



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: _____ Received by: _____

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.**

1 APPLICANT OR AGENT

 Phone () _____
 Fax () _____
 E-Mail _____

PROPERTY OWNER

G town Properties LLC
Greg Devorkin, Manager
11518 N Port Washington Rd #103
Megun, WI 53092
 Phone (262) 240-1500

2 PROPERTY ADDRESS OR GENERAL LOCATION

TAX KEY NUMBER

1112 W15800 Megun Rd	GTNV 224174
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3 REZONING REQUEST

FROM B-2 & B-3	TO B-2/PDD
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4 METES AND BOUNDS LEGAL DESCRIPTION OF PROPERTY – REQUIRED

Attach pages as necessary

SEE Exhibit A attached

5

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.

- Property currently zones B-2 (Community Business) & B-3 (General Business)
- Propose changing to B-2 (Community Business/PDD) to be named 6 town Properties PDD.

New PDD conditions & restrictions would govern future development of an outlot.

6 SUPPORTING DOCUMENTATION:

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

7 READ AND INITIAL THE FOLLOWING:

OM 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.

OM 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.

OK 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!

Applicant

Date

Owner

Date

[Signature] 5/29/2019
Greg Devichin, Mgr

MEMORANDUM

DATE: June 5, 2019

TO: Jeffrey Retzlaff, Village Planner

RE: Devo / Sendik's Germantown Plaza / North Shore Bank

FROM: Eric J. Neumann, VP & Senior Project Executive, MSI General Corporation

Please see the attached applications, documents and data require for the work necessary to create a small parcel from the current property owned by Gtown Properties LLC and for placement on the July 8th Plan Commission Agenda. Our application includes the items needed to create and approve a CSM to establish the parcel, the Rezoning & PDD Application to update Zoning and site setback and development rules for the parcels to allow for the construction of a new Bank Facility and the Site Plan Application for a Plan Commission Consultation to review the proposed site plan and building architecture.

This submittal is consistent with the original discussions, meetings and emails we have had regarding this matter for a past few months. We are confident we have address all needed and required technical information and updates needed to allow for the approval of the CSM and PDD/Rezone requests. We understand there could be some corrections needed after staff review and will work with you to update those.

The Site Plan Application for a new North Shore Bank is to provide the details needed to help with the understanding and approval of the CSM and PDD/Rezone. Additionally it show the desired site plan layout and building architectural details that we consistent with the Village Codes, Gtown Properties LLC's requirements and the "standard" North Shore Bank design requirements.

As you will see we have incorporated and adapted a "Germanic" detail to the none glass and non-stone portions of the prototypical North Shore Bank architecture. The Site plan set the building in the best location for visibility, set back rules and drive thru needs. We also show signage on this plan and will be working to prepare an more detailed plan to share as well to confirm those opportunities with the Village and Gtown Properties LLC.,

We will be finalizing the site plan, civil engineering, lighting, landscape between now and the July 11 resubmittal date in order to make it for a final site plan review at the September meeting. Our goal will be to update plans (if needed) after the July 8th meeting quickly to maintain that schedule as getting final approvals in September is critical.

Thank you,

Eric J. Neumann
414-333-6800
eric@msigeneral.com

EXHIBIT A

Legal Description of Property:

PARCEL 1:

Parcel 1 of Certified Survey Map No. 5098, recorded on May 13, 1999, in Volume 35 of Certified Survey Maps on Pages 246-250, as Document No. 824738 and being a redivision of Parcels 1 and 3 of Certified Survey Map No. 2680, being a part of the Southeast 1 /4 of the Southeast 1 /4 of Section 22, Town 9 North, Range 20 East, in the Village of Germantown, Washington County, State of Wisconsin.

PARCEL 2:

A non-exclusive easement for the benefit of Parcel 1 as created by Declaration of Easement recorded in Volume 1145 of Records, on Page 487, as Document No. 586057 and as amended by Amendment to Declaration of Easements recorded in Volume 1243 of Records, on Page 37, as Document No. 614885.

PARCEL 3:

A non-exclusive easement for the benefit of Parcel 1 as created in Parking Easement Agreement executed by and between Decade 80-I Ltd., a limited partnership, and McDonald's Corporation, dated October 12, 1992 and recorded on October 15, 1992, in Volume 1243 of Records, on Page 47, as Document No. 614886.

Property Address: N112 W15800 Mequon Road, Germantown, WI
Tax Key No.: GTNV 224-974

LEGEND

- 1. SURVEY PIN
- 2. BOUNDARY LINE
- 3. ADJACENT PROPERTY
- 4. EASEMENT
- 5. EASEMENT
- 6. EASEMENT
- 7. EASEMENT
- 8. EASEMENT
- 9. EASEMENT
- 10. EASEMENT
- 11. EASEMENT
- 12. EASEMENT
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- 98. EASEMENT
- 99. EASEMENT
- 100. EASEMENT

THE INFORMATION CONTAINED HEREIN IS FOR INFORMATIONAL PURPOSES ONLY AND DOES NOT CONSTITUTE A WARRANTY OF ANY KIND. THE USER OF THIS INFORMATION SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY PROFESSIONAL ADVICE AND SERVICES.

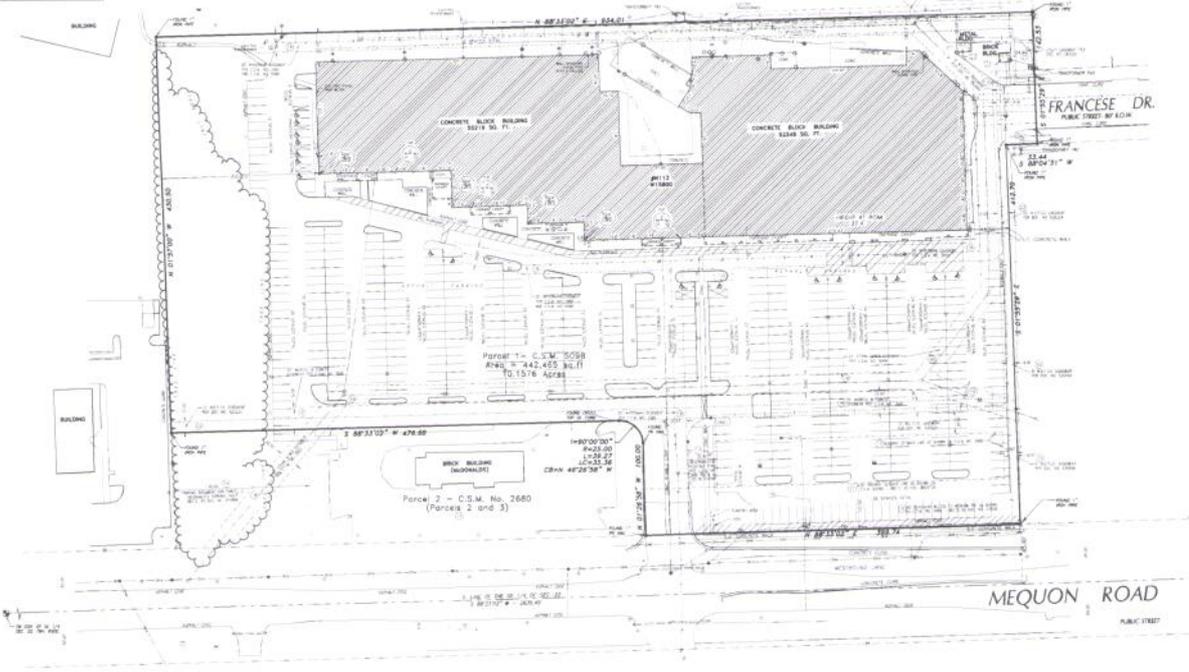
VICINITY MAP



ALTA/ACSM LAND TITLE SURVEY

GENERAL NOTES:
 1. THIS SURVEY WAS MADE IN ACCORDANCE WITH THE ALTA/ACSM SURVEYING STANDARDS.
 2. THE SURVEY WAS MADE BY THE SURVEYOR ON THE DATE INDICATED ON THE TITLE SHEET.
 3. THE SURVEYOR HAS REVIEWED THE RECORDS OF THE COUNTY RECORDS AND HAS FOUND NO RECORDS OF INTEREST IN THE PROPERTY SURVEYED.
 4. THE SURVEYOR HAS REVIEWED THE RECORDS OF THE COUNTY RECORDS AND HAS FOUND NO RECORDS OF INTEREST IN THE PROPERTY SURVEYED.
 5. THE SURVEYOR HAS REVIEWED THE RECORDS OF THE COUNTY RECORDS AND HAS FOUND NO RECORDS OF INTEREST IN THE PROPERTY SURVEYED.

