



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 _____ DATE 7-11-19

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**
Doctors LLC
Renee Martin - Member

 Phone (262) 253-8133
 E-Mail Rmartin48@wi.rr.com

PROPERTY OWNER
Doctors LLC
Renee Martin - Member

 Phone (262) 253-8133
 E-Mail Rmartin@wi.rr.com

2 **PROPERTY ADDRESS**

<u>W201 N10466 Appleton Ave</u> <u>Germantown, WI 53022</u>	<u>GTNV 293982 +</u> <u>GTNV 293983</u>
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3 **NEIGHBORING USES** – Specify name and type of use, e.g. Enviro Tech – Industrial, Smith – Residential, etc.

North <u>Wooded Land</u>	South <u>BP Station</u>	East 	West
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4 **READ AND INITIAL THE FOLLOWING:**

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

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

 I understand that an incomplete application will be withdrawn from the Plan Commission agenda and that all resubmissions to the Plan Commission are subject to a new application fee.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

<u><i>[Signature]</i></u> Applicant	<u><i>[Signature]</i></u> Owner
Date	Date



Village of
Germantown
 Willkommen

Fee must accompany application

\$1450 Paid _____ Date _____

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 OR AGENT** *Member* **PROPERTY OWNER** *Member*
Doctors LLC - Renee Martin *Doctors LLC - Renee Martin*

Phone (262) 253-8133

Phone (262) 253-8133

Fax ()

E-Mail *Rmartin48@wi.net*

2 **TO WHOM SHOULD THE PERMIT BE ISSUED?**
Doctors LLC

3 **PROPERTY ADDRESS**
*W 201 N10466 Appleton Ave
 Germantown, WI 53022*

TAX KEY NUMBER
*GTNV 293982
 + GTNV 293983*

4 **DESCRIPTION OF EXISTING OPERATION**
 Briefly describe the use as it exists today, including use, size, number of employees, hours of operation, etc. If this permit involves new construction, describe the current status of the property, e.g. "vacant." Use additional pages as necessary.
VACANT

5 **DESCRIPTION OF PROPOSED OPERATION**
 Write the name of the proposed conditional use exactly as it appears in the Municipal Code

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

A 114' x 42' asphalt parking area that will be sealed & striped to allow 12 additional parking spots for the business to the east next door.

Please See Attached Pages

SUPPORTING DOCUMENTATION:

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

READ AND INITIAL THE FOLLOWING:

- 8 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.
- I will notify the Village if any aspect of the conditional use changes. I understand that failure to do so may result in the revocation of the CUP.
- 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.

SIGNATURES — ALL APPLICATIONS MUST BE SIGNED BY OWNER!

9 J. H. [Signature] 7.10.19
 Applicant Date

J. H. [Signature] 7.10.19
 Owner Date



John Graettinger <jagraettinger@gmail.com>

Last Deed

1 message

Eastlund, Donna <EastlundD@ctt.com>
To: "Graettinger, John" <jagraettinger@gmail.com>

Tue, Oct 16, 2018 at 10:58 AM

John,

Last deeds attached.

Thanks,

Donna Eastlund
Residential Examiner

CHICAGO TITLE
20825 SWENSON DR, SUITE 200 WAUKESHA, WI 53186
P: 262-796-3820
EMAIL: EastlundD@CTT.com
www.wisconsin.ctic.com | www.chicagoagent.com | www.etime.ws**CHICAGO TITLE**

Chicago Title Company is a subsidiary of Fidelity National Financial, Inc. (NYSE: FNF), a Fortune 500 company

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5 attachments

-  **tax info.pdf**
93K
-  **tax info 2.pdf**
92K
-  **1115971 wd.pdf**
378K
-  **1354595 qcd.pdf**
287K
-  **1354596 qcd.pdf**
288K

Exhibit A

PARCEL I

That part of the Southwest Quarter of the Southwest Quarter (SW ¼ SW ¼) of Section Twenty-nine (29), Township Nine (9) North of Range Twenty (20) East, Village of Germantown, Washington County, Wisconsin, described as follows, viz:

Commencing at a point, 7.82 chains Northwest of the intersection of the center line of said Fond du Lac Road with the South line of Section 29, said point being the Southwest corner of a parcel of land conveyed by Joshua Gifford and wife to Thomas Nelson and recorded in Volume D of Deeds on page 574; thence North 26 degrees East along the Westerly line of said Nelson tract, 17.50 rods; thence North 64 degrees West, 9 rods; thence South 26 degrees West, 17.63 rods to the center of the Fond du Lac Road; thence South 54 degrees East, 9 rods to the place of beginning.

