

**VILLAGE OF GERMANTOWN
N112 W17001 MEQUON ROAD
GERMANTOWN, WI 53022**

MEETING: REGULAR MEETING OF THE VILLAGE BOARD

DATE AND TIME: MONDAY, April 1, 2019 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. **PLEDGE OF ALLEGIANCE:**
- IV. **PRESIDENT’S REPORT:**
- V. **ANNOUNCEMENTS OF FORTHCOMING EVENTS OF PUBLIC INTEREST
COMMITTEE AND DEPARTMENT REPORTS:**
The following individuals will be given the opportunity to make announcements of future municipal activities: Village President, Village Board Members, Village Administrator, Village Attorney, Village Clerk, And Department Heads.
- VI. **CITIZEN INPUT/PUBLIC APPEARANCE on items not subject to a public hearing:**
Please be advised per §19.84(2), information will be received from the public. It is the policy of this municipality that there be a three (3) minute time period, per person, with time extension per the Chief Presiding Officer’s discretion; be further advised that there may be limited discussion on the information received, however, no action will be taken under public comments. (15 minutes)
- VII. **CONSENT AGENDA:**
- A. Approval of Minutes: March 18, 2019 Regular Village Board Meeting.
- B. Accounts payable/payroll
1. March 19, 2019 Payroll (Hourly) \$ 237,602.07
2. March 25, 2019 Accounts Payable \$ 830,988.24
3. March 31, 2019 Payroll (Salary) \$ 106,451.93
4. March 31, 2019 Accounts Payable \$ 98,430.26
- C. Operator’s Licenses: Ronald Trudell and Bradley Woldt.
 [Recommended]
- VIII. **OLD BUSINESS:**
- A. None.

IX. PUBLIC HEARING:

- A. None.

X. NEW BUSINESS:

- A. David Leszczynski, Agent for Germantown Acquisitions LLC, Property Owner, 29.7 acres at W124 N11749 Wasaukee Road (Tax Parcel ID# 241-999); Preliminary Subdivision Plat for a 16-lot single-family residential development (Woodland Ponds Estates)
- B. Authorization to Submit Data to the Public Service Commission for Water Rate Increase.
- C. Meridian Germantown LLC / Wal-Mart Stores, Inc claim of excessive real estate tax. The Village Board may convene into closed session per Wis. Stats. §19.85(1)(g) for the purpose of conferring with Legal Counsel who is rendering advice concerning strategy to be adopted by the Village with respect to litigation in which it is involved or is likely to become involved and then may reconvene into open session to take such action as it deems appropriate; and,
- D. Administrator Performance Review. The Village Board may convene into closed session per Wis. Stats. §19.85 (1) (c) considering employment, promotion, compensation or performance evaluation data of any public employee over which the governmental body has jurisdiction or exercises responsibility, and may convene into open session to take such action as it deems appropriate.

XI. ADJOURNMENT.

The next regular meeting of the Village Board will be on Monday, April 15, 2019 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.

**VILLAGE OF GERMANTOWN
VILLAGE BOARD MEETING MINUTES
March 18, 2019**

CALL TO ORDER: The meeting was called to order at 7:00 p.m. by President Wolter.

ROLL CALL: Present: President Wolter, Trustees Baum, Hughes, Kaminski, Miller, Myers, and Wing. Absentee Excused Trustee Warren and Zabel. Also present: Administrator Kreklow, Clerk Braunschweig, Attorney Sajdak, Director Schroeder, Director Smith, Director Ratayczak, and Bob Beilfuss.

PLEDGE OF ALLEGIANCE:

PRESIDENT'S REPORT:

No Report.

**ANNOUNCEMENTS OF FORTHCOMING EVENTS OF PUBLIC
INTEREST/DEPARTMENT AND COMMITTEE REPORTS:**

Trustees provided information on upcoming meeting dates and times.

President Wolter Read the Proclamation National Surveyors Week, March 17 – March 23, 2019. Village Land Surveyor Bob Beilfuss was present.

APPOINTMENTS:

Building Construction Oversight Committee Appointment

Member Peter Nilles Present – 04/30/2021

MOTION (Myers/Baum) Approve of the Appointment of Peter Nilles to the Building Construction Oversight Committee. Motion Carried Unanimously.

CITIZEN INPUT/PUBLIC APPEARANCE on items not subject to a public hearing:

None.

CONSENT AGENDA:

A. Approval of Minutes: March 4, 2019 Regular Village Board Meeting.

B. Accounts payable/payroll

1. March 10, 2019	Accounts Payable	\$ 877,215.28
2. March 6, 2019	Payroll (Hourly)	\$ 248,138.09
3. March 15, 2019	Payroll (Salary)	\$ 107,332.75

C. Operator's Licenses: Syed Akif, Bradley Daleiden, Lori Doubeck, Emily Lipke.

[Recommended]

The following items were forwarded from **Public Works Committee** with a unanimous recommendation.

D. Resolution 23-2019 Village Labor and Equipment Rates.

E. Germantown High School two Water Main Easements and one Sanitary Sewer Easement.

The following items were forwarded from **General Government and Finance Committee** with a unanimous recommendation.

F. Resolution 22-2019, Budget Amendment – Resolution to Carry Over 2018 Capital Fund and General Fund Projects.

G. Resolution 24-2019, Amendment to Resolution 4-10, Establishing a Special Non-Lapsing and Non-Reverting Operating Fund for Germantown Park and Recreation Department and for its Administration.

MOTION (Baum/Myers) to approve Consent Agenda Items A-G. Roll Call Vote Carried Unanimously.

OLD BUSINESS:

Resolution 20-2019, Contract with Ayres Associates Phase 1 Professional Services, Firemen's Park Multi-Purpose Shelter Building Project in an amount not to exceed \$14,055.

Motion (Myers/Miller) to Approve Resolution 20-2019, Contract with Ayres Associates Phase 1 Professional Services, Firemen's Park Multi-Purpose Shelter Building Project in an amount not to exceed \$14,055. The Public Works Department will process the construction administration. Roll Call Vote Carried. Baum voted no.

PUBLIC HEARING:

None.

NEW BUSINESS:

Resolution 21-2019, Schedule of Fees Amendment – New Medications and Procedures.

Motion (Myers/Hughes) to Approve Resolution 21-2019, Schedule of Fees Amendment – New Medications and Procedures. Motion carried unanimously.

Conditional Use Permit application by Diversified Engineering, Agent for Waste Management of Wisconsin, Property Owner, N96 W13840, W13600 & W13640 County Line Road to operate a 35,035 sqft Truck Maintenance Facility and install a 10,000 above-ground fuel storage tank (AST).

Director Retzlaff came to the podium. He presented the Conditional Use Permit Application by Diversified Engineering, Agent for Waste Management of Wisconsin, Property Owner, N96 W13840, W13600 & W13640 County Line Road to operate a 35,035 sqft Truck Maintenance Facility and install a 10,000 above-ground fuel storage tank (AST).

A Public Hearing was held at the Plan Commission on March 11th. The item was recommended by the Plan Commission.

MOTION by (Baum/Myers) to Approve the Conditional Use Permit Application by Diversified Engineering, Agent for Waste Management of Wisconsin, Property Owner, N96 W13840, W13600 & W13640 County Line Road to operate a 35,035 sqft Truck Maintenance Facility and install a 10,000 above-ground fuel storage tank (AST). This motion includes the revisions condition number three in regards to the noise issue of low impact back up warning devices. Trustee Wing spoke of concern to the noise. The garage doors location was discussed. Lynn Morgan of Waste Management commented that if radios become a concern the radios can be turned off or down. Roll call vote carried unanimously.

Resolution 26-2019, Amendments to the Wrenwood Planned Development District (PDD) General Development Plan (GDP) and Conditions and Restrictions adopted under Resolution No. 28-2018. Carity Land Corporation and Neumann Developments, Agents for Briscoe Development & Management Inc., Property Owner of 147 Acres located South of Freistadt Road, East of the Canadian National Railroad, North of Mequon Road and West of Country Aire Drive.

Director Retzlaff came to the podium. He presented the Application with Amendments to the Wrenwood Planned Development District (PDD) General Development Plan (GDP) and Conditions and Restrictions adopted under Resolution No. 28-2018. Carity Land Corporation

and Neumann Developments, Agents for Briscoe Development & Management Inc., Property Owner of 147 Acres located South of Freistadt Road, East of the Canadian National Railroad, North of Mequon Road and West of Country Aire Drive.

A Public Hearing was held at the Plan Commission on March 11th. The item was recommended by the Plan Commission.

MOTION by (Baum/Myers) to Approve Resolution 26-2019, Amendments to the Wrenwood Planned Development District (PDD) General Development Plan (GDP) and Conditions and Restrictions adopted under Resolution No. 28-2018. Carity Land Corporation and Neumann Developments, Agents for Briscoe Development & Management Inc., Property Owner of 147 Acres located South of Freistadt Road, East of the Canadian National Railroad, North of Mequon Road and West of Country Aire Drive. Motion carried unanimously.

Library Director – Presentation of Staff Restructuring Project & 2018 Annual Report.

Director Smith came to the podium. She presented the 2018 Library Annual Report.

She presented the Library Staff Restructuring. As part of the restructuring process, neighboring libraries were visited, staff position questionnaires were completed, job descriptions were reviewed and updated, and vacancies were filled.

Director Smith presented the 2018 annual report. During 2018, there were 11,125 reference questions, 18,151 registered users, and 6,993 public computer logins. There were 322,378 items checked out in 2018. Overall there was a combined increase of 16.2% in 2018.

Resolution 25-2019 – Resolution Authorizing the Borrowing of Not to Exceed \$3,075,000; and Providing for the Issuance and Sale of General Obligation Promissory Notes Therefor.

Maureen Holsen of Ehlers presented the Pre-Sale Report.

Motion (Miller/Kaminski) to approve Resolution 25-2019 – Resolution Authorizing the Borrowing of Not to Exceed \$3,075,000; and Providing for the Issuance and Sale of General Obligation Promissory Notes Therefor. Roll Call Vote Carried. Baum Voted No.

Meridian Germantown LLC / Wal-Mart Stores, Inc claim of excessive real estate tax. The Village Board may convene into closed session per Wis. Stats. §19.85(1)(g) for the purpose of conferring with Legal Counsel who is rendering advice concerning strategy to be adopted by the Village with respect to litigation in which it is involved or is likely to become involved and then may reconvene into open session to take such action as it deems appropriate.

Motion by Baum, second by Myers to go into closed session and include the Village Board, Village Attorney, Administrator Kreklow, Director Rath, and Clerk Braunschweig at 8:00 P.M. Roll Call Vote Carried Unanimously.

The Village Board Reconvened in open session at 8:15 P.M.

ADJOURNMENT.

ADJOURNMENT: There being no further business, the meeting adjourned at 8:15 P.M. p.m.

The next regular meeting of the Village Board will be on Monday, April 1, 2019 at 7:00 p.m.

Deanna B. Braunschweig

Deanna B. Braunschweig, WCMC/CMC
Village Clerk

BUSINESS OF THE VILLAGE BOARD GERMANTOWN, WI

MEETING DATE: April 1, 2019

AGENDA ITEM: New Business [Preliminary Subdivision Plat]

ITEM TITLE: David Leszczynski, Agent for Germantown Acquisitions LLC, Property Owner, 29.7 acres at W124 N11749 Wasaukee Road (Tax Parcel ID# 241-999); Preliminary Subdivision Plat for a 16-lot single-family residential development (Woodland Ponds Estates)

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

SUMMARY EXPLANATION:

Germantown Acquisitions LLC has submitted a preliminary subdivision plat for the 29.7 acres south of Woodland Ponds. "Woodland Ponds Estates" is a 16-lot single-family residential development located north of Elm Lane, west of Wasaukee Road and east of the new Harvest Hills subdivision.

The preliminary plat is slightly different than the approved concept plan. In August 2018, the Village Board approved rezoning the property from A-1 to Rs-3 and a 17-lot concept plan. An original proposal to create a Planned Development District (PDD) was abandoned in favor of an Rs-3 District development with 16 or 17 single-family lots, depending on whether or not the WisDNR would approve the filling of two small wetland areas located on the property.

In October 2018, the WisDNR denied the developer's application to fill two wetland areas (located in what are now Outlot 2 and a portion of Outlot 3) but granted permission to fill .007 acres in Outlot 3 for a shared driveway to serve proposed Lots #8 and #9. The approved wetland fill will allow the developer to replace an existing 15' culvert located across a narrow gap between the wetlands in Outlot 3. As a result, the development has been reduced to a total of 16 lots; 9 lots with access to/from Forest Hill Road in the Woodland Ponds development to the north.

Woodland Ponds Estates will be developed in two phases. Phase I will include the 12 lots shown in the preliminary plat. Phase 2 will include 4 additional lots created from Outlot 4 (consistent with the approved concept plan). All lots will be served by individual wells and private on-site wastewater treatment systems ("POWTS" a.k.a. "septic systems").

