



Fee must accompany application

\$2,900 with public improvements

\$1,960 no public improvements

Paid    Date 3-25-20

## 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**

James Dragich  
W172 N13186 Division Rd  
Germantown WI 53022

Phone (262) 305-6320

Fax ( )           

E-Mail jdragich@ticon.net

**PROPERTY OWNER**

James Dragich  
W172 N13186 Division Rd  
Germantown WI 53022

Phone (262) 305-6320

**PROPERTY ADDRESS OR GENERAL LOCATION**

**TAX KEY NUMBER**

**2** W172 N13186 Division Road  
N132 W17073 Rockfield Road

GTNV 103990  
GTNV 103990

**3 PURPOSE OF LAND SPLIT**

<u>Add to business property</u>	Will the land split require rezoning?	
	From	To

**4 READ AND INITIAL THE FOLLOWING:**

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.

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.

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.

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!**

Maurice Dragich 3-25-20  
 Applicant Date

Maurice Dragich 3-25-20  
 Owner Date

Jim P. [Signature] 3-25-20



## Engineering Department

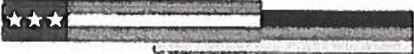
### Certified Survey Map Review Checklist

This checklist has been compiled from the requirements of Chapter 236 of the Wisconsin Statutes and Chapter 17 and 18 of the Village of Germantown Zoning and Land Division Ordinances.

#### Mapping Requirements (for Sheet 1 and/or all needed mapping sheets)

- Map Scale: 1"=60 Ft. (1'=500' max per Ch.236.34 (c) **Only** recognized engineering scales (1"=10 - 60, 100, 200, 300, 400, 500) will be approved.
- Minimum text height = 100 Leroy or a 12 pt. font.
- Graphic Scale.
- North Arrow.
- Sheet size is 8 ½" x 14" with borders as described by Chapter 236
- A 3"x 3" square in the upper right hand corner of Sheet 1 is to be left blank for the County recording information. This reserved area is in addition to the areas needed for sheet borders. (per Washington County Register of Deeds Office)
- Bearing basis noting the grid bearing of a designated USPLSS line. Per Chapter 18 of the Village Land Division Ordinance, all subdivision and Certified Survey Maps will be referenced to the Wisconsin State Plane Coordinate System, South Zone (NAD 1927 datum) grid bearings for a bearing basis.
- Mapping will be provided using the Wisconsin State Plane Coordinate System, South Zone (NAD 1927 datum).
- Legend denoting: found or set boundary markers, their size and weight and other symbols, linetypes and hatching being used on the map.
- Direct bearing and distance tie to two (2) USPLSS corner monuments (excluding center of section)
- Coordinates (NAD 1927 Grid) of point of commencement monument.
- Point of Beginning noted if a metes and bounds description format used in Surveyor's Certificate.
- Bearing and distance annotation for all exterior lot lines.
- Does exterior boundary form a mathematically closed figure?
- Parcels annotated as "Lot #" or Outlot per 236.34(1).
- Street name
- Existing right of way width noted.
- Proposed street right of way dedication shall include the following statement  
    **"Dedicated to the Village of Germantown for Public Road Purposes"**.
- Existing structures shown.
- Existing well to be shown.
- Current building setback lines mapped, dimensioned and date stamped.



Village of  
  
**Germantown**  
 ...Willkommen

**FEES MUST BE PAID AT TIME OF APPLICATION**

- \$200 Plan Commission Consultation
- \$1,085 Rezoning
- \$1,240 PDD < 5 acres
- \$2,095 PDD 5-20 acre site
- \$3,460 PDD > 20 acre site

Date Paid: 3-31-20 Received by: [Signature]

**REZONING & PDD APPLICATION**

Pursuant to Section 17.51 of the Municipal Code

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

1 **APPLICANT OR AGENT**  
James P. Dragich  
 \_\_\_\_\_  
 \_\_\_\_\_  
 Phone (262) 305-6320  
 Fax ( ) \_\_\_\_\_  
 E-Mail jdragich@ticon.net