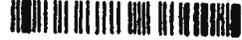
PARCEL II

That part of the Southwest Quarter of the Southwest Quarter (SW ¼ SW ¼) of Section Twenty-nine (29), Township Nine (9) North of Range Twenty (20) East, Village of Germantown, Washington County, Wisconsin, described as follows, viz:

Commencing at the Southwest corner of said Section 29; thence East, 1164.51 feet; thence North 63 degrees 38 minutes West along the centerline of State Trunk Highway No. 175, 195.30 feet to the place of beginning of this description; thence North 63 degrees 38 minutes West along said centerline, 276.05 feet; thence North 25 degrees 38 minutes East, 320.10 feet; thence South 82 degrees 50 minutes East, 296.20 feet; thence South 26 degrees 22 minutes West, 417.30 feet to the place of beginning of this description.

STATE BAR OF WISCONSIN FORM 1 - 1998
WARRANTY DEED

DOC# 1115971



Recorded
JAN. 24, 2006 AT 11:50:00AM
SHARON A MARTIN, REGISTER OF DEEDS
WASHINGTON COUNTY, WISCONSIN

Fee Amount: 113.00
Transfer Fee: 985.10

Document Number
This Deed, made between PENNY S. GRENSAVITCH
A/K/A PENNY S. MATUSZEWSKI, Grantor, and DOCTORS LLC,
Grantee,

Grantor, for valuable consideration, conveys to Grantee the
following described real estate in WASHINGTON County, State of
Wisconsin (the "Property"):

SEE EXHIBIT A FOR DESCRIPTION

Recording Area 13-2
Name and Return Address
DOCTORS LLC 13-2
7200 WISCONSIN APPLETON AVE
GERMANTOWN, WI 53022

GTNV 293-983 (PARCEL II) & GTNV 293-982 (PARCEL I)
Parcel Identification Number (PIN)

This is not homestead property.

TRANSFER
\$ 905.¹⁰
FEE

Together with all appurtenant rights, title and interests.

Grantor warrants that the title to the Property is good, indefeasible in fee simple and free and clear of encumbrances and will warrant and defend the same, EXCEPT: municipal and zoning ordinances and agreements entered under them, recorded easements for the distribution of utility and municipal services, recorded building and use restrictions and covenants, general taxes levied in the year of closing.

Dated this 10th day of January, 2006.

Penny S. Grensavitich (SEAL)
PENNY S. GRENSAVITCH A/K/A PENNY S. MATUSZEWSKI

(SEAL)

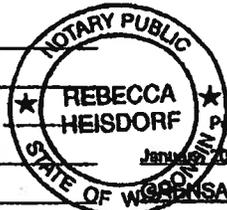
(SEAL)

(SEAL)

AUTHENTICATION

Signature(s) _____

authenticated this ___ day of _____



ACKNOWLEDGMENT

State of Wisconsin)
WASHINGTON County,) ss.

Personally came before me this 10th day of
January, 2006, the above named PENNY S.
GRENSAVITCH A/K/A PENNY S. MATUSZEWSKI

TITLE: MEMBER OF STATE BAR OF WISCONSIN
(If not, _____
authorized by ss. 706.06, Wis. Stats.)
THIS INSTRUMENT WAS DRAFTED BY

ATTY. JAMES MARLIN AS SCRIVENOR
MILWAUKEE WI

to me known to be the person(s) who executed the foregoing
instrument and acknowledge the same.

Rebecca Heisdorf
Rebecca Heisdorf

(Signatures may be authenticated or acknowledged. Both are not
necessary.)

*Names of persons signing in any capacity must be typed or printed below their signature
WARRANTY DEED

Notary Public, State of Wisconsin
My commission is permanent. (If not, state expiration date):

April 15, 2007

Quick Print From Examiners Program

(This is for internal office use only)

Germantown - Village --- (Washington) --- GTNV

File #:

10/16/2018

2017 Real Estate Tax Roll Information

Tax Key No.

Tax Roll Address

Tax Roll Name

GTNV 293983

APPLETON AVE

DOCTORS LLC

Land Use: Commercial

Land \$93,000

Improvement \$0

Total \$93,000

Market Value \$95,300

Tax Roll Mailing Address

DOCTORS LLC

W206N10515 APPLETON AVE

GERMANTOWN, WI 53022

TAX BEFORE LOTTERY CREDIT	1,523.39
ASSMT, DELQ & MISC CHARGES	0.00
LOTTERY CREDIT	0.00

Total Due: 1,523.39

Payments: 1,523.39 Paid as of 7/6/2018

Outstanding Balance: \$0.00

Legal Description

PT OF SW SW DOC 1115971 SEC 29-9-20 2.85 AC

*This print-out is the property of Chicago Title Insurance Company and is strictly for internal use only.
This print-out includes information which has not been searched, examined or verified by CTIC.*

