



Fee must accompany application

\$2,900 with public improvements

\$1,960 no public improvements

Paid 01/24/25 Date 01/24/25

JA

# 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**  
Josh Pudelko  
Trio Engineering, LLC  
4100 N. Calhoun Rd., Suite 300  
Brookfield, WI 53005  
Phone ( 262 ) 790-1480  
Fax ( 262 ) 790-1481  
E-Mail jpudelko@trioeng.com

**PROPERTY OWNER**  
Charles R. Smith  
2942 N. 117th St.  
Wauwatosa, WI 53222  
Phone (262 ) 786-5885

**PROPERTY ADDRESS OR GENERAL LOCATION**

**TAX KEY NUMBER**

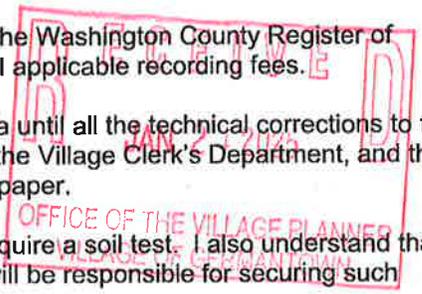
**2** W148 N12470 Pleasant View Drive GTNV 141998

**3 PURPOSE OF LAND SPLIT**

Existing home and accessory buildings to be split off. New larger lot to have additional residential dwelling and accessory building.	Will the land split require rezoning?	
	Yes	
	From A-1	To Rs-1 & A-2

**4 READ AND INITIAL THE FOLLOWING:**

- CRS 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.
- CRS 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.
- CRS 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.
- CRS 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!**

Josh Pudelko / Charles R. Smith / 1/23/2025 / Charles R. Smith / 1/23/2025  
 Applicant Date Owner Date



**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: 01/24/25 Received by: 01/24/25

**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**

Josh Pudelko

Trio Engineering, LLC

4100 N. Calhoun Rd., Suite 300

Brookfield, WI 53005

Phone ( 262 ) 790-1480

E-Mail [jpudelko@trioeng.com](mailto:jpudelko@trioeng.com)

**PROPERTY OWNER**

Charles R. Smith

2942 N. 117th St

Wauwatosa, WI 53222

Phone ( 262 ) 786-5885

E-Mail [chuck@callcurrent.com](mailto:chuck@callcurrent.com)

**2**

**PROPERTY ADDRESS OR GENERAL LOCATION**

**TAX KEY NUMBER**

W148 N12470 Pleasant View Drive

GTNV 141998

**3**

**REZONING REQUEST**

FROM

A-1

TO

A-2 & Rs-1



**4**

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

The South 1/2 of the Southwest 1/4 of the Northeast 1/4 of Section 14, Town 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin.

5

**PURPOSE OF REZONING REQUEST**

Existing home and accessory buildings to be split off by Certified Survey Map and rezoned from A-1 to Rs-1. New larger lot to be rezoned from A-1 to A-2, to have additional residential dwelling and accessory building.

6

**SUPPORTING DOCUMENTATION:**

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

7

**READ AND INITIAL THE FOLLOWING:**

CRS 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.

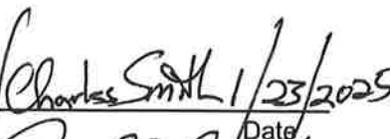
CRS I understand that Village Staff, Plan Commission and/or Village Board may request additional information to properly evaluate this request and failure to provide such information may in itself be sufficient cause to deny the petition.

CRS 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

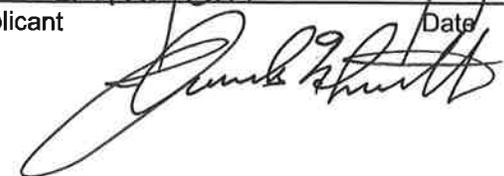
CRS I understand that Village Staff is required to post one or more signs along the street frontage of and/or on the property subject of this application that indicate to nearby property owners and the general public that a public hearing of my application will be held before the Village Plan Commission 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!**


Applicant \_\_\_\_\_ Date 1/23/2025 Owner \_\_\_\_\_ Date 1/23/2025



# REZONING EXHIBIT "A"

THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 14, TOWN 9 NORTH,  
RANGE 20 EAST, IN THE VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN.

(P.O.C.)  
E. 1/4 CORNER,  
SEC. 14-9-20

*Grady L. Gosser*



4100 N. Calhoun Road  
Suite 300  
Brookfield, WI 53005  
Phone: (262) 790-1480  
Fax: (262) 790-1481



LOT 1  
C.S.M. #7179

P.O.B.  
(LOT 1)

LOT 2  
C.S.M. #7179

P.O.B.  
(LOT 2)

S01°01'25"E  
140.00

N01°01'25"W 480.87

N01°01'25"W  
40.00

(1294.41)

S. LINE, N.E. 1/4, SEC. 14-9-20  
(N88°32'12"E 2588.82)

LOT 2  
C.S.M. #5478

N88°29'23"E 1255.73

S88°29'23"W 1021.60

(PROPOSED LOT 2)  
LANDS TO  
BE REZONED A-2  
560,791 S.F.  
12.8740 Ac.

N88°32'12"E 1254.49

LOVERS LANE

(PROPOSED LOT 1)  
LANDS TO  
BE REZONED Rs-1  
217,801 S.F.  
5.0000 Ac.

