADDRESS OR GENERAL LOCATION

N104 W14281 DUGES BAY ROAD

TAX KEY NUMBER

3 PURPOSE OF LAND SPLIT

SINGLE FAMILY LOTS

Will the land split require rezoning?

NO

From

To

4 READ AND INITIAL THE FOLLOWING:

- TH I understand that the Certified Survey Map is not valid until recorded at the Washington County Register of Deeds. The Village will record the document and charge the applicant all applicable recording fees.
- TH I understand that the Map will not be placed on the Village Board agenda until all the technical corrections to the CSM are made, the payment of any outstanding impact fees are paid to the Village Clerk's Department, and the original signed and stamped copy of the Map is submitted on the proper paper.
- TH I understand that parcels created outside the Sewer Service Area will require a soil test. I also understand that all properties abutting a State Highway will require DOT approval and I will be responsible for securing such approval prior to recording.
- TH I understand all delinquent property taxes on any of the properties involved shall be paid prior to recording.

SIGNATURES — ALL APPLICATIONS MUST BE SIGNED BY OWNER!

5

Applicant

Date

Owner

Date



Village of

★★★

Germantown

Willkommen

Fee must accompany application

☐ \$2,900 with public improvements

☐ \$1,960 without public improvements

Paid _____ Date _____

CERTIFIED SURVEY MAP APPLICATION

Pursuant to Section 18.06 of the Municipal Code

Please read and complete this application carefully. All applications must be signed and dated.

1 APPLICANT OR AGENT

THE HILLER COMPANY LLC

(TIM HILLER)

777 N JEFFERSON ST

MILWAUKEE, WI 53202

Phone (414) 852 7037

Fax (414) 226-4960

E-Mail tim@thehillerco.com

PROPERTY OWNER

STEVEN STOFFEL

ATLANTA, GA

Phone (770) 241 0876

2 PROPERTY ADDRESS OR GENERAL LOCATION

N104 W14381 DWIGGS BLVD ROAD

TAX KEY NUMBER

3 PURPOSE OF LAND SPLIT

SINGLE FAMILY LOTS

Will the land split require rezoning?

NO

From

To

4 READ AND INITIAL THE FOLLOWING:

TH

I understand that the Certified Survey Map is not valid until recorded at the Washington County Register of Deeds. The Village will record the document and charge the applicant all applicable recording fees.

TH

I understand that the Map will not be placed on the Village Board agenda until all the technical corrections to the CSM are made, the payment of any outstanding impact fees are paid to the Village Clerk's Department, and the original signed and stamped copy of the Map is submitted on the proper paper.

TH

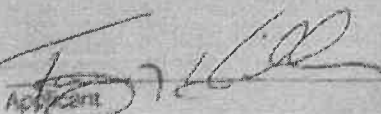
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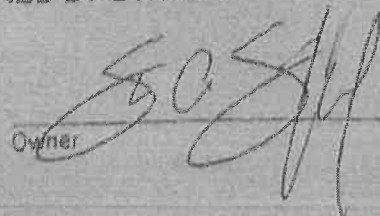
TH

I understand all delinquent property taxes on any of the properties involved shall be paid prior to recording.

SIGNATURES — ALL APPLICATIONS MUST BE SIGNED BY OWNER!

5

Applicant  Date 2/1/16

Owner  Date 2-1-16

Dear Mr Retzlaff,

We are submitting for approval this Certified Survey Map at N104 W14281 Donges Bay Road from Capitol Survey showing 4 single-family lots compliant with existing RS-4 zoning. In accordance with suggestions made during consultation at the previous planning commission meeting, easements are located for water from Gatewood to Donges Bay, and sanitary laterals to Gatewood. We will work with engineering and planning staff to address the specifics of connections to off-site and abutting rights-of way and utilities.

The Hiller Company
777 North Jefferson Street
Milwaukee, WI 53202 USA
Phone: [+1 414 226 9910](tel:+14142269910)
Mobile: [+1 414 852 7037](tel:+14148527037)
Fax: [+1 414 226 4960](tel:+14142264960)

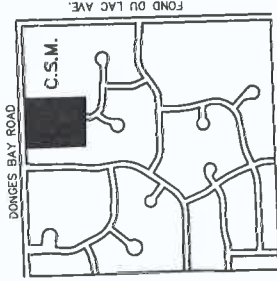


RECEIVED
FEB 01 2016
OFFICE OF THE VILLAGE PLANNER
VILLAGE OF GERMANTOWN

CERTIFIED SURVEY MAP NO.

