



Village of



Germantown

...Willkommen

Fee must accompany application

\$2,900 with public improvements

\$1,960 no public improvements

Paid 10/30/19 Date [Signature]

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
Nancy Boehlke Deptolla
Trustee Boehlke Family Trust
N68W5693 Bridge Commons Ct
Cedarburg, WI 53012
Phone (414) 915-4464
Fax ()
E-Mail nbdeptolla@sbcglobal.net

PROPERTY OWNER
Boehlke Family Trust
N68W5693 Bridge Commons Ct.
Cedarburg, WI 53012
Phone (414) 915-4464

PROPERTY ADDRESS OR GENERAL LOCATION

TAX KEY NUMBER

2 <u>W140 N10833 Country Air Drive, Germantown</u>	<u>GTNV 261993 / GTNV261998</u>
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3 PURPOSE OF LAND SPLIT

<u>Family member wishes to purchase only a portion of the property - house, outbuildings and immediately surrounding acreage as his primary residence.</u>	Will the land split require rezoning?	
	<u>Yes</u>	
	From <u>A-2</u>	To <u>Rs-2</u>

4 READ AND INITIAL THE FOLLOWING:

- nbd 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.
- nbd 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.
- nbd 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.
- nbd I understand all delinquent property taxes on any of the properties involved shall be paid prior to recording.

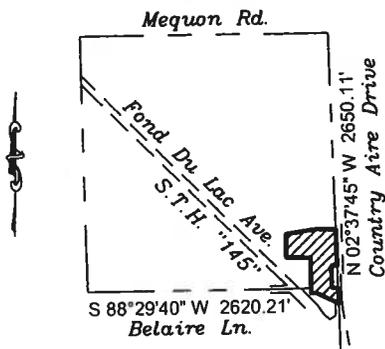
5 SIGNATURES -- ALL APPLICATIONS MUST BE SIGNED BY OWNER!

<u>Nancy Boehlke Deptolla</u> Applicant	<u>10-29-19</u> Date	<u>Nancy Boehlke Deptolla</u> Owner	<u>10-29-19</u> Date
		<u>for Boehlke Family Trust</u>	

Washington County Certified Survey Map

Location Sketch

NE 1/4 Section 26-9-20
Scale: 1" = 2000'



All of Certified Survey Map No. 239 as recorded in the Washington County Registry in Volume 1 of Certified Survey Maps on pages 377-378 as Document No. 309708, and part of the SE 1/4 of the NE 1/4 and part of the NE 1/4 of the SE 1/4 all in Section 26, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin.

Surveyor's Certificate:

I, Donald J. Thoma, Professional Land Surveyor, hereby certify that by the direction of Nancy Deptolla, I have surveyed, divided and mapped the land shown and described hereon, All of Certified Survey Map No. 239 as recorded in the Washington County Registry in Volume 1 of Certified Survey Maps on pages 377-378 as Document No. 309708, and part of the SE 1/4 of the NE 1/4 and part of the NE 1/4 of the SE 1/4 all in Section 26, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin, which is bounded and described as follows:

Beginning at the East Quarter corner of said Section 26; thence S 02°43'23" E, along the east line of said SE 1/4, 162.41 feet; thence N 65°10'46" W, along the northeasterly line of lands described in Document No. 1435810, recorded in the Washington County Registry, 253.43 feet, to a 1 inch od iron pipe found; thence S 88°29'02" W, along the northerly line of said Document No. 1435810, 60.31 feet, to a 1 1/4 inch iron pipe found marking the southeast corner of Parcel A of Certified Survey Map No. 420, as recorded in the Washington County Registry in Volume 2 of Certified Survey Maps on pages 307-308 as Document No. 324225; thence N 01°38'46" W, along the east line of said Parcel A and it northerly extension and along part of the east line of lands described in Document No. 1454103, recorded in the Washington County Registry, 167.99 feet; thence N 01°18'59" W, along the monumented east line of said Document No. 1454103, 206.38 feet, to a 1.3 inch od iron pipe found; thence S 89°10'43" W, along the monumented north line of said Document No. 1454103, 253.73 feet, to a 1.3 inch od iron pipe set over an old 1 inch od iron pipe found; thence N 00°50'35" W, along the monumented east line of lands described in Document No. 1116244, recorded in the Washington County Registry, 238.20 feet, to a 1.3 inch od iron pipe found; thence N 79°30'45" E, 308.49 feet, to a 1.3 inch od iron pipe found; thence N 89°08'15" E, along the south line of lands described in Document No. 1422309, recorded in the Washington County Registry, 218.00 feet, to a point in the east line of said NE 1/4; thence S 02°37'45" E, along said east line of the NE 1/4, 378.40 feet; thence S 87°20'12" W, along the north line of said Certified Survey Map No. 239, 65.00 feet, to the west right-of-way line of Country Aire Drive; thence S 02°37'45" E, along said west right-of-way line, 231.69 feet, to a point in the south line of said Certified Survey Map No. 239; thence N 88°29'40" E, along said south line, 65.01 feet, to the point of beginning.

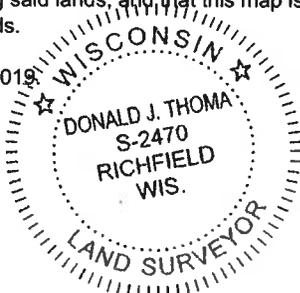
Containing 5.677 acres (247,295 square feet) more or less.

I further certify that I have fully complied with the provisions of sec. 236.34 of Wisconsin Statutes and the Village of Germantown Ordinance in surveying, dividing, and mapping 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 25th day of October, 2019.

Donald J. Thoma

Donald J. Thoma



Owner's Certificate:

As owner of Lot 1 and 2, I hereby dedicate that part of Country Aire Drive to the Village of Germantown for public road purposes as represented on Sheet 1 of 3 of this Certified Survey Map.

As owner of Lot 1 and 2, I hereby certify that we caused the land shown and described herein to be surveyed, divided, and mapped 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

Boehlke Family Trust - Nancy Deptolla / Trustee

STATE OF WISCONSIN)
WASHINGTON COUNTY)s.s

Personally came before me this ____ day of _____, 20____, the above named owner/trustee is to me known to be the same persons who executed the foregoing instrument and acknowledge the same.

(Notary Seal) _____, Notary Public, _____, Wisconsin.

My commission expires _____

Washington County Certified Survey Map

All of Certified Survey Map No. 239 as recorded in the Washington County Registry in Volume 1 of Certified Survey Maps on pages 377-378 as Document No. 309708, and part of the SE 1/4 of the NE 1/4 and part of the NE 1/4 of the SE 1/4 all in Section 26, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin.

Village of Germantown Plan Commission Approval:

This Certified Survey Map is hereby approved by the Planning Commission of the Village of Germantown on this ____ day of _____, 20__.

Dean Wolter - Chairperson

Laura A. Johnson - Secretary

Village of Germantown, Village Board Approval:

This Certified Survey Map, being all of Certified Survey Map No. 239 as recorded in the Washington County Registry in Volume 1 of Certified Survey Maps on pages 377-378 as Document No. 309708, and part of the SE 1/4 of the NE 1/4 and part of the NE 1/4 of the SE 1/4 all in Section 26, 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 Country Aire Drive for public road purposes as shown on Sheet 1 of 3 is hereby) accepted by the Village Board of Trustees of the Village of Germantown on

this ____ day of _____, 20__.

Dean Wolter - Village President

Deanna Braunschweig - Village Clerk



Donald J. Thoma

Donald J. Thoma, S-2470

Dated this 23 day of October, 2019.



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.

