



**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**

Zilber Property Group

710 N. Plankinton Avenue

Milwaukee, WI 53203

Frank Dekan

Phone ( 414 ) 234-1100

Fax ( )

E-Mail frank.dekan@zilber.com

**PROPERTY OWNER**

ZPG Development LLC

710 N. Plankinton Avenue

Milwaukee, WI 53203

John Kersey

Phone ( )

\_\_\_\_\_

\_\_\_\_\_

**2 PROPERTY ADDRESS OR GENERAL LOCATION**

**TAX KEY NUMBER**

W210 N12805 & W210 N12855  
Gateway Crossing  
Richfield, WI 53076

**GTNV\_073986**

**3 REZONING REQUEST**

FROM

N/A

TO

N/A

**4 METES AND BOUNDS LEGAL DESCRIPTION OF PROPERTY – REQUIRED**

Attach pages as necessary

Lot Three (3) of CERTIFIED SURVEY MAP NO. 6898, being a Redivision of Lot Two (2) of CERTIFIED SURVEY MAP NO. 6824, in the Southwest One-quarter (1/4) and Northwest One-quarter (1/4) of the Southeast One-quarter (1/4) of Section Seven (7), and the Northeast One-quarter (1/4), Southeast One-quarter (1/4), Southwest One-quarter (1/4) and Northwest One-quarter (1/4) of the Southwest One-quarter (1/4) of Section Seven (7), in Township Nine (9) North, Range Twenty (20) East, in the Village of Germantown, Washington County, Wisconsin, recorded in the Office of the Register of Deeds for Washington County on May 29, 2019 in Volume 53 of Certified Survey Maps, Pages 223 to 228 inclusive, as Document No. 1472573.

**PURPOSE OF ~~REZONING~~ REQUEST PDD 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.

**The Owner of the property (ZPG Development LLC) would like the ability to sell off the buildings / properties individually if the opportunity arises. Being able to eliminate the side yard set back requirement would allow a new CSM splitting the properties into two separate CSM's. The side yard setback needs to be eliminated because the buildings currently share a driveway and truck court which is all paved with asphalt. The owner will also create a Cross Access Easement for both properties.**

**6 SUPPORTING DOCUMENTATION:**

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

**7 READ AND INITIAL THE FOLLOWING:**

FMD 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.

FMD 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.

FMD 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

12/2/19  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Owner

12/2/19  
\_\_\_\_\_  
Date



December 3, 2019

Village of Germantown  
N112 W17001 Mequon Road  
P.O. Box 337  
Germantown, WI 53022-0337

RE: Planned Development District & Revised CSM Applications

Subject: Z2 & Z3 at Germantown Gateway Corporate Park  
Gateway Crossing

ZPG Development LLC would like the ability to sell off the buildings / properties individually if the opportunity arises. Being able to eliminate the side yard setback requirement would allow a new CSM splitting the properties into two separate CSM's. The side yard setback needs to be eliminated because the buildings currently share a driveway and truck court which is all paved with asphalt.

The owner will also create a Cross Access Easement for both properties.

Please advise if you have any questions or need further information.

Thank you for your consideration.

