



Fee must accompany application
 \$2,900 with public improvements
 X \$1,960 no public improvements

Paid John Kincaid Date 07/07/25
 chK #1027

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.**

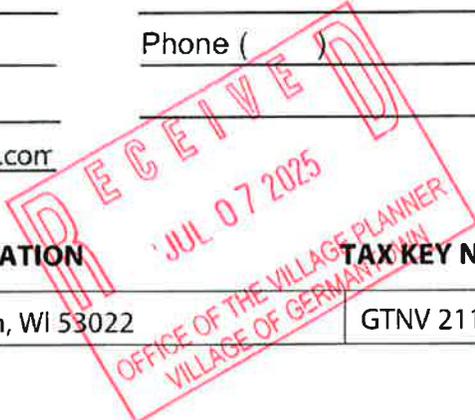
1 APPLICANT OR AGENT
 Jim Sedgwick
 Heimat Capital LLC
 12075 N Corporate Parkway, Ste 250
 Mequon, WI 53092
 Phone (414) 303-4691
 Fax () na
 E-Mail jim.sedgwick@theheimatgroup.com

PROPERTY OWNER
 Blackstone Creek LLC
 Attn Corey Kincaid, Member
 c/o Heimat Capital LLC
 Phone ()

PROPERTY ADDRESS OR GENERAL LOCATION

TAX KEY NUMBER

2 N112W17300 Mequon Rd, Germantown, WI 53022 GTNV 211979



3 PURPOSE OF LAND SPLIT

Create a new legal parcel for sale and development	Will the land split require rezoning?	
	Yes, PDD amendment	
	From	To

4 READ AND INITIAL THE FOLLOWING:

CK CS 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.

CK CS 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.

CK CS 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.

CK CS 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!

CS
 Applicant 7.7.25
 Date

Corey Kincaid
 Owner 07/07/2025
 Date

Village of



Germantown

Village of Germantown
Clerk Treasurer
N112W17001 MEQUON ROAD
Germantown, WI 53022
(262) 250-4700
Welcome

07/08/2025 11:33AM PRAVINA P
000932-0019
Payment effective date 07/08/2025

MISCELLANEOUS

ZONING FEES (GENZON)
2025 GENZON
1 @ \$1960.00 \$1,960.00

\$1,960.00

Subtotal \$1,960.00
Total \$1,960.00

CHECK \$1,960.00
Check Number 1027

Change due \$0.00

Paid by: BLACKSTONE CREEK LLC

Thank you for your payment

CUSTOMER COPY

CERTIFIED SURVEY MAP NO. _____

BEING A REDIVSION OF LOT 2 OF CERTIFIED SURVEY MAP NO. 6749 AND OUTLOT 1 OF "THE GLEN AT BLACKSTONE CREEK", BEING A PART OF THE NORTHWEST 1/4, NORTHEAST 1/4, SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE NORTHWEST 1/4, NORTHEAST 1/4, SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 21 AND A PART OF THE NORTHWEST 1/4 AND SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 22, BEING IN TOWN 9 NORTH, RANGE 20 EAST, IN THE VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN.