<p>1 APPLICANT OR AGENT <u>Nancy Boehlke Deptolla</u> <u>N68 W5693 Bridge Commons</u> <u>Cedarburg, WI 53012</u></p> <p>Phone (414) <u>915-4464</u> Fax () _____ E-Mail <u>n6deptolla@sbglobal.net</u></p>	<p>PROPERTY OWNER <u>Boehlke Family Trust</u> <u>N68 W5693 Bridge Commons</u> <u>Cedarburg WI 53012</u></p> <p>Phone (414) <u>915-4464</u></p>
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2 PROPERTY ADDRESS OR GENERAL LOCATION	TAX KEY NUMBER
<u>W140 N10833 County Ave Drive</u>	<u>GTNV 261 993</u>

3 **REZONING REQUEST**

FROM <u>A-2</u>	TO <u>Rs-2</u>
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4 **METES AND BOUNDS LEGAL DESCRIPTION OF PROPERTY - REQUIRED**

Attach pages as necessary

Legal description attached.

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.

A family member wishes to purchase a portion of the property as his primary residence. This parcel, "Lot 1", would include the house, outbuildings and some surrounding acreage. Most of this parcel is presently part of GTNV 261993. However, to create a buffer on the south edge of this parcel, we propose incorporating a portion of GTNV 261998 (approximately 1/4 acre) into Lot 1. In total, Lot 1 would be 3.967 acres, which we request be zoned Rs-2 to allow retention of two of the outbuildings presently located on Lot 1. GTNV 261993 is presently zoned A-2 and GTNV 261998 is presently zoned Rs-3. The remainder of GTNV 261993, not included in Lot 1, would retain its present A-2 zoning.

Further, we request that the that the remainder of GTNV 261998 be incorporated into GTNV 264985 to create "Lot 2" (1 acre), which we intend to sell, would retain the Rs-3 zoning that presently exists for both parcels

6 SUPPORTING DOCUMENTATION:

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

Rezoning map

Legal description of area to be rezoned

7 READ AND INITIAL THE FOLLOWING:

nbd 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.

nbd 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.

nbd 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!

Nancy Boebe Septella 10-29-19
Applicant Date
Trustee Boebe
Family Trust

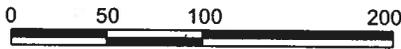
Nancy Boebe Septella 10-29-19
Owner Date

