

## NOTICE OF PUBLIC HEARING VILLAGE OF GERMANTOWN

NOTICE is hereby given that a Public Hearing will be held before the Village of Germantown Plan Commission at the Germantown Village Hall located at N112 W17001 Mequon Road, Germantown, Wisconsin and virtually through the WebEx platform on the following date and at the time noted below (or soon thereafter):

DATE: Monday, November 13, 2023

TIME: 6:30 p.m. or later

The purpose of said hearing is to hear all parties, their attorneys, or agents, for or against the following applications: (1) Application to rezone the following described property from the A-1: Agricultural Zoning District to the M-1: Limited Industrial Zoning District pursuant to Section 17.33 of the Municipal Code; and (2) a 2050 Comprehensive Plan Amendment to allow industrial land uses on the following described property.

Applicant: Briohn Building Corporation, Agent for Green Bay Packaging - Great Lakes Division

Property Owners: Brian & Kevin Kazmierczak and Mark & Joann Stephan

Property Address: Approximately 52.72 Acres, North of Holy Hill Road, East of Hwy 41, South of Rockfield Road  
GTNV 073-993, GTNV 073-994, and GTNV 073-995

### Property Description:

Section 7 in Township 9 North, Range 20 East, in the Village of Germantown, Washington County, Wisconsin, which is bounded and described as follows:

THAT PART OF THE FOLLOWING DESCRIBED LAND:

A PARCEL OF LAND LOCATED IN THE NORTHEAST  $\frac{1}{4}$ , NORTHWEST  $\frac{1}{4}$ , SOUTHEAST  $\frac{1}{4}$  AND SOUTHWEST  $\frac{1}{4}$  OF THE SOUTHWEST  $\frac{1}{4}$  AND BEING THE NORTHWEST  $\frac{1}{4}$  AND SOUTHWEST  $\frac{1}{4}$  OF THE SOUTHEAST  $\frac{1}{4}$  OF SECTION 7, TOWNSHIP 9 NORTH, RANGE 20 EAST, (INCLUDING THEREIN LOT 2 OF CERTIFIED SURVEY MAP NO. 6182, RECORDED IN THE WASHINGTON COUNTY REGISTRY ON JULY 26, 2007 IN VOLUME 46 OF CERTIFIED SURVEY MAPS, PAGE 162, AS DOCUMENT NO. 1167237) VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH  $\frac{1}{4}$  CORNER OF SAID 7, SAID CORNER ALSO BEING THE POINT OF BEGINNING OF LANDS TO BE DESCRIBED; THENCE NORTH  $89^{\circ} 48' 11''$  WEST, 93.49 FEET ALONG THE SOUTH LINE OF THE SOUTHEAST  $\frac{1}{4}$  OF THE SOUTHWEST  $\frac{1}{4}$  OF SAID SECTION 7 AND CENTERLINE OF S.T.H. 167; THENCE NORTH  $00^{\circ} 11' 49''$  EAST, 60.00 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF S.T.H. 167; THENCE NORTH  $89^{\circ} 48' 11''$  WEST, 485.00 FEET ALONG SAID RIGHT OF WAY LINE; THENCE NORTH  $00^{\circ} 11' 49''$  EAST, 20.00 FEET ALONG SAID RIGHT OF WAY LINE; THENCE NORTH  $87^{\circ} 28' 31''$  WEST, 615.51 FEET ALONG SAID RIGHT OF WAY LINE; THENCE NORTH  $89^{\circ} 48' 11''$  WEST, 150.00 FEET ALONG SAID RIGHT OF WAY LINE TO THE SOUTHEAST CORNER OF CERTIFIED SURVEY MAP NO. 276; THENCE NORTH  $00^{\circ} 11' 49''$  EAST, 60.0 FEET ALONG THE EAST LINE OF SAID CERTIFIED SURVEY MAP NO. 276 TO THE NORTHEAST CORNER OF SAID CERTIFIED SURVEY MAP NO. 276; THENCE NORTH  $89^{\circ} 48' 11''$  WEST, 45.95 FEET ALONG THE NORTHERLY LINE OF SAID CERTIFIED SURVEY MAP NO. 276; THENCE NORTH  $82^{\circ} 04' 28''$  WEST, 264.74 FEET ALONG THE NORTHERLY LINE OF SAID CERTIFIED SURVEY MAP NO. 276 TO THE SOUTHEAST CORNER OF CERTIFIED SURVEY MAP NO. 279; THENCE NORTH  $11^{\circ} 52' 35''$  WEST, 250.00 FEET ALONG THE EAST LINE OF SAID CERTIFIED SURVEY MAP NO. 279; THENCE NORTH  $82^{\circ} 04' 28''$  WEST, 250.00 FEET ALONG THE NORTH LINE OF SAID CERTIFIED SURVEY MAP NO. 279; THENCE SOUTH  $11^{\circ} 52' 35''$  EAST, 250.00 FEET ALONG THE WEST LINE OF SAID CERTIFIED SURVEY MAP NO. 279 TO THE NORTHERLY LINE OF CERTIFIED SURVEY MAP NO. 276; THENCE NORTH  $82^{\circ} 04' 28''$  WEST, 209.37 FEET ALONG THE NORTHERLY LINE OF SAID CERTIFIED SURVEY MAP NO. 276 TO THE EASTERLY RIGHT OF LINE OF U.S.H. 41;

