

VILLAGE OF GERMANTOWN
N112 W17001 MEQUON ROAD
GERMANTOWN, WI 53022

MEETING: SPECIAL MEETING OF THE VILLAGE BOARD ****AMENDED****

DATE AND TIME: **MONDAY, October 23, 2017** **7:00 p.m.**

LOCATION: **Germantown Village Hall Board Room**

- I. **CALL TO ORDER:** *This meeting has been given public notice in accordance with Section 19.83 and 19.84, Wis. Stats, in such form that will apprise the general public and news media of subject matter that is intended for consideration and action.*
- II. **ROLL CALL:**
- III. **PUBLIC HEARING:** *The purpose of said hearing is to hear any and all parties, their attorneys or agents, for or against the applications filed by the petitioner for:*
 - A. Doug Weas, Weas Development, Agent for MLG Investment LLC, for Property Owners Tax Key Nos. 321-981 & 321-985 for: (1) a CONDITIONAL USE PERMIT to allow approximately 2,500 sq. ft. of development within a 25' wetland setback on portions of the following described properties pursuant to Section 24.04(3) of the Municipal Code; and (2) a REZONING application to rezone and remove 9,958 sq. ft. of portions of the following described properties from the Shoreland-Wetland Overlay Zoning District pursuant to Section 24.04(2) of the Municipal Code:
- IV. **NEW BUSINESS:**
 - A. **CONDITIONAL USE PERMIT (CUP)** to allow approximately 2,500 sq. ft. of development within a 25' wetland setback on portions of the following described properties pursuant to Section 24.04(3) of the Municipal Code; and
 - B. **ORDINANCE NO. XX-17 to REZONE** and remove 9,958 sq. ft. of portions of the following described properties from the Shoreland-Wetland Overlay Zoning District pursuant to Section 24.04(2) of the Municipal Code: Doug Weas, Weas Development, Agent for MLG Investment LLC, Property Owners; Tax Key Nos. 321-981 & 321-985; (Properties located east of Appleton Ave, south of Lannon Road and west of Maple Road within the boundary of the Village of Germantown Tax Incremental District #6)
- V. **ADJOURNMENT:**

The next regular meeting of the Village Board will be on November 6, 2017 at 7:00 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 OF PUBLIC HEARING VILLAGE OF GERMANTOWN

NOTICE is hereby given that a Public Hearing will be held before the Village of Germantown Village Board at the Germantown Village Hall located at N112 W17001 Mequon Road, Germantown, Wisconsin on the following date and at the time noted below (or soon thereafter):

DATE: Monday, October 23, 2017
TIME: 6:30 p.m. or later

The purpose of said hearing is to hear any and all parties, their attorneys or agents, for or against the applications filed by the petitioner for: (1) a CONDITIONAL USE PERMIT to allow approximately 2,500 sqft of development within a 25' wetland setback on portions of the following described properties pursuant to Section 24.04(3) of the Municipal Code; and (2) a REZONING application to rezone and remove 9,958 sqft of portions of the following described properties from the Shoreland-Wetland Overlay Zoning District pursuant to Section 24.04(2) of the Municipal Code:

Petitioner: Doug Weas, Weas Development, Agent for MLG Investment LLC, Property Owners
Property: Tax Key Nos. 321-981 & 321-985
(Properties located east of Appleton Ave, south of Lannon Road and west of Maple Road within the boundary of the Village of Germantown Tax Incremental District #6)

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°56'01" 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 216.62 feet to a point on the centerline of Appleton Avenue (S.T.H. " 175"); thence North 46°48'47" West along said centerline 354.40 feet to a point; thence North 43°11'13" East along the Southeasterly line of Certified Survey Map No. 2911 and its extension 395.00 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 336.46 feet to a point on the centerline of Appleton Avenue (S.T.H. " 175"); thence North 46°45'05" West along said centerline 338.46 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 745.96 feet to a point; thence North 89°39'53" East 20.71 feet to a point; thence South 01°03'19" East 135.00 feet to a point; thence North 89°38'41" East 639.45 feet to a point on the East line of the Southeast 1/4 of Section 29; thence South 00°21'19" East along said east line 610.32 feet to the Northeast corner of the Northeast 1/4 of Section 32; thence South 01°29'48" East along the East line of the Northeast 1/4 of Section 32 aforesaid 1729.19 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.

