



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
 Briohn Building Corporation

 3885 N Brookfield Rd

 Brookfield, WI 53045

 Phone (262) 307-8792

 Fax () _____
 E-Mail clajoie@briohn.com

PROPERTY OWNER
 Goldendale Road IV LLC

 Phone (414) 271-6100

PROPERTY ADDRESS OR GENERAL LOCATION

TAX KEY NUMBER

2 N206N12880 Gateway Court, Germantown, WI 53022	GTNV_074981
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3 PURPOSE OF LAND SPLIT

Adjust property line 10' to the north to accommodate Safebuilt comment	Will the land split require rezoning? no	
	From n/a	To n/a

4 READ AND INITIAL THE FOLLOWING:

- 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.
- 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.
- 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.
- 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!

DocuSigned by:
 Caitlin LaJoie

 AB31E8AA9F1E48E...
 Applicant Date 2/6/2024

DocuSigned by:
 Samuel M. Dickman

 EFABC96A1077476...
 Owner Date 2/3/2024



BRIOHN BUILDING CORPORATION

Caitlin LaJoie
Briohn Building Corporation
3885 N Brookfield Rd, Suite 200
Brookfield, WI 53045

March 28, 2024

Village of Germantown
N112W17001 Mequon Road
Germantown, WI 53022

VIA Email: Jeff Retzlaff (jretzlaff@germantownwi.gov)

Dear Village Staff,

Briohn Building Corporation ("Briohn") is submitting the request for a revised Certified Survey Map ("CSM") on behalf of Goldendale Road IV, LLC ("Developer") to the Village of Germantown ("Village") in connection with the Golden Pet Manufacturing addition ("Development").

The proposed CSM will adjust the northernly lot line 10' to the north. The landowner to the north, Goldendale II LLC, has been notified and agrees with the adjustment.

The Development provides additional in-demand production area for Golden Pet Manufacturing and requires specialty equipment; the corresponding floorplan was evaluated and determined to be the most efficient layout which determined the final building addition square footage.

The current actual setback from property line to the building addition is 57'. The additional setback length required is 3' to satisfy the 60' building setback from property line for unlimited area buildings, per IBC. The decision to adjust the lot line by an additional 10', instead of 3' additional, was to allow for any through wall appendages or penetrations, if needed in the future, like duct work or canopies. The building code allows for the following exception: *IBC 507 code allows for a reduction to a 40-foot building setback if the wall rating is raised to 3-hour fire resistive rating.*

The above exception option was not feasible as it is cost prohibitive and potentially interferes with operations. In addition to raising the wall rating from 0 hours to 3 hours, any penetrations proposed would require appropriate damper systems that would have to be employed when penetrating through the rated wall. This would increase the cost of the potential penetrations, like louvers or ducts. Although specific penetration is not required currently, since Golden Pet is a food facility, it is possible this could come in the initial commissioning process to bring the north addition processing areas into operational status. It is highly probable this scenario would occur if facility internal operational adjustments are made by Golden Pet. Not only

DESIGN / BUILD
CONSTRUCTION

ARCHITECTURAL
DESIGN

DEVELOPMENT

PROPERTY
MANAGEMENT

would the cost of the rated wall system and penetration protection elements like dampers be more costly, but it also introduces restrictions that may compromise the future operational needs.

Based on this assessment, Briohn evaluated a potential solution to create a no-build easement which effectively would have accomplished the same as the 60' setback identified in the building code. The utilization of a no-build easement was proposed to introduce a permanent encumbrance that would prevent the north property from developing that portion of their south property line. In addition, the shared storm pond between the two properties acts as a physical barrier limiting the adjoining property owners from expanding the buildings any closer to the common property line. This option was vetted by the Developer and the landowner to the north. SAFEBuilt, Germantown's DSPS approved plan examiner, would not except this solution unless the Developer pursued a formal building code variance process through state building code officials, DSPS, to have the no-build easement act in a similar manner as the full 60' building setback to the property line. The project is time-sensitive and it would have taken approximately 6 months to pursue the DSPS variance approach, with no guaranty that it would get approved.

Briohn and the Developer elected to create a new CSM to adjust the shared property line by moving it north 10' so the Development is in compliance with the IBC 507, unlimited area building code requirement.

Thank you for reviewing the proposed CSM lot line adjustment with our design team. We look forward to continuing the conversation with the Village. Should you have any further questions, please do not hesitate to contact me.

Sincerely,

Caitlin LaJoie, Director of Land Development
Briohn Building Corporation
clajoie@briohn.com
262-307-8792

CERTIFIED SURVEY MAP NO. _____

BEING A REDIVISION OF LOT 1 OF CERTIFIED SURVEY MAP NO. 7300 AND LOT 3 OF CERTIFIED SURVEY MAP NO. 6930, IN THE NORTHEAST 1/4 AND SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 9 NORTH, RANGE 20 EAST, VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN

- ⊙ - INDICATES 1" IRON PIPE SET
- - INDICATES IRON PIPE FOUND

ALL DIMENSIONS SHOWN ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.