THENCE NORTH 11° 59' 55" WEST, 1386.25 FEET ALONG SAID EASTERLY RIGHT OF WAY LINE; THENCE NORTH 00° 54' 48" WEST, 370.00 FEET ALONG SAID EASTERLY RIGHT OF WAY LINE; THENCE SOUTH 89° 36' 36" EAST, 1057.51 FEET TO CERTIFIED SURVEY MAP NO. 51; THENCE ALONG THE EXTERIOR OF SAID CERTIFIED SURVEY MAP NO. 51 AS FOLLOWS: SOUTH 00°49' 40" EAST, 32.08 FEET; THENCE NORTH 89° 19' 40" WEST, 230.00 FEET; THENCE SOUTH 15° 15' 55" EAST, 223.60 FEET; THENCE SOUTH 89° 19' 40" EAST, 354.30 FEET; THENCE NORTH 00° 49' 40" WEST, 215.75 FEET; THENCE LEAVING SAID EXTERIOR OF CERTIFIED SURVEY MAP NO. 51, NORTH 89° 32' 40" WEST, 114.05 FEET; THENCE NORTH 00° 49' 40" WEST, 693.41 FEET TO THE NORTH LINE OF THE NORTHEAST ¼ OF THE SOUTHWEST ¼ OF SAID SECTION 7 AND THE CENTERLINE OF W. ROCKFIELD ROAD; THENCE SOUTH 89° 32' 40" EAST, 1214.33 FEET ALONG SAID NORTH LINE AND CENTERLINE TO THE CENTER OF SAID SECTION 7; THENCE SOUTH 89° 33' 23" EAST, 1320.85 FEET ALONG THE NORTH LINE OF THE NORTHWEST ¼ OF THE SOUTHWEST ¼ OF SAID SECTION 7 AND THE CENTER LINE OF W. ROCKFIELD ROAD TO THE NORTHEAST CORNER OF THE NORTHWEST ¼ OF THE SOUTHWEST ¼ OF SAID SECTION 7; THENCE SOUTH 01° 34' 39" EAST, 2637.22 FEET ALONG THE EAST LINE OF THE WEST ½ OF THE SOUTHWEST ¼ OF SAID SECTION 7 TO THE SOUTHWEST CORNER OF THE SOUTHWEST ¼ OF THE SOUTHWEST ¼ OF SAID SECTION 7 AND CENTERLINE OF S.T.H. 167; THENCE NORTH 89° 41' 41" WEST, 1321.52 FEET ALONG THE SOUTH LINE OF THE SOUTHWEST ¼ OF THE SOUTHWEST ¼ OF SAID SECTION 7 AND SAID CENTERLINE TO THE POINT OF BEGINNING. EXCEPTING THEREFROM LOT 1 OF CERTIFIED SURVEY MAP NO. 6182 RECORDED JULY 26, 2007 IN VOLUME 46 OF CERTIFIED SURVEY MAPS, PAGE 162, AS DOCUMENT NO. 1167237. FURTHER EXCEPTING THEREFROM CERTIFIED SURVEY MAP NO. 1963 RECORDED IN VOLUME 10 OF CERTIFIED SURVEY MAPS, PAGE 121, AS DOCUMENT NO. 406961.

The North Half of the Northwest Quarter of the SOUTHWEST Quarter (N ½ NW ¼ SW ¼) of Section Seven (7), Town Nine (9) North, Range Twenty (20) East, Village of Germantown, Washington County, Wisconsin, EXCEPTING THEREFROM Two (2) parcels of land, described as follows:

1. That portion conveyed to Washington County as disclosed by Warranty Deed recorded on April 12, 1950, in Volume 176, Page 575, as Document No. 208044.
2. That portion described by Award of Damages recorded on January 2, 1969, in Volume 459, Page 540, as Document No. 305048.

Tax Key No. GTVN 073993

A copy of the application and a map showing the property described above is on file at the Community Development Department-Planning & Zoning Services office in the Germantown Village Hall and can be viewed on the Village's Zoning Hub and website by following either of these links:

ZoningHub: <https://villageofgermantown.zoninghub.com/administration/PendingApplicationsArcGIS.aspx>

Website: <https://www.germantownwi.gov/589/Proposed-Development-Projects>

Citizens wishing to submit any public comments should do so by sending them by email to: [comments@germantownwi.gov](mailto:comments@germantownwi.gov) no later than 4:00 pm on the meeting date listed above.

Donna Cox, Village Clerk

Dated this 18th day of October 2023

To Be Published On: October 25<sup>th</sup> and November 1, 2023