

Village of



Germantown

Willkommen

Fee Must Accompany Application

\$820 Paid _____ Date _____

\$200 PC Consultation Only

Paid _____ Date _____

PLANNED DEVELOPMENT DISTRICT (PDD) AMENDMENT APPLICATION

Applications NOT signed by the Property Owner(s) will not be accepted. Attach additional sheets and/or include supplemental information in support of your application.

APPLICANT OR AGENT:

Bill Carity
Neumann Developments Inc. - Bryan Lindgren

Address: 12730 W. North Ave
Brookfield, WI 53005

Phone: 262-785-1968

FAX: _____

E-Mail: carityland@sbcglobal.net
blindgren@neumanncompanies.com

PROPERTY OWNER(S):

Michael S. Briscoe

Address: 250 S. Executive Dr #300
Brookfield, WI 53005

Phone: 414-861-1988

FAX: _____

E-Mail: mike@briscoedev.com

PDD Name & Resolution No.:

Wrenwood PDD Resolution No. 28-2018

Legal Description of Property or Area (metes and bounds description):

Attach separate legal description if necessary
Attached

Check all that apply:

- REQUEST TO AMEND PDD ZONING
- REQUEST TO AMEND PDD GENERAL DEVELOPMENT PLAN
- REQUEST TO AMEND PDD CONDITIONS & RESTRICTIONS

Planned Development District (PDD) Amendment Application

Page 2 of 3

List of Proposed Amendment(s) (include Resolution # and Condition #):

Attach Revised Plan(s) or Separate Pages as Necessary

We propose to amend the following conditions of the Wrenwood Plan Development District "Wrenwood PDD", Resolution No. 28-2018

Condition 2: A permitted Principal/Accessory use for the Rm-2 Residential Multi-Family Zoning district of the GDP to include a clubhouse building with outdoor amenity at the corner of Wrenwood Dr. and Glenwood Ct for use by the Condominium residents

Condition 10b.: Add item ii. Principal Building Setbacks (minimum)

1. Front Yard	25 feet
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Detailed Explanation and Justification for Proposed Amendment(s):

Attach Revised Plan(s) or Separate Pages as Necessary

We would like to amend Condition 2 as it is in our experience, and a request of our builder partner for the condominiums, that a clubhouse with outdoor amenity is a desirable feature for future residents of the condominium homes. This will provide a space for residents to gather, for community activities, and for future residents to host guests when additional space is needed.

We would like to amend condition 10 to reduce the front yard setback for the condominium buildings to 25 feet which will shorten the driveways saving up front costs as well as saving future maintenance cost for future residents. Also, reducing the front setback would allow the units to be pulled further from the existing residence, future single family residences, and the busier roads surrounding the property, creating a larger desirable buffer around the units. Additionally there are challenges in getting storm water flows behind the buildings to the treatment areas in the southwest of the development, and allowing the units to be moved toward the internal road would provide added space behind the units to be used for storm water purposes.

Thank you for your consideration.

Planned Development District (PDD) Amendment Application
Page 3 of 3

APPLICATION SUBMITTAL REQUIREMENTS (to be submitted at time of application):

All Amendment Applications:

- Complete Application Form (Affidavit of Understanding and signatures required)
- Application Fee
- Detailed explanation of and justification for proposed amendment(s)
- Detailed explanation of if and how the proposed amendment(s) will affect other aspects of the development included within the PDD

General Development Plan Amendment Only:

- Legal Description of the land subject of map amendment in electronic/digital file format (e.g. Microsoft Word)
- Revised or New General Development Plan at a scale of 1" = 50' or other suitable scale necessary to accurately present:
 - o Exterior boundary of the land subject of the map amendment
 - o All existing and/or proposed features to be included in the development

AFFIDAVIT OF UNDERSTANDING

Please read and indicate that you understand and agree to the following (initials in box):

BL

I understand that Village Staff, the Plan Commission and/or the Village Board may request additional information to properly evaluate this application and failure to provide such information may be sufficient justification to deny this application;