PART OF THE NORTHEAST 1/4 OF SECTION 35, TOWN 9 NORTH, RANGE 20 EAST, IN THE VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN.

VICINITY MAP



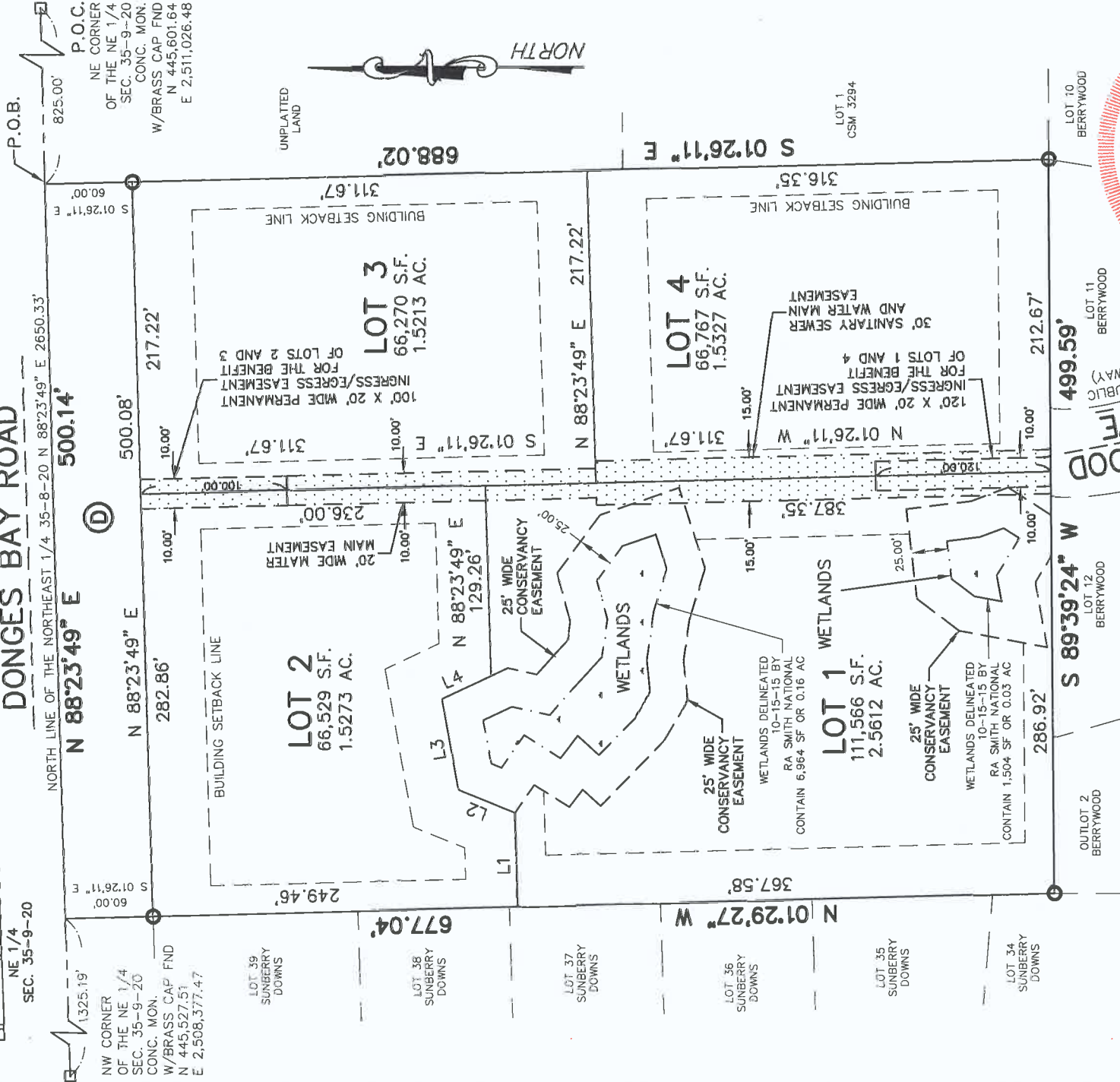
CAPITOL SURVEY ENTERPRISES
220 REGENCY CT STE 210
BROOKFIELD, WI 53045
PH: (262) 786-6600
WWW.CAPITOLSURVEY.COM

PREPARED FOR:
STEVEN A. STOFFEL
755 FALLS LANDING CT.
ALPHARETTA, GA 30022

SEE SHEET 2 FOR LINE TABLE.
SEE SHEET 3 FOR WETLAND AND
CONSERVANCY EASEMENT DETAIL.