S30°20'06"W 342.56

S88°51'45"W  
55.00  
S01°08'15"E  
189.18

CENTER,  
SEC. 14-9-20

N. 1/4 CORNER,  
SEC. 14-9-20  
(1979.41)

W. LINE, N.E. 1/4, SEC. 14-9-20  
(N01°08'15"E 2639.21)

PLEASANT VIEW DRIVE

THIS EXHIBIT WAS PREPARED BY GRADY L. GOSSER, P.L.S. (S-2972)

DATE: 1/14/25

# REZONING EXHIBIT "B"

## LEGAL DESCRIPTION-PROPOSED LOT 1 (TO BE REZONED Rs-1):

Being a part of the South 1/2 of the Southwest 1/4 of the Northeast 1/4 of Section 14, Town 9 North, Range 20 East, in the Village of Germantown, Washington County, Wisconsin, now being more particularly bounded and described as follows:

Commencing at the East 1/4 Corner of said Section 14, Thence South 88°32'12" West and along the South line of the said Northeast 1/4 of said Section 14, 1294.41 feet to a point; Thence North 01°01'25" West and along the East line of the said Southwest 1/4 of the said Northeast 1/4 of said Section 14, 520.87 feet to the place of beginning of lands hereinafter described;

Thence South 88°29'23" West, 1021.60 feet to a point; Thence South 30°20'06" West, 342.56 feet to a point; Thence South 88°51'45" West, 55.00 feet to a point; Thence North 01°08'15" West, 430.65 feet to a point on the South line of Certified Survey Map No. 5478; Thence North 88°29'23" East and along the said South line, 1255.73 feet to a point on the said East line; Thence South 01°01'25" East and along the said East line, 140.00 feet to the point of beginning of this description.

Said Parcel contains 217,801 Square Feet (or 5.0000 Acres) of land, more or less.

Date: 1/14/25



  
Grady L. Gosser, P.L.S.  
Professional Land Surveyor S-2972  
**TRIO ENGINEERING, LLC**  
4100 N. Calhoun Road, Suite 300  
Brookfield, WI 53045  
Phone: (262)790-1480

**CERTIFIED SURVEY MAP NO.**

THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 14, TOWN 9 NORTH, RANGE 20 EAST, IN THE VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN.

**OVERALL DETAIL SHEET**

SEE LOCALITY MAP ON SHEET 2

**OWNER:**

CHARLES R. SMITH  
2942 N 117TH ST  
WAUWATOSA, WI 53222  
PHONE: 262-786-5885

**PREPARED BY:**

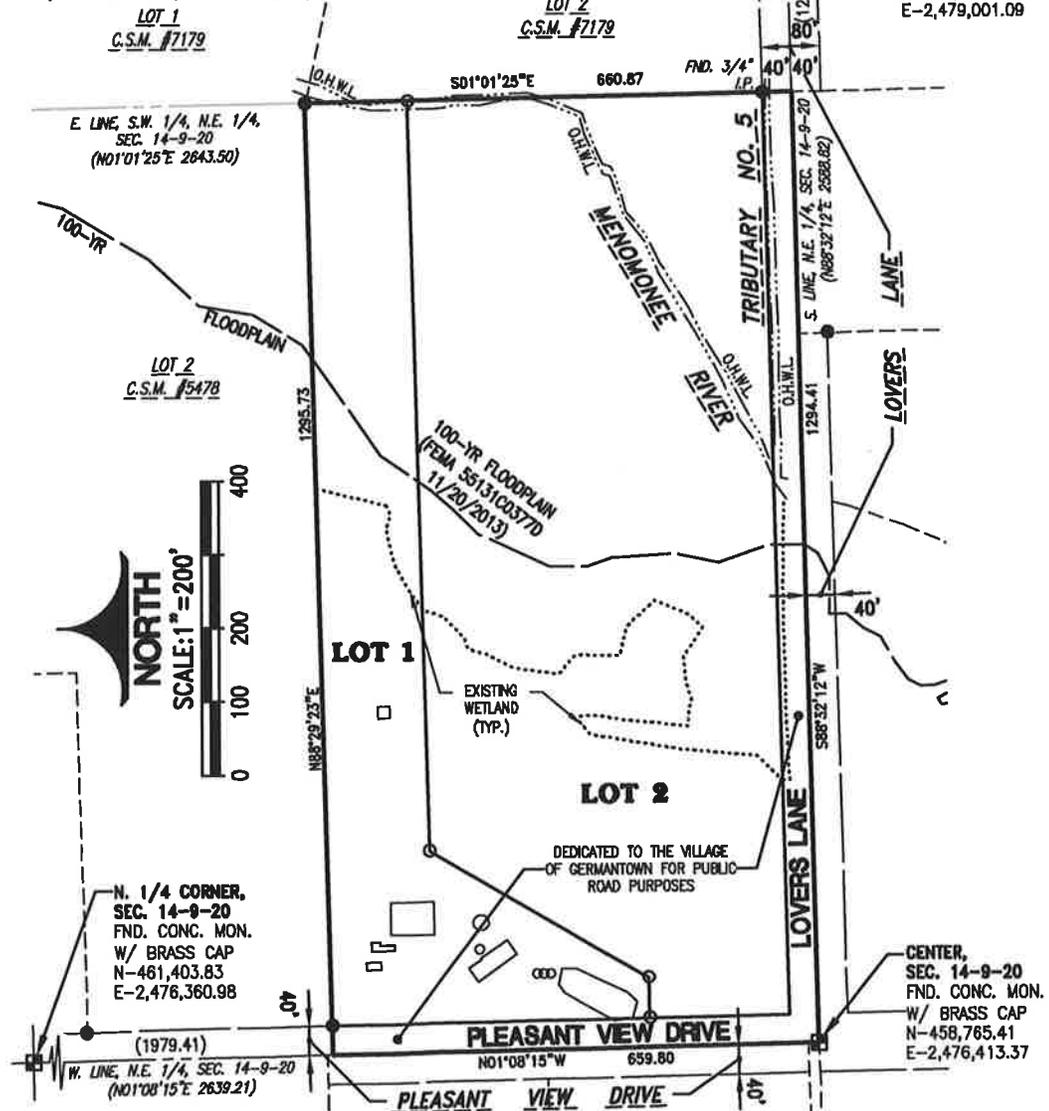
TRIO ENGINEERING, LLC  
4100 N. CALHOUN ROAD  
SUITE 300  
BROOKFIELD, WI 53005  
PHONE: 262-790-1480



**NOTES:**

- ALL BEARINGS ARE REFERENCED TO GRID NORTH OF THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD-83/2011), IN WHICH THE SOUTH LINE OF THE N.E. 1/4 OF SECTION 14, TOWN 9 NORTH, RANGE 20 EAST, BEARS N88°32'12"E.

