

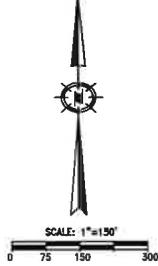
WRENWOOD NORTH ADDITION NO. 2

BEING A REDIVISION OF OUTLOT 6 OF "WRENWOOD NORTH ADDITION NO. 1", BEING LOCATED IN A PART OF THE NORTHEAST 1/4 AND SOUTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 23, TOWNSHIP 9 NORTH, RANGE 20 EAST, IN THE VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN.

OVERALL DETAIL SHEET

GENERAL NOTES:

- Indicates Set 1,270" outside diameter x 18" long Reinforcing Bar weighing 4,303 lbs. per lineal foot. All other Lot and Outlot corners are staked with 0.750" outside diameter x 18" long Reinforcing Bar weighing 1,502 lbs. per lineal foot.
- Indicates Found 0.750" outside diameter Reinforcing Bar (unless otherwise noted).
- All linear measurements have been made to the nearest one-hundredth of a foot.
- All angular measurements have been made to nearest second and computed to the nearest half-second.
- All bearings are referenced to Grid North of the Wisconsin State Plane Coordinate System, South Zone (NAD-27), in which the East line of the N.W. 1/4 of Section 23, Town 9 North, Range 20 East, bears North 02°04'40" West.
- The Owners of the residential Lots 1 through 46 within the "Wrenwood North" Subdivision, Lots 47 through 72 within the "Wrenwood North Addition No. 1" Subdivision and the Owners of the residential Lots 73 through 95 of this subdivision, shall each own an equal undivided fractional interest in Outlots 10, 11 and 12 of this Subdivision. Washington County shall not be liable for fees or special charges in the event they become the owner of any Lot or Outlot in the Subdivision by reason of tax delinquency.
- Outlots 10 and 12 contain Wetland areas and open space. To be preserved as a landscape area.
- Outlot 11 contains Wetland/PEC areas, Stormwater Management Facilities and open space. To be preserved as a landscape area.
- All Wetland shown hereon was field delineated and field located by STANTEC IN 2017.
- All Primary Environmental Corridor (PEC) shown hereon is per available Washington County records.
- Stormwater Management Facilities are located on Outlot 11 of this Subdivision. The Owners of the residential Lots within this Subdivision and any previous and future additions to this Subdivision, shall each be liable for an equal undivided fractional share of the cost to repair, maintain or restore said Stormwater Management Facilities within this Subdivision. Solid repairs, maintenance and restoration shall be performed by the Owners of all Lots within this Subdivision and any previous and future additions to this Subdivision.



OWNER:
WRENWOOD, LLC
N27W400S PAUL COURT, STE. 100
POMONA, WI 53072
PHONE: (262) 542-8200
FAX: (262) 348-9324



4100 N. Calhoun Road
Suite 300
Brookfield, WI 53005
Phone (262) 790-4400
Fax (262) 790-1461

BUILDING SETBACK SUMMARY
DEVELOPMENT:
R-S SINGLE FAMILY
RESIDENTIAL DISTRICT WPOD
OVERLAY (LOTS 73-85)
MIN. FRONT SETBACK: 35 FT.
MIN. REAR SETBACK: 35 FT.
MIN. SIDE SETBACK: 12 FT.

CURVE TABLE:

NO.	LOT(S)	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING	TANGENT IN	TANGENT OUT
1	C/L	200.00	27°06'16"	94.61	93.73	S12°14'06"W	S01°19'02"E	S25°47'14"W
	EAST	230.00	27°06'16"	108.80	107.79	S12°14'06"W	S01°19'02"E	S25°47'14"W
	94	230.00	6°01'43"	24.20	24.19	S01°41'49.5"W	S01°19'02"E	S04°42'41"W
	93	230.00	19°33'13"	78.49	78.11	S14°29'17.5"W	S04°42'41"W	S24°15'54"W
	92	230.00	1°31'20"	6.11	6.11	S25°01'34"W	S24°15'54"W	S25°47'14"W
2	WEST	170.00	27°06'16"	80.42	79.67	S12°14'06"W	S01°19'02"E	S25°47'14"W
	74	170.00	22°43'16"	67.41	66.87	S10°02'36"W	S01°19'02"E	S21°24'14"W
	75	170.00	4°23'00"	13.01	13.00	S23°35'44"W	S21°24'14"W	S25°47'14"W
	C/L	300.00	25°50'34"	135.31	134.17	S12°51'57"W	S25°47'14"W	S00°03'20"E
	EAST	270.00	25°50'34"	121.78	120.75	S12°51'57"W	S25°47'14"W	S00°03'20"E
3	92	270.00	7°23'46"	34.85	34.83	S22°05'21"W	S25°47'14"W	S18°23'28"W
	OUTLOT 12	270.00	18°26'48"	86.93	86.55	S09°10'04"W	S18°23'28"W	S00°03'20"E
	WEST	330.00	25°50'34"	148.84	147.59	S12°51'57"W	S25°47'14"W	S00°03'20"E
	75	330.00	2°49'32"	16.27	16.27	S24°22'28"W	S25°47'14"W	S22°57'42"W
	76	330.00	16°19'46"	84.05	83.73	S14°47'49"W	S22°57'42"W	S06°37'56"W
4	77	330.00	6°41'16"	38.52	38.50	S03°17'46"W	S06°37'56"W	S00°03'20"E
	C/L	250.00	9°17'53"	398.36	397.54	S45°42'16.5"E	S00°03'20"E	N88°38'47"E
	NORTHEAST	220.00	9°17'53"	350.56	314.63	S45°42'16.5"E	S00°03'20"E	N88°38'47"E
	OUTLOT 12	220.00	6°17'53"	235.37	224.30	S30°42'16.5"E	S00°03'20"E	S61°21'13"E
	91	220.00	30°00'00"	115.19	113.88	S76°21'13"E	S81°21'13"E	N88°38'47"E
5	SOUTHWEST	280.00	9°17'53"	446.17	400.44	S45°42'16.5"E	S00°03'20"E	N88°38'47"E
	OUTLOT 10	280.00	42°17'31"	206.68	202.02	S21°12'05.5"E	S00°03'20"E	S42°20'51"E
	78	280.00	19°01'17"	92.96	92.53	S51°51'29.5"E	S42°20'51"E	S61°22'08"E
	79	280.00	16°25'35"	80.27	80.00	S69°34'55.5"E	S61°22'08"E	S77°47'43"E
	80	280.00	13°33'30"	66.28	66.10	S84°34'28"E	S77°47'43"E	N88°38'47"E
6	C/L	100.00	89°59'59"	157.08	141.42	N43°38'47.5"E	N88°38'47"E	N01°21'12"W
	NORTHWEST	70.00	89°59'59"	109.96	98.99	N43°38'47.5"E	N88°38'47"E	N01°21'12"W
	SOUTHEAST	130.00	89°59'59"	204.20	183.85	N43°38'47.5"E	N88°38'47"E	N01°21'12"W
	82	130.00	18°07'51"	41.14	40.97	N79°34'51.5"E	N88°38'47"E	N70°30'56"E
	83	130.00	30°14'36"	68.62	67.63	N52°23'38"E	N70°30'56"E	N40°15'20"E
7	OUTLOT 11	130.00	13°15'08"	30.06	30.00	N33°38'47"E	N40°16'20"E	N27°01'14"E
	84	130.00	28°22'26"	64.39	63.72	N12°50'01"E	N27°01'14"E	N01°21'12"W

There are no objections to this plat with respect to Sess. 236.15, 236.16, 236.20 and 236.21(1) and (2). Wis Stats as provided by s. 236.12, Wis Stats.

Certified _____ 20____

Department of Administration

DATE	INVOICE NO	DESCRIPTION	INVOICE AMOUNT
9-26-25	WWN3 25-09	Ph 3 final plat	5600.00
CHECK DATE 9-28-25			CHECK NUMBER
			5600.00