(State Bar of Wisconsin Form 3 - 2003)
QUIT CLAIM DEED

1354595



RECORDED
February 11, 2014 2:50 PM
SHARON A MARTIN, REGISTER OF DEEDS
WASHINGTON COUNTY, WISCONSIN

Fee Amount: \$30.00
Exemption: 77.25(3)

Document Number

Document Name

THIS DEED, made between
John G. Kreuser and Helen M. Kreuser, Trustees or successor trustees of the
Kreuser Trust dated February 11, 1998

("Grantor," whether one or more), and
Doctors LLC, a Wisconsin limited liability company

("Grantee," whether one or more).
Grantor quit claims to Grantee the following described real estate, together with the
rents, profits, fixtures and other appurtenant interests, in Washington
County, State of Wisconsin ("Property") (if more space is needed, please attach
addendum): See Attached Exhibit A.

To Correct The Lot Line.

Recording Area

Name and Return Address
Doctors LLC
W206N10515 Appleton Ave
Germantown, WI 53022

Part of GTNV293-981

Parcel Identification Number (PIN)

This is homestead property.

Dated 2-6-2014

Helen M. Kreuser (SEAL)
* Helen M. Kreuser, Trustee

John G. Kreuser (SEAL)
* John G. Kreuser, Trustee

____ (SEAL)

____ (SEAL)

AUTHENTICATION

Signature(s) _____

authenticated on _____

TITLE: MEMBER STATE BAR OF WISCONSIN
(if not, _____
authorized by Wis. Stat. § 706.06)

THIS INSTRUMENT DRAFTED BY:
Mary thorn scrivener / WS700492L

Part Abstract & Title LLC



ACKNOWLEDGMENT

STATE OF WI

Washington
COUNTY

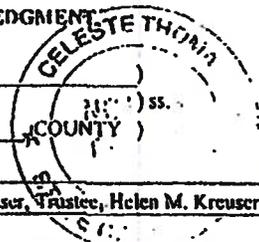
personally came before me on
the above-named John G. Kreuser, Trustee, Helen M. Kreuser,
Trustee

to me known to be the person(s) who executed the foregoing
instrument and acknowledged the same.

Celeste Thoma
* Celeste Thoma

Notary Public, State of Wisconsin

My commission (is permanent)(expires: 12-17-14)



(Signatures may be authenticated or acknowledged. Both are not necessary.)

NOTE: THIS IS A STANDARD FORM. ANY MODIFICATION TO THIS FORM SHOULD BE CLEARLY IDENTIFIED

QUIT CLAIM DEED

©2003 STATE BAR OF WISCONSIN

FORM NO. 3-2003

*Type name below signatures.

Knight Barry Title Group • www.knightbarry.com

EXHIBIT A

Part of Parcel "E" in Map of SW1/4 SW 1/4, 29-9-20, recorded in the Washington County Registry, in Map Book 3 on Page 48 as Document No. 124184, being part of the SW 1/4 of the SW 1/4 all in Section 29, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin, which is bounded and described as follows:

Commencing at the Southwest corner of said Section 29; thence N 00°28'07" W, along the west line of said SW 1/4, 579.37 feet to the centerline/reference line of S.T.H. "175"; thence S 63°44'13" E, along said centerline/reference line, 100.00 feet; thence S 63°50'37" E, continuing along said centerline/reference line, 576.67 feet to the point of beginning of lands herein described; thence N 25°49'16" E, 289.90 feet, to the monumented northeasterly line of said Parcel "E"; thence S 63°33'26" E, along said monumented northeasterly line of Parcel "E", 2.82 feet, to a 1.3 inch od Iron pipe found; thence S 25°24'40" W, along the monumented northwesterly line of lands described in the Washington County Registry as Document No. 1115971 of Deeds, 289.90 feet, to a point in said centerline/reference line of S.T.H. "175"; thence N 63°50'37" W, along said centerline/reference line, 4.89 feet to the point of beginning.