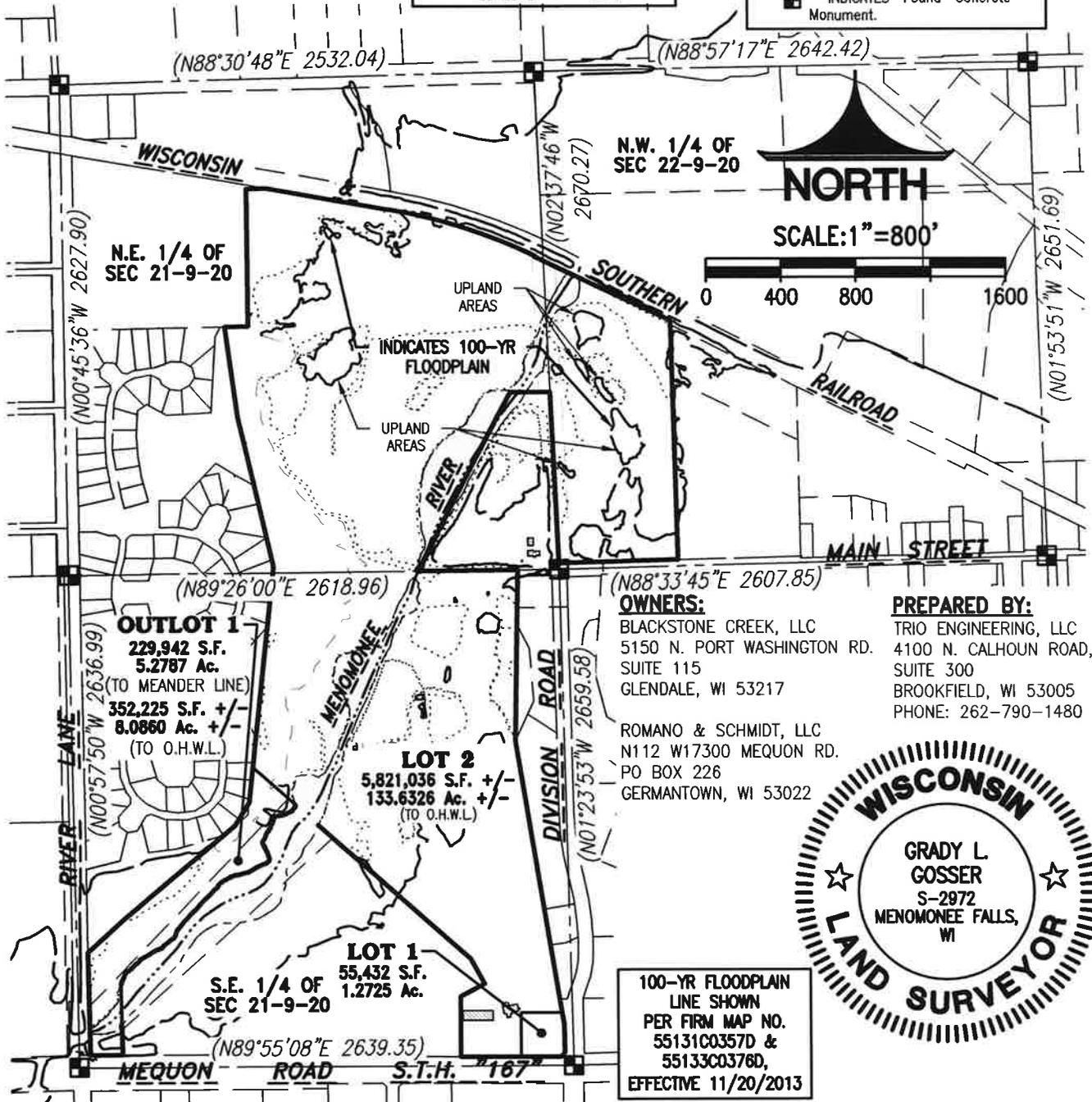
NOTES:

- ALL BEARINGS ARE REFERENCED TO GRID NORTH OF THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD-83/2011), IN WHICH THE SOUTH LINE OF THE S.E. 1/4 OF SECTION 21, TOWN 9 NORTH, RANGE 20 EAST, BEARS NORTH 89°55'08" EAST.
- WETLANDS SHOWN HEREON ARE PER HEARTLAND ECOLOGICAL GROUP INC. ASSURED DELINEATION AND REPORT DATED MARCH 27, 2024.
- PRIMARY ENVIRONMENTAL CORRIDOR SHOWN HEREON IS PER HEARTLAND ECOLOGICAL GROUP INC. REPORT AND MAP REFERENCED AND ATTACHED TO A SEWRPC CONCURRENCE LETTER DATED MARCH 7, 2025.
- SEE CERTIFIED SURVEY MAP NO. 6177 AND CERTIFIED SURVEY MAP NO. 6749 FOR EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS.

LEGEND:

- - INDICATES "Set" 0.750" O.D. by 18" long Reinforcing Bar weighing 1.502 lbs. per lineal foot.
- - INDICATES "Found" 1" Iron Pipe (Unless otherwise noted)
- - INDICATES "Found" Concrete Monument.

