



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.**

| | |
|---|---|
| <p>1 APPLICANT OR AGENT Evan Nickodem _____ Parish Survey & Engineering _____ 122 Wisconsin St _____ West Bend, WI 53095 _____ Phone (262)333-2167 _____ E-Mail enickodem@parishsh.com _____</p> | <p>PROPERTY OWNER Shawn Beschta _____ W188 N10050 Maple Rd _____ Germantown, WI 53022 _____ Phone () _____ E-Mail _____</p> |
|---|---|

| | |
|--|-----------------------|
| 2 PROPERTY ADDRESS OR GENERAL LOCATION | TAX KEY NUMBER |
| W188 N10050 Maple Rd | GTNV_332984 |

3 **REZONING REQUEST**

| | |
|-------------|-----------|
| FROM A-1 | TO R-3 |
|-------------|-----------|

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

Attach pages as necessary

Part of the Southwest 1/4 of the Northwest 1/4 of Section 33, T9N, R20E in the Village of Germantown, County of Washington, State of Wisconsin.

Commencing at the Southwest corner of the Northwest 1/4 of said Section 33; thence North 01°29'43" West, 309.48 feet, along the West line of said Northwest 1/4 to the Point Of Beginning of this description;

Thence continue North 01°29'43" West, 210.00 feet, along said West line; thence North 88°30'17" East, 238.15 feet; thence South 21°14'15" East, 74.09 feet; thence North 88°30'17" East, 130.18 feet; thence South 00°57'00" East, 144.00 feet; thence South 89°03'00" West, 392.00 feet, to the Point Of Beginning.

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.

House property better fits the R-3 zoning rather than the A-1 zoning.
Furthermore, three of the four homes on the west side of Maple Road are also R-3 zoning.

6

SUPPORTING DOCUMENTATION:

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

7

READ AND INITIAL THE FOLLOWING:

EPN 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.

EPN 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.

EPN 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

EPN 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!

Evan P. Mankuly 07/29/2022
Applicant Date

Authentisign
Shawn Beschta 07/28/2022
7/28/2022 3:30:03 PM CDT
Owner Date



Fee must accompany application
 \$2,900 with public improvements
 \$1,960 no public improvements

Paid _____ Date _____

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
 Evan Nickodem
 Parish Survey & Engineering, LLC
 122 Wisconsin St.
 West Bend, WI 53095
 Phone (262) 333-2167
 Fax ()
 E-Mail enickodem@parishse.com

PROPERTY OWNER
 Shawn Beshcta
 W188 N10050 Maple Rd
 Germantown, WI 53022
 Phone ()
 W188 N10050 Maple Rd

PROPERTY ADDRESS OR GENERAL LOCATION

TAX KEY NUMBER

| | |
|-------------------------------|------------------------|
| 2 W188 N10050 Maple Rd | 332983, 332984, 332985 |
|-------------------------------|------------------------|

3 PURPOSE OF LAND SPLIT

| | |
|---|---|
| remove the existing house from the larger lot, creating one single family house lot and one larger ag. lot. | Will the land split require rezoning? Yes From A-1 To RS-3 |
|---|---|

4 READ AND INITIAL THE FOLLOWING:

- EPN 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.
- EPN 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.
- EPN 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.
- EPN 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!

| | | | |
|-------------------------|------------|-------|------|
| <i>Evan P. Nickodem</i> | 10/03/2022 | | |
| Applicant | Date | Owner | Date |



Village of

Germantown
 ...Willkommen

Fee must accompany application

\$1460 Paid  Date 12/13/22

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.

| | |
|---|--|
| <p>1 APPLICANT OR AGENT <u>Shawn Beschta</u></p> <p>_____</p> <p>_____</p> <p>_____</p> <p>Phone <u>(262) 424-5845</u></p> <p>Fax ()</p> <p>E-Mail <u>sbeschta@sbcglobal.net</u></p> | <p>PROPERTY OWNER <u>Shawn Beschta</u></p> <p>_____</p> <p>_____</p> <p>_____</p> <p>Phone <u>(262) 424-5845</u></p> <p>_____</p> <p>_____</p> |
|---|--|

2 TO WHOM SHOULD THE PERMIT BE ISSUED?

Shawn Beschta

| | |
|---|--|
| <p>3 PROPERTY ADDRESS</p> <p><u>W188N0050 Maple Rd</u></p> | <p>TAX KEY NUMBER</p> <p><u>6TNY 332-983, 332-984</u> <u>332-985 332-996</u></p> |
|---|--|

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.

