

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

|                |                                                                    |
|----------------|--------------------------------------------------------------------|
| MEETING:       | <b>PLAN COMMISSION</b>                                             |
| DATE AND TIME: | <b>MONDAY, May 9, 2022 6:30 p.m.</b>                               |
| LOCATION:      | <b>Germantown Village Hall Board Room, N112 W17001 Mequon Road</b> |

**NOTICE:** Pursuant to the recommendations of the Centers for Disease Control and Prevention concerning the prevention of COVID-19 infections, any member of the body and/or citizen may also attend the meeting virtually through the WebEx platform, Meeting #2559 741 7231 Password: CgdWe4GHu39 which can be accessed by phone at 408-418-9388 or by logging on at:

<https://villageofgermantown.my.webex.com/villageofgermantown.my/j.php?MTID=m250a23b7d4e00712892bd5715b5ca3ce>

Citizens not wishing to attend the meeting personally or virtually may submit written comments by sending an email to [comments@germantownwi.gov](mailto:comments@germantownwi.gov) by 4 p.m. on the day of the meeting so that it can be provided to the members of the body for their consideration.

- I. **CALL TO ORDER** This meeting has been given public notice in accordance with Wisconsin Statutes, Section 19.83 and 19.84 in such form that will apprise the general public and news media of subject matter that is intended for discussion and action.
- II. **ROLL CALL**
- III. **PUBLIC INPUT/PUBLIC APPEARANCE** Please be advised per §19.84(2) that information will be received from the public, however, no action will be taken at this time.
- IV. **APPROVAL OF MINUTES** April 25, 2022
- V. **NEW BUSINESS**
  - A. Village of Germantown – Proposed Creation of Tax Incremental District No. 9 - Boundaries and Project Plan. **(PUBLIC HEARING & ACTION)**
  - B. Todd & Cindy Wetterau, Property Owners of 57.4 acres located on Fond du Lac Ave/STH145. Rezoning Application from A-1: Agricultural to A-2: Agricultural District and a 2-lot Certified Survey Map (CSM) to divide the 57.4-acre property. **(PUBLIC HEARING & ACTION)**
  - C. Keith & Carrie Ceman, Property Owners of W189 N12712 Deerwood Circle. Rezoning Application from Rs-2: Single-Family Residential to Rs-3: Single-Family Residential and a 2-lot Certified Survey Map (CSM) to divide the 3.4-acre property. **(PUBLIC HEARING & ACTION)**
  - D. CDS Development, Agent for Continental VI Fund LP, Property Owner of Chili's Restaurant - N96 W18640 County Line Road. Site Plan Review for Exterior Building Renovations. **(ACTION)**
  - E. 2050 Comprehensive Plan **(DISCUSSION)**
- VI. **ANNOUNCEMENTS**
- VII. **ADJOURNMENT**

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

## PLAN COMMISSION MINUTES

April 25, 2022

**CALL TO ORDER:** Chairman Wolter called the meeting to order at 6:30 pm.

**ROLL CALL:** Chairman Dean Wolter, Trustee Representative David Baum, Commissioners Peter Nilles, Bill Shadid and Tony Laszewski were in attendance. Commissioner Bob Williams was absent and excused. Also present were Community Development Director Jeff Retzlaff, Associate Planner Emily Zandt and Planning Assistant Lori Johnson.

### **PUBLIC INPUT:**

Chairman Wolter read comments into the record from the following people that were against the Fiduciary/Dickman development: Antoinette Steuer, Rhonda Kuske, Tamara Schneider, Mark & Lorri Boettcher, a concerned neighbor on Club Circle Drive and Dean & Sherry Fox, W203N9470 Bittersweet Lane, Menomonee Falls.

The following people spoke against the Fiduciary/Dickman proposal:

- George Siegle, N96W20912 County Line Road - no police presence on County Line Road, garbage, traffic
- Lorri Boettcher, N96W20235 County Line Road, Menomonee Falls - no benefit, quality of life threatened, additional traffic, lights, noise
- Roger Buck, N96W19827 County Line Road, Menomonee Falls - apartments too dense, increased traffic on County Line Road
- Melanie Smythe, N140W17938 Cedar Lane - buffers are needed between industrial and residential, multi-family not desirable, many more meetings required to discuss 2050 Plan
- Carla Schubert, W204N9886 Lannon Road - concerned rental units will be converted to low-income housing, sewer and water hook-up fees
- Ron Schneider, W204N9767 Lannon Road - asked how many opposed the project in audience
- Gidget Stroik, W204N9713 Lannon Road - what is impact to the schools, traffic will be bad
- Bruce Marx, N96W21156 County Line Road - density too high, more meetings needed
- Scott Lopez, W204N10005 Lannon Road - spoke against the proposal, traffic and safety concerns, lack of fire and police presence.
- Tamara Schneider, W204N9699 Lannon Road - concerned with water drainage, needs more landscaping, should be single-family homes.
- Joe Metzenheim, N96W20932 County Line Road - asked how far sewer will extend on County Line Road.
- William Schubert, W204N9886 Lannon Road - his property value will go down living next to industrial building, traffic concerns.
- Shirley Engelmann, W180N9843 Riversbend Circle West (Trustee Jan Miller spoke on behalf of Ms. Engelmann) - concerned with traffic.
- Trustee Jan Miller, W151N10297 Windsong Circle West - District 4 residents are against the proposal, they want to see single-family homes, create the 2050 Plan to meet the needs of Germantown residents.

### **APPROVAL OF MINUTES:**

***MOTION Baum second Shadid to Approve the Minutes from March 28, 2022 and April 11, 2022.***

***MOTION carried unanimously.***

**Fiduciary Real Estate Development Inc., and the Dickman Company Inc., agents for the Central Land Company III LLC and Carrie Doine, Kristie Leswing, et al., property owners of 89 acres located in the northeast quadrant of the Lannon Road/CTH Y @ County Line Road/CTH Q intersection.** Follow-

up discussion on an 89-acre mixed-use development comprised of a 320-unit multi-family residential community (The Seasons of Germantown) and a 55-acre industrial/business park. Director Retzlaff summarized revisions to the original proposal. Tony DeRosa, Fiduciary Real Estate, explained the changes made in response to comments received that included removing the gas station component and converting that area into a green space buffer, changes to the industrial buildings layout, increased building setbacks, screened parking area so parking lots are not visible from the street, a traffic study will be completed, a detailed photometric plan will include fixtures with cutoff lenses, additional green space and 9.66 units per acre. Sam Dickman Sr. commented on the industrial development saying his buildings have been very well received by the community and staff, but they intend to increase their game in terms of design and colors for this proposal. He thinks most traffic will head north on Lannon Road to the round-about and then onto the freeway instead of using County Line Road. He believes the uses are compatible and provides a nice transition to the area. Discussion followed.

Trustee Baum responded to the concerns he heard explaining his understanding is that the Village never requires anyone to hook up to sewer unless they choose to. He said at some point this property will be developed and have an impact on traffic and lighting but their concerns will be looked at and worked out when a final plan is received. He asked what the right transition development is for this area. He's heard the negatives and the preference for single-family residential or townhouse condo style buildings.

Commissioner Laszewski said when he looks at the 2020 Plan, this property is a bullseye for commercial/industrial development and what is being proposed he doesn't think looks like a bad plan. He said the density for the multi-family is less than 10 units an acre, it has a lot of green space, good setbacks, cut off lights and the noise concern will be looked at. He is not a fan of big warehousing because of the truck traffic and suggested light industrial to minimize that. He said there would not be as many kids in this type of development and thinks this is a good project for this area as a transitional use. He said the master plan is there for something like this.

Commissioner Shadid feels both developers have a good reputation but as a Germantown resident he thinks County Line Road is a nightmare. The apartment structure looks better than the last proposal but he is concerned with traffic on County Line Road due to the location of the warehousing. He likes that the gas station was removed. Discussion continued on traffic. Chairman Wolter added that any traffic studies will come later if and when the project moves forward. The developer will need to decide based on what they have heard to either move forward or look somewhere else. He commented on Fiduciary's development in Madison being well kept and maintained, open areas clean and inviting. He mentioned a development in Verona that has a mix of apartments and single-family with industrial adding that this proposal is not an unheard-of way to transition. He hears single family is wanted and asked if that has been looked at or considered.

Director Retzlaff was still concerned with the orientation of industrial building #1 as presented stating it needs to be addressed further. Trustee Baum agreed building #1 is his biggest problem with the plan because the trucking yard is 150 feet from someone's house. Turning the buildings would reduce that but even with the buffer requirement, the building causes him some problems. Discussion continued. Director Retzlaff commented on the distribution warehouse type use versus light industrial/office type use in smaller buildings. Mr. Dickman explained the buildings are sized to be competitive in the market place. They are generally multi-tenant buildings and the market tells them who would occupy the building and could be a mix of light manufacturing, assembly, warehousing,

not much office space, and generally tenants with 40 to 50,000 square feet. He was not willing to restrict the industrial uses.

Chairman Wolter suggested a new plan with all residential along County Line and Lannon Roads with industrial behind that. He continued adding a sprinkling of single family along the roads and multi family behind that with industrial behind that more towards Appleton Avenue so the front area is more residential based and shows as mostly residential. He thinks the residents would be less against more of a residential based development on the corner. Commissioner Nilles agreed with that idea and would support another concept in line with that and including a sprinkling in of some single family. Director Retzlaff said the suggestion is a drastic change from what was presented we need to give the developer some direction. Chairman Wolter stated the developer will need to consider if they want to come back with a new plan or if the plan presented is what they see for the area.

Tony DeRosa commented there is a core to the plan that has some merit with the Plan Commission members and said they know they will take a look at the traffic and a traffic study will be completed. The industrial and multi family has some merit with the sprinkling in of some single family they will take a look at what is feasible. They will also look at shifting the access onto Lannon to the north. There are a lot of things to continue to work through but they have the framework parts and pieces for a master development plan. Discussion continued. Director Retzlaff asked where the industrial buildings would go with a new plan that incorporates a single-family plan. Chairman Wolter explained building #2 and #3 should spin 90 degrees and their docks would be behind.

This item was for discussion only. No action was taken.

Chairman Wolter called a break 9:00 pm  
Returned from break at 9:08 pm

***MOTION Baum second Laszewski to move to Item C on the agenda  
MOTION carried unanimously.***

**Samantha Drew - N116 W15757 Main Street.** The property owner is seeking approval of a Zoning Permit to construct a 24.22 (528 sqft) detached accessory building (garage) on the property. Associated Planner Zandt summarized the proposal.

***MOTION Baum second Shadid to Approve a Zoning Permit for Samantha Drew to allow the construction of a detached accessory building on the property located at N116W15757 Main Street subject to the following conditions:***

- 1. This permit allows the construction of a 24'x22' (528 sqft) detached garage as generally described and depicted in the application dated 3-28-2022 and supporting documents subject to any further requirements and revisions set forth herein or required by the Plan Commission.***
- 2. The detached garage shall be setback at least 5' from the rear and side lot lines.***
- 3. The architecture and exterior and roofing materials shall be the same or comparable to those of the primary dwelling.***
- 4. Village building permits are required for any/all interior and exterior renovations (construction, electrical and/or plumbing). Contact Inspection Services for information about building permit applications at 262-346-4460.***

***MOTION carried unanimously.***

**Keller Inc., agent for the Village of Germantown and property owners of 38 acres located in the southwest corner of the Donges Bay Road and Wasaukee Road intersection.** Keller is seeking feedback on a 37-acre site concept plan and building renderings for proposed Building 1 of a 37-acre industrial park site located at the southwest corner of the Donges Bay Road @ Wasaukee Road intersection in the Omega Hills Industrial District. Associate Planner Zandt summarized the proposal that includes discussion on a 375,000 sqft multi-tenant building. Nathan Laurent, Keller Inc., presented details on the proposed spec industrial building. Discussion followed.

Trustee Baum talked about the site plan suggesting it may be better to mirror both sets of buildings so all the truck traffic is between the buildings and the fronts of buildings are on Wasaukee Road. The sound of the truck docks would then be away from the neighbors. He said more landscaping is needed to screen the sound from the neighbors and the architecture of the building needs to be improved with vertical and horizontal articulation including emphasizing the entrance to the building. He suggested Keller view the building architecture of the DPW building specifically at the entrance. He explained the idea of flipping the buildings so the truck bays are located on the inside of the buildings. Mr. Laurent stated the current proposed layout is what is preferred. Commissioner Shadid commented that Donges Bay Road is not in good condition and this development could impact the road further. Commissioner Laszewski echoed Trustee Baum's comments to dress up the building and landscaping adding it would be nice to have traffic on the interior instead of the west end of the building. Director Retzlaff stated additional landscaping would be required.

This item was for discussion. No action was taken.

**BV Ryan Willow Creek LLC for Ryan Companies - N102 W19300 Willow Creek Way.** The property owner is seeking approval of a minor site plan revision to add 33 parking stalls and a drive-up ramp to the existing 186,800 sqft industrial building in the Willow Creek Business Park. Director Retzlaff summarized the proposal.

***MOTION Shadid second Nilles to Approve the site and building plan revisions to add parking stalls and an overhead ramp and dock door for the existing multi-tenant located at N102 W19300 Willow Creek Way in the Willow Creek Business Park subject to the following conditions:***

- 1. The proposed parking stall size (9' x 19' or 171 sqft) is less than the minimum required 180 sqft. The stall size shall be expanded to meet the minimum 180 sqft requirement. A revised site plan showing the minimum required stall size shall be submitted to the Village Planner for review and approval prior issuance of an occupancy permit for the overhead door and ramp expansion.***
- 2. The new landscaped islands created within the parking area shall include additional landscaping items, preferably trees and not just grass to help off-set the loss of landscaping along the south elevation of the building (replaced by sidewalk in front of the parking stalls). A supplemental landscape plan for the (3) curbed islands should be submitted to the Village Planner for review and approval prior issuance of an occupancy permit for the overhead door and ramp expansion.***
- 3. All landscaping, grading, paving, storm water management, utility and other improvements shown on the approved site plans shall be installed as approved prior to issuance of an***

***occupancy permit for the building addition unless a cash bond or letter of credit in an amount equal to 120 percent of the estimated installation and material costs reviewed and approved by the Village is submitted to the Village as necessary to ensure that installation of the proposed features and improvements will be completed within one (1) year after issuance of the occupancy permit.***

- 4. State agency (DSPS) approved plans and a \$20,000 occupancy bond are required by Inspection Services at the time of building permit application. The Village of Germantown is an authorized delegated agent of DSPS to provide all commercial plan review and inspection services through SAFEBuilt of WI and the Village of Germantown.***
- 5. All plan revisions and technical corrections identified in the March 14, 2022 review memo from the Director of Public Works shall be addressed in revised plans and/or supplemental information submitted for review and approval prior to issuance of an occupancy permit for the overhead door and ramp expansion.***
- 6. Separate Zoning Permits for new tenants are required. Contact staff in the Planning & Zoning Department for details.***
- 7. Sign permits are required for all new temporary or permanent exterior signs. Contact staff in the Planning & Zoning Department for details.***

***MOTION carried unanimously.***

**2050 Comprehensive Plan; Review of April 11 Rural Preservation Workshop** - Director Retzlaff summarized the April 11th workshop and reviewed the results from the Mentimeter questions. He reviewed where the potential sewer service areas are located and how those areas were incorporated into the boundary of the rural preservation district. Discussion followed on the extension of sewer and water and how it affects development. Chairman Wolter said he thought it was a good meeting, but to plan for more interaction or more of a group setting for comments at the next meeting and not as much as us presenting. Trustee Baum suggested having a table for the areas with a lot of potential activity; the Main Street Central Business District area, Holy Hill Gateway area and the Freistadt District. Director Retzlaff stated the Village Board has directed staff to finish the 2050 Plan by the end of July and that won't happen unless the next meeting shows a nearly complete concept plan is presented. Chairman Wolter stated that could be brought forward at the May 2nd Village Board meeting to discuss the timeline. Trustee Jan Miller commented that the Village Board voted unanimously to have the 2050 Plan at the 4th of July. So the date to complete the Plan would need to be automatically extended. Chairman Wolter said only if you're looking for additional recommendations and not to just provide information.

Discussion continued on the conservation subdivision design approach and that it is our recommendation to promote the concept to help preserve the rural character of the Village of Germantown. The Plan Commission and the Village Board will need to decide if this a good concept or fall back on the current approach of splitting land into 5-acre parcels or letting people decide whatever parcel size they want. Chairman Wolter said to continue with the conservation subdivision approach until it is recommended to be changed. Director Retzlaff explained the concept of adding an additional provision that would provide a property owner an opportunity to create a pre-determined number of lots for their benefit or some other type of incentive. A lengthy discussion followed regarding the potential future sewer service areas.

No action was taken.

**ANNOUNCEMENTS:** None

**ADJOURNMENT:** There being no further business, the meeting was adjourned at 10:55 pm.

Respectfully submitted,

Lori Johnson  
Planning Assistant

# **TAX INCREMENTAL DISTRICT (TID) No. 9**

**5/9/22 Plan Commission Meeting**

## **Germantown Community Development Department**

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**Village Planner Report**

**Germantown, Wisconsin**

### **BACKGROUND**

Tax Incremental District No. 9 (TID9) is a 38.5 acre “Industrial” TID located in the southwest quadrant of the Donges Bay Road @ Wasaukee Road intersection in the far southeast corner of the Village (see enclosed Project Plan). The purpose for TID9 is to provide infrastructure financing necessary to support the creation and development of the Omega Hills Business Park on land classified as “Industrial” under the Village’s 2020 Land Use Plan map.

### **PROPOSAL**

As detailed in the TID9 Project Plan, the Village estimates project costs totaling approximately \$8.7 million to undertake the projects listed in the Project Plan, including \$4.48 million for infrastructure to access the site off Donges Bay Road, \$3 million in land acquisition costs, and additional expenses for PAYGO incentives, administration and professional services.

The Village anticipates that the value of land and improvements in TID9 will increase to \$25.8 million as a result of the TID9 project. Consequently, the Village anticipates that TID9 will generate sufficient tax increment to pay all project costs within the maximum allowable 20 years.

### **PROCESS**

As with previous TID proposals, the Plan Commission is responsible for holding a public hearing of the TID9 boundaries and Project Plan prior to making a recommendation to the Village Board and the TID9 Joint Review Board through action on a proposed resolution (copy attached).

Additional information will be provided as part of the public hearing and prior to discussion of the proposed resolution by Village staff and Ehlers, the Village’s financial consultant.

# **NOTICE OF PUBLIC HEARING AND JOINT REVIEW BOARD MEETING IN THE VILLAGE OF GERMANTOWN, WISCONSIN**

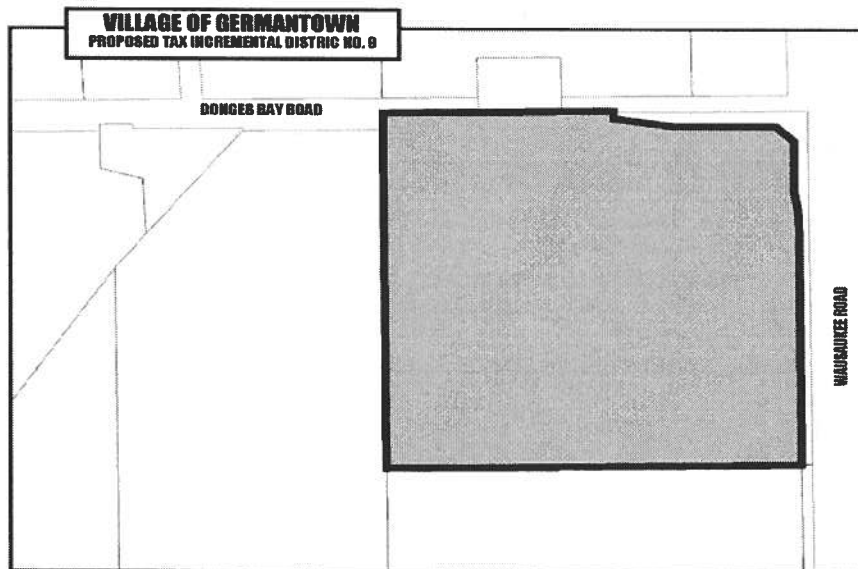
Notice is Hereby Given that the Village of Germantown will hold an organizational Joint Review Board meeting on May 9, 2022 at 4:00 p.m.

The purpose of this meeting is to organize a Joint Review Board for purposes of considering the proposed creation of, and proposed project plan for, Tax Incremental District No. 9 (the "District").

Notice is Hereby Given that the Plan Commission of the Village of Germantown will hold a public hearing on May 9, 2022 at 6:30 p.m. for the purpose of providing the community a reasonable opportunity to comment upon the proposed creation of the Project Plan for the District.

The meetings will be held at the Germantown Village Hall Board Room, located at N112 W17001 Mequon Road and details of how you can attend the meeting either in person or virtually will be included on the final agenda when it is posted.

The proposed boundaries of the District would be within an area generally detailed on the map inset.



The District is expected to be an industrial district based on the identification and classification of the property proposed to be included within the District.

Proposed projects costs include various public improvements and cash grants to owners or lessee or developers of land located within the district (development incentives) and professional and organizational services, administrative costs, and finance costs. The proposed costs include projects within the proposed boundary and within a ½ mile radius of the proposed boundary of the District.

All interested parties will be given a reasonable opportunity to express their views on the proposed creation of the District, the proposed boundaries of the District, and the proposed Project Plan thereof. A copy of the Project Plan, including a description of the proposed boundaries, will be available for viewing in the offices of the Village Clerk at the Germantown Village Hall, located at N112 W17001 Mequon Road, during the hours of 8:00 a.m. and 4:00 p.m. Monday through Friday and can be viewed on the Village website under Legal Notices; <http://www.village.germantown.wi.us/>

Citizens wishing to submit any public comments may do so by sending them by email to: [comments@germantownwi.gov](mailto:comments@germantownwi.gov) no later than 4:00 pm on the meeting date listed above.