Rezoning Map R-2

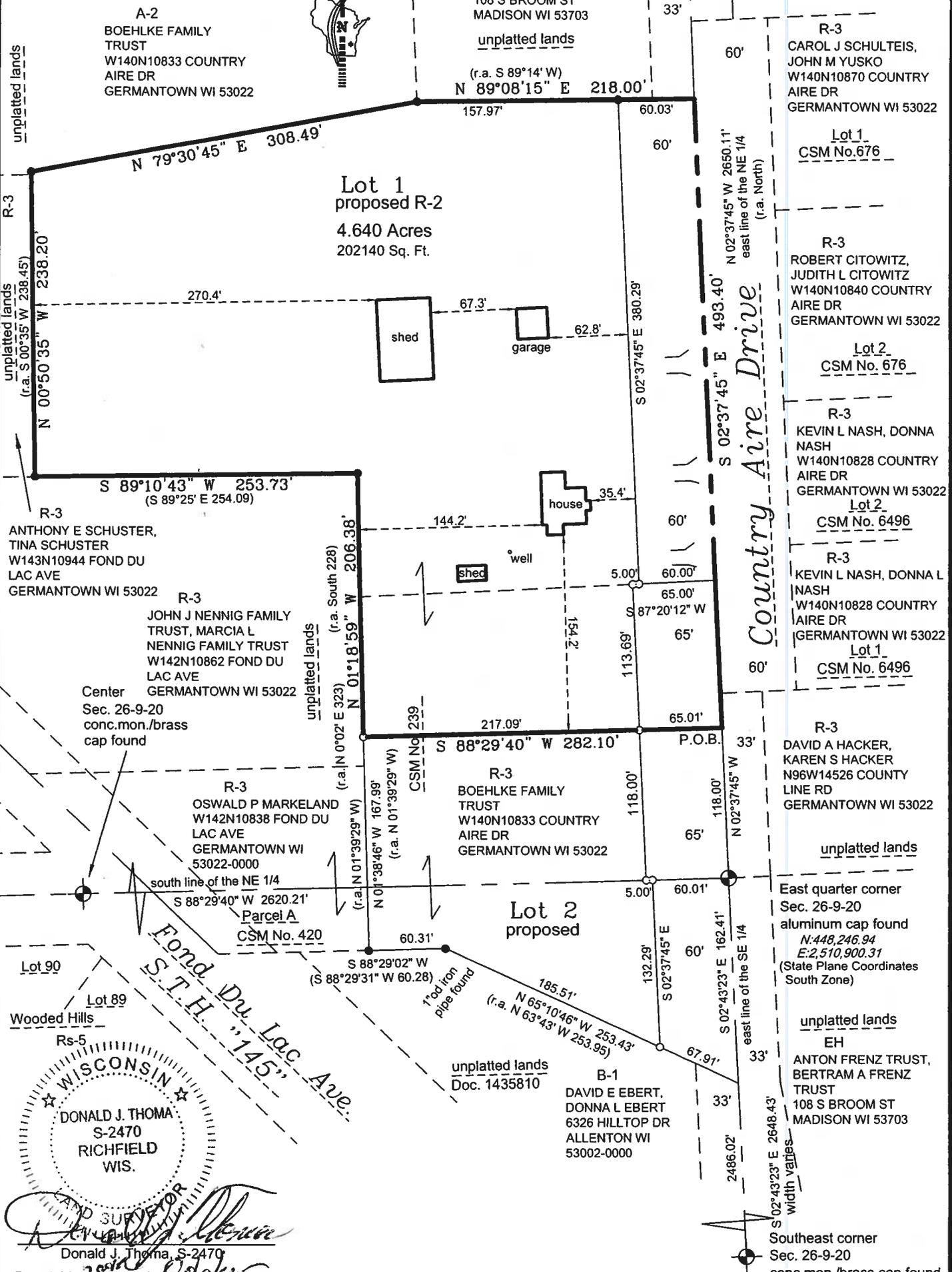
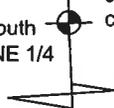
All of Certified Survey Map No. 239 as recorded in the Washington County Registry in Volume 1 of Certified Survey Maps on pages 377-378 as Document No. 309708, and part of the SE 1/4 of the NE 1/4 and part of the NE 1/4 of the SE 1/4 all in Section 26, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin.

Bearings are referenced to the Wisconsin State Plane Coordinate Grid System, South Zone. The east line of the NE 1/4 of Sec. 26-9-20 has a grid bearing of N 02°37'45" W.

Northeast corner
Sec. 26-9-20
conc.mon./brass
cap found



Scale in feet 1" = 100'



A-2
BOEHLKE FAMILY TRUST
W140N10833 COUNTRY AIRE DR
GERMANTOWN WI 53022

R-4
AVN GROUP 109 LLC
108 S BROOM ST
MADISON WI 53703

R-3
ROBERT W BROWN, JANET R BROWN
W140N10910 COUNTRY AIRE DR
GERMANTOWN WI 53022

R-3
CAROL J SCHULTEIS, JOHN M YUSKO
W140N10870 COUNTRY AIRE DR
GERMANTOWN WI 53022

Lot 1
CSM No. 676

R-3
ROBERT CITOWITZ, JUDITH L CITOWITZ
W140N10840 COUNTRY AIRE DR
GERMANTOWN WI 53022

Lot 2
CSM No. 676

R-3
KEVIN L NASH, DONNA NASH
W140N10828 COUNTRY AIRE DR
GERMANTOWN WI 53022

R-3
KEVIN L NASH, DONNA L NASH
W140N10828 COUNTRY AIRE DR
GERMANTOWN WI 53022

R-3
DAVID A HACKER, KAREN S HACKER
N96W14526 COUNTY LINE RD
GERMANTOWN WI 53022

unplatted lands
East quarter corner
Sec. 26-9-20
aluminum cap found
N: 448,246.94
E: 2,510,900.31
(State Plane Coordinates South Zone)

unplatted lands
EH
ANTON FRENZ TRUST, BERTRAM A FRENZ TRUST
108 S BROOM ST
MADISON WI 53703