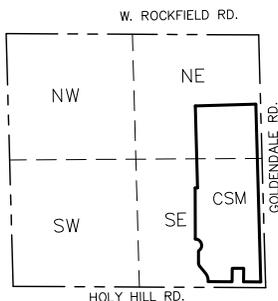
ALL BEARINGS SHOWN ARE REFERENCED TO EAST LINE OF THE SE 1/4 OF SECTION 7, T9N, R20E, WISCONSIN STATE PLANE COORDINATE SYSTEM GRID, SOUTH ZONE (NAD 83/2011), AND ALL BEARINGS ARE REFERENCED TO GRID NORTH, BEARING N 01°35'36" W

NOTE:

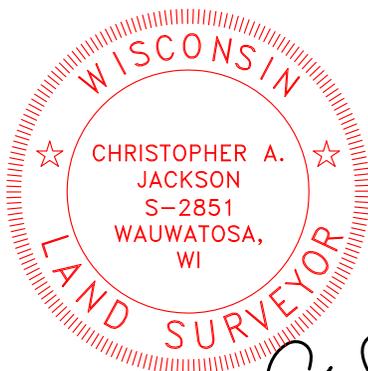
1. NO DIRECT ACCESS TO GOLDENDALE RD AND TO HOLY HILL RD. FROM LOT 1. ACCESS TO GOLDENDALE RD. FROM LOT 2 BY PERMIT ONLY.

PREPARED BY:
CHRISTOPHER JACKSON, PLS
CJ ENGINEERING, LLC
9205 W. CENTER ST. #214
MILWAUKEE, WI 53222
(414) 443-1312

PREPARED FOR:
GOLDENDALE ROAD II, LLC AND
GOLDENDALE ROAD IV, LLC
626 E WISCONSIN AVE. #1200
MILWAUKEE, WI 53202
(414) 271-6100



LOCATION MAP
SE 1/4 OF SEC. 7-9-20
1" = 2000'