(P.O.C.)  
E. 1/4 CORNER,  
SEC. 14-9-20  
FND. CONC. MON.  
W/ BRASS CAP  
N-458,831.51  
E-2,479,001.09



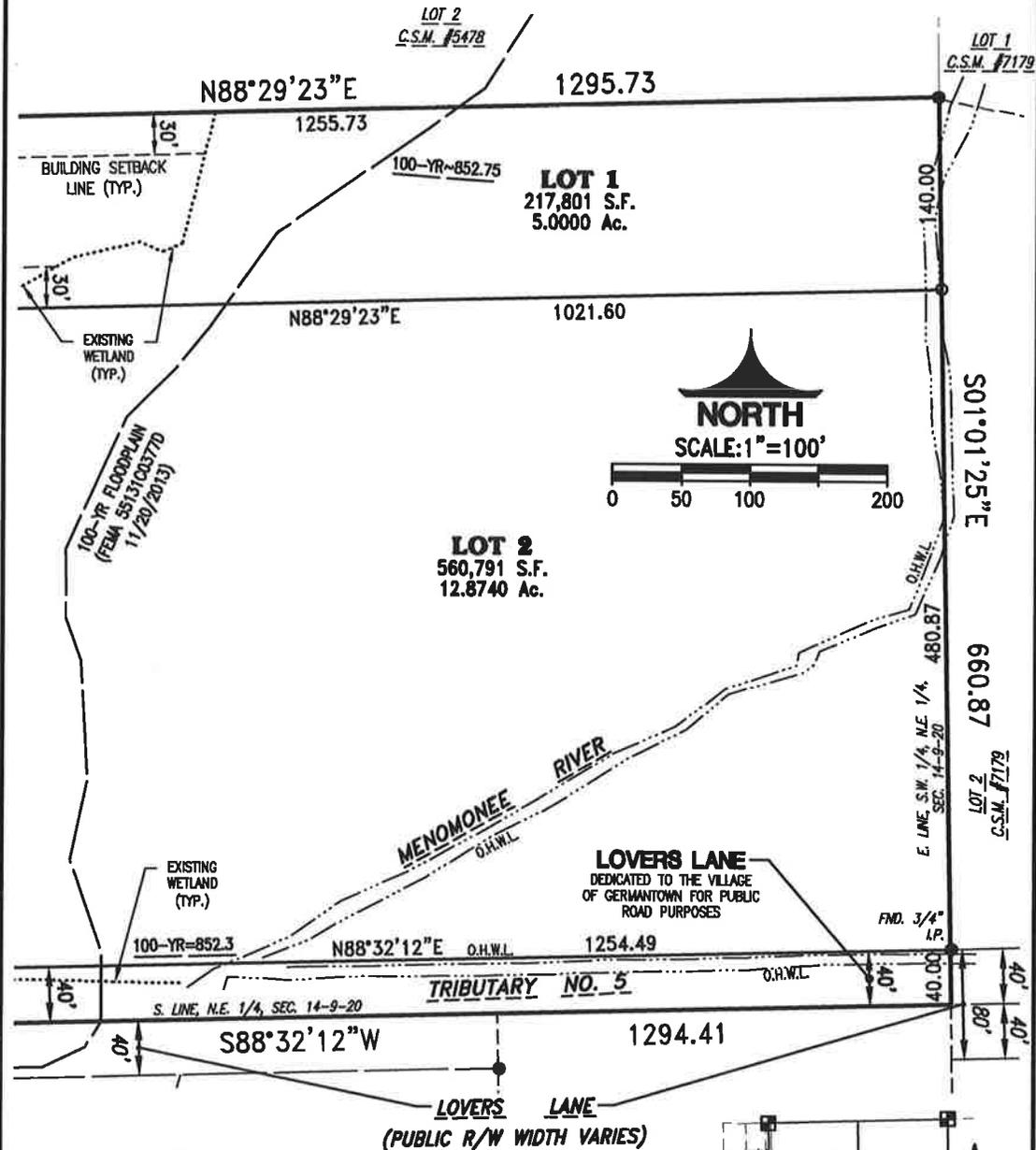
X:\2024\24-59-1242 Pleasant View Dr - Germantown\Drawings\Survey\CSD\330CSM01.dwg

DRAFTED THIS 14TH DAY OF JANUARY, 2025  
THIS INSTRUMENT WAS DRAFTED BY GRADY L. GOSSER, S-2972

JOB NO. 21-046-974-01  
SHEET 1 OF 5

# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 14, TOWN 9 NORTH, RANGE 20 EAST, IN THE VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN.



