



Village of



Germantown

Willkommen

Fee must accompany application

\$2,900 with public improvements

\$1,960 no public improvements

Paid

Date

3/1/19

# 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

Matthew J Stephan

Michelle Stephan

1163 W 20135 Ash Dr Jackson  
53037

Phone (262) 424-4155

Fax ( )

E-Mail mmj8975@gmail.com

### PROPERTY OWNER

Mark Stephan or

Joann Stephan

1132 W 21528 Rockfield Rd  
Richfield, WI 53076

Phone (262) 628-0862

### PROPERTY ADDRESS OR GENERAL LOCATION

### TAX KEY NUMBER

2

Goldendale and Rockfield Rd 1/2 mile West of Goldendale 071997

3

### PURPOSE OF LAND SPLIT

To Build a house	Will the land split require rezoning?	
	Yes	
	From Mark Stephan	To Matt Stephan
	A1	RS1

4

### READ AND INITIAL THE FOLLOWING:

MS 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.

MS 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.

MS 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.

MS 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!

Matthew Stephan 3-1-19  
Applicant Date

Joann Stephan 3/1/19  
Owner Date



Village of  
  
**Germantown**  
 Willkommen

**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: 3/1/19 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.

<p><b>1 APPLICANT OR AGENT</b>  <u>Matthew J Stephan</u>  <u>Michelle Stephan</u>  <u>N163W20135 Ash Dr Jackson</u>  <u>53037</u>  <u>Phone (262) 424-4155</u>  <u>Fax ( )</u>  <u>E-Mail m m j 8975 @ gmail.com</u></p>	<p><b>PROPERTY OWNER</b>  <u>Mark Stephan or</u>  <u>Jeann Stephan</u>  <u>N132W21528 Rockfield Rd</u>  <u>Richfield, WI 53076</u>  <u>Phone (262) 628-0862</u></p>
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2 PROPERTY ADDRESS OR GENERAL LOCATION	TAX KEY NUMBER
<u>Goldendale and Rockfield Rd 1/2 mile west of Goldendale</u>	<u>071997</u>

**3 REZONING REQUEST**

FROM <u>A1</u>	TO <u>R51</u>
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**4 METES AND BOUNDS LEGAL DESCRIPTION OF PROPERTY - REQUIRED**

Attach pages as necessary

## 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.

Rezoning Property for building a house.  
The House to be built.

## 6 SUPPORTING DOCUMENTATION:

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

## 7 READ AND INITIAL THE FOLLOWING:

MS 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.

MS 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.