Copies of the applications are on file in the Village Planning Department office and is available for public inspection during the hours of 8:00 a.m. to 4:00 p.m. Monday through Friday.

Dated this 26th day of September, 2017.
Kathy Strebe, Deputy Village Clerk

To Be Published On: October 4th and October 11th, 2017

BUSINESS OF THE VILLAGE BOARD GERMANTOWN, WI

MEETING DATE: October 23, 2017

AGENDA ITEM: Public Hearing & New Business [Rezoning & CUP Ordinances]

ITEM TITLE: Doug Weas, Weas Development, Agent for MLG Investment LLC, Property Owner, and DRGT LLC/Discount Ramps, for a 17.4-acre Parcel located at N102 W19400 Willow Creek Way in the Willow Creek Business Park; Approval for: (1) a CONDITIONAL USE PERMIT to allow approximately 5,493 sqft. of development within a 25' wetland setback; and (2) a REZONING application to rezone and remove 9,958 sqft. from the Village's Shoreland-Wetland Overlay Zoning District

SUBMITTED BY: Jeffrey W. Retzlaff, Director, Community Development Department 

SUMMARY EXPLANATION:

Doug Weas, Weas Development Co., agent for MLG Germantown Investments LLC, property owner and DRGT LLC/Discount Ramps, has submitted the rezoning and conditional use permit (CUP) applications to accommodate a proposed 153,170 sqft corporate office and distribution center located at N102 W19400 Willow Creek Way in Germantown's Willow Creek Business Park.

The applicant has received approval from the WisDNR and USACE to fill 9,958 sqft or .23 acres of wetland located on the property. Consequently, once filled, the area will no longer be eligible for inclusion in the Village's Shoreland-Wetland Zoning District. Consequently, the rezoning request is to remove the 9,958 sqft area from the Shoreland-Wetland Overlay Zoning District.

Because the Village requires a 25' setback from all wetlands, the applicant has submitted a CUP application under the Village's Shoreland-Wetland Zoning Code to allow other development activity (i.e. grading and pavement) within portions of the 25' wetland setback area around the filled wetland and elsewhere on the site. The CUP is needed to allow development within the 25' wetland setback, and, to accept the owner's "mitigation plan" as compensation for that development.

ATTACHMENTS:

- ◆ Rezoning Ordinance (Draft)
- ◆ Conditional Use Permit (Draft)
- ◆ Wetland Setback Mitigation Plan (dated 9-26-17)
- ◆ WisDNR General Wetland Permit Approval Letter (dated 9-7-17)
- ◆ USACE General Permit Approval Letter (dated 10-10-17)

PLAN COMMISSION RECOMMENDATION:

To be made at the October 23, 2017 meeting.



September 7, 2017

GP-SE-2017-67-02838

MLG Germantown Investment LLC
Joseph Bukovich
13400 Bishops Lane, Suite 270
Brookfield, WI 53005

RE: Coverage under the wetland statewide general permit for wetland fill or disturbance for residential, commercial, or industrial development, located in the Village of Germantown, Washington County, also described as being in the NW1/4 of the NE1/4 of Section 32, Township 9 North, Range 20 East.

Dear Mr. Bukovich:

Thank you for submitting an application for coverage under the wetland statewide general permit for wetland fill or disturbance for residential, commercial, or industrial development, s. 281.36, Wis. Stats.

You have certified that your project meets the eligibility criteria and conditions for this activity. Based upon your signed certification you may proceed with your project to fill 0.23 acres of wetlands. Please take this time to re-read the permit eligibility standards and conditions. The eligibility standards can be found on your application checklist or in the statewide general permit WDNR-GP1-2012 (found at <http://dnr.wi.gov/topic/waterways/construction/wetlands.html>). The permit conditions are attached to this letter. You are responsible for meeting all general permit eligibility standards and permit conditions. This includes notifying the Department before starting the project, and submitting photographs within one week of project completion. Please note your coverage is valid for 5 years from the date of the department's determination or until the activity is completed, whichever occurs first. This permit coverage constitutes the state of Wisconsin's wetland water quality certification under USCS s. 1341 (Clean Water Act s. 401).

