VILLAGE OF GERMANTOWN
N112 W17001 MEQUON ROAD
GERMANTOWN, WI 53022

MEETING:	**PLAN COMMISSION**
DATE AND TIME:	**MONDAY, JANUARY 9, 2017 6:30 p.m.**
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:** Please be advised per §19.84(2) that information will be received from the public, however, no action will be taken at this time.

IV. **APPROVAL OF MINUTES**: December 12, 2016

V. **NEW BUSINESS**:

A. Skyline Development Corporation, Agent for DBH 1031 LLC, Property Owner & Sports Specialists, Operator – N104 W13885 Donges Bay Road. Site Plan Review (revised dumpster enclosure).

B. MLG Development, Agent for MLG Germantown Investment LLC, Property Owner - Willow Creek Business Park – North of Appleton Avenue West of Maple Road. 2-Lot Certified Survey Map Application.

VI. **ANNOUNCEMENTS**

VII. **ADJOURNMENT**

The next Plan Commission Meeting will be on February 13, 2017 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
December 12, 2016

CALL TO ORDER: Chairman Wolter called the meeting to order at 6:30 p.m.

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

PUBLIC INPUT: None

APPROVAL OF MINUTES: ***MOTION Baum second Shadid to Approve the minutes from 11-14-16.***

MOTION carried unanimously.

Germantown Nails – N112 W16292 Mequon Road. The new operator is requesting sign approval in the Germantown Marketplace shopping center. Planner Retzlaff summarized the proposal.

MOTION Baum second Shadid to Approve the proposed wall sign and monument sign panel insert for Germantown Nails located in the Germantown Marketplace at N112 W16292 Mequon Road subject to the following conditions:

1. ***Electrical permits shall be obtained from the Inspection Services prior to installation.***
2. ***All electronic components shall be inspected and labeled by a licensed lab.***
3. ***The monument sign panel insert is required to have an opaque or dark background.***

Chinh Nguyen, Sign & Graphics Co., said he would reverse the colors on the monument sign panel to comply with the code.

MOTION carried (4-1 Baum).

MGS Equipment Group – N118 W19328 Bunsen Drive. The operator is requesting approval for a new monument, wall and directional signs. Planner Retzlaff summarized the proposal.

MOTION Baum second Laszewski to Approve the proposed monument, wall and directional signs for MGS Equipment Group located at N118 W19328 Bunsen Drive subject to the following conditions:

1. ***A landscaping plan for the area around the monument sign base shall be submitted to the Village Planner for review and approval prior to installation of the monument sign. Said plan shall include evergreen shrubs, ornamental grasses and perennials required under 17.46(7)(c) of the Zoning Code. All landscaping contained in the approved plan shall be installed before June 30, 2017.***
2. ***Electrical permits shall be obtained from the Inspection Services prior to installation.***
3. ***All electronic components shall be inspected and labeled by a licensed lab.***

MOTION carried unanimously.

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Surge Martial Arts – W188 N11927 Maple Road. Corey Becker, operator, is seeking a Sign Permit and Conditional Use Permit to allow the operation of a martial arts and fitness operation from an existing tenant space in the Alpine Business Center. Planner Retzlaff summarized the proposal that is moving from their current location in the Germantown Marketplace.

MOTION Baum second Shadid to Approve a Conditional Use Permit for the operation of an indoor health and recreation establishment, specifically "Surge Martial Arts & Fitness", from tenant space in the existing building located at W188 N11927 Maple Road (Alpine Business Center Unit 10) in the Germantown Industrial Park subject to the following conditions:

1. ***This permit authorizes limited uses and activities as set forth in the conditional use permit application dated November 7, 2016 and in the supporting documents made part of the application on file with the Village. All of the operational characteristics and services as described, as well as any commitments made by the Applicant as set forth in the application, supporting documents, and made during presentations to the Village Plan Commission, Village Board and Village staff are deemed to be conditions of approval.***
2. ***If the use, activities and/or operation subject of this permit falls out of conformity with the conditions herein, or, where there is a change in the nature, character, intensity or extent of the activities and/or uses which cause problems or harmful effects not anticipated at the time of approval of this CUP or where conditions imposed were anticipated to ameliorate or eliminate such problems or harmful effects but are subsequently insufficient to do so, or, for similar cause based upon consideration for the public comfort, safety, and welfare, the conditional use permit may be terminated or modified by the Village Board by the amendment to or addition of conditions after public hearing thereon.***
3. ***All interior and exterior building modifications (including exterior lighting) and/or site improvements may require permits and/or other approvals from the Village. State-approved plans may be required for any proposed improvements or remodeling. Detailed plans for any interior or exterior improvements shall be submitted to the Village as part of a building permit application.***
4. ***If the proposed use constitutes the type of change in occupancy that requires interior and/or exterior remodeling or additional fire safety features to comply with current building, fire safety and other applicable codes and regulations, the operator shall coordinate the preparation and submittal of state-approved plans to and approved by the Village Fire Department and Inspection Services prior to occupancy.***
5. ***The owner/operator shall contact the Fire Department and Inspection Services for a pre-occupancy inspection prior to commencing operations.***
6. ***All exterior signage, including temporary signs, require a permit from the Village.***

Planner Retzlaff explained the list of CUP uses that may be allowed in the M-1 Zoning District includes commercial activities allowed in the B-2 Community Business District when the Plan Commission finds that the activity directly supports the businesses in the park. Discussion followed regarding if this use is something the employees in the park would use.

MOTION carried unanimously.

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MOTION Baum second Shadid to Approve the proposed wall signs for Surge Martial Arts & Fitness located at W188 N11927 Maple Road (Alpine Business Center Unit 10) in the Germantown Business Industrial Park subject to the following conditions:

1. ***Ground-mounted lighting shall be spot lighting (vs. flood) and installed with appropriate shielding to prevent glare or spill-over visible from Maple Road or adjacent properties.***
2. ***Electrical permits shall be obtained from the Inspection Services prior to installation of any ground-mounted lighting fixtures.***

MOTION carried unanimously.

Happy Hounds – N116 W18395 Morse Drive. Michelle Richards, operator, is seeking a revised Conditional Use Permit for the operation of a dog daycare, training, grooming and boarding facility. Planner Retzlaff summarized the proposal and explained the business is moving from its current location on Edison Drive to the new location also in the Industrial Park. The owner is requesting some revisions to the current CUP and staff supports the revisions including the limits on the number of dogs, the requirement for special permission from Plan Commission for special events and sound mitigating measures in the case of noise complaints.

MOTION Baum second Shadid to Approve amendments to CUP #3-04 for the Happy Hounds dog daycare facility to be located at N116 W18395 Morse Drive in the Germantown Industrial Park subject to the following Revised and Additional conditions:

Revised Conditions:

1. *The facility shall be limited to a 10,000 ~~7,200~~ sq. ft. area, with the following allowed uses:*
    a. *Dog daycare*
    b. *Dog training.*
    c. *Dog grooming and bathing.*
    d. *Retail, sales of dog accessories.*
    e. *Dog boarding.*
2. *~~The maximum number of dogs allowed on the premises at one time is 65.~~*
3. *~~The maximum number of dogs allowed outside the building at one time is 30.~~*
4. *Outside dog area shall be completely fenced in with a minimum 6 ft. solid or chain link fence with privacy slats.*
5. *The hours of operation shall be between 6:00 a.m. and 10:00 p.m.*
6. *All waste outside must be picked up on a daily basis and disposed of properly.*
7. *Any outside special events requires Plan Commission approval.*
8. *If the Village receives any complaints regarding the noise generated from barking dogs, the Village ~~Plan Commission~~ may require that ~~request~~ the applicant install sound softening or other mitigative measures within the areas ~~of the building~~ that the dogs are kept or take other action regarding the operation pursuant to Condition #13 herein.*
9. *All permanent and temporary signage requires Village permits and approval by the Plan Commission (if applicable).*
10. *Any future paving may require~~s~~ Village approval and/or permits ~~by the Plan Commission~~.*
11. *Any change of the conditions listed above requires approval by the Village Board to officially amend the Conditional Use Permit.*

Additional Conditions:

12. *This permit authorizes limited uses and activities as set forth in the conditional use permit application dated November 4, 2016 and in the supporting documents made part of the application on file with the Village. All of the operational characteristics and services as described, as well as any commitments made by the Applicant as set forth in the application, supporting documents, and made during presentations to the Village Plan Commission, Village Board and Village staff are deemed to be conditions of*

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approval.

13. *If the use, activities and/or operation subject of this permit falls out of conformity with the conditions herein, or, if there is a change in the nature, character, intensity or extent of the activities and/or uses which cause problems or harmful effects not anticipated at the time of approval of this CUP, or, if the conditions imposed are subsequently determined to be insufficient to mitigate or eliminate such problems or harmful effects, or, for similar cause based upon consideration for the public comfort, safety, and welfare, this conditional use permit may be modified or terminated by the Village Board by the amendment to or addition of conditions after public hearing thereon.*
14. *All interior and exterior building modifications (including exterior lighting and fencing) and/or site improvements will require building permits and/or other approvals from the Village. State-approved plans may be required for any proposed improvements or remodeling. Structural engineering calculations are required as part of the building permit needed for the proposed exterior canopy/awning.*
15. *Owner/Operator shall install and maintain the following life-safety features as required by the Fire Department:*
    a. *Knox Box at a location on the building to be determined by the Fire Department;*
    b. *Two (2) exit/access doors to the building: one in southwest corner and one on the east wall. Both exits/access doors shall be marked with code-compliant exit lighting;*
    c. *Access gates/doors on all fenced areas to provide outside perimeter access and inside gates to provide interior access.*
    d. *A hard surface access walkway at least 42 inches wide along the west side of proposed fenced area and around the corner of the electrical transformer (southwest corner) extending to the south end of the parking lot. The lawn shall be maintained along the south side of the paved surface.*
16. *The owner/operator shall contact the Fire Department and Inspection Services for a pre-occupancy inspection prior to commencing operations.*

Trustee Baum questioned how the number of dogs could not be determined and how will we monitor if there's a problem. Planner Retzlaff said the CUP has built in requirements and conditions if circumstances surrounding the operations of the CUP change. He explained noise complaints are treated as a nuisance complaint and special events are handled through the temporary use permitting process. He said he would notify the owner and discuss any complaints with her and that Village Board would ultimately determine if further action is needed. He stated he is approaching this as an existing business that has no complaints and is just re-locating.

Michelle Richards, Happy Hounds, addressed questions regarding the number of dogs that could be kept on the property. She said there is no industry standard for determining how many dogs can be kept on the property and explained it depends on the size, temperment and mix of the dogs. She said the safety of staff and the dogs is her number one concern and that she was OK with the 16 conditions. Chairman Wolter said the location is favorable because it is not in a residential area and the success of this business has proven there are no problems.