Such hearing shall be public and citizens and interested parties shall then be heard. This hearing may be adjourned from time to time.

By Order of the Village of Germantown, Wisconsin

Published April 20 & April 27, 2022

## **RESOLUTION NO. 01-2022**

### **DESIGNATING PROPOSED BOUNDARIES AND APPROVING A PROJECT PLAN FOR TAX INCREMENTAL DISTRICT NO. 9 VILLAGE OF GERMANTOWN, WISCONSIN**

WHEREAS, the Village of Germantown (the "Village") has determined that use of Tax Incremental Financing is required to promote development and redevelopment within the Village; and

WHEREAS, Tax Incremental District No. 9 (the "District") is proposed to be created by the Village as an industrial district in accordance with the provisions of Wisconsin Statutes Section 66.1105 (the "Tax Increment Law"); and

WHEREAS, a Project Plan for the District has been prepared that includes:

- a. A statement listing the kind, number and location of all proposed public works or improvements within the District, or to the extent provided in Wisconsin Statutes Sections 66.1105(2)(f)1.k. and 66.1105(2)(f)1.n., outside of the District;
- b. An economic feasibility study;
- c. A detailed list of estimated project costs;
- d. A description of the methods of financing all estimated project costs and the time when the related costs or monetary obligations are to be incurred;
- e. A map showing existing uses and conditions of real property in the District;
- f. A map showing proposed improvements and uses in the District;
- g. Proposed changes of zoning ordinances, master plan, map, building codes and Village ordinances;
- h. A list of estimated non-project costs;
- i. A statement of the proposed plan for relocation of any persons to be displaced;
- j. A statement indicating how the District promotes the orderly development of the Village;
- k. An opinion of the Village Attorney or of an attorney retained by the Village advising that the plan is complete and complies with Wisconsin Statutes Section 66.1105(4)(f).

WHEREAS, prior to its publication, a copy of the notice of public hearing was sent to the chief executive officers of Washington County, the Germantown School District, and the Milwaukee Area Technical College District, and any other entities having the power to levy taxes on property located within the District, in accordance with the procedures specified in the Tax Increment Law; and

WHEREAS, in accordance with the procedures specified in the Tax Increment Law, the Plan Commission, on May 9, 2022 held a public hearing concerning the project plan and boundaries and proposed creation of the District, providing interested parties a reasonable opportunity to express their views thereon.

NOW, THEREFORE, BE IT RESOLVED by the Plan Commission of the Village of Germantown that:

1. It recommends to the Village Board that Tax Incremental District No. 9 be created with boundaries as designated in Exhibit A of this Resolution.
2. It approves and adopts the Project Plan for the District, attached as Exhibit B, and recommends its approval to the Village Board.
3. Creation of the District promotes orderly development in the Village.

Adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

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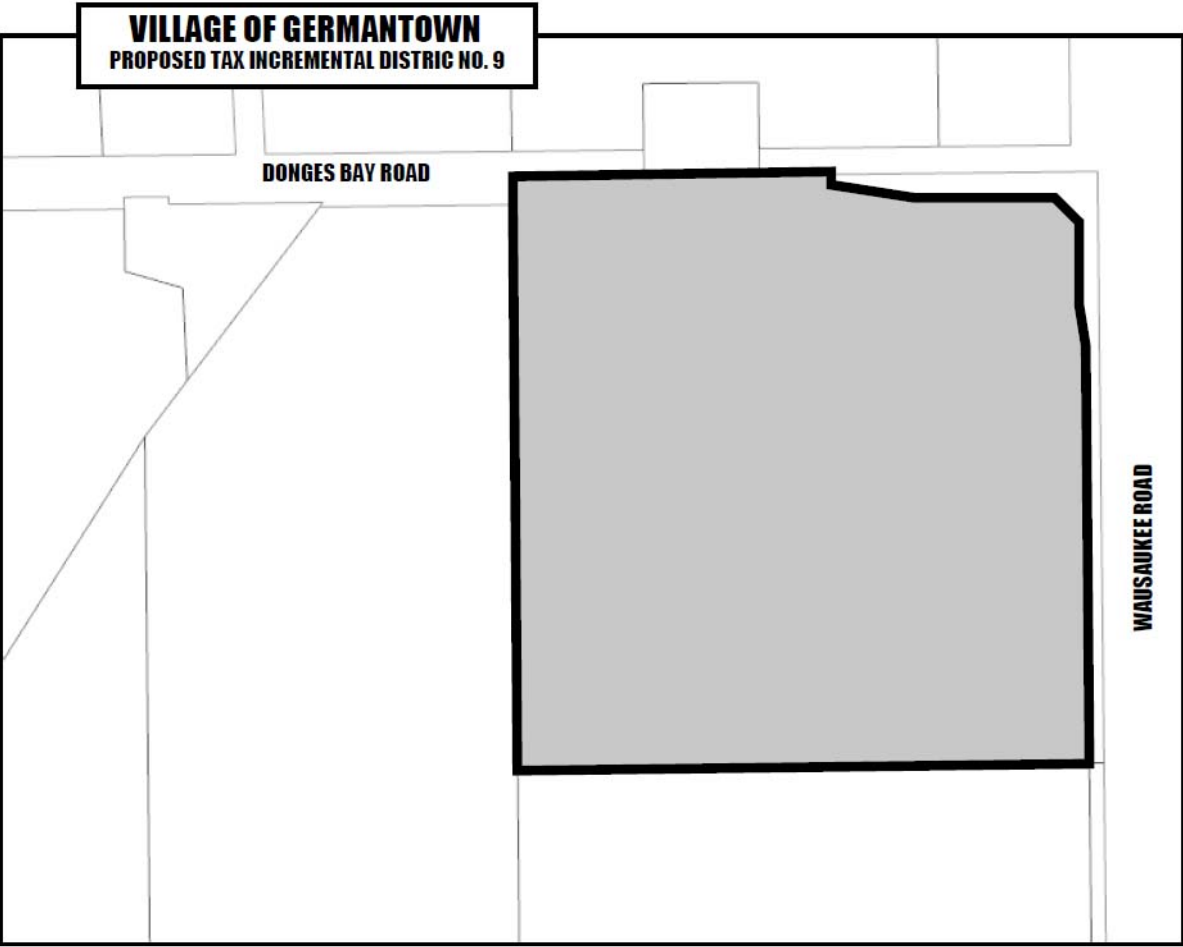
Dean Wolter, Plan Commission Chair

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Laura Johnson, Secretary of the Plan Commission

**EXHIBIT A**

**MAP  
TAX INCREMENTAL DISTRICT NO. 9  
VILLAGE OF GERMANTOWN**



**EXHIBIT B**

**PROJECT PLAN  
TAX INCREMENTAL DISTRICT NO. 9  
VILLAGE OF GERMANTOWN**

THIS WILL BE HANDED OUT SEPARATELY

May 9, 2022

## PROJECT PLAN

# Village of Germantown, Wisconsin

## Tax Incremental District No. 9



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Prepared by:

Ehlers

N21W23350 Ridgeview Parkway West,

Suite 100

Waukesha, WI 53188

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**BUILDING COMMUNITIES. IT'S WHAT WE DO.**

## KEY DATES

|                                                 |                                    |
|-------------------------------------------------|------------------------------------|
| Organizational Joint Review Board Meeting Held: | Scheduled for May 9 <sup>th</sup>  |
| Public Hearing Held:                            | Scheduled for May 9 <sup>th</sup>  |
| Approval by Plan Commission:                    | Scheduled for May 9 <sup>th</sup>  |
| Adoption by Village Board:                      | Scheduled for June 6 <sup>th</sup> |
| Approval by the Joint Review Board:             | TBD                                |

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# **SECTION 1:**

## **Executive Summary**

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### **DESCRIPTION OF DISTRICT**

Tax Incremental District (“TID”) No. 9 (“District”) is a proposed Industrial District comprising approximately 38.15 acres located at the intersection of Donges Bay Rd and Wasaukee Rd. The District will be created to pay the costs of land acquisition and public infrastructure needed (“Project”) to be developed by a potential future developer. In addition to the incremental property value that will be created, the Village expects the Project will result in public infrastructure that will be needed for the future construction of the Village’s planned Department of Public Works facility.

### **AUTHORITY**

The Village is creating the District under the provisions of Wis. Stat. § 66.1105.

### **ESTIMATED TOTAL PROJECT COST EXPENDITURES**

The Village anticipates making total expenditures of approximately \$8.7 million (“Project Costs”) to undertake the projects listed in this Project Plan (“Plan”). Project Costs include an estimated \$4.48 million for infrastructure to access the parcel off Donges Bay Rd, \$3 million in land acquisition costs, as well as additional expenditures for PAYGO incentives, administrative and professional services.

### **INCREMENTAL VALUATION**

The Village projects that new land and improvements value of approximately \$25.8 million will result from the Project. Creation of this additional value will be made possible by the Project Costs made within the District. A table detailing assumptions as to the development timing and associated values is included in the Economic Feasibility Study located within this Plan.

### **EXPECTED TERMINATION OF DISTRICT**

Based on the Economic Feasibility Study located within Section 9 of this Plan, the Village anticipates that the District will generate sufficient tax increment to pay all Project Costs within its allowable 20 years.

### **SUMMARY OF FINDINGS**

As required by Wis. Stat. § 66.1105, and as documented in this Plan and the exhibits contained and referenced herein, the following findings are made:

1. That “but for” the creation of this District, the development projected to occur as detailed in this Plan: 1) would not occur; or 2) would not occur in

the manner, at the values, or within the timeframe desired by the Village. In reaching this determination, the Village has considered:

The Developer's representation that the Project is not economically viable without public participation based on extraordinary costs associated with demolition of structures and redevelopment of existing sites.

The substantial investment needed to provide the public infrastructure necessary to allow for development within the District. Absent the use of tax incremental financing, the Village is unable to fully fund this program of infrastructure improvements.

2. The economic benefits of the District, as measured by increased employment, business and personal income, and property value, are sufficient to compensate for the cost of the improvements. In making this determination, the Village has considered the following information:

That the Developer is likely to purchase goods and services from local suppliers in construction of the Project, and induced effects of employee households spending locally for goods and services from retailers, restaurants and service companies.

3. The benefits of the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions. As required by Wis. Stat. § 66.1105(4)(i)4., a calculation of the share of projected tax increments estimated to be paid by the owners of property in the overlying taxing jurisdictions has been prepared and can be found in this Plan. However, because the Project would not occur without the use of tax incremental financing, these tax increments would not be paid but for creation of the District. Accordingly, the Village finds that the benefits expected to be realized as set forth in this Plan outweigh the value of the tax increments to be invested in the Project.
4. Not less than 50% by area of the real property within the District is suitable for industrial sites as defined by Wis. Stat. § 66.1101 and has been zoned for industrial use. Any real property within the District that is found suitable for industrial sites and is zoned for industrial use at the time of creation of the District will remain zoned for industrial use for the life of the District.
5. Based on the foregoing finding, the District is designated as an industrial district.
6. The Project Costs relate directly to promoting industrial development in the District, consistent with the purpose for which the District is created.

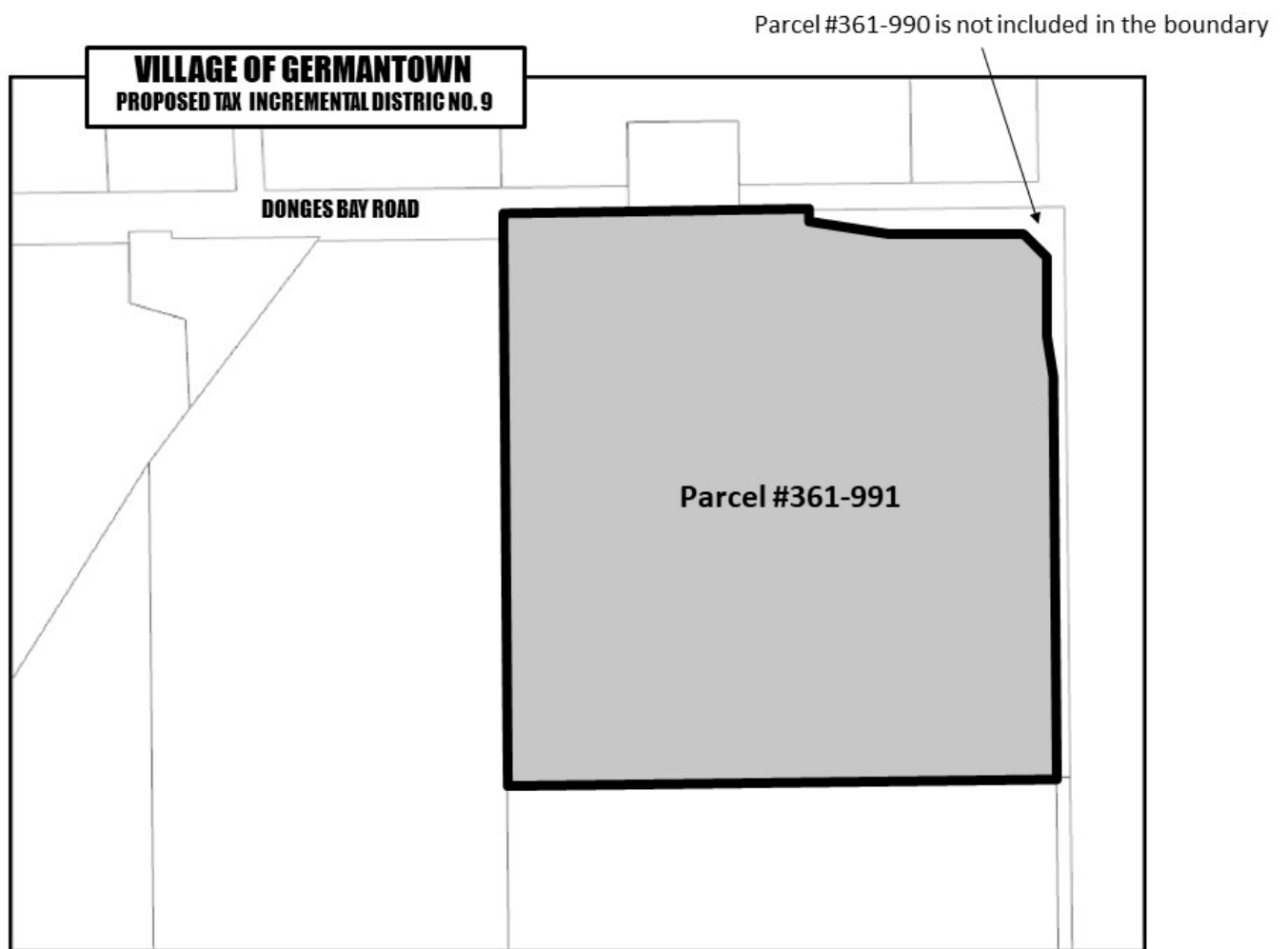
7. Improvements to be made in the District are likely to significantly enhance the value of substantially all of the other real property in the District.
8. The equalized value of taxable property in the District, plus the incremental value of all existing tax incremental districts within the Village does not exceed 12% of the total equalized value of taxable property within the Village.
9. The Village estimates that less than 35% of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period, pursuant to Wis. Stat. § 66.1105(5)(b).
10. That there are no parcels to be included within the District that were annexed by the Village within the preceding three-year period.
11. The Plan for the District is feasible and is in conformity with the Master Plan of the Village.

## **SECTION 2:**

### **Preliminary Map of Proposed District Boundary**

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Map Found on Following Page.

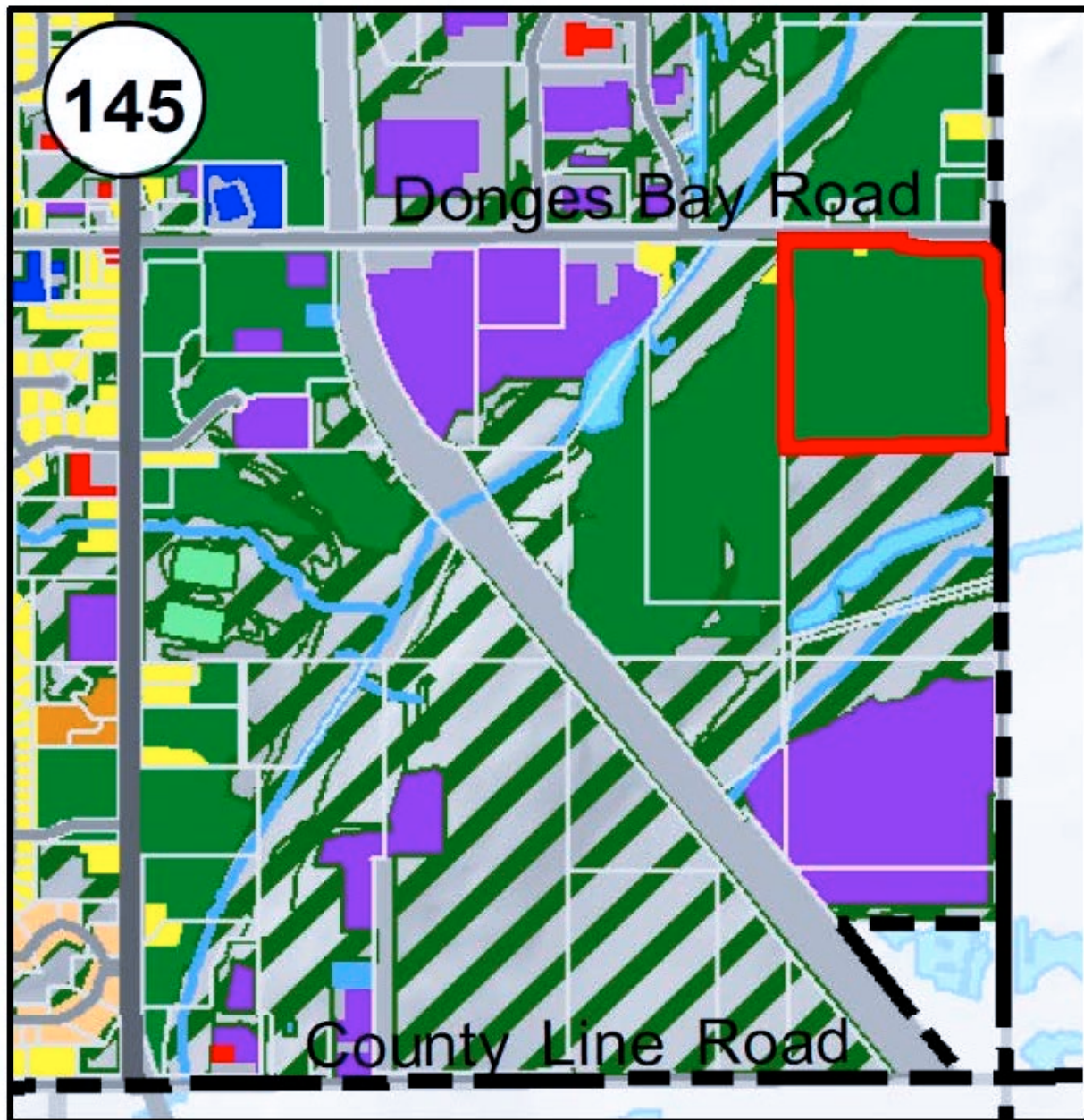


## **SECTION 3:**

### **Map Showing Existing Uses and Conditions**

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Map Found on Following Page.



## SECTION 4: Preliminary Parcel List and Analysis

| Village of Germantown     |               |                          |                 |         |                                       |                                         |        |        |                 |                       |         |        |                         |                                 |
|---------------------------|---------------|--------------------------|-----------------|---------|---------------------------------------|-----------------------------------------|--------|--------|-----------------|-----------------------|---------|--------|-------------------------|---------------------------------|
| Tax Increment District #9 |               |                          |                 |         |                                       |                                         |        |        |                 |                       |         |        |                         |                                 |
| Base Property Information |               |                          |                 |         |                                       |                                         |        |        |                 |                       |         |        |                         |                                 |
| Property Information      |               |                          |                 |         |                                       | Assessment Information                  |        |        | Equalized Value |                       |         |        | District Classification | Comments                        |
| Map Ref #                 | Parcel Number | Street Address           | Owner           | Acreage | Annexed Post 1/1/04? ...Indicate date | Part of Existing TID? ...Indicate TID # | Land   | Imp    | Total           | Equalized Value Ratio | Land    | Imp    | Total                   | Industrial (Zoned and Suitable) |
| 1                         | 361-991       | N104W12667 Donges Bay Rd | Kathleen Krause | 38.15   | N                                     | N                                       | 97,300 | 77,100 | 174,400         | 92.30%                | 105,422 | 83,536 | 188,959                 | 38.15                           |
| Total Acreage 38.15       |               |                          |                 |         |                                       |                                         | 97,300 | 77,100 | 174,400         |                       | 105,422 | 83,536 | 188,959                 | 38.15<br>100.00%                |
|                           |               |                          |                 |         |                                       |                                         |        |        |                 |                       |         |        |                         | Draft                           |

## SECTION 5: Equalized Value Test

The following calculations demonstrate that the Village expects to be in compliance with Wis. Stat. § 66.1105(4)(gm)4.c., which requires that the equalized value of the taxable property in the proposed District, plus the value increment of all existing tax incremental districts, does not exceed 12% of the total equalized value of taxable property within the Village.