Metal Pole building that have trailers, boats, and misc. carpentry tools. All buildings are existing and operational.

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.

Storage of boats, trailers, and tools. This is for personal use and recreation.

6 METES AND BOUNDS LEGAL DESCRIPTION OF PROPERTY – REQUIRED

Attach pages as necessary

7 SUPPORTING DOCUMENTATION:

- Site Plan and elevations for new construction (can be conceptual)
- Photos of existing use and/or proposed use operating elsewhere
- _____
- _____

8 READ AND INITIAL THE FOLLOWING:

- SB I understand that the Village is under no obligation to issue a Conditional Use Permit and will do so only if the applicant successfully demonstrates that the proposed use is harmonious with the neighborhood and the long range goals of the Village.
- SB I will notify the Village if any aspects of the conditional use changes. I understand that failure to do so may result in the revocation of the CUP.
- SB I understand that a Conditional Use Permit is valid only if the conditions and restrictions of the permit are met. I understand that failure to comply with any aspect of the permit may result in revocation.
- SB 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 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.

9 SIGNATURES – ALL APPLICATIONS MUST BE SIGNED BY OWNER!

Shirley Danks
Applicant

12-13-22
Date

Shirley Danks
Owner

12-13-22
Date

PRELIMINARY

CERTIFIED SURVEY MAP # _____

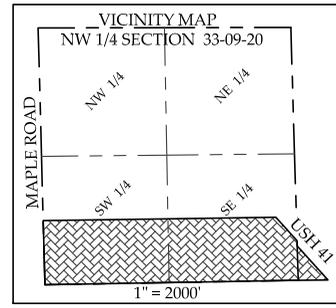
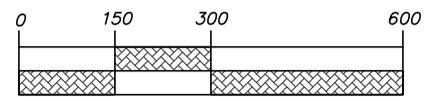
PART OF THE SOUTHWEST 1/4 AND THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4, AND PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4, ALL BEING PART SECTION 33, TOWNSHIP 9 NORTH, RANGE 20 EAST, VILLAGE OF GERMANTOWN, COUNTY OF WASHINGTON, STATE OF WISCONSIN.

NORTHWEST CORNER OF THE NW 1/4 OF SECTION 33-09-20
BRASS DISC IN CONCRETE.
N 445311.749 E 2463632.086

OWNER:
SHAWN BESCHTA
W188 N10050 MAPLE ROAD
GERMANTOWN, WI 53022

NORTHEAST CORNER OF THE NW 1/4 OF SECTION 33-09-20
BRASS DISC IN CONCRETE.
N 445317.627 E 2466261.972

BEARINGS ARE REFERENCED TO THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD83/2011) THE WEST LINE OF NW 1/4 OF SECTION 33-9-2 BEARS NORTH 00°29'43" WEST.