VICINITY MAP



N.E. 1/4 OF SEC 21-9-20

N.W. 1/4 OF SEC 22-9-20

OUTLOT 1
229,942 S.F.
5.2787 Ac.
(TO MEANDER LINE)
352,225 S.F. +/-
8.0860 Ac. +/-
(TO O.H.W.L.)

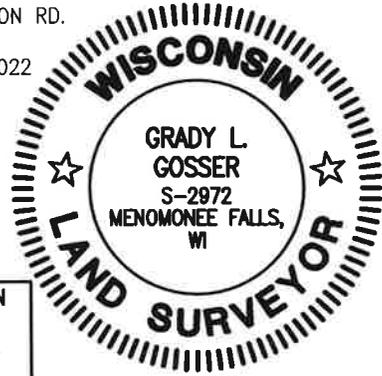
LOT 2
5,821,036 S.F. +/-
133.6326 Ac. +/-
(TO O.H.W.L.)

LOT 1
55,432 S.F.
1.2725 Ac.

OWNERS:
BLACKSTONE CREEK, LLC
5150 N. PORT WASHINGTON RD.
SUITE 115
GLENDALE, WI 53217

ROMANO & SCHMIDT, LLC
N112 W17300 MEQUON RD.
PO BOX 226
GERMANTOWN, WI 53022

PREPARED BY:
TRIO ENGINEERING, LLC
4100 N. CALHOUN ROAD,
SUITE 300
BROOKFIELD, WI 53005
PHONE: 262-790-1480



100-YR FLOODPLAIN LINE SHOWN PER FIRM MAP NO. 55131C0357D & 55133C0376D, EFFECTIVE 11/20/2013

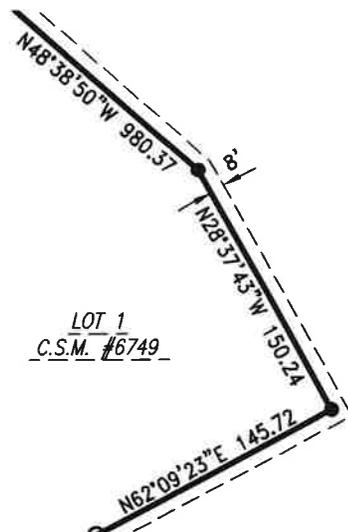
X:\2023\23-038-1195 Blackstone Creek - Germantown Drawings\Survey\CSDM\530C3K01-NEW.dwg

DRAFTED THIS 3rd DAY OF JULY, 2025
THIS INSTRUMENT WAS DRAFTED BY GRADY L. GOSSER, S-2972

JOB NO. 23-038-1195-01
SHEET 1 OF 8

CERTIFIED SURVEY MAP NO.

BEING A REDVISION OF LOT 2 OF CERTIFIED SURVEY MAP NO. 6749 AND OUTLOT 1 OF "THE GLEN AT BLACKSTONE CREEK", BEING A PART OF THE NORTHWEST 1/4, NORTHEAST 1/4, SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE NORTHEAST 1/4 AND THE NORTHWEST 1/4, NORTHEAST 1/4, SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 21 AND A PART OF THE NORTHWEST 1/4 AND SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 22, BEING IN TOWN 9 NORTH, RANGE 20 EAST, IN THE VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN.