- 1. **BOUNDARY**
 BOUNDARY LINES ARE SHOWN BY DASHED LINES. ALL DIMENSIONS ARE IN FEET AND INCHES. DIMENSIONS ARE SHOWN TO THE CENTER OF THE LINE UNLESS OTHERWISE NOTED.
- 2. **TITLE COMMITMENT**
 THIS SURVEY WAS MADE IN ACCORDANCE WITH THE ALTA/ACSM SURVEYING STANDARDS. THE SURVEYOR HAS REVIEWED THE RECORDS OF THE COUNTY RECORDS AND HAS FOUND NO RECORDS OF INTEREST IN THE PROPERTY SURVEYED.
- 3. **EASEMENTS**
 EASEMENTS ARE SHOWN BY DOTTED LINES. ALL DIMENSIONS ARE IN FEET AND INCHES. DIMENSIONS ARE SHOWN TO THE CENTER OF THE LINE UNLESS OTHERWISE NOTED.
- 4. **ENCUMBRANCES**
 ENCUMBRANCES ARE SHOWN BY SOLID LINES. ALL DIMENSIONS ARE IN FEET AND INCHES. DIMENSIONS ARE SHOWN TO THE CENTER OF THE LINE UNLESS OTHERWISE NOTED.
- 5. **ADJACENT PROPERTY**
 ADJACENT PROPERTY IS SHOWN BY DASHED LINES. ALL DIMENSIONS ARE IN FEET AND INCHES. DIMENSIONS ARE SHOWN TO THE CENTER OF THE LINE UNLESS OTHERWISE NOTED.
- 6. **CONCRETE BLOCK BUILDING**
 CONCRETE BLOCK BUILDING IS SHOWN BY HATCHED LINES. ALL DIMENSIONS ARE IN FEET AND INCHES. DIMENSIONS ARE SHOWN TO THE CENTER OF THE LINE UNLESS OTHERWISE NOTED.
- 7. **BRICK BUILDING**
 BRICK BUILDING IS SHOWN BY HATCHED LINES. ALL DIMENSIONS ARE IN FEET AND INCHES. DIMENSIONS ARE SHOWN TO THE CENTER OF THE LINE UNLESS OTHERWISE NOTED.
- 8. **DRIVEWAY**
 DRIVEWAY IS SHOWN BY DASHED LINES. ALL DIMENSIONS ARE IN FEET AND INCHES. DIMENSIONS ARE SHOWN TO THE CENTER OF THE LINE UNLESS OTHERWISE NOTED.
- 9. **PARKING SPACES**
 PARKING SPACES ARE SHOWN BY DASHED LINES. ALL DIMENSIONS ARE IN FEET AND INCHES. DIMENSIONS ARE SHOWN TO THE CENTER OF THE LINE UNLESS OTHERWISE NOTED.
- 10. **FRANCSE DR.**
 FRANCSE DR. IS A PUBLIC STREET. ALL DIMENSIONS ARE IN FEET AND INCHES. DIMENSIONS ARE SHOWN TO THE CENTER OF THE LINE UNLESS OTHERWISE NOTED.
- 11. **PILGRIM ROAD**
 PILGRIM ROAD IS A PUBLIC STREET. ALL DIMENSIONS ARE IN FEET AND INCHES. DIMENSIONS ARE SHOWN TO THE CENTER OF THE LINE UNLESS OTHERWISE NOTED.
- 12. **MEQUON ROAD**
 MEQUON ROAD IS A PUBLIC STREET. ALL DIMENSIONS ARE IN FEET AND INCHES. DIMENSIONS ARE SHOWN TO THE CENTER OF THE LINE UNLESS OTHERWISE NOTED.



National Survey & Engineering
 342 7th Street
 Milwaukee, WI 53205-1010
 www.nse.com
 414.224.1111



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.**

<p>1 APPLICANT OR AGENT <u>NORTH SHORE BANK PSB</u> <u>DAVID KANE - VP.</u> <u>15700 W BIVEMOUND RD</u> <u>Brookfield WI 53005</u> Phone <u>(262) 787-6816</u> Fax <u>(262) 797-3399</u> E-Mail <u>DKANE@northshorebank.com</u></p>	<p>PROPERTY OWNER <u>G Town Properties, LLC</u> <u>Greg Devarkin, Manager</u> <u>11518 N Port Washington Rd #103</u> <u>Mcquon, WI 53092</u> Phone <u>(262) 240-1500</u></p>
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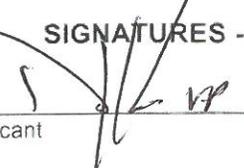
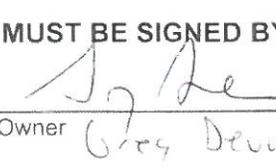
2 PROPERTY ADDRESS OR GENERAL LOCATION	TAX KEY NUMBER
<u>1112 W15800 Mcquon Road</u>	<u>GTW 224974</u>

3 **PURPOSE OF LAND SPLIT**

<u>Create outlet</u>	Will the land split require rezoning? <u>optional/recommenced</u> From <u>B-2 & B-3</u> To <u>B-2/POD</u>
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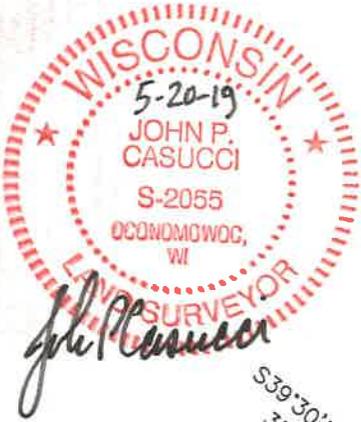
- 4** **READ AND INITIAL THE FOLLOWING:**
- GN I understand that the Certified Survey Map is not valid until recorded at the Washington County Register of Deeds. The Village will record the document and charge the applicant all applicable recording fees.
 - GN I understand that the Map will not be placed 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.
 - GN 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.
 - GN 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!**

<u></u> Applicant _____ Date <u>5/30/19</u>	<u></u> Owner _____ Date <u>5/28/19</u> <u>Greg Devarkin, agent</u>
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CERTIFIED SURVEY MAP NO. _____

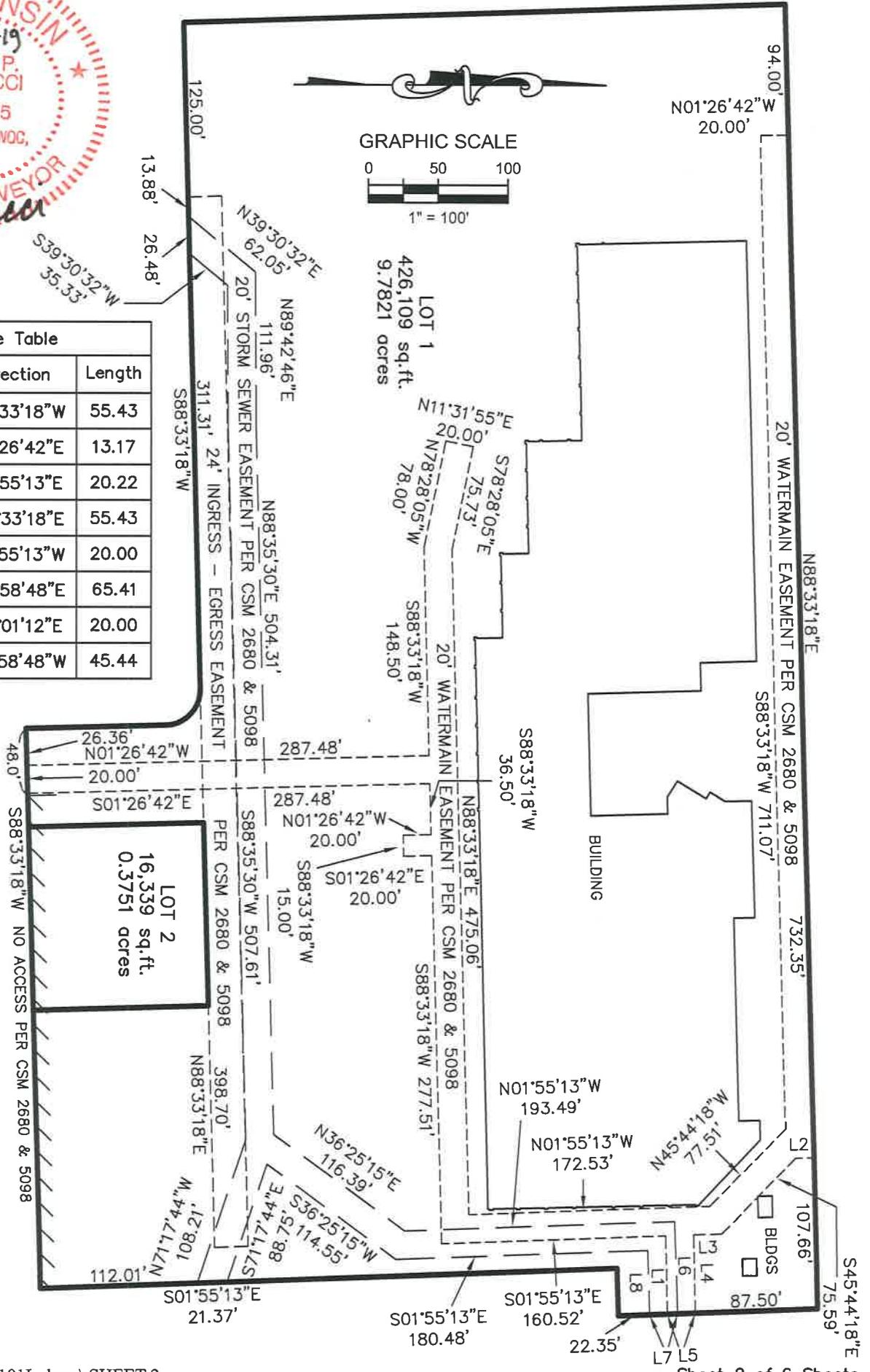
A division of Parcel 1 in Certified Survey Map No. 5098, being a part of the Southeast 1/4 of the Southeast 1/4 of Section 22, Township 9 North, Range 20 East, in the Village of Germantown, Washington County, Wisconsin.