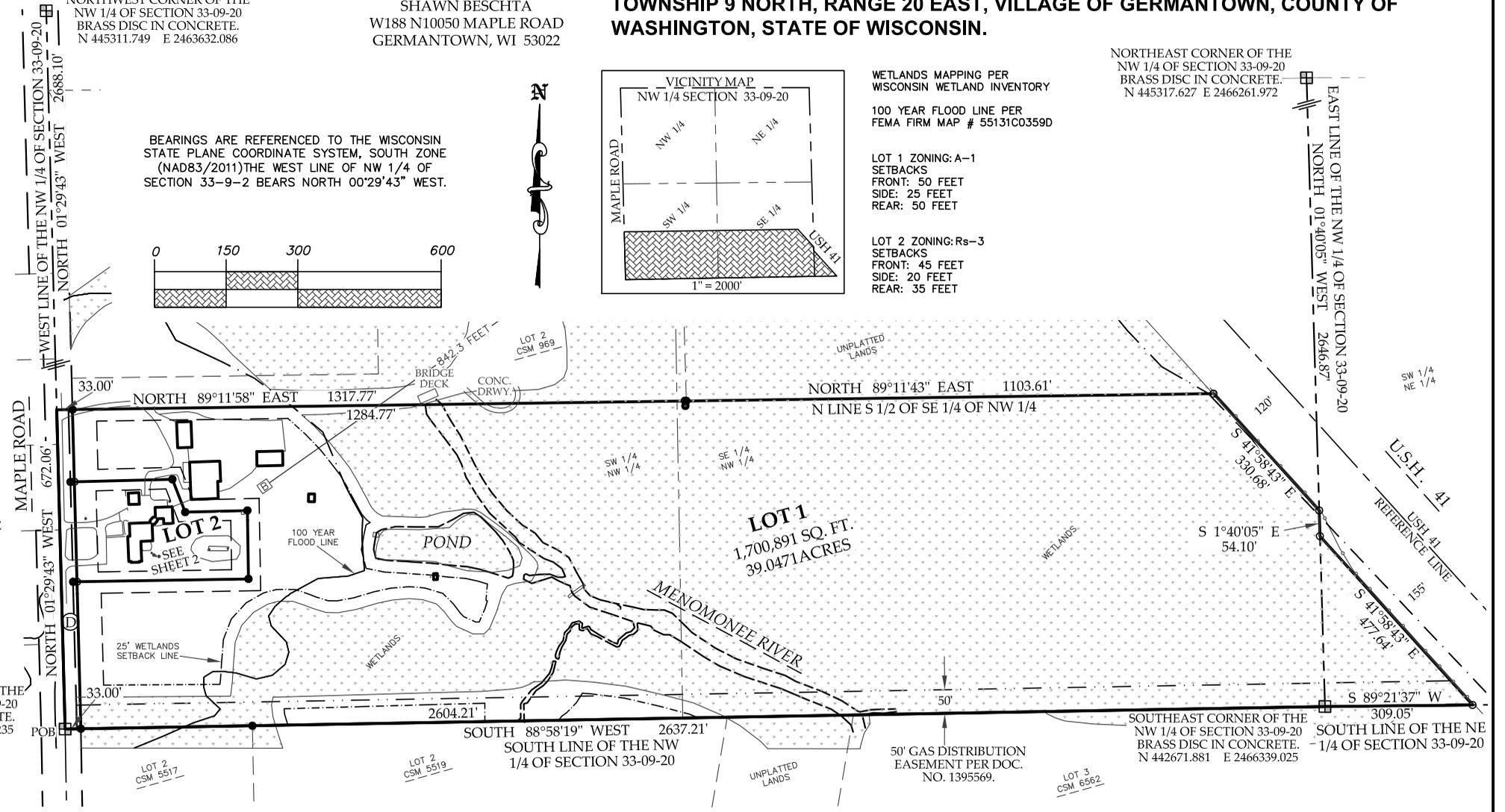
WETLANDS MAPPING PER WISCONSIN WETLAND INVENTORY
100 YEAR FLOOD LINE PER FEMA FIRM MAP # 55131C0359D

LOT 1 ZONING: A-1
SETBACKS
FRONT: 50 FEET
SIDE: 25 FEET
REAR: 50 FEET

LOT 2 ZONING: Rs-3
SETBACKS
FRONT: 45 FEET
SIDE: 20 FEET
REAR: 35 FEET

Ⓧ DEDICATED TO THE VILLAGE OF GERMANTOWN FOR PUBLIC ROAD PURPOSES. FOR ADDITIONAL MAPPING INFORMATION SEE SHEET 2.

SOUTHWEST CORNER OF THE NW 1/4 OF SECTION 33-09-20
BRASS DISC IN CONCRETE.
N 442624.569 E 2463702.235



LOT 1: SOIL TEST
A SOIL TEST FOR LOT 1 SHALL BE PROVIDED TO THE VILLAGE PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT FOR A HABITABLE STRUCTURE.