X:\2024\24-59-1242 Pleasant View Dr - Germantown\Drainage Survey\CSDM 530023501.dwg

DRAFTED THIS 14TH DAY OF JANUARY, 2025  
THIS INSTRUMENT WAS DRAFTED BY GRADY L. GOSSER, S-2972

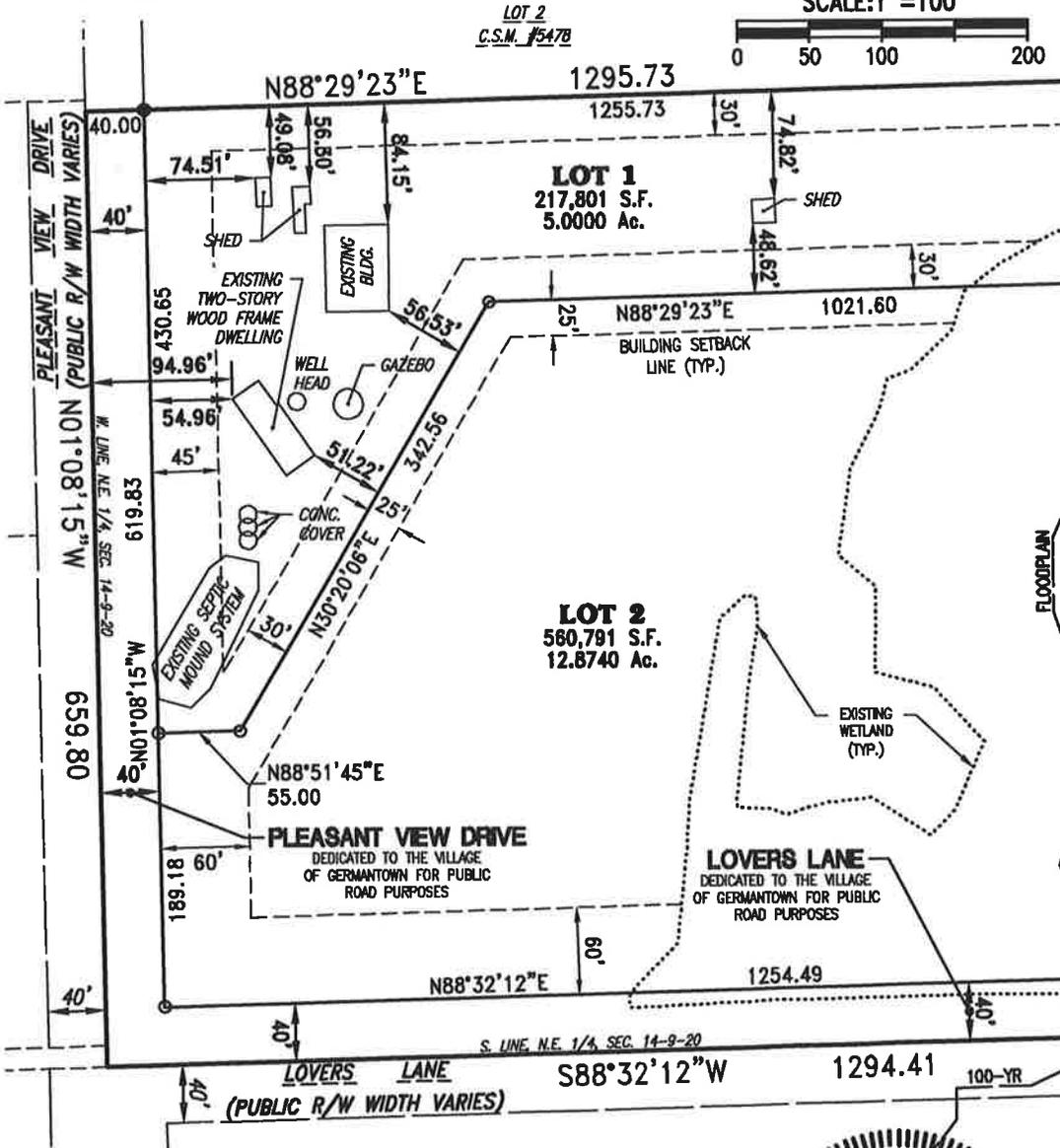
JOB NO. 21-046-974-01  
SHEET 2 OF 5

# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 14, TOWN 9 NORTH,  
RANGE 20 EAST, IN THE VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN.

**NOTE:**

ANY LAND BELOW THE ORDINARY HIGH WATER MARK OF A LAKE OR A NAVIGABLE STREAM IS SUBJECT TO THE PUBLIC TRUST IN NAVIGABLE WATERS THAT IS ESTABLISHED UNDER ARTICLE IX, SECTION 1, OF THE STATE CONSTITUTION.



X:\2024\24-09-1242 Pleasant View Dr - Germantown\Drawings\Survey\CSD\33005001.dwg

**WETLAND NOTE:**

WETLANDS SHOWN HEREON WERE FIELD DELINEATED BY STEPHEN W. CHU, ASSURED DELINEATOR ON NOVEMBER 9, 2024.

**100 YEAR FLOODPLAIN NOTE:**

100 YEAR FLOODPLAIN LINE SHOWN HEREON WITHIN THE SURVEYED PROPERTY IS PER DESIGNATION ON THE FLOOD INSURANCE RATE MAP, MAP NUMBER: 55131C0377D, EFFECTIVE DATE 11/20/2013.



DRAFTED THIS 14TH DAY OF JANUARY, 2025  
THIS INSTRUMENT WAS DRAFTED BY GRADY L. GOSSER, S-2972

JOB NO. 21-046-974-01  
SHEET 3 OF 5

**CERTIFIED SURVEY MAP NO.** \_\_\_\_\_

THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 14, TOWN 9 NORTH, RANGE 20 EAST,  
IN THE VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN.