The equalized value of the increment of existing tax incremental districts within the Village, plus the base value of the proposed District, totals \$137,735,259. This value is less than the maximum of \$378,959,340 in equalized value that is permitted for the Village.

| Village of Germantown                     |                                      |
|-------------------------------------------|--------------------------------------|
| Tax Increment District #9                 |                                      |
| Valuation Test Compliance Calculation     |                                      |
| Anticipated Creation/Boundary Amendment   | 6/6/2022                             |
|                                           | Valuation Data<br>Est. Creation Date |
| Total EV (TID In)                         | 3,157,994,500                        |
| 12% Test                                  | 378,959,340                          |
| Increment of Existing TIDs                |                                      |
| TID #6                                    | 30,664,100                           |
| TID #7                                    | 4,323,200                            |
| TID #8                                    | 102,559,000                          |
| Total Existing Increment                  | 137,546,300                          |
| Projected Base of New or Amended District | 188,959                              |
| Total Value Subject to 12% Test           | 137,735,259                          |
| Compliance                                | PASS                                 |

## **SECTION 6:**

### **Statement Listing the Kind, Number and Location of All Proposed Public Works or Improvements Within the District**

---

Project Costs are any expenditure made, estimated to be made, or monetary obligations incurred or estimated to be incurred as outlined in this Plan. Project Costs will be diminished by any income, special assessments or other revenues, including user fees or charges, other than tax increments, received or reasonably expected to be received in connection with the implementation of the Plan. If Project Costs incurred benefit territory outside the District, a proportionate share of the cost is not a Project Cost. Costs identified in this Plan are preliminary estimates made prior to design considerations and are subject to change after planning, design and construction is completed.

With all Project Costs, the costs of engineering, design, survey, inspection, materials, construction, restoring property to its original condition, apparatus necessary for public works, legal and other consultant fees, testing, environmental studies, permits, updating Village ordinances and plans, judgments or claims for damages and other expenses are included as Project Costs.

The following is a list of public works and other tax incremental financing eligible Project Costs that the Village expects to make, or may need to make, in conjunction with the implementation of the District's Plan. The map found in Section 7 of this Plan along with the Detailed List of Project Costs found in Section 8 provide additional information as to the kind, number and location of potential Project Costs.

#### **Property, Right-of-Way and Easement Acquisition**

##### **Property Acquisition for Development**

To promote and facilitate development the Village may acquire property within the District. The cost of property acquired, and any costs associated with the transaction, are eligible Project Costs. Following acquisition, other Project Costs within the categories detailed in this Section may be incurred to make the property suitable for development. Any revenue received by the Village from the sale of property acquired pursuant to the execution of this Plan will be used to reduce the total project costs of the District. If total Project Costs incurred by the Village to acquire property and make it suitable for development exceed the revenues or other consideration received from the sale or lease of that property, the net amount shall be considered "real property

assembly costs” as defined in Wis. Stat. § 66.1105(2)(f)1.c., and subject to recovery as an eligible Project Cost.

### **Property Acquisition for Conservancy**

To promote the objectives of this Plan, the Village may acquire property within the District that it will designate for conservancy. These conservancy objectives include: preserving historic resources or sensitive natural features; protection of scenic and historic views; maintaining habitat for wildlife; maintaining adequate open space; reduction of erosion and sedimentation by preserving existing vegetation; and providing adequate areas for management of stormwater. The cost of property acquired for conservancy, and any costs associated with the transaction, are eligible Project Costs.

### **Acquisition of Rights-of-Way**

The Village may need to acquire property to allow for installation of streets, driveways, sidewalks, utilities, stormwater management practices and other public infrastructure. Costs incurred by the Village to identify, negotiate and acquire rights-of-way are eligible Project Costs.

### **Acquisition of Easements**

The Village may need to acquire temporary or permanent easements to allow for installation and maintenance of streets, driveways, sidewalks, utilities, stormwater management practices and other public infrastructure. Costs incurred by the Village to identify, negotiate and acquire easement rights are eligible Project Costs.

### **Relocation Costs**

If relocation expenses are incurred in conjunction with the acquisition of property, those expenses are eligible Project Costs. These costs may include, but are not limited to: preparation of a relocation plan; allocations of staff time; legal fees; publication of notices; obtaining appraisals; and payment of relocation benefits as required by Wis. Stat. Chapter 32 and Wis. Admin. Code ADM 92.

## **Site Preparation Activities**

### **Environmental Audits and Remediation**

If it becomes necessary to evaluate any land or improvement within the District, any cost incurred by the Village related to environmental audits, testing, and remediation are eligible Project Costs.

### **Demolition**

To make sites suitable for development, the Village may incur costs related to demolition and removal of structures or other land improvements, to include abandonment of wells or other existing utility services.

### **Site Grading**

Land within the District may require grading to make it suitable for development, to provide access, and to control stormwater runoff. The Village may need to remove and dispose of excess material, or bring in fill material to provide for proper site elevations. Expenses incurred by the Village for site grading are eligible Project Costs.

## **Utilities**

### **Sanitary Sewer System Improvements**

To allow development to occur, the Village may need to construct, alter, rebuild or expand sanitary sewer infrastructure within the District. Eligible Project Costs include, but are not limited to, construction, alteration, rebuilding or expansion of: collection mains; manholes and cleanouts; service laterals; force mains; interceptor sewers; pumping stations; lift stations; wastewater treatment facilities; and all related appurtenances. To the extent sanitary sewer projects undertaken within the District provide direct benefit to land outside of the District, the Village will make an allocation of costs based on such benefit. Those costs corresponding to the benefit allocated to land within the District, and necessitated by the implementation of the Project Plan, are eligible Project Costs. Implementation of the Project Plan may also require that the Village construct, alter, rebuild or expand sanitary sewer infrastructure located outside of the District. That portion of the costs of sanitary sewer system projects undertaken outside the District which are necessitated by the implementation of the Project Plan are eligible Project Costs.

### **Water System Improvements**

To allow development to occur, the Village may need to construct, alter, rebuild or expand water system infrastructure within the District. Eligible Project Costs include, but are not limited to, construction, alteration, rebuilding or expansion of: distribution mains; manholes and valves; hydrants; service laterals; pumping stations; wells; water treatment facilities; storage tanks and reservoirs; and all related appurtenances. To the extent water system projects undertaken within the District provide direct benefit to land outside of the District, the Village will make an allocation of costs based on such benefit. Those costs corresponding to the benefit allocated to land within the District, and necessitated by the

implementation of the Project Plan, are eligible Project Costs. Implementation of the Project Plan may also require that the Village construct, alter, rebuild or expand water system infrastructure located outside of the District. That portion of the costs of water system projects undertaken outside the District which are necessitated by the implementation of the Project Plan are eligible Project Costs.

### **Stormwater Management System Improvements**

Development within the District will cause stormwater runoff. To manage this stormwater runoff, the Village may need to construct, alter, rebuild or expand stormwater management infrastructure within the District. Eligible Project Costs include, but are not limited to, construction, alteration, rebuilding or expansion of: stormwater collection mains; inlets, manholes and valves; service laterals; ditches; culvert pipes; box culverts; bridges; stabilization of stream and river banks; and infiltration, filtration and detention Best Management Practices (BMP's). To the extent stormwater management system projects undertaken within the District provide direct benefit to land outside of the District, the Village will make an allocation of costs based on such benefit. Those costs corresponding to the benefit allocated to land within the District, and necessitated by the implementation of the Project Plan, are eligible Project Costs. Implementation of the Project Plan may also require that the Village construct, alter, rebuild or expand stormwater management infrastructure located outside of the District. That portion of the costs of stormwater management system projects undertaken outside the District which are necessitated by the implementation of the Project Plan are eligible Project Costs.

### **Electric Service**

To create sites suitable for development, the Village may incur costs to provide, relocate or upgrade electric services. Relocation may require abandonment and removal of existing poles or towers, installation of new poles or towers, or burying of overhead electric lines. Costs incurred by the Village to undertake this work are eligible Project Costs.

### **Gas Service**

To create sites suitable for development, the Village may incur costs to provide, relocate or upgrade gas mains and services. Costs incurred by the Village to undertake this work are eligible Project Costs.

### **Communications Infrastructure**

To create sites suitable for development, the Village may incur costs to provide, relocate or upgrade infrastructure required for voice and data communications, including, but not limited to: telephone lines, cable lines and fiber optic cable. Costs incurred by the Village to undertake this work are eligible Project Costs.

### **Streets and Streetscape**

#### **Street Improvements**

To allow development to occur, the Village may need to construct or reconstruct streets, highways, alleys, access drives and parking areas. Eligible Project Costs include, but are not limited to: excavation; removal or placement of fill; construction of road base; asphalt or concrete paving or repaving; installation of curb and gutter; installation of sidewalks and bicycle lanes; installation of culverts, box culverts and bridges; rail crossings and signals; utility relocation, to include burying overhead utility lines; street lighting; installation of traffic control signage and traffic signals; pavement marking; right-of-way restoration; installation of retaining walls; and installation of fences, berms, and landscaping.

#### **Streetscaping and Landscaping**

To attract development consistent with the objectives of this Plan, the Village may install amenities to enhance development sites, rights-of-way and other public spaces. These amenities include, but are not limited to: landscaping; lighting of streets, sidewalks, parking areas and public areas; installation of planters, benches, clocks, tree rings, trash receptacles and similar items; and installation of brick or other decorative walks, terraces and street crossings. These and any other similar amenities installed by the Village are eligible Project Costs.

### **Community Development**

#### **Cash Grants (Development Incentives)**

The Village may enter into agreements with property owners, lessees, or developers of land located within the District for sharing costs to encourage the desired kind of improvements and assure tax base is generated sufficient to recover Project Costs. No cash grants will be provided until the Village executes a developer agreement with the recipient of the cash grant. Any payments of cash grants made by the Village are eligible Project Costs.

## **Miscellaneous**

### **Projects Outside the Tax Increment District**

Pursuant to Wis. Stat. § 66.1105(2)(f)1.n, the Village may undertake projects within territory located within one-half mile of the boundary of the District provided that: 1) the project area is located within the Village's corporate boundaries; and 2) the projects are approved by the Joint Review Board. The cost of projects completed outside the District pursuant to this section are eligible project costs, and may include any project cost that would otherwise be eligible if undertaken within the District. The Village intends to make the following project cost expenditures outside the District:

1. Installation of public infrastructure for road access off Donges Bay Rd. to cost approximately \$4.48 million.

### **Professional Service and Organizational Costs**

The costs of professional services rendered, and other costs incurred, in relation to the creation, administration and termination of the District, and the undertaking of the projects contained within this Plan, are eligible Project Costs. Professional services include but are not limited to: architectural; environmental; planning; engineering; legal; audit; financial; and the costs of informing the public with respect to the creation of the District and the implementation of the Plan.

### **Administrative Costs**

The Village may charge to the District as eligible Project Costs reasonable allocations of administrative costs, including, but not limited to, employee salaries. Costs allocated will bear a direct connection to the time spent by Village employees relating to the implementation of the Plan.

### **Financing Costs**

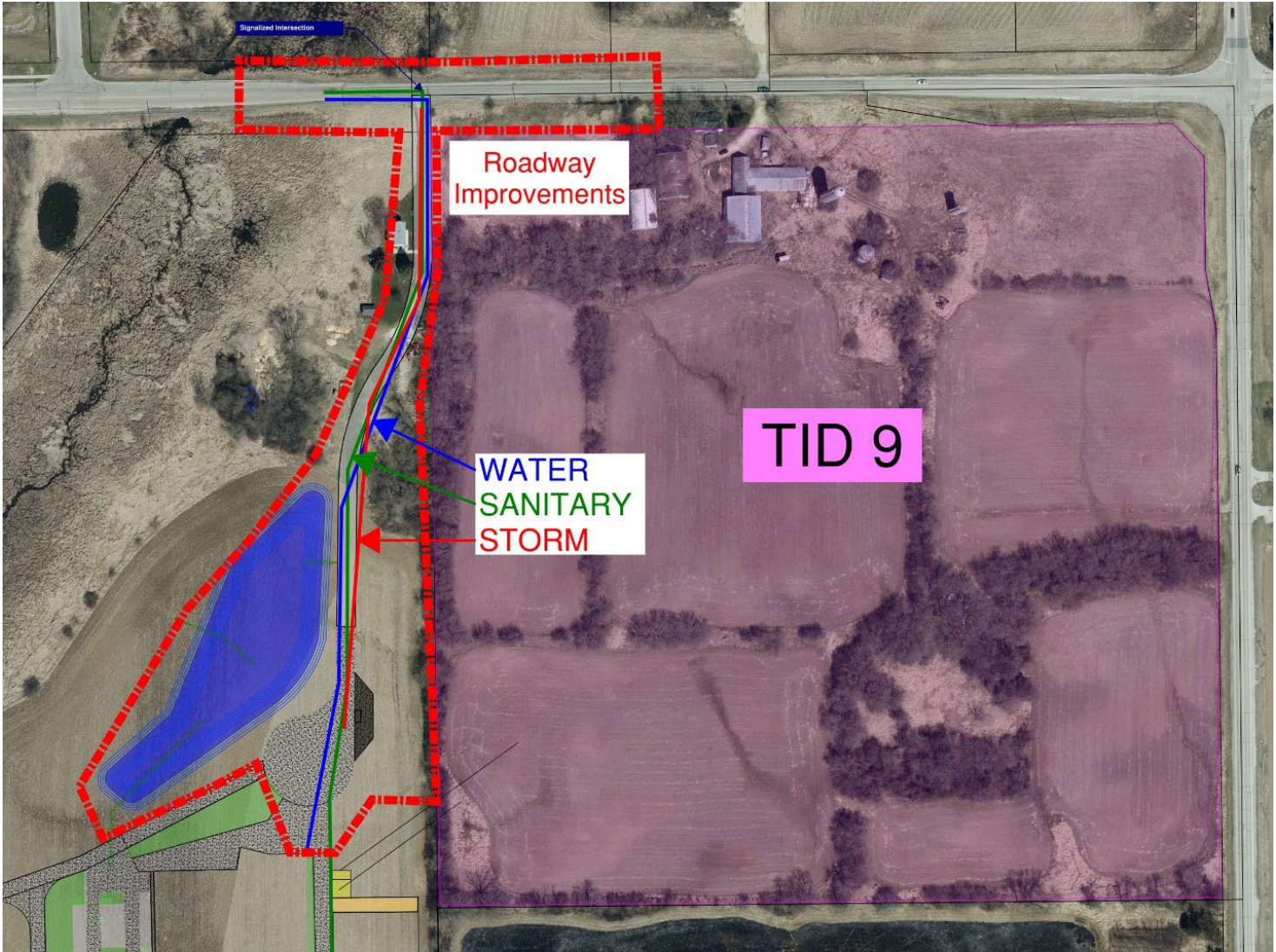
Interest expense, debt issuance expenses, redemption premiums, and any other fees and costs incurred in conjunction with obtaining financing for projects undertaken under this Plan are eligible Project Costs.

## **SECTION 7:**

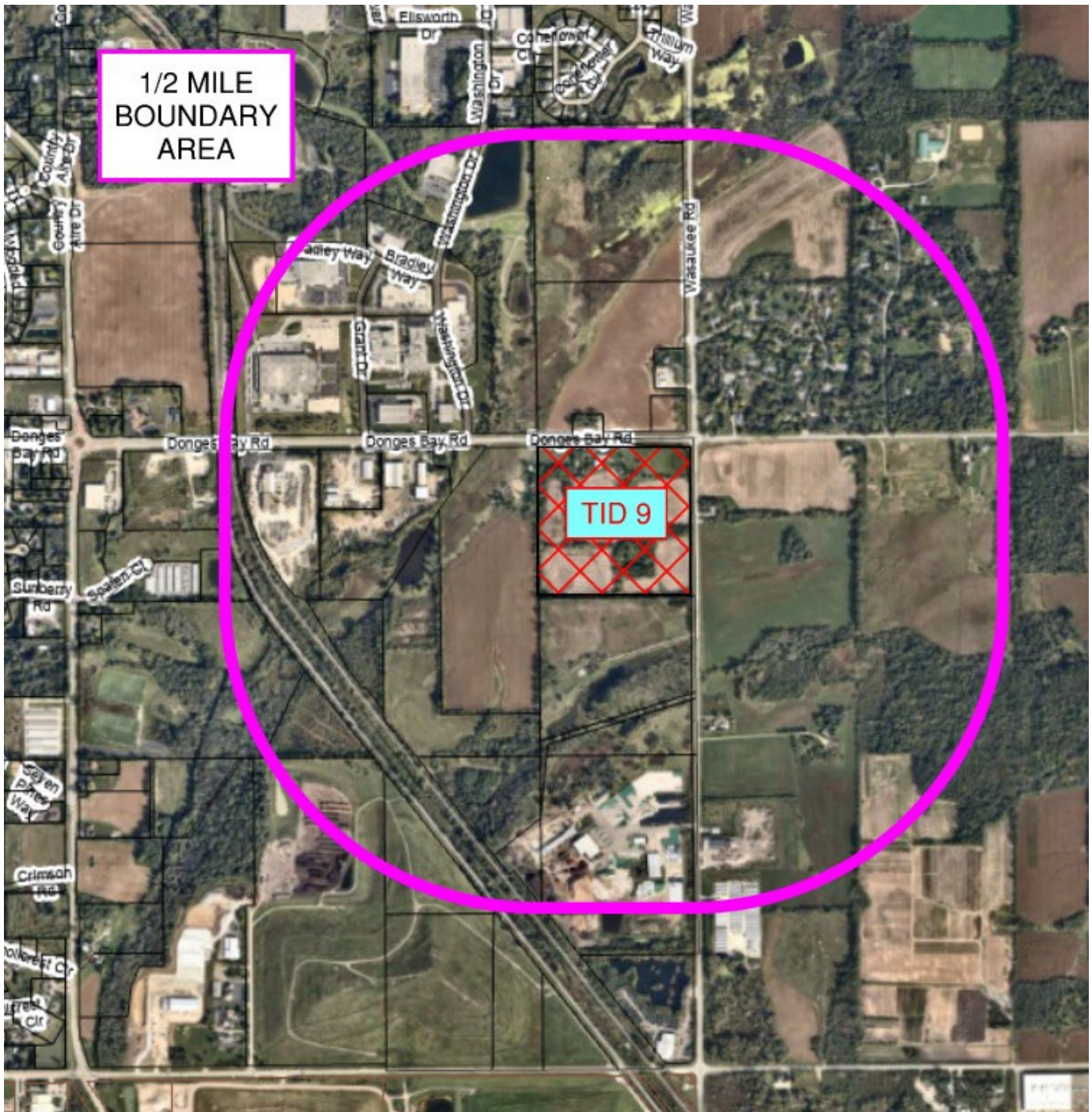
### **Map Showing Proposed Improvements and Uses**

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Maps Found on Following Page.



½ Mile Map



## SECTION 8:

### Detailed List of Estimated Project Costs

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The following list identifies the Project Costs that the Village currently expects to incur in implementing the District's Plan. All projects identified and related costs reflect the best estimates available as of the date of preparation of this Plan. All costs are preliminary estimates and may increase or decrease. Certain Project Costs listed may become unnecessary, and other Project Costs not currently identified may need to be made. (Section 6 details the general categories of eligible Project Costs). Changes in Project Cost totals or the types of Project Costs to be incurred will not require that this Plan be amended. This Plan is not meant to be a budget nor an appropriation of funds for specific Project Costs, but a framework within which to manage Project Costs.

| Village of Germantown     |                                                                  |                  |
|---------------------------|------------------------------------------------------------------|------------------|
| Tax Increment District #9 |                                                                  |                  |
| Estimated Project List    |                                                                  |                  |
| Project ID                | Project Name/Type <sup>1</sup>                                   | 2022-2024        |
| 1                         | Public Improvements - Onsite                                     | 2,175,348        |
| 2                         | Public Improvements - Offsite                                    | 399,200          |
| 3                         | Dry Utilities                                                    | 750,000          |
| 4                         | Contingency/A&E                                                  | 1,163,592        |
| 5                         | Land Acquisition                                                 | 3,000,000        |
| 6                         | Development Incentive (PAYGO)                                    | 1,300,000        |
| 7                         | Professional Services                                            | 50,000           |
| Total Projects            |                                                                  | <u>8,788,140</u> |
| Notes:                    |                                                                  |                  |
| Note 1                    | Project costs are estimates per Village staff.                   |                  |
| Note 2                    | Costs for non-TID portion are <b>not</b> included in this model. |                  |

## **SECTION 9:**

### **Economic Feasibility Study, Description of the Methods of Financing Estimated Project Costs and the Time When Related Costs or Monetary Obligations are to be Incurred**

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This Section includes a forecast of the valuation increases expected within the District, the associated tax increment collections, a summary of how Project Costs would be financed, and a projected cash flow demonstrating that the District is economically feasible.

#### **Key Assumptions**

The Project Costs the Village plans to make are expected to create \$25.8 million in incremental value by the end of construction year 2023. Estimated valuations and timing for construction of the Project are included in **Table 1**. Assuming the Village's current equalized TID Interim tax rate of \$16.70 per thousand of equalized value, and no economic appreciation or depreciation, the Project would generate \$8,243,385 in incremental tax revenue over the 20-year term of the District as shown in **Table 2**.

**Table 1 - Development Assumptions**

## Village of Germantown

### Tax Increment District #9

#### Development Assumptions

| Construction Year |      | Building 1 <sup>1</sup> | Building 2 <sup>2</sup> | Demolition<br>of Existing<br>Buildings | Annual Total      | Construction Year |    |
|-------------------|------|-------------------------|-------------------------|----------------------------------------|-------------------|-------------------|----|
| 1                 | 2022 | 5,000,000               |                         | (77,100)                               | 4,922,900         | 2022              | 1  |
| 2                 | 2023 | 15,800,000              | 5,000,000               |                                        | 20,800,000        | 2023              | 2  |
| 3                 | 2024 |                         |                         |                                        | 0                 | 2024              | 3  |
| 4                 | 2025 |                         |                         |                                        | 0                 | 2025              | 4  |
| 5                 | 2026 |                         |                         |                                        | 0                 | 2026              | 5  |
| 6                 | 2027 |                         |                         |                                        | 0                 | 2027              | 6  |
| 7                 | 2028 |                         |                         |                                        | 0                 | 2028              | 7  |
| 8                 | 2029 |                         |                         |                                        | 0                 | 2029              | 8  |
| 9                 | 2030 |                         |                         |                                        | 0                 | 2030              | 9  |
| 10                | 2031 |                         |                         |                                        | 0                 | 2031              | 10 |
| Totals            |      | <u>20,800,000</u>       | <u>5,000,000</u>        | <u>(77,100)</u>                        | <u>25,722,900</u> |                   |    |

**Notes:**

<sup>1</sup>Building 1 - Assumes a 416K SF building with a construction value of \$50 per SF completed in 2023. Minimum value of \$20.8M.