The Department conducts routine and annual compliance monitoring inspections. Our staff may follow up and inspect your project to verify compliance with state statutes and codes. If you need to modify your project please contact your local Water Management Specialist, Kathi Kramasz at (920) 893-8531 or email Kathleen.Kramasz@wisconsin.gov to discuss your proposed modifications.

The Department of Natural Resources appreciates your willingness to comply with wetland regulations, which help to protect the water quality, fish and wildlife habitat, natural scenic beauty and recreational value of Wisconsin's wetland resources for future generations. Please be sure to obtain any other local, state or federal permits that are required before starting your project.

For project details, maps, and plans related to this decision, please see application number WP-GP-SE-2017-67-X08-10T15-46-15 on the Department's permit tracking website at <https://permits.dnr.wi.gov/water/SitePages/Permit%20Search.aspx>.

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

Sincerely,

Kathi Kramasz
Water Management Specialist

cc: U.S. Army Corps of Engineers
Village of Germantown
Conservation Warden Bob Lee
SEH



REPLY TO ATTENTION OF
REGULATORY BRANCH

DEPARTMENT OF THE ARMY
ST. PAUL DISTRICT, CORPS OF ENGINEERS
180 FIFTH STREET EAST, SUITE 700
ST. PAUL, MN 55101-1678

OCT 10 2017

Regulatory File No. MVP-2014-02183-SMD

MLG Germantown Investment LLC
c/o Joseph Bukovich
13400 Bishops Lane, Suite 270
Brookfield, WI 53005

Dear Mr. Bukovich:

This correspondence is in regard to your pre-construction notification (PCN) requesting Department of the Army (DA) authorization to discharge fill material into 9,958 square feet of wetland for the purpose of constructing a commercial warehouse. The project site is in Section 32, Township 9 North, Range 20 East, Washington County, Wisconsin.

Your project as shown on the enclosed figures labeled MVP-2014-02183 Pages 1-1 of 2 is authorized by Nationwide Permit (NWP) No. 39 Commercial and Institutional Developments.

In order for this verification to be valid, you must ensure the work is performed in accordance with the enclosed NWP terms, General Conditions, St. Paul District Regional Conditions, and the Wisconsin Department of Natural Resources' 401 Water Quality Certification Conditions.

You are also required to complete and return the enclosed Compliance Certification form within 30 days upon completion of your project in accordance with NWP General Condition 30. Please mail the completed form to the Corps contact identified in the last paragraph.

This verification is valid until March 18, 2022, unless the NWP is modified, suspended, or revoked. If the work has not been completed by that time, you should contact this office to verify that the permit is still valid. Furthermore, if you commence or are under contract to commence this activity before the date of NWP expiration, modification, or revocation, you will have 12 months from the date of expiration, modification or revocation to complete the activity under the present terms and conditions of the NWP. This will apply to all NWPs unless discretionary authority has been exercised on a case-by-case basis to modify, suspend, or revoke the authorization in accordance with 33 CFR 330.4(e) and 33 CFR 330.5(c) or (d).

Our verification of this NWP is based on the project description and construction methods provided in your PCN. You are cautioned that a change in the location or plans may invalidate this verification. Proposed changes should be coordinated with this office prior to construction. Failure to comply with all terms and conditions of this NWP verification invalidates this verification and could result in a violation of Section 301 of the Clean Water Act or Section 10 of the Rivers and Harbors Act. You must also obtain all local, State, and other Federal permits that apply to this project.

No jurisdictional determination was requested or prepared for this project. While not required, you may request a jurisdictional determination from the Corps contact indicated below.

Regulatory Branch (File No. MVP-2014-02183-SMD)

If you have any questions, please contact me in our St. Paul office at (651) 290-5268 or Stephen.m.davis@usace.army.mil. In any correspondence or inquiries, please refer to the Regulatory file number shown above.

Sincerely,

A handwritten signature in cursive script that reads "Michael Davis".