Line Table		
Line #	Direction	Length
L1	S88°33'18"W	55.43
L2	S01°26'42"E	13.17
L3	S01°55'13"E	20.22
L4	N88°33'18"E	55.43
L5	N01°55'13"W	20.00
L6	N87°58'48"E	65.41
L7	S02°01'12"E	20.00
L8	S87°58'48"W	45.44

STH 167

 MEQUON ROAD



CERTIFIED SURVEY MAP NO. _____

A division of Lot 1 in Certified Survey Map No. 5098, being a part of the Southeast 1/4 of the Southeast 1/4 of Section 22, Township 9 North, Range 20 East, in the Village of Germantown, Washington County, Wisconsin.

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN }
 }SS
WAUKESHA COUNTY }

I, JOHN P. CASUCCI, Professional Land Surveyor, do hereby certify:

THAT I have surveyed, divided and mapped a division of Parcel 1 in Certified Survey Map No. 5098, being a part of the Southeast 1/4 of the Southeast 1/4 of Section 22, Township 9 North, Range 20 East, in the Village of Germantown, Washington County, Wisconsin, described as follows:

Lot 1 in Certified Survey Map No. 5098, being a part of the Southeast 1/4 of the Southeast 1/4 of Section 22, Township 9 North, Range 20 East, in the Village of Germantown, Washington County, Wisconsin.

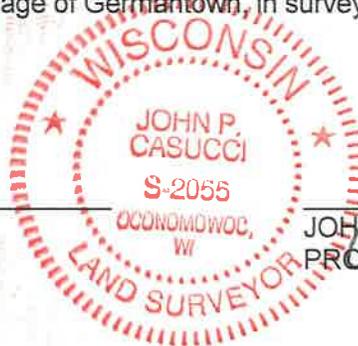
Containing 442,448 square feet or 10.1572 acres.

THAT I have made such survey, land division and map by the direction of G TOWN PROPERTIES, LLC, owner.

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 Municipal Codes of the Village of Germantown, in surveying, dividing and mapping the same.

May 20, 2019
DATE



John P. Casucci (SEAL)
JOHN P. CASUCCI,
PROFESSIONAL LAND SURVEYOR S-2055

CERTIFIED SURVEY MAP NO. _____

A division of Lot 1 in Certified Survey Map No. 5098, being a part of the Southeast 1/4 of the Southeast 1/4 of Section 22, Township 9 North, Range 20 East, in the Village of Germantown, Washington County, Wisconsin.

CORPORATE OWNER'S CERTIFICATE

G TOWN PROPERTIES, LLC, a limited liability company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, certify that said corporation caused the land described on this map to be surveyed, divided and mapped as represented on this map in accordance with the requirements of the Village of Germantown Municipal Code.

G TOWN PROPERTIES, LLC, does further certify that this map is required by S.236.10 or 236.12 to be submitted to the following for approval or objection: Village of Germantown

WITNESS the hand and seal of G TOWN PROPERTIES, LLC, has caused these presents to be signed by _____, its _____, this _____ day of _____, 2019.

G TOWN PROPERTIES, LLC

GREGORY DEVORKIN

STATE OF WISCONSIN }
 :SS
_____ COUNTY }

PERSONALLY came before me this _____ day of _____, 2019, the above named Gregory Devorkin, to me known to be the person who executed the foregoing instrument, and to me known to be such Managing Member of said company and acknowledged that he executed the foregoing instrument as such officer, by its authority.

_____(SEAL)

Notary Public, State of Wisconsin
My commission expires _____



CERTIFIED SURVEY MAP NO. _____

A division of Lot 1 in Certified Survey Map No. 5098, being a part of the Southeast 1/4 of the Southeast 1/4 of Section 22, Township 9 North, Range 20 East, in the Village of Germantown, Washington County, Wisconsin.

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 _____, 2019

DATE

DEAN WOLTER, CHAIRMAN

DATE

LORI JOHNSON SECRETARY

VILLAGE OF GERMANTOWN BOARD APPROVAL

This Certified Survey Map, being a division of Parcel 1 in Certified Survey Map No. 5098, being a part of the Southeast 1/4 of the Southeast 1/4 of Section 22, Township 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 accepted by the Village Board of Trustees of the Village of

Germantown on this _____ day of _____, 2019.

DATE

DEAN WOLTER, VILLAGE PRESIDENT

DATE

DEANNA BRAUNSCHWEIG, VILLAGE CLERK



**Correction Instrument
Rescission of Trans 233 Restrictions**

Wisconsin Department of Transportation
DT 1458

Pursuant to s.236.295(1)(a), Wis. Stats., I, Robert Elkin, authorized Wisconsin Department of Transportation representative, certify that in the plat of:

Legal Description:

A redivision of Parcel 1 and 3 of Certified Survey Map No. 2680, being a part of the Southeast 1/4 of the Southeast 1/4 of Section 22, Township 9 North, Range 20 East, in the Village of Germantown, Washington County, Wisconsin. (See Exhibit B)

This correction instrument is for the purpose of modifying the above document as follows:

To release the 50' highway setback line and highway setback language.

This space is reserved for recording data

Wisconsin Department of Transportation
SE Region
141 NW Barstow St
PO Box 798
Waukesha, WI 53187-0798
Attn: Sue King

Parcel Identification Number/Tax Key Number
224974

State Approval Notary Certificate

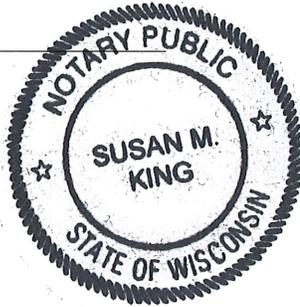
State of Wisconsin)
) ss.
 Waukesha County)

Subscribed and sworn to before me this date: _____

(Signature, Notary Public, State of Wisconsin)

Susan M. King
(Print or Type Name, Notary Public, State of Wisconsin)

September 22, 2021
(Date Commission Expires)



Robert Elkin

(Authorized DOT Signature)

Robert Elkin
(Print Name)

(Surveyor Signature)

(Print Name)

Surveyor Notary Certificate

State of Wisconsin)
) ss.
 _____ County)

Subscribed and sworn to before me this date: _____

(Signature, Notary Public, State of Wisconsin)

(Print or Type Name, Notary Public, State of Wisconsin)

(Date Commission Expires)

Approval Certification

(Date)

(Name of Local Government)
Approved for recording by the government identified above

(Authorized Local Government Signature)

(Print or Type Name)

Local Government Notary Certificate

State of Wisconsin)
_____) ss.
_____ County)

Subscribed and sworn to before me this date: _____

(Signature, Notary Public, State of Wisconsin)

(Print or Type Name, Notary Public, State of Wisconsin)

(Date Commission Expires)



Division of Transportation
System Development
Southeast Regional Office
141 N.W. Barstow Street
P.O. Box 798
Waukesha, WI 53187-0798

Governor Tony Evers
Secretary Craig Thompson
Internet: www.dot.wisconsin.gov

Telephone: (262) 548-5903
Facsimile (FAX): (262) 548-5662
E-Mail: waukesha.dtd@dot.wi.gov

EXHIBIT A

A redivision of Parcel 1 and 3 of Certified Survey Map No. 2680, being a part of the Southeast 1/4 of the Southeast 1/4 of Section 22, Township 9 North, Range 20 East, in the Village of Germantown, Washington County, Wisconsin. (See Exhibit B)

The Department of Transportation has reviewed your request to release the 50' highway setback and language restriction/s on the above referenced property.

The Department hereby releases the above-mentioned restrictions.

It is required that this release be incorporated into a correction document under ss. 236.295 wis.stats., as an Exhibit

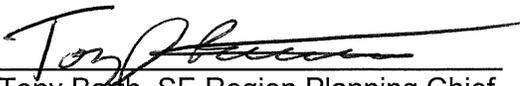

Tony Barth, SE Region Planning Chief

Exhibit B

CERTIFIED SURVEY MAP NO. 5098

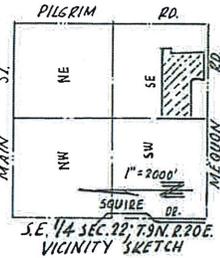
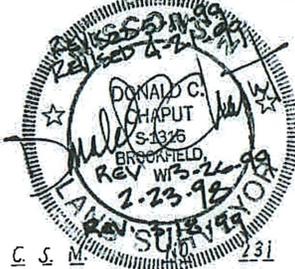
A redivision of Parcels 1 and 3 of Certified Survey Map No. 2680, being a part of the Southeast 1/4 of the Southeast 1/4 of Section 22, Township 9 North, Range 20 East, in the Village of Germantown, Washington County, Wisconsin.