---

**CORPORATE**

710 North Plankinton Avenue  
Milwaukee, WI 53203  
(414) 274-2623

**KENOSHA**

9560 58th Place, Suite 350  
Kenosha, WI 53144  
(262) 857-7600

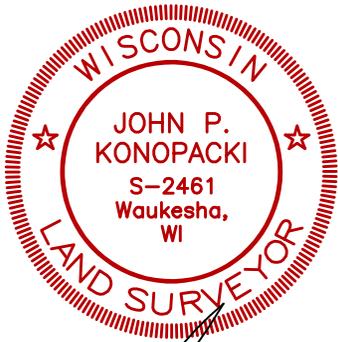
**CHICAGO**

One Oakbrook Terrace, Suite 510  
Oakbrook Terrace, IL 60181  
(630) 576-0010



# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

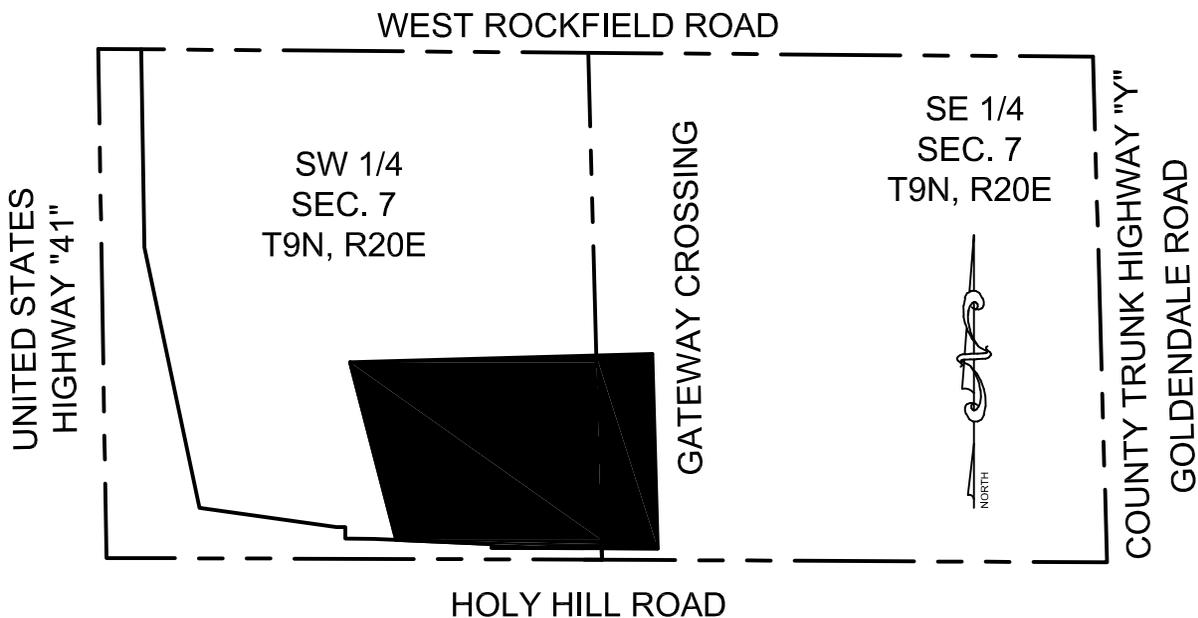
Being a redivision of Lot 3 of Certified Survey Map No. 6898, in the Southwest 1/4 of the Southeast 1/4 and the Southeast 1/4 of the Southwest 1/4 of Section 7, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin



NOVEMBER 22, 2019

## VICINITY MAP

SCALE 1":1000'



### NOTES:

- All measurements have been made to the nearest one-hundredth of a foot.
- All angular measurements have been made to the nearest one second.
- Right of way widths and locations based on Certified Survey Map No. 6898.
- Any land below the ordinary high water mark of a lake or navigable stream is subject to the public trust in navigable waters that is established under article IX, section 1, of the state constitution.
- The property lies within Zone "X" of the Flood Insurance Rate Map Community Panel No. 55131C0268D dated NOVEMBER 20, 2013. Zone "X" areas are determined to be outside the 0.2% annual chance floodplain.
- Access Limitations to Holy Hill Road per Document No. 250846 and Document No. 306488.
- Bearings referenced to the Wisconsin State Plane Coordinate System, South Zone (N.A.D. 1927). The south line of the Southeast 1/4 of Section 7, Township 9 North, Range 20 East has a bearing of N89°41'41"W.

Prepared for:  
ZPG Development LLC  
710 N. Plankinton Ave.  
Milwaukee, WI 53203

Prepared By:

**PINNACLE ENGINEERING GROUP**

15850 BLUEMOUND ROAD | SUITE 210  
BROOKFIELD, WI 53005  
OFFICE: (262) 754-8888

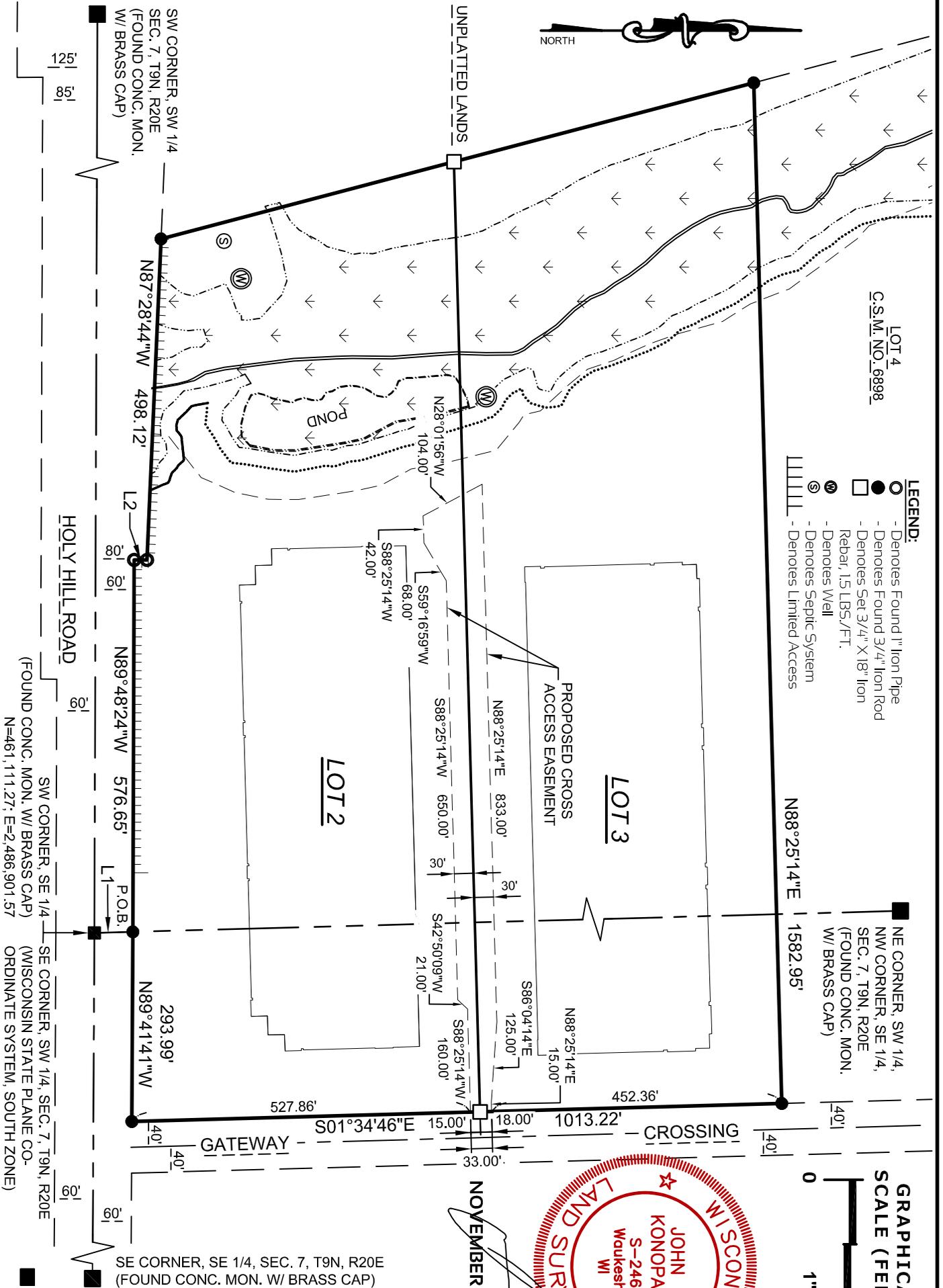
This instrument drafted by John P. Konopacki, PLS-License No. S-2461

PEG JOB#1296.00A  
SHEET 1 OF 6



# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

Being a redivision of Lot 3 of Certified Survey Map No. 6898, in the Southwest 1/4 of the Southeast 1/4 and the Southeast 1/4 of the Southwest 1/4 of Section 7, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin



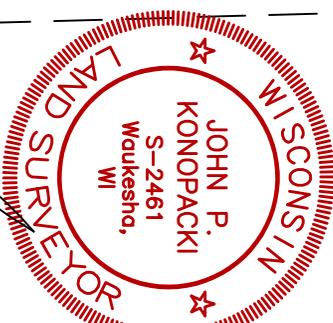
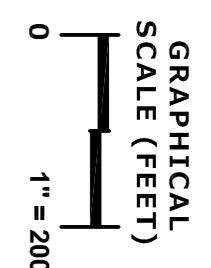
- LEGEND:**
- - Denotes Found 1" Iron Pipe
  - - Denotes Found 3/4" Iron Rod
  - - Denotes Set 3/4" X 18" Iron Rebar, 1.5 LBS./FT.
  - ⊙ - Denotes Well
  - ⊕ - Denotes Septic System
  - ||||| - Denotes Limited Access