<sup>2</sup>Buildings 2 - Assumes a 100K SF constructed at a value of \$50 per SF completed in 2023. Minimum value of \$5M.

**Table 2 – Tax Increment Projection Worksheet**

| Village of Germantown              |               |          |  |                          |         |  |  |  |
|------------------------------------|---------------|----------|--|--------------------------|---------|--|--|--|
| Tax Increment District #9          |               |          |  |                          |         |  |  |  |
| Tax Increment Projection Worksheet |               |          |  |                          |         |  |  |  |
| Type of District                   | Industrial    |          |  | Base Value               | 0       |  |  |  |
| Creation Date                      | April 1, 2022 |          |  | Appreciation Factor      | 0.00%   |  |  |  |
| Valuation Date                     | Jan 1,        | 2022     |  | Base Tax Rate            | \$16.70 |  |  |  |
| Max Life (Years)                   | 20            |          |  | Rate Adjustment Factor   | 0.00%   |  |  |  |
| Expenditure Periods/Termination    | 15            | 4/1/2037 |  | Tax Exempt Discount Rate | 3.00%   |  |  |  |
| Revenue Periods/Final Year         | 20            | 2043     |  | Taxable Discount Rate    | 4.00%   |  |  |  |
| Extension Eligibility/Years        | Yes           | 3        |  |                          |         |  |  |  |
| Adverse Impact Eligibility         |               |          |  |                          |         |  |  |  |
| Recipient District                 | No            |          |  |                          |         |  |  |  |

|               | Construction | Valuation         | Inflation | Total     | Revenue                          | Tax              |
|---------------|--------------|-------------------|-----------|-----------|----------------------------------|------------------|
|               | Year         | Value Added       | Year      | Increment | Year                             | Rate             |
| 1             | 2022         | 4,922,900         | 2023      | 0         | 2024                             | \$16.70          |
| 2             | 2023         | 20,800,000        | 2024      | 0         | 2025                             | \$16.70          |
| 3             | 2024         | 0                 | 2025      | 0         | 2026                             | \$16.70          |
| 4             | 2025         | 0                 | 2026      | 0         | 2027                             | \$16.70          |
| 5             | 2026         | 0                 | 2027      | 0         | 2028                             | \$16.70          |
| 6             | 2027         | 0                 | 2028      | 0         | 2029                             | \$16.70          |
| 7             | 2028         | 0                 | 2029      | 0         | 2030                             | \$16.70          |
| 8             | 2029         | 0                 | 2030      | 0         | 2031                             | \$16.70          |
| 9             | 2030         | 0                 | 2031      | 0         | 2032                             | \$16.70          |
| 10            | 2031         | 0                 | 2032      | 0         | 2033                             | \$16.70          |
| 11            | 2032         | 0                 | 2033      | 0         | 2034                             | \$16.70          |
| 12            | 2033         | 0                 | 2034      | 0         | 2035                             | \$16.70          |
| 13            | 2034         | 0                 | 2035      | 0         | 2036                             | \$16.70          |
| 14            | 2035         | 0                 | 2036      | 0         | 2037                             | \$16.70          |
| 15            | 2036         | 0                 | 2037      | 0         | 2038                             | \$16.70          |
| 16            | 2037         | 0                 | 2038      | 0         | 2039                             | \$16.70          |
| 17            | 2038         | 0                 | 2039      | 0         | 2040                             | \$16.70          |
| 18            | 2039         | 0                 | 2040      | 0         | 2041                             | \$16.70          |
| 19            | 2040         | 0                 | 2041      | 0         | 2042                             | \$16.70          |
| 20            | 2041         | 0                 | 2042      | 0         | 2043                             | \$16.70          |
| <b>Totals</b> |              | <b>25,722,900</b> |           | <b>0</b>  | <b>Future Value of Increment</b> | <b>8,243,385</b> |

Notes:

Actual results will vary depending on development, inflation of overall tax rates.

NPV calculations represent estimated amount of funds that could be borrowed (including project cost, capitalized interest and issuance costs).

## Financing and Implementation

The Village will issue a note anticipation note as interim financing in order to pay for the cost of land acquisition. Revenue from the sale of land will help to repay the note anticipation note. Costs of public infrastructure will be paid for by the issuance of General Obligation debt. Any development incentives will be paid through PAYGO agreements utilizing only increment generated by the subject property. Any other costs contemplated are paid for through available cash flow. **Table 3.** provides a summary of the District's financing plan.

**Table 3 – Financing Plan**

| Village of Germantown<br>Tax Increment District #9<br>Estimated Financing Plan |                   |       |                                      |            |
|--------------------------------------------------------------------------------|-------------------|-------|--------------------------------------|------------|
|                                                                                | G.O. Bond<br>2022 |       | Note<br>Anticipation<br>Note<br>2022 |            |
|                                                                                |                   |       | Totals                               |            |
| Projects                                                                       |                   |       |                                      |            |
| Public Improvements - Onsite                                                   | 2,175,348         |       |                                      | 2,175,348  |
| Public Improvements - Offsite                                                  | 399,200           |       |                                      | 399,200    |
| Dry Utilities                                                                  | 750,000           |       |                                      | 750,000    |
| Contingency/A&E                                                                | 1,163,592         |       |                                      | 1,163,592  |
| Land Acquisition                                                               |                   |       | 3,032,440                            | 3,032,440  |
| Total Project Funds                                                            | 4,488,140         |       | 3,032,440                            | 7,520,580  |
| Estimated Finance Related Expenses                                             | 120,230           |       | 68,875                               | 189,105    |
| Financial Advisor                                                              | 25,000            |       | 25,000                               | 50,000     |
| Bond Counsel                                                                   | 16,000            |       | 15,000                               | 31,000     |
| Rating Agency Fee                                                              | 18,500            |       | 12,500                               | 31,000     |
| Paying Agent                                                                   | 850               |       | 850                                  | 1,700      |
| Underwriter Discount                                                           | 12.00 59,880      | 5.00  | 15,525                               | 75,405     |
| Capitalized Interest                                                           | 384,230           |       | 0                                    | 384,230    |
| Total Financing Required                                                       | 4,992,600         |       | 3,101,315                            | 8,093,915  |
| Estimated Interest                                                             | 0.25% (4,675)     | 0.25% | (1,264)                              | (5,939)    |
| Assumed spend down (months)                                                    | 5                 | 2     |                                      | 0          |
| Rounding                                                                       | 2,075             |       | 4,949                                | 7,024      |
| Net Issue Size                                                                 | 4,990,000         |       | 3,105,000                            | 10,095,000 |
| Notes:                                                                         |                   |       |                                      |            |

Based on the Project Cost expenditures as included within the cash flow exhibit (**Table 4**), the District is projected to accumulate sufficient funds by the year 2043 to pay off all Project cost liabilities and obligations. The projected closure is based on the various assumptions noted in this Plan and will vary dependent on actual Project Costs incurred and the actual amount of tax increments collected.

**Table 4 – Cash Flow**

**Village of Germantown**

Tax Increment District #9

Cash Flow Projection - Preliminary

| Year  | Projected Revenues |                                 |                         |                  |                                     |                   | Expenditures           |          |           |                                     |          |          |                                |               |                |         | Balances              |           |            | Year      |                          |
|-------|--------------------|---------------------------------|-------------------------|------------------|-------------------------------------|-------------------|------------------------|----------|-----------|-------------------------------------|----------|----------|--------------------------------|---------------|----------------|---------|-----------------------|-----------|------------|-----------|--------------------------|
|       | Tax<br>Increments  | Interest<br>Earnings/<br>(Cost) | Capitalized<br>Interest | Debt<br>Proceeds | Land Sale<br>Revenue TID<br>Portion | Total<br>Revenues | G.O. Bond<br>4,990,000 |          |           | Note Anticipation Note<br>3,105,000 |          |          | Future Capital<br>Exp. Or Dev. |               |                | Admin.  | Total<br>Expenditures | Annual    | Cumulative |           | Principal<br>Outstanding |
|       |                    |                                 |                         |                  |                                     |                   | Dated Date:            | 08/01/22 | Interest  | Dated Date:                         | 08/01/22 | Interest | Incentives                     | Land Purchase | Infrastructure |         |                       |           |            |           |                          |
|       |                    |                                 |                         |                  |                                     |                   |                        |          |           |                                     |          |          |                                |               |                |         |                       |           |            |           |                          |
|       |                    | 0.20%                           |                         |                  |                                     |                   | Note 1                 |          |           |                                     |          |          |                                |               |                |         |                       |           |            |           |                          |
| 2022  |                    |                                 | 399,200                 | 7,695,800        | 3,032,440                           | 11,127,440        |                        |          |           | 3,105,000                           | 3.50%    | 54,338   |                                | 3,032,440     | 4,488,140      | 20,000  | 10,699,917            | 427,523   | 427,523    | 4,990,000 | 2022                     |
| 2023  |                    | 855                             |                         |                  |                                     | 855               |                        |          | 199,600   |                                     |          |          |                                |               |                | 5,000   | 204,600               | (203,745) | 223,778    | 4,990,000 | 2023                     |
| 2024  | 82,205             | 448                             |                         |                  |                                     | 82,653            |                        | 4.00%    | 199,600   |                                     |          |          |                                |               |                | 5,000   | 204,600               | (121,947) | 101,831    | 4,990,000 | 2024                     |
| 2025  | 429,536            | 204                             |                         |                  |                                     | 429,739           | 225,000                | 4.00%    | 195,100   |                                     |          |          | 5,000                          |               |                | 5,000   | 430,100               | (361)     | 101,470    | 5,900,000 | 2025                     |
| 2026  | 429,536            | 203                             |                         |                  |                                     | 429,739           | 230,000                | 4.00%    | 186,000   |                                     |          |          | 5,000                          |               |                | 5,000   | 426,000               | 3,739     | 105,209    | 5,665,000 | 2026                     |
| 2027  | 429,536            | 210                             |                         |                  |                                     | 429,746           | 235,000                | 4.00%    | 176,700   |                                     |          |          | 25,000                         |               |                | 5,000   | 441,700               | (11,954)  | 93,255     | 5,405,000 | 2027                     |
| 2028  | 429,536            | 187                             |                         |                  |                                     | 429,722           | 240,000                | 4.00%    | 167,200   |                                     |          |          | 25,000                         |               |                | 5,000   | 437,200               | (7,478)   | 85,777     | 5,140,000 | 2028                     |
| 2029  | 429,536            | 172                             |                         |                  |                                     | 429,707           | 245,000                | 4.00%    | 157,500   |                                     |          |          | 25,000                         |               |                | 5,000   | 432,500               | (2,793)   | 82,985     | 4,870,000 | 2029                     |
| 2030  | 429,536            | 166                             |                         |                  |                                     | 429,702           | 250,000                | 4.00%    | 147,600   |                                     |          |          | 25,000                         |               |                | 5,000   | 427,600               | 2,102     | 85,086     | 4,595,000 | 2030                     |
| 2031  | 429,536            | 170                             |                         |                  |                                     | 429,706           | 255,000                | 4.00%    | 137,500   |                                     |          |          | 30,000                         |               |                | 5,000   | 427,500               | 2,206     | 87,292     | 4,310,000 | 2031                     |
| 2032  | 429,536            | 175                             |                         |                  |                                     | 429,710           | 260,000                | 4.00%    | 127,200   |                                     |          |          | 35,000                         |               |                | 5,000   | 427,200               | 2,510     | 89,803     | 4,015,000 | 2032                     |
| 2033  | 429,536            | 180                             |                         |                  |                                     | 429,715           | 270,000                | 4.00%    | 116,600   |                                     |          |          | 35,000                         |               |                | 5,000   | 426,600               | 3,115     | 92,918     | 3,710,000 | 2033                     |
| 2034  | 429,536            | 186                             |                         |                  |                                     | 429,722           | 275,000                | 4.00%    | 105,700   |                                     |          |          | 40,000                         |               |                | 5,000   | 425,700               | 4,022     | 96,939     | 3,395,000 | 2034                     |
| 2035  | 429,536            | 194                             |                         |                  |                                     | 429,730           | 280,000                | 4.00%    | 94,600    |                                     |          |          | 50,000                         |               |                | 5,000   | 429,600               | 130       | 97,069     | 3,065,000 | 2035                     |
| 2036  | 429,536            | 194                             |                         |                  |                                     | 429,730           | 285,000                | 4.00%    | 83,300    |                                     |          |          | 65,000                         |               |                | 5,000   | 438,300               | (8,570)   | 88,499     | 2,715,000 | 2036                     |
| 2037  | 429,536            | 177                             |                         |                  |                                     | 429,713           | 290,000                | 4.00%    | 71,800    |                                     |          |          | 70,000                         |               |                | 5,000   | 436,800               | (7,087)   | 81,412     | 2,355,000 | 2037                     |
| 2038  | 429,536            | 163                             |                         |                  |                                     | 429,699           | 295,000                | 4.00%    | 60,100    |                                     |          |          | 75,000                         |               |                | 5,000   | 435,100               | (5,401)   | 76,010     | 1,985,000 | 2038                     |
| 2039  | 429,536            | 152                             |                         |                  |                                     | 429,688           | 300,000                | 4.00%    | 48,200    |                                     |          |          | 80,000                         |               |                | 5,000   | 433,200               | (3,512)   | 72,498     | 1,605,000 | 2039                     |
| 2040  | 429,536            | 145                             |                         |                  |                                     | 429,681           | 300,000                | 4.00%    | 36,200    |                                     |          |          | 90,000                         |               |                | 5,000   | 431,200               | (1,519)   | 70,979     | 1,215,000 | 2040                     |
| 2041  | 429,536            | 142                             |                         |                  |                                     | 429,678           | 345,000                | 4.00%    | 23,300    |                                     |          |          | 60,000                         |               |                | 5,000   | 433,300               | (3,622)   | 67,357     | 810,000   | 2041                     |
| 2042  | 429,536            | 135                             |                         |                  |                                     | 429,670           | 410,000                | 4.00%    | 8,200     |                                     |          |          | 60,000                         |               |                | 15,000  | 493,200               | (63,530)  | 3,827      | 340,000   | 2042                     |
| 2043  | 429,536            | 8                               |                         |                  |                                     | 429,543           |                        |          |           |                                     |          |          | 340,000                        |               |                |         | 340,000               | 89,543    | 93,370     | 0         | 2043                     |
| Total | 8,243,385          | 4,463                           | 399,200                 | 7,695,800        | 3,032,440                           | 19,375,288        | 4,990,000              |          | 2,342,000 | 3,105,000                           |          | 54,338   | 1,140,000                      |               | 4,488,140      | 130,000 | 19,281,917            |           |            |           | Total                    |

Notes:

1 Assumes the debt payment for the TID only Portion of the infrastructure.

## **SECTION 10:**

### **Annexed Property**

---

A tax incremental district cannot include annexed territory unless at least three years have elapsed since the annexation, or certain other requirements are met. None of the property within the proposed District boundary was annexed during the past three years.

## **SECTION 11:**

### **Estimate of Property to Be Devoted to Retail Business**

---

Pursuant to Wis. Stat. § 66.1105(5)(b), the Village estimates that less than 35% of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period.

## **SECTION 12:**

### **Proposed Changes of Zoning Ordinances, Master Plan, Map, Building Codes and Village Ordinances**

---

#### **Zoning Ordinances**

The proposed Plan is in general conformance with the Village's current zoning ordinances. Individual properties may require rezoning at the time of development. Land within the District zoned industrial at the time of District creation will remain in a zoning classification suitable for industrial sites for the life of the District.

#### **Master (Comprehensive) Plan and Map**

The proposed Plan is in general conformance with the Village's Comprehensive Plan identifying the area as appropriate for industrial development.

#### **Building Codes and Ordinances**

Development within the District will be required to conform to State Building Codes and will be subject to the Village's permitting and inspection procedures. The proposed Plan conforms to all relevant State and local ordinances, plans, and codes. No changes to the existing regulations are proposed or needed.

## **SECTION 13:**

### **Statement of the Proposed Method for the Relocation of any Persons to be Displaced**

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Should implementation of this Plan require relocation of individuals or business operations, relocations will be handled in compliance with Wis. Stat. Chapter 32 and Wis. Admin. Code ADM 92.

## **SECTION 14:**

### **How Creation of the Tax Incremental District Promotes the Orderly Development of the Village**

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Creation of the District and the implementation of the projects in its Plan will promote the orderly development of the Village by creating new industrial sites, providing necessary public infrastructure improvements, providing appropriate financial incentives for private development projects. Through use of tax increment financing, the Village can attract new investment that results in increased tax base. Development will occur in an orderly fashion in accordance with approved plans so that the Projects will be compatible with adjacent land uses. Development of new uses in the District will add to the tax base and will generate positive secondary impacts in the community such as increased employment opportunities and potential downstream supply chain development within the Village.

## **SECTION 15:**

### **List of Estimated Non-Project Costs**

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Non-project costs are public works projects which only partly benefit the District. Costs incurred that do not benefit the District may not be paid with tax increments. Examples of non-project costs are:

- A public improvement made within the District that also benefits property outside the District. That portion of the total Project Costs allocable to properties outside of the District would be a non-project cost.
- A public improvement made outside the District that only partially benefits property within the District. That portion of the total Project Costs allocable to properties outside of the District would be a non-project cost.
- Projects undertaken within the District as part of the implementation of this Project Plan, the costs of which are paid fully or in part by impact fees, grants, special assessments, or revenues other than tax increments.

The Project Plan includes the following non-project costs.

- 1) Costs of road and utility improvements that will service the planned DPW facility. These costs are not included in project list numbers and will be paid for using Village levy.

**SECTION 16:**  
**Legal Opinion Advising Whether the Plan is Complete**  
**and Complies with Wis. Stat. § 66.1105(4)(f)**

---

Legal Opinion Found on Following Page.

**Insert Signed Legal Opinion**

**SAMPLE**

Village President  
Village of Germantown  
N112 W17001 Mequon Rd  
Germantown, Wisconsin 53022

**RE: Project Plan for Tax Incremental District No. 9**

Dear Village President :

Wisconsin Statute 66.1105(4)(f) requires that a project plan for a tax incremental financing district include an opinion provided by the Village Attorney advising as to whether the plan is complete and complies with Wisconsin Statute 66.1105.

As Village Attorney for the Village of Germantown, I have been asked to review the above-referenced project plan for compliance with the applicable statutory requirements. Based upon my review, in my opinion, the Project Plan for the Village of Germantown Tax Incremental District No. 9 is complete and complies with the provisions of Wisconsin Statute 66.1105.

Sincerely,

Village Attorney

## SECTION 17:

### Calculation of the Share of Projected Tax Increments Estimated to be Paid by the Owners of Property in the Overlying Taxing Jurisdictions

The following projection is provided to meet the requirements of Wis. Stat. § 66.1105(4)(i)4.

| Estimated portion of taxes that owners of taxable property in each taxing jurisdiction<br>overlying district would pay by jurisdiction. |        |              |                 |                      |         |              |
|-----------------------------------------------------------------------------------------------------------------------------------------|--------|--------------|-----------------|----------------------|---------|--------------|
| Statement of Taxes Data Year:                                                                                                           |        | 2020         | Percentage      |                      |         |              |
| County                                                                                                                                  |        | 6,241,728    | 12.31%          |                      |         |              |
| Technical College                                                                                                                       |        | 3,209,648    | 6.33%           |                      |         |              |
| Municipality                                                                                                                            |        | 13,669,201   | 26.96%          |                      |         |              |
| School District:                                                                                                                        |        | 27,577,956   | 54.40%          |                      |         |              |
| Total                                                                                                                                   |        | 50,698,534   |                 |                      |         |              |
| Revenue Year                                                                                                                            | County | Municipality | School District | Technical<br>College | Total   | Revenue Year |
| 2024                                                                                                                                    | 10,279 | 22,511       | 45,417          | 5,286                | 83,493  | 2024         |
| 2025                                                                                                                                    | 53,041 | 116,157      | 234,350         | 27,275               | 430,823 | 2025         |
| 2026                                                                                                                                    | 53,041 | 116,157      | 234,350         | 27,275               | 430,823 | 2026         |
| 2027                                                                                                                                    | 53,041 | 116,157      | 234,350         | 27,275               | 430,823 | 2027         |
| 2028                                                                                                                                    | 53,041 | 116,157      | 234,350         | 27,275               | 430,823 | 2028         |
| 2029                                                                                                                                    | 53,041 | 116,157      | 234,350         | 27,275               | 430,823 | 2029         |
| 2030                                                                                                                                    | 53,041 | 116,157      | 234,350         | 27,275               | 430,823 | 2030         |
| 2031                                                                                                                                    | 53,041 | 116,157      | 234,350         | 27,275               | 430,823 | 2031         |
| 2032                                                                                                                                    | 53,041 | 116,157      | 234,350         | 27,275               | 430,823 | 2032         |
| 2033                                                                                                                                    | 53,041 | 116,157      | 234,350         | 27,275               | 430,823 | 2033         |
| 2034                                                                                                                                    | 53,041 | 116,157      | 234,350         | 27,275               | 430,823 | 2034         |
| 2035                                                                                                                                    | 53,041 | 116,157      | 234,350         | 27,275               | 430,823 | 2035         |
| 2036                                                                                                                                    | 53,041 | 116,157      | 234,350         | 27,275               | 430,823 | 2036         |
| 2037                                                                                                                                    | 53,041 | 116,157      | 234,350         | 27,275               | 430,823 | 2037         |
| 2038                                                                                                                                    | 53,041 | 116,157      | 234,350         | 27,275               | 430,823 | 2038         |
| 2039                                                                                                                                    | 53,041 | 116,157      | 234,350         | 27,275               | 430,823 | 2039         |
| 2040                                                                                                                                    | 53,041 | 116,157      | 234,350         | 27,275               | 430,823 | 2040         |
| 2041                                                                                                                                    | 53,041 | 116,157      | 234,350         | 27,275               | 430,823 | 2041         |
| 2042                                                                                                                                    | 53,041 | 116,157      | 234,350         | 27,275               | 430,823 | 2042         |
| 2043                                                                                                                                    | 53,041 | 116,157      | 234,350         | 27,275               | 430,823 | 2043         |
|                                                                                                                                         |        | 1,018,051    | 2,229,501       | 4,498,075            | 523,506 | 8,269,134    |
| Notes:                                                                                                                                  |        |              |                 |                      |         |              |
| The projection shown above is provided to meet the requirements of Wisconsin Statute 66.1105(4)(i)4.                                    |        |              |                 |                      |         |              |

# REZONING & CERTIFIED SURVEY MAP (CSM) APPLICATIONS

5/9/22 Plan Commission Meeting

**Todd & Cindy Wetterau / Kyle Wurster**

**Village Planner Report**

**Germantown, Wisconsin**

## Summary

Todd & Cindy Wetterau and Kyle Wurster, property owners, are requesting approval of a rezoning application and 2-lot certified survey map (CSM) to redivide 57.4 acres of land on Fond du Lac Ave/STH145 ½ mile west of Division Road.

