



Village of

Germantown

Willkommen

Fee must accompany application

|| \$2,900 with public improvements

\$1,960 no public improvements

Paid \$ Date 5-25-21

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>JOHN PERRY</u> <u>N124 W14106 LOVER LN</u> <u>GERMANTOWN WI</u> <u>53022</u> Phone <u>(414) 406-9427</u> Fax <u>() n/a</u> E-Mail <u>JPbiz@wi.rr.com</u></p>	<p>PROPERTY OWNER <u>BRENDA + JOHN PERRY</u> <u>N124 W14106 LOVERS LN</u> <u>GERMANTOWN WI</u> <u>53022</u> Phone <u>(414) 406-9427</u></p>
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<p>2 PROPERTY ADDRESS OR GENERAL LOCATION <u>N124 W14106 LOVERS LANE</u></p>	<p>TAX KEY NUMBER <u>141994 + 141999</u></p>
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3 PURPOSE OF LAND SPLIT

<p>CSM to be further divided into 3 lots for outbuildings etc.</p>	Will the land split require rezoning? <p style="text-align: center;">YES</p>
	From <u>A-2, B-2</u> To <u>A-2</u>

4 READ AND INITIAL THE FOLLOWING:

R1-3
R2-2

[Signature] 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.

[Signature] 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.

[Signature] 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.

[Signature] 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!

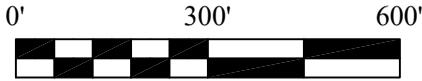
<p><u>[Signature]</u> <u>5/3/21</u> Applicant Date</p>	<p><u>[Signature]</u> <u>5/3/21</u> Owner Date</p>
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Certified Survey Map No. _____

A Redivision of Lot 1 and Lot 2 Certified Survey Map No. 3853, being all of the Southeast 1/4 of the Northeast 1/4 of Section 14, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin.

Unplatted Lands

Scale 1" = 300'



Legend:

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

A2 Zoning - Lot 1 and Lot 2

- 60' - Front
- 50' - Rear
- 25' - Sides
- 25' - Wetland Setback

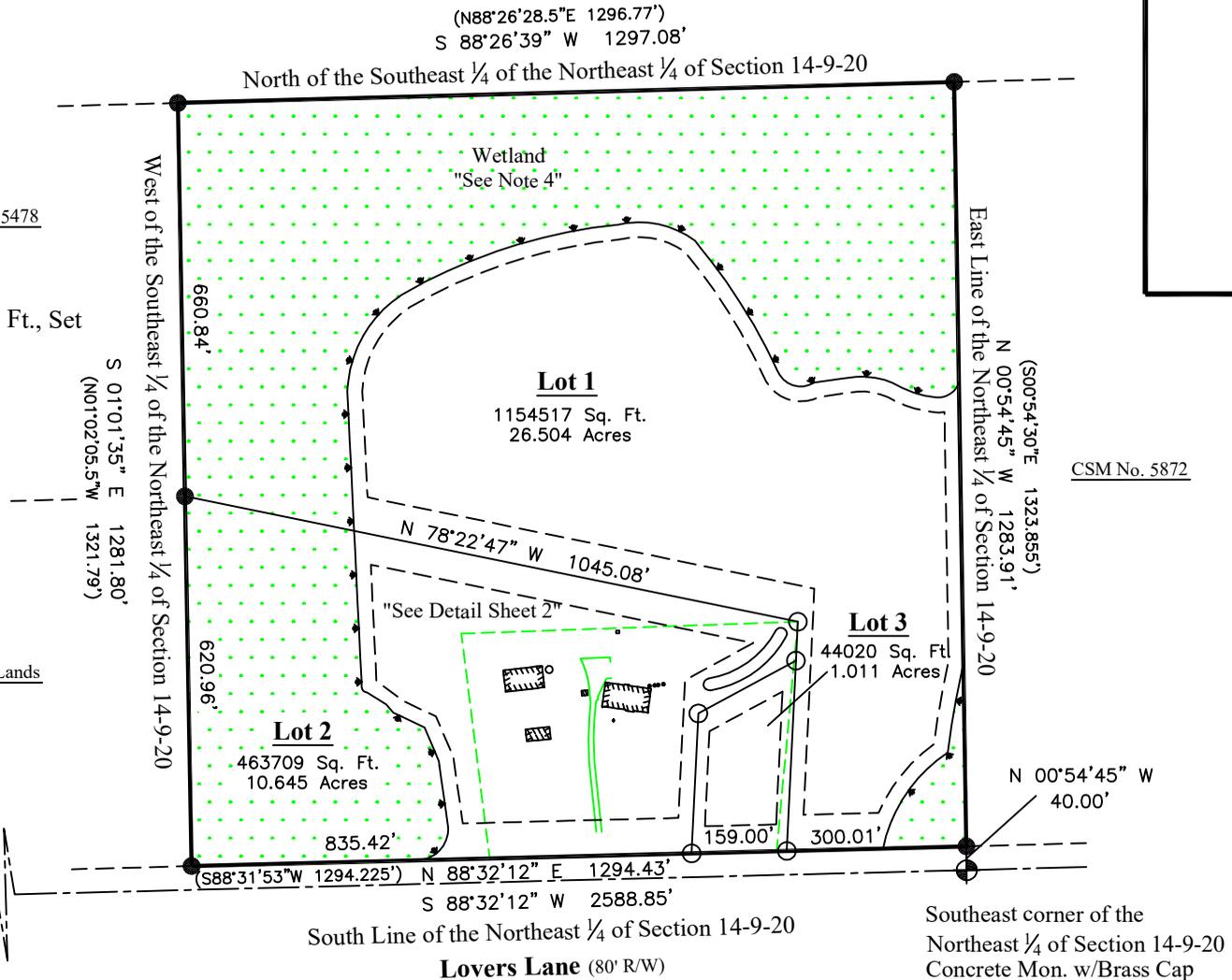
RS3 Zoning - Lot 3

- 45' - Front
- 35' - Rear
- 20' - Sides
- 25' Wetland Setback

CSM No. 5478

Unplatted Lands

Southwest corner of the Northeast 1/4 of Section 14-9-20 Concrete Mon. w/Brass Cap 458687.74 2507951.62



CSM No. 5872

Surveyor:

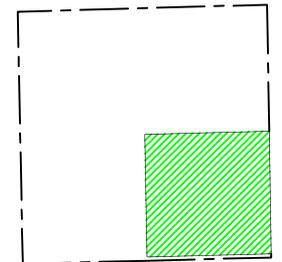
Richard Simon
5080 Fairy Chasm
West Bend, WI 53095
rich@cornerstonelandsurvey.com
(262) 424-5630

Owners:

John E. Perry
Brenda L Perry
N124 W14106 Lovers Lane
Germantown, WI 53022

Location Map

Northeast 1/4 of Section 14-9-20



Lovers Lane

Notes:

- 1) Bearings or Distances in () are Recorded Measurements
- 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) Bearings are referenced to the South line of the Northeast 1/4 of Section 14-9-20, bearing S88°32'12"W per State Plane Coordinate System, South Zone. (NAD 1927)
- 4) Wetland, as shown on Washington County GIS Mapping

Southeast corner of the Northeast 1/4 of Section 14-9-20 Concrete Mon. w/Brass Cap 458823.17 2510539.36

Certified Survey Map No. _____

A Redivision of Lot 1 and Lot 2 Certified Survey Map No. 3853, being all of the Southeast ¼ of the Northeast ¼ of Section 14, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin.

Surveyor's Certificate

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

All of Lot 1 and Lot 2 Certified Survey Map No. 3853, being all of the Southeast ¼ of the Northeast ¼ of Section 14, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin.

Described as follows:

All of Lot 1 and Lot 2 Certified Survey Map No. 3853, being all of the Southeast ¼ of the Northeast ¼ of Section 14, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin.

Said parcel contains 38.16 Acres Gross

That I have made such survey, division, and map by the direction of John E. Perry and Brenda L. Perry.

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, and mapping the same.

Dated this 24th day of May, 2021

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 _____, 2021.

Dean Wolter, Chairman Date

Laura A. Johnson, Secretary Date

Village of Germantown Board Approval

This Certified Survey Map, being a division of (SE ¼ of the NE ¼ of Section 14, 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 _____, 2021.

Dean Wolter, Village President Date

Barbara K.D. Goeckner, Village Clerk Date

Certified Survey Map No. _____

A Redivision of Lot 1 and Lot 2 Certified Survey Map No. 3853, being all of the Southeast ¼ of the Northeast ¼ of Section 14, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin.

