



Village of
Germantown
 ...Willkommen

Fee must accompany application.

X \$1680 CUP Review Fee
 Paid On: 1/5/26 check/CC 903

CONDITIONAL USE PERMIT APPLICATION

Pursuant to Section 17.42 of the Municipal Code

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

- 1** **APPLICANT/AGENT** **PROPERTY OWNER: (prospective owner)**
- | | |
|---|---|
| Bradley Jansen
W209N11271 Schiller Dr
Germantown, WI 53022
618-579-9689
bradley.jjansen@pwc.com | Bradley Jansen
W209N11271 Schiller Dr
Germantown, WI 53022
618-579-9689
bradley.jjansen@pwc.com |
|---|---|

2 TO WHOM SHOULD THE PERMIT BE ISSUED?

Bradley Jansen - Agent

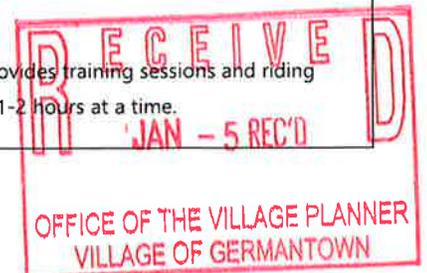
3 **PROPERTY ADDRESS** **TAX KEY NUMBER**

N136W21238-N136W21242 Bonniwell Rd, Richfield WI 53076	GTNV_ 064991 GTNV_ 064993
--	---------------------------

4 **DESCRIPTION OF EXISTING OPERATION**

Rao Farms, LLC (current owners of the 59.44 acre horse facility) operates a commercial stable (under previously approved CUP #6-12). The facility consists of a horse boarding facility comprised of an indoor riding arena (73' x 150') and stable with twelve (12) horse stalls, an outdoor riding arena (70' x 125'), seven (7) outdoor paddocks, and a concrete manure enclosure. The facility is designed to comfortably maintain 19 horses.

The existing operation includes boarding, training and riding lessons. A professional trainer provides training sessions and riding lessons and also maintains the animals. Typically, 4-5 patrons per day, visit the operations for 1-2 hours at a time.



5

DESCRIPTION OF PROPOSED OPERATION

Write the name of the proposed conditional use exactly as it appears in the Municipal Code.

17.12 (2) dd) Commercial stables and riding academies.

Describe the proposed use, including size, number of employees, hours of operation and extent of any new construction/alterations.

Ownership of the property is changing and the Agent of the prospective owner is applying to continue the existing operation (which operates under the non-transferrable CUP (#6-12)). The agent, is applying to continue to operate a commercial stable on the property. A professional trainer will provide training sessions and riding lessons and will be on-site for taking care of the animals (18 horses maximum) Monday to Sunday for approximately 2-10 hours per day. Access to the facility by the patrons would be by appointment, Monday to Sunday - 7:00AM to 7:00PM, when the trainer is present.

METES AND BOUNDS LEGAL DESCRIPTION OF PROPERTY - REQUIRED

Please submit a separate WORD Document with this information.

Placed on the attached CSM, Lot 2 and Outlot 1 (59.44 Acres in total) are being sold to prospective owner

SUPPORTING DOCUMENTATION:

- Site Plan and elevations for new construction (can be conceptual)
- Photos of existing use and/or proposed use operating elsewhere
- CSM

READ AND INITIAL THE FOLLOWING:

X
_____ I understand that the Village is under no obligation to issue a Conditional Use Permit and will do so only if the applicant successfully demonstrates that the proposed use is harmonious with the neighborhood and the long-range goals of the Village.

X
_____ I will notify the Village if any aspects of the conditional use changes. I understand that failure to do so may result in the revocation of the CUP.

X
_____ I understand that a Conditional Use Permit is valid only if the conditions and restrictions of the permit are met. I understand that failure to comply with any aspect of the permit may result in revocation.