**PROPERTY OWNER**  
James P. Dragich  
Maureen K. Dragich  
 \_\_\_\_\_  
 \_\_\_\_\_  
 Phone (262) 305-6320  
262-305-6321

2 **PROPERTY ADDRESS OR GENERAL LOCATION** **TAX KEY NUMBER**  

<u>N132W17073 Rockfield Rd</u>	<u>GTNV 103990</u>
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3 **REZONING REQUEST**

FROM <u>B3-A1</u> <u>Agricultural</u>	TO <u>B3-R1</u> <u>Commercial Residential</u>	- Jeff
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4 **METES AND BOUNDS LEGAL DESCRIPTION OF PROPERTY - REQUIRED**  
 Attach pages as necessary

See Survey

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.

Changing some agricultural property to business.

**6 SUPPORTING DOCUMENTATION:**

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

**7 READ AND INITIAL THE FOLLOWING:**

MD 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.

MD 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.

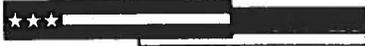
MD I am aware that this rezoning shall go into effect immediately upon the final approval of the Village Board and its execution of the rezoning ordinance

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

Maurice Drozdz 3-25-20  
Applicant Date

Maurice Drozdz 3-25-20  
Owner Date

Village of



German town

Willkommen

Fee Must Accompany Application

☑ \$1165 Paid h Date 3-31-20

☐ \$ \_\_\_\_\_ PC Consultation Only  
Paid \_\_\_\_\_ Date \_\_\_\_\_

COMPREHENSIVE PLAN AMENDMENT APPLICATION

Please read and complete this application carefully. All applications must be signed and dated. Attach additional sheets and/or include supplemental information in support of your application.

APPLICANT OR AGENT:  
James Dragich

PROPERTY OWNER(S):  
James + Maureen Dragich

Address: W172 N13186 Division Rd  
German town WI 53022

Address: W172 N13186 Division Rd  
German town WI 53022

Phone: 262-305-6320

Phone: 262-305-6320

FAX: \_\_\_\_\_

FAX: \_\_\_\_\_

E-Mail: jdragich@ticon.net

E-Mail: jdragich@ticon.net

REQUEST TO AMEND LAND USE MAP

Current Land Use Map Designation(s): Ag Conservation Residential

Proposed Land Use Map Designation(s): Commercial

Address of Property, Parcel ID Number(s) or General Location (1/4 section 1/4 section):

w172 N13186 Division Rd GTNV 103991  
N132 W12073 Rockfields Rd GTNV 103990

Legal Description of Property or Area (metes and bounds description):

See Survey

Size of Property or Area: Acres: 8.81 Square Feet: \_\_\_\_\_

7,090  
1,719

**Comprehensive Plan Amendment Application**

**Land Use and Zoning of Adjacent Properties** (example: residential; Rs-2):

Adjacent Property Land Uses		Zoning
North	Farm	Ag
South	Business	B
East	Farm	Rs
West	Business	B

**REQUEST TO AMEND PLAN TEXT**

**Section(s) of Comprehensive Plan to be Amended:**

**Proposed Text Amendment:**

Attach separate pages as necessary

**Detailed Explanation and Justification for Proposed Amendment(s):**

Required for both Land Use Map Amendment and Text Amendments  
Attach separate pages as necessary

Comprehensive Plan Amendment Application

APPLICATION SUBMITTAL REQUIREMENTS (to be submitted at time of application):

All Amendment Applications:

- Complete Application Form (Affidavit of Understanding and signatures required)
Application Fee
Additional Sheet(s) for explanation of and justification for proposed amendment(s)

Land Use Plan Map Amendment Only:

- Legal Description of the land subject of map amendment in electronic/digital file format (e.g. Microsoft Word)
Detailed Plat of Survey or Site Plan of the land subject of the map amendment at a scale of 1" = 60' or other suitable scale necessary to accurately present:
- Exterior boundary of the land subject of the map amendment
- Concept plan showing general size, shape and relative location of existing and future roads, lots, structures, wetlands, floodplain or other natural features, environmental etc. as may be necessary to further explain and/or support the proposed map amendment.