ATTACHMENTS:

- ◆ March 11, 2019 Staff Report
- ◆ March 11, 2019 Plan Commission Meeting Minutes
- ◆ Preliminary Plat

PLAN COMMISSION RECOMMENDATION:

APPROVE the Woodland Ponds Estates preliminary subdivision plat subject to the following conditions:

1. Developer shall enter into a Development Agreement with the Village pursuant to Section 18 of the Village Code (Subdivision and Platting), as well as, the preparation of detailed plans for the installation of public utilities and improvements including, but not limited to public street improvements (including a proportionate share funding contribution for all costs associated with the re-construction of Elm Lane as determined by the Public Works Director), storm water management facilities, master grading plan and erosion control, trails, landscaping & street trees, open space, lighting and signage.
2. The street tree landscape plan dated October 9, 2018 shall be approved by the Village Forester prior to installation of any street trees within the development. Street trees shall be installed close to the front/street yard property line. The timing of installation of the street trees and common open space landscaping shall be determined as set forth in the Development Agreement. The Developer shall revise the landscape plan to incorporate additional street trees required on the Taylor Trail cul-de-sac and Wasaukee Road.
3. All of the comments, outstanding issues, construction plan details and corrections, and plat preliminary corrections identified by the Village Engineer in the February 25, 2019 review memo, and by the Village Surveyor in a January 23, 2019 review memo, shall be addressed prior to executing the Development agreement and/or commencement of construction as appropriate.
4. The Development Agreement shall include a requirement that subdivision deed restrictions and covenants be submitted to the Village prior to final plat submittal that include a requirement that each individual lot contain the minimum landscaping required under Section 17.43(5).
5. Preliminary plat approval is subject to receipt of a "non-objection" letter from the WI Department of Administration-Plat Review Agency.
6. If the developer is unable to provide proof that the shared driveway would not be under water in a flood event, the preliminary plat be approved with a notation on the face of the plat that stipulates Lot 8 and Lot 9 cannot be included in a final plat nor allowed to be developed unless and until adequate proof is provided to and approved by the Village Engineer.
7. If additional WisDNR permitting is required in order to replace the existing 15" culvert with a larger diameter culvert for any reason, Lot 8 and Lot 9 cannot be included in a final plat nor allowed to be developed unless and until said WisDNR permitting has been approved.
8. The shared driveway to Lots 8 and 9 shall be constructed within a 30' wide easement and meet the minimum requirements for accessibility under NFPA 1 Chapter 18 which includes a minimum 20' wide hard surface driveway capable of supporting 60,000 lbs. of fire apparatus with a minimum of 13.5' overhead clearance.

PLAN COMMISSION MINUTES
March 11, 2019

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

ROLL CALL: Chairman Dean Wolter, Trustee Rep David Baum, Commissioners Tony Laszewski, Peter Nilles, Bill Shadid, Matt Kimmler and Bob Williams were present. Also present were Community Development Director/Village Planner Jeff Retzlaff and Planning Assistant Lori Johnson.

PUBLIC INPUT: None

APPROVAL OF MINUTES: ***MOTION Baum second Laszewski to Approve the minutes from 2-11-19. MOTION carried unanimously.***

New Business:

A. David Leszczynski, applicant and property owner of Germantown Acquisitions LLC, W124 N11749 Wasaukee Road. Preliminary Subdivision Plat for Woodland Ponds Estates, a 16-lot residential subdivision. Planner Retzlaff summarized the proposal. Mr. Leszczynski said he had no problems with any of the conditions and indicated the issues had been worked out already. But he did not agree with adding pathways and sidewalks as was recommended by the Park Commission. He explained that he went with straight zoning in order to eliminate installing pathways as part of the PDD process. Discussion continued.

Planner Retzlaff said when the PDD was originally proposed, the path was used an amenity to provide pedestrian accessibility from the north to the south. He said Harvest Hills did not propose any pedestrian paths, but the Village required the developer to provide a pedestrian connection along Elm Lane in the right of way to provide access to the Park. He said the Park Commission has now requested that this developer install a pedestrian path along Elm Lane. However that segment doesn't show up on the Village's sidewalk plan and the public works department said this road reconstruction is for a rural cross section and sidewalks aren't included. He commented that requiring this developer to provide a pedestrian piece wouldn't complete a trail. Mr. Leszczynski said it would be difficult to go back at this point and recreate a pathway. Discussion continued with where a path could be located. Trustee Baum said he wanted a way to get there.

MOTION Baum second Shadid to Approve the Woodland Ponds Estates preliminary subdivision plat subject to the following 10 conditions and remove condition #9:

- 1. Developer shall enter into a Development Agreement with the Village pursuant to Section 18 of the Village Code (Subdivision and Platting), as well as, the preparation of detailed plans for the installation of public utilities and improvements including, but not limited to public street improvements (including a proportionate share funding contribution for all costs associated with the re-construction of Elm Lane as determined by the Public Works Director), storm water management facilities, master grading plan and erosion control, trails, landscaping & street trees, open space, lighting and signage.***
- 2. The street tree landscape plan dated October 9, 2018 shall be approved by the Village Forester prior to installation of any street trees within the development. Street trees shall be installed close to the front/street yard property line. The timing of installation of the street trees and common open space landscaping shall be determined as set forth in the Development Agreement. The Developer shall revise the landscape plan to incorporate additional street trees required on the Taylor Trail cul-de-sac and Wasaukee Road.***
- 3. All of the comments, outstanding issues, construction plan details and corrections, and plat***

preliminary corrections identified by the Village Engineer in the February 25, 2019 review memo, and by the Village Surveyor in a January 23, 2019 review memo, shall be addressed prior to executing the Development agreement and/or commencement of construction as appropriate.

- 4. The Development Agreement shall include a requirement that subdivision deed restrictions and covenants be submitted to the Village prior to final plat submittal that include a requirement that each individual lot contain the minimum landscaping required under Section 17.43(5).*
- 5. Preliminary plat approval is subject to receipt of a "non-objection" letter from the WI Department of Administration-Plat Review Agency.*
- 6. The Developer shall revise the landscape plan to incorporate additional street trees required on the Taylor Trail cul-de-sac and Wasaukee Road. Final approval of the street tree landscape plan shall be granted by the Village Forester prior to installation of said street trees.*
- 7. If the developer is unable to provide proof that the shared driveway would not be under water in a flood event, the preliminary plat be approved with a notation on the face of the plat that stipulates Lot 8 and Lot 9 cannot be included in a final plat nor allowed to be developed unless and until adequate proof is provided to and approved by the Village Engineer.*
- 8. If additional WisDNR permitting is required in order to replace the existing 15" culvert with a larger diameter culvert for any reason, Lot 8 and Lot 9 cannot be included in a final plat nor allowed to be developed unless and until said WisDNR permitting has been approved.*
- 9. The Developer shall install: (a) a pedestrian trail linking the north and south development areas through Outlot 3 from the Forest Hill Road cul-de-sac to the Harvest Hills cul-de-sac (Taylor Trail); and (b) a paved pedestrian path in or adjacent to the Elm Lane public right-of-way as mutually agreed to with the Village Public Works Director to provide pedestrian accessibility from Woodland Ponds Estates development to a similar pedestrian path provided by the Harvest Hills subdivision to the west.*
- 10. The shared driveway to Lots 8 and 9 shall be constructed within a 30' wide easement and meet the minimum requirements for accessibility under NFPA 1 Chapter 18 which includes a minimum 20' wide hard surface driveway capable of supporting 60,000 lbs. of fire apparatus with a minimum of 13.5' overhead clearance.*

Mr. Leszczynski confirmed lots 10,11 and 12 would be a part of the Harvest Hills Subdivision and lots 1 through 9 would be a part of the Woodland Ponds Subdivision and their homeowner's association and subject to their covenants and restrictions. He said there would not be a new monument sign for the new subdivision.

MOTION carried unanimously.

ANNOUNCEMENTS: Commissioner Nilles, Laszewski and Shadid said they would not be available for the March 25th Plan Commission meeting.

ADJOURNMENT: There being no further business, the meeting was adjourned at 8:44 p.m.

Respectfully submitted,

Lori Johnson
Planning Assistant

PRELIMINARY SUBDIVISION PLAT

3/11/19 Plan Commission Meeting

Woodland Ponds Estates / Germantown Acquisitions LLC

Village Planner Report

Germantown, Wisconsin

Summary

David Leszczynski, agent for Germantown Acquisitions LLC, property owner, is requesting approval of a preliminary subdivision plat for a 16-lot, 29.7-acre single-family residential development called "Woodland Ponds Estates" located north of Elm Lane and west of Wasaukee Road.

Property Location: Elm Lane @ Wasaukee Road

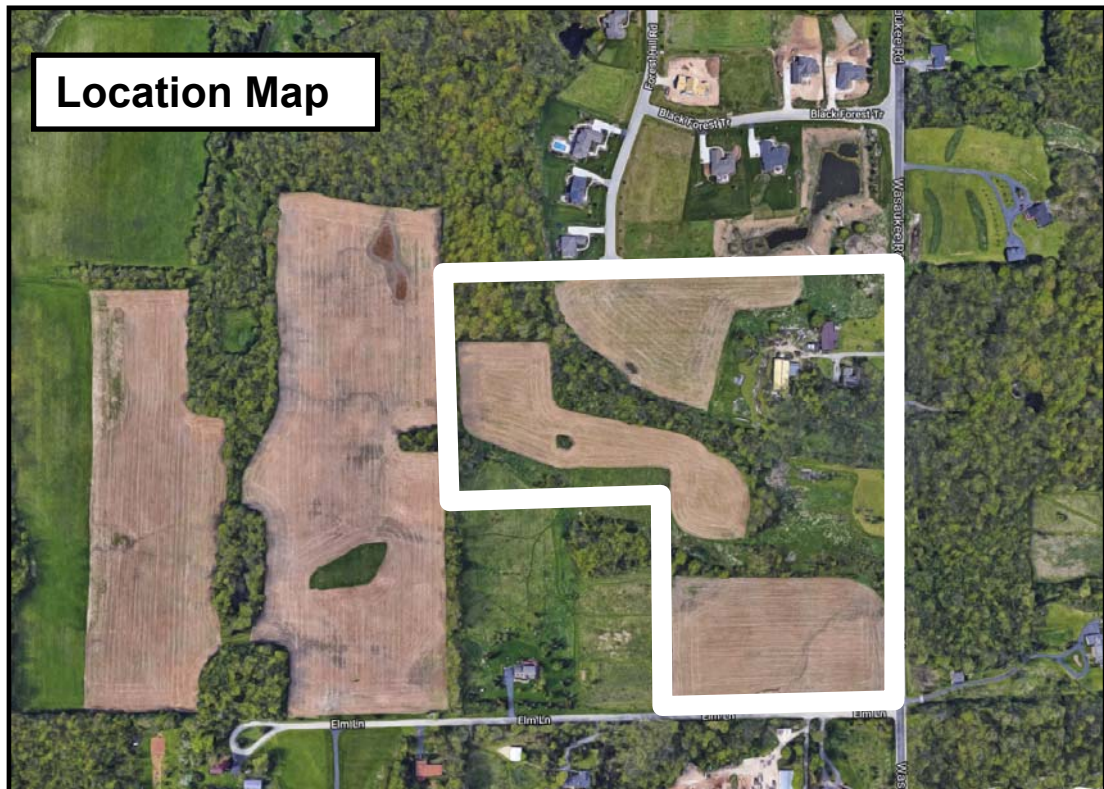
Applicant/

Property Owner: David Leszczynski, Germantown Acquisitions LLC
3223 Fleur Da Lis Drive
Mequon, WI

Zoning: Rs-3: Single-Family

Adjacent Land Uses		Zoning
North	Residential	Rs-3
South	Residential/Agricultural	Rs-2/A-2
East	Residential/Agricultural (Mequon)	Ag
West	Residential (Harvest Hills)	Rs-3

Location Map



Background/Proposal

David Leszczynski, agent for Germantown Acquisitions LLC, property owner, is requesting approval of a preliminary subdivision plat for a 16-lot, 29.7-acre single-family residential development called “Woodland Ponds Estates” located north of Elm Lane and west of Wasaukee Road.

In August 2018, following a positive recommendation from the Plan Commission, the Village Board approved rezoning the property from A-1 to Rs-3 and a 17-lot concept plan. The original proposal to create a Planned Development District (PDD) was abandoned in favor of an Rs-3 District development with 16 or 17 single-family lots, depending on whether or not the WisDNR would approve the filling of two small wetland areas located on the property.

In October 2018, the WisDNR denied the developer’s application to fill the two wetland areas (located in what are now Outlot 2 and a portion of Outlot 3) but did grant permission to fill .007 acres (304 sqft) in Outlot 3 for driveway access purposes to serve proposed Lots #8 and #9. The approved wetland fill will allow the developer to replace an existing 15’ culvert previously used for an agricultural access located across a narrow gap between the wetlands in Outlot 3 (see attached). As a result, the development has been reduced to a total of 16 lots; 9 lots with access to/from Forest Hill Road.

As previously proposed, the developer intends to develop the land in two phases. Phase I development will include the 12 lots shown in the preliminary plat with 4 additional lots created in/from Outlot 4 in Phase 2 (consistent with the 16-lot concept plan presented in August 2018; copy attached). All lots will be served by individual wells and private on-site wastewater treatment systems (“POWTS” a.k.a. “septic systems”). Soil evaluations have been prepared and submitted that show all of the proposed lots (for both phases) can support the proposed POWTS (lot 3 will be served by an existing mound previously used by the existing farm house that will be removed).

As summarized below, the proposed development (Phase 1 & Phase 2) has the following characteristics:

TABLE 1.

Gross Area (Ac)	29.68
Wetland Area (Ac)	4.2
Right-of-Way (Ac)	4.56
Net Density Area (Ac)	20.92
# Single-Family Lots/DU's	16
Density (DU/net acre)	0.77
Open Space (Ac)	8.73
Avg Lot Size (ac)	1.02
Lot Size Range (Ac)	1.0 to 1.16

Staff CommentsVillage Planner/Zoning Administrator

In accordance with the Village's Subdivision Code, the Plan Commission is responsible for reviewing the preliminary plat application and forwarding a recommendation to the Village Board along with comments received from the official "objecting agencies" (i.e. Department of Administration, WisDOT and Washington County), as well as, all other review agencies to whom the plat has been submitted (e.g. Southeastern Wisconsin Regional Planning Commission/SEWRPC, Germantown School District, all utility companies, etc).

The proposed landscaping plan is limited to the installation of street trees along the extension of Forest Hill Road. The plan needs to also include street trees on the cul-de-sacs and Wasaukee Road. At the time of this writing, the Developer has committed to revising the landscape plan to incorporate the additional street trees around the Taylor Trail cul-de-sac and along Wasaukee Road. Also, the street tree landscape plan needs final approval from the Village Forester. With all of the proposed streets having a rural cross-section (open ditches vs. curb & gutter), the final location of street trees will need to be installed close to the front/street yard property line on each lot. With some of the lots having narrow street frontage, location and installation may need to be coordinated at the time a building permit is issued to avoid the need to re-locate once driveway locations are determined. No subdivision monument sign is proposed.