DEVELOPMENT WITHIN THESE SETBACK AREAS IS PROHIBITED UNLESS OTHERWISE ALLOWED PURSUANT TO THE PROVISIONS OF CHAPTER 24 (SHORELAND-WETLAND ZONING CODE) IN THE GERMANTOWN MUNICIPAL CODE.

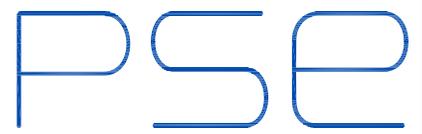
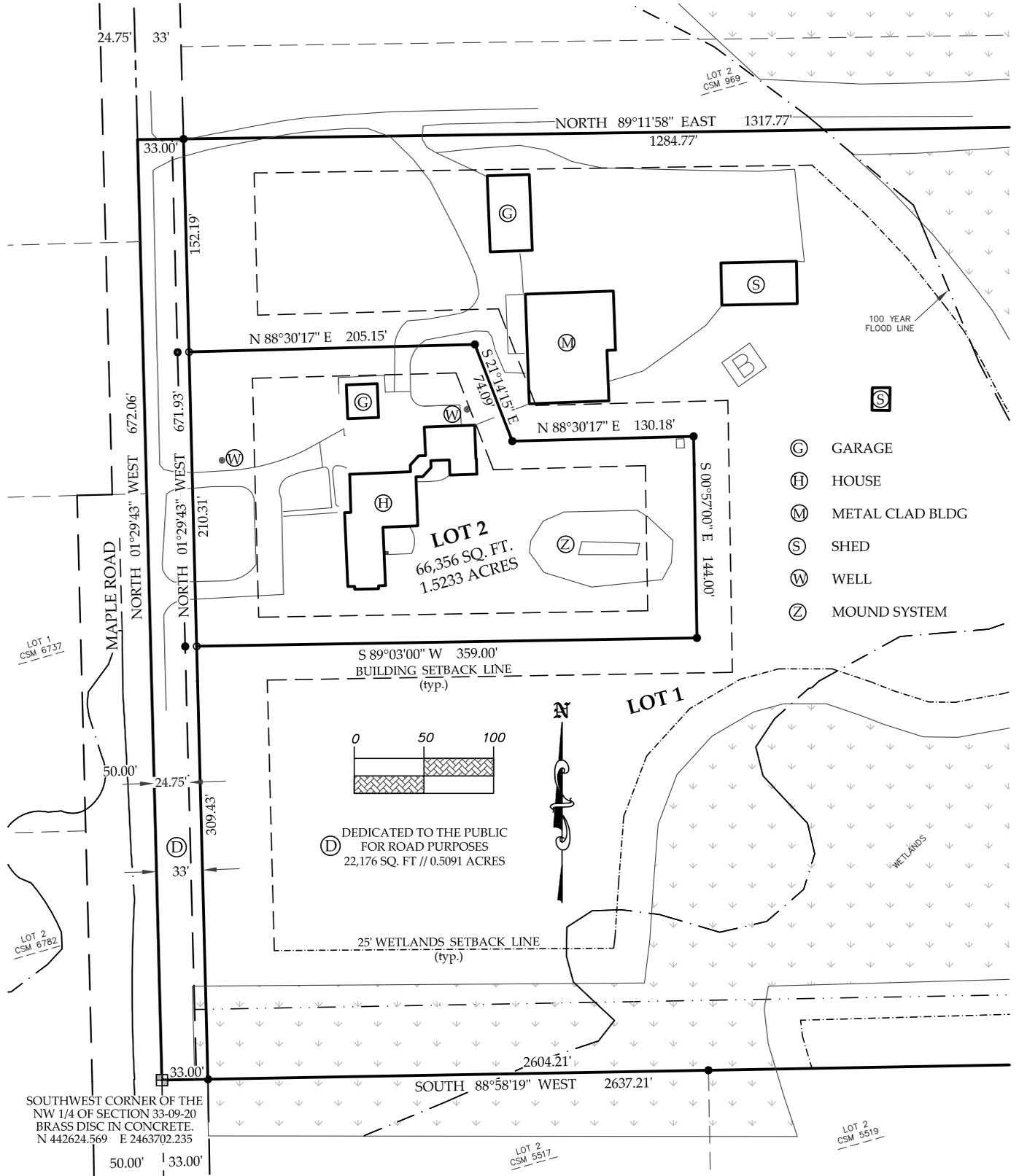
- LEGEND**
- 1" IRON PIPE FOUND
 - 3/4"x18" REBAR WEIGHING 1.13 LBS/FOOT SET.



