



**Village of**  
  
**Germantown**  
*Willkommen*

Fee Must Accompany Application

\$1,165 Paid \$ Date 10/5/21

\$200 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:**  
Richard Simon  
Cornerstone Land Survey  
**Address:** 5080 Fairy Chasm  
West Bend, WI 53095  
**Phone:** (1262) 424-5630  
**E-Mail:** rich@cornerstoneland  
survey.com

**PROPERTY OWNER(S):** Jennifer Ann Reinert  
Mark Steven Reinert  
Jim Daniel Birmily  
**Address:** W168 N12184 Century Ln  
W168 N12196 Century Lane  
**Phone:** (1262) 253-3666  
(1262) 302-0169  
**E-Mail:** \_\_\_\_\_

**REQUEST TO AMEND LAND USE MAP**

Current Land Use Map Designation(s): Agricultural/Open Space

Proposed Land Use Map Designation(s): Rural Residential

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

W168 N12184 Century Lane / GTNV153995  
W168 N12196 Century Lane

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

Attach separate legal description if necessary  
 Northwest corner of the Southwest 1/4 of Section 15-9-20  
 Concrete Monument / Brass Cap 458579.80 2468527.30  
 Possible outbuilding, a garage, to be built on property  
 W168 N12184 Century Lane in future

**Size of Property or Area:** Acres: 5 Square Feet: \_\_\_\_\_

**Comprehensive Plan Amendment Application**

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

Adjacent Property Land Uses		Zoning
North		
South		
East		
West		

**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 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 to the map amendment at a scale of 1" = 50' 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):

Joe MSR JD 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;

Joe MSR JD 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;

Joe MSR JD 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.

Joe MSR JD I understand that Village Staff is required to post one or more signs along the street frontage of and/or on the property of this application that indicate to nearby property owners and the general public that a public hearing of my application will be held before the Village Plan Commission and/or Village Board prior to action being taken on this application; I hereby grant Village Staff permission to enter onto the property for the expressed purpose of installing said sign(s) provided Village Staff is responsible for installing, maintaining and removing said signs in a reasonable manner and timeframe.

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

Applicant/Agent Date

Applicant/Agent Date

Jim O'Brien 10-4-21
Property Owner Date

Mark D Reinert 10-4-21
Property Owner Date

Jennifer A Runt 10-4-2021



**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: 10/5/21 Received by: J.

**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**

Richard Simon  
Cornerstone land survey

Phone (262) 424-5630

E-Mail rich@cornerstonelandsurvey.com

**PROPERTY OWNER**

Jennifer Ann Reinert  
Mark Steven Reinert  
Jim Daniel Birmily

Phone (262) 253-3666 / (262) 302-0169

E-Mail Jenny Jim

**2**

**PROPERTY ADDRESS OR GENERAL LOCATION**

**TAX KEY NUMBER**

<u>W168N12184 Century Lane</u> <u>W168N12196 Century Lane</u>	<u>GTNY153995</u>
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**3**

**REZONING REQUEST**

FROM  
Rs-1

TO Rs-2 /  
Planned Development  
District

**4**

**METES AND BOUNDS LEGAL DESCRIPTION OF PROPERTY - REQUIRED**

Attach pages as necessary

Northwest corner of the Southwest 1/4 of section 15-9-20  
Concrete Monument/Brass Cap 458579.80 2468527.30  
Possible outbuilding, a garage, to be built on property  
W168N12184 Century lane in future.

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.

To create a solution to a nonconforming issue of two residential houses with two separate addresses on one parcel. Possible outbuilding, a garage, to be built on property W168N12184 Century Lane in the future

6

**SUPPORTING DOCUMENTATION:**

X

Plat of Survey (1:100)

□

Site Plan and elevations for new construction (can be conceptual)

7

**READ AND INITIAL THE FOLLOWING:**

JAR MSR JDB

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.

JAR MSR JDB

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.

JAR MSR JDB

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

JAR MSR JDB

I understand that Village Staff is required to post one or more signs along the street frontage of and/or on the property subject of this application that indicate to nearby property owners and the general public that a public hearing of my application will be held before the Village Plan Commission and/or Village Board prior to action taken on this application; I hereby grant Village Staff permission to enter onto the property for the expressed purpose of installing said sign(s) provided Village Staff is responsible for installing, maintaining and removing said signs in a reasonable manner and time frame.