Village of



Germantown

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

10/02/2025 09:47AM PRAVINA P
 000980-0082
 Payment effective date 09/26/2025

MISCELLANEOUS

PLAN COMMISSION REVIEW
 FEES (GENPLN)
 2025 GENPLN
 1 @ \$5600.00

\$5,600.00

\$5,600.00

Subtotal
Total

\$5,600.00
\$5,600.00

CHECK
Check Number 1218

\$5,600.00

Change due

\$0.00

Thank you for your payment

CUSTOMER COPY

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OVERALL DETAIL SHEET

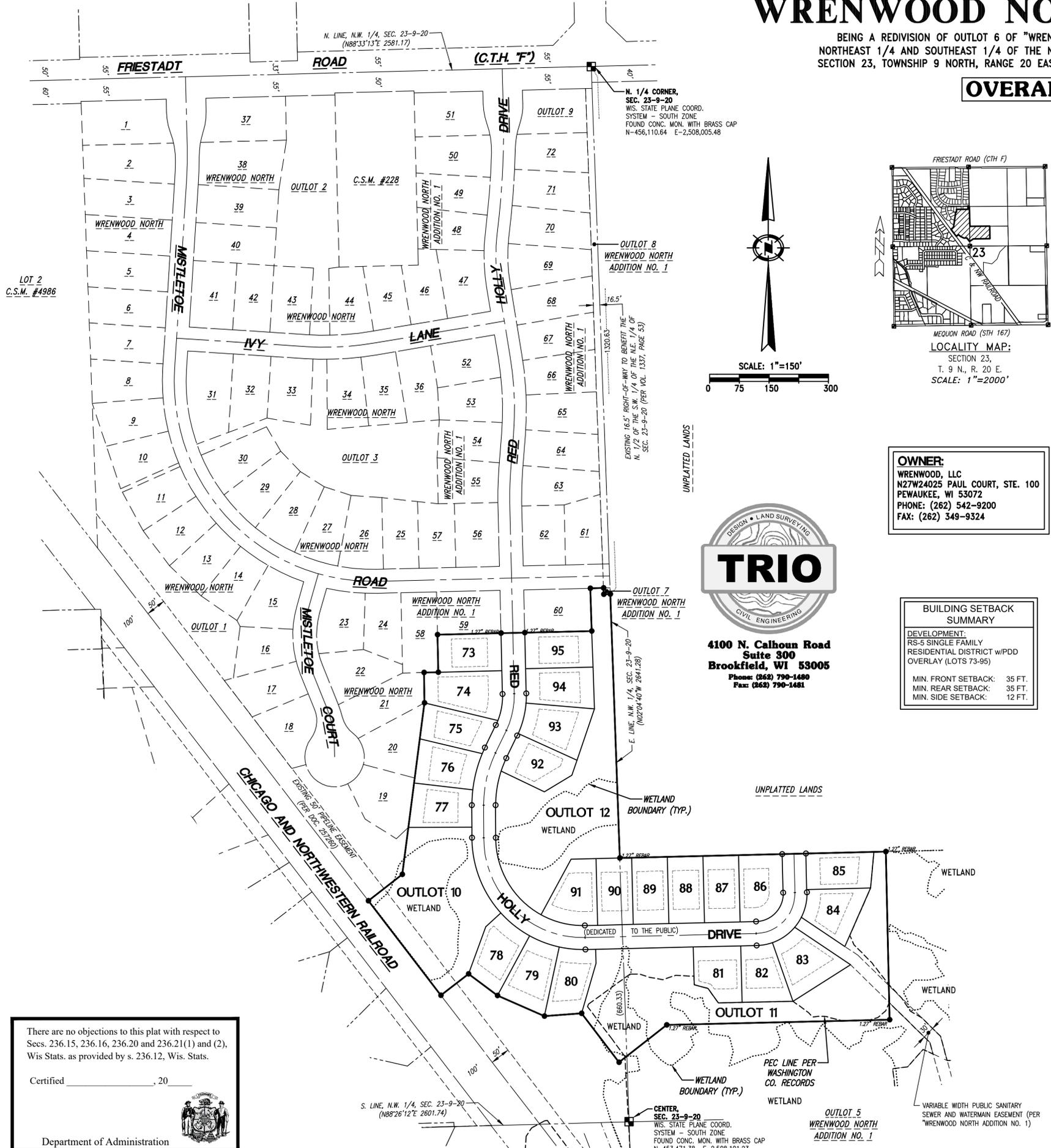
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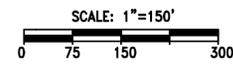
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84	130.00	28°22'26"	64.38	63.72	N12°50'01"E	N27°01'14"E	N01°21'12"W	