MOTION carried unanimously.

FC Wisconsin Nationals – W140 N10022 Fond du Lac Avenue. The applicant is seeking approval of an amendment to the approved site development and building plans for their soccer complex and training facility in order to construct a 1,900 sqft concession stand and 1,845 sqft storage building on their property. Planner Retzlaff summarized the proposal.

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MOTION Baum second Shadid to Approve an amendment to the approved site development plan for the FC Wisconsin Inc. soccer complex and training facility and building plans for a 1,900 sqft concession stand and 1,845 sqft storage building on the property located at W140 N10020 Fond du Lac Ave subject to the following conditions:

1. ***The following life-safety items shall be installed prior to or concurrent with construction of the concession or storage building as required by the Fire Department:***
   a. ***Install "NO PARKING- FIRE LANE" signs along the narrow main entrance driveway to ensure Fire Department accessibility;***
   b. ***Install one (1) "Stortz" connector type fire hydrant near the new concession stand with the final location to be determined in cooperation with the Fire Department and Village water utility.***
   c. ***Install a Knox Box for Fire Department emergency access at the main entrance gate.***
2. ***Both buildings will require a pre-occupancy and annual fire safety inspections by the Fire Department.***
3. ***The need for state plan review and approval will be determined at the time of building permit application; contact the Building Inspector for further information. Given the limited size and use of the buildings, the standard $20,000 occupancy bond may be reduced to $5,000 at the time of building permit application.***
4. ***FC Wisconsin shall install the landscaping and lighting improvements required under the approved site plan as the next "phase" of development after construction of the concession building and before any other features of improvements are made to the site. In the event that FC Wisconsin submits plans for a permanent monument sign, the required landscaping and lighting (if any) around the sign location at the facility entrance shall be installed at that time.***

Discussion followed. Trustee Baum asked if the contractor had sufficient plans to construct the buildings. Jason Johnson, contractor for FC Wisconsin, said he did and asked to use vinyl siding versus the fiber cement siding that is listed on the plans. Commissioner Niles questioned what the plan is for the landscaping. Mr. Johnson said they were not aware there was an approved landscaping plan. He said they need to review it and will be submitting a new landscape proposal. Planner Retzlaff said the Plan Commission would like to see the revised landscaping plans.

MOTION carried unanimously.

ANNOUNCEMENTS: None

ADJOURNMENT: There being no further business, the meeting was adjourned at 7:21 p.m.

Respectfully submitted,

Lori Johnson
Planning Assistant

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SITE PLAN REVISION

1/9/17 Plan Commission Meeting

Skyline Development Corp. / Sports Specialists of Milwaukee Inc.

Village Planner Report **Germantown, Wisconsin**

Summary

Skyline Development Corp, agent for Sports Specialists of Milwaukee Inc., property owner, is seeking approval of revisions to the approved Site Plan for a 32,000 sqft warehouse distribution and office building on the 4.7-acre parcel located at N104 W13885 Donges Bay Road in the Germantown Business Park.

Property Location: N104 W13885 Donges Bay Road

Applicant/
Property Owner: Mike Krenz
Skyline Development Corp.
9400 N. 107th St
Milwaukee, WI 53224

Current Zoning: M-1: Limited Industrial District

Adjacent Land Uses		Zoning
North	Residential & Institutional	Rs-4 & I
South	Industrial	M-1
East	Industrial	M-1
West	Commercial & Residential	B-3 & Rs-4

Background

Skyline Development Corp, agent for Sports Specialists of Milwaukee Inc., property owner, is seeking approval of revisions to the previously approved Conditional Use Permit (CUP) and Site Plan for a 32,000 sqft warehouse distribution and office building on a 4.7-acre parcel located on Donges Bay Road @ STH145/Fond du Lac Avenue in the Germantown Business Park (approved by the Plan Commission and Village Board in April 2016 and revised in August 2016).

Sports Specialists is distributor of approximately 30,000 different fishing tackle and related items in the upper Midwest. Sports Specialists relocated to Germantown in 1993 to their existing facility in the Germantown Industrial Park. Sports Specialists has outgrown their existing location and have acquired the Donges Bay Road parcel in order to develop a facility. Sports Specialists estimates the new facility will eventually employ up to 24 employees.

Proposal

At this time, the Owner is seeking approval of revisions to the screening for the relocated dumpster area added to the site plan in August, 2016. As shown in the revised site plan (Sheet A7.02), the proposal is to change the 6’8” high enclosure material from a painted CMU wall to a painted steel post & wood nailers with horizontal distressed wood planks (see photo).

Staff Comments

The dumpster enclosure in the originally approved site plan called for a 6’-8’ painted CMU block wall with a chain-link gate with privacy slats. At that time, the dumpster enclosure was located adjacent to the building (also constructed of CMU block). In the site plan revision approved in August, the dumpster was relocated in the same vicinity, but no longer adjacent to the building. The Business Park covenants call for "decorative architectural walls" for dumpster enclosures for waste and recycling containers. While the proposed distressed wood plank design is different than what was originally approved, the dumpster area location east of the building and south of the main parking area ensures that it will not be visible from the public way. Moreover, if properly maintained, the wood plank enclosure may be more appealing than a CMU wall.

Village Planner Recommendation

APPROVE revisions to the dumpster enclosure material as proposed.

Village of Germantown ...Willkommen

Fee must accompany application

- [x] $700 Minor Addition
- [ ] $1,240 Construction <10,000 SF
- [ ] $2,095 Construction 10,000 SF to 50,000
- [ ] $3,460 Industrial Construction >50,000 SF
- [ ] $3,460 Commercial Construction >50,000
- [ ] $200 Plan Commission Consultation
- [ ] $125 Fire Department Plan Review

PAID [illegible] DATE 11-10-16

SITE PLAN REVIEW APPLICATION

Pursuant to Section 17.43 of the Municipal Code

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

1 APPLICANT OR AGENT

Skyline Development Corp
9400 N. 107th STREET
MILWAUKEE, WI 53224

Phone (414) 354-2880
Fax (414) 354-2885
E-Mail MRK@skylinedc.com

PROPERTY OWNER

Sports Specialists
N104 W13885 Donges Bay Rd
Germantown, WI 53022

Phone ( )
Fax ( )
E-Mail

2 PROPERTY ADDRESS

N104 W13885 Donges Bay Rd

3 NEIGHBORING USES – Specify name and type of use, e.g. Enviro Tech – Industrial, Smith – Residential, etc.

North	South	East	West
Residential	Industrial	Industrial	Business

4 READ AND INITIAL THE FOLLOWING:

MK I am aware of the Village of Germantown ordinance requiring fire sprinklers in most new construction.

MK I understand that all new development is subject to Impact and/or Connection Fees that must be paid before building permits will be issued.

MK I understand that an incomplete application will be withdrawn from the Plan Commission agenda and that all resubmissions to the Plan Commission are subject to a new application fee.

5 SIGNATURES – ALL APPLICATION MUST BE SIGNED BY OWNER!

Michael Kvasnicka 11-10-16
Applicant Date

[illegible] 11/10/16
Owner Date

SKYLINE DEVELOPMENT CORPORATION

November 8th, 2016

Planning Department
Jeffrey Retzlaff
Village Planner & Zoning Administrator
N112 W17001 Mequon Road
Germantown, WI 53022

Re: Sports Specialists of Milwaukee, Inc. – 32,000 Sq. Ft. Facility Located at N104 W13885 Donges Bay Road – Dumpster Screen Material Change

Dear Mr. Retzlaff,

This letter is to describe to you the intent of the project that is being presented for Plan Commission for review and approval.

Project Name: **Sports Specialists of Milwaukee, Inc.**
Project Address: **N104 W13885 Donges Bay Rd**
Intent: **Change the previously approved Masonry dumpster screen to a wood plank screen**

The intent of this project is to build the screen walls of the dumpster out of wood plank v's masonry. The material will consist of the following:

- 6'-8" HIGH ENCLOSURE USING HORIZONTAL, ALTERNATING DISTRESSED 1" x 6" & 1" x 4" NOMINAL HARDWOOD BOARDS HORIZONTAL SPACED 1/2" APART SECURED TO WOOD NAILERS ON PRIMED STEEL STRUCTURE.

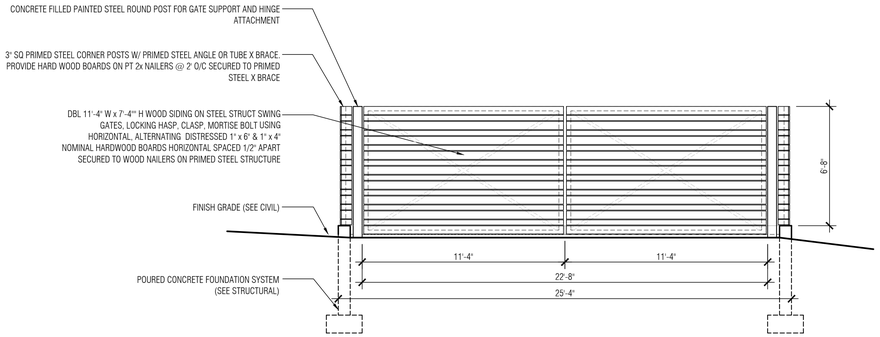
If you have any questions, please feel free to give me a call to discuss.

Sincerely,

SKYLINE DEVELOPMENT CORP.