BL

I understand that, regardless of the justification and/or information provided in support of my application, the Village is not obligated to approve my application nor amend the PDD as requested;

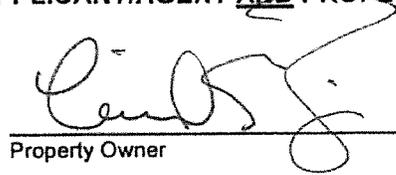
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I am aware that the approval of an application to amend a PDD only amends the General Development Plan and/or conditions & Restrictions Resolution and does not otherwise revise or change the zoning of the land affected by the amendment(s), and, I may be required to obtain separate permits and/or approvals (e.g. site plan, building permits, etc.) from the Village or other agencies as a prerequisite to actual or continued development of such land.

ALL APPLICATIONS MUST BE SIGNED BY THE APPLICANT/AGENT AND PROPERTY OWNER(S)

 1-11-19
Applicant/Agent Date

Applicant/Agent Date

 1/11/2019
Property Owner Date

Property Owner Date



NW 1/4, NE 1/4, SE 1/4, & SW 1/4 SEC. 23 T.9 N., R.20 E
SCALE: 1" = 1000'

Developed By:



N27 W24025 Paul Court
Pewaukee, WI 53072



12660 W. North Avenue, Brookfield, Wisconsin



REFERENCE BEARING: ALL BEARINGS ARE REFERENCED TO THE SOUTH LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 23-9-20 WHICH HAS A BEARING OF N 88°35'03" E. (WISCONSIN STATE PLANE COORDINATE SYSTEM SOUTH ZONE).

THERE SHALL BE NO DIRECT VEHICULAR ACCESS FROM ANY RESIDENTIAL LOTS TO MEQUON ROAD, FREISTADT ROAD, OR COUNTRY AIRE DRIVE EXCEPT THROUGH THE PUBLIC ROADS AS SHOWN.

LIMITS OF PRIMARY ENVIRONMENTAL CORRIDOR, AND WETLANDS DELINEATED BY NATURAL RESOURCES INC. AND SURVEYED BY PIONEER ENGINEERING AND SURVEYING, LLC. IN JUNE OF 2003.

ACCESS RESTRICTION CLAUSE:

ALL LOTS AND BLOCKS ARE HEREBY RESTRICTED SO THAT NO OWNER, POSSESSOR, USER, LICENSEE OR OTHER PERSON MAY HAVE ANY RIGHT OF DIRECT VEHICULAR INGRESS FROM OR EGRESS TO ANY HIGHWAY LYING WITHIN THE RIGHT-OF-WAY OF S.T.H. "167" OR MEQUON RD.; IT IS EXPRESSLY INTENDED THAT THIS RESTRICTION CONSTITUTE A RESTRICTION FOR THE BENEFIT OF THE PUBLIC AS PROVIDED IN THE s. 236.293, STATS. AND SHALL BE ENFORCEABLE BY THE DEPARTMENT OR IT'S ASSIGNS. ANY ACCESS ALLOWED BY SPECIAL EXCEPTION SHALL BE CONFIRMED AND GRANTED ONLY THROUGH THE DRIVEWAY PERMITTING PROCESS AND ALL PERMITS REVOCABLE.

THE LOTS OF THIS LAND DIVISION MAY EXPERIENCE NOISE AT LEVELS EXCEEDING THE LEVELS IN s. TRANS 405.04, TABLE 1. THESE LEVELS ARE BASED ON FEDERAL STANDARDS. THE DEPARTMENT OF TRANSPORTATION AND THE VILLAGE OF GERMANTOWN ARE NOT RESPONSIBLE FOR ABATING NOISE FROM EXISTING STATE TRUNK HIGHWAYS OR CONNECTING HIGHWAYS, IN THE ABSENCE OF ANY INCREASE BY THE DEPARTMENT OF THE HIGHWAY'S THROUGH-LANE CAPACITY.