9

SIGNATURES - ALL APPLICATIONS MUST BE SIGNED BY OWNER

Applicant Date

Prospective Owner Date

Lisa Budish

Washington County Certified Survey Map

All of the NW 1/4 of the SE 1/4, part of the SW 1/4 of the SE 1/4 and part of the SE 1/4 of the SW Fractional 1/4 of Section 6, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin.

Bearings are referenced to the Wisconsin State Plane Coordinate Grid System, South Zone (NAD-83/2011 Adjustment). The south line of the SE 1/4 of Sec. 6-09-20 has a grid bearing of N 89°29'26" E.



Scale in feet
1" = 300'

(r.a.) - means "recorded as"

P.O.B. - means "Point of Beginning".

○ - indicates 1.3" od x 18" iron pipe weighing 1.68 lbs./ft. set.

● - indicates 1.3" od iron pipe found unless noted.

LISA BUDISH
 WASHINGTON COUNTY
 REGISTER OF DEEDS

Fee: \$30.00

Fee Exempt: 2R

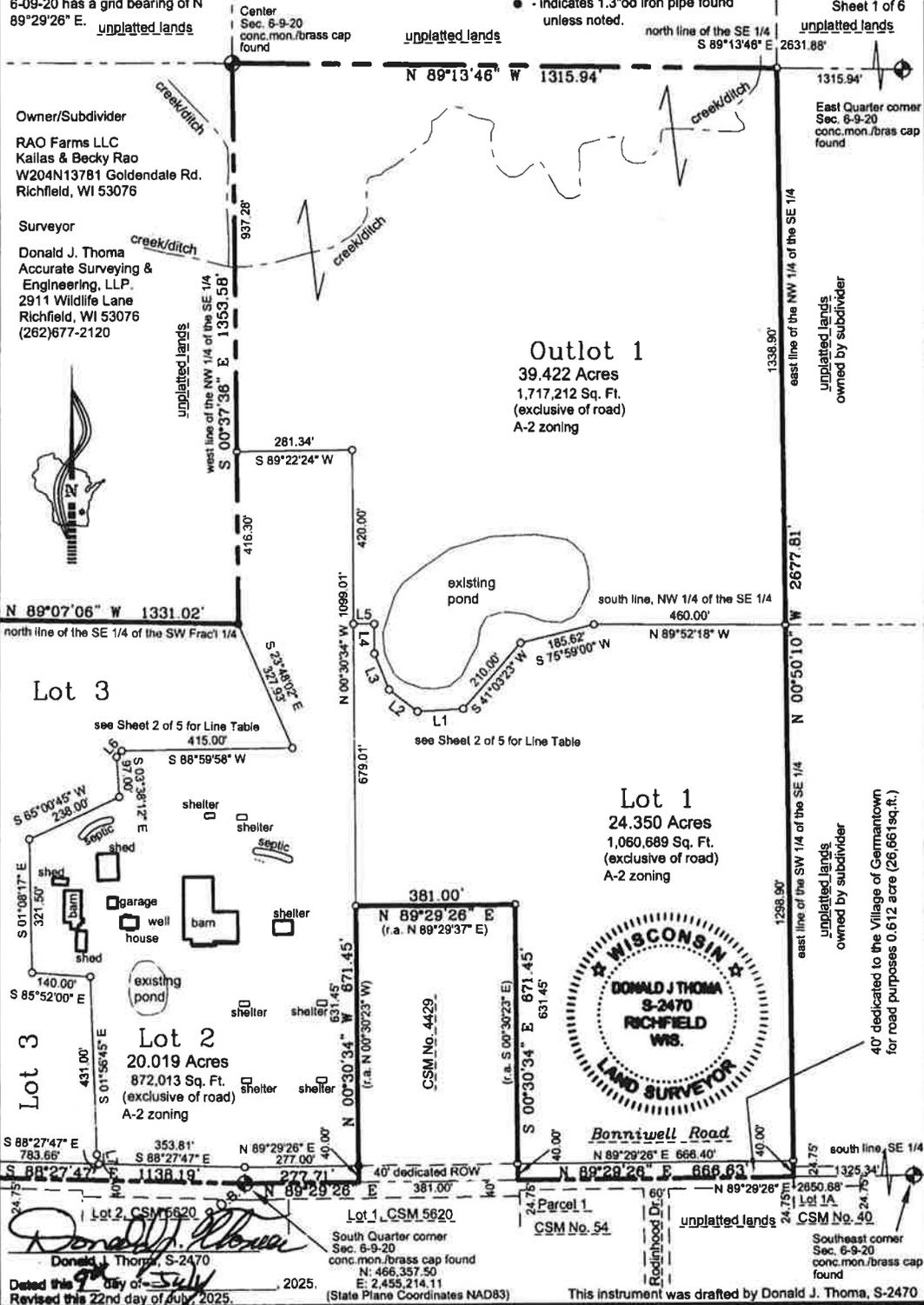
Return via EMAIL

Pages: 6

Sheet 1 of 6

Owner/Subdivider
 RAO Farms LLC
 Kailas & Becky Rao
 W204N13781 Goldendale Rd.
 Richfield, WI 53076

Surveyor
 Donald J. Thoma
 Accurate Surveying &
 Engineering, LLP.
 2911 Wildlife Lane
 Richfield, WI 53076
 (262)677-2120



Outlot 1
 39.422 Acres
 1,717,212 Sq. Ft.
 (exclusive of road)
 A-2 zoning

Lot 3

Lot 2

20.019 Acres
 872,013 Sq. Ft.
 (exclusive of road)
 A-2 zoning

Lot 1

24.350 Acres
 1,060,689 Sq. Ft.
 (exclusive of road)
 A-2 zoning



Donald J. Thoma
 Donald J. Thoma, S-2470

Dated this 9th day of July, 2025.
 Revised this 22nd day of July, 2025.

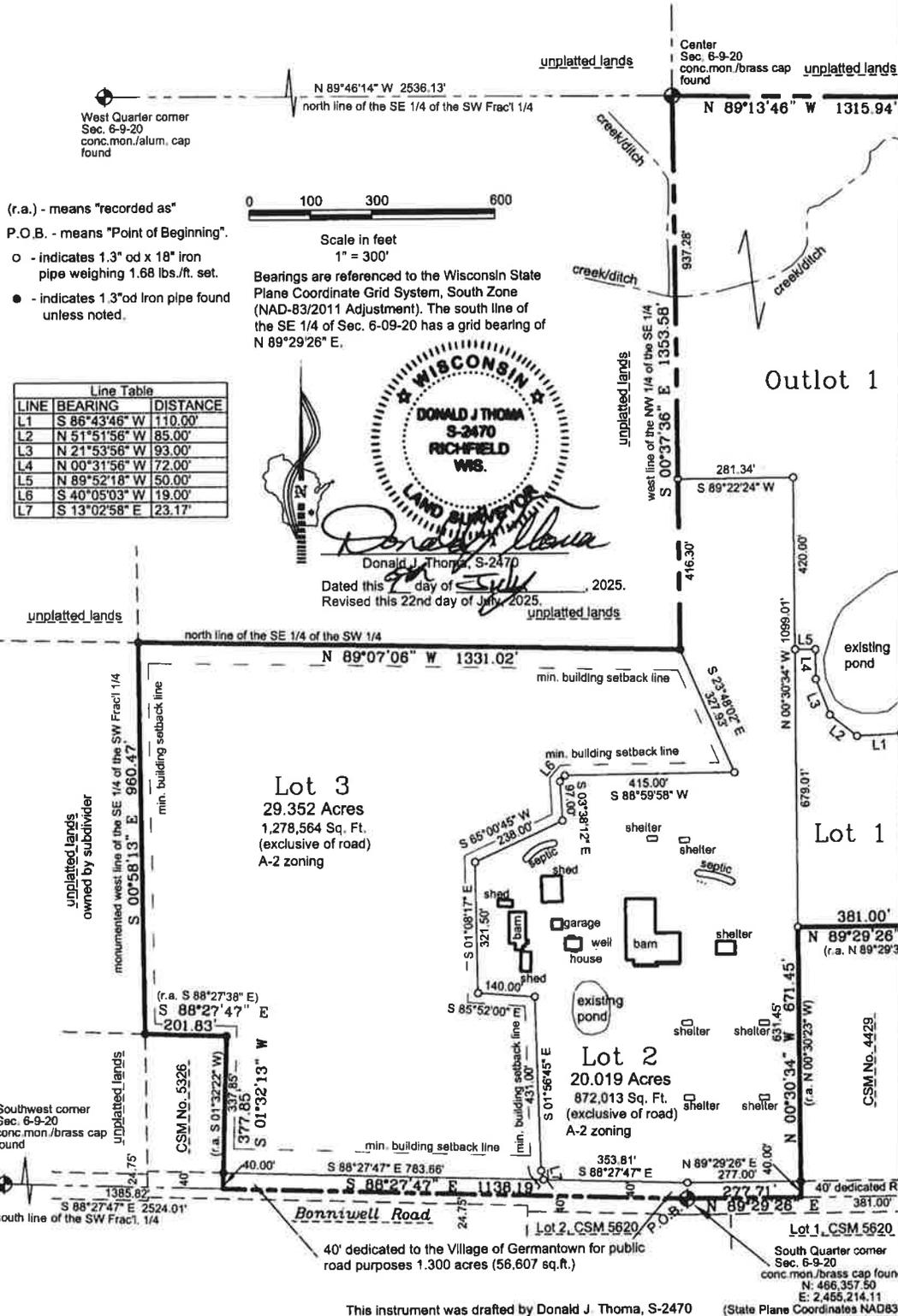
South Quarter corner
 Sec. 6-9-20
 conc. mon./brass cap found
 N: 466,357.50
 E: 2,455,214.11
 (State Plane Coordinates NAD83)