**Location:** Vicinity of W180 N12500 Fond du Lac Ave/STH 145

## Applicant/

**Property Owners:** Todd & Cindy Wetterau      Kyle Wurster  
W204 N12541 Goldendale      W204 N12541 Goldendale Road  
Richfield, WI      Richfield, WI

**Existing Zoning:** A-1: Agricultural

**Proposed Zoning:** A-2: Agricultural

| Adjacent Land Uses |                              | Zoning   |
|--------------------|------------------------------|----------|
| North              | Agricultural (T. Germantown) | n/a      |
| South              | Agricultural                 | A-1      |
| East               | Agricultural/Residential     | A-2/Rs-1 |
| West               | Agricultural                 | A-1      |

## Location Map



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**Proposal/Background**

Todd & Cindy Wetterau and Kyle Wurster, property owners, are requesting approval of a rezoning application and 2-lot certified survey map (CSM) to redivide 57.4 acres of land on Fond du Lac Ave/STH145 ½ mile west of Division Road.

The 54 acres contains three (3) separate undeveloped parcels. One parcel currently straddles Fond du La Ave/STH145. The new owners want to re-divide the land into two parcels for future small-scale agricultural/hobby farm or residential use (no development is proposed at this time).

**CSM**

As shown in the preliminary CSM, Lot 1 will be 23.6 acres and Lot 2 will be 30.7 acres. Additional right-of-way is required to be dedicated along Holy Hill Road (50 feet), along Lovers Lane (40 feet) and Fond du Lac Ave/STH145 (50 feet).

**Rezoning**

Rezoning of the property from the current A-1: Agricultural District to the A-2: Agricultural District is required (each parcel less than 35 but more than 10 acres).

**Staff Comments**

The proposed rezoning and division is consistent with the “Agricultural/Conservation Residential” classification on the 2020 Land Use Plan map.

Because proposed Lot 2 contains a significant amount of wetland, a wetland delineation will be conducted with the final boundary and 25’ wetland setback shown on the CSM (prior to recording). Similarly, soil tests are being conducted with final results required before final recording of the CSM.

The Public Works Department contracted engineer responsible for reviewing the CSM for code compliance has not yet completed a technical review of the CSM. Once provided, all technical corrections will need to be corrected prior to recording the CSM.

**VILLAGE STAFF RECOMMENDATION**

**APPROVE** rezoning the property from the A-1: Agricultural District to the A-2: Agricultural District as proposed.

**APPROVE** the proposed 2-lot Certified Survey Map (CSM) for the Todd & Cindy Wetterau and Kyle Wurster property on Fond du Lac Ave/STH145 subject to the following conditions:

1. All technical issues and plan corrections identified by the Public Works Department engineer surveyor shall be addressed and reflected in a revised CSM submitted to the Village prior to recording.
2. A wetland delineation shall be conducted with the wetland boundary and 25’ wetland setback shown on the CSM prior to recording.

- 
3. Soil tests indicating the location and what type of on-site sanitary septic system can be supported on the two proposed lots shall be provided to the Village and shown on the CSM prior to recording the CSM.
  4. Right-of-way shall be dedicated along the following roads/highways as required under the Village's Subdivision & Platting Code:
    - a. Holy Hill Road 50' feet south of the section/center line;
    - b. Lovers Lane 40' north of the section/center line;
    - c. Fond du Lac Ave/STH145 50' north & south of the section/center line



Village of

\*\*\*  
**Germantown**  
Willkommen

Fee must accompany application

☐ \$2,900 with public improvements

☒ \$1,960 no public improvements

Paid \$ Date 3/14/22

## CERTIFIED SURVEY MAP APPLICATION

Pursuant to Section 18.06 of the Municipal Code

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

### 1 APPLICANT OR AGENT

TODD + CINDY WETTERAU

Phone (715) 892-7972

Fax ( )

E-Mail TWETTERAU @ AOL.COM

### PROPERTY OWNER

TODD + CINDY WETTERAU

Kyle Wurster

Phone ( )

### PROPERTY ADDRESS OR GENERAL LOCATION

### TAX KEY NUMBER

2

|  |  |
|--|--|
|  |  |
|--|--|

3

### PURPOSE OF LAND SPLIT

|  |                                       |    |
|--|---------------------------------------|----|
|  | Will the land split require rezoning? |    |
|  | From                                  | To |

4

### READ AND INITIAL THE FOLLOWING:

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

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

QW 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.

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

5

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

Todd Wetterau  
Applicant Date

Kyle Wurster  
Owner Date



## \$200 Plan Commission Consultation

 **\$1,085 Rezoning**

**\$1,240 PDD < 5 acres**

**\$2,095 PDD 5-20 acre site**

**\$3,460 PDD > 20 acre site**

Date Paid: 5/14/22 Received by: J.

**Pursuant to Section 17.51 of the Municipal Code**

1

Todo + Cindy WETTERHO

Phone (715) 892-7972

E-Mail TWITTERAU @ AOL.COM

TODD + CINDY WETTERAU  
KYLE WORSTER

Phone (715) 892-7972

E-Mail TWITTERAU @ AOL.COM

2

**TAX KEY NUMBER**

|  |  |
|--|--|
|  |  |
|--|--|

3

FROM  
A-1

TO  
A-Z

4

**Attach pages as necessary**

Attach pages as necessary

5

**PURPOSE OF REZONING REQUEST**

Briefly describe why the applicant is rezoning the property. Include a description of the proposed use, including any new construction and number of employees, if applicable.

5

6

**SUPPORTING DOCUMENTATION:**

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

7

**READ AND INITIAL THE FOLLOWING:**JW

I understand that the Village is under no obligation to rezone property and that density and lot coverages provided in the Zoning Code are maximums. Actual build out will depend on myriad factors including topography and other natural conditions, surrounding neighborhood context and the detailed design of a project.

JW

I understand that Village Staff, Plan Commission and/or Village Board may request additional information to properly evaluate this request and failure to provide such information may in itself be sufficient cause to deny the petition.

JW

I am aware that this rezoning shall go into effect immediately upon the final approval of the Village Board and its execution of the rezoning ordinance

JW

I understand that Village Staff is required to post one or more signs along the street frontage of and/or on the property subject of this application that indicate to nearby property owners and the general public that a public hearing of my application will be held before the Village Plan Commission and/or Village Board prior to action taken on this application; I hereby grant Village Staff permission to enter onto the property for the expressed purpose of installing said sign(s) provided Village Staff is responsible for installing, maintaining and removing said signs in a reasonable manner and time frame.

8

**SIGNATURES – ALL APPLICATIONS MUST BE SIGNED BY OWNER!**

[Signature]  
Applicant \_\_\_\_\_ Date \_\_\_\_\_

[Signature]  
Owner \_\_\_\_\_ Date \_\_\_\_\_  
Kyle Winstan

# Accurate Surveying & Engineering LLP

Land Surveying, Developing and Consulting

2911 Wildlife Lane, Richfield, WI 53076 Phone (262)677-2120

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March 11, 2022

**RE: Arear to be rezoned to A2:**

Part of the NE 1/4 and SE 1/4 of the NW 1/4 of Section 16, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin, which is bounded and described as follows:

Beginning at the North Quarter corner of said Section 16; thence S 01°33'55" E, along the east line of said NW 1/4, 2664.82 feet, to a concrete monument with a brass cap marking the Center of said Section 16; thence S 88°49'55" W, along the south line of said NW 1/4, 1289.82 feet, to the southwest corner of lands described in Document No. 1154306, recorded in the Washington County Registry; thence N 01°56'52" W, along the east line of said Document No. 1154306, 198.00 feet, to a 1.3 inch od iron pipe found; thence S 88°49'55" W, along the northerly line of said Document No. 1154306, 9.21 feet; thence N 01°51'03" W, on a line agreed to by the two owners, 1127.96 feet, to the intersection on the monumented north line of said SE 1/4 of the NW 1/4; thence N 89°04'33" E, along said monumented north line of the SE 1/4 of the NW 1/4, being the south line of lands described in Document No. 1376219 and 1524471 as recorded in the Washington County Registry, 521.51 feet, to the centerline of Fond du Lac Ave. / S.T.H. "145", formerly STH 155; thence S 55°57'43" E, along said centerline, 116.10 feet, to the intersection of the monumented northwesterly line of Certified Survey Map No. 3381, as recorded in the Washington County Registry in Volume 20 of Certified Survey Maps on pages 166-169 as Document No. 542687; thence S 34°09'05" W, along said monumented northwesterly line, 384.21 feet, to a 1.3 inch od iron pipe found; thence S 87°04'19" E, along the monumented south line of said Certified Survey Map No. 3381, 386.02 feet, to a 1.3 inch od iron pipe found; thence N 34°07'23" E, along the monumented southeasterly line of said Certified Survey Map No. 3381, 184.76 feet, to said centerline of Fond du Lac Ave.; thence N 55°57'43" W, along said centerline, 441.77 feet, to the intersection of the south line of monumented south line of lands described in Document No. 1540238 as recorded in the Washington county Registry; thence N 87°06'40" E, along said south line, 140.90 feet, to a 1 1/4 inch iron pipe found; thence N 01°18'31" W, along the monumented east line of said Document No. 1540238, 223.94 feet, to a 1 1/4 inch iron pipe found; thence S 87°23'23" W, along the north line of said Document No. 1540238, 16.06 feet, to the intersection of the west line of the E 1/2 of said NE 1/4 of the NW 1/4; thence N 01°34'47" W, along said west line, 1109.38 feet, to the intersection of the north line of said NW 1/4; thence N 88°15'52" E, along said north line of the NW 1/4, 655.41 feet, to the point of beginning.

Containing 57.4420 acres (2,502,173 square feet) more or less.



# Washington County Certified Survey Map

Sheet 2 of 4

Part of the NE 1/4 and SE 1/4 of the NW 1/4 of Section 16, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin.

Parcel 2  
CSM No. 3478

unplatted lands  
Doc. 1376219

unplatted lands  
Doc. 1524471

unplatted lands  
Doc. 1540238

2" iron pipe found

(r.a. S 89°20' E)  
north line of the SE 1/4 of the NW 1/4

4.20'

monumented north line of the SE 1/4 of the NW 1/4

N 89°04'33" E 521.51'

unplatted lands

20.0'

west line of the SE 1/4 of the NW 1/4

existing old fence remnants  
20' tree vegetation easement see other Document

N 01°51'03" W 1127.96'

20.0'

9.25'

9.21'

unplatted lands  
Doc. 1154306

S 88°49'55" W

158.00'

N 01°56'52" W 198.00'

S 88°49'55" W 1289.74'

Lot 2

Lovers Lane

1309.50'

1329.20'

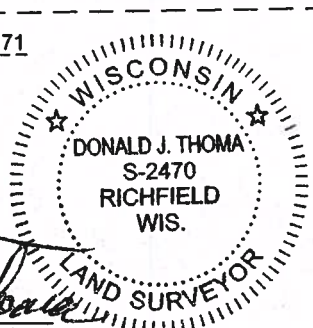
S 88°49'55" W 2619.00'

33'

S 88°49'55" W 1289.82'

unplatted lands

CSM No. 71



Donald J. Thoma, S-2470  
Dated this 1st day of March, 2022.

Fond Du Lac Ave.  
S.T.H. "145"

S.T.H. "145"

304.00'

1" iron pipe found bent NE, reset

N 87°06'40" E 140.90'

S 55°57'43" E 163.22'

S 34°09'05" W 384.21' (r.a. S 36°36'15" W 388.00')

CSM No. 3381

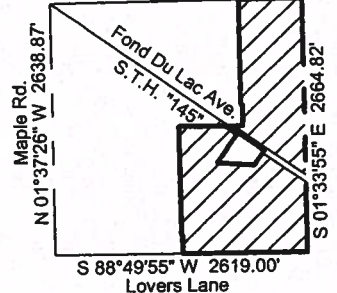
S 87°04'19" E 386.02' (r.a. S 84°16'51.25" E 385.876')

## Location Sketch

NW 1/4 Section 16-9-20  
Scale: 1" = 2000'

Holy Hill Rd.

S 88°15'52" W 2621.65'



# Washington County Certified Survey Map

Sheet 3 of 4

Part of the NE 1/4 and SE 1/4 of the NW 1/4 of Section 16, Township  
9 North, Range 20 East, Village of Germantown, Washington County,  
Wisconsin.

## Surveyor's Certificate:

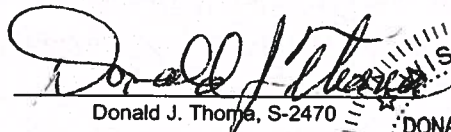
I, Donald J. Thoma, Professional Land Surveyor, hereby certify that by the direction of Todd Wetterau, I have surveyed, divided, mapped and dedicated the land shown and described hereon, being part of the NE 1/4 and SE 1/4 of the NW 1/4 of Section 16, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin, which is bounded and described as follows:

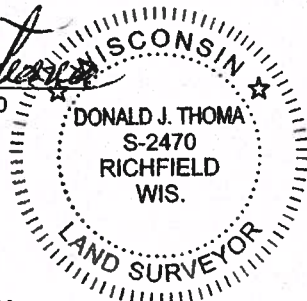
Beginning at the North Quarter corner of said Section 16; thence S 01°33'55" E, along the east line of said NW 1/4, 2664.82 feet, to a concrete monument with a brass cap marking the Center of said Section 16; thence S 88°49'55" W, along the south line of said NW 1/4, 1289.82 feet, to the southwest corner of lands described in Document No. 1154306, recorded in the Washington County Registry; thence N 01°56'52" W, along the east line of said Document No. 1154306, 198.00 feet, to a 1.3 inch od iron pipe found; thence S 88°49'55" W, along the northerly line of said Document No. 1154306, 9.21 feet; thence N 01°51'03" W, on a line agreed to by the two owners, 1127.96 feet, to the intersection on the monumented north line of said SE 1/4 of the NW 1/4; thence N 89°04'33" E, along said monumented north line of the SE 1/4 of the NW 1/4, being the south line of lands described in Document No. 1376219 and 1524471 as recorded in the Washington County Registry, 521.51 feet, to the centerline of Fond du Lac Ave. / S.T.H. "145", formerly STH 155; thence S 55°57'43" E, along said centerline, 116.10 feet, to the intersection of the monumented northwesterly line of Certified Survey Map No. 3381, as recorded in the Washington County Registry in Volume 20 of Certified Survey Maps on pages 166-169 as Document No. 542687; thence S 34°09'05" W, along said monumented northwesterly line, 384.21 feet, to a 1.3 inch od iron pipe found; thence S 87°04'19" E, along the monumented south line of said Certified Survey Map No. 3381, 386.02 feet, to a 1.3 inch od iron pipe found; thence N 34°07'23" E, along the monumented southeasterly line of said Certified Survey Map No. 3381, 184.76 feet, to said centerline of Fond du Lac Ave.; thence N 55°57'43" W, along said centerline, 441.77 feet, to the intersection of the south line of monumented south line of lands described in Document No. 1540238 as recorded in the Washington County Registry; thence N 87°06'40" E, along said south line, 140.90 feet, to a 1 1/4 inch iron pipe found; thence N 01°18'31" W, along the monumented east line of said Document No. 1540238, 223.94 feet, to a 1 1/4 inch iron pipe found; thence S 87°23'23" W, along the north line of said Document No. 1540238, 16.06 feet, to the intersection of the west line of the E 1/2 of said NE 1/4 of the NW 1/4; thence N 01°34'47" W, along said west line, 1109.38 feet, to the intersection of the north line of said NW 1/4; thence N 88°15'52" E, along said north line of the NW 1/4, 655.41 feet, to the point of beginning.

Containing 57.4420 acres (2,502,173 square feet) more or less.

I further certify that I have fully complied with the provisions of sec. 236.34 of Wisconsin Statutes and the Village of Germantown Ordinance in surveying, dividing, and mapping said lands, and that this map is a correct representation of the exterior boundaries of the land surveyed and the division of said lands.

Dated this 11<sup>th</sup> day of March, 2022.

  
Donald J. Thoma, S-2470



## Owner's Certificate:

As owners of Lot 1 and 2, we hereby dedicate that part of Holy Hill Road and Lovers Lane to the Village of Germantown for public road purposes as represented on Sheet 1 and 2 of 4 of this Certified Survey Map.

As owners of Lot 1 and 2, we hereby certify that we caused the land shown and described herein to be surveyed, divided, mapped and dedicated as represented on this Certified Survey Map. We also certify that this Certified Survey Map is required to be submitted to the following for approval:

Village of Germantown Plan Commission

Village of Germantown Village Board

-----  
Todd Wetterau - Owner

-----  
Cindy Wetterau - Owner

-----  
Kyle Wurster - Owner

STATE OF WISCONSIN)  
WASHINGTON COUNTY)s.s

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, the above named owners are to me known to be the same persons who executed the foregoing instrument and acknowledge the same.

(Notary Seal) \_\_\_\_\_, Notary Public, \_\_\_\_\_, Wisconsin.

My commission expires \_\_\_\_\_

# Washington County Certified Survey Map

Sheet 4 of 4

Part of the NE 1/4 and SE 1/4 of the NW 1/4 of Section 16, Township  
9 North, Range 20 East, Village of Germantown, Washington County,  
Wisconsin.

## Village of Germantown Plan Commission Approval:

This Certified Survey Map is hereby approved by the Planning Commission of the Village  
of Germantown on this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
Dean Wolter - Chairperson

\_\_\_\_\_  
Laura A. Johnson - Secretary

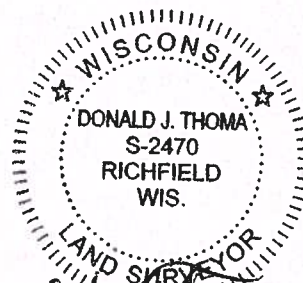
## Village of Germantown, Village Board Approval:

This Certified Survey Map, Part of the NE 1/4 and SE 1/4 of the NW 1/4 of Section 16, Township 9  
North, Range 20 East, Village of Germantown, Washington County, Wisconsin, having been approved  
by the Planning Commission being the same, is hereby approved and (the dedication of that part of  
Holy Hill Road and Lovers Lane for public road purposes as shown on Sheet 1 and 2 of 4 is hereby)  
accepted by the Village Board of Trustees of the Village of Germantown on

this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
Dean Wolter - Village President

\_\_\_\_\_  
Deanna Braunschweig - Village Clerk



  
Donald J. Thoma, S-2470

Dated this 1<sup>st</sup> day of March, 2022.

# CERTIFIED SURVEY MAP (CSM) & REZONING APPLICATION

5/9/22 Plan Commission Meeting

**Keith and Carrie Ceman**

**Village Planner Report**

**Germantown, Wisconsin**

## Summary

Keith and Carrie Ceman, property owners of a 3.4-acre lot located at W189N12712 Deerwood Circle, are seeking approval of a 2-lot Certified Survey Map (CSM) and a rezoning of proposed Lot 2 (1.3976 acres) from Rs-2: Single-Family to Rs-3: Single-Family. Proposed Lot 1 (2.0001 acres) will remain in the Rs-2: Single-Family District.

**Location:** W189N12712 Deerwood Circle

**Property Owner:** Keith and Carrie Ceman  
W189N12712 Deerwood Circle  
Germantown, WI

-----  
**Current Zoning District:** Rs-2: Single-family

**Proposed Zoning District:** Rs-2: Single-family and Rs-3: Single-family

| Adjacent Land Uses |             | Zoning    |
|--------------------|-------------|-----------|
| North              | Residential | Rd-2      |
| South              | Residential | Rs-2      |
| East               | Residential | Rs-2/Rs-3 |
| West               | Residential | Rs-2      |

## Location Map



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**Proposal**

Keith and Carrie Ceman, property owners of a 3.4-acre lot located at W189N12712 Deerwood Circle, are seeking approval of a 2-lot Certified Survey Map (CSM) and a rezoning of proposed Lot 2 (1.3976 acres) from Rs-2: Single-Family to Rs-3: Single-Family. Proposed Lot 1 (2.0001 acres) will remain in the Rs-2: Single-Family District and be buildable for a single-family dwelling. The existing single-family dwelling is located on proposed Lot 2.