122 Wisconsin Street, West Bend, WI 53095
262.346.7800 kparish@parishse.com

CERTIFIED SURVEY MAP # _____

PART OF THE SOUTHWEST 1/4 AND THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4, AND PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4, ALL BEING PART SECTION 33, TOWNSHIP 9 NORTH, RANGE 20 EAST, VILLAGE OF GERMANTOWN, COUNTY OF WASHINGTON, STATE OF WISCONSIN.



122 Wisconsin Street, West Bend, WI 53095
262.346.7800 kparish@parishse.com

FN: TZ-48-22 Date: 10/3/22

CERTIFIED SURVEY MAP # _____

PART OF THE SOUTHWEST 1/4 AND THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4, AND PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4, ALL BEING PART SECTION 33, TOWNSHIP 9 NORTH, RANGE 20 EAST, VILLAGE OF GERMANTOWN, COUNTY OF WASHINGTON, STATE OF WISCONSIN.

SURVEYOR’S CERTIFICATE

I, J. SCOTT HENKEL, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED, DIVIDED, AND MAPPED THE FOLLOWING LAND AS DIRECTED BY THE OWNER, SHAWN BESCHTA

PART OF THE SOUTHWEST 1/4 AND THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4, AND PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4, ALL BEING PART OF SECTION 33, TOWNSHIP 9 NORTH, RANGE 20 EAST, IN THE VILLAGE OF GERMANTOWN, COUNTY OF WASHINGTON, STATE OF WISCONSIN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 33, SAID CORNER ALSO BEING THE POINT OF BEGINNING OF THIS DESCRIPTION;
THENCE NORTH 01°29’43” WEST, 672.06 FEET, ALONG THE WEST LINE OF SAID NORTHWEST 1/4;
THENCE NORTH 89°11’58” EAST, 1317.77 FEET, ALONG THE SOUTH LINE OF CERTIFIED SURVEY MAP 969;
THENCE NORTH 89°11’43” EAST, 1103.61 FEET, ALONG THE NORTH LINE OF SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SAID NORTHWEST 1/4 TO THE SOUTHWEST LINE OF USH 41;
THENCE SOUTH 41°58’43” EAST, 330.68 FEET, ALONG SAID SOUTHWEST LINE;
THENCE SOUTH 1°40’05” EAST, 54.10 FEET, ALONG SAID SOUTHWEST LINE AND BEING THE EAST LINE OF SAID NORTHWEST 1/4;
THENCE SOUTH 41°58’43” EAST, 477.64 FEET, ALONG SAID SOUTHWEST LINE TO THE SOUTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 33;
THENCE SOUTH 89°21’37” WEST, 309.05 FEET, ALONG SAID SOUTH LINE TO THE SOUTHEAST CORNER OF SAID NORTHWEST 1/4;
THENCE SOUTH 88°58’19” WEST, 2637.21 FEET, ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID NORTHWEST 1/4 TO THE POINT OF BEGINNING.

CONTAINING 1,786,696 SQUARE FEET // 41.0169 ACRES, MORE OR LESS.

I FURTHER CERTIFY THAT THE MAP PREPARED IS A CORRECT REPRESENTATION OF ALL THE EXTERIOR BOUNDARIES AS SHOWN AND THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236.34 OF THE WISCONSIN STATUTES, AND CHAPTER 18 OF THE VILLAGE OF GERMANTOWN SUBDIVISION CONTROL ORDINANCE IN SURVEYING, DIVIDING, AND MAPPING SAME.