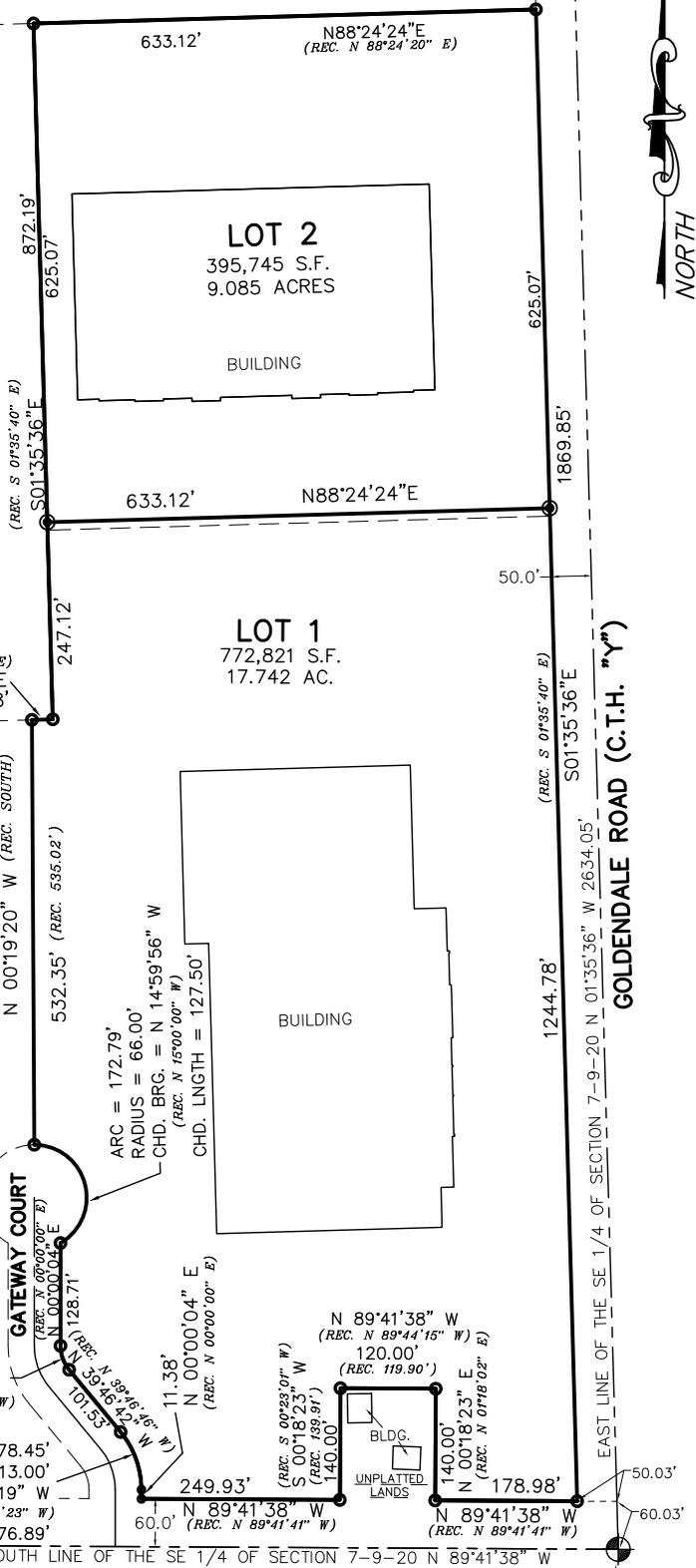


Christopher A. Jackson

02-05-24

NE CORNER OF THE SE 1/4 OF SECTION 7 T9N, R20E
CONCRETE MONUMENT
W/ BRASS CAP FOUND
N 463,729.94
E 2,489,471.00

LOT 1
CSM 6913



ARC = 32.63'
RADIUS = 47.00'
CHD. BRG. = N 19°53'19" W
(REC. N 19°53'23" W)
CHD. LENGTH = 31.98'

ARC = 78.45'
RADIUS = 113.00'
CHD. BRG. = N 19°53'19" W
(REC. N 19°53'29" W)
CHD. LENGTH = 76.89'

N 89°41'38" W
(REC. N 89°44'15" W)
120.00'
(REC. 119.90')

N 00°18'23" E
(REC. N 0°18'02" E)
140.00'

N 89°41'38" W
(REC. N 89°41'41" W)
178.98'

HOLY HILL ROAD

SE CORNER OF THE SE 1/4 OF SECTION 7 T9N, R20E
CONCRETE MONUMENT W/
BRASS CAP FOUND
N 461,097.19
E 2,489,544.28

CERTIFIED SURVEY MAP NO. _____

BEING A REDIVISION OF LOT 1 OF CERTIFIED SURVEY MAP NO. 7300 AND LOT 3 OF CERTIFIED SURVEY MAP NO. 6930, IN THE NORTHEAST 1/4 AND SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 9 NORTH, RANGE 20 EAST, VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE

I, CHRISTOPHER JACKSON, A PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY:

THAT I HAVE SURVEYED, MAPPED AND DIVIDED REDIVISION OF LOT 1 OF CERTIFIED SURVEY MAP NO. 7300 AND LOT 3 OF CERTIFIED SURVEY MAP NO. 6930, IN THE NORTHEAST 1/4 AND SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 9 NORTH, RANGE 20 EAST, VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN

CONTAINING: 1,168,566 SQUARE FEET OR 26.827 ACRES

THAT I HAVE MADE SUCH SURVEY, MAP AND LAND COMBINATION BY THE DIRECTION OF GOLDENDALE ROAD II, LL. AND GOLDENDALE ROAD IV, LLC, OWNERS OF SAID LAND.

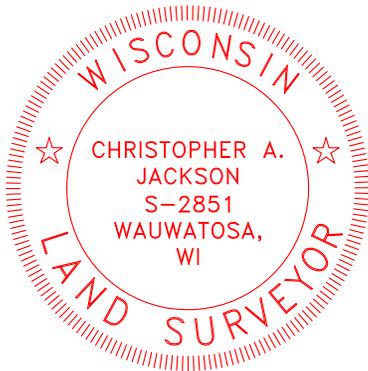
THAT SUCH MAP IS A CORRECT REPRESENTATION OF ALL EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE COMBINATION THEREOF MADE.

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236 OF THE STATUTES OF THE STATE OF WISCONSIN AND CHAPTER 18 OF THE VILLAGE OF GERMANTOWN SUBDIVISION CONTROL ORDINANCE IN SURVEYING, DIVIDING, MAPPING AND DEDICATING THE SAME.

DATED THIS 5TH DAY OF FEBRUARY, 2024.



CHRISTOPHER A. JACKSON
PROFESSIONAL LAND SURVEYOR, S-2851
STATE OF WISCONSIN



CERTIFIED SURVEY MAP NO. _____

BEING A REDIVISION OF LOT 1 OF CERTIFIED SURVEY MAP NO. 7300 AND LOT 3 OF CERTIFIED SURVEY MAP NO. 6930, IN THE NORTHEAST 1/4 AND SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 9 NORTH, RANGE 20 EAST, VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN

OWNER'S CERTIFICATE

GOLDENDALE ROAD II, LLC AND GOLDENDALE ROAD IV, LLC, LIMITED LIABILITY COMPANIES EXISTING UNDER THE LAWS OF THE STATE OF WISCONSIN AS OWNER, DOES HEREBY CERTIFY THAT SAID COMPANIES CAUSED THE LAND DESCRIBED ON THIS MAP TO BE SURVEYED, DIVIDED AND MAPPED AS REPRESENTED ON THIS MAP.