Southeast corner
Sec. 26-9-20
conc.mon./brass cap found

Accurate Surveying & Engineering LLP

Land Surveying, Developing and Consulting
2911 Wildlife Lane, Richfield, WI 53076 Phone (262)677-2120

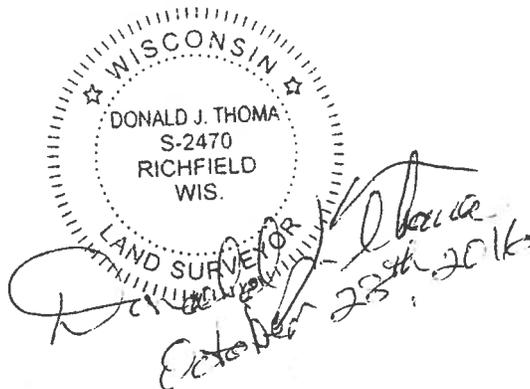
October 28, 2019

RE: Legal description of lands to be Rezoned to R-2.

Part of Certified Survey Map No. 239 as recorded in the Washington County Registry in Volume 1 of Certified Survey Maps on pages 377-378 as Document No. 309708, and part of the SE 1/4 of the NE 1/4 all in Section 26, 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 26; thence N 02°37'45" W, along the east line of said NE 1/4, 118.00 feet, to the point of beginning of lands herein described; thence S 88°29'40" W, 282.10 feet, to a point in the west line of said Certified Survey Map No. 239, and along part of the east line of lands described in Document No. 1454103, recorded in the Washington County Registry; thence N 01°18'59" W, along the monumented east line of said Document No. 1454103, 206.38 feet, to a 1.3 inch od iron pipe found; thence S 89°10'43" W, along the monumented north line of said Document No. 1454103, 253.73 feet, to a 1.3 inch od iron pipe set over an old 1 inch od iron pipe found; thence N 00°50'35" W, along the monumented east line of lands described in Document No. 1116244, recorded in the Washington County Registry, 238.20 feet, to a 1.3 inch od iron pipe found; thence N 79°30'45" E, 308.49 feet, to a 1.3 inch od iron pipe found; thence N 89°08'15" E, along the south line of lands described in Document No. 1422309, recorded in the Washington County Registry, 218.00 feet, to a point in said east line of the NE 1/4; thence S 02°37'45" E, along said east line of the NE 1/4, 493.40 feet, to the point of beginning.

Containing 4.640 acres (202,140 square feet) more or less.





Department of Commerce
Division of Safety and Buildings

SOIL EVALUATION REPORT
in accordance with Comm 85, Wis. Adm. Code

#4514
Page 1 of 3
Eric Schmitz Corporation

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.	GTNV 261 993
Reviewed By	Date

Property Owner Boehlke Family Trust - C/O Nancy Deptolla	Property Location Govt. Lot SE1/4, NE1/4, S26, T9N, R20E
Property Owner's Mailing Address W140 N10833 Country Aire Drive	Lot # 2 Block # Subd. Name or CSM# Proposed Certified Survey Map
City State Zip Code Phone Number Germantown WI 53022 (414) 915-4464	<input type="checkbox"/> City <input checked="" type="checkbox"/> Village <input type="checkbox"/> Town Nearest Road Germantown See Drawing

New Construction Use: Residential / Number of bedrooms 4 Code derived design flow rate 600 GPD
 Replacement Public or commercial - Describe: _____

Parent material Loess over Glacial Till Flood plain elevation, if applicable NA ft

General comments Site is suitable for a mound system (A-4). See Mound Component Manual for Septic Tank Effluent for Private Onsite Wastewater and recommendations: Systems.