The 17-lot version of the original concept plan reviewed by the Plan Commission in July 2018, had access to what are now Lots 8 and 9 coming from the Taylor Trail cul-de-sac to the west by way of shared driveway within a 20' wide easement. At that time, it was pointed out that the Village's Subdivision Code allowed shared driveways for up to three lots in a 30' wide easement or right-of-way. As a result of further refinements to the storm water management plan and the WisDNR's denial of the developer's request to fill two small wetlands, the layout and configuration of lots around the Taylor Trail cul-de-sac has changed. As a result, access to Lots 8 and 9 is now proposed to come from a shared driveway in a 20' wide easement across Lot 5 and Outlot 3. However, as was the case before, the shared driveway easement is required to be a minimum 30' wide with a 16' wide travel surface (in this case it will be paved). As discussed above, the WisDNR granted the developer permission to fill .007 acres (304 sqft) in Outlot 3 for this shared driveway serving Lots 8 and 9. The approved wetland fill will allow the developer to replace an existing 15' culvert previously used for an agricultural access across the wetlands in Outlot 3 (see attached). Consequently, the preliminary plat, construction plans and Development Agreement need to be revised to show the requirement for a min. 30' wide easement and 16' paved travel surface.

The Developer's Agreement should include a requirement that subdivision deed restrictions and covenants be submitted to the Village prior to final plat submittal that include a requirement that each individual lot contain the minimum landscaping required under Section 17.43(5).

Village Engineer/Public Works

The developer has submitted construction plans for the road improvements, storm water management facilities, and landscaping (street trees) for the development.

In a review memo dated February 25, 2019 (copy attached), the Village Engineer identifies a series of issues and plan corrections in the storm water management, grading and erosion control plans that need to be addressed and/or corrected prior to the Village executing a Development Agreement with the Developer or authorizing construction. The most significant issue is listed under Comment 4.b. The Engineer is requiring the developer to design the shared driveway to a particular design standard that includes a turn-around, sufficient width, base material and pavement thickness to support the load of fire equipment (see Fire Department recommendation below), and, to verify the driveway will not be under water in a flood event.

While current FEMA floodplain maps do not show any portion of the property located within the 100-year floodplain, the Village Engineer is concerned that Lots 8 and 9 could be in-accessible during a heavy storm event given the small 15" diameter culvert under the driveway across the wetland. If the 15" culvert creates this problem, replacing the existing 15" culvert with a larger diameter culvert would likely be the solution. However, staff acknowledges that replacing the existing 15" culvert with a larger diameter culvert may trigger the need for additional WisDNR permitting (i.e. an individual fill permit may be required vs. the current general permit approval granted by WisDNR for the 304 sqft fill required just to replace the existing 15" culvert).

If the developer is unable to provide proof that the shared driveway would not be under water in a flood event, staff recommends that the preliminary plat be approved with a condition that stipulates Lots 8 and 9 cannot be included as part of a final plat nor allowed to be develop until and unless said proof is provided and, if necessary, additional WisDNR permitting is required in order to replace the existing 15" culvert with a larger diameter culvert.

All of the Village Engineer's comments, issues and recommendations in the February 25 review memo shall be addressed in a revised preliminary plat, final detailed construction plans, supplemental information and/or the required Development Agreement prior to authorization being granted for construction or approval of the final plat, as is appropriate. Also, the Village Surveyor identified a series of minor corrections and preliminary plat requirements in a January 23, 2019, review memo that will need to be made prior to approval of the final plat.

Finally, as was the case with Harvest Hills, the issue of the condition of Elm Lane and need for its' re-construction is further impacted by this development (albeit not until the 4 lots in Phase 2 are platted and developed). As a result of the Harvest Hills development, the Village has tentatively scheduled a complete re-construction of Elm Lane in FY2020. It is expected that the developer of Woodland Ponds Estates will be required to make a proportionate-share financial contribution to the Village as was required of the Harvest Hills developer.

Parks & Recreation

In a February email from Park & Recreation Director Mark Schroeder (copy attached), the Village's Park & Recreation Commission reviewed the preliminary plat at their February 20 meeting. The commission discussed and recommended that the development include: (1) a pedestrian trail linking the north and south development areas through Outlot 3 from the Forest Hill Road cul-de-sac to the Harvest Hills cul-de-sac (Taylor Trail); and (2) the developer install/improve a paved pedestrian access/connectivity along the Elm Lane public right-of-way to maintain connectivity from the area of planned improvements to the current section of Elm Lane to the west. This pedestrian access will insure public access to Friedenfeld Park by future residents of the Woodland Ponds Estates Subdivision, existing and future residents of the area, and connect to the same/similar pedestrian access provided in the Harvest Hills subdivision development to the west.

Fire Department

The Fire Department has reviewed the preliminary plat and is recommending approval provided that the shared driveway to Lots 8 and 9 is constructed to meet the minimum requirements for accessibility under NFPA 1 Chapter 18 which includes a minimum 20' wide hard surface roadway able to support 60,000 lbs. of fire apparatus with at least 13.5' of overhead clearance.

Washington County

On February 25, the Washington County Land Use & Planning Committee met and determined that they have no objections to the preliminary plat.

Wisconsin Dept of Administration

No comments received to date.

Southeastern Wisconsin Regional Planning Commission (SEWRPC)

In a February 20, 2019 letter, SEWRPC provides a series of comments and recommendations regarding the proposed development. The most significant comment from SEWRPC is that the property lies adjacent to but not within the Village's sanitary sewer service area (SSA) and, as such, recommends that the SSA be expanded to serve this development with public sanitary sewers, or, at a minimum include a requirement that when/if public sanitary sewer becomes available, lot owners are required to hook into said system. Other comments from SEWRPC acknowledge conditions that currently exist, items that are already required or regulated under Village Code (e.g. erosion control plans) and/or recommended actions that will be included as recommended conditions of preliminary plat approval.

WisDOT

Woodland Ponds Estates does not abut any highway under WisDOT jurisdiction. Therefore, no comments or objections have been filed.

Germantown School District

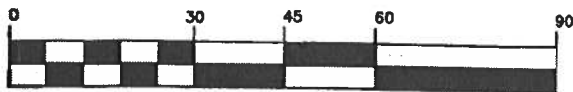
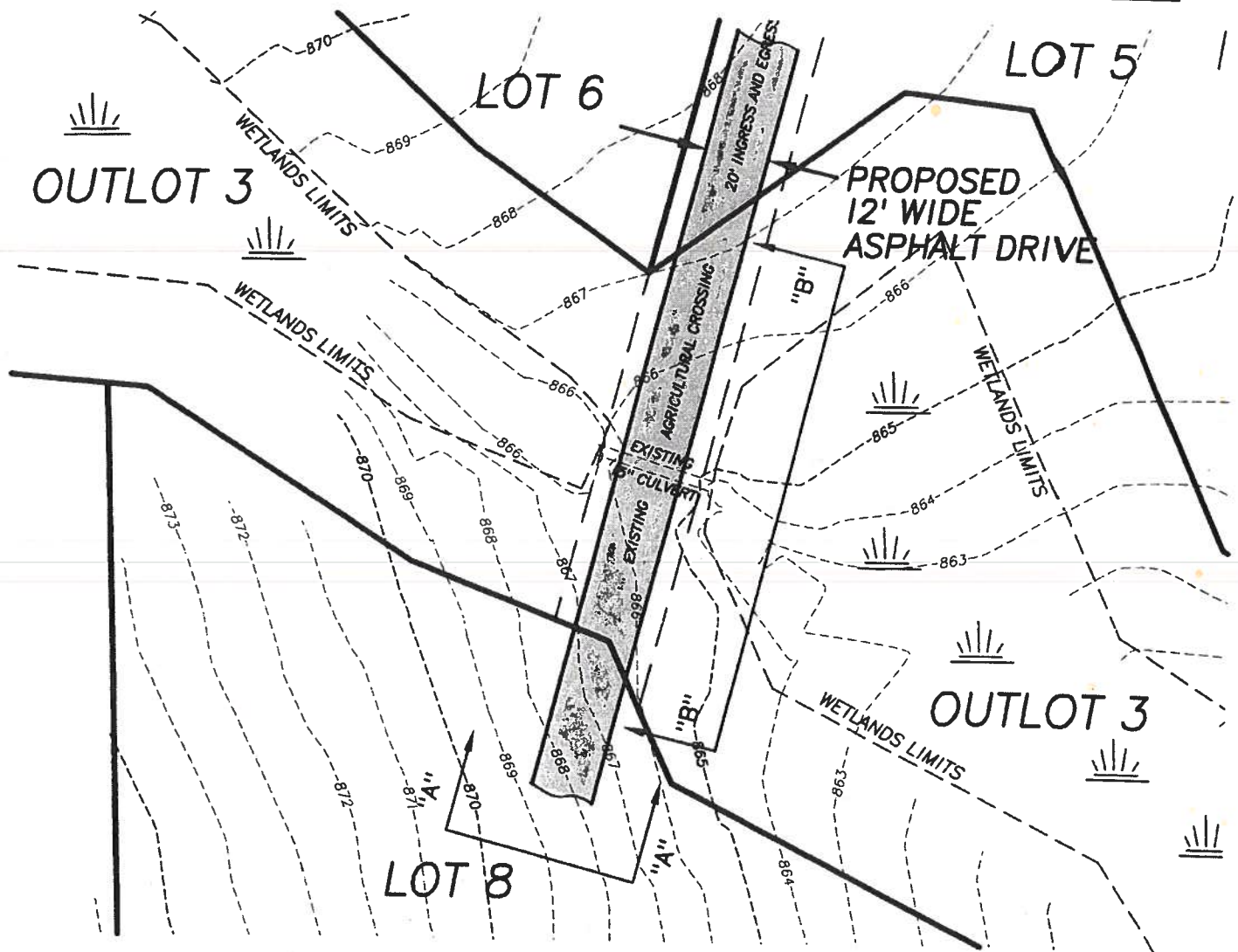
No comments or objections have been filed.

Village Planner Recommendation

APPROVE the Woodland Ponds Estates preliminary subdivision plat subject to the following conditions:

1. Developer shall enter into a Development Agreement with the Village pursuant to Section 18 of the Village Code (Subdivision and Platting), as well as, the preparation of detailed plans for the installation of public utilities and improvements including, but not limited to public street improvements (including a proportionate share funding contribution for all costs associated with the re-construction of Elm Lane as determined by the Public Works Director), storm water management facilities, master grading plan and erosion control, trails, landscaping & street trees, open space, lighting and signage.
2. The street tree landscape plan dated October 9, 2018 shall be approved by the Village Forester prior to installation of any street trees within the development. Street trees shall be installed close to the front/street yard property line. The timing of installation of the street trees and common open space landscaping shall be determined as set forth in the Development Agreement. The Developer shall revise the landscape plan to incorporate additional street trees required on the Taylor Trail cul-de-sac and Wasaukee Road.
3. All of the comments, outstanding issues, construction plan details and corrections, and plat preliminary corrections identified by the Village Engineer in the February 25, 2019 review memo, and by the Village Surveyor in a January 23, 2019 review memo, shall be addressed prior to executing the Development agreement and/or commencement of construction as appropriate.
4. The Development Agreement shall include a requirement that subdivision deed restrictions and covenants be submitted to the Village prior to final plat submittal that include a requirement that each individual lot contain the minimum landscaping required under Section 17.43(5).
5. Preliminary plat approval is subject to receipt of a "non-objection" letter from the WI Department of Administration-Plat Review Agency.
6. The Developer shall revise the landscape plan to incorporate additional street trees required on the Taylor Trail cul-de-sac and Wasaukee Road. Final approval of the street tree landscape plan shall be granted by the Village Forester prior to installation of said street trees.
7. If the developer is unable to provide proof that the shared driveway would not be under water in a flood event, the preliminary plat be approved with a notation on the face of the plat that stipulates Lot 8 and Lot 9 cannot be included in a final plat nor allowed to be developed unless and until adequate proof is provided to and approved by the Village Engineer.
8. If additional WisDNR permitting is required in order to replace the existing 15" culvert with a larger diameter culvert for any reason, Lot 8 and Lot 9 cannot be included in a final plat nor allowed to be developed unless and until said WisDNR permitting has been approved.
9. The Developer shall install: (a) a pedestrian trail linking the north and south development areas through Outlot 3 from the Forest Hill Road cul-de-sac to the Harvest Hills cul-de-sac (Taylor Trail); and (b) a paved pedestrian path in or adjacent to the Elm Lane public right-of-way as mutually agreed to with the Village Public Works Director to provide pedestrian accessibility from Woodland Ponds Estates development to a similar pedestrian path provided by the Harvest Hills subdivision to the west.
10. The shared driveway to Lots 8 and 9 shall be constructed within a 30' wide easement and meet the minimum requirements for accessibility under NFPA 1 Chapter 18 which includes a minimum 20' wide hard surface driveway capable of supporting 60,000 lbs. of fire apparatus with a minimum of 13.5' overhead clearance.