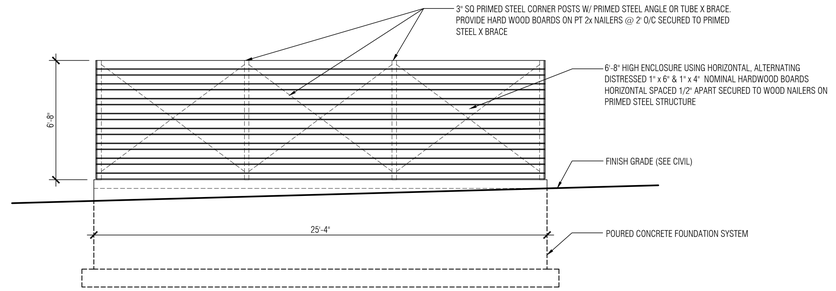
Michael Krenz
Project Manager

9400 North 107th Street • Milwaukee, Wisconsin 53224-1197 • Telephone (414) 354-2880 • Fax (414) 354-2885
Design Builders Since 1964



South Elevation Recycling Center

SCALE: 1/4" = 1'-0"

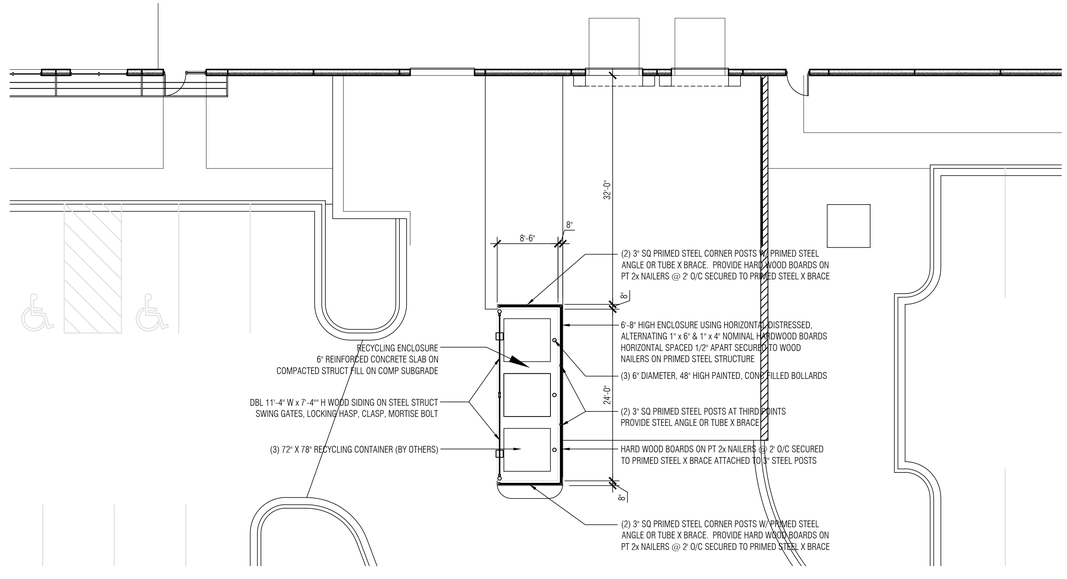


North Elevation Recycling Center

SCALE: 1/4" = 1'-0"

Precident Photo

SCALE: No Scale



Partial Site Plan

SCALE: 1" = 30'-0"

CONSORTIUM ae
\kən-sor-sh(ē)əm\ a.e. : an architectural engineering partnership
the Consortium ae LLC
2022 E. North Avenue | Milwaukee | WI 53202 | Gregg Prossen, Principal
TELEPHONE 414.406.7825

Project:

SPORTS SPECIALISTS

N104W13885 DONGES BAY RD

Location:

GERMANTOWN WI 53022

SKYLINE DEVELOPMENT CORPORATION

Sheet:

RECYCLING CENTER ENCLOSURE

Date:	Issue Set:
2016-10-21	CB 1 ADDED RECYCLING CTR

Date:

04.20.2016 - CD'S

Project No.:

0016-05

Sheet No.:

A7.02 1

CERTIFIED SURVEY MAP (CSM) APPLICATION

1/9/17 Plan Commission Meeting

MLG Germantown Investments LLC / Willow Creek Business Park

Village Planner Report **Germantown, Wisconsin**

Summary

MLG Development, agent for MLG Germantown Investments LLC, property owner, has submitted a 2-Lot Certified Survey Map (CSM) for the 118.7 acre Willow Creek Business Park located north of Appleton Avenue west of Maple Road in the Village of Germantown's Tax Incremental District (TID) #6.

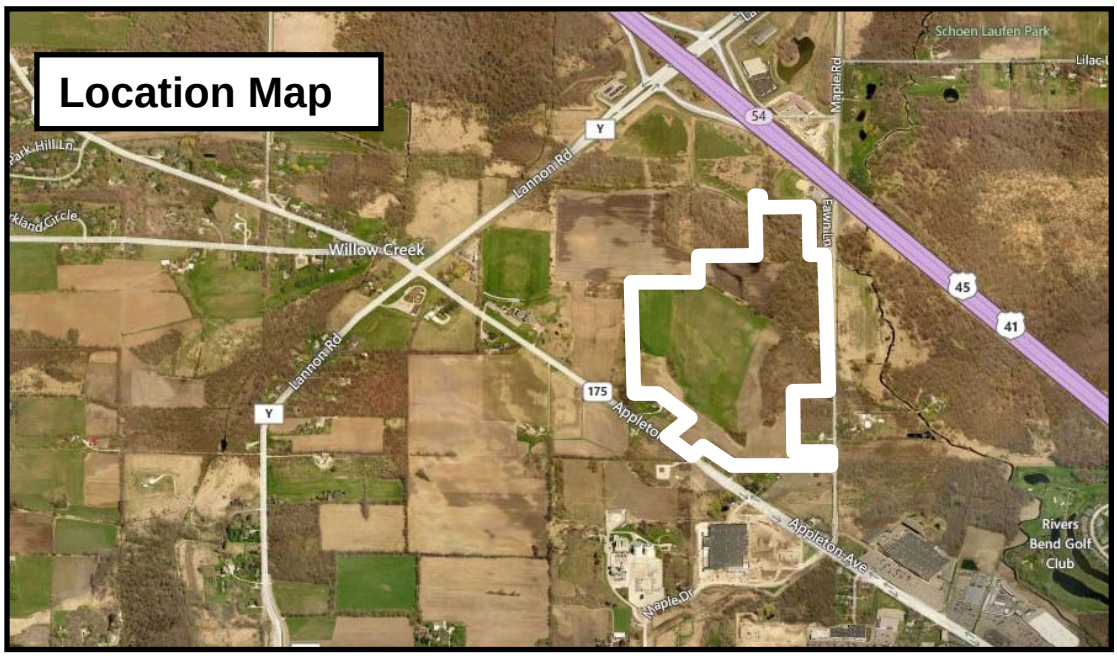
Location: Appleton Avenue (west of Maple Road)

Agent/

Property Owner: MLG Germantown Investments LLC
13400 Bishop's Woods Suite 270
Brookfield, WI

Existing Zoning: M-1: Limited Industrial

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



Background

MLG Germantown Investments LLC, owns approximately 118 acres of land north of Appleton Avenue and west of Maple Road, most of which is located within the Village of Germantown's Tax Incremental District (TID) #6. TID #6 contains a total of approximately 192.5 acres of land that was established in June, 2014 for the development of both industrial and commercial development *(NOTE: approximately 9.5 acres in the far northeast corner of the total 118 acres owned by MLG was not included in TID#6 because it is undevelopable wetland and floodplain; see attached graphic depicting the TID#6 boundary and 118-acre CSM boundary).*

Proposal

As shown in the preliminary CSM, the 118-acres currently owned by MLG is being divided into two parcels containing all of the developable land (Lot 1 and Lot 2), and two outlots containing the four (4) storm water basins and remaining wetlands and floodplain that surrounds the 118 acre area known as the “Willow Creek Business Park”.

The further division of Lot 2 is anticipated as additional business park land owners and their specific land area needs are made known in the future.

Staff Comments

While further division of proposed Lot 2 is expected to accommodate the needs of future industrial land owners & businesses that develop in the business park, this CSM is necessary to establish the public road right-of-way for the construction of Nimitz Court, the outlots within which the storm water basins have been constructed, and the various utility, drainage and landscape easements across the property. Lot 1 is proposed as a 7-acre parcel and is expected to be the first site developed.

As noted on the CSM, Outlot 1 (37.9 acres) and Outlot 2 (5.4 acres) are to be dedicated to the Village of Germantown along with the public road “Nimitz Court” for ongoing maintenance responsibility. There are three separate storm water basins constructed in Outlot 1 and a forth basin in Outlot 2; all of which to be maintained by the Village.

The Village’s Park & Recreation Commission has reviewed and considered the proposal to dedicate the outlots to the Village. As indicated in a November 21, 2016 memorandum (copy attached), the Commission supports the dedication as it furthers the Village’s goals of preserving environmental corridor within the Menomonee River watershed and provides an opportunity for the possible future use/development of the area as a passive park/conservation area for activities such as hiking, cross country skiing, etc. The Commission recommends additional easements be provided within the business park to further accommodate such uses.

Utility installation and road construction within the business park are nearly complete.

The Engineering Department (Village Surveyor) has identified a number of technical corrections in a January 4, 2017 memo (copy attached) that will have to be corrected prior to recording of the CSM.

Finally, approval and subsequent recording of the CSM would be the official act to accept and establish the proposed “Nimitz Court” street name.

Early in the process of laying out potential streets within the business park, staff picked the names “Nimitz” and “Halsey” as potential street names (the Halsey Court cul-de-sac has since been deleted) as place-keepers until a formal decision was made about street names. The names of famous U.S. Navy Admirals were picked as bookends to the U.S. Army General names that were picked for streets in the Germantown Business Park on east Mequon Road (i.e. Eisenhower Drive, Patton Court, Bradley Way, Grant Drive and Washington Drive). If there’s a need or desire to change the name to something else, possibly something more in line with or complimentary to the “Willow Creek Business Park” name… now would be the time to discuss this minor issue and make a street name recommendation.

Village Planner Recommendation

APPROVE the 2-lot Certified Survey Map land division for the 118.7-acre Willow Creek Business Park property located north of Appleton Avenue west of Maple Road in the Village of Germantown's Tax Incremental District (TID) #6 subject to the following conditions:

1. All technical corrections identified by the Village Surveyor as summarized in the January 4, 2017 memo shall be made prior to recording the CSM.
2. MLG Germantown Investments LLC shall work with the Village Park & Recreation Commission to discuss and possibly identify a mutually acceptable location for a 20’ wide pedestrian access easement across Lot 2 for a future pedestrian trail to be developed and maintained by the Village at such time if and when the Village develops additional connecting trail sections across Outlot 1 and/or Outlot 2.

Engineering Department Memorandum

To: Jeff Retzlaff Village Planner

CC:

From: Bob Beilfuss, PLS, Village Surveyor

Date: August 8, 2016
Revised November 7, 2016
Revised January 4, 2017

Re: Willow Creek-TIF6 CSM

Jeff,

Here are my review comments for the CSM received 7-27-2016 and 10/24/2016 and 12/21/2016.

Certified Survey Map

Applicant or Owner: MLG-Barry Chavin
Land Surveyor/Firm: Don Chaput, PLS, Chaput Land Surveys

1. The angular and distance accuracy statement is missing and needs to be added.
   This item has been addressed.

2. There are four (4) adjoining unplatted parcels common to the east line of proposed Lot 2 and Outlot 2 that are not shown on pages 1, and 4 thru 6. That is not one large lot.
   This item has been addressed.