**SURVEYOR'S CERTIFICATE:**

STATE OF WISCONSIN     )  
  )ss  
COUNTY OF WAUKESHA    )

I, Grady L. Gosser, Professional Land Surveyor, do hereby certify:

That I have surveyed, divided and mapped the South 1/2 of the Southwest 1/4 of the Northeast 1/4 of Section 14, Town 9 North, Range 20 East, in the Village of Germantown, Washington County, Wisconsin, now being more particularly bounded and described as follows:

Commencing at the East 1/4 Corner of said Section 14, thence South 88°32'12" West and along the South line of the said Northeast 1/4 of said Section 14, 1294.41 feet to the place of beginning of lands hereinafter described;

Continuing thence South 88°32'12" West and along the said South line of said 1/4 Section, 1294.41 feet to a point marking the Center of said Section 14; Thence North 01°08'15" West and along the West line of said 1/4 Section, 659.80 feet to a point; Thence North 88°29'23" East and along the South line of Certified Survey Map No. 5478, 1295.73 feet to a point on the East line of the said Southwest 1/4 of the said Northeast 1/4 of said Section 14; Thence South 01°01'25" East and along the said East line, 660.87 feet to the point of beginning of this description.

The Gross area of said Parcel contains 855,162 Square Feet (or 19.6318 Acres) of land, more or less. The Net area of said Parcel after the Public Road Dedications of "Pleasant View Drive" and "Lovers Lane" contains 778,592 Square Feet (or 17.8740 Acres) of land, more or less.

That I have made such survey, land division and map by the direction of **Charles R. Smith**, owner of said lands.

That such map is a correct representation of all the exterior boundaries of the land surveyed and the land division thereof made.

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 the same.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
Grady L. Gosser, P.L.S.  
Professional Land Surveyor, S-2972  
**TRIO ENGINEERING, LLC**  
4100 N. Calhoun Road, Suite 300  
Brookfield, WI 53005  
Phone: (262)790-1480 Fax: (262)790-1481

**CERTIFIED SURVEY MAP NO. \_\_\_\_\_**

THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 14, TOWN 9 NORTH, RANGE 20 EAST,  
IN THE VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN.

**OWNER'S CERTIFICATE OF DEDICATION:**

Charles R. Smith, owner, do hereby certify that I caused the land described on this map to be surveyed, divided, mapped, and dedicated as represented on this map in accordance with the provisions of Chapter 236 of the Wisconsin Statutes, and the Village of Germantown Subdivision Regulations. I also certify that this Certified Survey Map is required to be submitted to the Village of Germantown for approval.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Charles R. Smith

STATE OF WISCONSIN     )  
  ) ss  
COUNTY OF                    )

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, Charles R. Smith, to me known to be the person who executed the foregoing instrument and acknowledged the same.

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
Notary Public, \_\_\_\_\_ County, WI  
My commission expires: \_\_\_\_\_

**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 \_\_\_\_\_, 2025.

\_\_\_\_\_  
Dean Wolter, Chairman

\_\_\_\_\_  
Deborah J. Remich, Secretary

**VILLAGE OF GERMANTOWN BOARD APPROVAL:**

This Certified Survey Map, being a division of the South 1/2 of the Southwest 1/4 of the Northeast 1/4 of Section 14, Town 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 "Pleasant View Drive" for public road purposes as shown on Sheet 3 of 5, and the dedication of that part of "Lovers Lane" for public road purposes as shown on Sheets 2 and 3 of 5 is hereby accepted by the Village Board of Trustees of the Village of Germantown on this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

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

\_\_\_\_\_  
Donna Ott, Village Clerk

**CERTIFIED SURVEY MAP NO.**

THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 14, TOWN 9 NORTH, RANGE 20 EAST, IN THE VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN.