PORTIONS OF SUBJECT PROPERTY
ARE LOCATED WITHIN AN AREA
HAVING A ZONE DESIGNATION X:
AREAS OF 0.2% ANNUAL CHANCE
FLOOD; FROM THE FEDERAL
EMERGENCY MANAGEMENT
AGENCY (FEMA). ON FLOOD
INSURANCE RATE MAP NO.
5513300216G, WITH A DATE OF
IDENTIFICATION OF NOVEMBER 5,
2014, IN COMMUNITY NO. 550478,
THE CITY OF BROOKFIELD, WHICH
IS THE COMMUNITY IN WHICH THE
SUBJECT PROPERTY IS SITUATED.

DONGES BAY ROAD



ALL BEARINGS REFER TO THE NORTH LINE OF
THE NORTHEAST 1/4 OF SECTION 35-9-20,
WHICH HAS A WISCONSIN STATE PLANE
COORDINATE SYSTEM (SOUTH ZONE)(REVISION
JAN., 2013 DATUM NAD 27) BEARING OF N
88°23'49" E.

○ - 1" IRON PIPE, FOUND

ⓓ - INDICATES 30,007 SQUARE FEET TO BE
DEDICATED TO THE PUBLIC FOR ROADWAY
PURPOSES.

ZONED: RS-4 SINGLE-FAMILY
RESIDENTIAL
SETBACKS:
FRONT = 40'
SIDES = 20'
REAR = 35'

GRAPHIC SCALE



1 inch = 100ft.



CERTIFIED SURVEY MAP NO. _____

PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 35, TOWN 9 NORTH, RANGE 20 EAST, IN THE VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN) SS
MILWAUKEE COUNTY)

I, MICHAEL J BERRY, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY:

THAT I HAVE SURVEYED, DIVIDED AND MAPPED A PORTION OF LAND IN THE NORTHEAST 1/4, NORTHEAST 1/4 OF SECTION 35, TOWNSHIP 9 NORTH, RANGE 20 EAST, IN THE VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID 1/4 SECTION; THENCE SOUTH 88°23'49" WEST ALONG THE NORTH LINE OF SAID 1/4 SECTION 825.00 FEET TO THE POINT OF BEGINNING OF LANDS TO BE DESCRIBED; THENCE SOUTH 01°26'11" EAST 688.02' FEET; THENCE SOUTH 89°39'24" WEST 499.59 FEET; THENCE NORTH 01°29'27" WEST 677.04 FEET TO A POINT ON THE NORTH LINE OF SAID 1/4 SECTION; THENCE NORTH 88°23'49" EAST ALONG SAID NORTH LINE 500.14 FEET TO THE POINT OF BEGINNING.

LANDS CONTAIN 341,139 SQUARE FEET OR 7.8315 ACRES

THAT I HAVE MADE SUCH SURVEY, LAND DIVISION AND MAP BY THE DIRECTION OF STEVEN A. STOFFEL, OWNER OF SAID LAND.

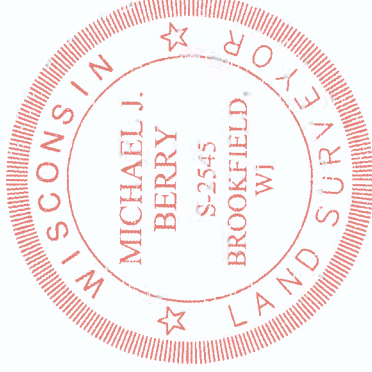
THAT SUCH MAP IS A CORRECT REPRESENTATION OF ALL EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE DIVISION THEREOF MADE.

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236.34 OF THE STATUTES OF THE STATE OF WISCONSIN AND CHAPTER 330 OF THE VILLAGE OF GERMANTOWN CODE OF ORDINANCES IN SURVEYING, DIVIDING, AND MAPPING THE SAME.

DATED THIS 27TH DAY OF JANUARY, 2016.