3. Building setback lines and widths are missing on Lot 1 and Lot 2.
   There are still building setback lines and dimension missing on Lot 2. See attached PDF page (2)

4. The exterior line along Appleton Avenue from Nimitz Court NW and SE needs to follow the road centerline and a 60' strip northeasterly from the centerline dedicated to the Village for public road purposes. The associated sideline dimensions will need to be recomputed and corrected for the R/W dedication.
   This item has been addressed.

5. The north line of Lot 1 and Lot 2 need to be moved to the south as they currently run thru the detention ponds the village will be acquiring title to. The lot lines need to be located at the bottom of the berm or toe of slope to the berms.
   This item has been addressed.

6. There are no public access easements to get to any of the 4 detention ponds.
   This item has been addressed with conversations with the owner. Access and electric easements will be provided to each of the four (4) detention ponds when the individual buildings plans are submitted or subsequent certified survey maps are submitted that would further divide Lot 1 and Lot 2

7. To power the aerators located in each pond, the village needs to have private electric utility easements for each of the four ponds.
   This item has been addressed. See No. 6

8. There is a 10' wide x 73.27' long sanitary sewer easement needed around MH-9. This easement is located adjacent to the north R/W of Nimitz Court between Curve 1 and Curve 2.
   This item has been addressed in that the 10' easement is located on the map, (sheet 3 of 9) but there are dimensions missing that would tie this strip to a corner of Lot 1 or a point of curvature or tangency of the road R/W.

9. The "variable width drainage easement shown on Lot 1 on sheet 3 of 9 does not encompass all of the two drainage ditches and needs to be redone. This drainage easement is to be shown as a private drainage easement
   This item has been addressed.

10. In addition to the drainage easement mentioned in No. 12, there are 5 other major drainage ditches that need to be shown as private drainage easements of a variable width as well.
    This item has been addressed.

11. On sheet 3 of 9, there is a 30' drainage easement stub located on the NW side of the cul de sac bulb. As there is a storm sewer discharge and drainage ditch located in the same general area, this stub easement needs to be relocated over the new pipe alignment. The alignment shown was changed in 2015.
    This item has been addressed.

12. On sheet 3 of 9, there is a 15' general utility easement shown on Lot 1 and Lot 2 and adjacent to the road R/W. The Village is only going to install light poles on the north side of Nimitz Court, from Appleton Ave. to the midpoint of the cul de sac bulb.
    This item has been addressed.

13. A sign easement for the future monument sign will be needed once the sign location has been determined. This sign easement will not be located within the vision corners and the sign will not be located within Village Road R/W.
    This item has not been addressed.

14. On sheet 4 of 9 there is a small 20' x 28.69 bump out in the public sanitary and watermain easement which was intended for a vehicle turnaround.

    The vehicle turnaround has been relocated. This bump out in the easement can be removed and the adjacent easement line that bears North 47°58'02" West (312.54') can be extended to the southeast and intersect with the development south exterior boundary line.
    This item has not been addressed. See PDF Page 1

15. The wetland delineation line and 25' wetland offset line need to be defined on sheet 6 of 9. Which line is defining the actual wetland and which one is the setback?
    This item has been addressed.

16. Building setback lines appear to vanish on sheet 1 of 9 as they run into wetland setback lines which would dictate the building setback in those areas. While the wetland line and setback line information are shown on sheet 6 of 9, the wetland setback line should also be shown and noted as such on sheet 1 of 9.

    Right now, it appears the building setback lines appear to be incomplete.

17. Future westerly extension of the sanitary sewer across Lot 1 requires a 20' public sanitary sewer easement. The attached CADD file has the proposed pipe and easement alignment.

18. Change all dates in the document to 2017.

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 with lath and flags by the professional land surveyor of record.

GERMANTOWN
PARK & RECREATION

Germantown Park and Recreation Department
N112 W17001 Mequon Road
P.O. Box 337
Germantown, Wisconsin 53022-0337

(262) 250-4710 Fax (262) 255-2920
Information Line (262) 250-4711

Date: November 21, 2016

To: Jeff Retzlaff, Director of Community Development

From: Mark Schroeder, Park & Recreation Director

Re: TIF #6 Business Park – Open Space Land

At the November Park & Recreation Commission meeting, discussion was held regarding the open space lands in the TIF # 6 Business Park that are proposed to be dedicated to the Village by MLG Development. Per the CSM, this would-be Outlot 1 (37.9 acres) and Outlot 2 (5.39 acres).

It was the consensus of the Park & Recreation Commission that the Village accept these lands for potential use as a park/conservation area. Per the village's Comprehensive Outdoor Recreation Plan (CORP), this land acquisition would meet the identified goal of preservation of environmental corridor within the Menomonee River watershed. In addition, this land could provide the opportunity for future passive use recreation activities such as hiking, cross country skiing, snow shoeing, etc.

With the only access point off Maple Road on the eastern side of the property, the commission recommends that the Village work with the developer/future business park tenants to create a second point of access through the business park that would serve not only the future maintenance of the storm water ponds, but also provide public access to this future park/open space/conservation area. In addition to this, the commission requests that MLG Development dedicate a 20' easement through the unbuildable portions of Lot 2 for public trail purposes that would allow for a future pedestrian trail connecting Outlot 2 to Outlot 1. Staff has walked the site, and would be excited to work with MLG Development on depicting the location of the easement and enhancing the development for future businesses.

It is the understanding of the Park & Recreation Commission that the dedication and future maintenance of these storm water ponds is the responsibility of the Village of Germantown. The Park & Recreation Commission would like to go on record that no park and recreation funds should be utilized for the maintenance of these storm water facilities.

If you have any questions, or need any further information to forward to the Plan Commission or Village Board, please let us know. Thank you.

Cc: Scott Coulthurst, Chairman, Park & Recreation Commission
Brian Depies, Park & Recreation Commissioner

Village of Germantown
...Willkommen

Fee must accompany application
☐ $2,900 with public improvements
☐ $1,960 no public improvements
Paid X Date 7-27-16

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

Joe Bukovich
MLG Development
13400 Bishop's Lane, Suite 270
Brookfield, WI 53005
Phone (262) 424-5997
Fax (414) 908-9157
E-Mail jbukovich@mlgdevelopment.com

PROPERTY OWNER

MLG Germantown Investment LLC
c/o Andrew C. Teske
13400 Bishop's Lane, Suite 270
Brookfield, WI 53005
Phone (262) 797-9400
ateske@mlgccompanies.com

2

PROPERTY ADDRESS OR GENERAL LOCATION	TAX KEY NUMBER
Willow Creek Business Park, Appleton Avenue	GTNV 321999, GTNV 321984 GTNV 321991, GTNV 321985 GTNV 321981

3 PURPOSE OF LAND SPLIT

Development of property into a business park. Dedicate roads and easements and create lot 1 for third party development.	Will the land split require rezoning? No	
	From	To

4 READ AND INITIAL THE FOLLOWING:

JAB 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.

JAB 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.

JAB 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.

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

5 SIGNATURES -- ALL APPLICATIONS MUST BE SIGNED BY OWNER!

Joseph A. Bukovich 7/26/16
Applicant Date

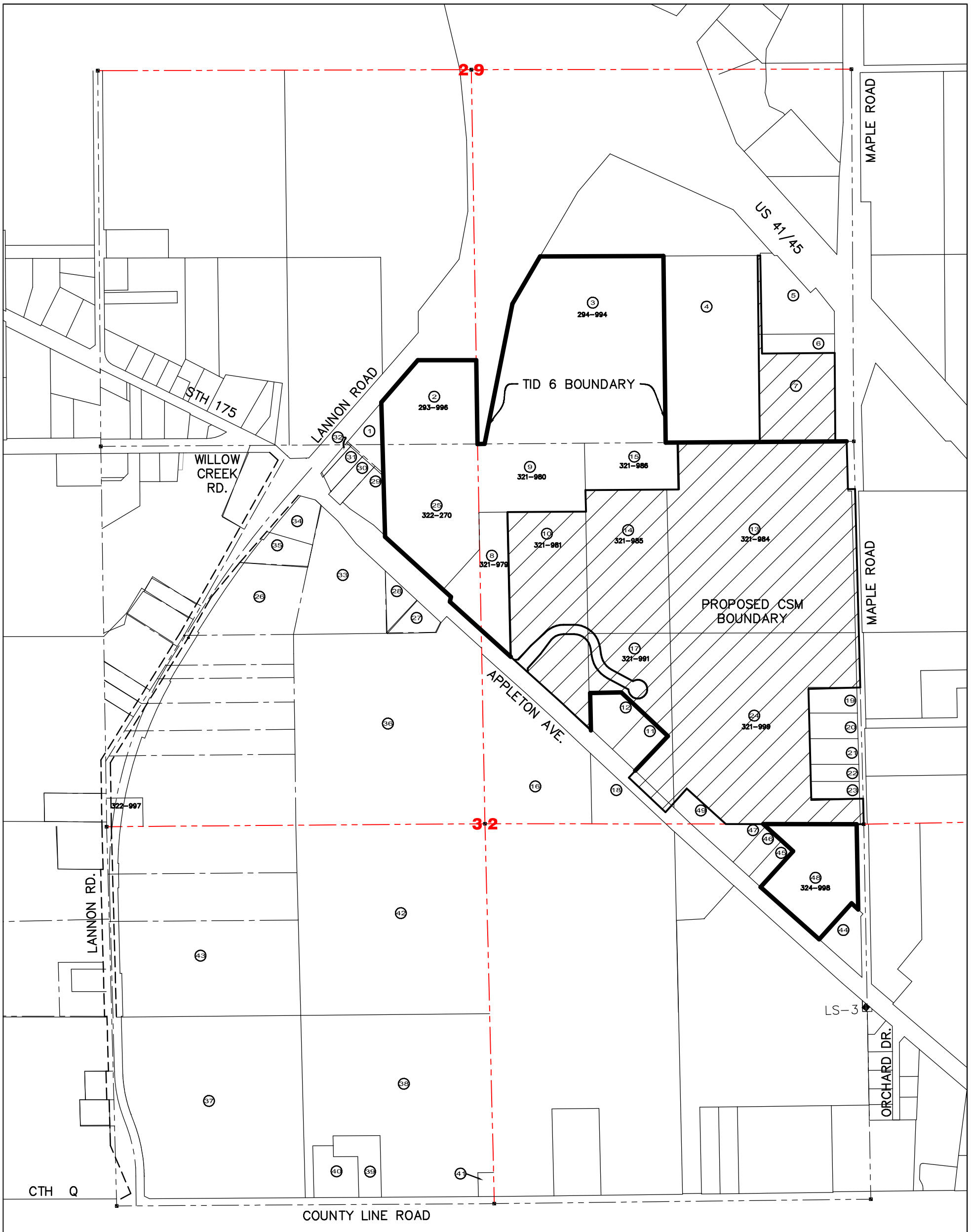
By: Andrew C. Teske, VP 7/26/2016
Owner Date

N 112 W 17001 MEQUON ROAD
GERMANTOWN, WISCONSIN 53022

VILLAGE OF GERMANTOWN

ENGINEERING DEPARTMENT

PHONE: 1-262-250-4720
FAX: 1-262-253-8255



SCALE IN FEET
300' 0 300'

DISCLAIMER OF LIABILITY – LAND RECORDS
INFORMATION IS PROVIDED ON THIS MAP AS A CONVENIENCE AND IS FOR INFORMATIONAL USE ONLY. ALTHOUGH THE VILLAGE OF GERMANTOWN MAKES EVERY EFFORT TO PROVIDE COMPLETE, ACCURATE, AND CURRENT INFORMATION IN THIS APPLICATION,

THE VILLAGE CANNOT GUARANTEE THE QUALITY OR COMPLETENESS OF THE INCLUDED INFORMATION. THE VILLAGE OF GERMANTOWN, ITS OFFICERS, EMPLOYEES, AGENTS AND ASSIGNS MAKE NO WARRANTIES, EXPRESSED OR IMPLIED, FOR THE CONTENTS OF THIS MAP.