This instrument was drafted by Donald J. Thoma, S-2470

Washington County Certified Survey Map

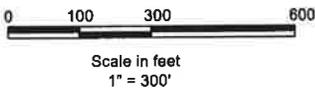
Sheet 2 of 6

All of the NW 1/4 of the SE 1/4, part of the SW 1/4 of the SE 1/4 and part of the SE 1/4 of the SW Fractional 1/4 of Section 6, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin.



(r.a.) - means "recorded as"
 P.O.B. - means "Point of Beginning".
 ○ - indicates 1.3" od x 18" iron pipe weighing 1.68 lbs./ft. set.
 ● - indicates 1.3" od iron pipe found unless noted.

LINE	BEARING	DISTANCE
L1	S 86°43'46" W	110.00'
L2	N 51°51'56" W	85.00'
L3	N 21°53'56" W	93.00'
L4	N 00°31'56" W	72.00'
L5	N 89°52'18" W	50.00'
L6	S 40°05'03" W	19.00'
L7	S 13°02'58" E	23.17'



Bearings are referenced to the Wisconsin State Plane Coordinate Grid System, South Zone (NAD-83/2011 Adjustment). The south line of the SE 1/4 of Sec. 6-09-20 has a grid bearing of N 89°29'26" E.

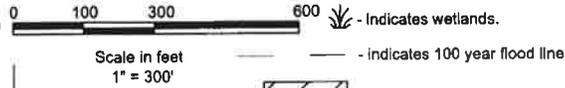
WISCONSIN
 DONALD J THOMA
 S-2470
 RICHFIELD
 WIS.
 LAND SURVEYOR
 Donald J. Thoma, S-2470
 Dated this 22nd day of July, 2025.
 Revised this 22nd day of July, 2025.

Washington County Certified Survey Map

Sheet 3 of 6

All of the NW 1/4 of the SE 1/4, part of the SW 1/4 of the SE 1/4 and part of the SE 1/4 of the SW Fractional 1/4 of Section 6, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin.

Bearings are referenced to the Wisconsin State Plane Coordinate Grid System, South Zone (NAD-83/2011 Adjustment). The south line of the SE 1/4 of Sec. 6-09-20 has a grid bearing of N 89°29'26" E.