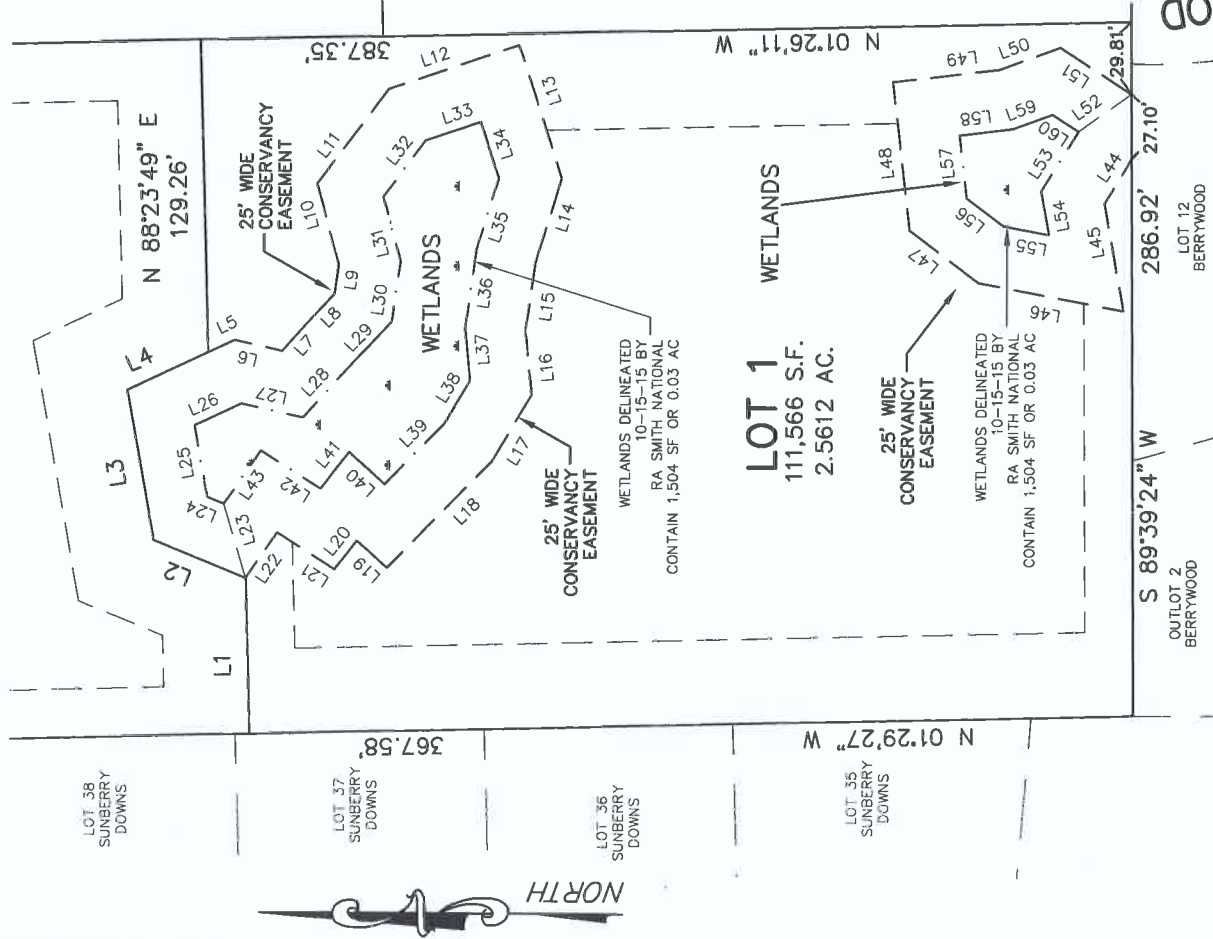
LINE TABLE		
LINE	BEARING	LENGTH
L1	N 88°23'49" E	64.43'
L2	N 21°57'28" E	41.29'
L3	N 79°49'52" E	63.00'
L4	S 25°13'46" E	24.60'


MICHAEL J BERRY
PROFESSIONAL LAND SURVEYOR,
S-2545
STATE OF WISCONSIN



CERTIFIED SURVEY MAP NO.

PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 35, TOWN 9 NORTH, RANGE 20 EAST, IN THE VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN.