**Staff Comment**

The purpose of this application is to create one additional lot (2.0001 acres in size), buildable for a single-family dwelling. This property is designated as Rural Residential on the 2020 Land Use Plan Map. The Rural Residential designation supports a minimum residential lot size of 1 acre. The proposed division and rezoning request are consistent with this designation.

Soil evaluations for proposed Lot 1 indicate the parcel is suitable for the installation of a “mound” private on-site wastewater treatment system (POWTS).

**Village Engineer/Public Works Department**

The Village’s engineering consultant and Public Works Director identified a few technical corrections in a memo dated April 15, 2022 (copy attached). These revisions have been included as a condition of approval.

|                                     |
|-------------------------------------|
| <b>VILLAGE STAFF RECOMMENDATION</b> |
|-------------------------------------|

**APPROVE** the proposed rezoning request for Keith and Carrie Ceman to rezone proposed Lot 2 (1.3976 acres) from Rs-2: Single-Family to Rs-3: Single-Family, as proposed.

**APPROVE** the proposed 2-lot Certified Survey Map (CSM) for the Keith and Carrie Ceman property (W189N12712 Deerwood Circle) to create one additional lot buildable for a single-family dwelling, subject to the following condition:

1. All technical issues and plan correction identified by the Village’s engineering consultant and Public Works Director in the memo dated April 15, 2022 shall be addressed and reflected in a revised CSM submitted and approved by the Village Engineer prior to recording the CSM.



The Avenue  
275 West Wisconsin Avenue, Suite 300  
Milwaukee, WI 53203  
414 / 259 1500  
414 / 259 0037 fax  
[www.graef-usa.com](http://www.graef-usa.com)

collaborāte / formulāte / innovāte

April 15, 2022

Jeff Retzlaff, Village Planner  
Village of Germantown  
N112 W17001 Mequon Road  
Germantown, WI 53022

SUBJECT: Ceman CSM Review

### **Certified Survey Map**

**Applicant or Owner:** Keith Jerome Ceman and Carrie Mae Ceman

**Land Surveyor/Firm:** William R. Henrichs / raSmith

1. A 3" x 3" square in the upper right-hand corner is to be left blank for the County recording information.
2. Coordinates (NAD 1883 Grid) of point of commencement monument need to be labeled.
3. The Point of Beginning should be labeled.
4. Soil Boring results are to be included.
5. Surveyor's Certificate should state "That I have fully complied with the provisions of Chapter 236.34 of the Wisconsin Statutes and Chapter 18 of the Village of Germantown Subdivision Control Ordinance in surveying, dividing and mapping the same."
6. The Mortgage Certificate should not be referencing Eric R. Sturm as the Surveyor.
7. Modify "Planning Commission" to read "Plan Commission" in three locations on Sheet 5 of 5.
8. The Village of Germantown Board Approvals should show the Village Clerk as Deanna Braunschweig.

No further review comments.

### **Document Approval and Recording**

For this CSM to be approved by the Village Board and recorded at the Washington County Register of Deeds, the document must be provided to the Village Clerk's office in a completed format including all original signatures of the owner and lending institution,

original seals of the professional land surveyor on the recordable media the Wednesday prior to the scheduled Village Board meeting.

Any documents or digital files not submitted by the due date or contain outstanding technical review comments that have not be addressed, will be moved to the next scheduled Village Board meeting agenda.

**Document Submittals and Data Conversion**

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

**Prior to Recording the Certified Survey Map or Subdivision Plat**, The professional land surveyor is responsible for submitting a copy of the AutoCad drawing file (.dwg) of the document in version 2019 on compact disk (CD) or via email to the Village Surveyor for mapping purposes.

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

Note: In 2020, the Village will be upgrading its municipal code to recognize the NAD83 Datum, 2011 adjustment for horizontal control and NAVD88 for vertical control for mapping all land division documents and plan submittals for review.

There are new dossier sheets for all the Public Land Survey System monuments that contain the new coordinate positions and elevations available currently on the State Cartographer's website by using the Survey Control Finder application

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

Sincerely,



Burt J. Naumann, PLS  
Senior Vice President

---



# FEES MUST BE PAID AT TIME OF APPLICATION

\$200 Plan Commission Consultation

\$1,085 Rezoning -

\$1,240 PDD < 5 acres

\$2,095 PDD 5-20 acre site

\$3,460 PDD > 20 acre site

Date Paid: 3/29/22 Received by: [Signature]

## REZONING & PDD APPLICATION

Pursuant to Section 17.51 of the Municipal Code

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

1

### APPLICANT OR AGENT

Keith & Carrie Ceman

Phone (414) 429-1694

E-Mail Keith@dahlmancc.com

### PROPERTY OWNER

Keith & Carrie CEMAN

Phone (414) 429-1694

E-Mail Keith@dahlmancc.com

2

### PROPERTY ADDRESS OR GENERAL LOCATION

### TAX KEY NUMBER

W189 N12712 Deerwood Cir. Richfield, WI 53076

3

### REZONING REQUEST

FROM

Rs-2

TO

Rs-3

4

### METES AND BOUNDS LEGAL DESCRIPTION OF PROPERTY – REQUIRED

Attach pages as necessary

5

**PURPOSE OF REZONING REQUEST**

Briefly describe why the applicant is rezoning the property. Include a description of the proposed use, including any new construction and number of employees, if applicable.

Re-Zone our Home/Lot as RS3 to allow for a 2.0 acre  
lot to be created for sale.

6

**SUPPORTING DOCUMENTATION:**

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

7

**READ AND INITIAL THE FOLLOWING:**

kc I understand that the Village is under no obligation to rezone property and that density and lot coverages provided in the Zoning Code are maximums. Actual build out will depend on myriad factors including topography and other natural conditions, surrounding neighborhood context and the detailed design of a project.

kc. I understand that Village Staff, Plan Commission and/or Village Board may request additional information to properly evaluate this request and failure to provide such information may in itself be sufficient cause to deny the petition.

kc. I am aware that this rezoning shall go into effect immediately upon the final approval of the Village Board and its execution of the rezoning ordinance

kc. I understand that Village Staff is required to post one or more signs along the street frontage of and/or on the property subject of this application that indicate to nearby property owners and the general public that a public hearing of my application will be held before the Village Plan Commission and/or Village Board prior to action taken on this application; I hereby grant Village Staff permission to enter onto the property for the expressed purpose of installing said sign(s) provided Village Staff is responsible for installing, maintaining and removing said signs in a reasonable manner and time frame.

8

**SIGNATURES – ALL APPLICATIONS MUST BE SIGNED BY OWNER!**

Khal G. Ceman 3/22/22  
Applicant Date

Karl G. Ceman 3/22/22  
Owner Date



Village of



Germantown

Willkommen

Fee must accompany application

☐ \$2,900 with public improvements

☒ \$1,960 no public improvements

Paid    Date 3/29/22

## CERTIFIED SURVEY MAP APPLICATION

Pursuant to Section 18.06 of the Municipal Code

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

### 1 APPLICANT OR AGENT

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
Phone (    ) \_\_\_\_\_  
Fax (    ) \_\_\_\_\_  
E-Mail \_\_\_\_\_

### PROPERTY OWNER

Keith & Carrie Ceman  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
Phone (414) 429-1694  
\_\_\_\_\_  
\_\_\_\_\_

### PROPERTY ADDRESS OR GENERAL LOCATION

### TAX KEY NUMBER

2 W189 N12712 Deerwood Cir. Richfield WI. 53076 \_\_\_\_\_

### 3 PURPOSE OF LAND SPLIT

|                                                            |                                                     |               |
|------------------------------------------------------------|-----------------------------------------------------|---------------|
| Split land 1.398 / 2.0 to create<br>2.0 acre lot for sale. | Will the land split require rezoning?<br><b>YES</b> |               |
|                                                            | From <b>RS2</b>                                     | To <b>RS3</b> |

### 4 READ AND INITIAL THE FOLLOWING:

- KC I understand that the Certified Survey Map is not valid until recorded at the Washington County Register of Deeds. The Village will record the document and charge the applicant all applicable recording fees.
- KC I understand that the Map will not be placed on the Village Board agenda until all the technical corrections to the CSM are made, the payment of any outstanding impact fees are paid to the Village Clerk's Department, and the original signed and stamped copy of the Map is submitted on the proper paper.
- ke 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.
- ke I understand all delinquent property taxes on any of the properties involved shall be paid prior to recording.

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

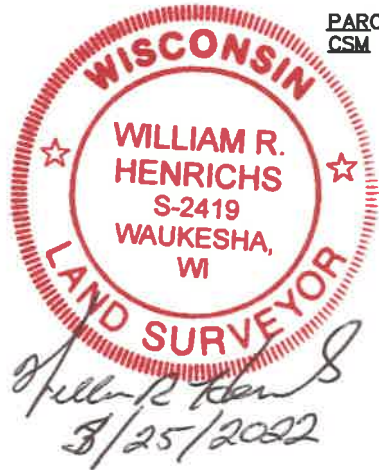
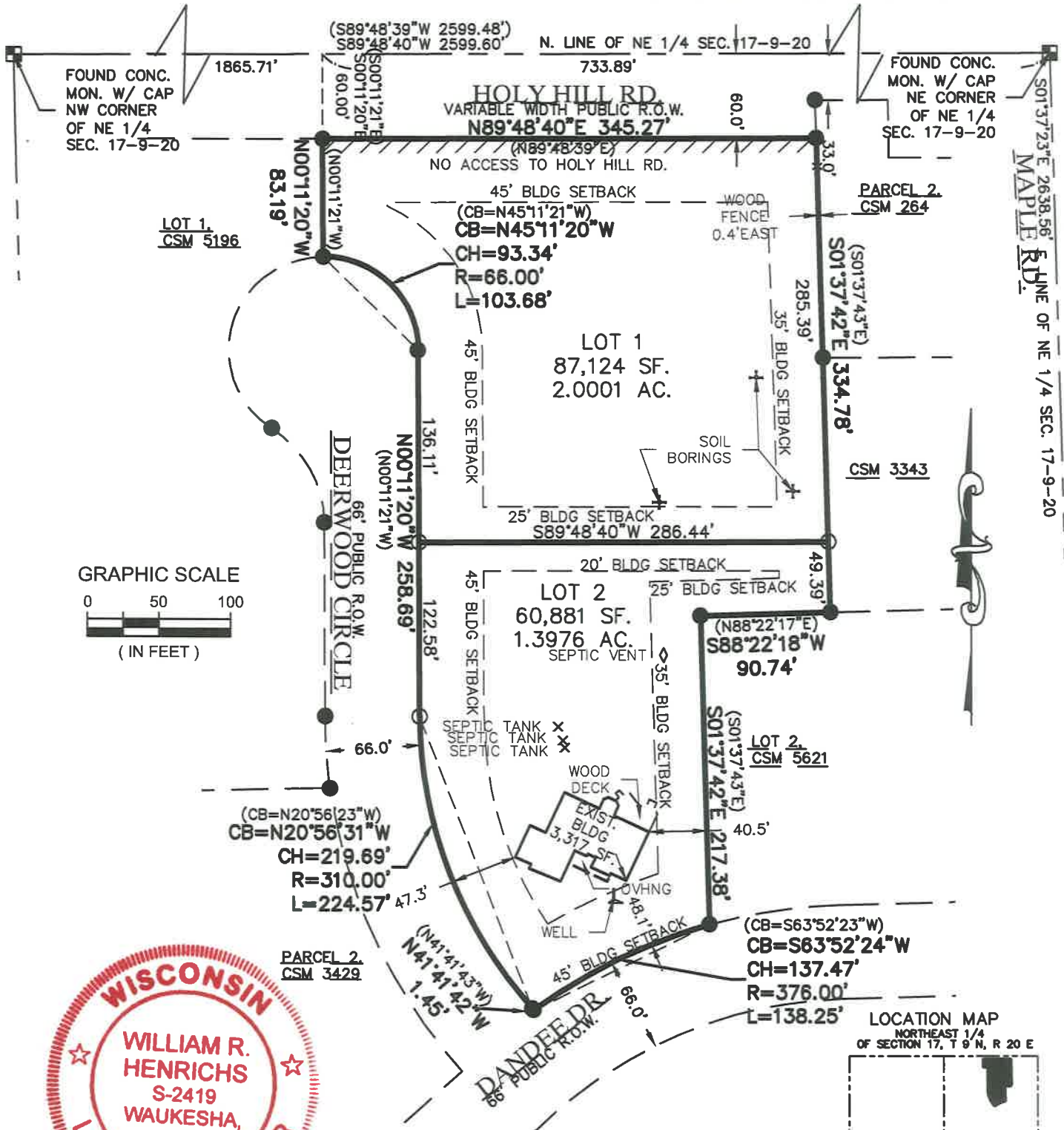
Keith Ceman 3/22/22 Keith Ceman 3/22/22  
Applicant Date Owner Date

CERTIFIED SURVEY MAP NO. \_\_\_\_\_

A division of Lot 3 of Certified Survey Map No. 5621, being part of the Northeast 1/4 of the Northeast 1/4 of Section 17, Township 9 North, Range 20 East, in the Village of Germantown, Washington County, Wisconsin.

- INDICATES FOUND 1" IRON PIPE
- INDICATES SET 1.315" O.D. IRON PIPE AT LEAST 18" IN LENGTH, 1.68 LBS. PER LINEAL FOOT.

ALL DIMENSIONS SHOWN ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.  
ALL BEARINGS ARE REFERENCED TO THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 17, T 9 N, R 20 E, WHICH BEARS SOUTH 89°48'40" WEST, NAD83, WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE.



**OWNERS:**  
KEITH JEROME CEMAN & CARRIE MAE CEMAN  
W189N12712 DEERWOOD CIRCLE  
RICHFIELD, WI 53076

**SURVEYOR:**  
WILLIAM R. HENRICHS  
16745 W. BLUEMOUND RD.  
BROOKFIELD, WI 53005 262-317-3265

**raSmith**  
CREATIVITY BEYOND ENGINEERING  
16745 W. Bluemound Road  
Brookfield, WI 53005-5938  
(262) 781-1000  
rasmith.com

CERTIFIED SURVEY MAP NO. \_\_\_\_\_

A division of Lot 3 of Certified Survey Map No. 5621, being part of the Northeast 1/4 of the Northeast 1/4 of Section 17, Township 9 North, Range 20 East, in the Village of Germantown, Washington County, Wisconsin.

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN        }  
                                          :SS  
WAUKESHA COUNTY }

I, WILLIAM R. HENRICHS, Professional Land Surveyor, do hereby certify:

THAT I have surveyed, divided and mapped a division of Lot 3 of Certified Survey Map No. 5621, being part of the Northeast 1/4 of the Northeast 1/4 of Section 17, Township 9 North, Range 20 East, in the Village of Germantown, Washington County, Wisconsin, bounded and described as follows:

COMMENCING at the Northeast corner of said Northeast 1/4 Section; thence South 89°48'40" West along the North line of said Northeast 1/4 Section, 733.89 feet to a point; thence South 00°11'20" East 60.00 feet to a point on the South line of Holy Hill Road, the Northeast corner of Lot 1 of Certified Survey Map No. 5196, and the point of beginning; thence North 89°48'40" East along said South line 345.27 feet to a point on the West line of Parcel 2 of Certified Survey Map No. 264; thence South 01°37'42" East along said West line and the West line of Certified Survey Map No. 3343, a distance of 334.78 feet to a point on the North line of Lot 2 of Certified Survey Map No. 5621; thence South 88°22'18" West along said North line 90.74 feet to the Northwest corner of said Lot 2; thence South 01°37'42" East along the West line of said Lot 2, a distance of 217.38 feet to a point on the North line Dandee Drive; thence Southwesterly 138.25 feet along the arc of a curve of said North line, whose center lies to the Southeast, whose radius is 376.00 feet, and whose chord bears South 63°52'24" West 137.47 feet to a point on the East line of Deerwood Circle; thence North 41°41'42" West along said East line 1.45 feet to a point; thence Northwesterly 224.57 feet along the arc of a curve of said East line, whose center lies to the East, whose radius is 310.00 feet, and whose chord bears North 20°56'31" West 219.69 feet to a point; thence North 00°11'20" West along said East line 258.69 feet to a point; thence Northwesterly 103.68 feet along the arc of curve, whose center lies to the Southwest, whose radius is 66.00 feet, and whose chord bears North 45°11'20" West 93.34 feet to a point; thence North 00°11'20" West along the East line of Lot 1 of Certified Survey Map No. 5196, a distance of 83.19 feet to a point on the South line of Holy Hill Road, and the point of beginning.

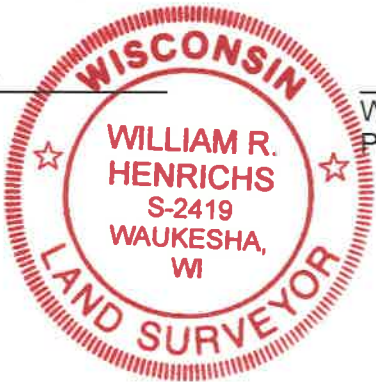
Containing 148,006 square feet or 3.3976 acres.

THAT I have made such survey, land division and map by the direction of Keith Jerome Ceman and Carrie Mae Ceman, owner.

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

THAT I have fully complied with the provisions of Chapter 236 of the Wisconsin Statutes and the Municipal Codes of the Village of Germantown, in surveying, dividing and mapping the same.

3-25-2022  
DATE



William R. Henrichs (SEAL)  
WILLIAM R. HENRICHS,  
PROFESSIONAL LAND SURVEYOR S-2419

CERTIFIED SURVEY MAP NO. \_\_\_\_\_

A division of Lot 3 of Certified Survey Map No. 5621, being part of the Northeast 1/4 of the Northeast 1/4 of Section 17, Township 9 North, Range 20 East, in the Village of Germantown, Washington County, Wisconsin.

OWNER'S CERTIFICATE

Keith Jerome Ceman and Carrie Mae Ceman, as owner, certify that I caused the land described on this map, to be surveyed, divided, and mapped as represented on this Certified Survey Map in accordance with the requirements of the Village of Germantown Municipal Code.

Keith Jerome Ceman and Carrie Mae Ceman, does further certify that this map is required by S.236.10 or 236.12 to be submitted to the following for approval or objection: Village of Germantown

IN Witness Whereof, Keith Jerome Ceman and Carrie Mae Ceman, has caused these presents to be signed,

This \_\_\_\_\_ day of \_\_\_\_\_, 2022.

Keith Jerome Ceman

Carrie Mae Ceman

\_\_\_\_\_

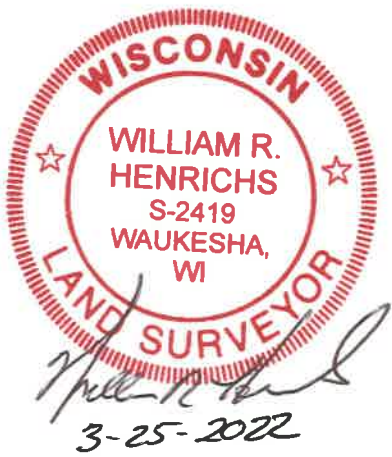
\_\_\_\_\_

STATE OF WISCONSIN     }  
                                      }SS  
MILWAUKEE COUNTY    }

PERSONALLY came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2022, Keith Jerome Ceman and Carrie Mae Ceman, to me known as the person who executed the foregoing instrument and acknowledged the same.

\_\_\_\_\_(SEAL)  
Notary Public, State of Wisconsin

My commission expires\_\_\_\_\_



CERTIFIED SURVEY MAP NO. \_\_\_\_\_

A division of Lot 3 of Certified Survey Map No. 5621, being part of the Northeast 1/4 of the Northeast 1/4 of Section 17, Township 9 North, Range 20 East, in the Village of Germantown, Washington County, Wisconsin.

## CONSENT OF CORPORATE MORTGAGEE

Landmark Credit Union, a national banking association, mortgagee of that portion of the above-described land identified in this Certified Survey Map, does hereby consent to the surveying, dividing and mapping of the land described in the foregoing affidavit of Eric R. Sturm, Surveyor, and does hereby consent to the certificate of said owner.

In witness whereof, the said \_\_\_\_\_, has caused these presents to be signed by \_\_\_\_\_, its \_\_\_\_\_, and by \_\_\_\_\_, its \_\_\_\_\_, at \_\_\_\_\_, \_\_\_\_\_, and \_\_\_\_\_, its corporate seal to be hereunto affixed.

this \_\_\_\_ day of \_\_\_\_\_, 2022.

STATE OF \_\_\_\_\_ }  
COUNTY OF \_\_\_\_\_ } :SS

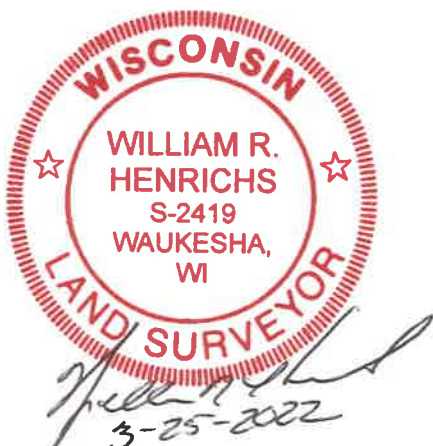
PERSONALLY came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2022,

\_\_\_\_\_ (name), \_\_\_\_\_ (title) and \_\_\_\_\_ (name), \_\_\_\_\_ (title) of the

above named organization, to me known as the person(s) who executed the foregoing instrument, and to me known to be the \_\_\_\_\_ and the \_\_\_\_\_ of the organization, and acknowledged that they executed the foregoing instrument as such officer(s) as the deed of the organization, by its authority.