Owner's Certificate

We, John E. Perry and Brenda L. Perry 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 _____, _____

John E. Perry

Brenda L. Perry

State of Wisconsin) SS
_____ County)

Personally came before me this _____ day of _____, _____, the above named, John E. Perry and Brenda L. Perry 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: _____

Washington County, Wisconsin

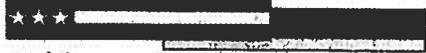


5/26/2021, 7:04:07 AM

1:3,043





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: 5-5-21 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.**

<p>1 APPLICANT OR AGENT <u>JOHN PERRY</u> <u>N124W14106 LOVERS LANE</u> <u>GERMANTOWN WI</u> <u>53022</u> Phone <u>(414) 406-9427</u> E-Mail <u>JPbiz@wi.rr.com</u></p>	<p>PROPERTY OWNER <u>BRENDA + JOHN PERRY</u> <u>N124W14106 LOVERS LANE</u> <u>GERMANTOWN WI</u> <u>53022</u> Phone <u>(414) 406-9427</u> E-Mail <u>JPbiz@wi.rr.com</u></p>
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<p>2 PROPERTY ADDRESS OR GENERAL LOCATION</p>	<p>TAX KEY NUMBER</p>
<p><u>N124W14106 LOVERS LANE</u></p>	<p><u>141994 and</u> <u>141999</u></p>

3 **REZONING REQUEST**

<p>FROM <u>A-2</u> <u>and R3-2</u></p>	<p>TO <u>A-2</u> <u>and R5-3 + R5-2</u></p>
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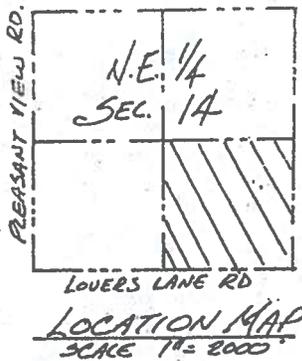
4 **METES AND BOUNDS LEGAL DESCRIPTION OF PROPERTY - REQUIRED**

Attach pages as necessary

**All of the S.E. 1/4 of the 1/4 of Section 14, Town 9 North, Range 20 East,
 Village of Germantown, Washington County, Wisconsin,
 bounded and described as follows: (see attached)**

All of the S.E. $\frac{1}{4}$ of the $\frac{1}{4}$ of Section 14, Town 9 North, Range 20 East,
Village of Germantown, Washington County, Wisconsin,
bounded and described as follows: (see attached)

Commencing at the East $\frac{1}{4}$ Corner of said Section 14; thence S88°31'53"W
along the south line of the N.E. $\frac{1}{4}$, 1294.225 ft. to the west line of the S.E.
 $\frac{1}{4}$ of the N.E. $\frac{1}{4}$; thence N01°02'05.5"W along said west line, 1321.79 ft. to
the north line of the S.E. $\frac{1}{4}$ of the N.E. $\frac{1}{4}$; thence N88°26'28.5"E along said
north line 1296.77 ft. to the east line of the N.E. $\frac{1}{4}$; thence S00°54'30"E
along said east line 1323.855 ft. to the point of beginning.



A

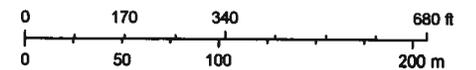
Washington County, Wisconsin



5/3/2021, 7:21:32 AM

- | | | |
|-----------------------------------|-------------------|----------------|
| Current Parcel | Landhook | Lot |
| Building | Meander Line | Municipality |
| RoadCenterline TWN,CVS,PVT | PLSS Monument | Retired Parcel |
| Township Road | PLSS Boundary | Right-of-Way |
| City/Village Street | Text Leader Lines | Plat |
| Private Street | | |