AFFIDAVIT OF UNDERSTANDING

Please read and indicate that you understand and agree to the following (initials in box):

I understand that Village Staff, the Plan Commission and/or the Village Board may request additional information to properly evaluate this application and failure to provide such information may be sufficient justification to deny this application;

I understand that, regardless of the justification and/or information provided in support of my application, the Village is under no obligation to approve my application nor amend the Comprehensive Plan as requested;

I am aware that the approval of an application to amend the Land Use Plan Map only amends the Land Use Map and does not otherwise revise or change the zoning of the land affected by the Map amendment, and, if I am applying for a Map amendment in order to pursue actual development of the land affected by the amendment, I may be required to obtain separate permits and/or approvals (e.g. rezoning, land division, site plan, etc.) from the Village or other agencies as a prerequisite to the development of such land.

ALL APPLICATIONS MUST BE SIGNED BY THE APPLICANT/AGENT AND PROPERTY OWNER(S)

Manson Drogel 3-25-20
Applicant/Agent Date

[Signature] 3-25-20
Applicant/Agent Date

Manson Drogel 3-25-20
Property Owner Date

[Signature] 3-25-20
Property Owner Date



PO BOX 8046, MADISON WI 53708-8046 | SummitCreditUnion.com | 608-243-5000 | 800-236-5560

February 28, 2020

Maureen Dragich  
W172N13186 Division Rd  
Germantown, WI 53022

RE: Partial Release Request

Dear Maureen:

Summit Credit Union has received your request for a partial release of 1.25 acres of your parcel **GTNV 103990**. We will agree to issue a Partial Release of Mortgage for the first mortgage and the Home Equity Line of Credit. We will not require a principal reduction payment for the release of the 1.25 acres. Please let me know when you are ready to move forward with the Partial Release and we can discuss the final steps.

Thank you for your assistance in providing the necessary documentation to complete this request. Please contact me if you have any questions regarding this transaction at 800-236-5560 ext. 2112.

Sincerely,

A handwritten signature in black ink, appearing to read 'Kate A. Hughes', written in a cursive style.

Kate A. Hughes  
Sr. Mortgage Loan Servicing Specialist  
Summit Credit Union



Village of

**Germantown**  
Willkommen

Fee must accompany application

\$1460 Paid \_\_\_\_\_ Date \_\_\_\_\_

up date existing  
conditional

## 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

James Dragich

### PROPERTY OWNER

James Dragich

Phone (262) 305-6320

Phone ( ) same

Fax (262) 677-3852

E-Mail jdragich@ticon.net

2

### TO WHOM SHOULD THE PERMIT BE ISSUED?

James Dragich Auto Sales & Service

3

### PROPERTY ADDRESS

W172 N13186 Division Rd

### TAX KEY NUMBER

GTNV  
103991

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.

8am - 8pm 2-3 employees  
Auto Body repairs, some auto sales  
Same as the last 44 yrs

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.

same as above  
Same as last 44 yrs



# VILLAGE of GERMANTOWN

## CONDITIONAL USE ZONING PERMIT

OFFICE OF ZONING INSPECTOR

No. 1-76

DATE August 20, 1976

Whereas, James P. Dragich owner / agent agrees to comply with the requirements of the Village of Germantown, Washington County Wis., relating to Zoning and Building Codes and all the changes alterations, or amendments thereto, and further agrees that all work done pursuant to the permission granted herewith, will conform with the applications and drawings filed with the Zoning Inspector and Planning Commission for the purpose of obtaining this permit.