8

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

Jennifer A. Runt

10/04/2021

Jim O'Brien

10-4-21

Mark El Reinert

10-4-21

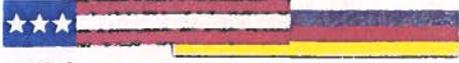
Applicant

Date

Owner

Date



Village of  
  
**Germantown**  
 Willkommen

Fee must accompany application

- \$2,900 with public improvements
- \$1,960 without public improvements

Paid \$ Date 10/5/21

## 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><b>1</b> APPLICANT OR AGENT</p> <p><u>Richard Simon</u>  <u>Cornerstone Land Survey</u></p> <p>Phone <u>(262) 424-5630</u>          Fax ( )          E-Mail <u>rich@cornerstonelandsurvey.com</u></p>	<p>PROPERTY OWNER</p> <p><u>Mark Steven Reinert</u>  <u>Jennifer Ann Reinert</u>  <u>Jim Daniel Birmily</u></p> <p>Phone <u>1 (262) 253-3666</u>  <u>1(262) 302-0169</u></p>
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<b>2</b> PROPERTY ADDRESS OR GENERAL LOCATION	TAX KEY NUMBER
<u>W168N12184 Century Lane</u> <u>W168N12196 Century Lane</u>	<u>GTNY153995</u>

<b>3</b> PURPOSE OF LAND SPLIT	
<u>To create a solution to a nonconforming issue of two residential houses with two separate addresses on one parcel</u>	Will the land split require rezoning? <u>yes</u>
	From <u>RS-1 District</u> To <u>RS-2 Planned Development District</u>

**READ AND INITIAL THE FOLLOWING:**

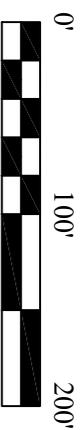
- 4** JOL MSA JDB understand that the Certified Survey Map is not valid until recorded at the Washington County Register of Deeds. The Village will record the document and charge the applicant all applicable recording fees.
- JOL MSA JDB understand that the Map will not be placed on the Village Board 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.
- JOL MSA JDB 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.
- JOL MSA JDB understand all delinquent property taxes on any of the properties involved shall be paid prior to recording.

**SIGNATURES — ALL APPLICATIONS MUST BE SIGNED BY OWNER!**

<p><b>5</b></p> <p>Applicant _____ Date _____</p>	<p><u>Jennifer A Reinert</u> <u>10-4-2021</u></p> <p><u>Mark S Reinert</u> <u>10-4-2021</u></p> <p><u>Jim D Birmily</u> <u>10-4-2021</u></p> <p>Owner _____ Date _____</p>
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# Certified Survey Map No. \_\_\_\_\_

Scale 1" = 100'



That part of the Southeast 1/4 of the Southwest 1/4 of Section 15, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin.

North line of the Southwest 1/4 of Section 15-9-20

Northwest corner of the Southwest 1/4 of Section 15-9-20  
Concrete Monument / Brass Cap  
458579.80  
2468527.30