\_\_\_\_\_(SEAL)

Notary Public, State of \_\_\_\_\_  
My commission expires \_\_\_\_\_



CERTIFIED SURVEY MAP NO. \_\_\_\_\_

A division of Lot 3 of Certified Survey Map No. 5621, being part of the Northeast 1/4 of the Northeast 1/4 of Section 17, Township 9 North, Range 20 East, in the Village of Germantown, Washington County, Wisconsin.

VILLAGE OF GERMANTOWN PLANNING COMMISSION APPROVAL

This Certified Survey map is hereby approved by the Planning Commission of the Village of Germantown on this \_\_\_\_\_ day of \_\_\_\_\_, 2022

\_\_\_\_\_  
DATE

\_\_\_\_\_  
DEAN WOLTER, CHAIRMAN

\_\_\_\_\_  
DATE

\_\_\_\_\_  
LAURA A. JOHNSON SECRETARY

VILLAGE OF GERMANTOWN BOARD APPROVALS

This Certified Survey Map, being a division of Lot 3 of Certified Survey Map No. 5621, being part of the Northeast 1/4 of the Northeast 1/4 of Section 17, Township 9 North, Range 20 East, in the Village of Germantown, Washington County, Wisconsin, having been approved by the Planning Commission being the same, is hereby accepted by the Village Board of Trustees of the Village of Germantown on this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
DATE

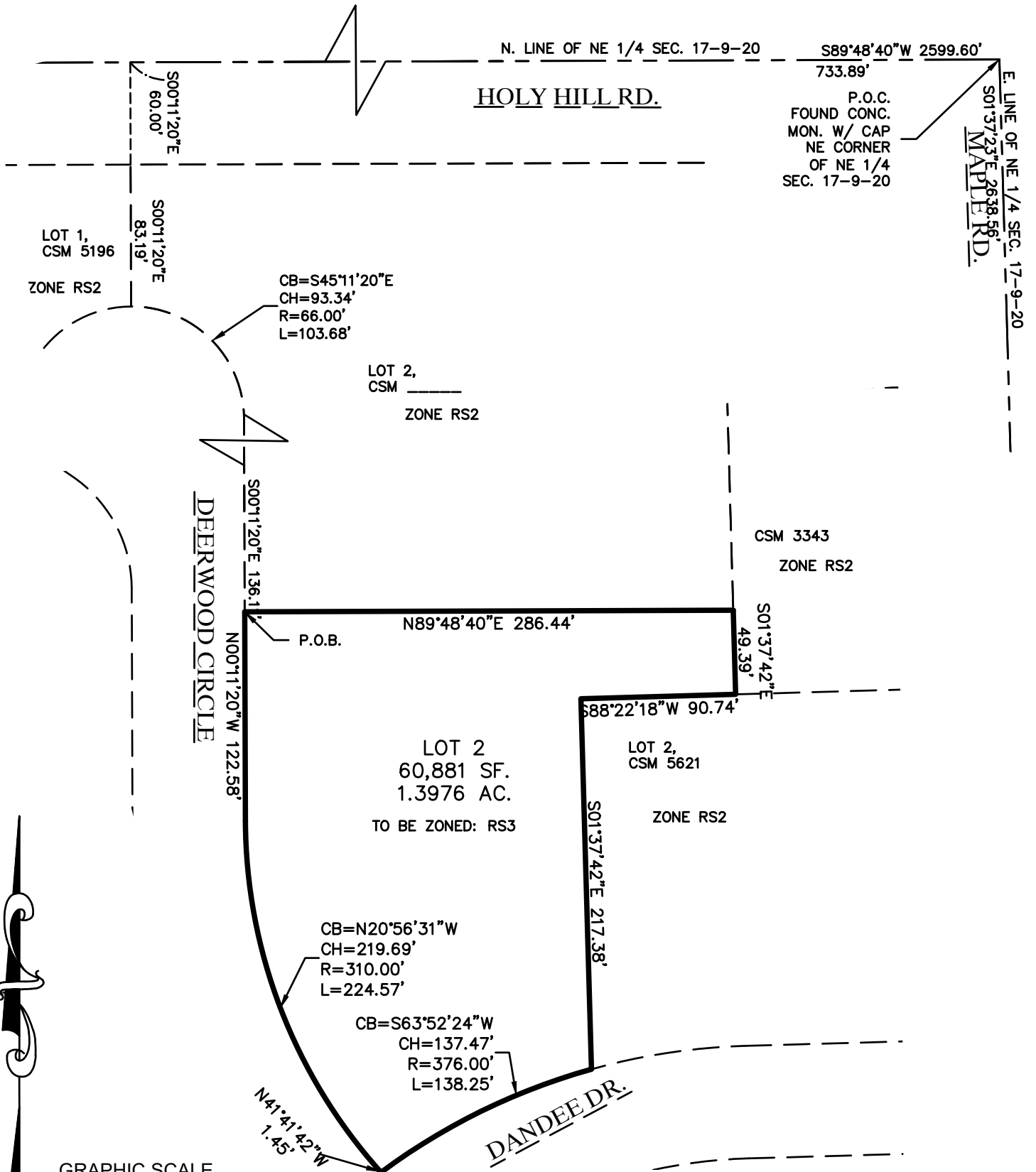
\_\_\_\_\_  
DEAN WOLTER, VILLAGE PRESIDENT

\_\_\_\_\_  
DATE

\_\_\_\_\_  
ELIZABETH KNAACK, VILLAGE CLERK



# REZONING EXHIBIT



GRAPHIC SCALE  
 0 40 80  
 ( IN FEET )

**raSmith**  
 CREATIVITY BEYOND ENGINEERING

16745 W. Bluemound Road  
 Brookfield, WI 53005-5938  
 (262) 781-1000  
 rasmith.com

# REZONING EXHIBIT

LOT 2 OF CERTIFIED SURVEY MAP NO. \_\_\_\_\_, BEING A REDIVISION OF LOT 3 OF CERTIFIED SURVEY MAP NO. 5621, BEING PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 9 NORTH, RANGE 20 EAST, IN THE VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 17; THENCE SOUTH 89°48'40" WEST ALONG THE NORTH LINE OF SAID NORTHEAST 1/4 SECTION 733.89 FEET TO A POINT; THENCE SOUTH 00°11'20" EAST 60.00 FEET TO THE SOUTH LINE OF HOLY HILL ROAD AND THE NORTHWEST CORNER OF LOT 2 OF CERTIFIED SURVEY MAP NO. \_\_\_\_\_; THENCE CONTINUING SOUTH 00°11'20" EAST ALONG THE WEST LINE OF SAID LOT 2, AND THE EAST LINE OF LOT 1 OF CERTIFIED SURVEY MAP NO. 5196, A DISTANCE OF 83.19 FEET TO A POINT; THENCE SOUTHWESTERLY 103.68 FEET ALONG THE ARC OF A CURVE, WHOSE CENTER LIES TO THE SOUTHWEST, WHOSE RADIUS IS 66.00 FEET, AND WHOSE CHORD BEARS SOUTH 45°11'20" WEST 93.34 FEET TO A POINT ON THE EAST LINE OF DEERWOOD CIRCLE; THENCE SOUTH 00°11'20" EAST ALONG SAID EAST LINE 136.11 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2 AND THE POINT OF BEGINNING; THENCE NORTH 89°48'40" EAST ALONG THE SOUTH LINE OF SAID LOT 2, A DISTANCE OF 286.44 FEET TO A POINT ON THE WEST LINE OF CERTIFIED SURVEY MAP NO. 3343; THENCE SOUTH 01°37'42" EAST ALONG SAID WEST LINE 49.39 FEET TO A POINT ON THE NORTH LINE OF LOT 2 OF CERTIFIED SURVEY MAP NO. 5621; THENCE SOUTH 88°22'18" WEST ALONG SAID NORTH LINE 90.74 FEET TO THE NORTHWEST CORNER OF SAID LOT 2; THENCE SOUTH 01°37'42" EAST ALONG THE WEST LINE OF SAID LOT 2, A DISTANCE OF 217.38 FEET TO A POINT ON THE NORTH LINE OF DANDEE DRIVE; THENCE SOUTHWESTERLY 138.25 ALONG THE ARC OF A CURVE OF THE NORTH LINE OF DANDEE DRIVE, WHOSE CENTER LIES TO THE SOUTH, WHOSE RADIUS IS 375.00 FEET, AND WHOSE CHORD BEARS SOUTH 63°52'24" WEST 137.47 FEET TO A POINT ON THE EAST LINE OF DEERWOOD CIRCLE; THENCE NORTH 41°41'42" WEST ALONG SAID EAST LINE 1.45 FEET TO A POINT; THENCE NORTHWESTERLY 224.57 FEET ALONG THE ARC OF A CURVE OF THE EAST LINE OF DEERWOOD CIRCLE, WHOSE CENTER LIES TO THE NORTHEAST, WHOSE RADIUS IS 310.00 FEET, AND WHOSE CHORD BEARS NORTH 20°56'31" WEST 219.69 FEET TO A POINT; THENCE NORTH 00°11'20" WEST ALONG SAID EAST LINE 122.58 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAINING 60,881 SQ.FT. OR 1.3976 AC.

DATE: MARCH 25, 2022  
DRAWING NO: 168728-KAC

**raSmith**  
CREATIVITY BEYOND ENGINEERING

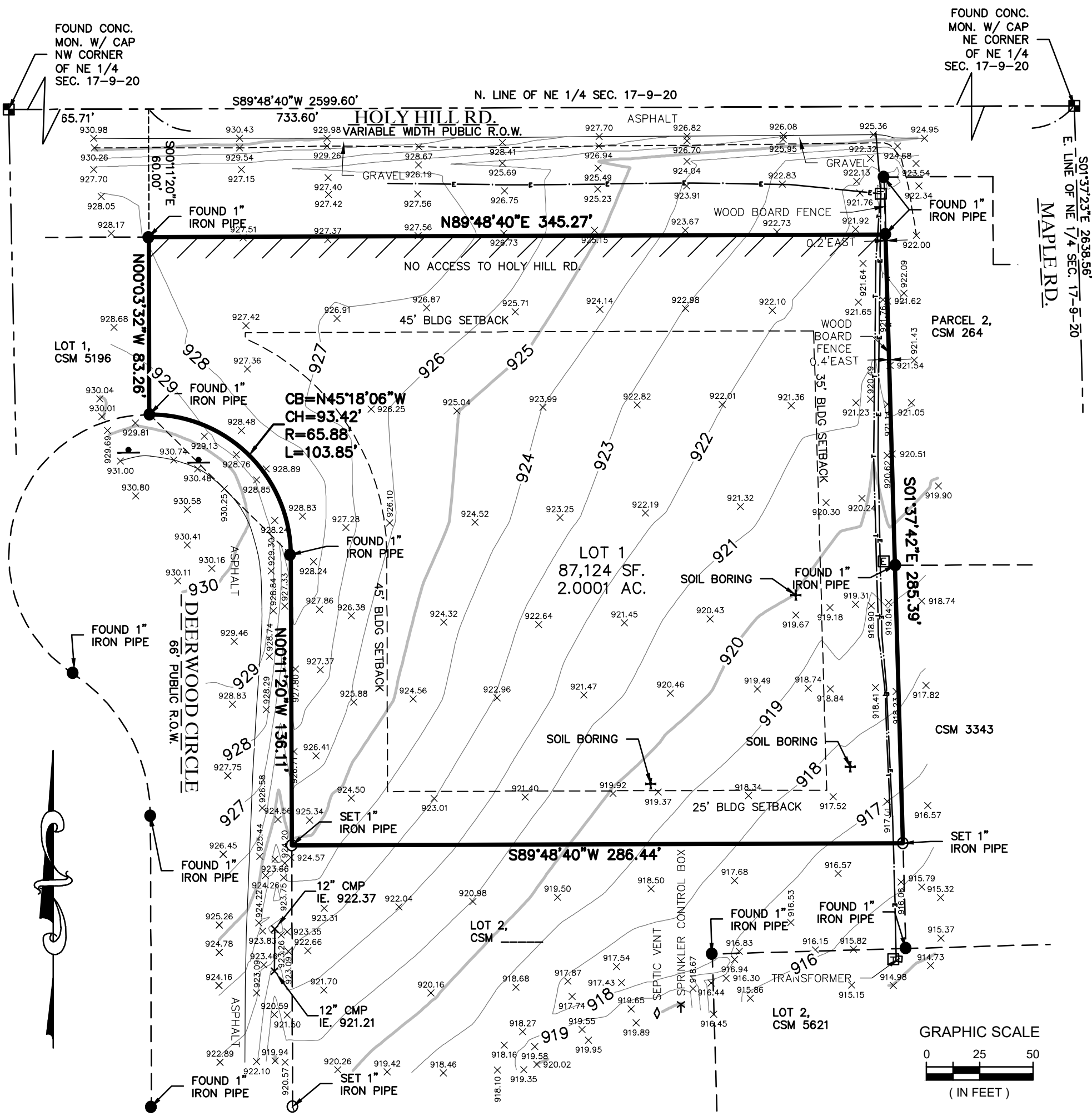
16745 W. Bluemound Road  
Brookfield, WI 53005-5938  
(262) 781-1000  
[rasmith.com](http://rasmith.com)

TOPOGRAPHIC MAP

LOT 1 OF CERTIFIED SURVEY MAP NO. \_\_\_\_\_, BEING A REDIVISION OF LOT 3 OF CERTIFIED SURVEY MAP NO. 5621, BEING PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 9 NORTH, RANGE 20 EAST, IN THE VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN.

VERTICAL DATUM: NAV88, STARTING BM:  
HORIZONTAL DATUM: NAD83, WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE.

PREPARED FOR: KEITH JEROME CEMAN & CARRIE MAE CEMAN  
DATE: MARCH 24, 2022  
DRAWING NO: 168728-KAC



LEGEND

- SOIL BORING/MONITORING WELL
- SIGN
- SANITARY CLEANOUT OR SEPTIC VENT
- IRRIGATION CONTROL BOX
- WELL
- ELECTRIC PEDESTAL
- TELEPHONE PEDESTAL
- E-MARKED ELECTRIC
- T-MARKED TELEPHONE
- INDICATES EXISTING CONTOUR ELEVATION
- INDICATES EXISTING SPOT ELEVATION

raSmith  
CREATIVITY BEYOND ENGINEERING

16745 W. Bluemound Road  
Brookfield, WI 53005-5938  
(262) 781-1000  
rasmith.com



## SOIL EVALUATION REPORT

In accordance with SPS 385, Wis. Adm. Code

Attach complete site plan on paper not less than 8 1/2 x 11 inches in size. Plan must include, but not limited to: vertical and horizontal reference point (BM), direction and percent slope, scale or dimensions, north arrow, and location and distance to nearest road.

Please print all information.

Personal information you provide may be used for secondary purposes (Privacy Law, s. 15.04(1)(m)).

|                                                                    |                    |                          |                     |                                                                                                                                |                                     |  |  |
|--------------------------------------------------------------------|--------------------|--------------------------|---------------------|--------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|--|--|
| Property Owner<br><b>Keith and Carrie Ceman</b>                    |                    |                          |                     | Property Location<br>Govt. Lot <b>NE 1/4 NE 1/4 S 17 T 9 N R 20</b> <input type="checkbox"/> E (or) W <input type="checkbox"/> |                                     |  |  |
| Property Owner's Mailing Address<br><b>W189N12712 Deerwood Cir</b> |                    |                          |                     | Site Address or CSM and Lot #<br><b>Lot 3 CSM 5621</b>                                                                         |                                     |  |  |
| City<br><b>Richfield</b>                                           | State<br><b>WI</b> | Zip Code<br><b>53076</b> | Phone Number<br>( ) | <input type="checkbox"/> City <input checked="" type="checkbox"/> Village <input type="checkbox"/> Town                        | Nearest Road<br><b>Deerwood Cir</b> |  |  |

|                                                                                       |                                                                                      |                                              |
|---------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|----------------------------------------------|
| <input checked="" type="checkbox"/> New Construction                                  | Use: <input checked="" type="checkbox"/> Residential / Number of bedrooms <b>3-4</b> | Code derived design flow rate _____ GPD      |
| <input type="checkbox"/> Replacement                                                  | <input type="checkbox"/> Public or commercial - Describe _____                       | Flood Plan elevation if applicable _____ ft. |
| Parent material _____                                                                 |                                                                                      |                                              |
| General comments and recommendations: <b>Soil Borings completed for Land Division</b> |                                                                                      |                                              |

|          |          |                                                                         |                                |                                                      |
|----------|----------|-------------------------------------------------------------------------|--------------------------------|------------------------------------------------------|
| <b>1</b> | Boring # | <input type="checkbox"/> Boring <input checked="" type="checkbox"/> Pit | 102.1                          | 18                                                   |
|          |          |                                                                         | Ground surface elev. _____ ft. | Depth to limiting factor _____ in. / elev. _____ ft. |

| Horizon | Depth In. | Dominant Color Munsell | Redox Description Qu. Az. Cont. Color | Texture | Structure Gr. Sz. Sh. | Consistence | Boundary | Roots | Soil Application Rate |        |
|---------|-----------|------------------------|---------------------------------------|---------|-----------------------|-------------|----------|-------|-----------------------|--------|
|         |           |                        |                                       |         |                       |             |          |       | GPD/Ft <sup>2</sup>   |        |
|         |           |                        |                                       |         |                       |             |          |       | *Eff#1                | *Eff#2 |
| 1       | 0-13      | 10 YR 3/2              |                                       | sil     | 2fsbk                 | mfr         | as       | 2f    | 0.6                   | 0.8    |
| 2       | 13-18     | 10 YR 4/4              |                                       | sicl    | 1fsbk                 | mfr         | cs       | 1vf   | 0.4                   | 0.6    |
| 3       | 18-29     | 10 YR 4/6              | c2d 10 YR 5/8 & 6/2                   | sicl    | 0m                    | mfi         | cw       | -     | 0.0                   | 0.0    |
| 4       | 29-40     | 10 YR 5/4              | c2d 10 YR 5/8 & 6/2                   | fsi     | 0m                    | mfi         | -        | -     | 0.2                   | 0.5    |
|         |           |                        |                                       |         |                       |             |          |       |                       |        |
|         |           |                        |                                       |         |                       |             |          |       |                       |        |
|         |           |                        |                                       |         |                       |             |          |       |                       |        |

|          |          |                                                                         |                                |                                                      |
|----------|----------|-------------------------------------------------------------------------|--------------------------------|------------------------------------------------------|
| <b>2</b> | Boring # | <input type="checkbox"/> Boring <input checked="" type="checkbox"/> Pit | 103.9                          | 21                                                   |
|          |          |                                                                         | Ground surface elev. _____ ft. | Depth to limiting factor _____ in. / elev. _____ ft. |

| Horizon | Depth In. | Dominant Color Munsell | Redox Description Qu. Az. Cont. Color | Texture | Structure Gr. Sz. Sh. | Consistence | Boundary | Roots | Soil Application Rate |        |
|---------|-----------|------------------------|---------------------------------------|---------|-----------------------|-------------|----------|-------|-----------------------|--------|
|         |           |                        |                                       |         |                       |             |          |       | GPD/Ft <sup>2</sup>   |        |
|         |           |                        |                                       |         |                       |             |          |       | *Eff#1                | *Eff#2 |
| 1       | 0-14      | 10 YR 3/2              |                                       | sil     | 2fsbk                 | mfr         | as       | 2f    | 0.6                   | 0.8    |
| 2       | 14-21     | 10 YR 4/4              |                                       | cl      | 2sbk                  | mfr         | cs       | 1f    | 0.4                   | 0.6    |
| 3       | 21-30     | 10 YR 4/6              | f1f 10 YR 5/8                         | sicl    | 1fsbk                 | mfi         | cw       | -     | 0.2                   | 0.3    |
| 4       | 30-50     | 10 YR 5/4              | c2d 10 YR 5/8 & 6/2                   | fsi     | 0m                    | mfi         | -        | -     | 0.2                   | 0.5    |
|         |           |                        |                                       |         |                       |             |          |       |                       |        |
|         |           |                        |                                       |         |                       |             |          |       |                       |        |
|         |           |                        |                                       |         |                       |             |          |       |                       |        |

|                                                               |                                                |                                         |
|---------------------------------------------------------------|------------------------------------------------|-----------------------------------------|
| CST Name (Please Print)<br><b>Marc Schultz (Lietzau, INC)</b> | Signature<br><i>Marc Schultz</i>               | CST Number<br><b>1286562</b>            |
| Address<br><b>PO BOX 121, Colgate, WI 53017</b>               | Date Evaluation Conducted<br><b>03/16/2022</b> | Telephone Number<br><b>262-777-0779</b> |

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

\* Effluent #2 = BOD, ≤ 30 mg/L and TSS ≤ 30 mg/L

SBD-8330 (R04/21)

**3** Boring #

☐ Boring  
☒ Pit

Ground surface elev. 104.4 ft.

Depth to limiting factor 18 in. / elev.        ft.

| Horizon | Depth In. | Dominant Color Munsell | Redox Description Qu. Az. Cont. Color | Texture | Structure Gr. Sz. Sh. | Consistence | Boundary | Roots | Soil Application Rate |        |
|---------|-----------|------------------------|---------------------------------------|---------|-----------------------|-------------|----------|-------|-----------------------|--------|
|         |           |                        |                                       |         |                       |             |          |       | GPD/Ft <sup>2</sup>   |        |
|         |           |                        |                                       |         |                       |             |          |       | *Eff#1                | *Eff#2 |
| 1       | 0-13      | 10 YR 3/2              |                                       | sil     | 2fsbk                 | mfr         | as       | 2f    | 0.6                   | 0.8    |
| 2       | 13-18     | 10 YR 3/4              |                                       | sil     | 1fsbk                 | mfr         | cs       | 1f    | 0.4                   | 0.6    |
| 3       | 18-28     | 10 YR 4/6              | c2d 10 YR 5/8 & 6/2                   | sicl    | 1fsbk                 | mfi         | cw       | -     | 0.2                   | 0.3    |
| 4       | 28-48     | 10 YR 5/4              | c2d 10 YR 5/8 & 6/2                   | fsl     | 0m                    | mfr         | -        |       | 0.2                   | 0.5    |
|         |           |                        |                                       |         |                       |             |          |       |                       |        |
|         |           |                        |                                       |         |                       |             |          |       |                       |        |
|         |           |                        |                                       |         |                       |             |          |       |                       |        |

Boring #

☐ Boring  
☐ Pit

Ground surface elev.        ft.