DOT Approval No. 64-0167-0021-99

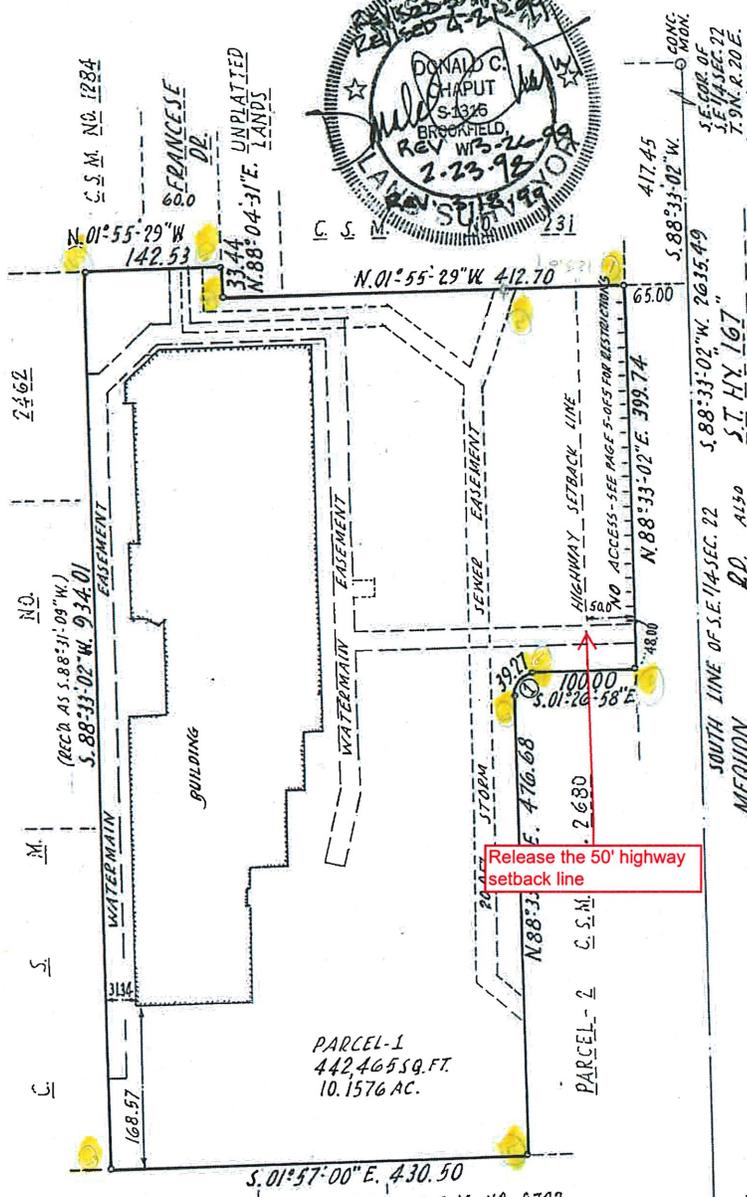


○ - INDICATES 1" DIA. IRON PIPE - FOUND

ALL DIMENSIONS SHOWN ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.
ALL BEARINGS SHOWN ARE REFERENCED TO GRID NORTH WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE.



SCALE: 1" = 150'



CURVE DATA = ①
 R = 25.00
 A = 39.27
 CH = 35.36
 CH.B = N. 46° 26' 58" W.
 Δ = 90° 00' 00"
 Δ 2 45° 00' 00"

CAUTION:
 HIGHWAY SETBACK RESTRICTIONS PROHIBIT IMPROVEMENTS - SEE PAGE 5 OF 5

In no case and under no circumstances may any building or structure be constructed on or over any easement set forth in the above Certified Survey Map.

National Survey & Engineering

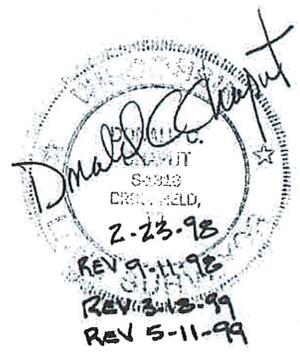
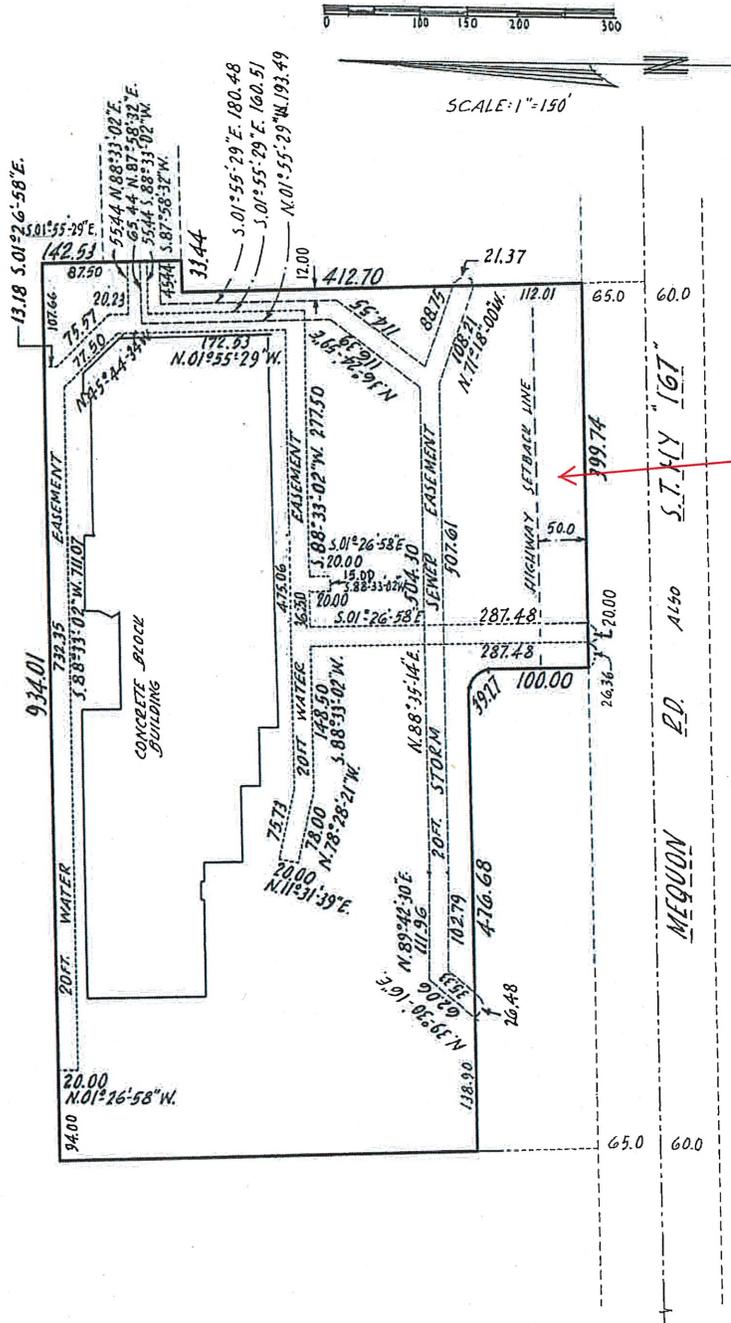
Telephone 414-781-1000
 Facsimile 414-781-8406
 18745 W. Bluemound Road
 Suite 209
 Brookfield, WI 53005-5938
 www.nsee.com