1:2,486



Washington County

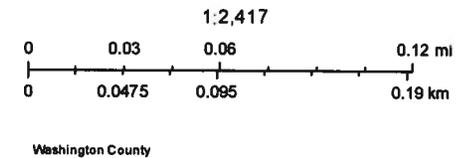
B

Washington County, Wisconsin



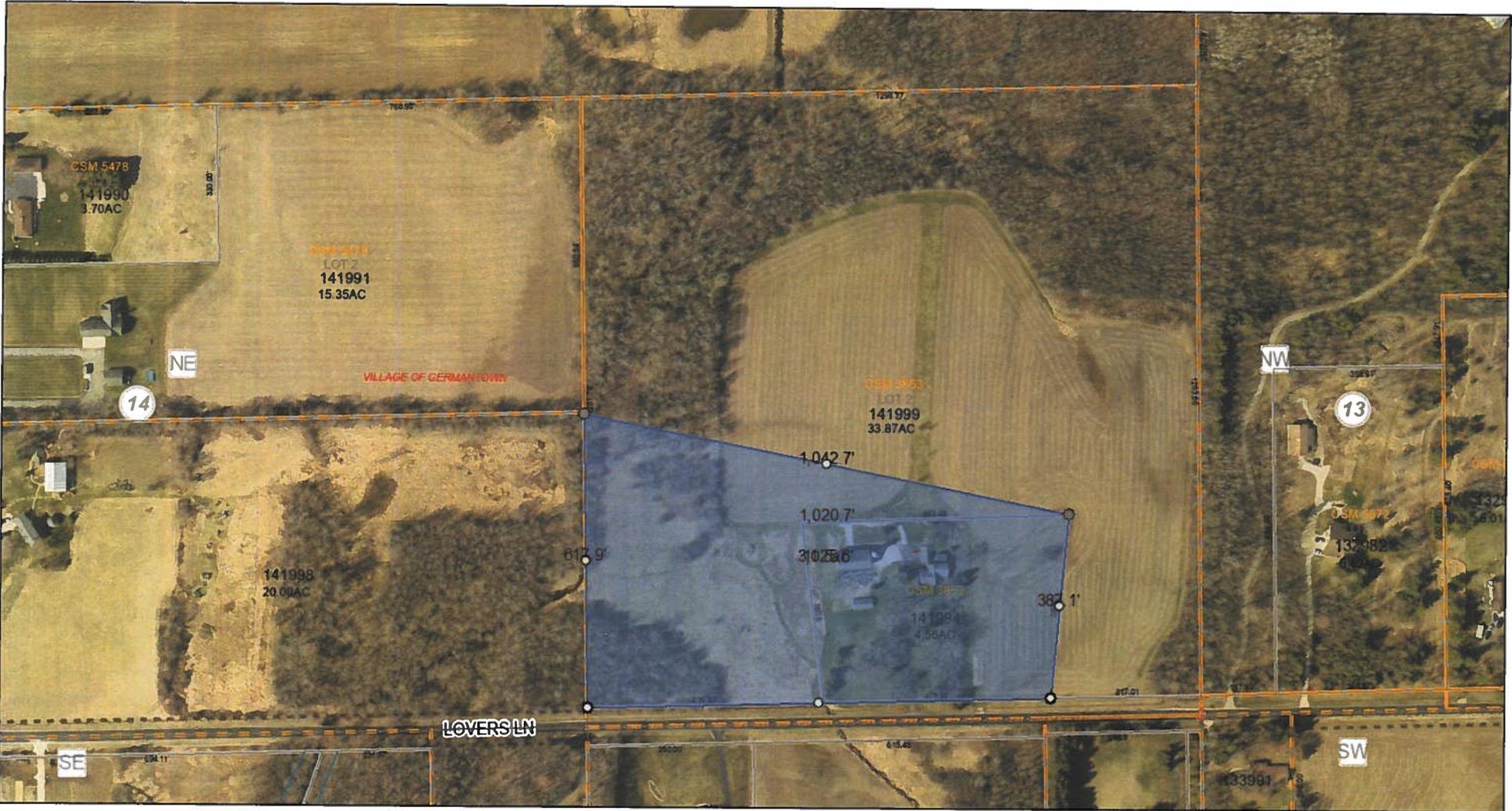
5/3/2021, 11:24:41 AM

- | | | |
|-----------------------------------|-------------------|----------------|
| Current Parcel | Landhook | Lot |
| Building | Meander Line | Municipality |
| RoadCenterline TWN,CVS,PVT | PLSS Monument | PLSS Quarter |
| Township Road | PLSS Boundary | PLSS Section |
| City/Village Street | Text Leader Lines | Retired Parcel |
| Private Street | Plat | Right-of-Way |