WETLAND CROSSING EXHIBIT
ACCESS TO LOT 8 – WOODLAND PONDS ADD. NO. 1



SCALE 1" = 30'



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

DATED: 10/3/2018

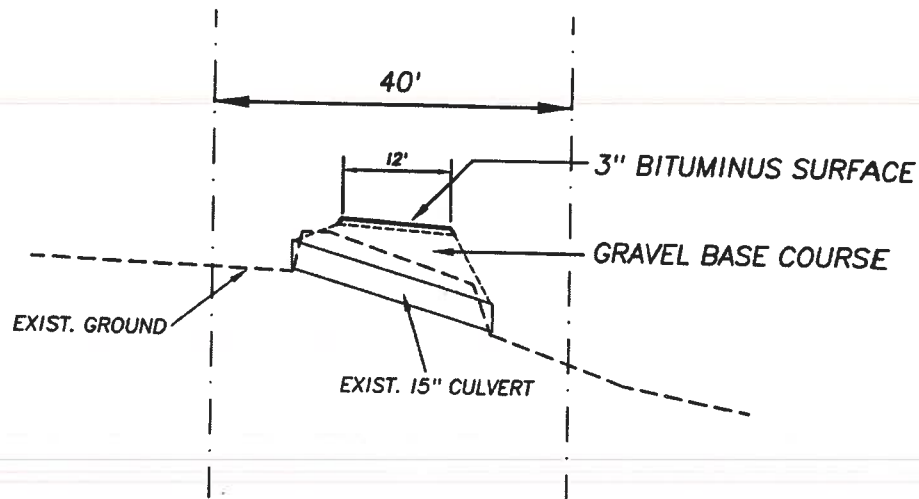
FIGURE 1-A

WETLAND CROSSING EXHIBIT

ACCESS TO LOT 8 – WOODLAND PONDS ADD. NO. 1

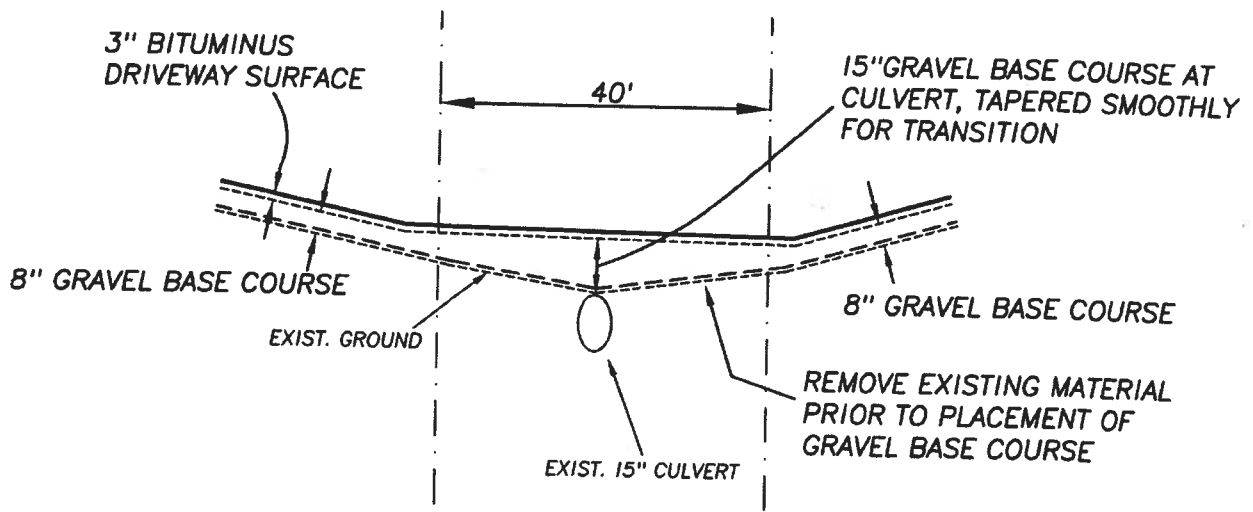
CROSS SECTION

VIEW "A" – "A"



CROSS SECTION

VIEW "B" – "B"



NOT TO SCALE



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

DATED: 10/3/2018

FIGURE I-B



Village of

Germantown

Willkommen

Fee must accompany application
Preliminary & Final Plat Fees Combined

Under 10 lots \$4,575

11-25 lots \$5,600

26-50 lots \$6,625

Over 51 lots \$7,650

PAID 1-23-19



SUBDIVISION PLAT APPLICATION

Pursuant to Section 18.04 and 18.05 of the Municipal Code

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

1

APPLICANT OR AGENT

David Leszczynski
3223 Fleur de Lis Dr
Medison WI 53092

Phone (414) 550 8087

Fax ()

E-Mail dlesz2000@yahoo.com

PROPERTY OWNER

GERMANTOWN ACQUISITION LLC
3223 Fleur de Lis Dr.
Medison WI 53092

David Leszczynski, AGENT

Phone (414) 550 8087

2

PROPERTY ADDRESS OR GENERAL LOCATION

11749 N. Wausauke Rd
Germantown WI 53022

TAX KEY NUMBER(S)

Multiple Attached
TAX Bill

3

READ AND INITIAL THE FOLLOWING:

I understand that the Subdivision Plat 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.

If technical corrections to the Plat are required, I understand that the document will not be recorded until all corrections are made and approved by the Village.

I understand that all applicable impact fees must be paid prior to recording. Failure to pay fees will delay recording and may ultimately result in the revocation of Village approval. 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.

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

I understand that a Developer's Agreement will be required prior to recording of the plat.

4

SIGNATURES -- ALL APPLICATIONS MUST BE SIGNED BY OWNER

David Leszczynski
Applicant Date 1/23/19

David Leszczynski for
Owner Date 1/23/19
GERMANTOWN ACQUISITION LLC

WOODLAND PONDS ESTATE SUBDIVISION

Wasaukee Rd. & Elm Lane

Germantown Wisconsin

January 22, 2019

Owner Developer - Germantown Acquisitions, LLC

Contact - Dave Leszczynski

3223 Fleur De Lis Drive

Mequon, WI 53092

Dlesz2000@yahoo.com

414-550-8087

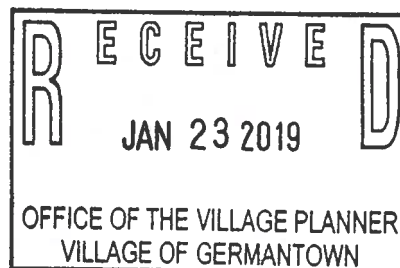
Engineering - North Shore Engineering, Inc.

James Hensel, P.E.

11433 N. Port Washington Road

Mequon, WI 53092

262-241-9400



WOODLAND PONDS SUBDIVISION NARATIVE

On July 9, 2018 the Plan Commission approved the rezoning of the 29.7 acre parcel from Agricultural (A-1) to Single Family (Rs-3). Initially a preliminary plat was going to be brought to the Plan Commission for a 7 lot parcel, Phase I with the possibility of an 8th parcel. At the same time as that preliminary plat a revised concept plan for the remaining lots of Phase II was to be brought to Plan Commission.

The preliminary plat submitted accounts for 12 of the originally submitted 17 lots. The original 7 Lots of Phase I and Lots 8 - 12 on the southern side of the wetland which were proposed to be a part of Phase II at the initial Plan Commission meeting. Outlot 4 is not a part of the preliminary plat and will be developed at a later date by Certified Survey Maps. Lots 8 - 12 are included at this time to insure all road construction, grading and storm water construction are done in conjunction with Harvest Hills to the west.

The Plan Commission and Village Planner made it clear that the long driveway easement from the western cul du sac, now known as Taylor Trail, was a non-starter. We therefore moved forward in petitioning and getting the DNR to approve an existing agricultural crossing for a driveway easement from Forest Hill Road, serving Lots 8 & 9, and providing a more manageable entryway to those lots. Now only 3 Lots, all adjacent to Taylor Trail, will be serviced by the Taylor Trail cul du sac.

The preliminary plat submitted does NOT ask for any relief in the form of a PDD. All of the Lots are at least 1 acre and meet the current guidelines of the Village of Germantown Rs-3 zoning, including the 25' wetland setback. Soil reports regarding POWTS have been submitted to Washington County and they have done an on site review. We expect their approval as soon as the preliminary plat is forwarded on to them. All DNR approvals have been submitted to the Village Planner.

VILLAGE OF GERMANTOWN
N112W17001 MEQUON RD
PO BOX 337
GERMANTOWN WI 53022

WASHINGTON COUNTY - STATE OF WISCONSIN
PROPERTY TAX BILL FOR 2018
REAL ESTATE

GERMANTOWN ACQUISITIONS LLC



Parcel Number: GTNV 241999
Bill Number: 222015

Important: Be sure this description covers your property. Note that this description is for tax bill only and may not be a full legal description. See reverse side for important information.

Location of Property/Legal Description

W124N11749 WASAUKEE RD
Sec. 24, T9N, R20E
SE NE EXC CSM 4134 DOC 1453134+1453712+1460842+1461236
29.410 ACRES

222015/GTNV 241999

GERMANTOWN ACQUISITIONS LLC
3233 LE FLEUR DR
MEQUON WI 53092

Please inform treasurer of address changes.

ASSESSED VALUE LAND	ASSESSED VALUE IMPROVEMENTS	TOTAL ASSESSED VALUE	AVERAGE ASSMT. RATIO	NET ASSESSED VALUE RATE	NET PROPERTY TAX
112,300	211,100	323,400	0.935699556	0.01740080 (Does NOT reflect credits)	5562.23
ESTIMATED FAIR MARKET VALUE LAND	ESTIMATED FAIR MARKET VALUE IMPROVEMENTS	TOTAL ESTIMATED FAIR MARKET VALUE	☐ A star in this box means unpaid prior year taxes.	School taxes also reduced by school levy tax credit	
See Reverse, Use Value Assessment				530.22	
TAXING JURISDICTION	2017 EST. STATE AIDS ALLOCATED TAX DIST.	2018 EST. STATE AIDS ALLOCATED TAX DIST.	2017 NET TAX	2018 NET TAX	% TAX CHANGE
STATE OF WISCONSIN	0	0	0.00	0.00	
WASHINGTON COUNTY	530,878	526,426	824.91	831.33	0.8%
VILLAGE OF GERMANTOWN	1,858,402	1,845,093	1,630.70	1,665.21	2.1%
GERMANTOWN SCHOOL	11,576,120	10,722,819	2,423.73	2,705.11	11.6%
MILW AREA TECH COL	2,565,144	2,591,029	416.55	425.77	2.2%
TOTAL	16,530,544	15,685,367	5,295.89	5,627.42	6.3%
FIRST DOLLAR CREDIT			-60.58	-65.19	7.6%
LOTTERY AND GAMING CREDIT			0.00	0.00	0.0%
NET PROPERTY TAX			5,235.31	5,562.23	6.2%
TOTAL DUE: \$5,562.23 FOR FULL PAYMENT, PAY TO LOCAL TREASURER BY: JANUARY 31, 2019 Warning: If not paid by due dates, installment option is lost and total tax is delinquent subject to interest and, if applicable, penalty. Failure to pay on time. See reverse.					

FOR INFORMATION PURPOSES ONLY • Voter Approved Temporary Tax Increases

Taxing Jurisdiction	Total Additional Taxes	Total Additional Taxes Applied to Property	Year Increase Ends	Taxing Jurisdiction	Total Additional Taxes	Total Additional Taxes Applied to Property	Year Increase Ends
GERMANTOWN SCHOOL	1,921,150	247.30	2037				

PAY 1ST INSTALLMENT OF: \$2,781.23

PAY 2ND INSTALLMENT OF: \$2,781.00

PAY FULL AMOUNT OF: \$5,562.23

BY JANUARY 31, 2019

BY JULY 31, 2019

BY JANUARY 31, 2019

AMOUNT ENCLOSED

AMOUNT ENCLOSED

AMOUNT ENCLOSED

MAKE CHECK PAYABLE AND MAIL TO:

MAKE CHECK PAYABLE AND MAIL TO:

MAKE CHECK PAYABLE AND MAIL TO:

VILLAGE OF GERMANTOWN
PAYMENTS C/O US BANK
PO BOX 78322
MILWAUKEE, WI 53278-8322

WASHINGTON COUNTY TREASURER
432 E WASHINGTON ST, PO BOX 1986
WEST BEND, WI 53095-7986

VILLAGE OF GERMANTOWN
PAYMENTS C/O US BANK
PO BOX 78322
MILWAUKEE, WI 53278-8322

PIN# GTNV 241999
GERMANTOWN ACQUISITIONS LLC
BILL NUMBER: 222015

PIN# GTNV 241999
GERMANTOWN ACQUISITIONS LLC
BILL NUMBER: 222015

PIN# GTNV 241999
GERMANTOWN ACQUISITIONS LLC
BILL NUMBER: 222015



INCLUDE THIS STUB WITH YOUR PAYMENT



INCLUDE THIS STUB WITH YOUR PAYMENT



INCLUDE THIS STUB WITH YOUR PAYMENT

PRELIMINARY PLAT
"WOODLAND PONDS ESTATES"

PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4, OF SECTION 24, TOWN 9 NORTH, RANGE 20 EAST,
IN THE VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN

LEGEND :

- 860----- DENOTES EXISTING MAJOR CONTOURS
861----- DENOTES EXISTING MINOR CONTOURS
----- DENOTES U.S.D.A. SOIL BOUNDARY
----- DENOTES BUILDING SETBACK LINES
----- DENOTES WETLAND LIMITS LINE
- TP #30 DENOTES WETLAND AREAS
TP #30 DENOTES SOIL TEST LOCATION

NOTES :

1. ALL BEARINGS ARE REFERENCED TO GRID NORTH OF THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE. (NAD27)
2. LOTS IN THIS DEVELOPMENT WILL USE ON-SITE SOIL ABSORPTION SANITARY SEWERAGE DISPOSAL SYSTEMS AND PRIVATE WELLS.
3. UNLESS NOTED OTHERWISE BUILDING SETBACKS ARE AS FOLLOWS:
FRONT YARD = 45.0'
SIDE YARD = 20.0'
REAR YARD = 35.0'

APPROVING AGENCIES :
VILLAGE OF GERMANTOWN

OBJECTING AGENCIES :
DEPARTMENT OF ADMINISTRATION

OWNER/SUBDIVIDER :
GERMANTOWN ACQUISITIONS, LLC
C/O DAVID LESZCZYNSKI
3223 FLEUR DE LIS DR.
MEQUON, WI 53092
(414) 550-8087

SURVEYOR :
JAMES G. SCHNEIDER
NORTH SHORE ENGINEERING, INC.
11433 N. PORT WASHINGTON ROAD
MEQUON, WI 53092
(262) 241-9400

EXISTING ZONING :
EXISTING ZONING : Rs-3

F.E.M.A. NOTE :

1. THE SUBJECT PROPERTY LIES WITHIN ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS DETERMINED BY FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 55131C 0377 D, EFFECTIVE DATE: NOVEMBER 2, 2013.