IF YOU FIND ANY ERRORS OR OMISSIONS, YOU ARE ENCOURAGED TO REPORT THEM TO THE VILLAGE ENGINEERING DEPARTMENT. INFORMATION PROVIDED ON THIS SITE SHOULD NOT BE USED FOR LEGAL, SURVEY, ENGINEERING, FINANCIAL, TAX OR OTHER PROFESSIONAL ADVICE. IF SPECIFIC OR PRECISE INFORMATION IS REQUIRED, YOU SHOULD ALWAYS USE THE ORIGINAL RECORDED DOCUMENTS, SURVEYS, PLATS, FLOOD INSURANCE STUDIES, OR OTHER OFFICIAL MEANS.

THE VILLAGE OF GERMANTOWN SPECIFICALLY DISCLAIMS LIABILITY FOR DAMAGES OF ANY KIND RESULTING FROM THE MISUSE OR MISREPRESENTATION OF ANY INFORMATION CONTAINED HEREIN. THE INFORMATION INCLUDED IN THIS APPLICATION IS PUBLIC RECORD.

THE INFORMATION SHOWN ON THIS DRAWING CONCERNING TYPE AND LOCATION OF UNDERGROUND UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE.

THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATIONS AS TO THE TYPE AND LOCATION OF UNDERGROUND UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO.

REVISION NO.	DESCRIPTION	DATE	BY
2	ADDED PROPOSED PARCELS	5/15/14	RCB
1	UPDATED TAX KEY NUMBERS	2/24/14	RCB

© 2014 VILLAGE OF GERMANTOWN ENGINEERING

SURVEY BY	NA	DATE	NA
DRAWN BY	RCB	DATE	2/21/2014
DESIGNED BY	NA	DATE	2/21/2014
APPROVED BY	BRB	DATE	2/21/2014

TID NO. 6
PARCEL MAP
SECTION 29 AND 32
VILLAGE OF GERMANTOWN, WIS.

ENGINEERING DEPARTMENT
Village of Germantown ...Willkommen

CADFILE

PROJECT NUMBER
#

SHEET NUMBER
1

t:\eng\ proj\TIF6 cadd files mapping\master parcel wis spc grid.dwg

CERTIFIED SURVEY MAP NO._____

Part of the Northwest 1/4, Northeast 1/4, Southwest 1/4 and Southeast 1/4 of the Northeast 1/4 of Section 32, and part of the Southeast 1/4 of the Southeast 1/4 of Section 29 all in Town 9 North, Range 20 East, in the Village of Germantown, County of Washington, State of Wisconsin.

All dimensions shown are measured to the nearest hundredth of a foot.

Bearings are referenced to the Wisconsin State Plane Coordinate System, South Zone (NAD 1927 datum) in which the South line of the NE 1 /4 of Section 32 bears N89°56'02"W.

Owner/Subdivider:
MLG Germantown Investment LLC
13400 Bishops Lane
Suite 270
Brookfield, WI 53005

All drainage ditches located outside of the road right of way of Nimitz Court on Lot 1 and Lot 2 and future land divisions, are considered private. The individual property owners are responsible for the maintenance and upkeep if each drainage way at their cost whether it is an open drainage way or an enclosed drainage way with a storm pipe.

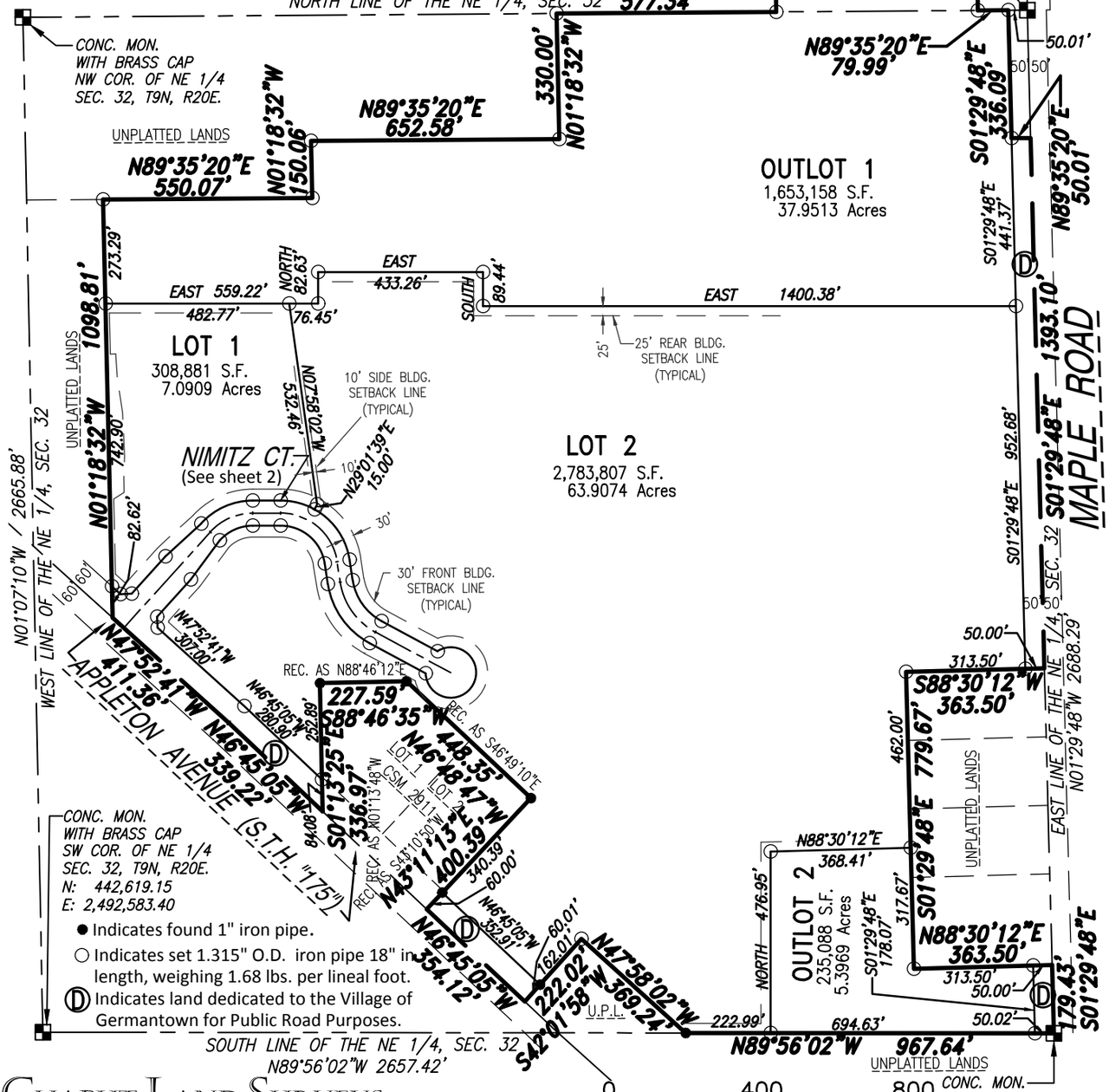
The Village of Germantown will be granted an access easement to each of the four (4) detention ponds from Nimitz Court upon site development submittals from the future owners of Lot 1 and Lot 2 and the future land divisions of these two Lots.

WISCONSIN
DONALD C. CHAPUT
S-1316
MILWAUKEE
WI
LAND SURVEYOR

October 21, 2016
Revised: December 9, 2016

Note:
Outlot 1 and 2 are to be dedicated to the Village of Germantown.

See sheet 2 for cul-de-sac detail.
See sheets 2 - 5 for easement details.
See sheet 6 for wetlands detail.



- ● Indicates found 1" iron pipe.
- ○ Indicates set 1.315" O.D. iron pipe 18" in length, weighing 1.68 lbs. per lineal foot.
- Ⓓ Indicates land dedicated to the Village of Germantown for Public Road Purposes.