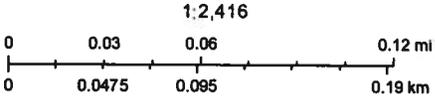
C

Washington County, Wisconsin



5/3/2021, 9:30:44 AM

- | | | |
|-----------------------------------|-------------------|----------------|
| Current Parcel | Landhook | Lot |
| Building | Meander Line | Municipality |
| RoadCenterline TWN,CVS,PVT | PLSS Monument | PLSS Quarter |
| Township Road | PLSS Boundary | PLSS Section |
| City/Village Street | Text Leader Lines | Retired Parcel |
| Private Street | Plat | Right-of-Way |



Washington County

Cornerstone Land Surveying, Inc.
Plat of Survey

Scale 1" = 30'



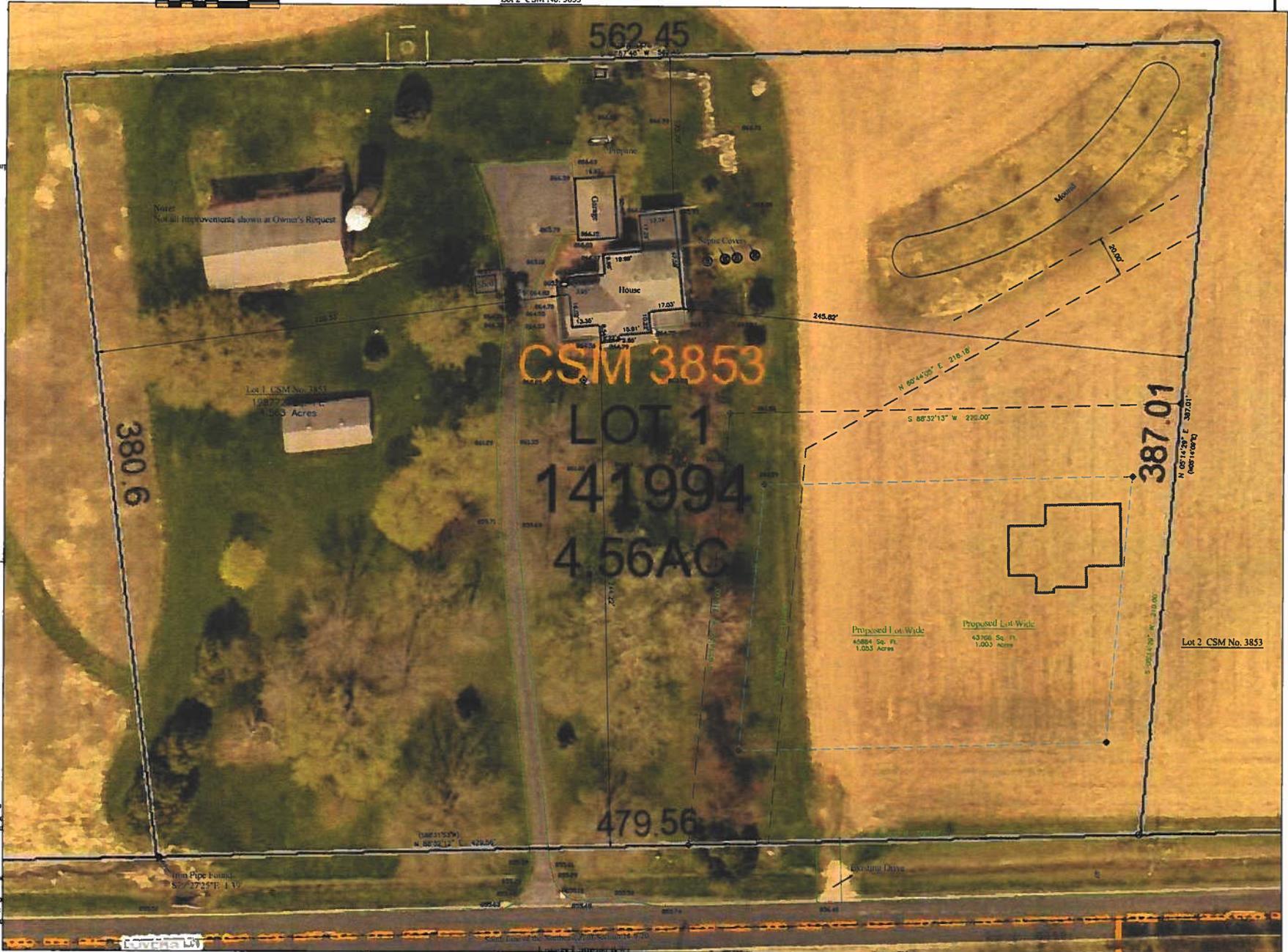
Lot 2 CSM No. 3853

Surveyor:
Richard Simon
3080 Fairy Chasm
West Bend, WI 53095
(262) 424-5630

Legend:

- Denotes Iron Pipe Found
- Denotes Iron Rod Set
- x Denotes Spot Elevation
- ◆ Denotes Lath set for Planning Purpose

Note:
Soil all improvements shown at Owner's Request



Lot 2 CSM No.

Description:
All of Lot 1 of Certified Survey Map Southeast 1/4 of the Northeast 1/4 of Section 20 East, Village of Germantown, Wa

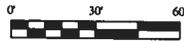
Notes:
1) Bearings or Distances in () are Re
2) In providing this boundary survey obtain or show data concerning the ex whether private, municipal, or public
3) No Title Policy furnished therefore warranted

STATE OF WISCONSIN) SS.
COUNTY OF WASHINGTON)
I, RICHARD SIMON, SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY ACCORDING TO OFFICIAL RECORDS AND THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF. THIS SURVEY IS MADE FOR THE EXCLUSIVE USE OF THE PRESENT OWNERS OF THE PROPERTY AND ALSO THOSE WHO PURCHASE MORTGAGES OR GUARANTEE THIS TITLE THEREUNTO, WITHIN ONE YEAR FROM THE DATE HERETO.

Survey For: John E Perry
Dated this 17th day of December, 2019

Cornerstone Land Surveying, Inc.
Plat of Survey

Scale 1" = 30'



Surveyor:

Richard Simon
5080 Fairy Creek
West Bend, WI 53095
(262) 424-5630

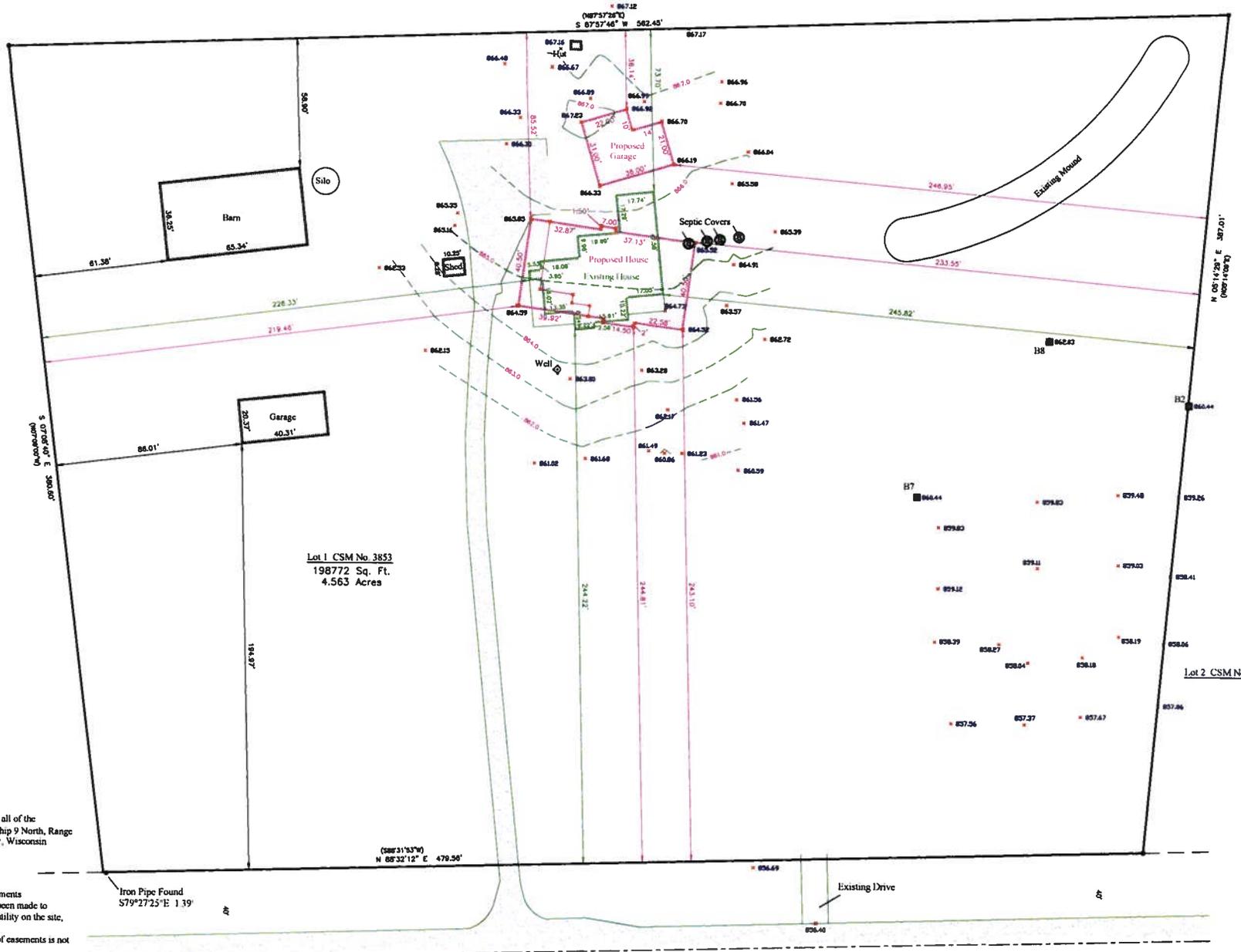
Address:

N124 W14106 Lovers Lane
Germaniown, WI 53022

Lot 2 CSM No. 3853

Legend:

- Denotes Iron Pipe Found
- Denotes Iron Rod Set
- x Denotes Spot Elevation
- Denotes Proposed Features
- Denotes Existing Features



Description:
All of Lot 1 of Certified Survey Map No. 3853 being all of the Southeast 1/4 of the Northeast 1/4 of Section 14, Township 9 North, Range 20 East, Village of Germaniown, Washington County, Wisconsin

Notes:
1) Bearings or Distances in () are Recorded Measurements
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.

STATE OF WISCONSIN) SS
COUNTY OF WASHINGTON)
I, HAVI SURVEYED THE ABOVE DESCRIBED PROPERTY ACCORDING TO OFFICIAL RECORDS AND THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF. THIS SURVEY IS MADE FOR THE EXCLUSIVE USE OF THE PRESENT OWNERS OF THE PROPERTY AND ALSO THOSE WHO PURCHASE, MORTGAGE OR GUARANTEE THE TITLE THEREIN, WITHIN ONE YEAR FROM THE DATE HERETO.

South Line of the Northeast 1/4 of Section 14-9-20
Lovers Lane (80' R/W)

Survey For: John E Perry
Dated this 17th day of December, 2019.
Proposed House / Garage this 12th day of December, 2020

Lori Johnson

ATTACHMENT for REZONING APPLICATION

From: jpbiz@wi.rr.com
Sent: Monday, May 3, 2021 1:35 PM
To: Jeff Retzlaff; Lori Johnson; Emily Zandt
Cc: 'JPbiz@wi.rr.com'; 'ronnybarez@barezbuilders.com'; 'chad@barezbuilders.com'; 'germantowninspections@safebuilt.com'
Subject: FW: GERMANTOWN- rezoning Parcels # 141994 & 141999
Attachments: REZONING 2020 A.doc; REZONING 2020 B.doc; Perry Preliminary 1 16 2020 (3).pdf; Perry Revised POS 12 21 2020.pdf; CSM 3853 A lots 1, 2, 3 LOVERS LANE.pdf; CSM 3853 B lots 1, 2, LOVERS LANE.pdf; CSM 3853 C lots 1, 2, LOVERS LANE.pdf

Jeff, et al..... I am out of town, but returning to WIS on **Tuesday night, May 4th**. So I can visit Village Hall on Weds to answer questions & submit \$\$\$ fees once I know how much. Can someone from Germantown please advise me the app fee(s) via Email ?? Is it \$1085 ???