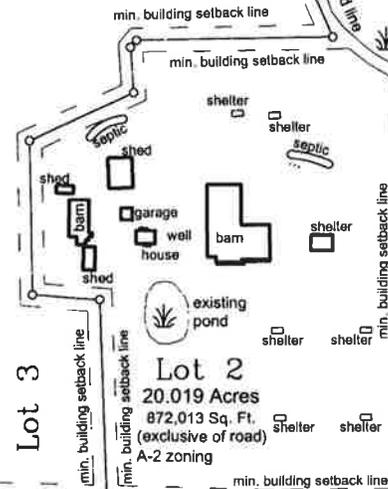
A-2 zoning (subject to change)
Front - 60'
Side - 25'
Rear - 50'
Westlands - 25'

Development within these setback areas is prohibited unless otherwise allowed pursuant to the provisions of Chapter 24 (Shoreland-Wetland Zoning Code) in the Germantown Municipal Code.

The wetland line, 100 year flood line, floodway and the creek/ditch lines have been traced from the Washington County Website.

N 89°07'06" W 1331.02'

Lot 3



Lot 3

Lot 2
20.019 Acres
872,013 Sq. Ft.
(exclusive of road)
A-2 zoning

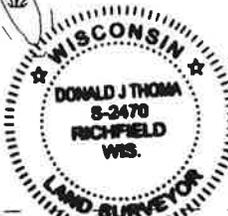
N 89°29'26" E
(r.a. N 89°29'37" E)
381.00'

N 00°30'34" W 671.45'
(r.a. N 00°30'23" W)

N 00°30'34" E 671.45'
(r.a. S 00°30'23" E)

CSM No. 4429

Lot 1
24.350 Acres
1,050,689 Sq. Ft.
(exclusive of road)
A-2 zoning



S 88°27'47" E 1138.18' 277.71' 40' dedicated ROW 381.00' N 89°29'26" E 666.63' 1325.34'

Parcel 1 CSM No. 54
Lot 1, CSM 5620
South Quarter corner Sec. 6-9-20 conc. mon./brass cap found N: 466,357.50 E: 2,455,214.11 (State Plane Coordinates NAD83)

Parcel 1 CSM No. 54
unplatted lands
Parcel 1 CSM No. 40
Southeast corner Sec. 6-9-20 conc. mon./brass cap found

Donald J. Thoma, S-2470
Dated this 9th day of July, 2025
Revised this 22nd day of July, 2025

This instrument was drafted by Donald J. Thoma, S-2470

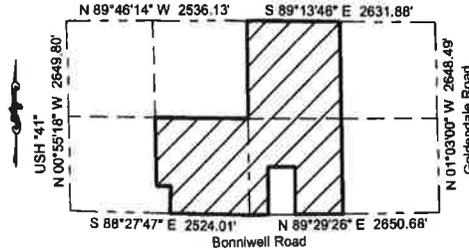
Washington County Certified Survey Map

All of the NW 1/4 of the SE 1/4, part of the SW 1/4 of the SE 1/4 and part of the SE 1/4 of the SW Fractional 1/4 of Section 6, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin.

Location Sketch

SE 1/4 & SW 1/4 Section 6-9-20

Scale: 1" = 2000'



Surveyor's Certificate:

I, Donald J. Thoma, Professional Land Surveyor, hereby certify that by the direction of Kailas & Becky Rao, I have surveyed, divided, mapped and dedicated the land shown and described hereon, All of the NW 1/4 of the SE 1/4, part of the SW 1/4 of the SE 1/4 and part of the SE 1/4 of the SW Fractional 1/4 of Section 6, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin, which is bounded and described as follows:

Beginning at the South Quarter corner of said Section 6, marked by a concrete monument with a brass cap found; thence N 89°29'26" E, along the south line of said SE 1/4, 277.71 feet, to the southwest corner of Certified Survey Map No. 4429 as recorded in the Washington County Registry in Volume 29 of Certified Survey Maps on pages 235-237 as Document No. 683821; thence N 00°30'34" W, along the west line of said Certified Survey Map No. 4429, 671.45 feet; thence N 89°29'26" E, along the north line of said Certified Survey Map No. 4429, 381.00 feet; thence S 00°30'34" E, along the east line of said Certified Survey Map No. 4429, 671.45 feet, to the intersection of said south line of the SE 1/4; thence N 89°29'26" E, along said south line of the SE 1/4, 666.63 feet, to the east line of said SW 1/4 of the SE 1/4; thence N 00°50'10" W, along said east line of the SW 1/4 of the SE 1/4 and along the east line of said NW 1/4 of the SE 1/4, 2677.81 feet; thence N 89°13'46" W, along the north line of said SE 1/4, 1315.94 feet, to the Center of said Section 6, marked by a concrete monument with a brass cap found; thence S 00°37'36" E, along the west line of said SE 1/4, 1353.58 feet; thence N 89°07'06" W, along the north line of said SE 1/4 of the SW Fractional 1/4, 1331.02 feet, to the intersection of the monumented west line of said SE 1/4 of the SW Fractional 1/4, marked by a 1.3 inch od iron pipe found; thence S 00°58'13"E, along said monumented west line of the SE 1/4 of the SW Fractional 1/4, 960.47 feet, to the northwest corner of Certified Survey Map No. 5326 as recorded in the Washington County Registry in Volume 37 of Certified Survey Maps on pages 305-306 as Document No. 874346, marked by a 1.3 inch od Iron pipe found; thence S 88°27'47" E, along the north line of said Certified Survey Map No. 5326, 201.83 feet, to a 1.3 inch od iron pipe found; thence S 01°32'13" W, along the east line of said Certified Survey Map No. 5326, 377.85 feet, to the intersection of the south line of said SW Fractional 1/4; thence S 88°27'47" E, along said south line of the SW Fractional 1/4, 1138.19 feet, to the point of beginning.
Containing 115.054 acres (5,011,746 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 Chapter 18 of the Village of Germantown Subdivision Control Ordinance in surveying, dividing, mapping and dedicating 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 9th day of July, 2025.
Revised this 15th day of July, 2025.


Donald J. Thoma, S-2470



Washington County Certified Survey Map

All of the NW 1/4 of the SE 1/4, part of the SW 1/4 of the SE 1/4 and part of the SE 1/4 of the SW Fractional 1/4 of Section 6, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin.

Corporate Owner's Certificate:

RAO Farms 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 caused the land on this Certified Survey Map to be surveyed, divided, mapped and dedicated that part of Bonniwell Road to the Village of Germantown for public road purposes as represented on Sheet 1 and 2 of 5 of this Certified Survey Map.

RAO Farms LLC, does further certify that there is a mortgage on this property and this Certified Survey Map is required by sec. 236.34 of Wisconsin Statutes to be submitted to the following for approval.

Village of Germantown Plan Commission Village of Germantown Village Board

IN WITNESS WHEREOF, RAO Farms LLC, has caused these presents

to be signed by Kailas J. Rao & Becky L. Rao, its Officers,

at GERMANTOWN, Wisconsin,

and its corporate seal to be hereunto affixed this 21 day of August, 2025.

In the presence of:

RAO Farms LLC

Corporate Name

Officer/Member

Officer/Member

Kailas J. Rao

Becky L. Rao

(Print)

(Print)



STATE OF WISCONSIN)

WASHINGTON COUNTY)s.s

Personally came before me this 21 day of AUGUST, 2025, Kailas J. Rao & Becky L. Rao

Officers of the above named corporation, to me known to be the persons who executed the foregoing instrument, and to me known to be such Officers of said corporation, and acknowledge that they executed the foregoing instrument as such officers as the deed of said corporation, by its authority.

(Notary Seal) [Signature], Notary Public, WAUKESHA COUNTY, Wisconsin.

My commission expires 11/02/2026

Village of Germantown Plan Commission Approval:

This Certified Survey Map is hereby approved by the Planning Commission of the Village

of Germantown on this 14th day of July, 2025.