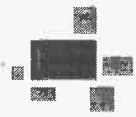
Michael Davis
Project Manager

Enclosures

cc:

Heidi Kennedy, SEH

Barbara Alwes, Wisconsin DNR



9/26/2017

Jeffrey W. Retzlaff, AICP
Director/Village Planner/Zoning Administrator
Community Development Department
Village of Germantown
N112 W17001 Mequon Road
Germantown, WI 53022

Re: Discount Ramps Wetland Setback Mitigation Plan

Dear Mr. Retzlaff:

On behalf of the Consortium ae LLC, I am submitting this Wetland Setback Mitigation Plan for Wetland Setback encroachments resulting from the paved area north of the proposed building.

Wetland Setback Disturbance

The Wetland Setback Encroachment Exhibit identifies the areas of disturbance within the 25' wetland setback area. The total wetland setback area to be disturbed is approximately 0.13 acres. Per communications with the Village, a compensation ratio of 2:1 will be required for a total of 0.26 acres.

Wetland Mitigation Plan

The wetland setback area being filled will be compensated for by planting a native seed mix with grasses and forbs indigenous to the area along the edges of the remaining wetlands. The area north of the proposed improvements in the vicinity of the setback area being filled will be the focus of the planting. If the compensation amount cannot be reached in this area, plantings will be installed in the setback area of the wetland along the west property line until the compensation amount is reached.

Wetland Mitigation Establishment and Maintenance

Recommendations for plant establishment and maintenance were taken from USDA NRCS Wisconsin Agronomy Technical Note 5. The maintenance recommendations are listed below.

Maintenance in Years 1 and 2

Planned maintenance (except for noxious weed control) should be done before May 15 or after August 1. Spot clipping can be used to control annual weeds. It is not effective in controlling biennial and perennial weeds, but can be used until other control treatments are implemented. Spot clipping needs to be done before seeds are formed and throughout the growing season. Many weeds can be controlled using selective herbicides. Improper herbicide selection or application timing can severely damage a prairie planting. Early spring is a good time to spot treat with herbicide since native plants are dormant. Spot treatments should be timed to treat weeds during active growing periods. Hand pulling is an effective control if the entire root is removed from the soil. It is most effective in the spring.

DISCOUNT RAMPS, LOTS 1 & 2 WILLOW CREEK BUSINESS PARK, VILLAGE OF GERMANTOWNMaintenance in Years 3 and beyond

Burning is a good management tool for warm-season native grasses. The timing and frequency of burning will impact the species that are present on the site. Fall burns and to a lesser extent early spring burns promote forbs. Late spring burns stimulate the growth of warm-season grasses and suppress the cool season plants. Burning when the cool season plants are growing and the warm season plants are dormant or start growing controls the cool season species. Sequential prescribed burns should not happen at the same time of year on a given site. For longevity and plant diversity, burning should be conducted periodically, every other year to every fifth year.

If you should have any comments or questions, feel free to call us at 262-754-8888.

Sincerely,

PINNACLE ENGINEERING GROUP



Andy Shoaf, P.E.

Project Engineer

CUP # xx – 17

Document No.

CONDITIONAL USE PERMIT

Document Title

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

Whereas the Applicant:

DRGT LLC & DiscountRamps.com, Property Owner & Tenant

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

Now, therefore, this permit is issued to the Applicant to permit the to allow development within the 25' wetland setback areas as presented in the Site Plans date stamped received October 6, 2017, and exhibits contained in the Wetland Setback Mitigation Plan dated September 26, 2017, pursuant to Section 24.04 of the Shoreland-Wetland Zoning Code.

Name & Return Address:

**Village of Germantown
 P.O. Box 337
 Germantown, WI 53022**

Parcel Identification No:

GTVN 321-970 & 321-971

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

Being a part of the Southwest 1/4 and Northwest 1/4 of the Northeast 1/4 of Section 32, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin, bounded and described as follows:

Commencing at the southeast corner of Northeast 1/4 of said Section 32; thence North 89°56'02" West along the south line of said Northeast 1/4, 967.64 feet; thence North 47°58'02" West, 369.24 feet; 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; thence North 43°11'13" East and then along the southeasterly line of Certified Survey Map No. 2911, 400.39 feet; thence North 46°48'47" West along the northeasterly line of said Certified Survey Map, 448.35 feet; thence South 88°46'35" West along the northerly line of said Certified Survey Map, 227.59 feet; thence South 01°13'25" East along the westerly line of said Certified Survey Map and then continuing, 336.97 feet to 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; thence North 01°18'32" West, 82.62 feet to the northeast right of way line of Appleton Avenue (S.T.H. "175") and the point of beginning; Thence continuing North 01°18'32" West, 742.90 feet; thence North 90°00'00" East, 559.22 feet; thence North 00°00'00" East, 82.54 feet; thence North 90°00'00" East, 433.26; thence South 00°00'00" East, 89.44 feet; thence North 90°00'00" East, 62.18 feet; thence South 01°02'01" East, 583.25 feet; thence South 22°33'01" West, 344.61 feet to a point on a curve; thence southwesterly 62.56 feet along the arc of said curve to the left, whose radius is 66.00 feet and whose chord bears South 85°23'52" West, 60.24 feet; thence North 61°45'17" West, 167.62 feet to a point of curvature; thence northwesterly 136.25 feet along the arc of said curve to the right, whose radius is 147.00 feet and whose chord bears North 35°12'06.5" West, 131.43 feet; thence North 08°38'56" West, 54.11 feet to a point of curvature; thence northwesterly 259.83 feet along the arc of said curve to the left, whose radius is 183.00 feet and whose chord bears North

49°19'28" West, 238.55 feet; thence North 90°00'00" West, 73.27 feet to a point of curvature; thence southwesterly 152.92 feet along the arc of said curve to the left, whose radius is 183.00 feet and whose chord bears South 66°03'39.5" West, 148.51 feet; thence South 47°31'00" West, 127.64 feet; thence South 42°07'19" West, 132.14 feet; thence South 87°07'10" West, 28.94 feet to the aforesaid northeast right of way line of Appleton Avenue (S.T.H. "175"); thence North 47°52'41" West along said northeast right of way line, 30.82 feet to the Point of Beginning. Containing 759,045 square feet (17.4253 acres) more or less.

Tax Key No: 321-970 & 321-971 (Lot 1 & Lot 2 of CSM #6782)
Address: N102 W19400 Willow Creek Way

Pursuant to the following condition(s):

1. 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 or uses which causes problems or harmful effects that were not anticipated at the time of approval of this CUP, the conditional use permit may be modified or terminated by the Village Board by the amendment to or addition of conditions after public hearing thereon.
2. The Property Owner/Tenant shall implement the wetland setback compensation measures as set forth in the Wetland Setback Mitigation Plan (dated 9-26-17) as part of the site development activities. Any changes to the Mitigation Plan, or, changes to any proposed development of the site that impacts the ability to implement to Mitigation Plan shall be reported to the Village.
3. The Property Owner/Tenant shall prepare and submit an annual monitoring report to the Village and local DNR staff concerning the various management activities proposed in the compensation plan, including the planting/restoration of native vegetation and the removal of buckthorn and other invasive species as proposed in the Wetland Setback Compensation Plan. Said report shall, at a minimum, detail the type and number of plantings and invasive species removed, all activities carried out in the previous year and the observed success of all previous activities, recommendations for new or different activities needed to ensure success of the mitigation measures and management activities carried out, and the planned activities for the coming year. Said report shall be submitted annually at the end of each year beginning in 2018 for a period of three (3) years.

Granted by the Village Board of the Village of Germantown, Washington County, Wisconsin
on the _____ day of _____, 2017.

ATTEST:

Dean Wolter, Village President

_____, Village Clerk

STATE OF WISCONSIN) SS
WASHINGTON COUNTY)

Personally came before me this _____ day of _____, 2017, the above
named Dean Wolter, Village President, and _____, Village Clerk, to me
known to be the persons who executed the foregoing instrument and acknowledged the same.

{type or print name of Notary on this line}

{signature of Notary on this line}

Notary Public, State of Wisconsin
My Commission Expires: _____

ACCEPTANCE OF TERMS AND CONDITIONS BY PROPERTY OWNER

The following named person, who is authorized to represent MD Development and Moore Designs Inc., Property Owner, hereby accepts the terms and conditions set forth in this Permit, and realize that non-adherence to the terms and conditions as stated hereon may result in the revocation of this Permit by the Village of Germantown.