157634

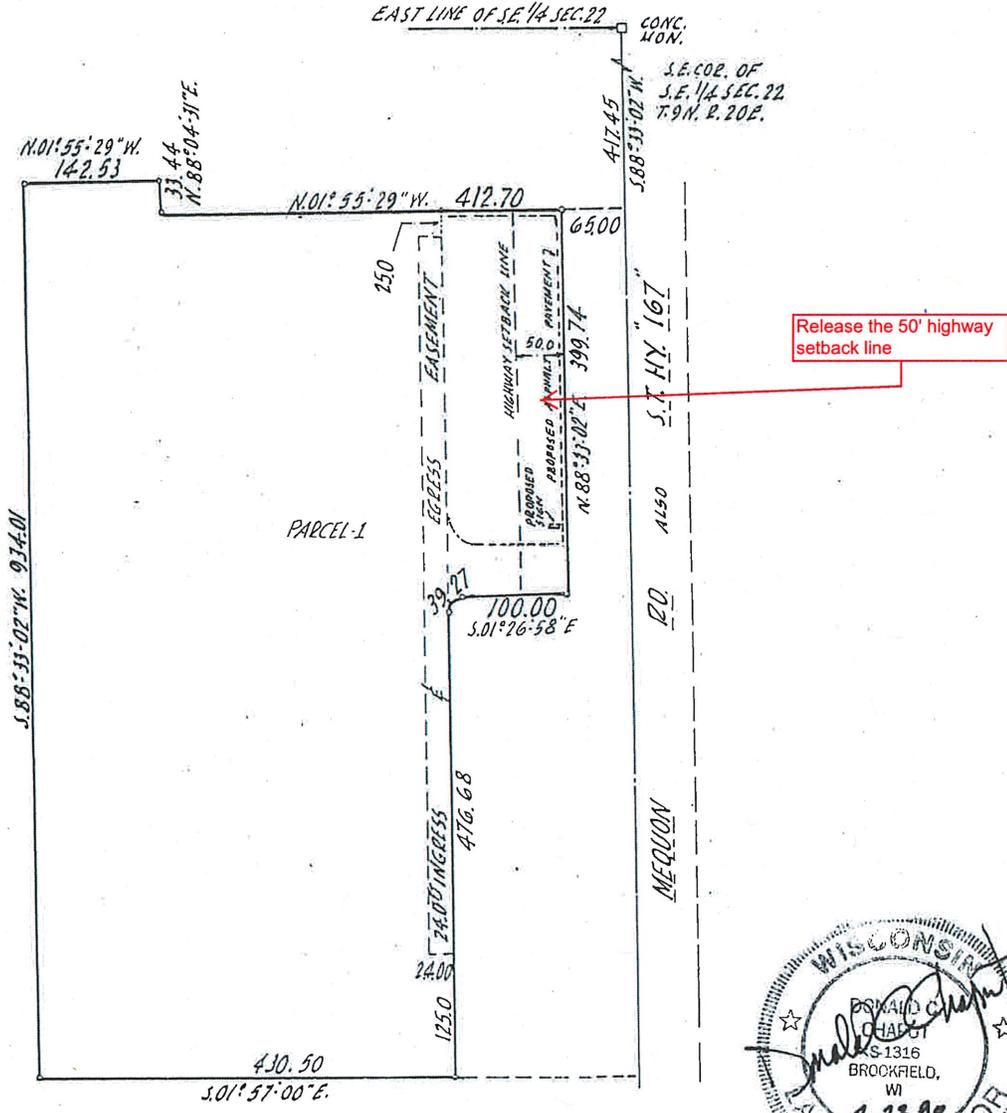
CERTIFIED SURVEY MAP NO. _____

A redivision of Parcels 1 and 3 of Certified Survey Map No. 2680, being a part of the Southeast 1/4 of the Southeast 1/4 of Section 22, Township 9 North, Range 20 East, in the Village of Germantown, Washington County, Wisconsin.



CERTIFIED SURVEY MAP NO. _____

A redivision of Parcels 1 and 3 of Certified Survey Map No. 2680, being a part of the Southeast 1/4 of the Southeast 1/4 of Section 22, Township 9 North, Range 20 East, in the Village of Germantown, Washington County, Wisconsin.



SCALE: 1" = 150'

CERTIFIED SURVEY MAP NO. _____

A redivision of Parcels 1 and 3 of Certified Survey Map No. 2680, being a part of the Southeast 1/4 of the Southeast 1/4 of Section 22, Township 9 North, Range 20 East, in the Village of Germantown, Washington County, State of Wisconsin.

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN }
 :SS
WAUKESHA COUNTY }

I, DONALD C. CHAPUT, Registered Land Surveyor, do hereby certify:

THAT I have surveyed, divided and mapped a redivision of Parcels 1 and 3 of Certified Survey Map No. 2680, being a part of the Southeast 1/4 of the Southeast 1/4 of Section 22, Township 9 North, Range 20 East, in the Village of Germantown, Washington County, State of Wisconsin, bounded and described as follows:

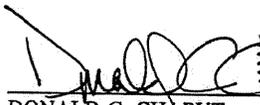
Commencing at the Southeast corner of said 1/4 Section; thence South 88°33'02" West 417.45 feet to a point; thence North 01°55'29" West 65.00 feet to the point of beginning of the lands to be described, said point being the Southeast corner of said Certified Survey Map No. 2680; thence North 01°55'29" West 412.70 feet to a point; thence North 88°04'31" East 33.44 feet to a point; thence North 01°55'29" West 142.53 feet to a point; thence South 88°33'02" West 934.01 feet to a point; thence South 01°57'00" East 430.50 feet to a point; thence North 88°33'02" East 476.68 feet to a point; thence Southeasterly 39.27 feet along the arc of a curve whose center lies to the Southwest, whose radius is 25.00 feet and whose chord bears South 46°26'58" East 35.36 feet to a point; thence South 01°26'58" East 100.00 feet to a point; thence North 88°33'02" East 399.74 feet to the point of beginning. Containing 442,465 square feet (10.1576 acres) of land.

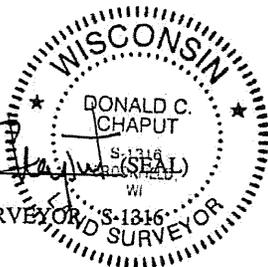
THAT I have made this survey, land division and map by the direction of MEQUON PILGRIM, LLC, owner of said land.

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 Ordinances of the Village of Germantown in surveying, dividing and mapping the same.

FEBRUARY 23, 1998
DATE REVISED MAY 11, 1999


DONALD C. CHAPUT,
REGISTERED LAND SURVEYOR



OWNER'S CERTIFICATE

MEQUON PILGRIM, LLC, a Limited Liability Company duly organized and existing under and by virtue of the law of the State of Wisconsin, as owner, does hereby certify that said Limited Partnership caused the land described on this map to be surveyed, divided and mapped as represented on this map.

MEQUON PILGRIM, LLC, do further certify that this map is required by S.236.20 or 236.12 to be submitted to the following for approval or objection:

Village of Germantown

CERTIFIED SURVEY MAP NO. _____

A redivision of Parcels 1 and 3 of Certified Survey Map No. 2680, being a part of the Southeast 1/4 of the Southeast 1/4 of Section 22, Township 9 North, Range 20 East, in the Village of Germantown, Washington County, State of Wisconsin.

IN witness whereof, MEQUON PILGRIM, LLC, has caused these presents to be signed by MICHAEL D. WEISS, its Agent, at Milwaukee, Wisconsin, this 18th day of March, 1999.

MEQUON PILGRIM, LLC
[Signature]
MICHAEL D. WEISS

STATE OF WISCONSIN }
 } :SS
Washington COUNTY }

PERSONALLY came before me this 18th day of March, 1999, MICHAEL D. WEISS, Agent of the above named MEQUON PILGRIM, LLC, to me known as the person who executed the foregoing instrument and to me known to be such Agent of said Limited Liability Company, and acknowledged that he/she executed the foregoing instrument as such officer as the deed of said Limited Liability Company, by its authority.

[Signature] (SEAL)
Notary Public, State of Wisconsin
My commission expires 11/10/02
My commission is permanent.

PLANNING COMMISSION APPROVAL

APPROVED by the Planning Commission of the Village of Germantown on this _____ day of _____, 1999.

CHARLES J. HARGAN, CHAIRPERSON

JANICE P. WICK, SECRETARY

VILLAGE BOARD APPROVAL

APPROVED by the Village Board of the Village of Germantown on this _____ day of _____, 1999.

CHARLES J. HARGAN, PRESIDENT

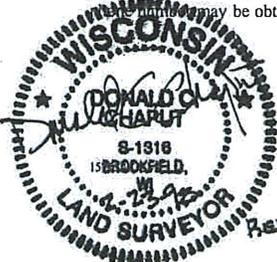
JANE A. WILMS, VILLAGE CLERK

ACCESS RESTRICTION

Except for one access point 48.00 feet in width as shown on page 1 of 5 pages, as owner I hereby restrict all lots and blocks 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 U.S.H. 167, as shown on the land division map; it is expressly intended that this restriction constitute a restriction for the benefit of the public as provided in S. 236.293, Stats., and shall be enforceable by the department or its assigns.

HIGHWAY SETBACK RESTRICTION

Except for the parking area and sign as shown on page 3 of 5 pages, 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 for the benefit of the public as provided in section 236.293, Wisconsin Statutes, and shall be enforceable by the Wisconsin Department of Transportation or its assigns. Contact the Wisconsin Department of Transportation for more information. The information may be obtained by contacting the County Highway Department.



THIS INSTRUMENT WAS DRAFTED BY DONALD C. CHAPUT,
REGISTERED LAND SURVEYOR S-1316

↑
**Release the highway
setback restriction**

King, Susan - DOT

From: Greg Devorkin <gid@devooffices.com>
Sent: Tuesday, April 23, 2019 3:17 PM
To: King, Susan - DOT
Subject: CSM for Germantown property
Attachments: CSM 2680.pdf; CSM 5098.pdf

Dear Sue,

We own property in Germantown covered by the attached certified survey maps. I am writing to respectfully request that WisDot release the Trans 233 setback restrictions created by the subject Certified Survey Maps. As owner, we are requesting that the 50' setback be reduced to 40' in accordance with CSM 2680. (both CSMs are attached to this email.) Kindly prepare the Affidavit of Correction for signatures and recording. If there is a fee involved, such as the \$30 recording fee, please let me know.

Thanks for your consideration.