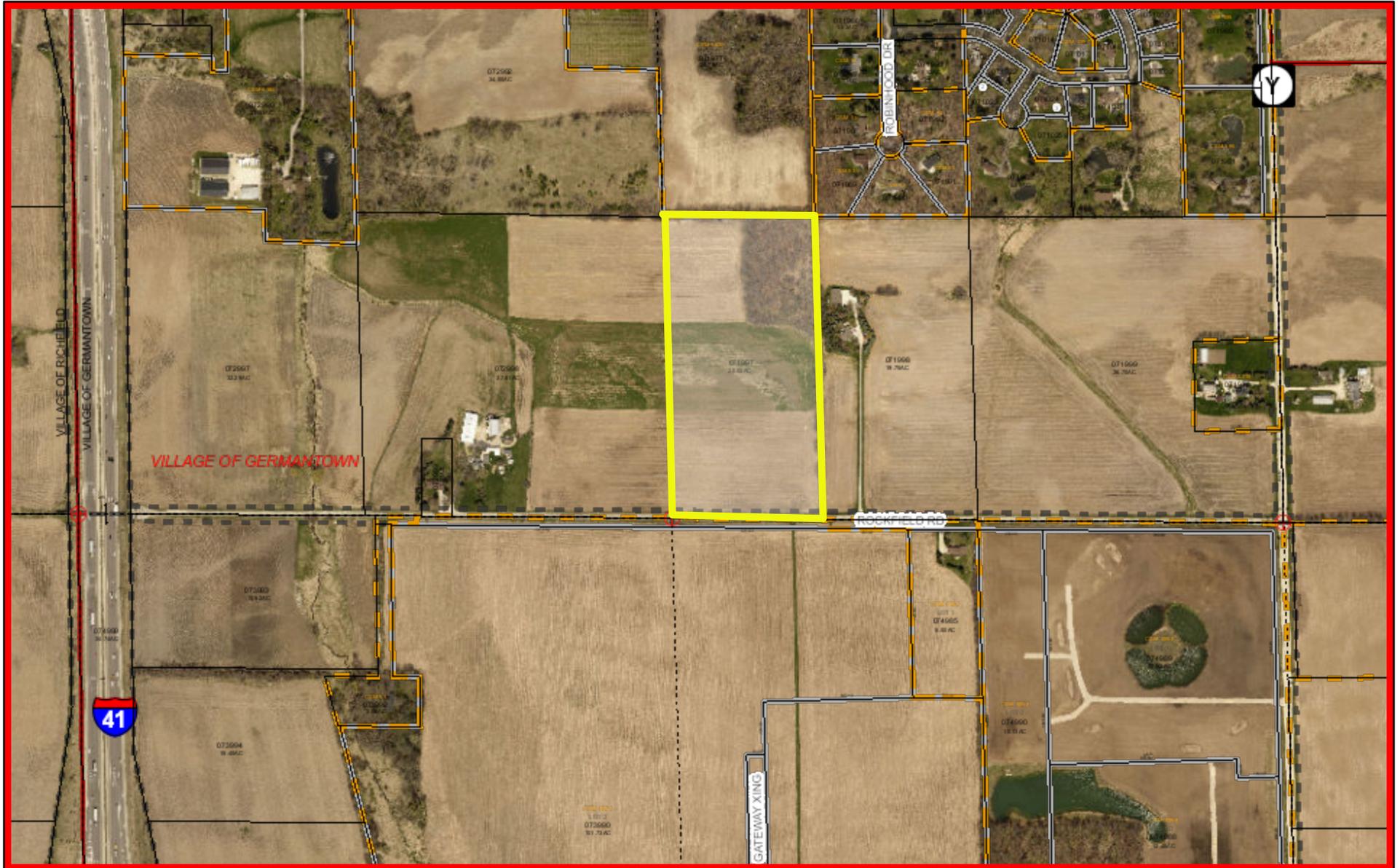
MS I am aware that this rezoning shall go into effect immediately upon the final approval of the Village Board and its execution of the rezoning ordinance

## 8 SIGNATURES – ALL APPLICATIONS MUST BE SIGNED BY OWNER!

Matthew Stephan 3-1-19  
Applicant Date

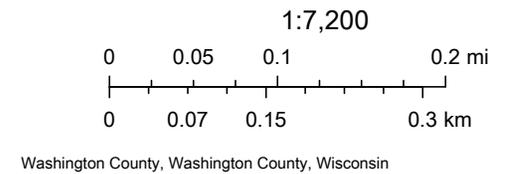
Joann Stephan 3/1/19  
Owner Date

# Stephan Property



March 25, 2019

- |                            |                             |                    |               |
|----------------------------|-----------------------------|--------------------|---------------|
| CountyBoundary             | Washington County Landmarks | Public Open Spaces | Meander Line  |
| City, Village or Town Hall | Airports                    | Current Parcel     | PLSS Monument |
| Libraries                  | Trails                      | Landhook           | PLSS Boundary |



# Certified Survey Map

Sheet 1 of 3

The W 1/2 of the SW 1/4 of the NE 1/4 of Section 7, Township 9 North,  
Range 20 East, Village of Germantown, Washington County, Wisconsin.