SOILS LEGEND :

SYMBOL	NAME	Slopes
MTA	Mequon silt loam	1-3%
OuB	Ozaukee silt loam	2-6%
OuB2	Ozaukee silt loam	2-6% eroded
OuC2	Ozaukee silt loam	6-12% eroded
OuD2	Ozaukee silt loam	12-20% eroded
RaA	Radford silt loam	0-3%

Property Statistics:

Total Property Area = 29.68 acres (100%)
Wasaukee Rd., Elm Ln., Taylor Tr. & Forest Hill Rd. Dedication Area = 4.02 acres 13.53%)
Average Lot Area = 1.029 acres x 12 = 12.35 acres (41.60%)
Outlots 1-3, 5 & 6 Area = 8.73 acres (29.43%)
Outlot 4 Area (Future 4 Lot Division) = 4.58 acres (15.44%)

SURVEYOR'S CERTIFICATE

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

THAT I have surveyed, divided, and mapped the preliminary plat of "WOODLAND PONDS ESTATES", described as follows:

The Southeast 1/4 of the Northeast 1/4 of Section 24, Township 9 North, Range 20 East, in the Village of Germantown, Washington County, Wisconsin.

Excepting Therefrom: Lot 1 of Certified Survey Map No. 4434, being that part of the Northeast 1/4 of Section 24, Township 9 North, Range 20 East, in the Village of Germantown, Washington County, Wisconsin.

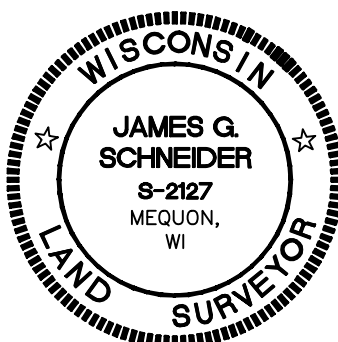
Said Parcel containing 1,292,977 sq. ft./29.683 acres of land, more or less.

THAT I have made such survey, land division and preliminary plat at the direction of DAVID LESZCZYNSKI, Managing Member of Germantown Acquisition, LLC, Owner of said land.

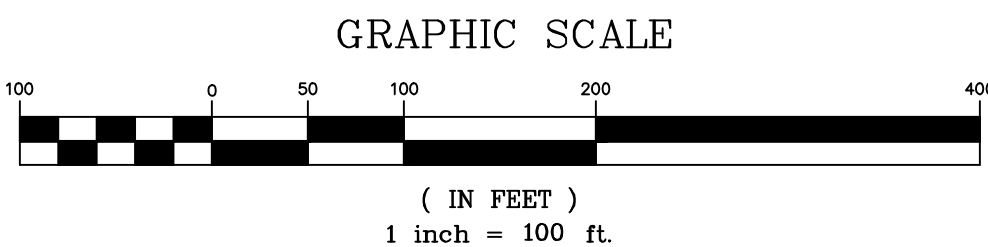
THAT such plat is a correct representation of all the exterior boundaries of the land surveyed and the land division thereof made.

THAT I have fully complied with the provisions of the Village of Germantown Land Division Code, Chapter 18.04.

James G. Schneider
P.L.S. No. S-2127



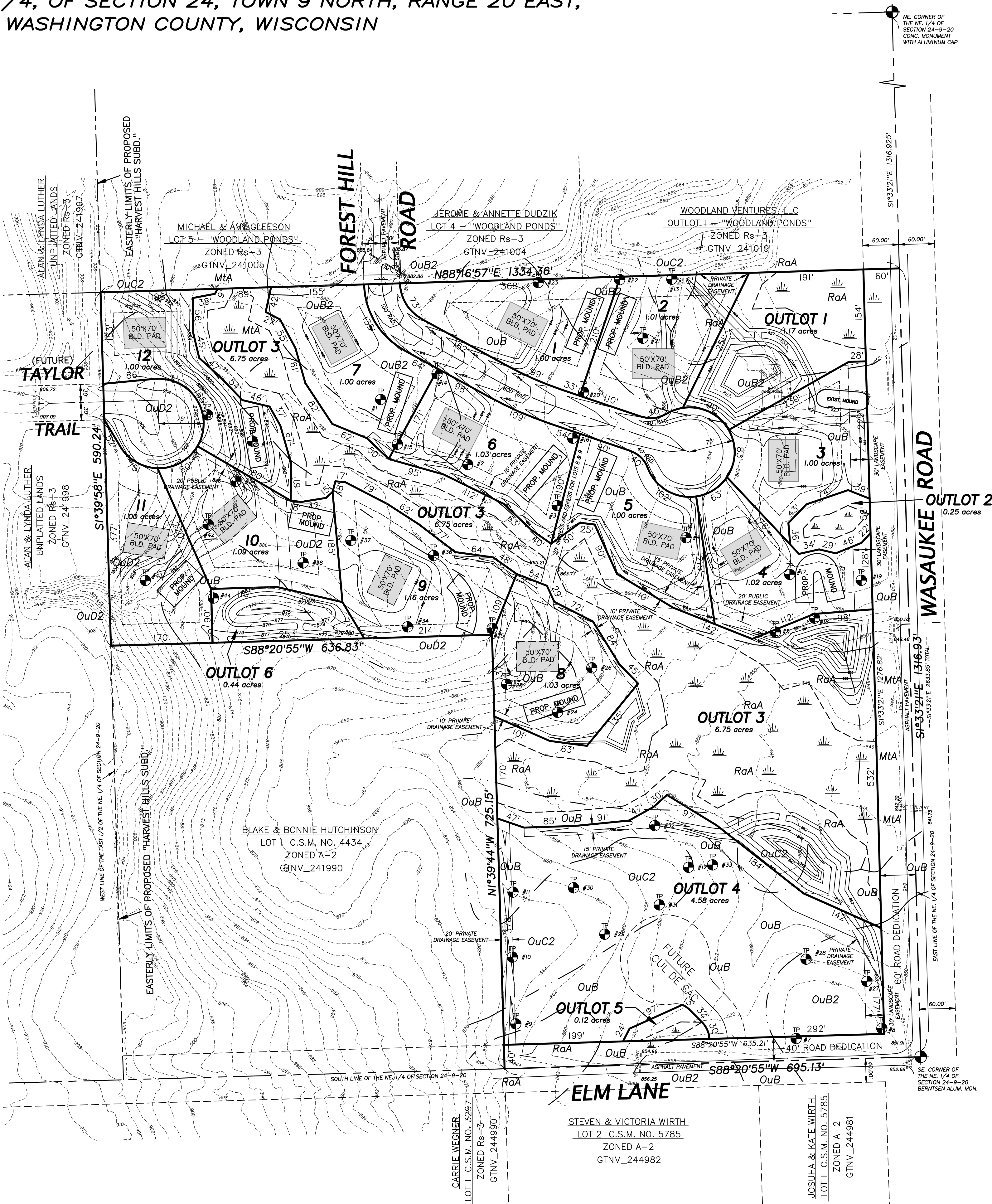
Dated this 22nd day of January, 2019



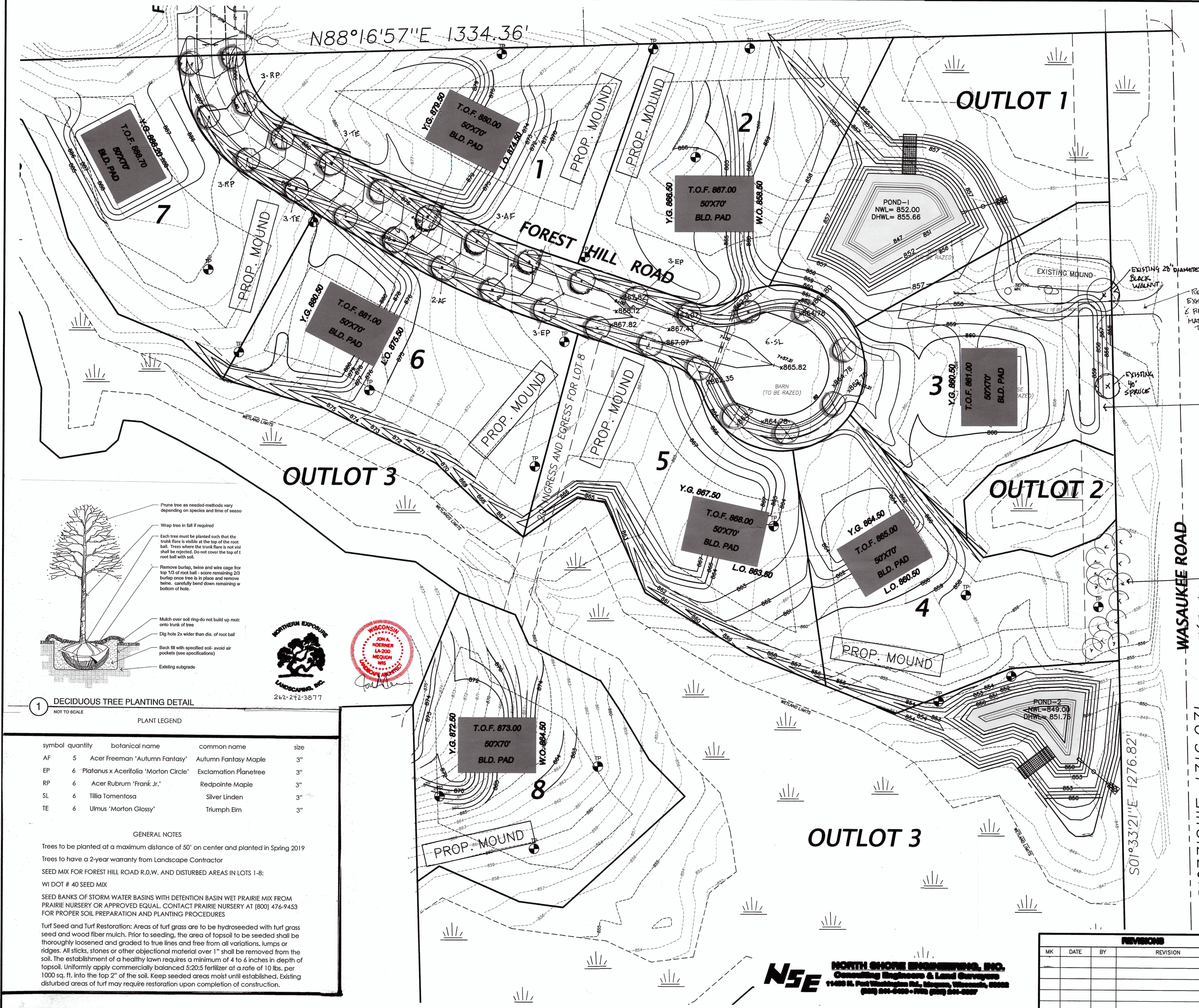
BENCHMARK INFORMATION

MAIN BENCHMARK: PUBLIC LAND SURVEY CONCRETE MONUMENT WITH ALUMINUM CAP, NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 24, TOWN 9 NORTH, RANGE 20 EAST AT THE INTERSECTION OF WASAUKEE RD. & FREISTADT RD. TOP OF MON. ELEVATION = 872.68

SITE BENCHMARK 1: SOUTH RIM OF STORM MANHOLE AT SOUTH END OF FOREST HILL RD. (STATION 1+25.67, 21.7' LEFT). ELEVATION = 887.32

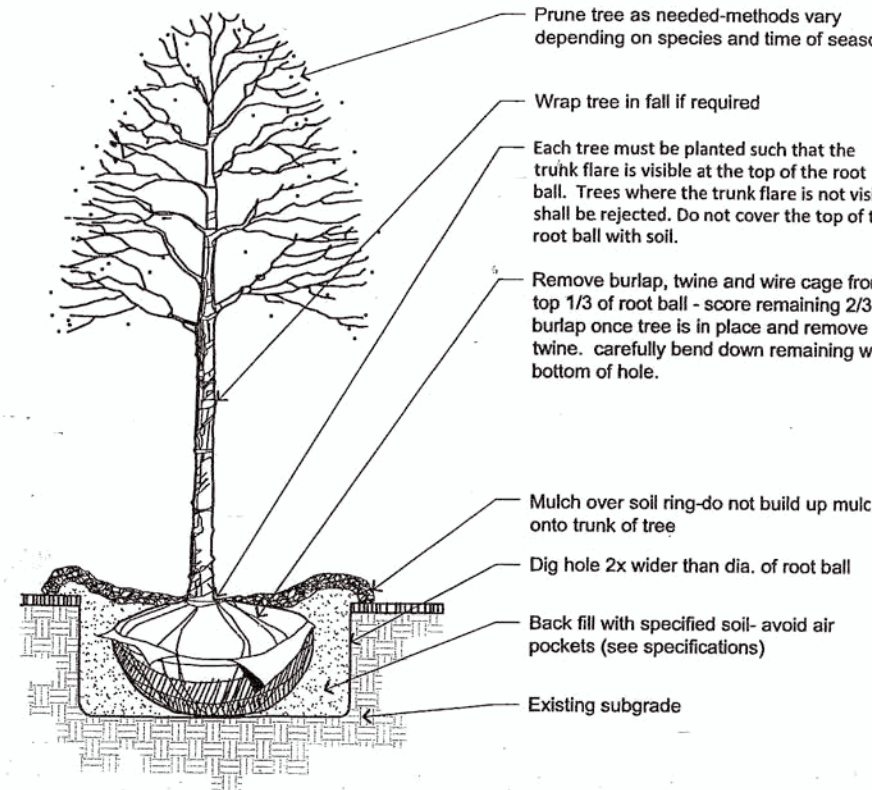


X:\US\LS-4315-10-Engineering Base.dwg, 10/9/2018 2:55:15 PM



- Legend**
- 668 --- EXISTING MINOR CONTOUR
 - 670 --- EXISTING MAJOR CONTOUR
 - 665 --- PROPOSED CONTOUR
 - + 855.24 EXISTING SPOT ELEVATION
 - + 855.24 PROPOSED SPOT ELEVATION
 - PROPOSED STRAWBALE OR WATTLE EROSION DITCH CHECK
 - PROPOSED SILT FENCE
 - PROPOSED DOUBLE-ROW SILT FENCE
 - PROPOSED INLET PROTECTION & TYPE