Pursuant to said conditions:

- 1). All disabled vehicles screened from sight from roadways. *3-4-86 non-compliance*
- 2). Area landscaped.
- 3). No residency on premises.
- 4). Front of block building to be covered with face brick. *ok*
- 5). Driveways and parking areas to be blacktopped within one year. *?*
- 6). No driveway off Rockfield Road

this Conditional Use Permit is issued for the following described real estate in the Village of Germantown, Washington County, Wis. to wit:

W172 N13186 Division Road-Germantown

*update*

Owners name James P. Dragich

Property address W172 N13186 Division Road

Fee \$25.00 Date paid June 24, 1976

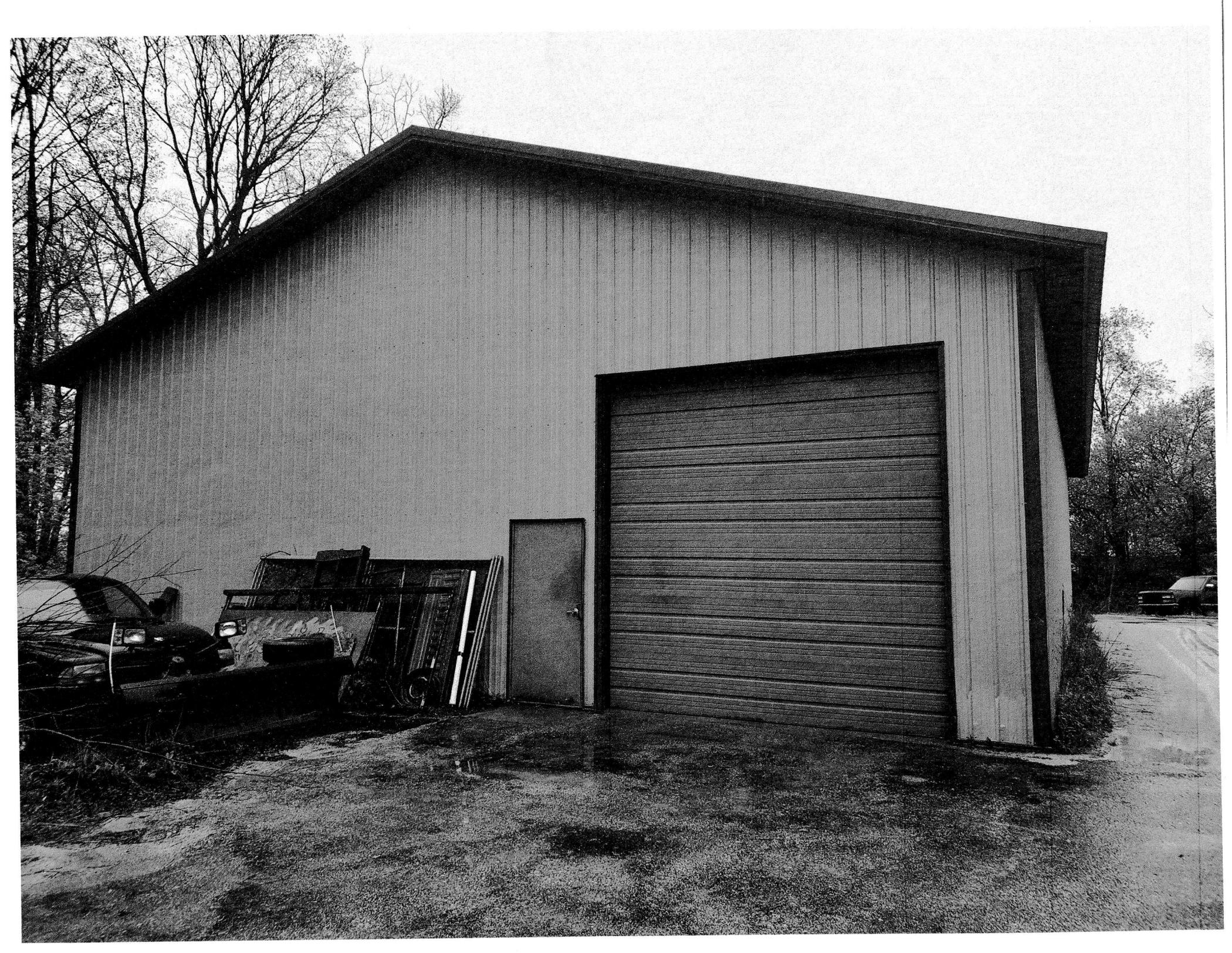
APPROVED

*James Kautz*  
Zoning Inspector

**DRAGICH AUTO**  
*Sales & Service*  
**AUTO BODY**

HOURS: M-F 9-5 - W172 N13186 DIVISION RD - 262.305.6320





# Certified Survey Map No. \_\_\_\_\_

That part of the Northwest 1/4 of the Northwest 1/4 of Section 10, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin.



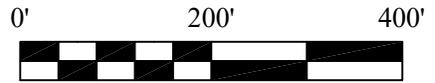
### Surveyor:

Richard Simon  
Cornerstone Land Surveying, Inc.  
5080 Fairy Chasm  
West Bend, WI 53095  
(262) 424-5630

### Owners:

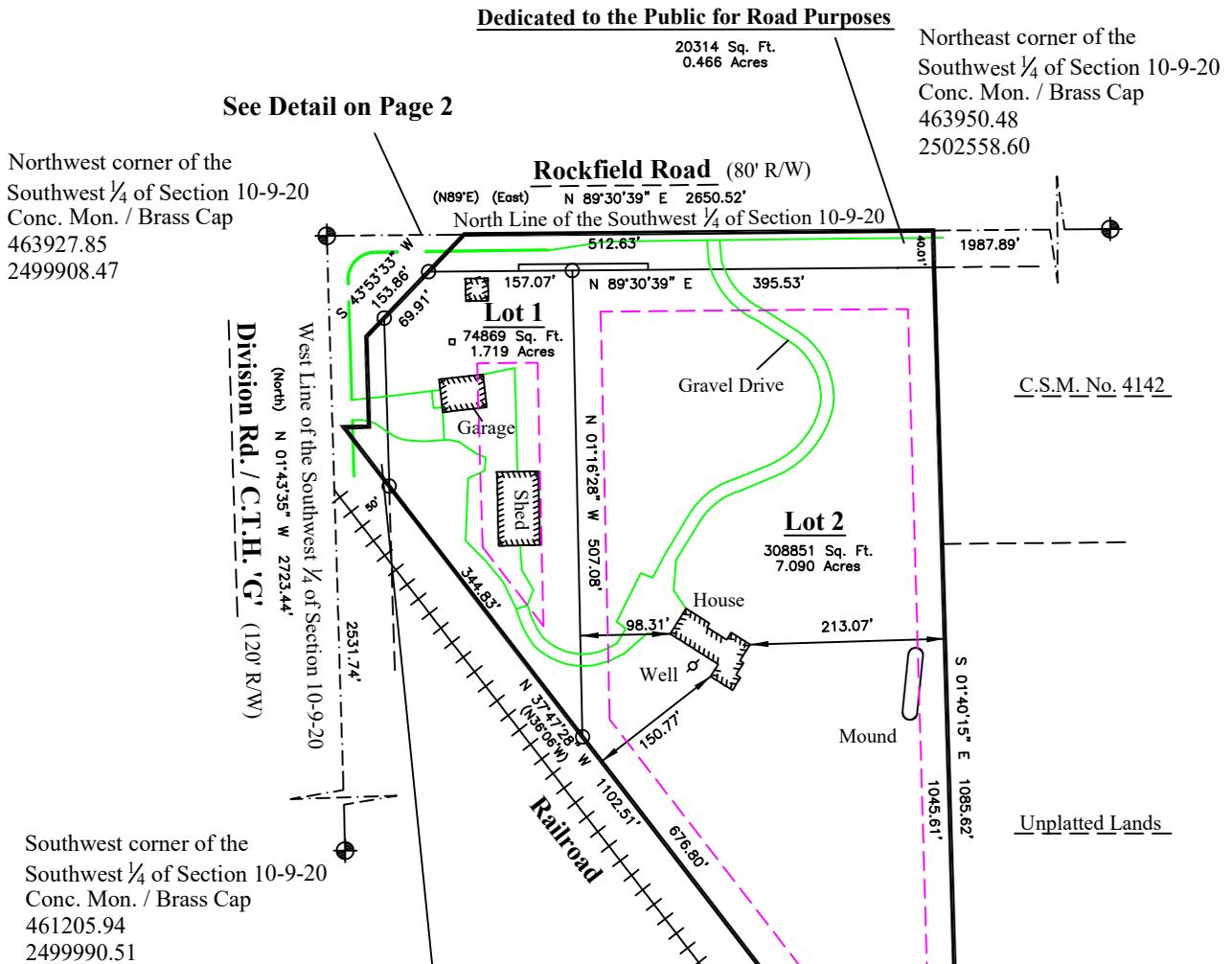
James P. Dragich  
Maureen K. Dragich  
W172 N13186 Division Road  
Germantown, WI 53022