[Signature]
Robert A. Soderberg - Chairperson

[Signature]
Deborah J. Remick - Secretary

Village of Germantown, Village Board Approval:

This Certified Survey Map, All of the NW 1/4 of the SE 1/4, part of the SW 1/4 of the SE 1/4 and part of the SE 1/4 of the SW Fractional 1/4 of Section 6, 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 Bonniwell Road for public road purposes as shown on Sheet 1 of 5 and Sheet 2 of 5 is hereby accepted by the Village Board of Trustees of the Village of Germantown on

this 4th day of August, 2025

[Signature]
Robert A. Soderberg - Village President

[Signature]
Dorina Ott - Village Clerk



[Signature]
Donald J. Thoma, S-2470

Dated this 9th day of July, 2025.
Revised this 15th day of July, 2025.

Washington County Certified Survey Map

All of the NW 1/4 of the SE 1/4, part of the SW 1/4 of the SE 1/4 and part of the SE 1/4 of the SW Fractional 1/4 of Section 6, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin.

Consent of Corporate Mortgage:

Compeer Financial, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping and dedicating of the land described on this Certified Survey Map, and does hereby consent to the above certificate of RAO Farms LLC, owners - Kallas J. Rao & Becky L. Rao Officers.

IN WITNESS WHEREOF, the said Compeer Financial has caused these presents to be signed by Wendy R Kohrt, its President, and countersigned by Jay Retzer, its Secretary (cashier), at Fond du Lac, Wisconsin, and its corporate seal to be hereunto affixed this 21 day of August, 2025. In the presence of:

Compeer Financial (Corporate Seal)
Corporate Name

Wendy R Kohrt
President Cashier Auth Rep
Wendy R Kohrt

Jay Retzer
Secretary or Cashier Auth Rep
Jay Retzer

8-21-25
Date

STATE OF WISCONSIN)
Fond du Lac COUNTY) s.s.
Personally came before me this 21st day of August, 2025. Wendy A Kohrt auth Rep
and Jay Retzer auth Rep Secretary (cashier) of the above named corporation, to me known to be the persons who executed the foregoing instrument, and to me known to be such President and Secretary (cashier) of said corporation, and acknowledge that they executed the foregoing instrument as such officers as the deed of said corporation, by its authority.

(Notary Seal Shelly Tourbier Notary Public, Fond du Lac County, Wisconsin.

My commission expires 7/24/26



Donald J. Thoma
Donald J. Thoma, S-2470

Dated this 21 day of July, 2025.
Revised this 15th day of July, 2025.

CUP #6 – 12 Document No.	CONDITIONAL USE PERMIT Document Title
VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN CONDITIONAL USE ZONING PERMIT	



RECORDED
November 19, 2012 10:30 AM
SHARON A MARTIN, REGISTER OF DEEDS
WASHINGTON COUNTY, WISCONSIN

Fee Amount: \$25.00

Whereas the Applicant:

Becky Rao, Agent for Rao Farms LLC, Property Owner

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

Now, therefore, this permit is issued to the Applicant to permit the operation of a commercial stable and horse boarding facility in the A-1: Agricultural Zoning District pursuant to Section 17.12(2)(dd) of the Village Zoning Code.

Name & Return Address:

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

Parcel Identification No:

GTNV 063-989

3

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

A 46.73 acre being a part of the SE ¼ of the SW ¼ and the SW ¼ of the SE ¼ of Section 6, Township 9 North, Range 20 East in the Village of Germantown, Washington County, Wisconsin.