LINE	BEARING	LENGTH
L1	N 88°23'49" E	64.43'
L2	N 21°57'28" E	41.29'
L3	N 79°49'52" E	63.00'
L4	S 25°13'46" E	24.60'
L5	N 25°13'46" E	12.35'
L6	S 12°24'08" W	20.28'
L7	S 48°03'15" E	15.39'
L8	S 47°02'03" E	16.52'
L9	S 81°36'45" E	12.41'
L10	N 74°43'11" E	34.56'
L11	S 53°12'13" E	49.22'
L12	S 18°47'54" E	57.33'
L13	S 72°01'20" W	57.87'
L14	N 72°43'59" W	36.49'
L15	N 81°53'23" W	28.44'
L16	S 84°18'34" W	26.77'
L17	N 59°14'27" W	31.79'
L18	N 45°26'36" W	62.34'
L19	S 41°59'03" E	16.60'
L20	N 52°19'12" W	15.00'
L21	N 32°13'14" E	28.24'
L22	N 55°12'10" W	23.09'
L23	N 73°22'39" E	31.98'
L24	N 21°57'28" E	7.53'
L25	N 79°49'52" E	30.01'
L26	S 25°13'46" E	21.53'
L27	S 12°24'08" W	26.33'
L28	S 48°03'15" E	29.74'
L29	S 47°02'03" E	24.08'
L30	S 81°36'45" E	25.43'
L31	N 74°43'11" E	27.58'
L32	S 53°12'13" E	29.27'
L33	S 18°47'54" E	24.23'
L34	S 72°01'20" W	24.57'
L35	N 72°43'59" W	30.55'

GATEWOOD DRIVE
(60' WIDE PUBLIC RIGHT OF WAY)

LINE	BEARING	LENGTH
L36	N 81°53'23" W	33.46'
L37	S 84°18'34" W	21.57'
L38	N 59°14'27" W	20.53'
L39	N 45°26'36" W	35.42'
L40	N 41°59'03" E	19.65'
L41	N 52°19'12" W	19.23'
L42	N 32°13'14" E	29.42'
L43	N 55°12'10" W	27.05'
L44	N 58°15'48" W	21.48'
L45	S 79°39'57" W	45.01'
L46	N 10°33'58" E	61.29'
L47	N 36°58'36" E	35.87'

LINE	BEARING	LENGTH
L48	N 83°19'23" E	61.62'
L49	S 07°01'45" E	44.37'
L50	S 20°03'04" E	27.06'
L51	S 32°43'17" W	35.28'
L52	N 35°07'32" W	26.99'
L53	N 58°15'48" W	29.24'
L54	S 79°39'57" W	18.32'
L55	N 10°33'58" E	19.11'
L56	N 36°58'36" E	19.30'
L57	N 83°19'23" E	26.08'
L58	S 07°01'45" E	22.37'
L59	S 20°03'04" E	17.51'
L60	S 32°43'17" W	12.70'

GRAPHIC SCALE



1 inch = 80 ft.

THIS INSTRUMENT DRAFTED BY MICHAEL J. BERRY



CERTIFIED SURVEY MAP NO. _____

PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 35, TOWN 9 NORTH, RANGE 20
EAST, IN THE VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN.

OWNER'S CERTIFICATE

STEVEN A. STOFFEL, AS OWNER, CERTIFIES THAT HE HAS CAUSED THE LAND DESCRIBED ON THIS
MAP TO BE SURVEYED, DIVIDED, MAPPED AS REPRESENTED ON THIS MAP IN ACCORDANCE WITH
THE REQUIREMENTS OF THE VILLAGE OF GERMANTOWN CODE OF ORDINANCES.

THIS AGREEMENT SHALL BE BINDING ON THE UNDERSIGNED AND ASSIGNS. IN WITNESS WHERE OF,
STEVEN A. STOFFEL HAS CAUSED THESE PRESENTS TO BE SIGNED AT THE VILLAGE OF
GERMANTOWN, WISCONSIN, THIS _____ DAY OF _____, 2016.

IN THE PRESENCE OF:

(WITNESS)

STEVEN A. STOFFEL

STATE OF WISCONSIN) SS
COUNTY)

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2016, TIM HILLER, OF THE ABOVE NAMED
CORPORATION, TO ME KNOW AS THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND TO ME
KNOWN TO BE THE REPRESENTATIVE OF THE ABOVE CORPORATION, AND ACKNOWLEDGED THAT THEY
EXECUTED THE FOREGOING INSTRUMENT AS SUCH OFFICER AS THE DEED OF THE CORPORATION, BY ITS
AUTHORITY.