Depth to limiting factor        in. / elev.        ft.

| Horizon | Depth In. | Dominant Color Munsell | Redox Description Qu. Az. Cont. Color | Texture | Structure Gr. Sz. Sh. | Consistence | Boundary | Roots | Soil Application Rate |        |
|---------|-----------|------------------------|---------------------------------------|---------|-----------------------|-------------|----------|-------|-----------------------|--------|
|         |           |                        |                                       |         |                       |             |          |       | GPD/Ft <sup>2</sup>   |        |
|         |           |                        |                                       |         |                       |             |          |       | *Eff#1                | *Eff#2 |
|         |           |                        |                                       |         |                       |             |          |       |                       |        |
|         |           |                        |                                       |         |                       |             |          |       |                       |        |
|         |           |                        |                                       |         |                       |             |          |       |                       |        |
|         |           |                        |                                       |         |                       |             |          |       |                       |        |
|         |           |                        |                                       |         |                       |             |          |       |                       |        |
|         |           |                        |                                       |         |                       |             |          |       |                       |        |
|         |           |                        |                                       |         |                       |             |          |       |                       |        |

Boring #

☐ Boring  
☐ Pit

Ground surface elev.        ft.

Depth to limiting factor        in. / elev.        ft.

| Horizon | Depth In. | Dominant Color Munsell | Redox Description Qu. Az. Cont. Color | Texture | Structure Gr. Sz. Sh. | Consistence | Boundary | Roots | Soil Application Rate |        |
|---------|-----------|------------------------|---------------------------------------|---------|-----------------------|-------------|----------|-------|-----------------------|--------|
|         |           |                        |                                       |         |                       |             |          |       | GPD/Ft <sup>2</sup>   |        |
|         |           |                        |                                       |         |                       |             |          |       | *Eff#1                | *Eff#2 |
|         |           |                        |                                       |         |                       |             |          |       |                       |        |
|         |           |                        |                                       |         |                       |             |          |       |                       |        |
|         |           |                        |                                       |         |                       |             |          |       |                       |        |
|         |           |                        |                                       |         |                       |             |          |       |                       |        |
|         |           |                        |                                       |         |                       |             |          |       |                       |        |
|         |           |                        |                                       |         |                       |             |          |       |                       |        |
|         |           |                        |                                       |         |                       |             |          |       |                       |        |

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

\* Effluent #2 = BOD, ≤ 30 mg/L and TSS ≤ 30 mg/L

CHECK BOX AS APPLICABLE.

☒ **SOIL EVALUATION  
SITE MAP**

PROJECT NAME:  
**Deerfield Cir Land Split**

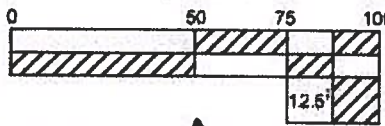
PROJECT ADDRESS **W189N12712 Deerwood Cir**

BM Symbol:  BM Elevation **100** FT

BM Description **Top of SE Lot Corner Pipe**

Slope Gradient (%) of Tested Area **3** Well Symbol (if applicable): 

Scale: 1" = 50'



Indicate north by  
drawing an arrow  
on the appropriate line.

CHECK BOX AS APPLICABLE.

☐ **SYSTEM  
PLOT PLAN**

PAGE 2 OF 3

DESIGN FLOW \_\_\_\_\_ GPD

Attach design flow calculations for commercial plans.

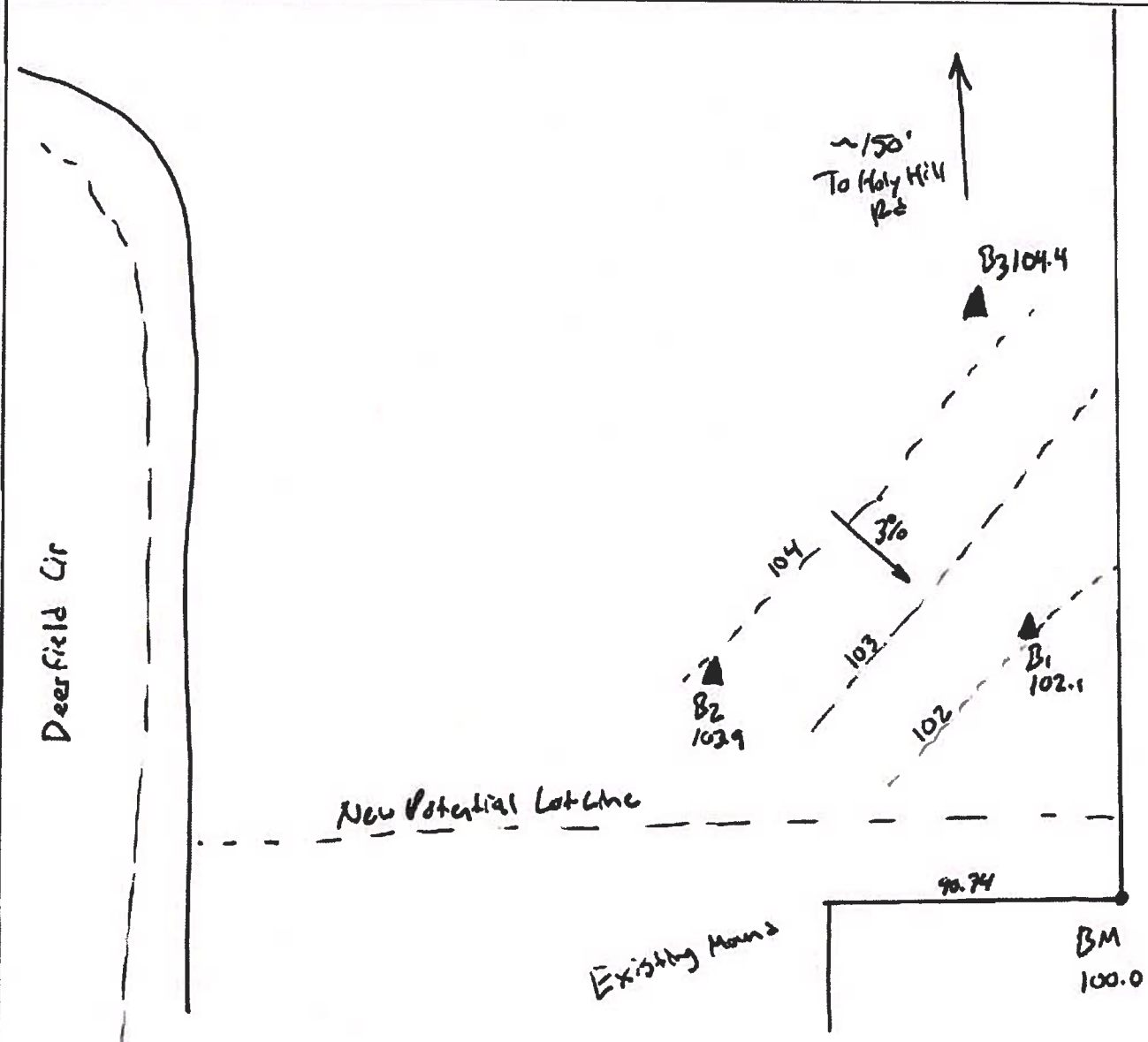
Pipe Material / ASTM Standard (Tables 384.30-3 & 384.30-5)

Sanitary Sewer \_\_\_\_\_ / \_\_\_\_\_

Force Main \_\_\_\_\_ / \_\_\_\_\_

**IMPORTANT**

Show ground elevation contours at suitable intervals.

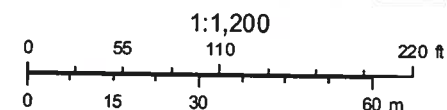


# Washington County, Wisconsin



3/21/2022, 12:15:45 PM

- |                          |                                               |                         |
|--------------------------|-----------------------------------------------|-------------------------|
| Current Parcel           | US Highway, FOND DU LAC AV; US Highway, HY 45 | County Highway          |
| Railroad Centerlines     | Road Centerline STH, CTH                      | Address Point           |
| Road Centerline I, USH   | On/Off Ramp                                   | Parcel Taxkey & Acreage |
| Interstate Highway, I-41 | State Highway                                 |                         |



# LIETZAU

INC.

SEPTIC & MOUND SYSTEMS

PO Box 121, Colgate WI 53017

lietzauinc@gmail.com

## Waiver of Lien

*For value received, we hereby waive all rights and claims for lien on land and on buildings about to be erected, being erected, altered or repaired and to the appurtenances thereunto,*

For:

Kieth Ceman  
W189N12712 Deerwood Cir  
Richfield, WI 53076

*Soil Test*

*by Lietzau Incorporated (contractor), for ~~Septic System~~ complete, same*

*being situated in Washington County, State of Wisconsin, described as*

Job:

*Above address*

*for all labor performed and for all material furnished for the erection, construction, alteration or repair of said building and appurtenances, except, NONE*

**LIETZAU INCORPORATED**



*3-18-2022*

Authorized Signature

Date

Invoice No.  
22-14

# SITE PLAN

5/9/22 Plan Commission Meeting

## Chili's Restaurant / CDS Development

Village Planner Report

Germantown, Wisconsin

### Summary

CDS Development, agent for Continental Properties (Chili's), property owner, has submitted plans for a façade update for the existing restaurant located at N96W18640 County Line Road.

**Property Location:** N96W18640 County Line Road

### Applicant/

### Property Owners:

CDS Development  
19901 Quorum Drive, Ste 300  
Dallas, TX 75248

Continental VI Fund LP  
W134N8675 Executive Pkwy  
Menomonee Falls, WI 53051

**Current Zoning:** B-1: Neighborhood Business

| Adjacent Land Uses |                             | Zoning  |
|--------------------|-----------------------------|---------|
| North              | Commercial (Harbor Freight) | B-1     |
| South              | Commercial (Culver's in MF) | --      |
| East               | Commercial (Valvoline)      | B-1     |
| West               | Commercial (Michaels)       | B-1 PDD |



---

**Proposal**

CDS Development, agent for Continental Properties (Chili's), property owner, has submitted plans for a façade update for the existing restaurant located at N96W18640 County Line Road.

The exterior improvements include:

- Painting the exterior façade with natural, earth-tones
- Replacement of the fabric awnings with black metal awnings (no changes to the frames)
- Addition of a red LED border along the roof line on the front and sides of the building

Lighting. The only modification to the site lighting will be the addition of a red LED border along the roof line.

Access & Parking. There will be no modification to the access or parking with this façade update. Access to County Line Road will continue to take place via the shared driveway directly to the west.

Storm Water Management. No change in existing impervious surfaces is proposed.

Landscaping & Buffering. No change in existing landscaping on the site is proposed.

**Staff Comments**Community Development: Planning & Zoning

Pursuant to Section 17.49 of the Zoning Code, the PC serves as the Village's Architectural Review Board and responsible for enforcing the principles set forth under 17.49(3) concerning design and exterior appearance. County Line Road is NOT a "Germanic Theme" corridor as are portions of Mequon Road and Main Street. The contemporary design and exterior appearance can be approved or modified to satisfy the architectural and appearance requirements under 17.49 as deemed appropriate by the Plan Commission. The proposed exterior changes are minimal and intended to update the exterior appearance.

There are no updates to the signage proposed at this time. A separate sign permit application is required for any future modifications to the signage.

Community Development: Inspection Services

Electrical permits shall be obtained from Inspection Services prior to installation or modification of any/all electrical components. Please contact SafeBuilt at 262-346-4460 or by email at [germantowninspections@safebuilt.com](mailto:germantowninspections@safebuilt.com).

**Village Planner Recommendation:**  
*Site Development & Building Plans*

**APPROVE** the site and building plans for the proposed façade update for the Chili's restaurant located at N96 W18640 County Line Road subject to the following (2) conditions:

1. This approval is subject to all the conditions and requirements set forth herein and adopted by the Plan Commission. Approval is granted for the architectural plans dated October 1, 2021, unless superseded by subsequent plan sheets approved by the Village Planner or pursuant to revisions required herein and/or by the Plan Commission.
2. Electrical permits shall be obtained from SafeBuilt prior to the installation or modification of any electrical components.



---

**Village of Germantown**  
**Attention: Planning – Lori Johnson**  
**N112 W17001 Mequon Road**  
**Germantown, WI 53022**

**Subject: Project Narrative – Site Plan Review**

Lori,

The Chili's Restaurant located at N96 W18640 County Line Rd has been selected to be part of a national re-image of existing restaurants. The scope of work will include the following:

- Paint of the exterior facade with natural, earth-tones.
- Replacement of the fabric awnings to standing seam black metal awnings.
  - No frame change will occur.

CDS and Brinker are excited to implement the proposed changes and look forward to your cooperation.

Thank you,

A handwritten signature in black ink that reads "Brenna Shouse". The script is fluid and cursive, with the first letters of the first and last names being capitalized and prominent.

**Brenna Shouse**  
**Property Development/Permit Coordinator**  
**CONSOLIDATED DEVELOPMENT SERVICES**  
Mobile: 512.956.1856  
[bshouse@cdsdevelopment.com](mailto:bshouse@cdsdevelopment.com)



Fee must accompany application

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

PAID \_\_\_\_\_ DATE \_\_\_\_\_

## SITE PLAN REVIEW APPLICATION

Pursuant to Section 17.43 of the Municipal Code

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

1

**APPLICANT OR AGENT**

Brenna Shouse - CDS Development

14901 Quoum Drive Suite 300

Dallas, TX 75248

Phone ( 512 ) 956-1856

E-Mail bshouse@cdsdevelopment.com

**PROPERTY OWNER**

Continental VI Fund LP

c/o Continental Properties

W134 N8675 Executive Parkway

Menomonee Falls, WI 53051-3310

Phone ( 262 ) 502-5500

E-Mail \_\_\_\_\_

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**PROPERTY ADDRESS**

N96 W18640, County Line Rd, Germantown, WI 53022

3

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

| North                           | South              | East                            | West                |
|---------------------------------|--------------------|---------------------------------|---------------------|
| Harbor Freight Tools-Commercial | Culvers-Commercial | Valvoline Oil Change-Commercial | Michaels-Commercial |

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**READ AND INITIAL THE FOLLOWING:**

- [Signature]* I am aware of the Village of Germantown ordinance requiring fire sprinklers in most new construction.
- [Signature]* I understand that all new development is subject to Impact and/or Connection Fees that must be paid before building permits will be issued.
- [Signature]* I understand that an incomplete application will be withdrawn from the Plan Commission agenda and that all resubmissions to the Plan Commission are subject to a new application fee.

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**SIGNATURES - ALL APPLICATION MUST BE SIGNED BY OWNER!**

*[Signature: Brenna Shouse]*

02/17/22

Applicant

Date

Continental VI Fund LP

Continental Properties Company, Inc, its general partner

By: *[Signature]*

2/17/2022

Owner

Date



FRONT ELEVATION



LEFT ELEVATION

NOTE:  
EXISTING SIGNAGE TO BE REPLACED WITH NEW UNLESS NOTED OTHERWISE.  
SIGNAGE IS NOT PART OF THIS APPLICATION. SIGNAGE PERMIT APPLICATION  
TO BE SUBMITTED BY SIGNAGE CONTRACTOR.

chili's

S. GERMANTOWN, WI - EXTERIOR ELEVATIONS  
PROTOTYPE 10.9

0 2 4 8 16

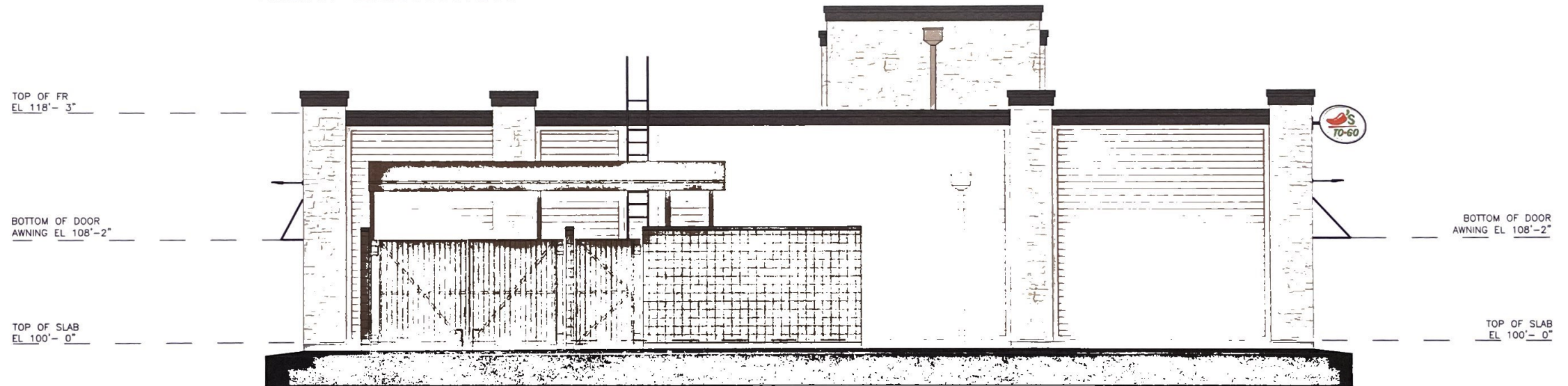
200743 GIIA

| DATE     | DESCRIPTION      |
|----------|------------------|
| 10.01.21 | COLOR ELEVATIONS |
|          |                  |
|          |                  |





RIGHT ELEVATION



REAR ELEVATION

NOTE:  
- EXISTING BOLLARDS NOT SHOWN FOR CLARITY. PAINT BOLLARDS "IRON ORE".

NOTE:  
EXISTING SIGNAGE TO BE REPLACED WITH NEW UNLESS NOTED OTHERWISE. SIGNAGE IS NOT PART OF THIS APPLICATION. SIGNAGE PERMIT APPLICATION TO BE SUBMITTED BY SIGNAGE CONTRACTOR.

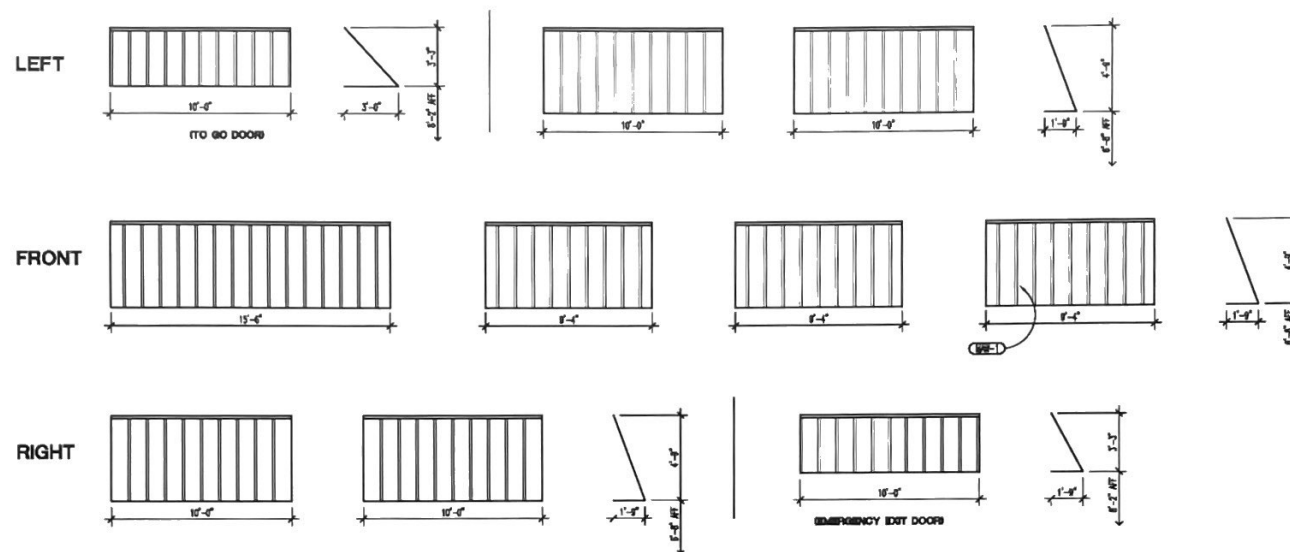
chili's

S. GERMANTOWN, WI - EXTERIOR ELEVATIONS  
PROTOTYPE 10.9

0 2 4 8 16

| DATE     | DESCRIPTION      |
|----------|------------------|
| 10.01.21 | COLOR ELEVATIONS |
|          |                  |
|          |                  |





•• DIMENSIONS ARE PROVIDED FOR ESTIMATING PURPOSES ONLY ••  
 •• FIELD VERIFY ALL DIMENSIONS PRIOR TO FABRICATION ••  
 ALL EXISTING AWNING FRAMEWORK TO REMAIN UNLESS OTHERWISE NOTED.  
 PAINT FRAMES 'TRICORN BLACK'.  
 REPLACE ALL EXISTING AWNING FABRIC WITH NEW METAL AWNING (MAW-1).  
 BERRIDGE STANDING SEAM, COLOR 'MATTE BLACK'.

01 AWNING PROFILE  
 SCALE: 1/4"=1'-0"

chili's

S. GERMANTOWN, WI - EXTERIOR ELEVATIONS  
 PROTOTYPE 10.9



|          |                  |
|----------|------------------|
| DATE     | DESCRIPTION      |
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|          |                  |
|          |                  |