1 Boring # Boring Pit Ground surface elev 97.5 ft Depth to limiting factor 18 in. Soil Application Rate

Horizon	Depth in.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	GPD/ft*	
									*Eff#1	*Eff#2
A _p	0-8	10YR3/2	-	sil	2fsbk	mvfr	as	3vf-f	0.6	0.8
B ₁	8-14	7.5YR3/4	-	cl	2mabk	mfr	cw	3vf	0.4	0.6
BC	14-18	10YR4/4	-	sl & gr	1fsbk	mfr	gw	1vf	0.4	0.7
				5-10%						
C	18-48	10YR5/4	c-2-d 5YR5/8	sl & gr	1fpl	mfr	-	-	0.4	0.6
		bans of:	- 10YR6/2	sicl	1fsbk	mfr	-	-	0.2	0.3
		slightly	calcareous	5-10%						

2 Boring # Boring Pit Ground surface elev 96.4 ft Depth to limiting factor 20 in. Soil Application Rate

Horizon	Depth in.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	GPD/ft*	
									*Eff#1	*Eff#2
A _p	0-12	10YR3/2	-	sil	2fsbk	mvfr	as	3vf	0.6	0.8
B ₁	12-20	7.5YR4/4	-	cl	2mabk	mfr	cw	2vf	0.4	0.6
B ₂	20-28	7.5YR4/4	c-2-d 7.5YR5/8	cl	2mabk	mfr	gw	1vf	0.4	0.6
				silt coatings						
C	28-42	10YR5/4	c-2-d 7.5YR5/8	sl & gr	1fpl	mfr	-	-	0.4	0.6
		bans of:	- 10YR6/2	sicl	1fsbk	mfr	-	-	0.2	0.3
		slightly	calcareous	5-10%						

* Effluent #1 = BOD₅ > 30 < 220 mg/L and TSS > 30 < 150 mg/L

* Effluent #2 = BOD₅ ≤ 30 mg/L and TSS ≤ 30 mg/L

CST Name (Please Print) Eric M. Schmitz	Signature <i>Eric M. Schmitz</i>	CST Number 222021
Address Eric Schmitz Corporation 2334 Stonebridge Circle Unit A West Bend, WI 53095	Date Evaluation Conducted 10/1/2019	Telephone Number 262-338-6994

Soil Test Site Plan

For: The Boehlke Family Trust

LOT 2 of a proposed Certified Survey Map. Part of the SE ¼ of the NE ¼ of Section 26, T9N, R20E, Village Of Germantown, Washington County, Wisconsin. Well

House
W140 N10833
101.5

Shed
102.5

228.00
205.02

380.29

5.00

113.68

Soils-BM

Hydrant Rim Bolt. (21" abv. grnd.), assumed elevation 100.00

N
0. 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. 29. 30. 31. 32. 33. 34. 35. 36. 37. 38. 39. 40.

Scale 1" = 40'

Lot Lines Are Only Estimated

New Lot Line

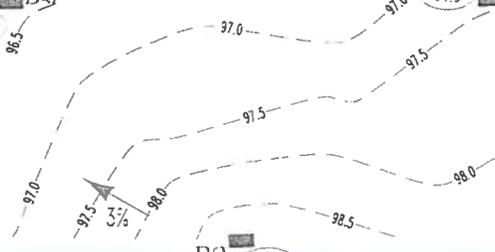
22.98
0.35

B2
96.4

217.09

231.69

118.01



B3
98.5

LOT 2
1.003 AC

vacant lot

5.00

Country Aire Drive

100.00

145.00

60.31

192.28

185.51

253.43

Location Map 1" = 250'