REVISED THIS 12TH DAY OF AUGUST, 2025
DATED THIS 13TH DAY OF MAY, 2025



4100 N. Calhoun Road
Suite 300
Brookfield, WI 53005
Phone: (262) 790-1480
Fax: (262) 790-1481



OWNER:
WRENWOOD, LLC
N27W24025 PAUL COURT, STE. 100
PEWAUKEE, WI 53072
PHONE: (262) 542-9200
FAX: (262) 349-9324

BUILDING SETBACK SUMMARY
DEVELOPMENT:
RS-5 SINGLE FAMILY
RESIDENTIAL DISTRICT W/PDD
OVERLAY (LOTS 73-95)
MIN. FRONT SETBACK: 35 FT.
MIN. REAR SETBACK: 35 FT.
MIN. SIDE SETBACK: 12 FT.

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis Stats. as provided by s. 236.12, Wis. Stats.
Certified _____, 20____
Department of Administration

WRENWOOD NORTH ADDITION NO. 2

BEING A REDIVISION OF OUTLOT 6 OF "WRENWOOD NORTH ADDITION NO. 1", BEING LOCATED IN A PART OF THE NORTHEAST 1/4 AND SOUTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 23, TOWNSHIP 9 NORTH, RANGE 20 EAST, IN THE VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE:

STATE OF WISCONSIN)
) SS
COUNTY OF WAUKESHA)

I, Grady L. Gosser, Professional Land Surveyor, do hereby certify:

That I have surveyed, divided and mapped a redivision of Outlot 6 of "Wrenwood North Addition No. 1", recorded in the Office of the Register of Deeds for Washington County on November 14, 2024, as Document No. 1606702, being located in a part of the Northeast 1/4 and Southeast 1/4 of the Northwest 1/4 and the Southwest 1/4 of the Northeast 1/4 of Section 23, Township 9 North, Range 20 East, in the Village of Germantown, Washington County, Wisconsin.

Said Parcel contains 777,823 Square Feet (or 17.8564 Acres) of land, more or less.

That I have made such survey, land division, and map by the direction of WRENWOOD, LLC, owner of said lands.

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 Subdivision Regulations of the Village of Germantown, Washington County, Wisconsin in surveying, dividing and mapping the same.

Dated this ____ Day of _____, 20 ____.

Grady L. Gosser, P.L.S.
Professional Land Surveyor, S-2972
TRIO ENGINEERING, LLC
4100 N. Calhoun Road, Suite 300
Brookfield, WI 53005
Phone: (262)790-1480 Fax: (262)790-1481

CORPORATE OWNER'S CERTIFICATE OF DEDICATION:

WRENWOOD, LLC, a Wisconsin Limited Liability Company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as Owner, certifies that said Limited Liability Company has caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on this plat. As Owner, I hereby dedicate that part of "Red Holly Drive" to the Village of Germantown for public Road purposes as represented on Sheets 1 and 2 of 3 of this Plat. I also certify that this plat is required by S.236.10 or S.236.12 to be submitted to the following for approval or objection.

APPROVING AGENCIES:

1. Village of Germantown

AGENCIES WHO MAY OBJECT:

1. State of Wisconsin, Department of Administration

Witness the hand and seal of said Owner this ____ day of _____, 20 ____.

WRENWOOD, LLC

Bryan Lindgren, President of
Neumann Developments, its Sole Member

STATE OF WISCONSIN)
) SS
COUNTY OF WAUKESHA)

Personally came before me this ____ day of _____, 20____, the above named Bryan Lindgren, President of Neumann Developments, its Sole Member 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 President 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: _____
Public, Waukesha County, WI
My Commission Expires: _____

CONSENT OF CORPORATE MORTGAGEE:

MIDLAND STATES BANK, a corporation duly organized and existing by virtue of the laws of the State of Illinois, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping, and dedicating of the land described on this Plat, and does hereby consent to the above certificate of WRENWOOD, LLC, owner, this ____ day of _____, 20 ____.

MIDLAND STATES BANK

Dave Sobojinski, Senior Commercial Relationship Manager

STATE OF ILLINOIS)
) SS
COUNTY OF _____)

Personally came before me this ____ day of _____, 20____, the above named Dave Sobojinski, Senior Commercial Relationship Manager of the above named corporation, to me known to be the person who executed the foregoing instrument, and to me known to be such Senior Commercial Relationship Manager of said corporation, and acknowledged that he executed the foregoing instrument as such officer as the deed of said corporation, by its authority.