**OVERALL DETAIL SHEET**

SEE LOCALITY MAP ON SHEET 2

**OWNER:**

CHARLES R. SMITH  
2942 N 117TH ST  
WAUWATOSA, WI 53222  
PHONE: 262-786-5885

**PREPARED BY:**

TRIO ENGINEERING, LLC  
4100 N. CALHOUN ROAD  
SUITE 300  
BROOKFIELD, WI 53005  
PHONE: 262-790-1480



**NOTES:**

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LOT 1  
C.S.M. #7179

LOT 2  
C.S.M. #7179

(P.O.C.)  
E. 1/4 CORNER,  
SEC. 14-9-20  
FND. CONC. MON.  
W/ BRASS CAP  
N-458,831.51  
E-2,479,001.09

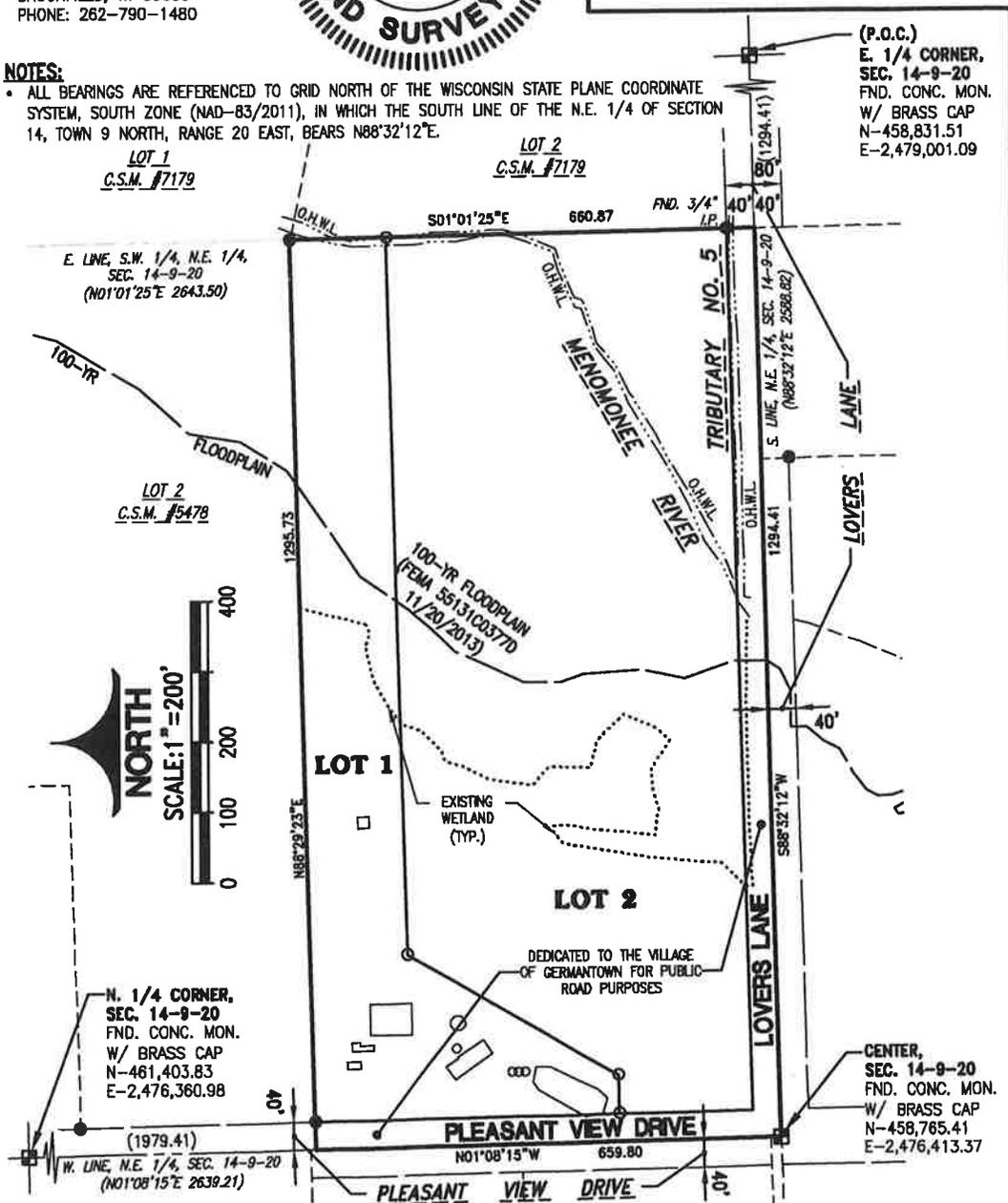
E. LINE, S.W. 1/4, N.E. 1/4,  
SEC. 14-9-20  
(N01°01'25"E 2643.50)

LOT 2  
C.S.M. #5478



N. 1/4 CORNER,  
SEC. 14-9-20  
FND. CONC. MON.  
W/ BRASS CAP  
N-461,403.83  
E-2,476,360.98

CENTER,  
SEC. 14-9-20  
FND. CONC. MON.  
W/ BRASS CAP  
N-458,765.41  
E-2,476,413.37



VA:2024\24-09-1242\_Pleasant View Dr - Germantown\Drawings\Survey\CSD\5300CSMD1.dwg

DRAFTED THIS 14TH DAY OF JANUARY, 2025  
THIS INSTRUMENT WAS DRAFTED BY GRADY L. GOSSER, S-2972

JOB NO. 21-046-974-01  
SHEET 1 OF 5



# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

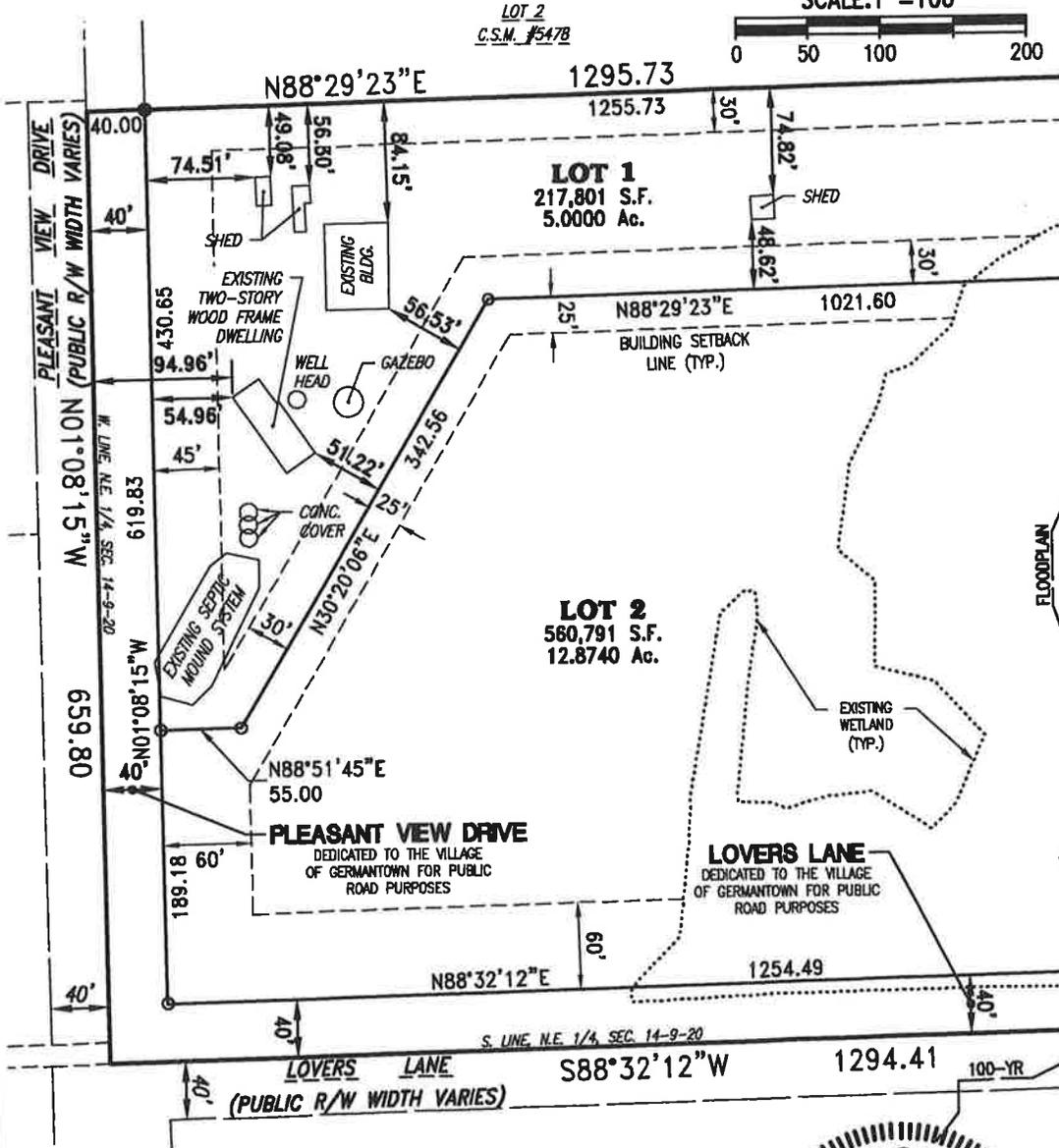
THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 14, TOWN 9 NORTH,  
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SCALE: 1" = 100'