Tax Key No: 063-989

Address: N136 W21342 Bonniwell Road

Pursuant to the following condition(s):

1. This permit authorizes the uses and activities as set forth in the conditional use permit application dated July 12, 2012 and in the supporting documents and plans made part of the application (including the August 6, 2012 e-mail responses). All of the operational characteristics and services as described, as well as any commitments made by the Applicant as set forth in the application, supporting documents, and made during presentations to the Village Plan Commission, Village Board and Village staff are deemed to be conditions of approval.
2. If the use, activities and/or operation subject of this permit falls out of conformity with the conditions herein, or where there is a change in the nature, character, intensity or extent of the permitted conditional use which causes special problems or harmful effects otherwise associated with the use to be no longer ameliorated or eliminated, or where conditions imposed were anticipated to mitigate or eliminate harmful effects associated with the use but are subsequently insufficient to do so, or for similar cause based upon consideration for the public comfort, safety, and welfare, the conditional use permit may be terminated or modified by the Village Board by the amendment to or addition of conditions after public hearing thereon.

3. The total number of horses allowed to be kept on site at any one time that are not owned by the property owner shall not exceed twelve (12). Hours of operation shall be Monday to Sunday 7:00 am to 7:00 pm.
4. All manure shall be disposed in a manner that does not create a nuisance affecting adjacent and/or nearby property owners. The spreading of manure on-site or on adjacent land shall be in accordance with accepted practices and all applicable DNR regulations.
5. The property owner shall prepare and submit impervious area calculations for all impervious features (e.g. roof top area, pavement area, and gravel roadways) that have been installed on the property since January 1, 2002. In the event the total amount of impervious area that has been constructed since 2002 exceeds 1/2-acre, or, 5% of the property owners total land area, a storm water management plan meeting MMSD requirements shall be prepared. In the event storm water management facilities, e.g. swales, ponds, are required by MMSD, said facilities shall be installed in a manner and time table mutually agreed upon with MMSD and the Village Engineer.
6. All exterior signage, including temporary signs, require a permit from the Village.
7. This conditional use permit shall be non-transferable. In the event there is a change in the owner/operator of the operation receiving this CUP, this CUP shall become null and void. A new CUP shall be required in order for a new owner/operator to commence operation of a commercial stable from this property.

Granted by the Village Board of the Village of Germantown, Washington County, Wisconsin on the 17th day of September, 2012.

ATTEST:

Barbara K. D. Goeckner
Barbara K. D. Goeckner, Village Clerk

Dean Wolter
Dean Wolter, Village President

STATE OF WISCONSIN) SS
WASHINGTON COUNTY)

Personally came before me this 25 day of October, 2012, the above named Dean Wolter, Village President, and Barbara K. D. Goeckner, Village Clerk, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Christine M. Micka
{type or print name of Notary on this line}

Christine M. Micka
{signature of Notary on this line}

Notary Public, State of Wisconsin
My Commission Expires: 7-19-15



Conditional Use Permit (CUP) # ~~5~~ 12
Rao Farms LLC, Property Owner
Page 3 of 3

ACCEPTANCE OF TERMS AND CONDITIONS BY PROPERTY OWNER

As representative(s) for Rao Farms LLC, Property Owner, hereby accept the terms and conditions set forth in this Permit, and realize that non-adherence to the terms and conditions as stated hereon may result in the revocation of this Permit by the Village of Germantown.

Dated this 12 day of October, 2012

BECKY L. RAO
(type or print name on this line)
Becky L Rao
(signature on this line)
Agent for Rao Farms LLC

(type or print name on this line)

(signature on this line)
Agent for Rao Farms LLC

STATE OF WISCONSIN) SS
Washington COUNTY)

Personally came before me this 12th day of October, 2012, being the above named Becky L. RAO, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Brent J. Luckow
(type or print name of Notary on this line)
Brent J. Luckow
(signature of Notary on this line)

Notary Public, State of Wisconsin
My Commission Expires: 11/9/2014



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

Village of



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

01/05/2026 11:46AM PRAVINA P
001041-0008
Payment effective date 01/05/2026

MISCELLANEOUS

CONDITIONAL USE PERMITS
(GENCON)

2026 GENCON
1 @ \$1680.00

\$1,680.00

\$1,680.00

Subtotal
Total

\$1,680.00
\$1,680.00

Tenders
CHECK
Check Number903

\$1,680.00

Change due

\$0.00

Thank you for your payment

CUSTOMER COPY