Greg

Gregory I. Devorkin, JD & CPA
Chief Executive Officer
Devo Properties
[11518 N. Port Washington Rd. Suite 103](#)
[Mequon, WI 53092](#)
phone: [262-240-1500](#)
fax: [262-240-0256](#)
e-mail: gid@devooffices.com

CERTIFIED SURVEY MAP NO. 5098

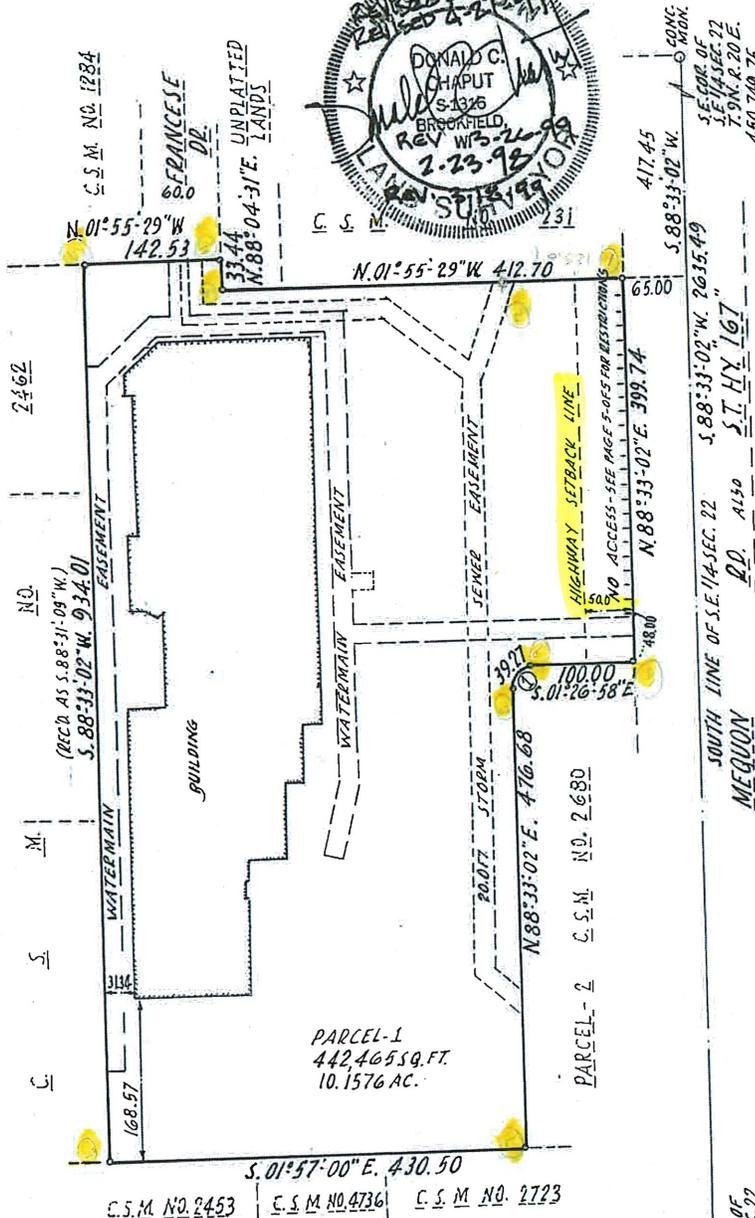
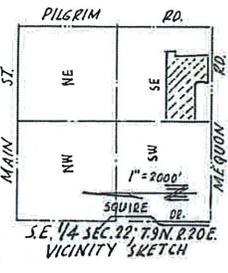
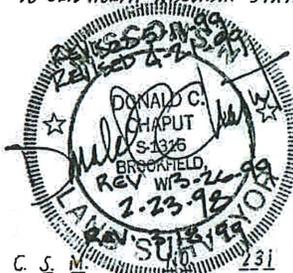
A redivision of Parcels 1 and 3 of Certified Survey Map No. 2680, being a part of the Southeast 1/4 of the Southeast 1/4 of Section 22, Township 9 North, Range 20 East, in the Village of Germantown, Washington County, Wisconsin.

DOT Approval No. 64-0167-0021-99



o- INDICATES 1" DIA. IRON PIPE - FOUND

ALL DIMENSIONS SHOWN ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.
ALL BEARINGS SHOWN ARE REFERENCED TO GRID NORTH, WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE.



CURVE DATA - ①
 R = 25.00
 A = 39.27
 CH. B. = N. 46° 26' 58" W.
 Δ = 90° 00' 00"
 42 45' 00" 00"

CAUTION:
 HIGHWAY SETBACK RESTRICTIONS PROHIBIT IMPROVEMENTS - SEE PAGE 5 OF 5

In no case and under no circumstances may any building or structure be constructed on or over any easement set forth in the above Certified Survey Map.

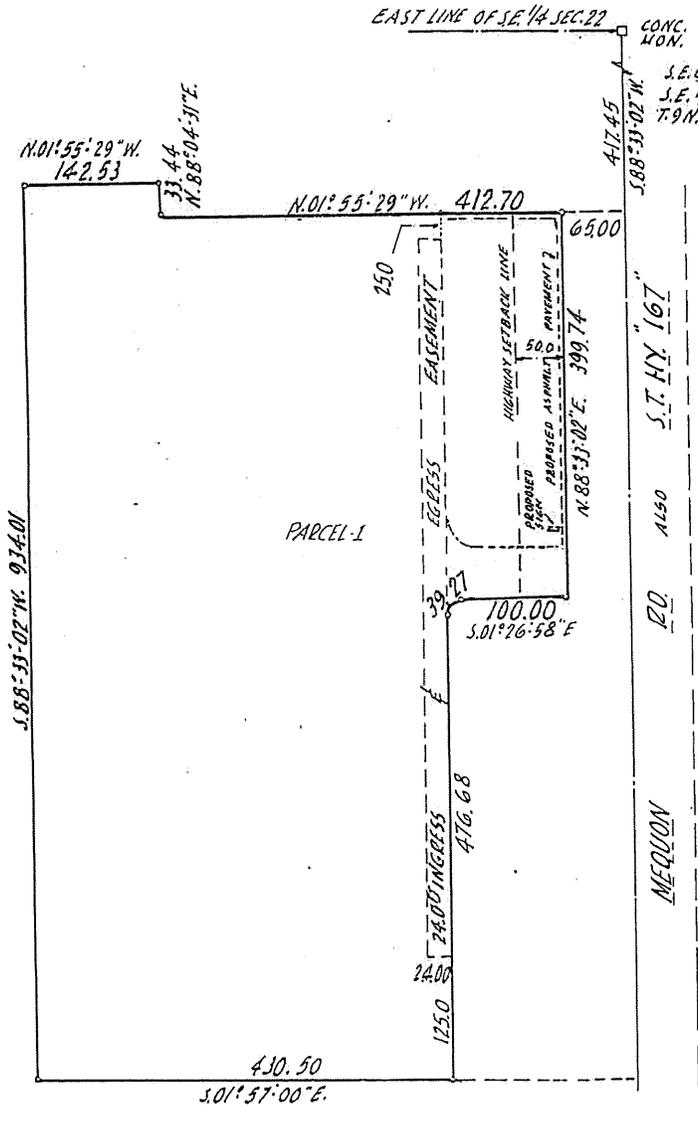
National Survey & Engineering

Telephone 414-781-1000
 Facsimile 414-781-8486
 16745 W. Bluemound Road
 Suite 200
 Brookfield, WI 53005-5938
 www.nsee.com



CERTIFIED SURVEY MAP NO. _____

A redivision of Parcels 1 and 3 of Certified Survey Map No. 2680, being a part of the Southeast 1/4 of the Southeast 1/4 of Section 22, Township 9 North, Range 20 East, in the Village of Germantown, Washington County, Wisconsin.



Revised 3-26-99

SCALE: 1" = 150'

CERTIFIED SURVEY MAP NO. _____

A redivision of Parcels 1 and 3 of Certified Survey Map No. 2680, being a part of the Southeast 1/4 of the Southeast 1/4 of Section 22, Township 9 North, Range 20 East, in the Village of Germantown, Washington County, State of Wisconsin.

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN }
 :SS
WAUKESHA COUNTY }

I, DONALD C. CHAPUT, Registered Land Surveyor, do hereby certify:

THAT I have surveyed, divided and mapped a redivision of Parcels 1 and 3 of Certified Survey Map No. 2680, being a part of the Southeast 1/4 of the Southeast 1/4 of Section 22, Township 9 North, Range 20 East, in the Village of Germantown, Washington County, State of Wisconsin, bounded and described as follows:

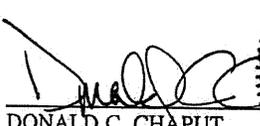
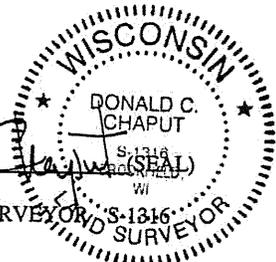
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FEBRUARY 23, 1998
DATE REVISED MAY 11, 1999


DONALD C. CHAPUT,
REGISTERED LAND SURVEYOR


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MEQUON PILGRIM, LLC, do further certify that this map is required by S.236.20 or 236.12 to be submitted to the following for approval or objection:

Village of Germantown



- Fee must accompany application
- \$700 Minor Addition
 - \$1,240 Construction <10,000 SF
 - \$2,095 Construction 10,000 SF to 50,000
 - \$3,460 Industrial Construction >50,000 SF
 - \$3,460 Commercial Construction >50,000
 - \$200 Plan Commission Consultation
 - \$125 Fire Department Plan Review

PAID 7 DATE 6-3-19

SITE PLAN REVIEW APPLICATION

Pursuant to Section 17.43 of the Municipal Code

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

1 APPLICANT OR AGENT
NORTH SHORE BANK FSB
DAVID KANE VP
15700 W BIVEMOUND RD
BROOKFIELD WI 53005
 Phone (262) 787 6816
 E-Mail DKANE@northshorebank.com

PROPERTY OWNER
G TOWN PROPERTIES, LLC
Greg Devorkin, Manager
11598 N. Post Washington Road
Suite #103
Mequon, WI 53092
 Phone (262) 242-1500
 E-Mail _____

2 PROPERTY ADDRESS
1112 W15800 Mequon Road

3 NEIGHBORING USES - Specify name and type of use, e.g. Enviro Tech - Industrial, Smith - Residential, etc.

North <u>Sendik's</u>	South <u>Street Apartments</u>	East <u>Bank</u>	West <u>McDonald's</u>
--------------------------	-----------------------------------	---------------------	---------------------------

4 READ AND INITIAL THE FOLLOWING:

ED I am aware of the Village of Germantown ordinance requiring fire sprinklers in most new construction.