North Quarter corner  
Sec. 7-9-20  
conc.mon./brass cap found  
466,348.97  
2,486,751.57  
(State Plane Coordinates)

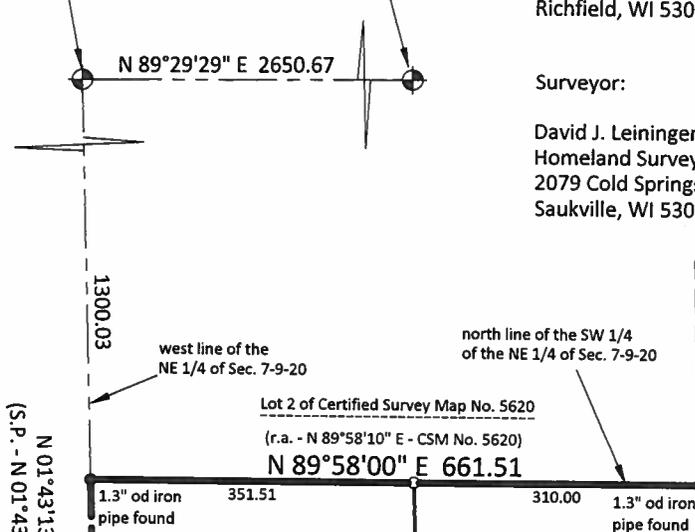
Northeast corner  
Sec. 7-9-20  
conc.mon./brass cap found  
466,372.59  
2,489,401.99  
(State Plane Coordinates)

Owner:

Mark Stephan  
N132 W21528 Rockfield Rd.  
Richfield, WI 53076

Surveyor:

David J. Leininger  
Homeland Surveying, LLC  
2079 Cold Springs Rd.  
Saukville, WI 53080



Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

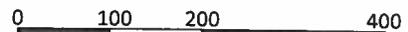
David Leininger, S-2285

(S.P.) - per Control Survey Summary Diagram

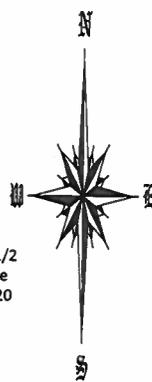
○ - indicates a 1.3" od x 18' iron pipe weighing 1.68 lbs./ft. set.

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

Horizontal datum is based on the Wisconsin State Plane Coordinate System Grid, South Zone (NAD 27), and all bearings are referenced to Grid North. The west line of the SE 1/4 of Sec. 10-10-19 has a grid bearing of N 01°25'57" W.



Scale in feet  
1" = 200'



unplatted lands

unplatted lands

Center  
Sec. 7-9-20  
conc.mon./brass cap found  
463,750.39  
2,486,829.66  
(State Plane Coordinates)

**Rockfield Road**

dedicated to the public  
for road purposes  
21,793 Sq. Ft.  
(0.500 Acre)

East Quarter corner  
Sec. 7-9-20  
conc.mon./brass cap found  
463,729.94  
2,489,471.00  
(State Plane Coordinates)

south line of the  
NE 1/4 of Sec. 7-9-20

# Certified Survey Map

The W 1/2 of the SW 1/4 of the NE 1/4 of Section 7, Township 9 North,  
Range 20 East, Village of Germantown, Washington County, Wisconsin.

## Surveyor's Certificate:

I, David J. Leininger, professional land surveyor, hereby certify that by the direction of Matt Stephan, that I have surveyed, divided, and mapped the land shown and described hereon, being the W 1/2 of the SW 1/4 of the NE 1/4 of Section 7, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin, which is bounded and described as follows:

Commencing at the east quarter corner of said Section 7; thence N 89°33'23" W, along the south line of said NE 1/4, 1981.18 feet to the point of beginning of lands herein described; thence continuing N 89°33'23" W, along said south line of the NE 1/4, 660.39 feet to the center of said Section 7; thence N 01°43'13" W, along the west line of said NE 1/4, 1300.03 feet to the northwest corner of said SW 1/4 of the NE 1/4; thence N 89°58'00" E, along the north line of said SW 1/4 of the NE 1/4, 661.51 feet to the northeast corner of said W 1/2 of the SW 1/4 of the NE 1/4; thence S 01°39'48" E, along the east line of said W 1/2 of the SW 1/4 of the NE 1/4, 1305.49 feet to the point of beginning.

Containing 860,580 square feet (19.756 acres) 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 Land Division Ordinance in surveying, dividing and mapping said land, and that this map is a correct representation of the exterior boundaries of the land surveyed and the division of said lands.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

\_\_\_\_\_  
David J. Leininger, S-2285

## Owner's Certificate:

As owner, I hereby certify that I caused the land shown and described hereon to be surveyed, divided, mapped and dedicated as represented on this Certified Survey Map. I 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

\_\_\_\_\_  
Mark Stephan - owner

STATE OF WISCONSIN)  
WASHINGTON COUNTY)s.s.