DRAFT COPY



1 DECIDUOUS TREE PLANTING DETAIL

PLANT LEGEND

symbol	quantity	botanical name	common name	size
AF	5	Acer Freeman 'Autumn Fantasy'	Autumn Fantasy Maple	3"
EP	6	Platanus x Acerifolia 'Morton Circle'	Exclamation Planetree	3"
RP	6	Acer Rubrum 'Frank Jr.'	Redpointe Maple	3"
SL	6	Tilia Tomentosa	Silver Linden	3"
TE	6	Ulmus 'Morton Glossy'	Triumph Elm	3"

GENERAL NOTES

Trees to be planted at a maximum distance of 50' on center and planted in Spring 2019

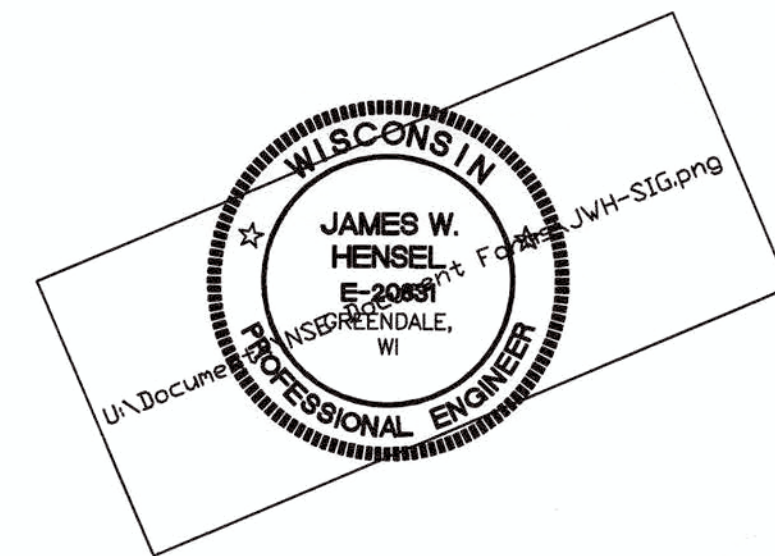
Trees to have a 2-year warranty from Landscape Contractor

SEED MIX FOR FOREST HILL ROAD R.O.W. AND DISTURBED AREAS IN LOTS 1-8:

WI DOT # 40 SEED MIX

SEED BANKS OF STORM WATER BASINS WITH DETENTION BASIN WET PRAIRIE MIX FROM PRAIRIE NURSERY OR APPROVED EQUAL. CONTACT PRAIRIE NURSERY AT (800) 476-9453 FOR PROPER SOIL PREPARATION AND PLANTING PROCEDURES

Turf Seed and Turf Restoration: Areas of turf grass are to be hydroseeded with turf grass seed and wood fiber mulch. Prior to seeding, the area of topsoil to be seeded shall be thoroughly loosened and graded to true lines and free from all variations, lumps or ridges. All sticks, stones or other objectional material over 1" shall be removed from the soil. The establishment of a healthy lawn requires a minimum of 4 to 6 inches in depth of topsoil. Uniformly apply commercially balanced 5:20:5 fertilizer at a rate of 10 lbs. per 1000 sq. ft. into the top 2" of the soil. Keep seeded areas moist until established. Existing disturbed areas of turf may require restoration upon completion of construction.



SCALE 1" = 40'

VILLAGE OF GERMANTOWN			
WASHINGTON COUNTY		WISCONSIN	
Woodland Ponds Addition No. 1			
Street tree & Seeding Plan			
DESIGNED: JAK	DRAWN: JAK	CHECKED: JAK	SHEET 1
DATE: 10/9/18	SCALE: 1"=40'		
APPROVED:	PROJECT: LS-4315		

NSE NORTH SHORE ENGINEERING, INC.
Consulting Engineers & Land Surveyors
11400 N. Post Washington Rd., Madison, Wisconsin, 53706
(608) 261-6000 • FAX (608) 261-6007

SOUTHEASTERN WISCONSIN REGIONAL PLANNING COMMISSION

W239 N1812 ROCKWOOD DRIVE • PO BOX 1607 • WAUKESHA, WI 53187-1607

TELEPHONE (262) 547-6721
FAX (262) 547-1103

Serving the Counties of:

KENOSHA
MILWAUKEE
OZAUKEE
RACINE
WALWORTH
WASHINGTON
WAUKESHA



February 20, 2019

Ms. Lori Johnson
Planning Assistant
Village of Germantown
P. O. Box 337
Germantown, WI 53022

RE: Preliminary Plat/Woodland Ponds Estates Subdivision,
NE ¼, Section 24, T 9 N, R 20 E, Village of Germantown
SEWRPC No. CA-606-244



Dear Ms. Johnson:

This is to acknowledge receipt of your letter of January 24, 2019, concerning the above-captioned matter and to advise of the following Commission staff findings and recommendations relative thereto:

1. The proposed subdivision would create 12 single-family urban residential lots (i.e., residential density of less than five acres per dwelling unit) approximately one acre in size. The plat is proposed to be developed with onsite sewage disposal systems and not with centralized sanitary sewer service. While the area of the proposed subdivision is located outside of the planned sewer service area for Germantown, it abuts upon the current planned sewer service area. Consequently, the Commission would suggest that consideration be given to adding the area of the plat to the sewer service area and 1) developing the site with public sanitary sewers, or 2) requiring that the lot owners connect to sanitary sewers at such future time that sewers are extended to the property.
2. The subject subdivision plat abuts upon Wasauke Road which is identified in the transportation element of VISION 2050 as a two-lane arterial along the development site. The existing right-of-way is adequate for the maintenance and improvement of this arterial facility.
3. The subject plat contains land delineated by the Commission as secondary environmental corridor (SEC) which consists of wetlands, woodlands, significant wildlife habitat, and steep slopes. The regional plan recommends that County and local government consider preserving and protecting such resources. Most of the SEC on the subject property is located within Outlot 3, and consequently would not be developed.

In addition, the developer has appropriately identified the locations of wetland areas outside the SEC. As proposed, these wetland areas would be contained within the Outlots 1, 2, and 5. We would recommend that deed restrictions against the disturbance or development of all identified wetland areas within the subject subdivision be placed on the face of the plat.



Planning and Parks Department

Jamie Ludovic, Central Services Director

Debora Sielski, Deputy Planning and Parks Administrator

Paul Sebo, County Conservationist

Phil Gaudet, Land Resources Manager

Public Agency Center
333 E. Washington Street, Suite 2300
P.O. Box 2003
West Bend, WI 53095-2003
(262) 335-4445
Fax: (262) 335-6868
webplan@co.washington.wi.us
www.co.washington.wi.us/PPD

NOTIFICATION OF ACTION ON PROPOSED SUBDIVISION PLAT WASHINGTON COUNTY LAND USE & PLANNING COMMITTEE MEETING

02/25/2019

Department of Administration
Plat Review Unit
P O Box 1645
Madison WI 53701-1645

To Whom it May Concern:

This letter is to inform you that the Washington County Land Use & Planning Committee has considered the following subdivision plat pursuant to Wisconsin Statutes and applicable local Ordinances:

Date of Meeting: 02/25/2019

Subdivision Name: WOODLAND PONDS ESTATES

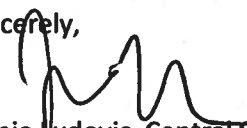
// Pre-Preliminary Plat / X / Preliminary Plat // Final Plat

Location: PART OF THE SE ¼ OF THE NE ¼, SECTION 24, VILLAGE OF GERMANTOWN
Municipality: VILLAGE OF GERMANTOWN
Subdivider: GERMANTOWN ACQUISITION, LLC - C/O DAVID LESZCZYNSKI
Surveyor: JAMES G. SCHNEIDER, NORTH SCHORE ENGINEERING, INC

Action taken: The Land Use & Planning Committee stated no objection to the
WOODLAND PONDS ESTATES Preliminary Plat Review as presented.

If you have any questions regarding this subdivision plat, please do not hesitate to contact me.

Sincerely,


Jamie Ludovic, Central Services Director

cc: Municipal Clerk
Subdivider
Surveyor
Washington County, Land & Water Conservation Division
Washington County, Highway Department

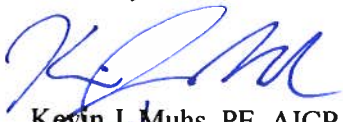


Ms. Lori Johnson
February 20, 2019
Page 2

4. The subject plat is not located within an identified one-percent-annual-probability (100-year recurrence interval) flood hazard area as delineated in the Federal Flood Insurance Study (FIS) for Washington County.
5. The subject plat is located in the Menomonee River watershed. Runoff from the subject plat drains to Little Menomonee Creek and Nor-x-way Channel. The regional water quality management plan recommends that nonpoint source pollution in this area be reduced. Adequate erosion control is necessary to reduce pollutant runoff from construction sites, and post-construction stormwater management would be needed to meet the nonpoint source pollution reduction requirements of the Village stormwater management ordinance. We would suggest that the subdivider call upon the Village Engineer for technical guidance in the attainment of sound erosion control management practices in connection with the development process, and that the post-construction stormwater management plan for the site comply with the requirements of the Village ordinance.

Should you have any questions concerning the foregoing, please do not hesitate to call.

Sincerely,



Kevin J. Muhs, PE, AICP
Executive Director

KJM/DAS/FGF/md
#246729 - WOODLAND PONDS ESTATES PRELIMINARY PLAT

Jeff Retzlaff

From: Mark Schroeder
Sent: Monday, February 25, 2019 11:26 AM
To: Jeff Retzlaff
Cc: Scott Coulthurst
Subject: Woodland Ponds Estates Preliminary Plat

Hello Jeff,

In response to the January 24th letter from Planning Assistant Lori Johnson, the Park & Recreation Commission reviewed the preliminary plat for the Woodland Ponds Estates Subdivision at the February 20th commission meeting. Based on the meeting discussion, the commission affirmed the direction that the developer provide 1.) a pedestrian trail linking the north and south development areas through Outlot 3 from the Forest Hill Road cul-de-sac to the Harvest Hills cul-de-sac (Taylor Trail), and 2.) the developer install/improve pedestrian access/connectivity (paved) along the Elm Lane public right-of-way to maintain connectivity from the area of planned improvements to the current section of Elm Lane to the west. This pedestrian access will insure public access to Friedenfeld Park by future residents of the Woodland Ponds Estates Subdivision as well as existing and future residents of the area.

Thanks,

Mark Schroeder, CPRP
Park & Recreation Director
Germantown Park & Recreation Department
Ph: (262) 250-4710 Fax: (262) 255-2920



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August 3, 2018

WIC-SE-2018-67-01746

Dave Leszczynski
3223 Fleur De Lis Drive
Mequon, WI 53092

RE: Wetland Delineation Report for property located in the NE1/4 of the SE1/4 of Section 24,
Township 09 North, Range 20 East, Village of Germantown, Washington County

Dear Mr. Leszczynski:

We have reviewed the wetland delineation report from Stantec Consulting Services, Inc. prepared for the above mentioned site. This letter will serve as confirmation that the wetland boundaries as shown on the attached wetland delineation map are acceptable. This finding is based upon a June 28, 2018 field visit. Any filling or grading within these areas may require DNR approvals. Our wetland confirmation is typically valid for five years. Be sure to send a copy of the report, as well as any approved revisions, to the U.S. Army Corps of Engineers.

In order to comply with Chapter 23.321, State Statutes, please supply the department with a polygon shapefile of the wetland boundaries delineated within the project area. Please do not include data such as parcel boundaries, project limits, wetland graphic representation symbols, etc. If internal upland polygons are found within a wetland polygon, then please label as UPLAND. The shapefile should utilize a State Plane Projection, and be overlain onto recent aerial photography. If a different projection system is used, please indicate what system the data are projected to. In the correspondence sent with the shapefile, please supply a brief description of each wetland's plant community (eg: wet meadow, floodplain forest, etc.). Please send these data to Calvin Lawrence (608-266-0756, or calvin.lawrence@wisconsin.gov).

There are potentially navigable waterways present on the property. DNR Chapter 30 permits may be needed if earthwork (filling, dredging, etc.) or structures (culverts, bridges, erosion control, etc.) are proposed in or adjacent to navigable waterways.

It should be noted that evidence of artificial drainage (drain tiles) was observed within portions of the property. If the drain tiles are not maintained the extent of the wetland boundaries within the project area could change, potentially creating the need for a reevaluation of the wetlands.

If you are planning development on the property, you are required to avoid take of endangered and threatened species, or obtain an incidental take authorization, to comply with the state's Endangered Species Law. To insure compliance with the law, you should submit an endangered resources review form (Form 1700-047), available at <https://dnr.wi.gov/topic/ERReview/Review.html>. The Endangered Resources Program will provide a review response letter identifying any endangered and threatened species and any conditions that must be followed to address potential incidental take.

In addition to contacting WDNR, be sure to contact your local zoning office and U.S. Army Corps of Engineers to determine if any local or federal permits may be required for your project.

If you have any questions, please contact me at (608) 261-6430 or email Neil.Molstad@wisconsin.gov.