Print Name: _____
Public, _____, IL
My Commission Expires: _____

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20 ____



Department of Administration



4100 N. Calhoun Road
Suite 300
Brookfield, WI 53005
Phone: (262) 790-1480
Fax: (262) 790-1481

CERTIFICATE OF COUNTY TREASURER:

STATE OF WISCONSIN)
) SS
WASHINGTON COUNTY)

I, Scott M. Henke, being the duly elected, qualified and acting Treasurer of the County of Washington, do hereby certify that the records in my office show no unredeemed tax sales and no unpaid taxes or special assessments as of the ____ Day of _____, 20 ____ affecting the lands included in the plat of "WRENWOOD NORTH ADDITION NO. 2".

Dated this ____ Day of _____, 20 ____.

Scott M. Henke, County Treasurer

CERTIFICATE OF VILLAGE TREASURER:

STATE OF WISCONSIN)
) SS
WASHINGTON COUNTY)

I, Matthew Uselding, being the duly elected, qualified and acting Treasurer of the Village of Germantown, do hereby certify that the records in my office show no unredeemed tax sales and no unpaid taxes or special assessments as of the ____ Day of _____, 20 ____ affecting the lands included in the plat of "WRENWOOD NORTH ADDITION NO. 2".

Dated this ____ Day of _____, 20 ____.

Matthew Uselding, Village Treasurer

VILLAGE OF GERMANTOWN PLAN COMMISSION APPROVAL:

This Plat, known as "WRENWOOD NORTH ADDITION NO. 2", is hereby approved by the Village of Germantown Plan Commission as being in conformance with the Village's Subdivision Ordinance. The Village of Germantown Plan Commission also hereby approves and accepts all dedications shown thereon, this ____ day of _____, 20 ____.

APPROVED AND SIGNED:

Robert A. Soderberg, Chairman

Dated this ____ Day of _____, 20 ____.

Deborah J. Remich, Secretary

VILLAGE BOARD APPROVAL:

Resolved, that the plat of "WRENWOOD NORTH ADDITION NO. 2", in the Village of Germantown having been recommended by the Plan Commission, and being the same, is hereby approved and the dedication herein accepted by the Village Board of Trustees of the Village of Germantown, on this ____ Day of _____, 20 ____.

Robert A. Soderberg, Village President

I hereby certify that the foregoing is a copy of a resolution adopted by the Village Board of Trustees of the Village of Germantown.

Donna OH, Village Clerk

UTILITY EASEMENT PROVISIONS:

An easement for electric, natural gas, and communications service is hereby granted by

WRENWOOD, LLC, Grantor, to

WISCONSIN ELECTRIC POWER COMPANY and WISCONSIN GAS, LLC, Wisconsin corporations doing business as We Energies, and WISCONSIN BELL, INC. doing business as AT&T Wisconsin, a Wisconsin corporation, and SPECTRUM MID-AMERICA, LLC, Grantee, AND

their respective successors and assigns, to construct, install, operate, repair, maintain and replace from time to time, facilities used in connection with overhead and underground transmission and distribution of electricity and electric energy, natural gas, telephone and cable TV facilities for such purposes as the same is now or may hereafter be used, all in, over, under, across, along and upon the property shown within those areas on the plat designated as "Utility Easement Areas" and the property designated on the plat for streets and alleys, whether public or private, together with the right to install service connections upon, across within and beneath the surface of each lot to serve improvements, thereon, or on adjacent lots; also the right to trim or cut down trees, brush and roots as may be reasonably required incident to the rights herein given, and the right to enter upon the subdivided property for all such purposes. The Grantees agree to restore or cause to have restored, the property, as nearly as is reasonably possible, to the condition existing prior to such entry by the Grantees or their agents. This restoration, however, does not apply to the initial installation of said underground and/or above ground electric facilities, natural gas facilities, or telephone and cable TV facilities or to any trees, brush or roots which may be removed at any time pursuant to the rights herein granted. Structures shall not be placed over Grantees' facilities or in, upon or over the property within the lines marked "Utility Easement Areas" without the prior written consent of Grantees. After installation of any such facilities, the grade of the subdivided property shall not be altered by more than four inches without written consent of grantees.

The grant of easement shall be binding upon and inure to the benefit of the heirs, successors and assigns of all parties hereto.