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2019, the above named owner is to me known to be the same person who executed the foregoing instrument and acknowledge the same.

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

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

# Certified Survey Map

The W 1/2 of the SW 1/4 of the NE 1/4 of Section 7, Township 9 North,  
Range 20 East, Village of Germantown, Washington County, Wisconsin.

## Village of Germantown Plan Commission Approval:

This land division is hereby approved by the Village of Germantown Plan Commission  
this \_\_\_\_ day of \_\_\_\_\_, 2019.

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

\_\_\_\_\_  
Lori Johnson - Secretary

## Village of Germantown Village Board Approval:

This land division is hereby approved by the Village of Germantown Village Board  
this \_\_\_\_ day of \_\_\_\_\_, 2019.

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

\_\_\_\_\_  
Deanna L. Braunschweig, WCMC/CMC - Village Clerk

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)).

County Washington
Parcel I.D. 071997
Reviewed by _____ Date _____

Property Owner Matt Stephan		Property Location Govt. Lot SW 1/4 NE 1/4 S 7 T 9 N R 20 E (or) W <input checked="" type="checkbox"/> <input type="checkbox"/>			
Property Owner's Mailing Address N163 W20135 ASH DRIVE		Lot # 2	Block #	Subd. Name or CSM#	
City JACKSON	State WI	Zip Code 53037	Phone Number (262) 424-4155	<input type="checkbox"/> City <input checked="" type="checkbox"/> Village <input type="checkbox"/> Town Germantown	Nearest Road Rockfield Rd

New Construction Use:  Residential / Number of bedrooms 3-5 Code derived design flow rate 450-750 GPD

Replacement  Public or commercial - Describe: \_\_\_\_\_

Parent material GLACIAL TILL Flood Plan elevation if applicable N/A ft.

General comments and recommendations: Site is good for 18inch mound

**1** Boring #  Boring  Pit Ground surface elev. 924.7 ft. Depth to limiting factor 18 in.

Horizon	Depth In.	Dominant Color Munsell	Redox Description Qu. Az. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	Soil Application Rate	
									GPD/F <sup>2</sup>	
									*Eff#1	*Eff#2
1	0-12	10YR 3/3	NONE	SIL	2MSBK	MFR	AS	1F	0.6	0.8
2	12-18	10YR 4/4	NONE	CL	2MABK	MFR	CW	1VF	0.4	0.6
3	18-30	10YR 6/4	C2D 7.5YR 5/6	SIL	0M	MFR	-	-	0.0	0.2

**2** Boring #  Boring  Pit Ground surface elev. 922.7 ft. Depth to limiting factor 24 in.

Horizon	Depth In.	Dominant Color Munsell	Redox Description Qu. Az. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	Soil Application Rate	
									GPD/F <sup>2</sup>	
									*Eff#1	*Eff#2
1	0-9	10YR 3/3	NONE	SIL	2FSBK	MFR	AS	1M	0.6	0.8
2	9-18	10YR 3/4	NONE	CL	2MABK	MFR	GW	1F	0.4	0.6
3	18-24	10YR 4/4	NONE	CL	1MABK	MFR	GW	1VF	0.2	0.3
4	24-36	10YR 5/3	C2D 7.5YR 5/6	SIL	0M	MFR	-	-	0.0	0.2

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

\* Effluent #2 = BOD, > 30 ≤ 220 mg/L and TSS > 30 ≤ 150 mg/L

CST Name (Please Print) Chris Lietzau	Signature 	CST Number 987749
Address N105W21074 Oak Lane Germantown WI 53022	Date Evaluation Conducted 1-24-2019	Telephone Number (262) 893-3512

3

Boring #

Boring  
 Pit

Ground surface elev. 923.7 ft.

Depth to limiting factor 21 in.