NOTARY PUBLIC
STATE OF WISCONSIN
MY COMMISSION EXPIRES: _____

VILLAGE OF GERMANTOWN PLAN COMMISSION APPROVAL

THIS CERTIFIED SURVEY MAP IS HEREBY APPROVED BY THE PLAN COMMISSION OF THE
VILLAGE OF GERMANTOWN ON THIS DAY _____ OF _____, 2016.

DEAN WOLTER, VILLAGE PRESIDENT

DATE

BARBARA GOECKNER, VILLAGE CLERK

DATE

VILLAGE OF GERMANTOWN BOARD APPROVAL

THIS CERTIFIED SURVEY MAP IS HEREBY APPROVED BY THE VILLAGE BOARD OF THE
VILLAGE OF GERMANTOWN ON THIS DAY _____ OF _____, 2016.

DEAN WOLTER, VILLAGE PRESIDENT

DATE

BARBARA GOECKNER, VILLAGE CLERK

DATE





OWNER AND SUBDIVIDER:
STEVEN A STOFFEL
W171 N10337 WLDROSE LN
GERMANTOWN, WI

SURVEYOR:
CAPITOL SURVEY & ENGINEERING, LLC
11430 W. BLUEMOUND RD STE 11
WAUWATOSA, WI
414-302-5805
WWW.CAPITOLSURVEY.COM

NOTES
THE PROPERTY OWNER, IN ACCORDANCE WITH THE VILLAGE OF GERMANTOWN REQUIREMENTS AND CHAPTER 216 OF THE WISCONSIN STATUTES, AGREES TO INSTALL AND MAINTAIN STORM WATER MANAGEMENT PRACTICES ON THE SUBJECT PROPERTY IN ACCORDANCE WITH APPROVED PLANS AND PERMIT CONDITIONS.

THE HOMEOWNER'S ASSOCIATION SHALL BE RESPONSIBLE FOR THE ROUTINE AND EXTRAORDINARY MAINTENANCE OF ALL DRAINAGE EASEMENTS IN ACCORDANCE WITH THE MAINTENANCE AGREEMENT.

WETLAND DELINEATED BY J.D. KNOWLES & ASSOCIATES AND FIELD LOCATED BY CAPITOL SURVEY & ENGINEERING, LLC ON MAY 4, 2006.

NO DIRECT VEHICULAR ACCESS PERMITTED FROM LOTS 1 AND 9 TO DONGES BAY ROAD.

CURVE TABLE							
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING	TANGENT IN	TANGENT OUT
C1	36.30'	130.00'	16°00'03"	36.19'	S09°36'12.5"E	S01°36'11"E	S17°36'14"E
C2	50.13'	330.00'	8°42'15"	50.08'	S17°36'12"E	S17°36'12"E	S08°53'59"E
C3	49.05'	330.00'	8°31'01"	49.01'	S04°28'28.5"E	S08°53'59"E	S00°22'58"E
C4	44.68'	160.00'	16°00'03"	44.54'	S09°36'12.5"E	S01°36'11"E	S17°36'14"E
C5	30.19'	160.00'	10°48'42"	30.15'	S07°00'32"E		
C6	14.49'	160.00'	5°11'22"	14.49'	S15°00'33"E		
C7	45.58'	300.00'	8°42'15"	45.53'	S17°36'12"E	S17°36'14"E	S08°53'59"E
C8	44.59'	300.00'	8°31'01"	44.55'	S04°28'28.5"E	S08°53'59"E	S00°22'58"E
C9	9.48'	300.00'	1°46'37"	9.48'	S07°59'40.5"E		
C10	35.12'	300.00'	6°42'24"	35.10'	S03°44'10"E		
C11	53.51'	360.00'	8°31'01"	53.46'	N04°38'28.5"W	N00°22'58"W	N08°53'59"W
C12	5.81'	360.00'	0°55'31"	5.81'	N00°50'43.5"W		
C13	42.70'	360.00'	7°43'29"	42.66'	N08°06'14.5"W		
C14	54.69'	360.00'	8°42'15"	54.64'	N13°15'07.5"W	N08°53'59"W	N17°36'14"W
C15	27.93'	100.00'	16°00'03"	27.84'	S09°36'12.5"E	N17°36'14"W	N01°36'11"W