J. SCOTT HENKEL, PLS 2495

OWNER’S CERTIFICATE

AS OWNER, SHAWN BESCHTA, I HEREBY CERTIFY THAT I CAUSED THE LAND DESCRIBED TO BE SURVEYED, DIVIDED, MAPPED, AND I HEREBY DEDICATE THAT PART OF MAPLE ROAD TO THE VILLAGE OF GERMANTOWN FOR PUBLIC ROAD PURPOSES AS REPRESENTED ON SHEETS 1 AND 2 OF 4 HEREON. I ALSO CERTIFY THAT THIS MAP IS IN ACCORDANCE WITH WISCONSIN STATUTES 236.34 AND CHAPTER 18 OF THE VILLAGE OF GERMANTOWN SUBDIVISION CONTROL ORDINANCE IN SURVEYING, DIVIDING, AND MAPPING SAME:

SHAWN BESCHTA

STATE OF WISCONSIN
_____:SS

COUNTY

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 202____, _____,

_____, TO ME KNOWN AS THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED SAME.

NOTARY PUBLIC, STATE OF WISCONSIN

MY COMMISSION EXPIRES: _____



122 Wisconsin Street, West Bend, WI 53095
262.346.7800 kparish@parishse.com

FN: TZ-48-22

Date: 10/3/22

CERTIFIED SURVEY MAP # _____

PART OF THE SOUTHWEST 1/4 AND THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4, AND PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4, ALL BEING PART SECTION 33, TOWNSHIP 9 NORTH, RANGE 20 EAST, VILLAGE OF GERMANTOWN, COUNTY OF WASHINGTON, STATE OF WISCONSIN.

VILLAGE OF GERMANTOWN PLAN COMMISSION APPROVAL

THIS CERTIFIED SURVEY MAP IS HEREBY APPROVED BY THE PLAN COMMISSION OF THE VILLAGE OF GERMANTOWN ON

THIS _____ DAY OF _____, 202__.

DEAN WOLTER, PLAN COMMISSION CHAIRMAN

LAURA A. JOHNSON, SECRETARY

VILLAGE OF GERMANTOWN VILLAGE BOARD APPROVAL

THIS CERTIFIED SURVEY MAP, BEING A DIVISION OF SW1/4 & SE1/4 OF NW1/4 AND SW1/4 OF NE1/4 OF SECTION 33, TOWNSHIP 9 NORTH, RANGE 20 EAST, VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN, HAVING BEEN APPROVED BY THE PLAN COMMISSION BEING THE SAME, IS HEREBY APPROVED AND THE DEDICATION OF THAT PART OF MAPLE ROAD FOR PUBLIC ROAD PURPOSES AS SHOWN ON SHEETS 1 AND 2 OF 4 IS HEREBY ACCEPTED BY THE VILLAGE BOARD OF TRUSTEES OF THE VILLAGE OF GERMANTOWN ON

THIS _____ DAY OF _____, 202__.