Horizon	Depth In.	Dominant Color Munsell	Redox Description Qu. Az. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	Soil Application Rate	
									GPD/F <sup>2</sup>	
									*Eff#1	*Eff#2
1	0-8	10YR 3/2	NONE	SIL	2MSBK	MFR	AS	1M	0.6	0.8
2	8-14	10YR 4/4	NONE	CL	2MABK	MFR	CW	1F	0.4	0.6
3	14-21	10YR 2/2	NONE	SIL	2MABK	MFR	CW	1VF	0.6	0.8
4	21-36	10YR 5/4	C2D 7.5YR 5/6	SL	1FGR	MFI	-	-	0.4	0.7

Boring #

Boring  
 Pit

Ground surface elev. \_\_\_\_ ft.

Depth to limiting factor \_\_\_\_ in.

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

Boring #

Boring  
 Pit

Ground surface elev. \_\_\_\_ ft.

Depth to limiting factor \_\_\_\_ in.

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

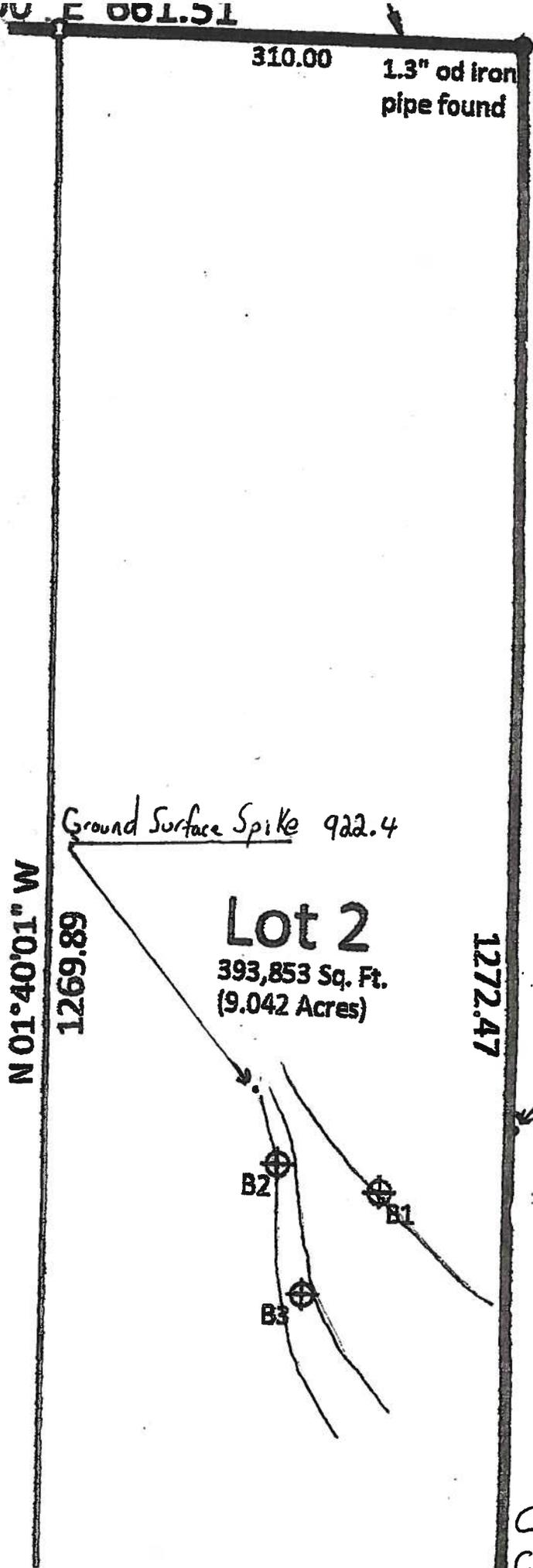
\* Effluent #1 = BOD, > 30 ≤ 220 mg/L and TSS > 30 ≤ 150 mg/L

\* Effluent #2 = BOD, > 30 ≤ 220 mg/L and TSS > 30 ≤ 150 mg/L

# Soil Boring Plot Plan

Matt Stephan

SW1/4 NE1/4 S7 T9 R20  
VILLAGE OF GERMANTOWN,  
WASHINGTON CO WI 53022



CST B.M SPIKE IN BASE OF CHERRY TREE  
930.00

1" = 100'



Chris Lietzan  
CST 987749

1-24-2019