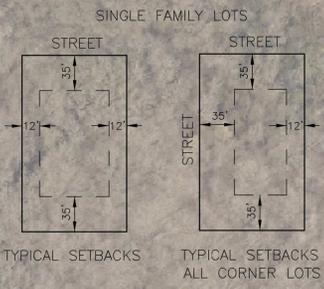
NO IMPROVEMENTS OR STRUCTURES ARE ALLOWED BETWEEN THE RIGHT-OF-WAY LINE AND THE HIGHWAY SETBACK LINE. IMPROVEMENTS AND STRUCTURES INCLUDE, BUT ARE NOT LIMITED TO SIGNS, PARKING AREAS, DRIVEWAYS, WELLS, SEPTIC SYSTEMS, DRAINAGE FACILITIES, BUILDINGS AND RETAINING WALLS. IT IS EXPRESSLY INTENDED THAT THIS RESTRICTION IS TO THE BENEFIT OF THE PUBLIC AS PROVIDED IN SECTION 236.293, WISCONSIN STATE STATUTES, AND SHALL BE ENFORCEABLE BY THE WISCONSIN DEPARTMENT OF TRANSPORTATION OR IT'S ASSIGNS. FOR MORE INFORMATION CONTACT THE WISCONSIN DEPARTMENT OF TRANSPORTATION.

NO STRUCTURE OR IMPROVEMENT OF ANY KIND IS PERMITTED WITHIN THE VISION CORNER, NO VEGETATION WITHIN THE VISION CORNER MAY EXCEED 30 INCHES IN HEIGHT.

OUTLOT OWNERSHIP:

THE OWNERS OF THE RESIDENTIAL LOTS WITHIN THIS SUBDIVISION SHALL EACH OWN AN EQUAL UNDIVIDED FRACTIONAL INTEREST IN OUTLOTS 1, 2, 3, 4, 6, 7, 8, 9 AND 10 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.

OUTLOT 5 IS FOR THE LIFT STATION AND TO BE DEEDED TO THE VILLAGE OF GERMANTOWN.



SURVEYORS DESCRIPTION:

BEING A PART OF THE NORTHWEST QUARTER (NW 1/4), NORTHEAST QUARTER (NE 1/4), SOUTHEAST QUARTER (SE 1/4) AND SOUTHWEST QUARTER (SW 1/4) OF SECTION 23, TOWN 9 NORTH, RANGE 20 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 23, THENCE NORTH 02° 04'55" WEST ALONG THE EAST LINE OF SAID SECTION 23 150.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF STATE TRUNK HIGHWAY 167 AND THE PLACE OF BEGINNING OF THE LANDS HERE-IN-AFTER DESCRIBED; THENCE SOUTH 87°55'00" WEST ALONG SAID NORTH RIGHT-OF-WAY 33.00 FEET; THENCE SOUTH 59°28'48" WEST ALONG SAID NORTH RIGHT-OF-WAY, 122.54 FEET; THENCE SOUTH 88°35'03" WEST ALONG SAID NORTH RIGHT-OF-WAY 675.75 FEET; THENCE NORTH 61°44'34" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE 20.20 FEET; THENCE SOUTH 88°35'03" WEST ALONG THE NORTH RIGHT-OF-WAY LINE 85.00 FEET; THENCE NORTH 61°44'29" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE 50.50 FEET; THENCE SOUTH 88°35'03" WEST ALONG THE SAID NORTH RIGHT-OF-WAY LINE 12.13 FEET TO THE EAST RIGHT-OF-WAY LINE OF THE CHICAGO & NORTHWESTERN RAILROAD; THENCE NORTH 37°49'50" WEST ALONG SAID EAST RIGHT-OF-WAY LINE 4952.24 FEET TO THE WEST LINE OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION 23; THENCE NORTH 88°33'05" WEST ALONG SAID WEST LINE 1118.07 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF COUNTY TRUNK HIGHWAY "F"; THENCE NORTH 88°33'05" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE 64.25 FEET; THENCE SOUTH 01°26'55" EAST 430.60 FEET; THENCE NORTH 88°33'05" EAST 200.00 FEET; THENCE NORTH 01°26'55" WEST 430.60 FEET TO SAID SOUTH RIGHT-OF-WAY LINE; THENCE NORTH 88°33'05" WEST ALONG SAID SOUTH RIGHT-OF-WAY LINE 86.88 FEET; THENCE SOUTH 01°26'55" EAST 22.00 FEET; THENCE NORTH 88°33'05" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE 362.83 FEET TO THE EAST LINE OF THE NORTHEAST QUARTER (NE 1/4); THENCE SOUTH 02°05'06" EAST ALONG SAID EAST LINE 1925.89 FEET; THENCE NORTH 88°38'40" EAST 1291.29 FEET TO THE EAST LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4); THENCE SOUTH 02°05'12" EAST ALONG SAID EAST LINE 661.15 FEET TO THE EAST LINE OF THE SOUTHEAST QUARTER (SE 1/4); THENCE SOUTH 88°40'55" WEST ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER (SE 1/4) 16.50 FEET; THENCE SOUTH 01°56'51" EAST 1303.95 FEET; THENCE NORTH 88°37'59" EAST 16.50 FEET TO THE EAST LINE OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4); THENCE SOUTH 01°36'51" EAST ALONG SAID EAST LINE 16.50 FEET TO THE NORTH LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4); THENCE NORTH 88°37'59" EAST 1294.40 FEET TO THE EAST LINE OF THE SOUTHEAST QUARTER (SE 1/4); THENCE SOUTH 02°04'55" EAST ALONG SAID EAST LINE 770.72 FEET; THENCE SOUTH 88°42'05" WEST 330.00 FEET; THENCE SOUTH 02°04'55" EAST 155.00 FEET; THENCE NORTH 88°42'05" EAST 330.00 FEET TO THE EAST LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 23; THENCE SOUTH 02°04'55" EAST ALONG SAID EAST LINE 44.15 FEET TO THE PLACE OF BEGINNING.