DEAN WOLTER, VILLAGE PRESIDENT

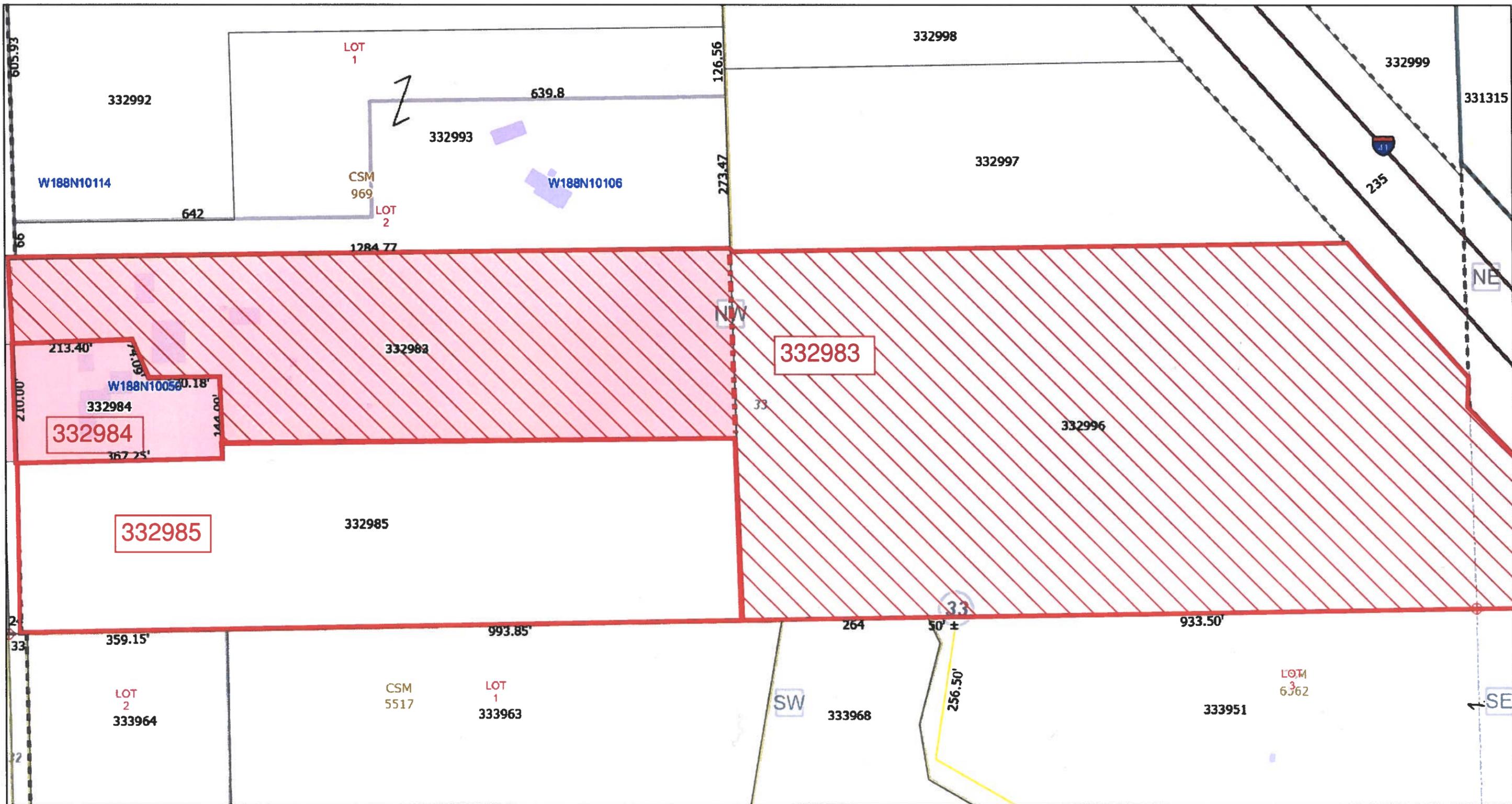
DEANNA BRAUNSCHWEIG, VILLAGE CLERK



122 Wisconsin Street, West Bend, WI 53095
262.346.7800 kparish@parishse.com

FN: TZ-48-22

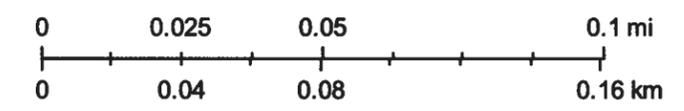
Date: 10/3/22



8/4/2022, 8:34:48 AM

1:2,066

- | | | | | |
|--|-------------------------|--------------------------|---------------------|---|
| Current Parcel | County Highway | Condominium Name | City/Village Street | Condominium |
| Railroad Centerlines | Address Point | Certified Survey Number | Private Street | Assessor Plat; Cemetery Plat; Subdivision |
| Road Centerline I, USH | Parcel Taxkey & Acreage | Lot Number | Municipality | Lot |
| Interstate Highway, I-41 | Dimensions | Landhook | Retired Parcel | PLSS Quarter |
| US Highway, Hy 45; US Highway, Fond Du Lac Ave | Parcel Dimension | Meander Line | Right-of-Way | PLSS Section |
| Road Centerline STH, CTH | Right of Way Dimension | PLSS Monument | Plat | PLSS Boundary |
| On/Off Ramp | Leader Lines | Local Road Labels | Unknown | |
| State Highway | | | | |