ED I understand that all new development is subject to Impact and/or Connection Fees that must be paid before building permits will be issued.

ED I understand that an incomplete application will be withdrawn from the Plan Commission agenda and that all resubmissions to the Plan Commission are subject to a new application fee.

5 SIGNATURES - ALL APPLICATION MUST BE SIGNED BY OWNER!

Applicant [Signature] Date 5/31/19

Owner [Signature] Date 5/31/19
 x For Greg Devorkin

Project Name

North Shore Bank - Germantown

Project Address

Mequon Road

Mequon, WI 53022

Project Data

Building
Occupancy B (Financial Institution)
Proposed Building Area 2,250 SF

Building Code note:
Wisconsin Building Code utilizing the 2015 International Building Code

Site
Site Area 16,339 SF
Total Building Foot Print Area 2,250 SF
Hard Surface Area 11,700 SF
Greenspace Area 4,639 SF or 28.4%
Zoning B-2 & B-3 to be changed to B-2/PDD
Building Use Financial Institution

Parking Requirements
Number of Stalls Required 15 stalls (1 per 200sf + 1 per 2/employees)
(4-5 employees per typical shift)
Number of Stalls Provided 19 stalls including 1 handicap accessible stall



Project Location

Architects Seal

Engineers Seal

61 YEARS OF DESIGN EXCELLENCE



SHEET INDEX

NO.	DESCRIPTION	REVISIONS																											
		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28
G-001	COVER SHEET																												
C-001	EXISTING SITE PLAN/ SURVEY																												
C-101	SITE PLAN																												
A-101	FLOOR PLAN																												
A-201	EXTERIOR ELEVATIONS																												
A-202	EXTERIOR RENDERINGS																												



MSI GENERAL CORPORATION
P.O. BOX. 7
OCONOMOWOC, WI 53066
PHONE: 262-367-3661

WWW.MSIGENERAL.COM
SINGLE SOURCE RESPONSIBILITY™

ISSUE DATES:
Plan Commission: 06/03/19
Proposal:
Bid:
Contract:
State Submittal / Permit:
As-Built:

REVISIONS:

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PROJECT ADDRESS:
PROJECT NAME
NORTH SHORE BANK - GERMANTOWN
STREET ADDRESS
MEQUON ROAD
CITY/ STATE / ZIP
GERMANTOWN, WI 53022

ALL WORK TO BE COMPLETED AS SHOWN, AND IN ACCORDANCE WITH THE LATEST EDITION OF THE MSI GENERAL MASTER SPECIFICATION

Architect: AMH/-
Engineer: xxx
Reviewed By: xxx

Sheet Title:
COVER SHEET

Sheet Number:
G-001

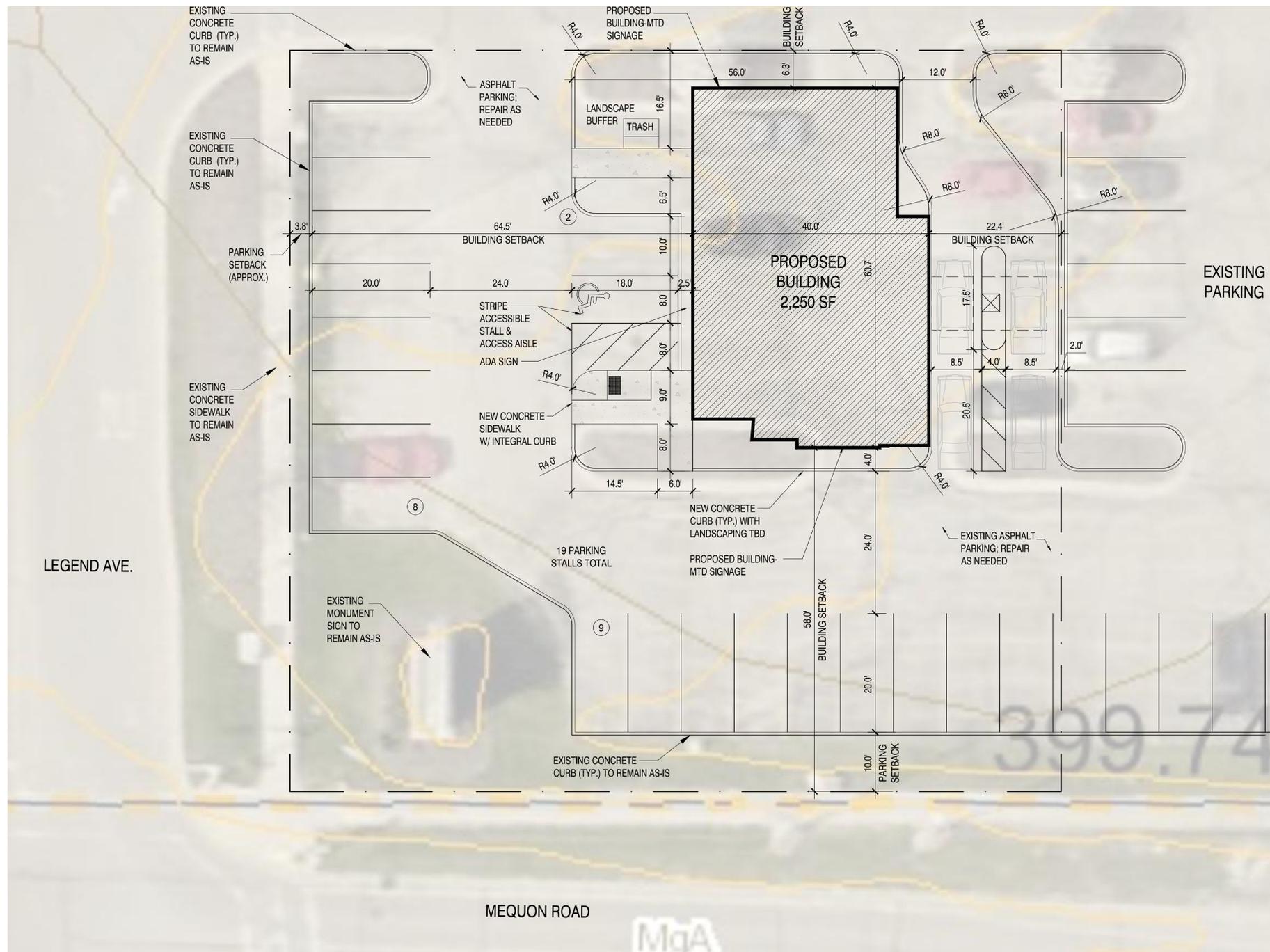
Project Number:
P12512

MANAGERS

ENGINEERS

CONTRACTORS

ARCHITECTS



SITE STATISTICS	
ZONING	EXISTING B-2 & B-3 REQUESTED TO BE CHANGED TO B-2/PDD (ADJACENT ZONING OF B-2 AND B-3 WITH COMMERCIAL USE)
LOT SIZE	16,339 SF (.3751 ACRE)
BUILDING FOOTPRINT	2,250 SF (PROPOSED)
PAVING	9,450 SF (APPROXIMATELY; VERIFY WITH CIVIL ENGINEER)
TOTAL IMPERVIOUS SURFACES	11,700 SF (.2686 ACRE, APPROXIMATELY; VERIFY WITH CIVIL ENGINEER)
TOTAL GREENSPACE	4,639 SF OR 28.4% OF SITE (MINIMUM REQUIRED OF 5%)
PARKING SPACES	18 STANDARD STALLS + 1 ACCESSIBLE STALLS = 19 TOTAL SPACES (1 STALL PER 200 SF + 1 STALL PER 2/EMPLOYEE REQUIRED = 15 STALLS)
Number of Employees	5 MAXIMUM STAFF MEMBERS ON SITE AT ONE TIME

SITE PLAN NOTES

EXISTING PARKING

LEGEND AVE.