CONTAINING 6,332,063 SQUARE FEET OR 145,3628 ACRES OF LAND.

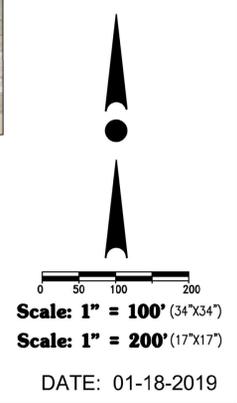
DEVELOPMENT SUMMARY

Residential Development: 142 single family lots 44 condominium units	SOUTH AREA	NORTH AREA
Total Area: 145.36 acres	Single Family = 47 lots	Single Family = 95 lots
Overall Average Lot Size: 17,403 s.f.	Minimum Lot Width = 90' at front setback	Minimum Lot Width = 90' at front setback
Single Family Setbacks:	Minimum Lot Size = 15,000 s.f.	Minimum Lot Size = 15,000 s.f.
Front Yard: = 35'	Average Lot Size = 16,589 s.f.	Average Lot Size = 17,806 s.f.
Side Yard: = 12'	Condominium = 44 units	
Rear Yard: = 35'	15 buildings	
	+ Clubhouse & Site Amenity Area	

General Development Plan

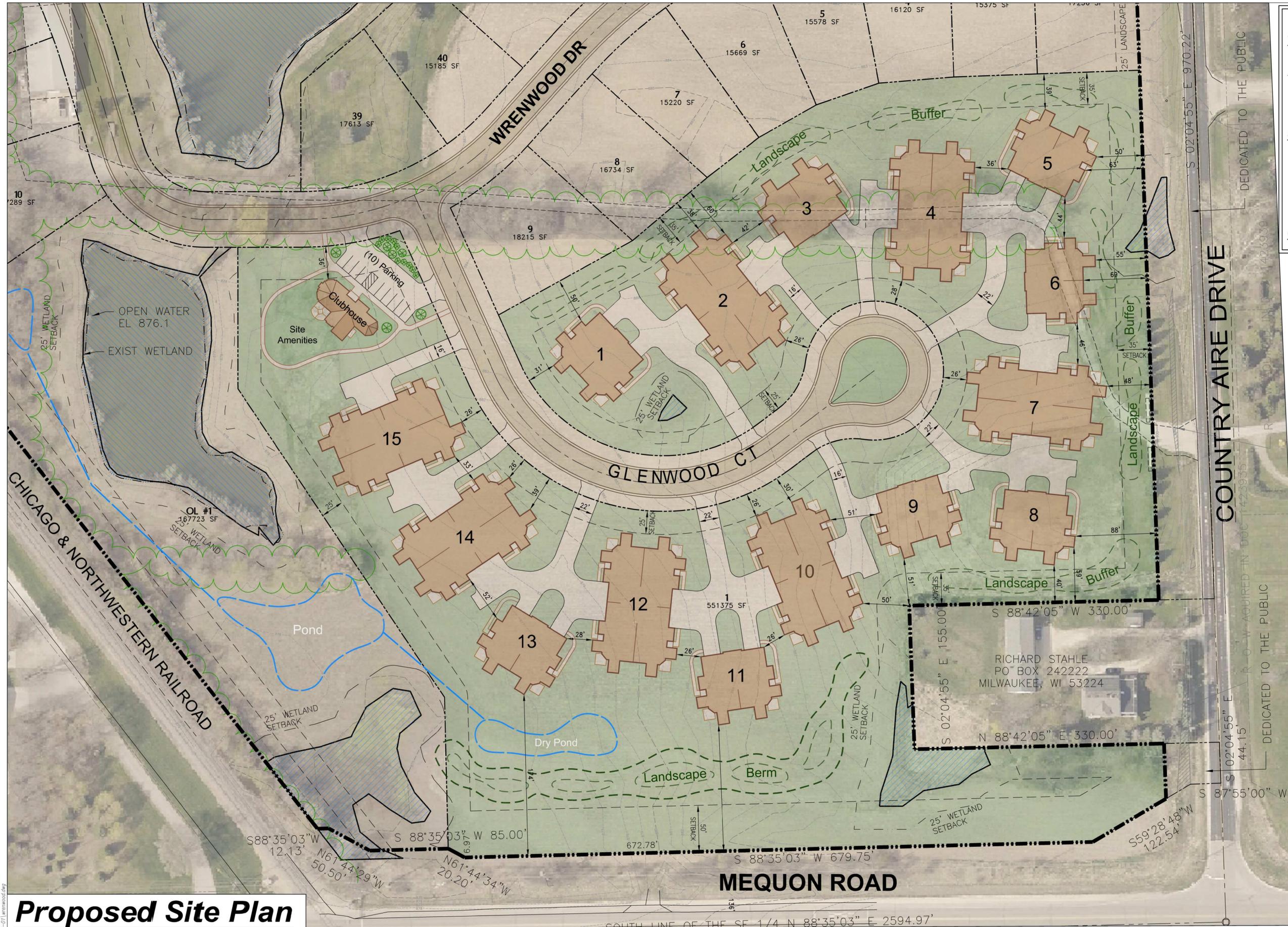
"Wrenwood"

Village of Germantown, Wisconsin



Scale: 1" = 100' (34"x34")
Scale: 1" = 200' (17"x17")

DATE: 01-18-2019



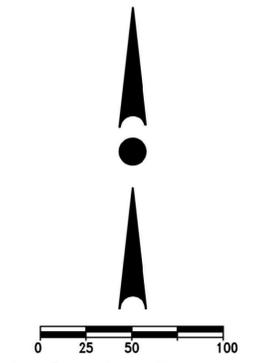
DEVELOPMENT SUMMARY	
Total Area (Lot 1)	12.66 acres (Wetland = 0.2 acres)
Description:	44 unit (15 buildings) Condominium Community
Density:	3.47 units/acre
Setbacks (per PDD):	
Front Yard:	= 25'
Side Yard:	= 25'
Rear Yard:	= 35'
Building - Building:	= 25'
Country Aire Dr:	= 35'
Mequon Rd:	= 50'
Open Space:	8.1 acres (64% of site)



N27 W24025 Paul Court
Pewaukee, WI 53072



12660 W. North Avenue, Brookfield, Wisconsin



Scale: 1" = 50' (22"x34")
Scale: 1" = 100' (11"x17")

