



Village of

**Germantown**

Willkommen

Fee must accompany application

- \$2,900 with public improvements
- \$1,960 no public improvements

Paid 8-2-22 Date 8/2/22

# 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** **PROPERTY OWNER**

Donald J. Thoma Elwood E. + Susan A. Meissner

Accurate Surveying + Engineering N102W15986 Yorktowne Lane

LLP, 2911 Wildlife Lane GERMANTOWN, WI 53022

Richtfield WI 53076 Phone (262) 251-6329

Phone (262) 677-2120 SMEISSNER6@WI.N.COM

Fax ( )

E-Mail don@accuratesurveying.net

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

N96W16248 County Line Road Germantown GTNU-344038

W162 N 9632 Mayflower Dr. "

**3 PURPOSE OF LAND SPLIT**

Estate Planning, to be able to sell each Building separate.

Will the land split require rezoning?	
<u>Yes</u>	
From <u>RM-3</u>	To <u>PDD</u>

**4 READ AND INITIAL THE FOLLOWING:**

EM 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.

EM 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.

EM 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.

EM 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!**

Donald J. Thoma 7-26-22 Elwood E. Meissner 8/2/22

Applicant Date Owner Date



Village of  
 [Redacted]  
**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: 8-2-22 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**

<p><b>APPLICANT OR AGENT</b>  <u>Donald J. Thomas</u>  <u>Accurate Surveys &amp; Engineering</u>  <u>2911 Wildlife Lane,</u>  <u>Eichfield WI 53076</u>  <u>Phone (262) 677-2120</u>  <u>E-Mail don@accuratesurveys.net</u></p>	<p><b>PROPERTY OWNER</b>  <u>Elwood E. + Susan A. Meissner</u>  <u>N102W15986 Yorktown Lane</u>  <u>Germantown WI 53022</u>  <u>Phone (262) 251-6329</u>  <u>E-Mail s.meissner6@wi.n.com</u></p>
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**2**

PROPERTY ADDRESS OR GENERAL LOCATION	TAX KEY NUMBER
<u>N96W16248 County Line Road, Germantown</u>	
<u>W162N9632 Mayflower Dr</u>	<u>GTNU-344038</u>

**3**

**REZONING REQUEST**

FROM <u>RM-3</u>	TO <u>PDD</u>
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**4**

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

Attach pages as necessary

See attached CSM + legal description

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.

*Estate Planning, The ability to sell each building separate.*

6

**SUPPORTING DOCUMENTATION:**

*CSM*  
Plat of Survey (1:100) *(1:50)*

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

7

**READ AND INITIAL THE FOLLOWING:**

*EM*

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.

*EM*

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.

*EM*

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

*EM*

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!**

*Elwood E. Messner*

Applicant

Date

*Elwood E. Messner*

Owner

Date

*Susan A. Messner*

*8-2-27*

N 88°30'05" E 177.70'

1.145 Acres  
49873 Sq. Ft.

S 01°29'55" E 281.15'

N 01°29'55" W 280.17'

N 88°49'05" E 450.68'

S 88°49'05" W 177.70'

# Washington County Certified Survey Map

Part of Lot One (1), Block Two (2), of Pilgrim Heights, a Subdivision in the NW 1/4 of the SE 1/4 and part of the SW 1/4 of the SE 1/4 of Section 34, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin.

(r.a.) - means "recorded as"

P.O.B. - means "Point of Beginning"

● - indicates 2" od iron pipe found unless noted.

○ - indicates 1.3" od x 18" iron pipe weighing 1.68 lbs./ft. set.

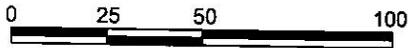
Subdivider:

Elwood & Susan Meissner  
N102W15986 Yorktowne Lane  
Germantown, WI 53022

Surveyor:

Donald J. Thoma  
Accurate Surveying & Engineering, LLP  
2911 Wildlife Lane  
Richfield, WI 53076

Sheet 1 of 3



Scale in feet  
1" = 50'

Bearings are referenced to the Wisconsin State Plane Coordinate Grid System, South Zone (NAD83/2011). The south line of the SE 1/4 of Sec. 34-9-20 has a grid bearing of N 88°49'05" E.