CHAPUT LAND SURVEYS LLC
234 W. FLORIDA STREET
MILWAUKEE, WI 53204
414-224-8068
www.chaputlandsurveys.com

Drawing No. 1665-grb

This instrument was drafted by Donald C. Chaput
Professional Land Surveyor S-1316

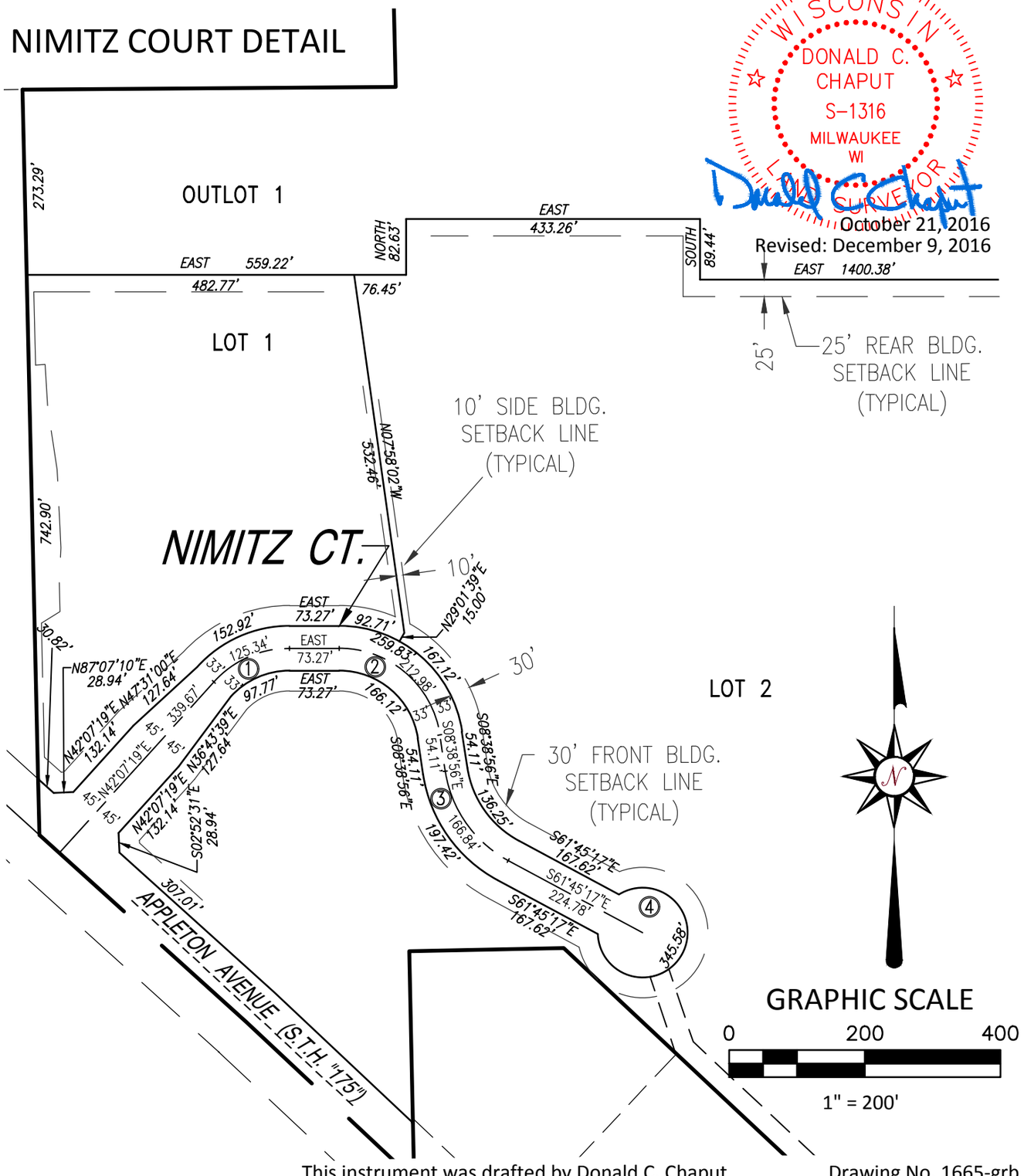
CERTIFIED SURVEY MAP NO._____

Part of the Northwest 1/4, Northeast 1/4, Southwest 1/4 and Southeast 1/4 of the Northeast 1/4 of Section 32, and part of the Southeast 1/4 of the Southeast 1/4 of Section 29 all in Town 9 North, Range 20 East, in the Village of Germantown, County of Washington, State of Wisconsin.

CURVE DATA

CURVE	LOT	ARC	RADIUS	CHORD BEARING	CHORD	DELTA	TANGENT BEARING	TANGENT BEARING
1	1	152.92'	183.00'	N66°03'39.5"E	148.51'	47°52'41"	N42°07'19"E	EAST
1	CL	125.34'	150.00'	N66°03'39.5"E	121.73'	47°52'41"	N42°07'19"E	EAST
1	2	97.77'	117.00'	N66°03'39.5"E	94.95'	47°52'41"	N42°07'19"E	EAST
2	TOTAL	259.83'	183.00'	S49°19'28"E	238.55'	81°21'04"	EAST	S08°38'56"E
2	1	92.71'	183.00'	S75°29'10.5"E	91.72'	29°01'39"	EAST	S60°58'21"E
2	2	167.12'	183.00'	S34°48'38.5"E	161.37'	52°19'25"	S60°58'21"E	S08°38'56"E
2	CL	212.98'	150.00'	S49°19'28"E	195.53'	81°21'04"	EAST	S08°38'56"E
2	2	166.12'	117.00'	S49°19'28"E	152.52'	81°21'04"	EAST	S08°38'56"E
3	2	136.25'	147.00'	S35°12'06.5"E	131.43'	53°06'21"	S08°38'56"E	S61°45'17"E
3	CL	166.84'	180.00'	S35°12'06.5"E	160.93'	53°06'21"	S08°38'56"E	S61°45'17"E
3	2	197.42'	213.00'	S35°12'06.5"E	190.43'	53°06'21"	S08°38'56"E	S61°45'17"E
4	2	345.58'	66.00'	N28°14'43"E	66.00'	300°00'00"	N58°14'43"E	S01°45'17"E

NIMITZ COURT DETAIL



WISCONSIN
DONALD C. CHAPUT
S-1316
MILWAUKEE
WI
LAND SURVEYOR

October 21, 2016
Revised: December 9, 2016

This instrument was drafted by Donald C. Chaput
Professional Land Surveyor S-1316

Drawing No. 1665-grb
Sheet 2 of 9 Sheets

CERTIFIED SURVEY MAP NO._____

Part of the Northwest 1/4, Northeast 1/4, Southwest 1/4 and Southeast 1/4 of the Northeast 1/4 of Section 32, and part of the Southeast 1/4 of the Southeast 1/4 of Section 29 all in Town 9 North, Range 20 East, in the Village of Germantown, County of Washington, State of Wisconsin.

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PROFESSIONAL LAND SURVEYOR

October 21, 2016
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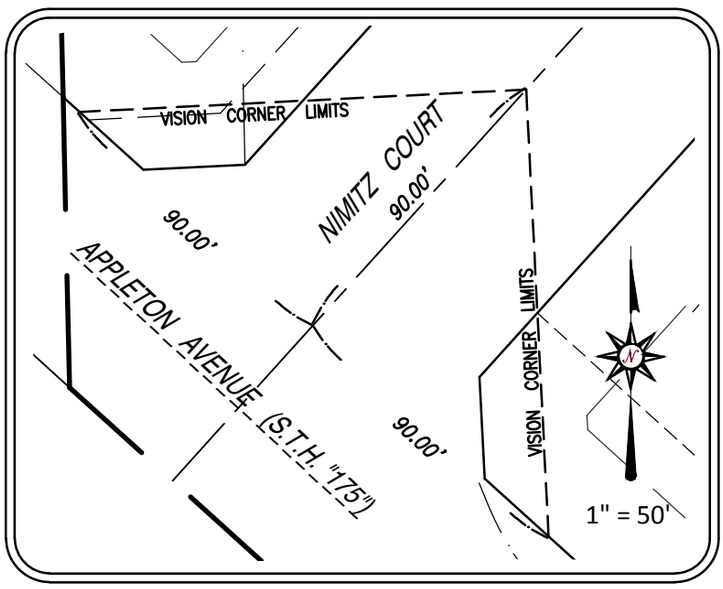
EASEMENT DETAILS

VISION CORNER RESTRICTION BY THE VILLAGE OF GERMANTOWN ZONING CODE



OUTLOT 1

65.47'
425.58'
N01°28'34"W 147.13'
LOT 1
NET AREA
256,711 S.F.
5.8933 Acres
(EXCLUDING DRAINAGE EASEMENT AND LANDS 15' INTO WETLANDS)
15'
VARIABLE WIDTH DRAINAGE EASEMENT
N05°22'59"W 246.27'
N02°23'58"E 133.68'
N46°54'54"E 31.40'
10' x 73.27' SANITARY SEWER EASEMENT
15'
N01°18'32"W 214.70'
NIMITZ COURT
15' GENERAL UTILITY EASEMENT
LOT 2
N47°52'41"W 172.48'
N42°07'19"E 45.00'
45' LANDSCAPE EASEMENT GRANTED TO THE VILLAGE OF GERMANTOWN
152.01'
15'
C/L OF A 20' WIDE DRAINAGE EASEMENT
N02°11'37"W 39.22'
N87°07'10"E 28.94'
S83°17'10"E 82.12'
APPLETON AVENUE (S.T.H. "175")

Temporary Access Easement

The Village of Germantown ("Village") is hereby granted a temporary access easement over, across and through Lots 1 and 2 for the purposes of ingress and egress to maintain, repair, replace and reconstruct as necessary the stormwater ponds owned by the Village on Outlots 1 and 2 ("Access Easement"). The Village shall repair all damage caused by activities associated with exercising rights under this Access Easement at its sole cost and to the condition that existed prior to exercising the Village's rights. The rights conveyed to the Village under this Access Easement shall terminate upon approval of a development plan for each lot and when a permanent stormwater access easement for each pond is recorded by the Village.

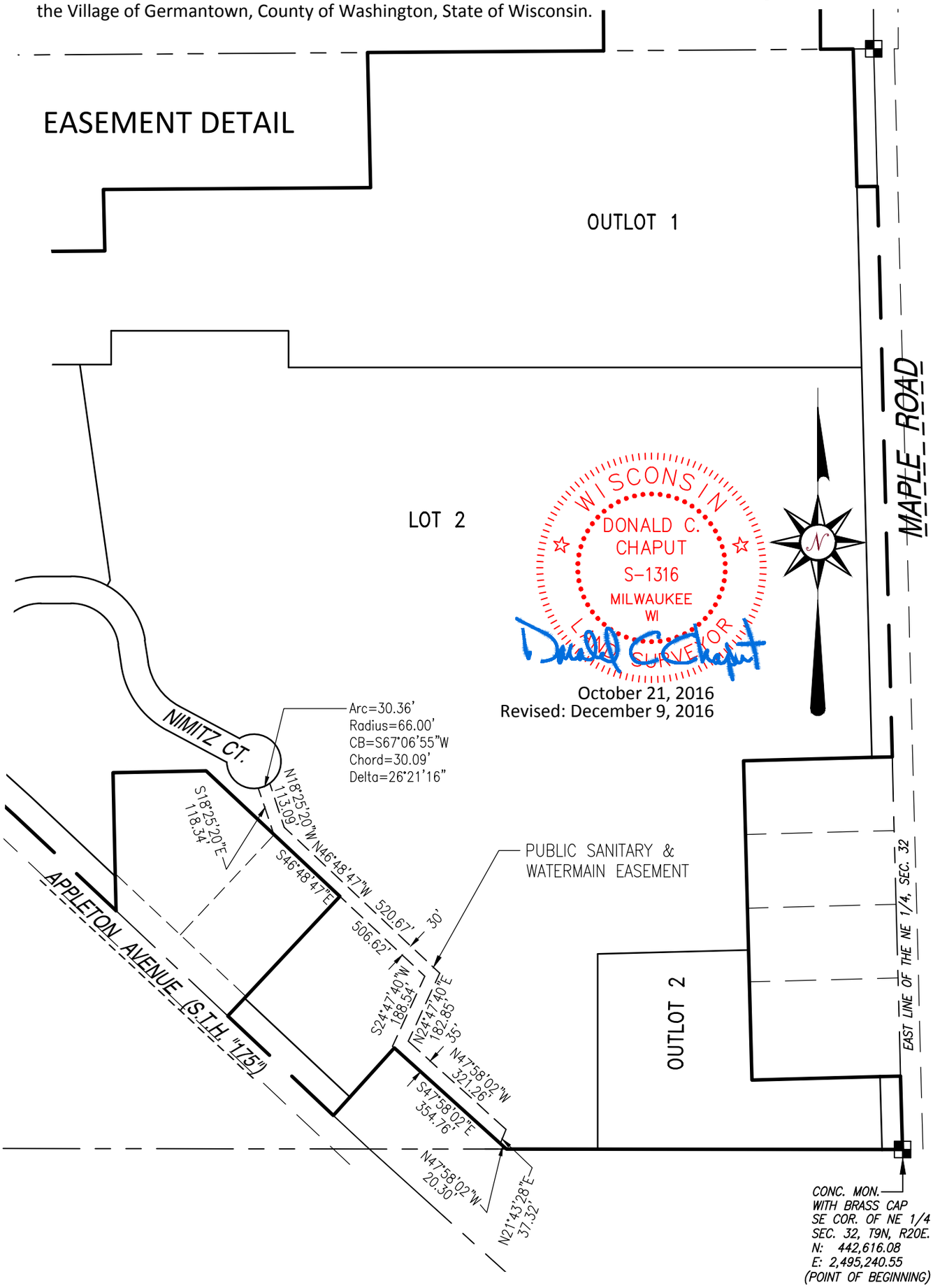
0 200 400
GRAPHIC SCALE
1" = 200'