Scale 1" = 200'



### Legend:

- Denotes Iron Pipe Found
- 3#4" OD X 18" Iron Rod 1.50 Lbs./Lin. Ft., Set



### Lot 1 - B2 Zoning Setbacks

- 100' - Front Yard Setback
- 40' - Side Yard Setback
- 40' - Rear Yard Setback

### Lot 2 - R1 Zoning Setbacks

- 45' - Front Yard Setback
- 30' - Side Yard Setback
- 35' - Rear Yard Setback

### Notes:

- 1) Bearings are referenced to the North line of the Southwest 1/4 of Section 10-9-20, bearing N89°30'39"E, Wisconsin State Plane Coordinate System, South Zone (NAD - 1927)
- 2) In providing this boundary survey no attempt has been made to obtain or show data concerning the existence of any utility on the site, whether private, municipal, or public owned.
- 3) No Title Policy furnished therefore completeness of easements is not warranted.

# Certified Survey Map No. \_\_\_\_\_

That part of the Northwest 1/4 of the Northwest 1/4 of Section 10, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin.

Scale 1" = 60'



**Dedicated to the Public for Road Purposes**

20314 Sq. Ft.  
0.466 Acres

Area previously dedicated on P.723 P.271 Washington County Registry

990 Sq. Ft.  
0.023 Acres



**Rockfield Road (80' R/W)**

(N89°E) (East) N 89°30'39" E 2650.52'

North Line of the Southwest 1/4 of Section 10-9-20

150.00'

P.O.B.

512.63'

Septic Cover / Vent

7.01'

58.50'

82.79'

7.01'

N 89°30'39" E 141.29'

40.01'

395.53'



"No Access"  
See Note Below

**Lot 1**

74869 Sq. Ft.  
1.719 Acres

60'

40'

58.03'

48.33'

35.90'

Garage

182.81'

97.85'

80.88'

Utility Box

"No Access"  
See Note Below

Gravel / Blacktop

Gravel Drive

60'

50'

2531.74'

54.64'

344.83'

Gravel / Blacktop

Gravel Drive

Utility Box

42.00'

45.10'

80.16'

Shed

42.00'

507.08'

N 01°16'28" W

98.31'

Gravel Drive

House

50' Gas Easement as shown on Document No. 845212 Washington Co. Registry

50.00'

676.80'

1102.51'

N 37°47'28" W (336°06'W)

West Line of the Southwest 1/4 of Section 10-9-20  
(North) N 01°43'35" W 2723.44'  
Division Rd. / C.T.H. 'G' (120' R/W)

**Dedicated to the Public for Road Purposes**

3709 Sq. Ft.  
0.085 Acres

**Railroad**

Note:

Any asphalt or concrete currently existing behind the head of the curb running along C.T.H. "G" / Division Road within the "No Access" area shall be removed.