SW CORNER, SW 1/4, SEC. 7, T9N, R20E (FOUND CONC. MON. W/ BRASS CAP)

NE CORNER, SW 1/4, NW CORNER, SE 1/4, SEC. 7, T9N, R20E (FOUND CONC. MON. W/ BRASS CAP)

SW CORNER, SE 1/4, SEC. 7, T9N, R20E (FOUND CONC. MON. W/ BRASS CAP)

SE CORNER, SW 1/4, SEC. 7, T9N, R20E (WISCONSIN STATE PLANE CO. ORDINATE SYSTEM, SOUTH ZONE)



NOVEMBER 22, 2019

Prepared By:  
**PINNACLE ENGINEERING GROUP**  
15850 BLUEMOUND ROAD | SUITE 210  
BROOKFIELD, WI 53005  
OFFICE: (262) 754-8888

This instrument drafted by John P. Konopacki, PLS-License No. S-2461

PEG JOB#1296.00A  
SHEET 3 OF 6

# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

Being a redivision of Lot 3 of Certified Survey Map No. 6898, in the Southwest 1/4 of the Southeast 1/4 and the Southeast 1/4 of the Southwest 1/4 of Section 7, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin

## SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN)  
WAUKESHA COUNTY) SS

I, John P. Konopacki, Professional Land Surveyor, do hereby certify:

That I have surveyed, mapped and divided Lot 3 of Certified Survey Map No. 6898, as recorded in the Register of Deeds office for Washington County as Document No. 1472573, in the Southwest 1/4 of the Southeast 1/4 and the Southeast 1/4 of the Southwest 1/4 of Section 7, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin, described as follows:

Commencing at the southeast corner of the Southwest 1/4 of said Section 7;  
Thence North 01°33'39" West along the east line of said Southwest 1/4, 60.03 feet to the north right of way line of Holy Hill Road and the Point of Beginning;

Thence North 89°48'24" West along said north right of way line, 576.65 feet;  
Thence North 00°11'36" East along said north right of way 20.00 feet;  
Thence North 87°28'44" West along said north right of way, 498.12 feet;  
Thence North 14°41'01" West, 954.98 feet to the south line of Lot 4 of said Certified Survey Map No. 6898;  
Thence North 88°25'14" East along said south line, 1582.95 feet to the west right of way line of Gateway Crossing;  
Thence South 01°34'46" East along said west right of way line, 1013.22 feet to the aforesaid north right of way line of Holy Hill Road;  
Thence North 89°41'41" West along said north right of way line, 293.99 feet to the Point of Beginning.

Containing 1,440,641 square feet (33.0726 acres) of land, more or less.

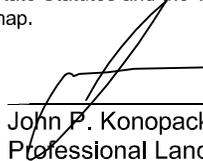
That I have made such survey, land division and map by the direction of ZPG Development LLC, owner of said land.

That such plat 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 requirements of Chapter 236 of the Wisconsin State Statutes and the Village of Germantown Land Division Ordinance in surveying, mapping and dividing the land with in this certified survey map.

Date: NOVEMBER 22, 2019



  
John P. Konopacki  
Professional Land Surveyor S-2461

## CONSENT OF CORPORATE MORTGAGEE

The undersigned, U.S. Bank National Association, a national banking association ("Mortgagee"), as Mortgagee under that certain Mortgage, Assignment of Leases and Rents, Security Agreement and Fixture Filing encumbering the Property and recorded in the Office of the Register of Deeds for Washington County, Wisconsin, on November 9, 2018, as Document No. 1462579, hereby consents to the execution of the foregoing certified survey map.

IN WITNESS WHEREOF, Mortgagee has caused these presents to be signed by its duly authorized officers, and its corporate seal to be hereunto affixed.

\_\_\_\_\_  
Date

\_\_\_\_\_  
(Name - Title)

STATE OF WISCONSIN)  
\_\_\_\_\_ COUNTY) SS

On this, the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me, the undersigned, personally appeared \_\_\_\_\_, the \_\_\_\_\_ of U.S. Bank National Association, a national banking association, and acknowledged that (s)he executed the foregoing instrument on behalf of said corporation, by its authority and for the purposes therein contained.