### Legend:

- Denotes 1" Iron Pipe Found
- 3#4" OD X 18" Iron Rod 1.50 Lbs./Lin. Ft., Set

### Zoned RS-1 Setbacks

- 45' - Front Yard
- 35' - Rear Yard
- 30' - Side Yards
- 25' - Wetland

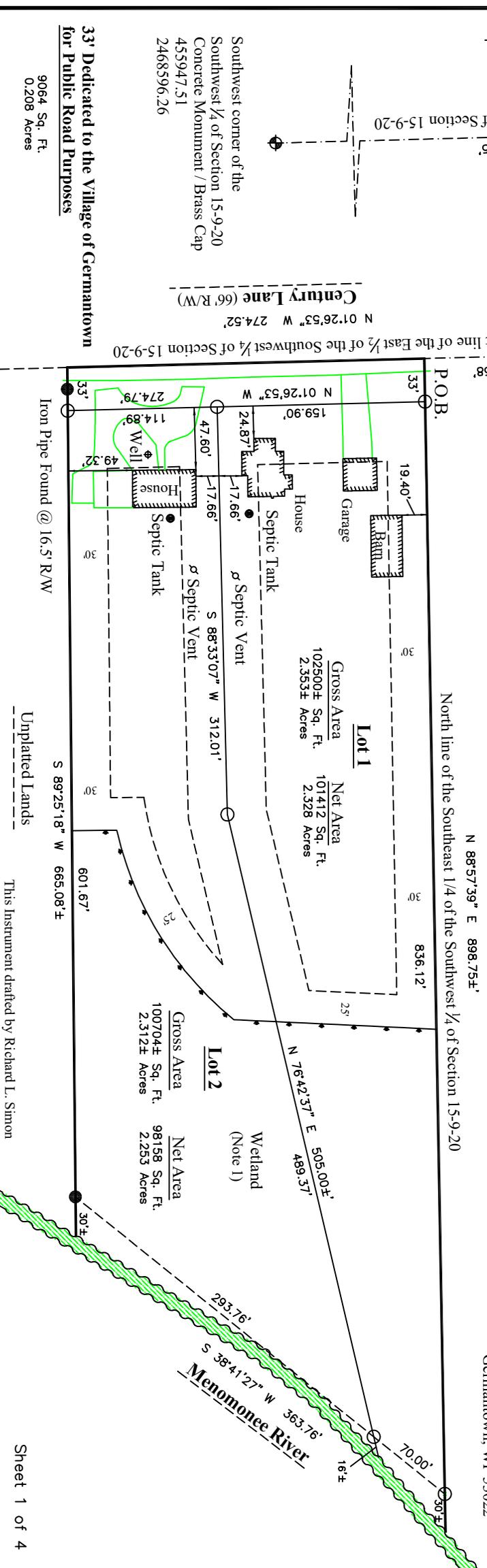
Unplatted Lands

### Surveyor:

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

### Owners:

Mark S. Reinert  
Jennifer A. Reinert  
Jim Birmilly  
W168 N12184 Century Lane  
W168 N12196 Century Lane  
Germantown, WI 53022



33' Dedicated to the Village of Germantown for Public Road Purposes

9064 Sq. Ft.  
0.208 Acres

This Instrument drafted by Richard L. Simon

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

That part of the Southeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 15, 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 I have surveyed:

That part of the Southeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 15, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin.

### Described as follows:

That part of the Southeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 15, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin.

The Northerly (5) Acres of that piece or parcel of land lying on the West side of a little stream called the Old Menomonee in the Southeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 15, Township 9 North, Range 20 East.

More particularly described as follows:

Commencing at the Northwest corner of said Southwest  $\frac{1}{4}$ ; thence N88°58'00"E along the North line of said Southwest  $\frac{1}{4}$ , 1323.48 feet to a point on the West line of the East  $\frac{1}{2}$  of said Southwest  $\frac{1}{4}$ ; thence S01°27'05"E along said West line, 1316.58 feet to the point of beginning and a point on the North line of the Southeast  $\frac{1}{4}$  of said Southwest  $\frac{1}{4}$ ; thence N88°57'39"E along said North line, 869.12 feet to a point on the Westerly meander line of the Menomonee River; thence S38°41'27"W along said Westerly meander line, 363.76 feet; thence S89°25'18"W, 634.67 feet to a point on the West line of the Southeast  $\frac{1}{4}$  of said Southwest  $\frac{1}{4}$ ; thence N01°26'53"W along said West line, 274.52 feet to the point of beginning of description. Including lands lying between Western meander line and Westerly High Water line of Menomonee River.

Said parcel contains 212268 ± Sq. Ft. and 4.873± Acres Gross

That I have made such survey, division, and map by the direction of Mark S. Reinert, Jennifer A. Reinart, and Jim Birmily .

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 Chapter 18 of the Village of Germantown Subdivision Control Ordinance in surveying, dividing, dedicating and mapping the same.

Dated this 23rd day of September, 2021

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

**Location Map**  
Southwest  $\frac{1}{4}$  of Section 15-9-20



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

That part of the Southeast ¼ of the Southwest ¼ of Section 15, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin.

**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 SW ¼ of Section 15, 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 Century Lane for public road purposes as shown on Sheet 1 of 4* is hereby accepted by the

Village Board of Trustees of the Village of Germantown on this \_\_\_\_ day of \_\_\_\_\_, 2021.

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

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

**Notes:**

- 1) Wetland, as shown on Washington County GIS Mapping. A wetland boundary delineation conducted by a WisDNR assured delineator or other certified wetland specialist shall be completed, surveyed and submitted to the Village at the time of development.
- 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 West line of the Southwest ¼ of Section 15-9-20, bearing N01°30'02"W per State Plane Coordinate System, South Zone. (NAD 1983-2011 Datum)

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

That part of the Southeast ¼ of the Southwest ¼ of Section 15, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin.

**Owner's Certificate**

We, Mark S. Reinert, Jennifer A. Reinart, and Jim Birmily do hereby certify that we caused the land described in the foregoing affidavit of Richard L. Simon , Surveyor, to be surveyed, divided, dedicated and mapped as represented on this Certified Survey Map.

*As Owners, we hereby dedicate that part of Century Lane to the Village of Germantown for public road purposes as represented on Sheet 1 of 4 of this Certified Survey Map.*

\_\_\_\_\_  
Mark S. Reinert Date

\_\_\_\_\_  
Jennifer A. Reinart Date

\_\_\_\_\_  
Jim Birmily Date

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

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, the above named, Mark S. Reinert, Jennifer A. Reinart, and Jim Birmily 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: \_\_\_\_\_