This instrument was drafted by Donald C. Chaput
Professional Land Surveyor S-1316

CERTIFIED SURVEY MAP NO._____

Part of the Northwest 1/4, Northeast 1/4, Southwest 1/4 and Southeast 1/4 of the Northeast 1/4 of Section 32, and part of the Southeast 1/4 of the Southeast 1/4 of Section 29 all in Town 9 North, Range 20 East, in the Village of Germantown, County of Washington, State of Wisconsin.

EASEMENT DETAIL



October 21, 2016
Revised: December 9, 2016

0 300 600

GRAPHIC SCALE
1" = 300'

This instrument was drafted by Donald C. Chaput
Professional Land Surveyor S-1316

Drawing No. 1665-grb
Sheet 4 of 9 Sheets

CERTIFIED SURVEY MAP NO._____

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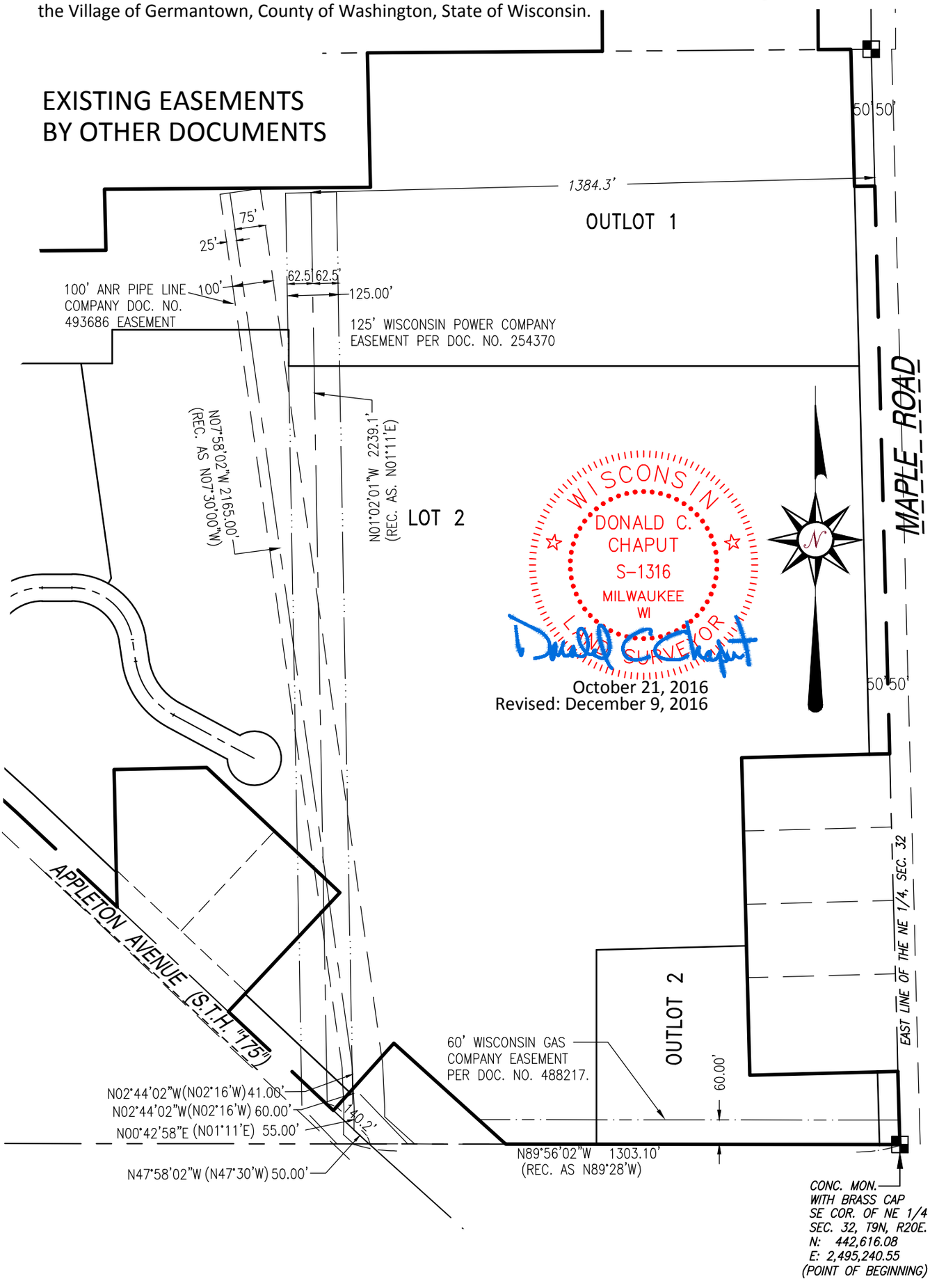


0 300 600

GRAPHIC SCALE
1" = 300'

This instrument was drafted by Donald C. Chaput
Professional Land Surveyor S-1316

Drawing No. 1665-grb
Sheet 5 of 9 Sheets

CERTIFIED SURVEY MAP NO._____

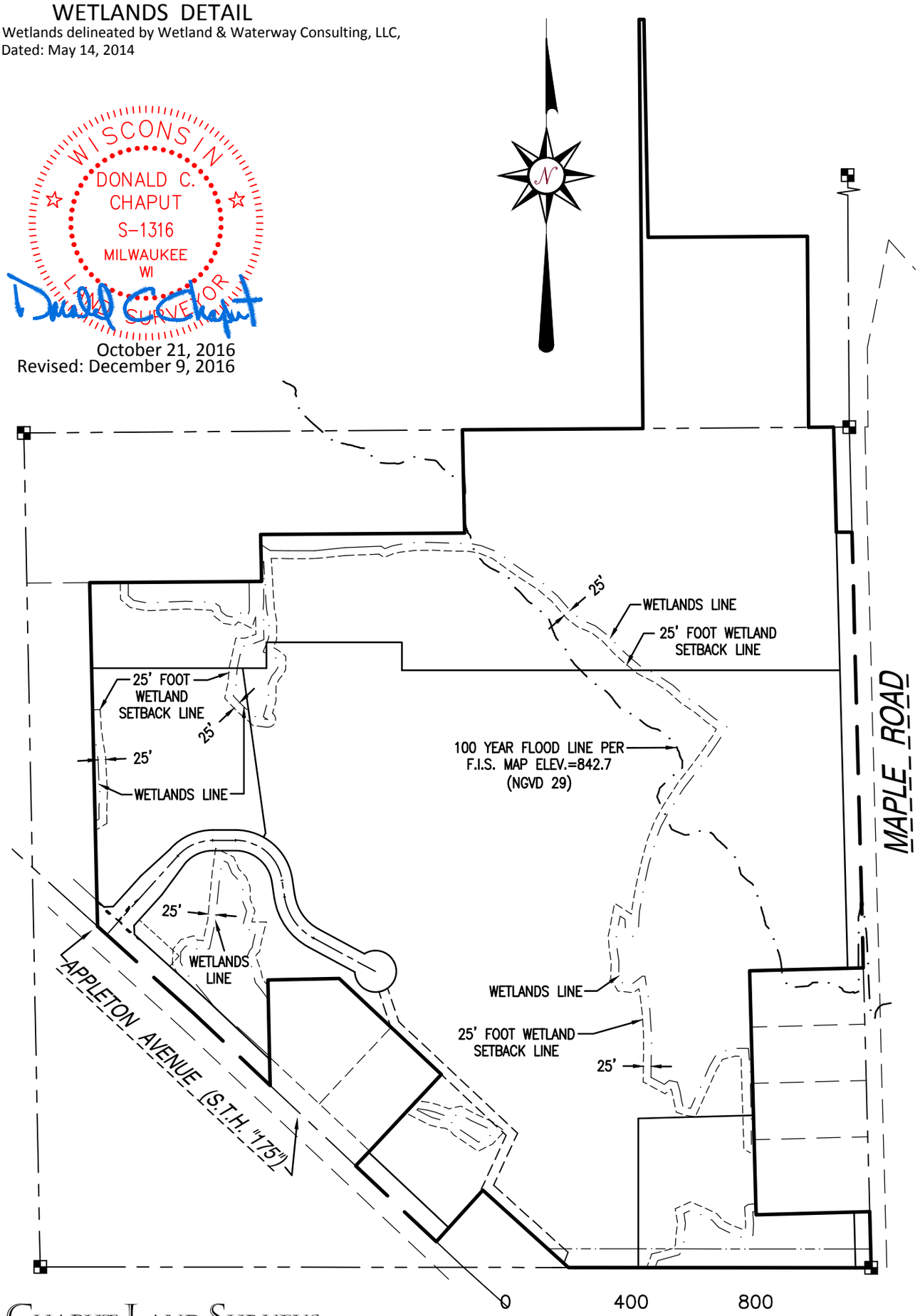
Part of the Northwest 1/4, Northeast 1/4, Southwest 1/4 and Southeast 1/4 of the Northeast 1/4 of Section 32, and part of the Southeast 1/4 of the Southeast 1/4 of Section 29 all in Town 9 North, Range 20 East, in the Village of Germantown, County of Washington, State of Wisconsin.