Dated this ____ day of _____, 2017

{type or print name on this line}

{signature on this line}
Agent for DRGT LLC and Discount Ramps.com

STATE OF WISCONSIN) SS
_____ COUNTY)

Personally came before me this ____ day of _____, 2017, being the above named _____, to me known to be the person who executed the foregoing instrument and acknowledged the same.

{type or print name of Notary on this line}

{signature of Notary on this line}

Notary Public, State of Wisconsin
My Commission Expires: _____

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

ORDINANCE NO. _____

**AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP
OF THE VILLAGE OF GERMANTOWN SHORELAND-WETLAND ZONING CODE**
(MLG Investments LLC / DRGT LLC Property, Willow Creek Business Park)

THE VILLAGE BOARD OF THE VILLAGE OF GERMANTOWN, WASHINGTON COUNTY,
WISCONSIN, ORDAINS AS FOLLOWS:

SECTION 1. The boundaries of the Village of Germantown Shoreland-Wetland Zoning District are amended to remove a 9,958 sqft area on the following described property from the District as a result of wetland filling approved by the Wisconsin Department of Natural Resources (WisDNR) and the U.S. Army Corp of Engineers (USACE):

Being a part of the Southwest 1/4 and Northwest 1/4 of the Northeast 1/4 of Section 32, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin, bounded and described as follows:

Commencing at the southeast corner of Northeast 1/4 of said Section 32; thence North 89°56'02" West along the south line of said Northeast 1/4, 967.64 feet; thence North 47°58'02" West, 369.24 feet; 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; thence North 43°11'13" East and then along the southeasterly line of Certified Survey Map No. 2911, 400.39 feet; thence North 46°48'47" West along the northeasterly line of said Certified Survey Map, 448.35 feet; thence South 88°46'35" West along the northerly line of said Certified Survey Map, 227.59 feet; thence South 01°13'25" East along the westerly line of said Certified Survey Map and then continuing, 336.97 feet to 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; thence North 01°18'32" West, 82.62 feet to the northeast right of way line of Appleton Avenue (S.T.H. "175") and the point of beginning; Thence continuing North 01°18'32" West, 742.90 feet; thence North 90°00'00" East, 559.22 feet; thence North 00°00'00" East, 82.54 feet; thence North 90°00'00" East, 433.26; thence South 00°00'00" East, 89.44 feet; thence North 90°00'00" East, 62.18 feet; thence South 01°02'01" East, 583.25 feet; thence South 22°33'01" West, 344.61 feet to a point on a curve; thence southwesterly 62.56 feet along the arc of said curve to the left, whose radius is 66.00 feet and whose chord bears South 85°23'52" West, 60.24 feet; thence North 61°45'17" West, 167.62 feet to a point of curvature; thence northwesterly 136.25 feet along the arc of said curve to the right, whose radius is 147.00 feet and whose chord bears North 35°12'06.5" West, 131.43 feet; thence North 08°38'56" West, 54.11 feet to a point of curvature; thence northwesterly 259.83 feet along the arc of said curve to the left, whose radius is 183.00 feet and whose chord bears North 49°19'28" West, 238.55 feet; thence North 90°00'00" West, 73.27 feet to a point of curvature; thence southwesterly 152.92 feet along the arc of said curve to the left, whose radius is 183.00 feet and whose chord bears South 66°03'39.5" West, 148.51 feet; thence South 47°31'00" West, 127.64 feet; thence South 42°07'19" West, 132.14 feet; thence South 87°07'10" West, 28.94 feet to the aforesaid northeast right of way line of Appleton Avenue (S.T.H. "175"); thence North 47°52'41" West along said northeast right of way line, 30.82 feet to the Point of Beginning.

Containing 759,045 square feet (17.4253 acres) of land more or less.

Property Address: N102 W19400 Willow Creek Way

Tax Parcel ID#: GTVN xxx-xxx (to be assigned)

SECTION 2. This ordinance shall take effect and be in full force the day after its passage and publication, as provided by law.

Introduced by Trustee:

Date Adopted:

Ayes:

Nays:

Dean Wolter, Village President

APPROVED AS TO FORM:

ATTEST:

Brian C. Sajdak, Village Attorney
Published:

_____, Village Clerk