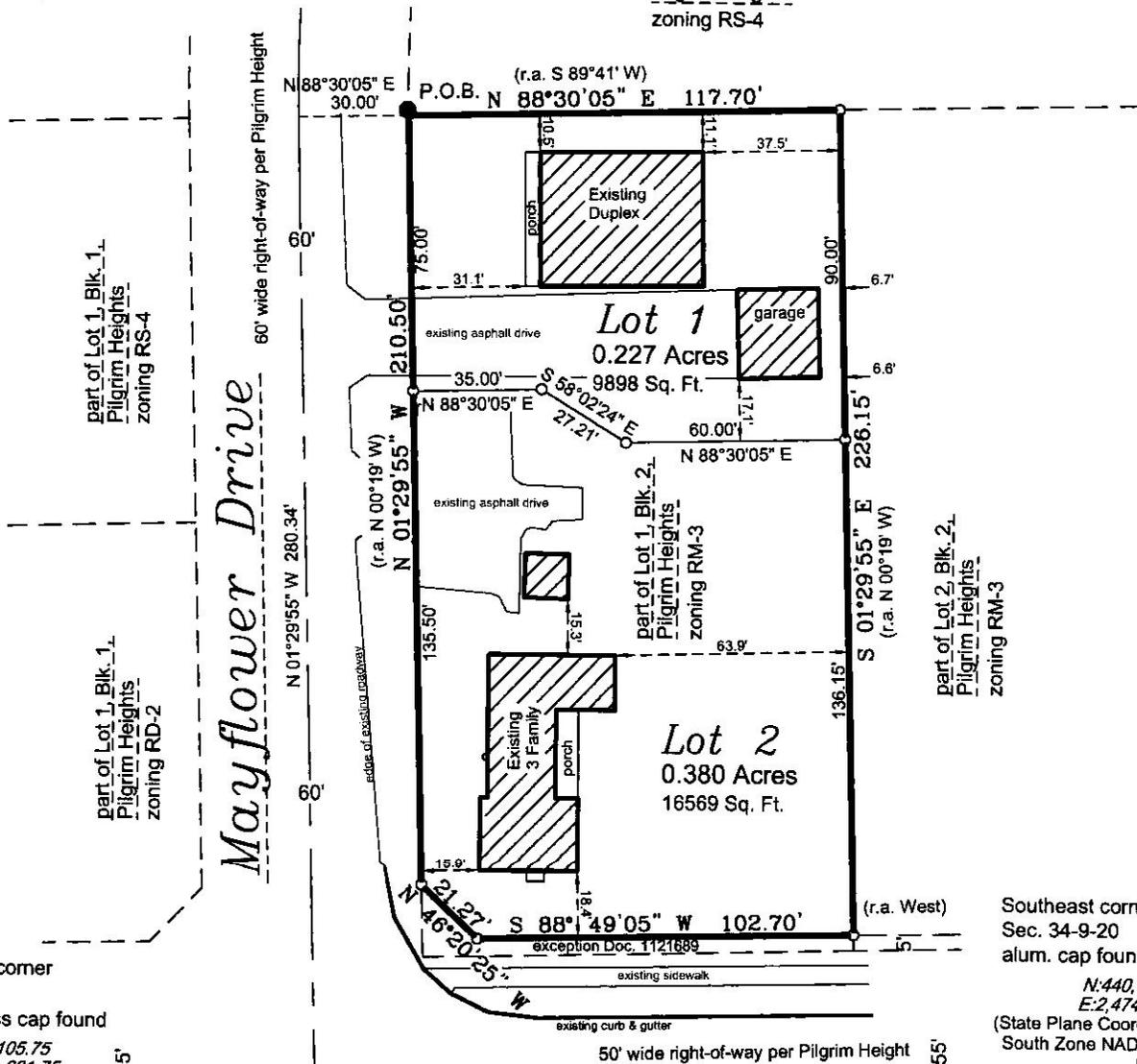
RM-3 - PDD zoning min. setbacks (subject to change)

Front - 35'

Side - 25'

Rear - 35'

part of Lot 29, Blk. 1,  
Pilgrim Heights  
zoning RS-4



South Quarter corner  
Sec. 34-9-20  
conc.mon./brass cap found

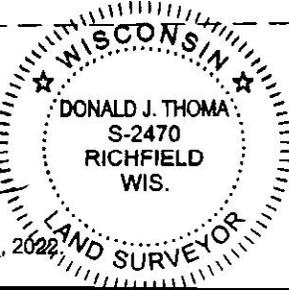
N:440,105.75  
E:2,471,681.75  
(State Plane Coordinates  
South Zone NAD83/2011)

Southeast corner  
Sec. 34-9-20  
alum. cap found

N:440,160.32  
E:2,474,326.52  
(State Plane Coordinates  
South Zone NAD83/2011)

County Line Road / C.T.H. "Q"

*Donald J. Thoma*  
Donald J. Thoma, S-2470  
Dated this 27th day of July, 2022.



This instrument was drafted by Donald J. Thoma, S-2470

# Washington County Certified Survey Map

Sheet 2 of 3

Part of Lot One (1), Block Two (2), of Pilgrim Heights, a Subdivision in the NW 1/4 of the SE 1/4 and part of the SW 1/4 of the SE 1/4 of Section 34, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin.

## Surveyor's Certificate:

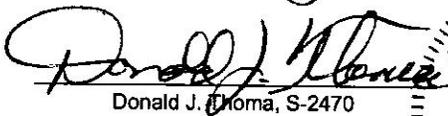
I, Donald J. Thoma, Professional Land Surveyor, hereby certify that by the direction of Elwood Meissner, I have surveyed, divided and mapped the land shown and described hereon, being part of Lot One (1), Block Two (2), of Pilgrim Heights, a Subdivision in the NW 1/4 of the SE 1/4 and part of the SW 1/4 of the SE 1/4 of Section 34, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin, which is bounded and described as follows:

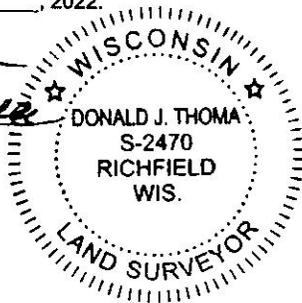
Commencing at the South Quarter corner of said Section 34; thence N 89°49'05" E, along the south line of said SE 1/4, 480.68 feet, to the intersection of the centerline of Mayflower Drive as shown on said Pilgrim Heights, thence N 01°29'55" W, along said centerline, 280.34 feet, to the intersection of the west extension of the north line of said Lot 1, thence N 88°30'05" E, along said west extension, 30.00 feet, to the point of beginning of lands herein described; thence continuing N 88°30'05" E, along said north line of Lot 1, 117.70 feet, to a 1.3 inch od iron pipe set; thence S 01°29'55" E, along the east line of said Lot 1, 226.15 feet, to the intersection of the north right-of-way line of County Line Road / C.T.H. "Q" as described in Document No. 1121689, recorded in the Washington County Registry; thence S 88°49'05" W, along said north right-of-way line, 102.70 feet; thence N 46°20'25" W, along said right-of-way line, 21.27 feet, to the intersection of the east right-of-way line of Mayflower Road; thence N 01°29'55" W, along said east right-of-way line, 210.50 feet, to the point of beginning.

Containing 0.6076 acre (26,467 square feet) more or less.

I further certify that I have fully complied with the provisions of sec. 236.34 of Wisconsin Statutes and Chapter 18 of the Village of Germantown Subdivision Control Ordinance in surveying, dividing, mapping and dedicating 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 27<sup>th</sup> day of July, 2022.

  
Donald J. Thoma, S-2470



## Owner's Certificate:

As owners of Lot 1 and 2, we hereby certify that we caused the land shown and described herein to be surveyed, divided and mapped as represented on this Certified Survey Map. We 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      (No Mortgage)

-----  
Elwood E. Meissner - Owner

-----  
Susan A. Meissner - Owner

STATE OF WISCONSIN)  
WASHINGTON COUNTY)s.s

Personally came before me this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, the above named owners are 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

Sheet 3 of 3

Part of Lot One (1), Block Two (2), of Pilgrim Heights, a Subdivision in the NW 1/4 of the SE 1/4 and part of the SW 1/4 of the SE 1/4 of Section 34, 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

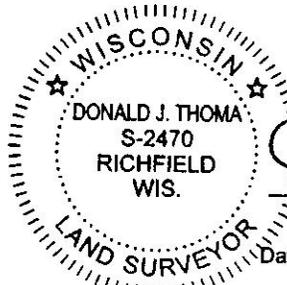
## Village of Germantown, Village Board Approval:

This Certified Survey Map, Part of Lot One (1), Block Two (2), of Pilgrim Heights, a Subdivision in the NW 1/4 of the SE 1/4 and part of the SW 1/4 of the SE 1/4 of Section 34, 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\_\_.

\_\_\_\_\_  
Dean Wolter - Village President

\_\_\_\_\_  
Deanna Braunschweig - Village Clerk



*Donald J. Thoma*  
Donald J. Thoma, S-2470

Dated this 27 day of July, 2022.

# Accurate Surveying & Engineering LLP

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

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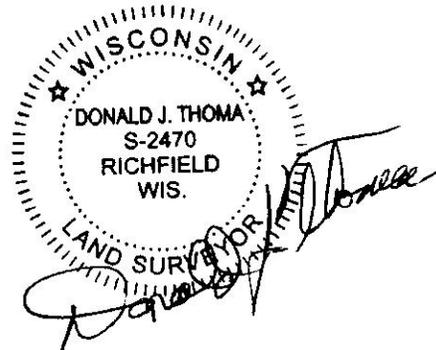
July 27, 2022

## **RE: Meissner legal descriptions for PDD area:**

Part of Pilgrim Heights including Lot One (1), Block Two (2), of Pilgrim Heights, a Subdivision in the NW 1/4 of the SE 1/4 and part of the SW 1/4 of the SE 1/4 of Section 34, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin, which is bounded and described as follows:

Commencing at the South Quarter corner of said Section 34; thence N 89°49'05" E, along the south line of said SE 1/4, 450.68 feet, to the intersection of the southerly extension of the west right-of-way line of Mayflower Drive as shown on said Pilgrim Heights, being the point of beginning of lands herein described; thence N 01°29'55" W, along said southerly extension and west right-of-way line, 280.17 feet, to the intersection of the west extension of the north line of said Lot 1, thence N 88°30'05" E, along said west extension and north line, 177.70 feet, to a 1.3 inch od iron pipe set; thence S 01°29'55" E, along the east line of said Lot 1 and its southerly extension, 281.15 feet, to the intersection of said south line of the SE 1/4; thence S 88°49'05" W, along said south line of the SE 1/4, 177.70 feet, to the point of beginning.

Containing 1.145 acres (49,873 square feet) more or less.



N 88°30'05" E 177.70'

1.145 Acres  
49873 Sq. Ft.

S 01°29'55" E 281.15'

N 01°29'55" W 280.17'

N 88°49'05" E 450.68'

S 88°49'05" W 177.70'