Endorsement stamp digitally applied
Please keep attached to original document

State Bar of Wisconsin Form 3-2003
QUIT CLAIM DEED

Document # 1562184
WASHINGTON COUNTY WISCONSIN
2022-05-31 12:09:00 PM

Sharon A. Martin
SHARON A MARTIN
WASHINGTON COUNTY
REGISTER OF DEEDS

Fee: \$30.00
Fee Exempt: 13

Return via MAIL (REGULAR)
Pages: 3

Document Number

Document Name

THIS DEED, made between SHAWN BESCHTA

_____ ("Grantor," whether one or more),
and SHAWN BESCHTA

_____ ("Grantee," whether one or more).

Grantor quit claims to Grantee the following described real estate, together with the rents, profits, fixtures and other appurtenant interests, in WASHINGTON County, State of Wisconsin ("Property") (if more space is needed, please attach addendum):

See Exhibit A and Exhibit B, attached.

Recording Area

3

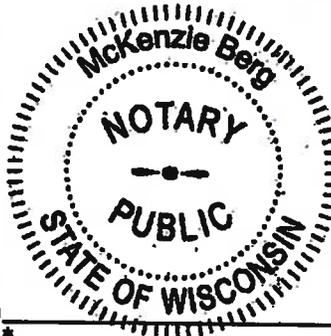
Name and Return Address

PARISH S & B
122 Wisconsin Street
West Bend, WI 53095

GTNV-332994, GINV-332995

Parcel Identification Number (PIN)

This _____ homestead property.
(s) (is not)



Dated 5/26/22

Shawn Beschta
* Shawn Beschta (SEAL)

* _____ (SEAL)

* _____ (SEAL)

* _____ (SEAL)

AUTHENTICATION

Signature(s) *Shawn Beschta*

authenticated on 05/27/2022

ACKNOWLEDGMENT

STATE OF WISCONSIN)
WASHINGTON) ss. COUNTY)

Personally came before me on MAY 27, 2022
the above-named SHAWN BESCHTA

to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

McKENZIE BERG
* McKenzie Berg
Notary Public, State of Wisconsin
My Commission (is permanent) (expires: 3/15/25)

TITLE: MEMBER STATE BAR OF WISCONSIN
(If not, _____
authorized by Wis. Stat. § 706.06)

THIS INSTRUMENT DRAFTED BY:
J. Scott Henkel

(Signatures may be authenticated or acknowledged. Both are not necessary.)

NOTE: THIS IS A STANDARD FORM. ANY MODIFICATIONS TO THIS FORM SHOULD BE CLEARLY IDENTIFIED.

QUIT CLAIM DEED

© 2003 STATE BAR OF WISCONSIN

FORM NO. 3-2003

* Type name below signatures.

EXHIBIT A

LEGAL DESCRIPTION

PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 33, TOWNSHIP 9 NORTH, RANGE 20 EAST, IN THE VILLAGE OF GERMANTOWN, COUNTY OF WASHINGTON, STATE OF WISCONSIN DESCRIBED AS FOLLOWS:

**COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 33;
THENCE NORTH 01°29'43" WEST, 309.48 FEET, ALONG THE WEST LINE OF SAID NORTHWEST 1/4 TO THE POINT OF BEGINNING OF THIS DESCRIPTION;
THENCE CONTINUE NORTH 01°29'43" WEST, 210.00 FEET, ALONG SAID WEST LINE;
THENCE NORTH 88°30'17" EAST, 238.15 FEET;
THENCE SOUTH 21°14'15" EAST, 74.09 FEET;
THENCE NORTH 88°30'17" EAST, 130.18 FEET;
THENCE SOUTH 00°57'00" EAST, 144.00 FEET;
THENCE SOUTH 89°03'00" WEST, 392.00 FEET, TO THE POINT OF BEGINNING.**