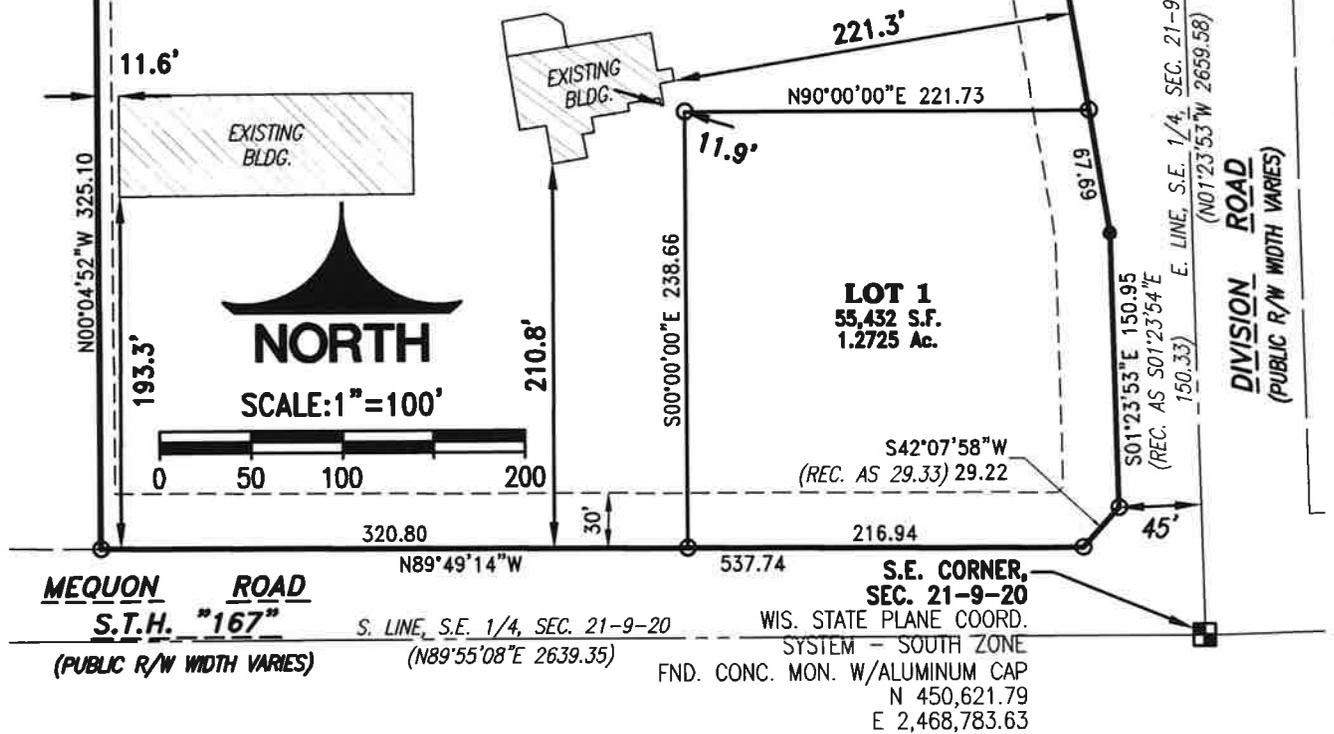


LOT 2
C.S.M. #6749

LOT 2
5,821,036 S.F. +/-
133,6326 Ac. +/-
(TO O.H.W.L.)

NOTE:

- ALL TELEPHONE LINES, ELECTRIC LINES, CABLE TELEVISION LINES, TELECOMMUNICATIONS LINES, AND OTHER SIMILAR UTILITY SERVICES SHALL BE PLACED UNDERGROUND UNLESS THE APPLICANT OR UTILITY CAN DEMONSTRATE THAT UNDERGROUNDING IS NOT FEASIBLE.



PRESERVATION RESTRICTIONS:

Those areas identified as WETLAND, FLOODPLAIN and PRIMARY ENVIRONMENTAL CORRIDOR on this Certified Survey Map shall be subject to the following restrictions:

- Grading, filling and removal of topsoil or other earthen materials are prohibited, unless specifically authorized by the municipality in which this land is located and, if applicable, the Wisconsin Department of Natural Resources and the Army Corps of Engineers.
- The removal or destruction of any vegetative cover, i.e., trees, shrubs, grasses, etc., is prohibited, except as may be used for a Recreational Trail and with the exception that dead, diseased, or dying vegetation may be removed, at the discretion of the landowner and with approval from the municipality in which this land is located. Silvicultural thinning, upon the recommendation of a forester or naturalist and with approval from the municipality in which this land is located. The removal of any vegetative cover that is necessitated to provide access or service to an approved residence or accessory building, shall be permitted only when the access or service cannot be located outside of the Wetland/Floodplain/Primary Environmental Corridor and with approval from the municipality in which this land is located.
- Grazing by domesticated animals, i.e., horses, cows, etc, is prohibited within the Wetland and Floodplain area and shall be discouraged to the greatest extent possible within the Primary Environmental Corridor area.
- The introduction of plant material not indigenous to the existing environment is prohibited.
- Ponds may be permitted subject to the approval of the municipality in which they are located and, if applicable, the Wisconsin Department of Natural Resources and the Army Corps of Engineers.
- The construction of buildings is prohibited.