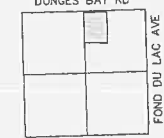
LINE TABLE								
LINE	LENGTH	BEARING	LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	2.53'	N19°14'57"E	L56	7.21'	S33°41'24"E	L111	6.46'	N43°49'05"E
L2	5.18'	N58°49'49"E	L57	5.66'	S45°00'00"E	L112	5.78'	N55°44'32"E
L3	2.97'	N85°37'35"E	L58	8.83'	S59°02'10"E	L113	6.93'	N69°11'17"E
L4	6.06'	S44°17'44"E	L59	5.83'	S58°02'10"E	L114	6.56'	N83°22'23"E
L5	5.62'	S24°35'45"E	L60	6.32'	S71°33'54"E	L115	6.11'	N77°47'44"E
L6	5.97'	S23°36'21"E	L61	6.00'	N90°00'00"E	L116	5.53'	N77°16'58"E
L7	5.87'	S22°37'35"E	L62	7.00'	N90°00'00"E	L117	5.20'	N68°52'01"E
L8	6.14'	S27°03'45"E	L63	5.83'	N59°02'10"E	L118	6.60'	N83°24'31"E
L9	6.42'	S23°16'01"E	L64	5.39'	N68°11'55"E	L119	7.45'	N78°21'22"E
L10	5.35'	S24°49'35"W	L65	8.06'	N60°15'18"E	L120	8.05'	S88°17'16"E
L11	5.22'	S20°09'02"W	L66	7.00'	N90°00'00"E	L121	7.95'	N80°20'16"E
L12	6.46'	S37°25'00"W	L67	6.00'	N90°00'00"E	L122	6.62'	N74°10'59"E
L13	6.82'	S27°47'41"W	L68	6.30'	S68°11'55"E	L123	5.00'	N68°30'44"E
L14	9.81'	S34°27'12"W	L69	6.32'	S71°33'54"E	L124	6.21'	N61°17'43"E
L15	5.50'	S55°44'05"W	L70	5.10'	S78°41'24"E	L125	8.13'	S47°54'57"E
L16	5.19'	N53°32'09"W	L71	5.39'	S68°11'55"E	L126	6.26'	S43°45'15"E
L17	4.19'	N14°44'08"E	L72	7.28'	S15°56'43"E	L127	5.27'	S09°03'52"E
L18	3.96'	N18°40'14"W	L73	7.07'	S08°07'48"E	L128	7.33'	S20°25'34"E
L19	3.19'	N45°00'00"W	L74	5.10'	S11°18'36"W	L129	5.18'	S05°44'36"E
L20	6.40'	N51°20'25"W	L75	6.32'	S18°26'06"W	L130	5.58'	S17°58'28"E
L21	7.21'	N56°18'36"W	L76	5.00'	S00°00'00"E	L131	5.83'	S09°12'20"E
L22	5.39'	N68°11'55"W	L77	5.83'	S30°57'50"W	L132	7.53'	S00°02'15"W
L23	6.00'	N80°00'00"W	L78	6.08'	S60°22'16"W	L133	5.15'	S41°40'23"W
L24	6.00'	N80°00'00"W	L79	7.00'	N90°00'00"W	L134	5.43'	S48°14'12"W
L25	5.39'	N68°11'55"W	L80	6.08'	N80°32'16"W	L135	5.62'	S38°31'57"W
L26	5.39'	N68°11'55"W	L81	7.28'	N74°03'17"W	L136	5.56'	S72°11'14"W
L27	6.71'	N63°26'06"W	L82	6.00'	N90°00'00"W	L137	6.26'	N77°50'49"W
L28	7.07'	N08°07'48"E	L83	7.28'	N74°03'17"W	L138	6.01'	S84°37'53"W
L29	6.08'	N09°27'44"E	L84	6.40'	N51°20'25"W	L139	6.93'	S89°11'16"W
L30	7.62'	N23°11'55"E	L85	6.40'	N51°20'25"W	L140	5.07'	S81°06'21"W
L31	6.08'	N09°27'44"E	L86	6.71'	N63°26'06"W	L141	5.45'	S67°05'47"W
L32	5.83'	N30°57'50"E	L87	6.00'	N90°00'00"W	L142	5.24'	S81°21'44"W
L33	6.40'	N38°39'35"E	L88	6.71'	S63°26'06"W	L143	5.33'	S72°08'07"W
L34	6.71'	N26°33'54"E	L89	7.07'	N81°52'12"W	L144	6.36'	N71°47'57"W
L35	5.00'	N53°07'48"W	L90	7.21'	S56°18'36"W	L145	5.31'	S72°45'47"W
L36	5.83'	N30°57'50"W	L91	6.71'	N63°26'06"W	L146	6.57'	S68°41'26"W
L37	5.00'	N53°07'48"E	L92	5.66'	N45°00'00"W	L147	6.55'	N83°19'10"W
L38	6.00'	N90°00'00"E	L93	5.66'	N45°00'00"W	L148	6.57'	S83°23'52"W
L39	6.00'	N90°00'00"E	L94	5.66'	N45°00'00"W	L149	6.31'	S66°01'48"W
L40	6.00'	N90°00'00"E	L95	6.40'	N38°39'35"W	L150	6.83'	N85°42'03"W
L41	5.39'	S68°11'55"E	L96	6.40'	N51°20'25"W	L151	6.31'	S89°08'04"W
L42	7.28'	S74°03'17"E	L97	5.39'	N21°48'05"W	L152	6.11'	N80°25'25"W
L43	6.40'	S38°39'35"E	L98	7.21'	N56°18'36"W	L153	6.31'	S89°14'15"W
L44	5.00'	S53°07'48"E	L99	2.47'	N45°00'00"W	L154	6.05'	N79°08'02"W
L45	6.40'	S38°39'35"E	L100	6.52'	N03°22'34"E	L155	5.56'	N76°44'53"W
L46	7.21'	S33°41'24"E	L101	6.58'	N27°21'08"E	L156	5.63'	N75°39'54"W
L47	7.00'	S00°00'00"E	L102	6.37'	S83°38'17"E	L157	6.00'	N88°59'40"W
L48	6.08'	S09°27'44"W	L103	6.90'	S88°17'05"E	L158	8.25'	N43°41'28"W
L49	5.39'	S21°48'05"E	L104	6.53'	S82°12'31"E	L159	6.92'	N36°36'34"W
L50	6.40'	S38°39'35"E	L105	7.54'	S68°13'46"E	L160	41.24'	N58°23'14"E
L51	7.28'	S15°56'43"W	L106	6.62'	N68°12'42"E	L161	27.21'	S86°49'56"E
L52	4.47'	S26°33'54"E	L107	5.63'	N53°49'23"E	L162	19.52'	N86°30'33"E
L53	6.08'	S80°32'16"E	L108	6.61'	N19°08'17"E	L163	25.66'	N25°05'38"W
L54	5.10'	S78°41'24"E	L109	6.06'	N14°25'53"E	L164	20.03'	S67°48'55"W
L55	6.71'	S26°33'54"E	L110	6.28'	N36°10'54"E			