DATE: 01-18-2019

Proposed Site Plan

The Glen at Wrenwood - A Condominium Community
Village of Germantown, Wisconsin

A:\a200\1651\17037-01\wrenwood.dwg

WRENWOOD SUBDIVISION

Being a part of the Northwest 1/4, Northeast 1/4, Southeast 1/4 and Southwest 1/4 of Section 23, Town 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin. Being more particularly described as follows:

Commencing at the Southeast Corner of said Southeast 1/4, Thence North $02^{\circ}04'55''$ West along the East line of said Southeast 1/4, 150.00 feet to the North Right-of-Way line of State Trunk Highway "167" and the place of beginning of the lands hereinafter described.

Thence South $87^{\circ}55'00''$ West along said North line, 33.00 feet to a point; Thence South $59^{\circ}28'48''$ West along said North line, 122.54 feet to a point; Thence South $88^{\circ}35'03''$ West along said North line, 679.75 feet; Thence North $61^{\circ}44'34''$ West along said North line, 20.20 feet to a point; Thence South $88^{\circ}35'03''$ West along said North line, 85.00 feet to a point; Thence North $61^{\circ}44'29''$ West along said North line, 50.50 feet to a point; Thence South $88^{\circ}35'03''$ West along said North line, 12.13 feet to a point on the East Right-of-Way line of the "Chicago & Northwestern Railroad; Thence North $37^{\circ}49'50''$ West along said East line, 4952.24 feet to the West line of the Northeast 1/4 of the Northwest 1/4 of said Section 23; Thence North $02^{\circ}09'14''$ West along said West line, 1118.07 feet to the South Right-of-Way line of County Trunk Highway "F"; Thence North $88^{\circ}33'05''$ East along said South line, 641.08 feet to a point on the West line of Certified Survey Map Number 228; Thence South $01^{\circ}26'55''$ East along said West line, 430.60 feet to a point on the South line of said Certified Survey Map; Thence North $88^{\circ}33'05''$ East along said South line, 200.00 feet to a point on the East line of said Certified Survey Map; Thence North $01^{\circ}26'55''$ West along said East line, 452.60 feet to the South Right-of-Way line County Trunk Highway "F"; Thence North $88^{\circ}33'05''$ East along said South line, 86.88 feet to a point; Thence South $01^{\circ}26'55''$ East along said South line, 22.00 feet to a point; Thence North $88^{\circ}33'05''$ East along said South line, 362.83 feet to the East line of the Northeast 1/4 of said Section 23; Thence South $02^{\circ}05'06''$ East along said East line, 1925.89 feet to a point; Thence North $88^{\circ}38'40''$ East 1291.29 feet to the East line of the Southwest 1/4 of the Northeast 1/4 of said Section 23; Thence South $02^{\circ}05'12''$ East along said East line, 661.15 feet to the North line of the Southeast 1/4 of said Section 23; Thence South $88^{\circ}40'55''$ West said North line, 16.50 feet to a point; Thence South $01^{\circ}56'51''$ East 1303.95 feet to a point; Thence North $88^{\circ}37'59''$ East 16.50 feet to the East line of the Northeast 1/4 of the Southeast 1/4; Thence South $01^{\circ}56'51''$ East along said East line, 16.50 feet to the North line of the Southeast 1/4 of the Southeast 1/4; Thence North $88^{\circ}37'59''$ East along said North line, 1294.40 feet to the East line of the Southeast 1/4; Thence South $02^{\circ}04'55''$ East along said East line, 970.22 feet to a point; Thence South $88^{\circ}42'05''$ West 330.00 feet to a point; Thence South $02^{\circ}04'55''$ East 155.00 feet to a point; Thence North $88^{\circ}42'05''$ East

330.00 feet to the East line of the Southeast 1/4 of said Section 23; Thence South 02°04'55" East along said East line, 44.15 feet to the point of beginning.

Said Parcel contains 6,330,105 Square Feet of 145.3192 Acres of land more or less.