Attached is the Rezoning Application & supportive "preliminary" GIS maps from the Washington County website. Our Surveyor's calendar did not have any openings in April, so I'm hoping the attachments will at least get the ball rolling & onto the Plan Commission agenda for **July 12th**.

My preference is to rezone our 38- 40 acres into 3 lots from the existing 2 lots as we discussed. Here is more of the brief description that did not fit onto the application (see below):

>

Original (HOMESTEAD) 40 acre parcel was divided into 2 lots in CSM 3853 by previous owner. We propose to follow the 2020 Smart Growth Comprehensive Plan from Map 8-1 and further divide our Rural Residential property into 3 lots The first lot would be a 1-acre (Rs-3) lot created from within parcel #141994. Then a second lot would be created by expanding parcel #141994 into a 10.5 acre (A-2) lot. Lastly the third lot would be created by reducing parcel #141999 into the remaining 27.3 acres (A-2).

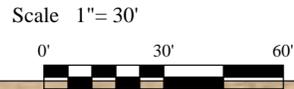
These rezoned lots would allow us to maintain & retain existing outbuildings, plus build a new detached garage next to our new farmhouse. The smaller Rural Residential lot is being set aside for a potential "in-law" home and/or will remain as agricultural land. This is PLAN "A"... if not acceptable, then we alternatively propose either PLAN "B" or "C" (see attached maps from Washington County GIS mapping).

>

I apologize for submitting the documents this way, but am technically challenged not being able to use my HOME computers, etc...

Please "reply" via Email to confirm receipt

THANK YOU for your anticipated cooperation..... jp



Lot 2 CSM No. 3853

Surveyor:
Richard Simon
5080 Fairy Chasm
West Bend, WI 53095
(262) 424-5630

- Legend:**
- Denotes Iron Pipe Found
 - Denotes Iron Rod Set
 - × Denotes Spot Elevation
 - ⊕ Denotes Lath set for Planning Purp

Note:
Not all Improvements shown at Owner's Request



Lot 1 CSM No. 3853
198772 Sq. Ft.
4.563 Acres

CSM 3853
LOT 1
141994
4.56 AC

Proposed Lot Wide
45884 Sq. Ft.
1.053 Acres

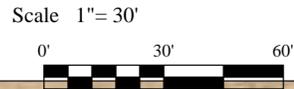
Proposed Lot Wide
43708 Sq. Ft.
1.003 Acres

Description:
All of Lot 1 of Certified Survey Map
Southeast 1/4 of the Northeast 1/4 of Sec
20 East, Village of Germantown, Wa

Notes:
1) Bearings or Distances in () are Rec
2) In providing this boundary survey
obtain or show data concerning the ex
whether private, municipal, or public
3) No Title Policy furnished therefor
warranted.

STATE OF WISCONSIN) SS.
COUNTY OF WASHINGTON)
I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY ACCORDING TO OFFICIAL RECORDS AND THE ABOVE MAP IS A TRUE
REPRESENTATION THEREOF. THIS SURVEY IS MADE FOR THE EXCLUSIVE USE OF THE PRESENT OWNERS OF THE PROPERTY AND ALSO
THOSE WHO PURCHASE, MORTGAGE OR GUARANTEE THE TITLE THERETO, WITHIN ONE YEAR FROM THE DATE HERETO.

Survey For: John E Perry
Dated this 17th day of December, 2019.



Lot 2 CSM No. 3853

Surveyor:
Richard Simon
5080 Fairy Chasm
West Bend, WI 53095
(262) 424-5630

- Legend:**
- Denotes Iron Pipe Found
 - Denotes Iron Rod Set
 - × Denotes Spot Elevation
 - ⊕ Denotes Lath set for Planning Purp

Note:
Not all Improvements shown at Owner's Request



Lot 1 CSM No. 3853
198772 Sq. Ft.
4.563 Acres

Lot 2 CSM No.

Description:
All of Lot 1 of Certified Survey Map
Southeast 1/4 of the Northeast 1/4 of Sec
20 East, Village of Germantown, Wa

Notes:
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whether private, municipal, or public
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STATE OF WISCONSIN) SS.
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THOSE WHO PURCHASE, MORTGAGE OR GUARANTEE THE TITLE THERETO, WITHIN ONE YEAR FROM THE DATE HERETO.

Survey For: John E Perry
Dated this 17th day of December, 2019.