IN WITNESS WHEREOF, GOLDENDALE ROAD II, LLC AND GOLDENDALE ROAD IV, LLC, HAS CAUSED THESE PRESENTS TO BE SIGNED BY SAMUEL M. DICKMAN, MANAGER, THIS _____ DAY OF _____, 20__.

GOLDENDALE ROAD II, LLC
SAMUEL M. DICKMAN, MANAGER

GOLDENDALE ROAD IV, LLC
SAMUEL M. DICKMAN, MANAGER

STATE OF WISCONSIN)
MILWAUKEE COUNTY) SS

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 20__, SAMUEL M. DICKMAN, TO ME KNOWN TO BE THE MANAGER OF GOLDENDALE ROAD II, LLC AND GOLDENDALE ROAD IV, LLC AND THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT AS SUCH OFFICERS OF SAID LLC AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, STATE OF WISCONSIN
MY COMMISSION EXPIRES _____, 20__

CONSENT OF CORPORATE MORTGAGEE

Old National Bank, F/K/A First Midwest Bank, mortgagee of some or all of the above described land, does hereby consent to the surveying, dividing and mapping of the land described in the forgoing affidavit of Christopher A. Jackson, Professional Land Surveyor, and does hereby consent to the above certification of owners.

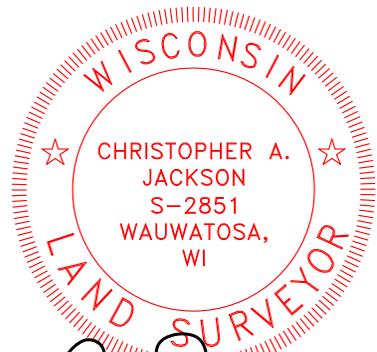
In witness Whereof, Old National Bank, F/K/A First Midwest Bank, has caused these presents to be signed by _____, its _____, this _____ day of _____, 2023.

Old National Bank, F/K/A First Midwest Bank

State of Wisconsin)
_____) SS
_____ County)

Personally came before this _____ day of _____, 2023, _____, to me known to be the _____ of Old National Bank, F/K/A First Midwest Bank, and the person who executed the forgoing instrument as such officer of such entity and acknowledged the same.

Notary Public, State of Wisconsin
My Commission Expires _____, 20__



Christopher A. Jackson

02-05-24

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BEING A REDIVISION OF LOT 1 OF CERTIFIED SURVEY MAP NO. 7300 AND LOT 3 OF CERTIFIED SURVEY MAP NO. 6930, IN THE NORTHEAST 1/4 AND SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 7, 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 _____, 20__.

DEAN WOLTER, CHAIRMAN

DATE

LAURA A. JOHNSON, SECRETARY

DATE

STATE OF WISCONSIN) SS
WASHINGTON COUNTY)

PERSONALLY CAME BEFORE ME THIS ____ DAY OF _____, 20__, DEAN WOLTER AND LAURA A. JOHNSON, TO ME KNOWN TO BE THE CHAIRMAN AND SECRETARY OF THE VILLAGE OF GERMANTOWN PLANNING COMMISSION. AND THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, STATE OF WISCONSIN
MY COMMISSION EXPIRES _____, 20__

VILLAGE OF GERMANTOWN BOARD APPROVAL

THIS CERTIFIED SURVEY MAP, BEING A DIVISION OF SE ¼ SECTION 7, 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

DATE

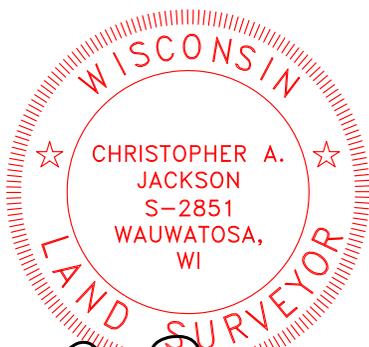
DONNA OTT, VILLAGE CLERK

DATE

STATE OF WISCONSIN) SS
WASHINGTON COUNTY)

PERSONALLY CAME BEFORE ME THIS ____ DAY OF _____, 20__, DEAN WOLTER AND ERIN HIRN, TO ME KNOWN TO BE THE PRESIDENT AND CLERK OF THE VILLAGE OF GERMANTOWN BOARD. AND THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, STATE OF WISCONSIN
MY COMMISSION EXPIRES _____, 20__



Christopher A. Jackson
02-05-24