Sincerely,

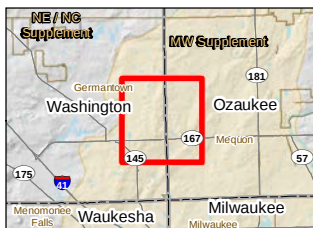
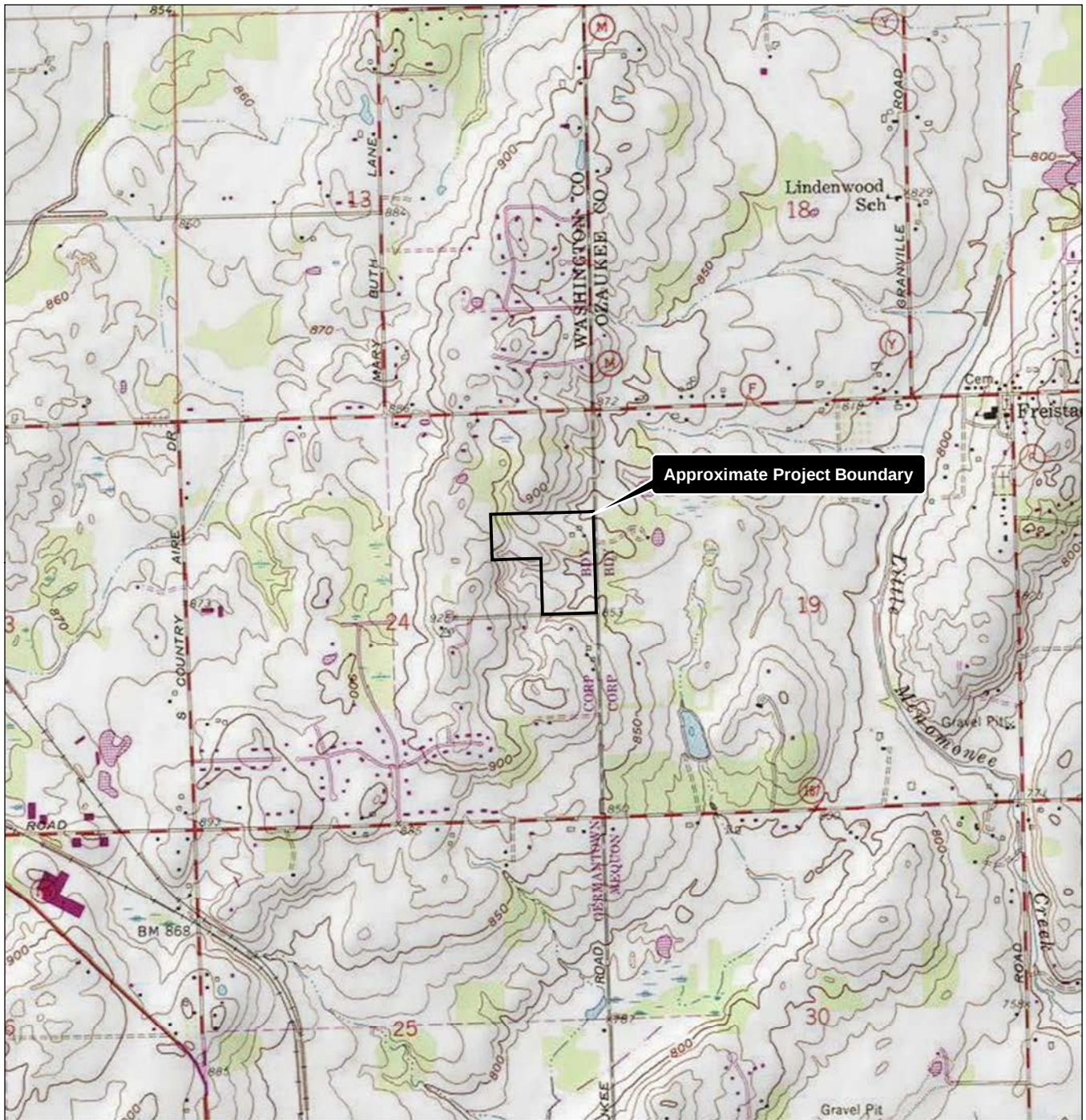
A handwritten signature in black ink, appearing to read "Neil Molstad", with a stylized flourish at the end.

Neil Molstad
Wetland Identification Specialist

cc: April Marcangeli, Project Manager, U.S. Army Corps of Engineers
Village of Germantown
Brian Lennie, Stantec
Michelle Scott, DNR Water Management Specialist
Intake, DNR Stormwater SE Region
Chris Jors, SEWRPC

Attachments:

Project Area Location Map
Wetland Delineation Mapping for the Project Area



Legend

Approximate Project Boundary

Figure No.

1

Title

Project Location and Topography

Client/Project

Dave Leszczynski
29 Acre Parcel
Wetland Delineation

Project Location

19N, R20E, S24,
V. of Germantown,
Washington Co., WI

193706107

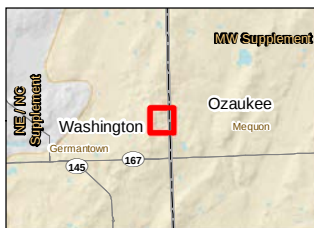
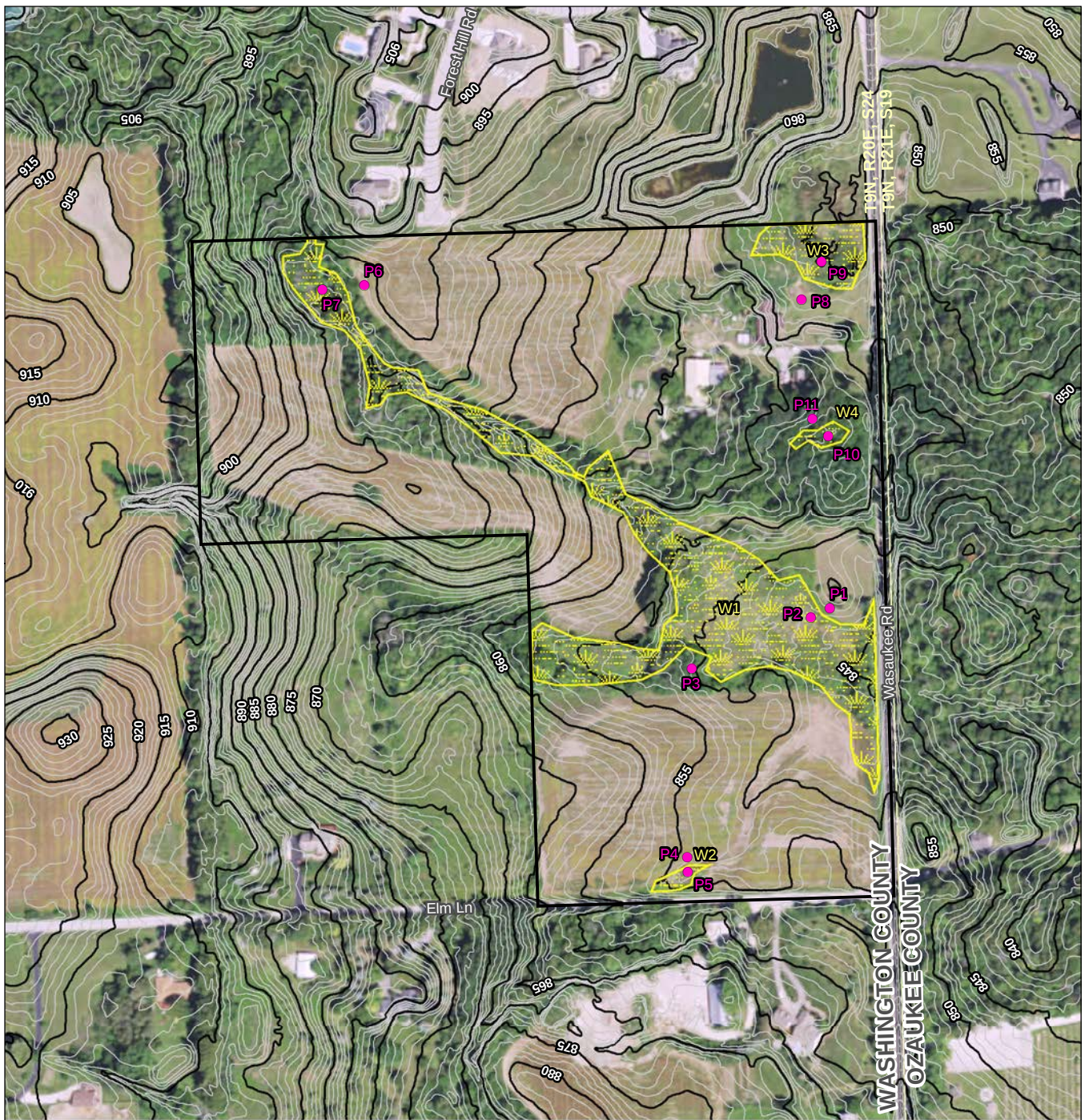
Prepared by AS on 2018-05-15
Technical Review by DG on 2018-05-16
Independent Review by BSL on 2018-05-22

0 1,000 2,000
Feet
1:24,000 (at original document size of 8.5x11)



Notes
1. Coordinate System: NAD 1983 StatePlane Wisconsin
South FIPS 4803 Feet
2. Data Sources Include: Stantec, WisDOT, WDNR
3. Background: USGS 7.5' Topographic Quadrangles

Disclaimer: Stantec assumes no responsibility for data
supplied in electronic format. The recipient accepts full
responsibility for verifying the accuracy and completeness
of the data. The recipient releases Stantec, its officers,
employees, consultants and agents, from any and all claims
arising in any way from the content or provision of the data.



Legend

- Approximate Project Boundary
- 5ft Elevation Contour
- 1ft Elevation Contour
- Sample Point
- Field Delineated Wetland
- DNR 24k Hydrography
- ~ Perennial Stream
- - - Intermittent Stream
- Waterbody

Figure No.
5

Title
Field Collected Data

Client/Project
**Dave Leszczynski
29 Acre Parcel
Wetland Delineation**

Project Location
T19N, R20E, S24,
V. of Germantown,
Washington Co., WI

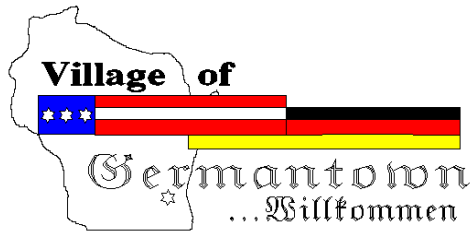
193706107
Prepared by AJG on 2018-05-15
Technical Review by DGG on 2018-05-16
Independent Review by BSL on 2018-05-22

- Notes
1. Coordinate System: NAD 1983 StatePlane Wisconsin South FIPS 4803 Feet
 2. Data Sources Include: Stantec, WisDOT, WDNR
 3. Orthophotography: NAIP 2017

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0 150 300 Feet
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Engineering Department Memorandum

To : Larry Ratayczak, Public Works Director
From : Eric Nitschke, Village Engineer
Date : February 25, 2019
Re : Development Review for Woodland Pond Estates Subdivision

Larry,

Included you will find the review comments pertaining to the Woodland Pond Estates site review.

Woodland Ponds Estates – Site Review

1. Sanitary comments
 - a. No comments
2. Water comments
 - a) No comments
3. Highway comments
 - a. No comments
4. Engineering comments
 - a. Storm Water Management Plan Comments
 - i. Please provide ditch and culvert sizing calculations. All ditches and culverts are to be sized at a minimum for a 25-year storm. However, all overland flow routes are to be sized for the 100-year event.
 - ii. The Village believes the swale between lots 10 and 12 should be converted to a drainage pipe. Runoff from the southeast side of Lot 12 should still have access to pipe that runs North-South across Lot 10. The reason for this suggestion is to prevent future drainage issues that have been experienced in similar cases elsewhere in the Village. Overland flow paths still need to be accounted for.
 - iii. The Village would like clarification for Lot 10 regarding elevations of the 15" HDPE drainage pipe and the sanitary sewer lateral running

from the house to mound. There are concerns about acceptable cover, as well as the two lines interfering with each other.

- iv. The Village believes the swale between Lots 4 and 5 should be converted to a buried drainage pipe. The reason for this suggestion is to prevent future drainage issues that have been experienced in similar cases elsewhere in the Village. Overland flow paths still need to be accounted for.
- v. Pond 2A's outlet structure and emergency overflow need to be redesigned as concentrated flow is proposed to be discharged in to the property to the south. There may be a need to utilize a BMP that focuses on volume control.
- vi. Pond 1B and the overflow component that discharges to the south east towards the ROW needs to be reviewed for re-positioning the discharge further upstream in relation to the wetland (Outlot 3).
- vii. The Village would like clarification on Outlot 4 (To Be Developed In Future). The area is included in the Storm Water Management Plan but is not included in the overall grading plan. Please provide further details for the overall plan on Outlot 4.
- viii. The proposed mound location on Lot 4 compromises the overland flow route from the wetlands. The site layout should be modified as the current proposed mound location stops natural flow of water draining from the north into the wetlands in the south.
- ix. Staff would like to discuss the proposed "Future Ditch Diversion" on Elm Lane.
- x. A signed and recorded Storm Water Maintenance Agreement is required prior to final approvals.

b. Grading Plan

- i. Building pad elevations and walkout elevations should be shown on the grading plans.
- ii. The proposed private driveway for lots 8 and 9 should be designed to accept loads from fire apparatus.
 - 1. This includes base, pavement thickness and width
 - 2. Provide for a proper turn-around at the end of the driveway
 - 3. Verify 100-year floodplain does not overtop access drive
- iii. Some lots have very odd shapes. How will the lot lines be marked so as to prevent builders and homeowners from grading in the 25 foot wetland setback?
- iv. Lot 12 is downslope of a detention pond. The grading plan should take into account a certain level of protection if the upstream pond has a berm failure.
- v. Recertifications of the ponds, outlet structures and culverts will be required prior final approval. Emergency spillway elevations must be a minimum of 1 foot below top of berm elevations.

c. Erosion Control Plan

- i. A more detailed erosion control plan is required. Sequencing should be a part of the plan. Silt fence, erosion bales, ditch checks and

temporary BMP's are also to be called out on a separate plan sheet. Currently this information is spread out on a variety of plan sheets.

- ii. There are some significant slopes on the proposed ditches. How will they be reinforced to prevent erosion?
- iii. If the ponds silt in during site construction, the developer will be required to dredge the ponds and certify all pond elevations prior to approval.
- d. Sheet C-5 calls for the surface lift of asphalt to be 5LT 58-28 S. The surface lift is to be specified as 4LT 58-28 S.
- e. The village's surveyor has provided a separate list of comments that also are to be addressed prior to final approvals being granted.
- f. All local and state approvals are required prior to work commencing onsite. It is the developer's responsibility to insure all approvals are obtained prior to start of construction.