MEQUON ROAD

SITE PLAN

SCALE 1" = 10'-0"



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PROJECT NAME
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MEQUON ROAD
CITY/ STATE / ZIP
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ALL WORK TO BE COMPLETED AS SHOWN, AND IN ACCORDANCE WITH THE LATEST EDITION OF THE MSI GENERAL MASTER SPECIFICATION

Architect: AMH/-
Engineer: xxx
Reviewed By: xxx

SHEET TITLE:
SITE PLAN
Sheet Number:
C-101
Project Number:
P
P12512

MANAGERS

ENGINEERS

CONTRACTORS

ARCHITECTS



MSI GENERAL CORPORATION
 P.O. BOX. 7
 OCONOMOWOC, WI 53066
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REVISIONS:

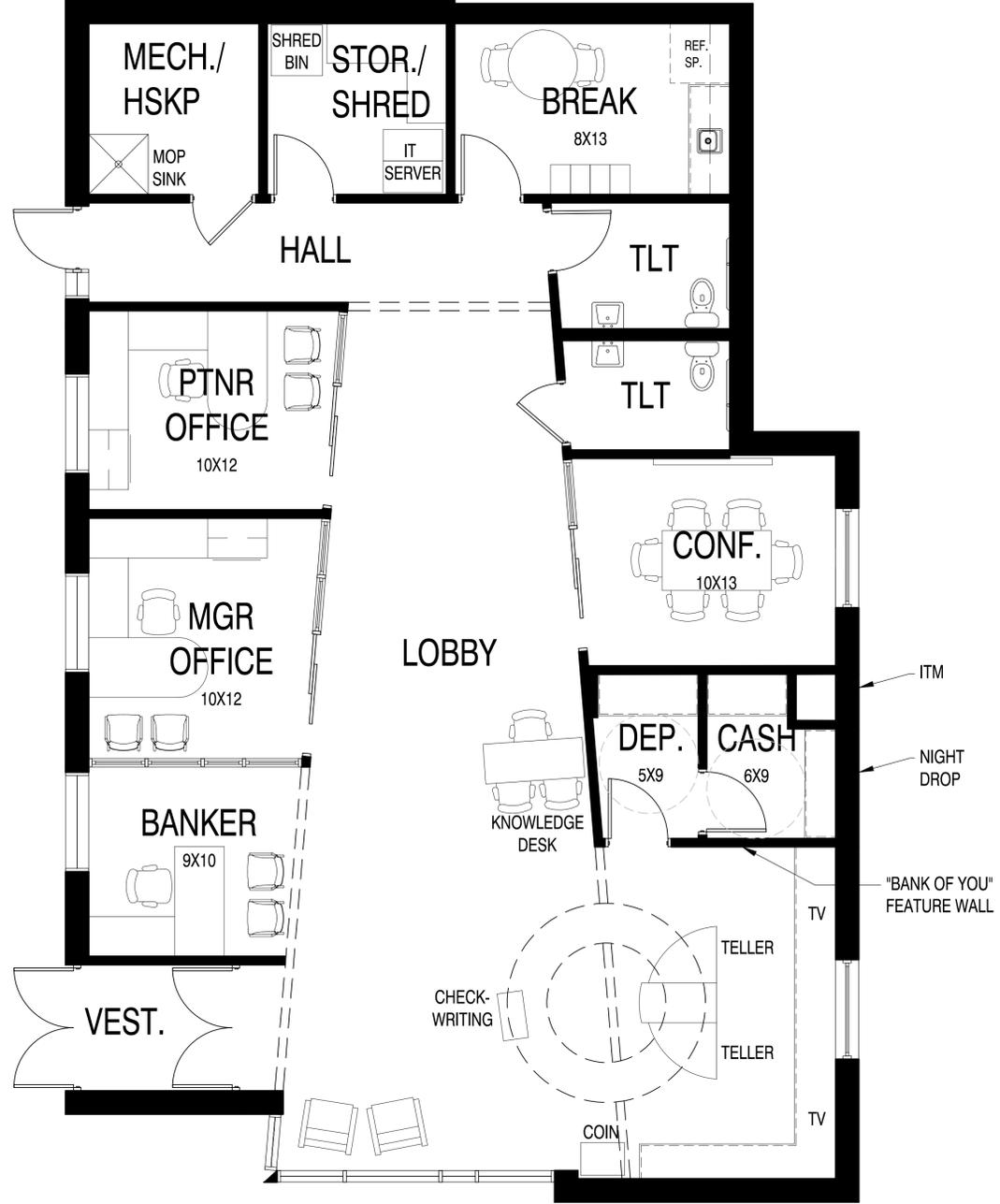
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PROJECT ADDRESS:
 PROJECT NAME
 NORTH SHORE BANK - GERMANTOWN
 STREET ADDRESS
 MEQUON ROAD
 CITY / STATE / ZIP
 GERMANTOWN, WI 53022

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Architect:	Engineer:	Reviewed By:
AMH/-	xxx	xxx
Sheet Title:		
FLOOR PLAN		
Sheet Number:		
A-101		
Project Number:		
P12512		



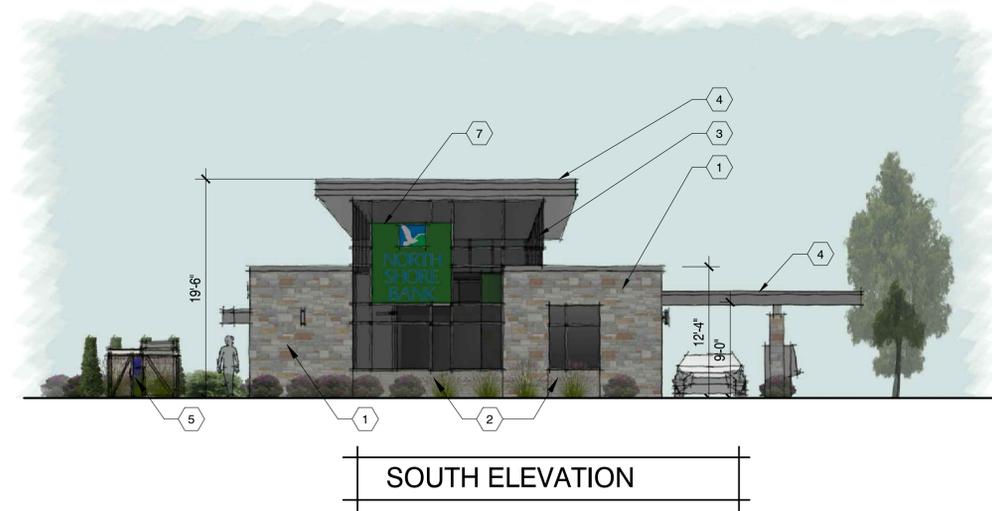
FLOOR PLAN SCALE: 1/4" = 1'-0"

MANAGERS

ENGINEERS

CONTRACTORS

ARCHITECTS



EXTERIOR MATERIAL KEY NOTES

- 1 HALQUIST STONE, LEDGE COLLECTION - MAPLE RIDGE STONE (USED ON OTHER SIMILAR PROJECTS IN GERMANTOWN)
- 2 NORTHFIELD CORDOVA STONE MASONRY UNITS; COLOR:TBD
- 3 CLEAR ANODIZED ALUMINUM STOREFRONT WINDOW SYSTEM WITH GLAZING
- 3A CLEAR ANODIZED ALUMINUM STOREFRONT ENTRY DOORS WITH GLAZING AND METAL PANEL CANOPY ABOVE
- 4 CLEAR ANODIZED METAL PANEL, FASCIA AND SOFFIT
- 5 PAINTED WOOD TRASH ENCLOSURE WITH GATES; COLOR:TBD
- 6 PAINTED EIFS WITH PAINTED TRIM TO SIMULATE OLD HALF-TIMBERED BUILDING; COLOR:TBD
- 7 POSSIBLE SIGN LOCATION (PROVIDED BY OTHER); SIZE AND MATERIAL TO BE VERIFIED BY OWNER
- 8 DRIVE-THRU ITM MACHINE (PROVIDED BY OWNER)



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MEQUON ROAD
CITY/ STATE / ZIP
GERMANTOWN, WI 53022

ALL WORK TO BE COMPLETED AS SHOWN, AND IN ACCORDANCE WITH THE LATEST EDITION OF THE MSI GENERAL MASTER SPECIFICATION

Architect: AMH/- Engineer: xxx Reviewed By: xxx

Sheet Title:
EXTERIOR ELEVATIONS

Sheet Number:
A-201

Project Number: P

P12512

EXTERIOR ELEVATIONS SCALE 1/8" = 1'-0"

MANAGERS

ENGINEERS

CONTRACTORS

ARCHITECTS



NORTHWEST VIEW FROM MEQUON RD



NORTHEAST VIEW FROM MEQUON RD



PARKING LOT VIEW FROM SENDIK'S



PARKING LOT VIEW FROM SENDIK'S

EXTERIOR RENDERINGS NO SCALE



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ALL WORK TO BE COMPLETED AS SHOWN, AND IN ACCORDANCE WITH THE LATEST EDITION OF THE MSI GENERAL MASTER SPECIFICATION

Architect:	Engineer:	Reviewed By:
AMH/-	xxx	xxx

Sheet Title:
EXTERIOR RENDERINGS

Sheet Number:
A-202

Project Number: P

P12512

MANAGERS

ENGINEERS

CONTRACTORS

ARCHITECTS