WETLANDS DETAIL

Wetlands delineated by Wetland & Waterway Consulting, LLC,
Dated: May 14, 2014

WISCONSIN
DONALD C. CHAPUT
S-1316
MILWAUKEE
WI
LAND SURVEYOR

October 21, 2016
Revised: December 9, 2016



CHAPUT LAND SURVEYS LLC
234 W. FLORIDA STREET
MILWAUKEE, WI 53204
414-224-8068
www.chaputlandsurveys.com

This instrument was drafted by Donald C. Chaput
Professional Land Surveyor S-1316

Drawing No. 1665-grb
Sheet 6 of 9 Sheets

CERTIFIED SURVEY MAP NO._____

Part of the Northwest 1/4, Northeast 1/4, Southwest 1/4 and Southeast 1/4 of the Northeast 1/4 of Section 32, and part of the Southeast 1/4 of the Southeast 1/4 of Section 29 all in Town 9 North, Range 20 East, in the Village of Germantown, County of Washington, State of Wisconsin.

I, DONALD C. CHAPUT, a professional land surveyor, do hereby certify:

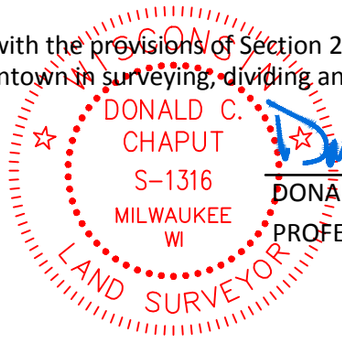
THAT I have survey, divided and mapped a part of the Northwest 1/4, Northeast 1/4, Southwest 1/4 and Southeast 1/4 of the Northeast 1/4 of Section 32, and part of the Southeast 1/4 of the Southeast 1/4 of Section 29 all in Town 9 North, Range 20 East, in the Village of Germantown, County of Washington, State of Wisconsin, , bounded and described as follows:

BEGINNING at the Southeast corner of said Northeast 1/4 Section, thence North 89°56'02" West along the South line of said Northeast 1/4 Section 967.64 feet to a point; thence North 47°58'02" West 369.24 feet to a point; thence South 42°01'58" West 222.02 feet to a point on the centerline of Appleton Avenue (S.T.H. " 175"); thence North 46°45'05" West along said centerline 354.12 feet to a point; thence North 43°11'13" East along the Southeasterly line of Certified Survey Map No. 2911 and its extension 400.39 feet to a point; thence North 46°48'47" West along the Northeasterly line of said Certified Survey Map 448.35 feet to a point; thence South 88°46'35" West along the Northerly line of said Certified Survey Map 227.59 feet to a point; thence South 01°13'25" East 336.97 feet to a point on the centerline of Appleton Avenue (S.T.H. " 175"); thence North 46°45'05" West along said centerline 339.22 feet to a point; thence North 47°52'41" West along said centerline 411.36 feet to a point; thence North 01°18'32" West 1098.81 feet to a point; thence North 89°35'20" East 550.07 feet to a point on the West line of the East 35 acres of the West 1/2 of the Northeast 1/4 of Section 32; thence North 01°18'32" West along said West line 150.06 feet to a point; thence North 89°35'20" East 652.58 feet to a point; thence North 01°18'32" West 330.00 feet to a point on the North line of the Northeast 1/4 of Section 32; thence North 89°35'20"East along said North line 577.34 feet to a point; thence North 00°30'22" West 1307.93 feet to a point; thence North 89°45'33" East 15.16 feet to a point; thence South 01°04'05" East 696.98 feet to a point; thence North 89°38'41" East 509.45 feet to a point on the West line of Maple Road; thence South 00°21'19" East along said West line 610.45 feet to a point on the North line of the Northeast 1/4 of Section 32; thence North 89°35'20" East along said North line 79.99 feet to a point on the West line of Maple Road; thence South 01°29'48"East along said West line 336.09 feet to a point; thence North 89°35'20"East 50.01 feet to a point on the East line of the Northeast 1/4 of Section 3; thence South 01°29'48" East along said East line 1393.10 feet to a point; thence South 88°30'12" West 363.50 feet to a point; thence South 01°29'48" East 779.67 feet to a point; thence North 88°30'12" East 363.50 feet to a point on the East line of the Northeast 1/4 of Section 32; thence South 01°29'48" East along said East line 179.43 feet to the point of beginning. Containing 5,215,935 or 119.7414 acres of land.

THAT I have made this survey, land division and map by the direction of MLG Germantown Investment LLC, owner of said land.

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 fully complied with the provisions of Section 236.34 of the Wisconsin Statutes, the Land Division Ordinance of the Village of Germantown in surveying, dividing and mapping the same.



DONALD C. CHAPUT
PROFESSIONAL LAND SURVEYOR S-1316

DATE: October 21, 2016
Revised: December 9, 2016

This instrument was drafted by Donald C. Chaput
Professional Land Surveyor S-1316

CHAPUT LAND SURVEYS LLC
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414-224-8068
www.chaputlandsurveys.com

CERTIFIED SURVEY MAP NO._____

Part of the Northwest 1/4, Northeast 1/4, Southwest 1/4 and Southeast 1/4 of the Northeast 1/4 of Section 32, and part of the Southeast 1/4 of the Southeast 1/4 of Section 29 all in Town 9 North, Range 20 East, in the Village of Germantown, County of Washington, State of Wisconsin.

OWNER'S CERTIFICATE

MLG Germantown Investment LLC , a Wisconsin limited liability company, duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, hereby certifies that said limited liability company caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on this map in accordance with the requirements of the Village of Germantown.

MLG Germantown Investment LLC, as owner, does further certify that this map is required by S.236.20 or 236.12 to be submitted to the following for approval or objection: Village of Germantown.

MLG Germantown Investment LLC, as owner, hereby dedicate that part of Maple Road and Appleton Avenue (S.T.H. "175") to the Village of Germantown for public road purposes as represented on Sheet 1 of 9 of this Certified Survey Map.

IN WITNESS WHEREOF, MLG Germantown Investment LLC, has caused these presents to be signed by the hand of ANDREW C. TESKE, Vice President, on this _____ day of _____, 2016

In the presence of:

_____ (Witness)

_____ ANDREW C. TESKE, Vice President

STATE OF WISCONSIN}
:SS
WASHINGTON COUNTY}

Personally came before me this ___ day of _____, 2016, ANDREW C. TESKE, Vice President of MLG Germantown Investment LLC, to me known as the person who executed the foregoing instrument and acknowledged that he executed the foregoing instrument as such officer as the deed of said limited liability company, by its authority.

Notary Public
State of Wisconsin
My commission expires._____
My commission is permanent.

CONSENT OF CORPORATE MORTGAGEE

Gloria A. Neu Revocable Living Trust, mortgagee of the above described land, does hereby consent to the surveying, dividing and mapping the land described on this map and does hereby consent to the above certificate of MLG Germantown Investment LLC, OWNER.

By:_____
Gloria A. Neu, Trustee

STATE OF WISCONSIN}
:SS
_____ COUNTY}

Personally came before me this ___ day of _____, 2016, _____, _____ of _____, to me known as the person who executed the foregoing instrument and acknowledged that he executed the foregoing instrument as such officer as the deed of said corporation, by its authority.

_____,
Notary Public
State of Wisconsin
My commission expires._____
My commission is permanent.

WISCONSIN
DONALD C. CHAPUT
S-1316
MILWAUKEE
WI
LAND SURVEYOR

October 21, 2016
Revised: December 9, 2016

This instrument was drafted by Donald C. Chaput
Professional Land Surveyor S-1316

CHAPUT LAND SURVEYS LLC
234 W. FLORIDA STREET
MILWAUKEE, WI 53204
414-224-8068
www.chaputlandsurveys.com

CERTIFIED SURVEY MAP NO._____

Part of the Northwest 1/4, Northeast 1/4, Southwest 1/4 and Southeast 1/4 of the Northeast 1/4 of Section 32, and part of the Southeast 1/4 of the Southeast 1/4 of Section 29 all in Town 9 North, Range 20 East, in the Village of Germantown, County of Washington, State of Wisconsin.

CONSENT OF CORPORATE MORTGAGEE

NMMR & Associates, mortgagee of the above described land, does hereby consent to the surveying, dividing and mapping the land described on this map and does hereby consent to the above certificate of MLG Germantown Investment LLC, OWNER.

By:_____

Name:_____

Title:_____

STATE OF WISCONSIN}
:SS
_____ COUNTY}

Personally came before me this ___ day of _____, 2016, _____, _____ of _____, to me known as the person who executed the foregoing instrument and acknowledged that he executed the foregoing instrument as such officer as the deed of said corporation, by its authority.

_____,
Notary Public
State of Wisconsin
My commission expires._____
My commission is permanent.

VILLAGE OF GERMANTOWN PLANNING COMMISSION APPROVAL

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

_____ _____
Dean Wolter, Chairperson Date

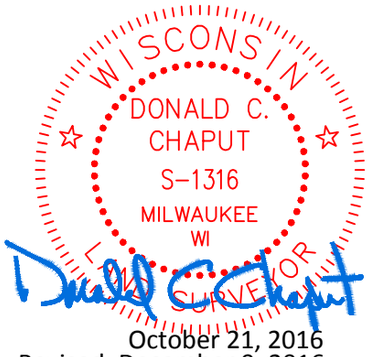
_____ _____
Laura A. Johnson, Secretary Date

VILLAGE OF GERMANTOWN BOARD APPROVAL

This Certified Survey Map being a division of part of the Northwest 1/4, Northeast 1/4, Southwest 1/4 and Southeast 1/4 of the Northeast 1/4 of Section 32, and part of the Southeast 1/4 of the Southeast 1/4 of Section 29 all in Town 9 North, Range 20 East, in the Village of Germantown, County of Washington, State of Wisconsin. having been approved by the Planning Commission being the same, is hereby approved and the dedication of part of Maple Road and Appleton Avenue (S.T.H. "175") for public road purposes as shown on Sheet 1 of 9 is hereby 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



October 21, 2016
Revised: December 9, 2016

This instrument was drafted by Donald C. Chaput
Professional Land Surveyor S-1316

CHAPUT LAND SURVEYS LLC
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Drawing No. 1665-grb
Sheet 9 of 9 Sheets