X:\2024\21-38-1242 Pleasant View Dr - Germantown\Drawings\Survey\CSD\53053001.dwg

**WETLAND NOTE:**

WETLANDS SHOWN HEREON WERE FIELD DELINEATED BY STEPHEN W. CHU, ASSURED DELINEATOR ON NOVEMBER 9, 2024.

**100 YEAR FLOODPLAIN NOTE:**

100 YEAR FLOODPLAIN LINE SHOWN HEREON WITHIN THE SURVEYED PROPERTY IS PER DESIGNATION ON THE FLOOD INSURANCE RATE MAP, MAP NUMBER: 55131C0377D, EFFECTIVE DATE 11/20/2013.

DRAFTED THIS 14TH DAY OF JANUARY, 2025  
THIS INSTRUMENT WAS DRAFTED BY GRADY L. GOSSER, S-2972



JOB NO. 21-046-974-01  
SHEET 3 OF 5



**CERTIFIED SURVEY MAP NO. \_\_\_\_\_**

THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 14, TOWN 9 NORTH, RANGE 20 EAST,  
IN THE VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN.

**OWNER'S CERTIFICATE OF DEDICATION:**

Charles R. Smith, owner, do hereby certify that I caused the land described on this map to be surveyed, divided, mapped, and dedicated as represented on this map in accordance with the provisions of Chapter 236 of the Wisconsin Statutes, and the Village of Germantown Subdivision Regulations. I also certify that this Certified Survey Map is required to be submitted to the Village of Germantown for approval.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Charles R. Smith

STATE OF WISCONSIN     )  
  ) ss  
COUNTY OF                    )

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, Charles R. Smith, to me known to be the person who executed the foregoing instrument and acknowledged the same.

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
Notary Public, \_\_\_\_\_ County, WI  
My commission expires: \_\_\_\_\_

**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 \_\_\_\_\_, 2025.

\_\_\_\_\_  
Dean Wolter, Chairman

\_\_\_\_\_  
Deborah J. Remich, Secretary

**VILLAGE OF GERMANTOWN BOARD APPROVAL:**

This Certified Survey Map, being a division of the South 1/2 of the Southwest 1/4 of the Northeast 1/4 of Section 14, Town 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 "Pleasant View Drive" for public road purposes as shown on Sheet 3 of 5, and the dedication of that part of "Lovers Lane" for public road purposes as shown on Sheets 2 and 3 of 5 is hereby accepted by the Village Board of Trustees of the Village of Germantown on this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

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

\_\_\_\_\_  
Donna Ott, Village Clerk

**CERTIFIED SURVEY MAP NO. \_\_\_\_\_**

THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 14, TOWN 9 NORTH, RANGE 20 EAST,  
IN THE VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN.

**SURVEYOR'S CERTIFICATE:**

STATE OF WISCONSIN        )  
  )ss  
COUNTY OF WAUKESHA    )

I, Grady L. Gosser, Professional Land Surveyor, do hereby certify:

That I have surveyed, divided and mapped the South 1/2 of the Southwest 1/4 of the Northeast 1/4 of Section 14, Town 9 North, Range 20 East, in the Village of Germantown, Washington County, Wisconsin, now being more particularly bounded and described as follows:

Commencing at the East 1/4 Corner of said Section 14, thence South 88°32'12" West and along the South line of the said Northeast 1/4 of said Section 14, 1294.41 feet to the place of beginning of lands hereinafter described;

Continuing thence South 88°32'12" West and along the said South line of said 1/4 Section, 1294.41 feet to a point marking the Center of said Section 14; Thence North 01°08'15" West and along the West line of said 1/4 Section, 659.80 feet to a point; Thence North 88°29'23" East and along the South line of Certified Survey Map No. 5478, 1295.73 feet to a point on the East line of the said Southwest 1/4 of the said Northeast 1/4 of said Section 14; Thence South 01°01'25" East and along the said East line, 660.87 feet to the point of beginning of this description.

The Gross area of said Parcel contains 855,162 Square Feet (or 19.6318 Acres) of land, more or less. The Net area of said Parcel after the Public Road Dedications of "Pleasant View Drive" and "Lovers Lane" contains 778,592 Square Feet (or 17.8740 Acres) of land, more or less.