NORTHWEST CORNER OF THE NORTHEAST 1/4 SEC. 35-9-20 CONCRETE MONUMENT WITH BRASS CAP FOUND N. 445.801.54 E. 2.511.026.48

ALL BEARINGS REFER TO THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 35, WHICH HAS A WISCONSIN STATE PLANE COORDINATE SYSTEM (SOUTH ZONE) (north american datum of 1927) BEARING OF N 88°23'49" W.

VICINITY SKETCH

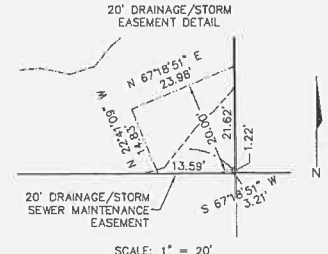


NE 1/4 OF THE NE 1/4 SEC. 35, T. 9 N., R. 20 E.

SCALE: 1" = 2000'

LEGEND

- - INDICATES A 2.375" OD X 18" IRON PIPE WEIGHING 3.65 LBS/FT, SET
 - - INDICATES 1" IRON PIPE FOUND
 - ① - 37,888 SQ. FT. DEDICATED TO THE PUBLIC FOR ROAD PURPOSES
- ALL OTHER CORNERS ARE MONUMENTED BY A 1.315" OD X 18" IRON PIPE WEIGHING 1.68 LBS/FT.



SCALE: 1" = 20'

Office of the Register of Deeds
County: Wisconsin
Received for Record: 20
at _____ o'clock _____ M on document # _____
Register of Deeds

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20____

Department of Administration