Quick Print From Examiners Program

(This is for internal office use only)

Germantown - Village --- (Washington) --- GTNV

File #:

10/16/2018

2017 Real Estate Tax Roll Information

Tax Key No. Tax Roll Address Tax Roll Name
GTNV 293982 W201N10466 APPLETON AVE DOCTORS LLC

Land Use: **Commercial**

Land \$112,500 Improvement \$103,800 Total \$216,300 Market Value \$221,700

Tax Roll Mailing Address

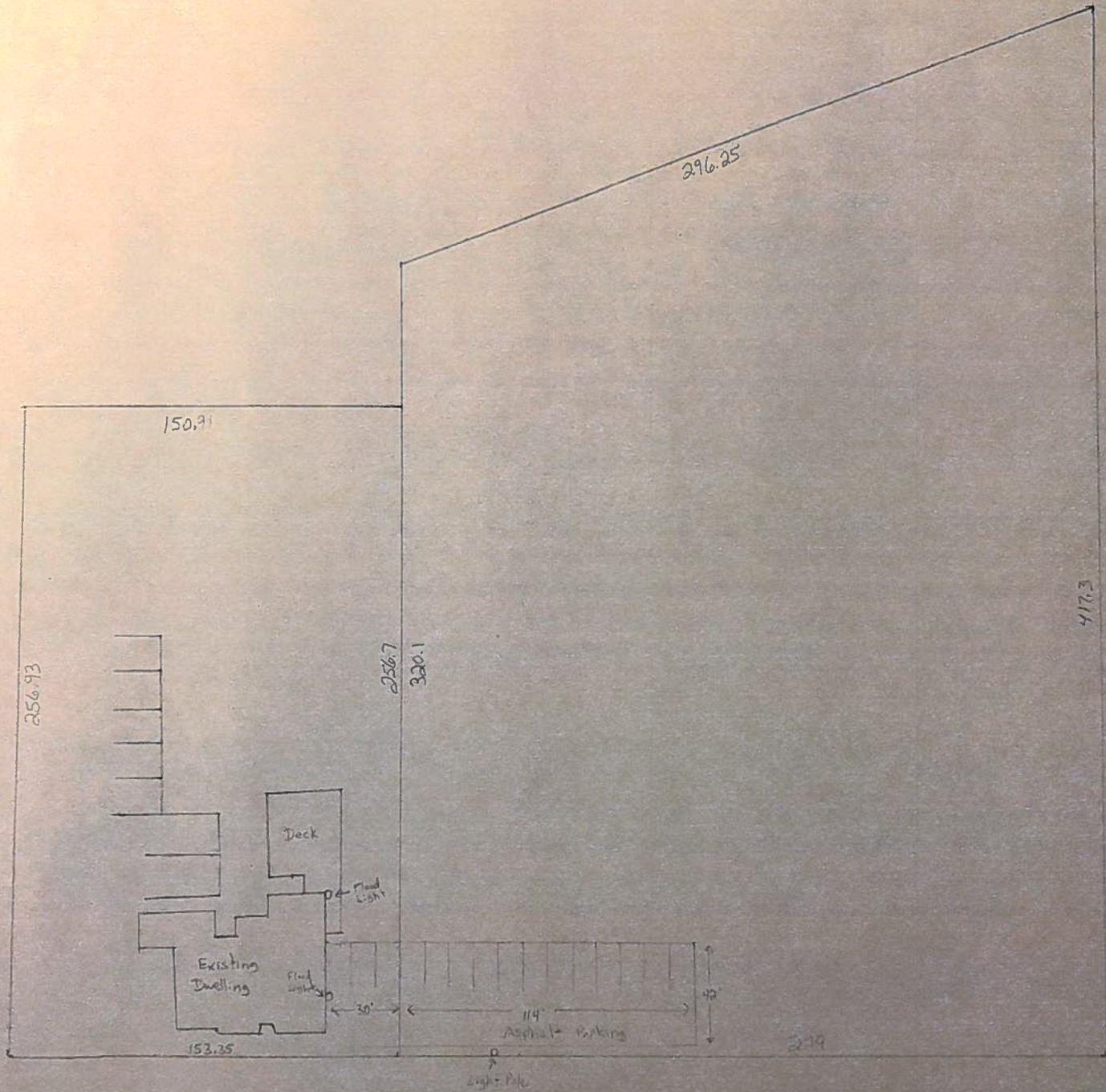
**DOCTORS LLC
W206N10515 APPLETON AVE
GERMANTOWN, WI 53022**

<i>TAX BEFORE LOTTERY CREDIT</i>	3,482.56
<i>ASSMT, DELQ & MISC CHARGES</i>	0.00
<i>LOTTERY CREDIT</i>	0.00

Total Due:	3,482.56
Payments:	3,482.56 Paid as of 7/6/2018
Outstanding Balance:	\$0.00

Legal Description

PRCL E - ASSRS PLAT SW SW DOC 1115971+1354595+1355136 SEC 29-9-20 1.00 AC



296.25

417.3

150.91

256.93

256.7

320.1

Deck

Flood Light

Existing Dwelling

Flood Light

153.25

114' Asphalt Parking

40'

Light Pole

27.9

1" = 30'



Aloha
Picture



Aloha



Aloha



Aloha
Photography



*Aloha
Pictures*