PRELIMINARY SUBDIVISION PLAT REVIEW CHECKLIST

Name: Woodland Ponds Estates

Professional Land Surveyor: Jim Schneider, PLS

Firm Name: North Shore Engineering

Dated: January 23, 2019

18.04 - PRELIMINARY PLAT.

(1) **GENERAL.** A preliminary plat shall be required for all subdivisions and shall be based upon a survey by a [Professional](#) Land Surveyor and the plat shall be prepared on ~~tracing cloth, reproducible drafting film~~ paper of good quality at a map scale not larger than 100 feet to the inch [or an AutoCAD .dwg file of the preliminary subdivision plat](#) and shall show correctly on its face [or in the file](#), the following information:

- o (a) Title or name under which the proposed subdivision is to be recorded.
- o (b) Proper location of proposed subdivision by government lot, quarter section, town, range, county and state.
- o (c) General location sketch showing the location of the subdivision within the U. S. Public Land Survey section.
- o (d) Date, graphic scale and north point.
- o (e) Names and addresses of the owner,
 - o (e) subdivider name and address
 - o (e) Name and Address of the Professional Land Surveyor preparing the plat.
- o (f) The entire area contiguous to the proposed plat owned or controlled by the subdivider shall be included on the preliminary plat even though only a portion of said area is proposed for immediate development. [The Plan Commission may waive this requirement where it is unnecessary to fulfill the purposes and intent of this chapter and severe hardship would result from strict application thereof.](#)

(2) **PLAT DATA.** All preliminary plats shall show the following:

- o (a) Exact length and bearing of the exterior boundaries of the proposed subdivision referenced to a corner established in U. S. Public Land Survey and the total acreage encompassed thereby.
- o (b) Existing [and proposed](#) contours at vertical intervals of not more than 2 feet where the slope of the ground surface is less than 10% and of not more than 4 feet where the slope of the ground surface is 10% or more. Elevations shall be marked on such contours based on National Geodetic [Vertical](#) Datum of 1929 ~~(mean sea level)~~.
- o [All horizontal mapping shall be tied to the Wisconsin State Plane Coordinate System, South Zone-Grid and the North American Datum of 1927. \(NAD27\)](#)
- o (c) Water elevations of adjoining lakes and streams at the date of the survey and approximate high and low water elevations, all referred to [National Geodetic Vertical Datum of 1929](#) ~~mean sea level (1929) datum.~~

- o (d) Limits and elevation of the 100-year recurrence interval flood as shown on the flood land maps supplemental to the Village Zoning District Maps, or where such data is not available, a line 5 feet above the maximum flood of record.
- o (e) Location, right-of-way width and names of all existing streets, alleys or other public ways, easements, railroad [right of way](#) and utilities [easements](#) and all U. S. Public Land Survey section and quarter section lines within the exterior boundaries of the plat or immediately adjacent thereto.
- o (f) Type, width and elevation of any existing street pavements within the exterior boundaries of the plat or immediately adjacent thereto together with any legally established centerline elevations, all to mean sea level (1929) datum.
- o (g) Location and names of any adjacent subdivision, parks and cemeteries and owners of record of abutting unplatted lands.
- o (h) Location, size and invert elevation of any existing sanitary or storm sewers, culverts, and drain pipes, the location of manholes, catch basins, hydrants, power and telephone poles and the location and size of any existing water and gas mains within the exterior boundaries of the plat or immediately adjacent thereto. If no sanitary or storm sewers or water mains are located on or immediately adjacent to the lands being platted, the nearest such sewers or mains which might be extended to serve such lands shall be indicated by their direction and distance from the nearest exterior boundary of the plat and their size and invert elevations noted on the plat.
- o (i) Locations of all existing property boundary lines, structures, drives, streams, [ponds](#) and watercourses, ~~marshes~~ [delineated wetlands](#), rock outcrops, wooded areas, railroad tracks and other similar significant natural or manmade features within the tract being subdivided or immediately adjacent thereto.
- o (j) Location, width and names of all proposed streets and public rights-of-way such as alleys and easements.
- o (k) Approximate dimensions of all proposed building lots together with proposed lot and block numbers.
- o (l) Location and approximate dimensions and size of any sites to be reserved or dedicated for parks, playgrounds, drainage ways, schools or other public use or sites which are to be used for group housing, shopping centers, church sites or other private uses not requiring lotting.
- o (m) Approximate radii of all curves.
- o (n) Existing zoning on and adjacent to the proposed plat.

- o (o) Any proposed lake and stream access.
- o (p) Any proposed lake and stream improvement or relocation.
- o (q) Soil type, slope and boundaries as shown on the detailed operational soil survey maps prepared by the U. S. Soil Conservation Service. [\(move soils map to a sheet in the construction plan set\)](#)
- o (r) Location of soil boring tests, where required by Wis. Adm. Code H 65.06(2), made to a depth of 6 feet, unless bedrock is at a lesser depth. The number of such tests shall be adequate to portray the character of the soil and the depths of bedrock and ground water from the natural undisturbed surface. To accommodate this purpose, a minimum of one test per 3 acres shall be made. Two copies of all test results shall accompany the preliminary plat.
- o (s) Location of soil percolation tests, as required by and conducted in accordance with Wis. Adm. Code H 65.06(3), taken at the location and depth in which on-site soil absorption sanitary sewerage disposal systems are to be installed. The number of such tests shall not be less than one test per 3 acres or one test per lot, whichever is greater. Two copies of all test results shall accompany the preliminary plat.

(3) **STREET PLANS AND PROFILES.** The Village Engineer may require that the subdivider provide street plans and profiles showing existing ground surface, proposed and established street grades, including extensions for a reasonable distance beyond the limits of the proposed subdivision when requested. All elevations shall be based upon mean sea level (1929) datum, and plans and profiles shall meet the approval of the Village Engineer.

- o Compliance
- o None Applicable

(4) **TESTING.** The Village Engineer may require that borings and soundings be made in specified areas to ascertain subsurface soil, rock and water conditions, including depth to bedrock and depth to ground water table. Where the proposed land division will not be served by public sanitary sewer service, the provisions of Wis. Adm. Code H 65 shall be complied with, and the appropriate data submitted with the preliminary plat.

- o Compliance
- o None Applicable

(5) **SOIL AND WATER CONSERVATION.** The Village Engineer, upon determining from a review of the preliminary plat that the soil, slope, vegetation and drainage characteristics of the clearing, grading, filling and other earth moving operations in the development of the land division or otherwise entail a severe erosion and sedimentation hazard, may require the subdivider to provide an erosion control plan as provided in [section 17.44](#) of this Code.

- o Compliance

- o None Applicable

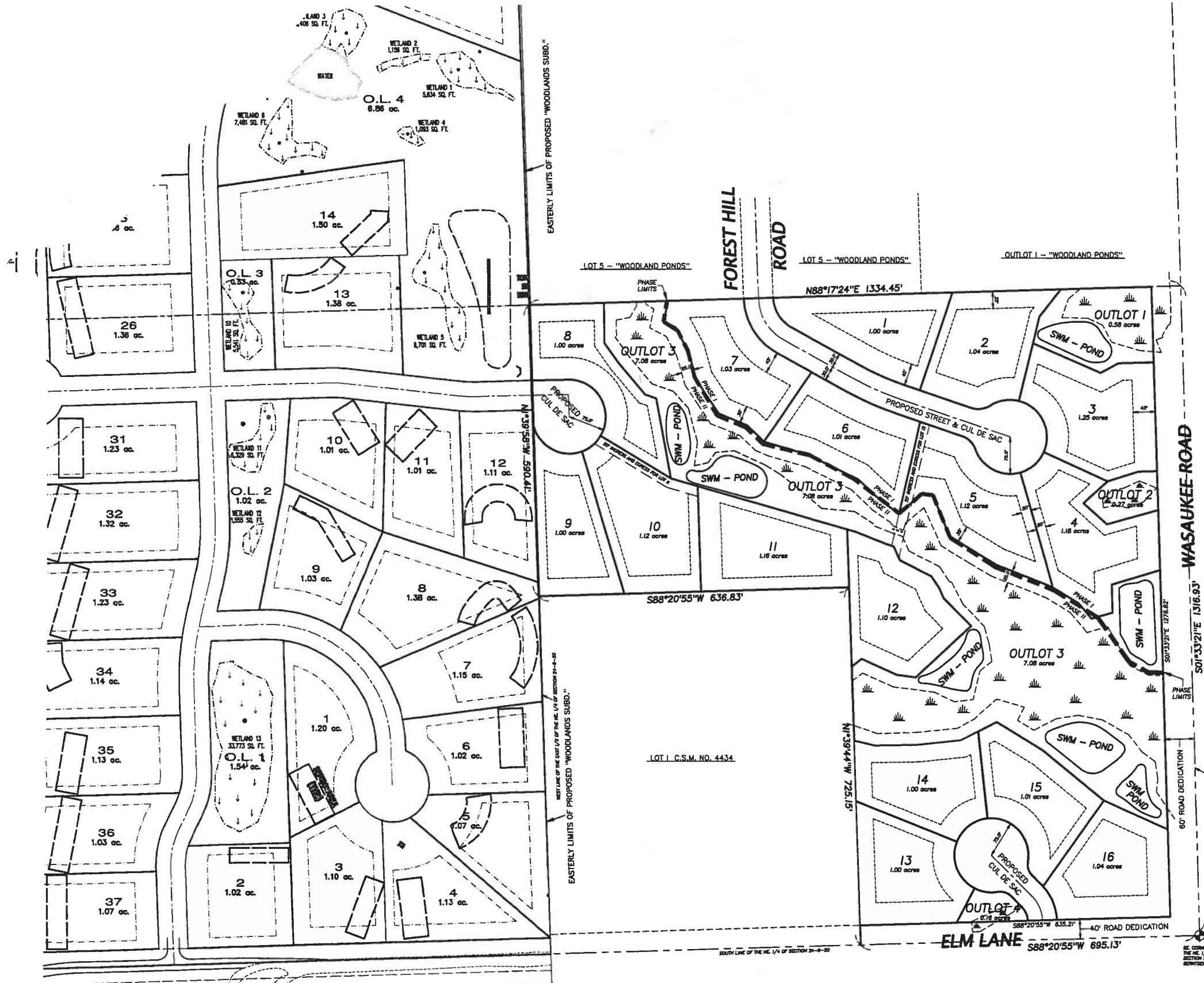
(6) **COVENANTS.** The Plan Commission may require submission of a draft of protective covenants whereby the subdivider intends to regulate land use in the proposed subdivision and otherwise protect the proposed development.

- o Compliance
- o None Applicable

(7) **AFFIDAVIT.** The ~~survey~~ [\(Professional Land Surveyor\)](#) preparing the preliminary plat shall certify on the face of the plat that it is a correct representation of all existing land divisions and features and that he has fully complied with the provisions of this chapter.

- o Compliance
- o Non Applicable

State law reference— Preliminary plat, Wis. Stats. § 236.11



LEGAL DESCRIPTION:

The Southeast 1/4 of the Northeast 1/4 of Section 24, Township 9 North, Range 20 East, in the Village of Germantown, Washington County, Wisconsin.

Excepting Therefrom; Lot 1 of Certified Survey Map No. 4434, being that part of the Northeast 1/4 of Section 24, Township 9 North, Range 20 East, in the Village of Germantown, Washington County, Wisconsin.

Said Parcel containing 1,292,977 sq. ft./29.683 acres of land, more or less.

NOTES:

1. THE WETLANDS SHOWN ON THIS CONCEPTUAL ARE FIELD LOCATED/SURVEYED AND HAVE BEEN CONCORDED UPON BY THE DEPARTMENT OF NATURAL RESOURCES, PER THEIR JUNE 28, 2018 SITE VISIT.

2. ALL LOTS ARE A MINIMUM 25' FROM WETLANDS

Property Statistics:

Total Property Area = 29.68 acres (100%)

Total Outlots (1-4) Area = 8.09 acres (27.3%)

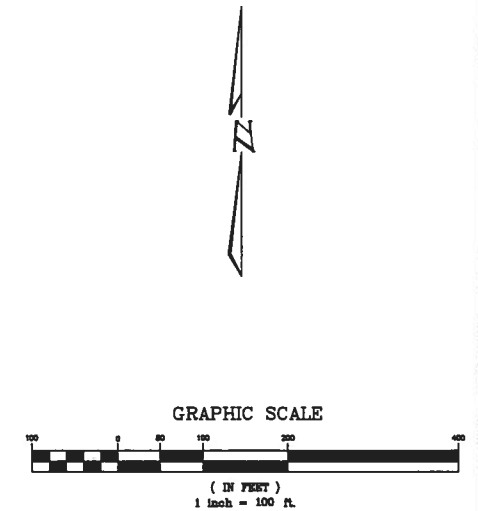
Total Dedicated Road Right of Way Area = 4.53 acres (15.3%)

Average Lot Area = 1.07 acres x 16 = 17.06 acres (57.5%)

Lot Counts:

16 - Single Family Lots

4 - Outlots



4					
3					
2					
1	8-18	ADJUST LOTS FOR 25' WETLAND SETBACK	LOS	I.W.R.	
DATE	REVISION	BY	APVD		

16 Lot - Single Family Conceptual Layout

for
Dave Leszczynski

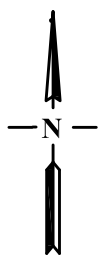
Elm Lane & Wasaukee Road
Germantown, WI

FIELD CHW:	R.A. & P.Z.	APPROVED:
DATE:	JULY 31, 2018	
DWN. BY:	J.O.R.	Contract No.:
CHD. BY:	J.W.R.	Plan No.: 18-015-18 CONCEPT (06 LOT)

NSE

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

VILLAGE OF GERMANTOWN
Woodland Ponds Estates
Shared Access Driveway Exhibit



SCALE: 1" = 40'

DATE: 3/7/2019