**Certified Survey Map No.** \_\_\_\_\_

That part of the Northwest ¼ of the Northwest ¼ of Section 10, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin.

**Surveyor's Certificate**

I, Richard L Simon, Professional Land Surveyor, hereby certify:

That part of the Northwest ¼ of the Northwest ¼ of Section 10, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin.

**Described as follows:**

That part of the Northwest ¼ of the Northwest ¼ of Section 10, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin; Described of follows; Commencing at the Northwest corner of said Northwest ¼; thence N89°30'39"E along the North line of said Northwest ¼, 150.00 feet to the point of beginning; thence continuing N89°30'39"E along said North line, 512.63 feet; thence S01°40'15"E, 1085.62 feet to a point on the Northerly R/W of Railroad; thence N37°47'28"W along said Northerly R/W, 1102.51 feet; thence N88°16'25"E, 27.62 feet; thence N01°43'35"W, 97.85; thence N43°53'33E, 153.86 feet to the point of beginning of this description.

Said parcel contains 9.383 Acres Gross

That I have made such survey, division, and map by the direction of James P. Dragich and Maureen K. Dragich

That this map is a correct representation of all exterior boundaries of the land surveyed and the land division thereof made.

That I have fully complied with provisions of s. 236.34 of the Wisconsin Statutes and the subdivision regulations of the Village of Germantown in surveying, dividing, dedicating, and mapping the same.

Dated this 4th day of August, 2019

\_\_\_\_\_  
Richard L Simon, P.L.S. #2698  
Cornerstone Land Surveying  
5080 Fairy Chasm Road  
West Bend, WI 53095  
262-424-5630

**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.

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

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

**Village of Germantown Board Approval**

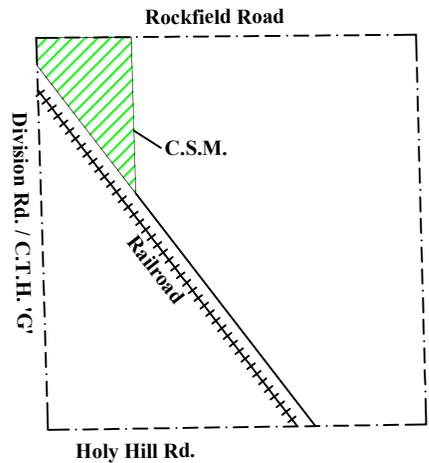
This Certified Survey Map, being a division of (Northwest ¼ of the Northwest ¼ of Section 10, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin) having been approved by the Planning Commission being the same, is hereby approved and accepted by the Village Board of Trustees of the Village of Germantown on this

\_\_\_\_\_ day of \_\_\_\_\_, 2019.

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

\_\_\_\_\_  
Barbara K.D. Goeckner, Village Clerk Date

**Location Map**  
Northwest ¼ of Section 10-9-20  
"Scale 1" = 1500"



**Certified Survey Map No.** \_\_\_\_\_

That part of the Northwest ¼ of the Northwest ¼ of Section 10, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin.

**Owner's Certificate**

We, James P. Dragich and Maureen K. Dragich do hereby certify that we caused the land described in the foregoing affidavit of Richard L. Simon , Surveyor, to be surveyed, divided and mapped as represented on this Certified Survey Map.

WITNESS the hand and seal of said Signer, this \_\_\_\_\_ day of \_\_\_\_\_,

\_\_\_\_\_  
James P. Dragich

\_\_\_\_\_  
Maureen K. Dragich

State of Wisconsin ) SS  
\_\_\_\_\_ County)

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, the above named, James P. Dragich and Maureen K. Dragich, to me, known to be the people who executed the foregoing instrument and acknowledge the same.

\_\_\_\_\_  
Notary Public

\_\_\_\_\_ County, State of Wisconsin

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