\_\_\_\_\_  
Notary Public  
Name: \_\_\_\_\_  
State of Wisconsin  
My Commission Expires: \_\_\_\_\_

Prepared By:

**PINNACLE ENGINEERING GROUP**

15850 BLUEMOUND ROAD | SUITE 210  
BROOKFIELD, WI 53005  
OFFICE: (262) 754-8888

This instrument drafted by John P. Konopacki, PLS-License No. S-2461

PEG JOB#1296.00A  
SHEET 4 OF 6

# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

Being a redivision of Lot 3 of Certified Survey Map No. 6898, in the Southwest 1/4 of the Southeast 1/4 and the Southeast 1/4 of the Southwest 1/4 of Section 7, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin

## OWNER'S CERTIFICATE

ZPG Development LLC, a limited liability company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said limited liability company caused the land described on this certified survey map to be surveyed, divided and mapped as represented on this certified survey map.

ZPG Development LLC, as owner, does further certify that this certified survey map is required by Chapter 236 of the Wisconsin State Statutes to be submitted to the following for approval or objection:

1. Village of Germantown

IN WITNESS WHEREOF, the said ZPG Development LLC has caused these presents to be signed by John W. Kersey, Executive Vice President, AND Sandra J. Delisle, Assistant Secretary, at Milwaukee, Milwaukee County, Wisconsin, on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

In the presence of: ZPG Development LLC  
By: Towne Realty, Inc., Manager

\_\_\_\_\_  
John W. Kersey, Executive Vice President

\_\_\_\_\_  
Sandra J. Delisle, Assistant Secretary

STATE OF WISCONSIN)  
MILWAUKEE COUNTY ) SS

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, John W. Kersey, Executive Vice President of Towne Realty, Inc. - Manager, of the above named limited liability company, to me known to be the person who executed the foregoing instrument, and to me known to be such Executive Vice President of Towne Realty, Inc. - Manager of said limited liability company, and acknowledged that he executed the foregoing instrument as such officer as the deed of said limited liability company, by its authority.

\_\_\_\_\_  
Notary Public  
Name: \_\_\_\_\_  
State of Wisconsin  
My Commission Expires: \_\_\_\_\_

STATE OF WISCONSIN)  
MILWAUKEE COUNTY ) SS

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, Sandra J. Delisle, Assistant Secretary of Towne Realty, Inc. - Manager, of the above named limited liability company, to me known to be the person who executed the foregoing instrument, and to me known to be such Assistant Secretary of Towne Realty, Inc. - Manager of said limited liability company, and acknowledged that she executed the foregoing instrument as such officer as the deed of said limited liability company, by its authority.

\_\_\_\_\_  
Notary Public  
Name: \_\_\_\_\_  
State of Wisconsin  
My Commission Expires: \_\_\_\_\_



NOVEMBER 22, 2019

# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

Being a redivision of Lot 3 of Certified Survey Map No. 6898, in the Southwest 1/4 of the Southeast 1/4 and the Southeast 1/4 of the Southwest 1/4 of Section 7, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin

## PLAN COMMISSION APPROVAL

This Certified Survey Map is hereby approved by the Plan Commission of the, Village of Germantown, on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Date

\_\_\_\_\_  
Dean Wolter, Chairman

\_\_\_\_\_  
Date

\_\_\_\_\_  
Laura A. Johnson, Secretary

STATE OF WISCONSIN)  
MILWAUKEE COUNTY ) SS

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, (names) \_\_\_\_\_, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

\_\_\_\_\_  
Notary Public  
Name: \_\_\_\_\_  
State of Wisconsin  
My Commission Expires: \_\_\_\_\_

## VILLAGE OF GERMANTOWN BOARD APPROVAL

This Certified Survey Map, being a part of the Southwest 1/4 of the Southeast 1/4 and the Southeast 1/4 of the Southwest 1/4 of Section 7, 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 accepted by the Village Board of Trustees of the Village of Germantown on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Date

\_\_\_\_\_  
Dean Wolter, Village President

\_\_\_\_\_  
Date

\_\_\_\_\_  
Deanna Braunschweig, Village Clerk

STATE OF WISCONSIN)  
MILWAUKEE COUNTY ) SS

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, (names) \_\_\_\_\_, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

\_\_\_\_\_  
Notary Public  
Name: \_\_\_\_\_  
State of Wisconsin  
My Commission Expires: \_\_\_\_\_



NOVEMBER 22, 2019

A handwritten signature in black ink, appearing to be "John P. Konopacki", written over the date "NOVEMBER 22, 2019".