DRAFTED THIS 3rd DAY OF JULY, 2025
THIS INSTRUMENT WAS DRAFTED BY GRADY L. GOSSER, S-2972

JOB NO. 23-038-1195-01
SHEET 4 OF 8

X:\2023\23-038-1195 Blackstone Creek - Germantown Drawings\Survey\CSM\530CSM01-NEW.dwg

CERTIFIED SURVEY MAP NO.

BEING A REDIVISION OF LOT 2 OF CERTIFIED SURVEY MAP NO. 6749 AND OUTLOT 1 OF "THE GLEN AT BLACKSTONE CREEK", BEING A PART OF THE NORTHWEST 1/4, NORTHEAST 1/4, SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE NORTHEAST 1/4 AND THE NORTHWEST 1/4, NORTHEAST 1/4, SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 21 AND A PART OF THE NORTHWEST 1/4 AND SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 22, BEING IN TOWN 9 NORTH, RANGE 20 EAST, IN THE VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN.

LOT 2 CORPORATE OWNER'S CERTIFICATE:

BLACKSTONE CREEK, LLC, a Corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said Corporation has caused the land described on this map to be surveyed, divided and mapped as represented on this map in accordance with the provisions of Chapter 236 of the Wisconsin Statutes and Chapter 18 of the Germantown Subdivision Control Ordinance, this _____ day of _____, 20 ____.

BLACKSTONE CREEK, LLC

Corey Kincaid, Manager

STATE OF WISCONSIN)
) ss
COUNTY OF)

Personally came before me this _____ day of _____, 20____, Corey Kincaid, Manager of the above named Limited Liability Company, to me known to be the person who executed the foregoing instrument, and to me known to be such Manager of said Limited Liability Company, and acknowledged that he executed the foregoing instrument as such officer as the deed of said Limited Liability Company, by its authority.

Print Name: _____
Notary Public, _____ County, WI
My commission expires: _____

CERTIFIED SURVEY MAP NO.

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OUTLOT 1 CORPORATE OWNER'S CERTIFICATE:

ROMANO & SCHMIDT, LLC, a Corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said Corporation has caused the land described on this map to be surveyed, divided and mapped as represented on this map in accordance with the provisions of Chapter 236 of the Wisconsin Statutes and Chapter 18 of the Germantown Subdivision Control Ordinance, this _____ day of _____, 20 ____.

ROMANO & SCHMIDT, LLC

Troy Schmidt, Partner

STATE OF WISCONSIN)
) ss
COUNTY OF)

Personally came before me this _____ day of _____, 20____, Troy Schmidt, Partner of the above named Limited Liability Company, to me known to be the person who executed the foregoing instrument, and to me known to be such Partner of said Limited Liability Company, and acknowledged that he executed the foregoing instrument as such officer as the deed of said Limited Liability Company, by its authority.

Print Name: _____
Notary Public, _____ County, WI
My commission expires: _____

CERTIFIED SURVEY MAP NO.

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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 _____, 2025.

Robert A. Soderberg, Chairman

Deborah J. Remich, Secretary

VILLAGE OF GERMANTOWN BOARD APPROVAL:

This Certified Survey Map, being a division of Lot 2 of Certified Survey Map No. 6749 and Outlot 1 of "The Glen at Blackstone Creek", being a part of the Northwest 1/4, Northeast 1/4, Southwest 1/4 and Southeast 1/4 of the Northeast 1/4 and the Northwest 1/4, Northeast 1/4, Southwest 1/4 and Southeast 1/4 of the Southeast 1/4 of Section 21 and a part of the Northwest 1/4 and Southwest 1/4 of the Northwest 1/4 of Section 22, all being in Town 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 approved by the Village Board of Trustees of the Village of Germantown on this ____ day of _____, 2025.

Robert A. Soderberg, Village President

Donna Ott, Village Clerk