That I have made such survey, land division and map by the direction of **Charles R. Smith**, owner of said lands.

That such map is a correct representation of all the exterior boundaries of the land surveyed and the land division thereof made.

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 the same.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
Grady L. Gosser, P.L.S.  
Professional Land Surveyor, S-2972  
**TRIO ENGINEERING, LLC**  
4100 N. Calhoun Road, Suite 300  
Brookfield, WI 53005  
Phone: (262)790-1480 Fax: (262)790-1481

# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 14, TOWN 9 NORTH,  
RANGE 20 EAST, IN THE VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN.

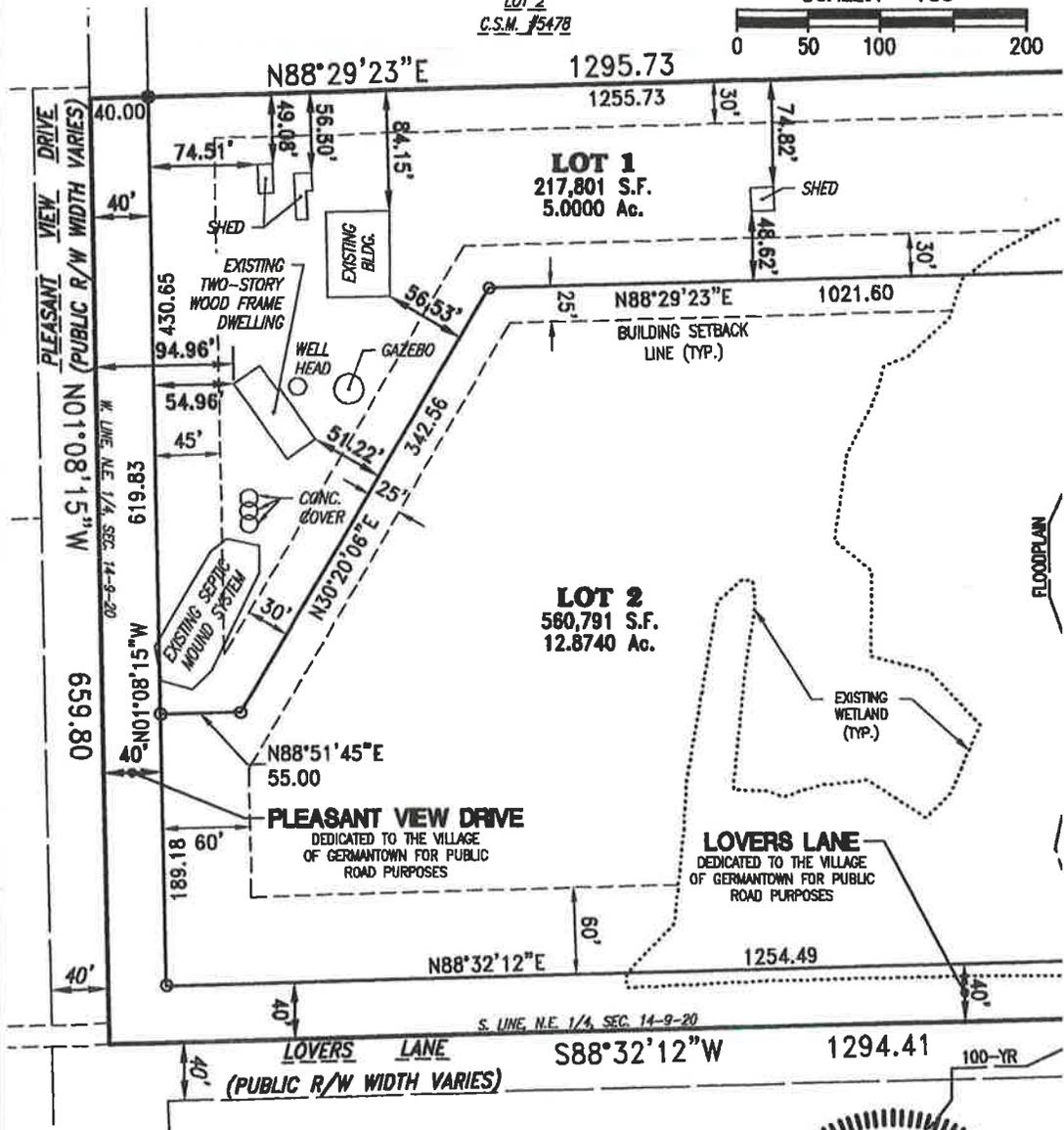
**NOTE:**

ANY LAND BELOW THE ORDINARY HIGH WATER MARK OF A LAKE OR A NAVIGABLE STREAM IS SUBJECT TO THE PUBLIC TRUST IN NAVIGABLE WATERS THAT IS ESTABLISHED UNDER ARTICLE IX, SECTION 1, OF THE STATE CONSTITUTION.



SCALE: 1" = 100'

LOT 2  
C.S.M. #547B



**WETLAND NOTE:**

WETLANDS SHOWN HEREON WERE FIELD DELINEATED BY STEPHEN W. CHU, ASSURED DELINEATOR ON NOVEMBER 9, 2024.

**100 YEAR FLOODPLAIN NOTE:**

100 YEAR FLOODPLAIN LINE SHOWN HEREON WITHIN THE SURVEYED PROPERTY IS PER DESIGNATION ON THE FLOOD INSURANCE RATE MAP, MAP NUMBER: 55131C0377D, EFFECTIVE DATE 11/20/2013.



DRAFTED THIS 14TH DAY OF JANUARY, 2025  
THIS INSTRUMENT WAS DRAFTED BY GRADY L. GOSSER, S-2972

JOB NO. 21-046-974-01  
SHEET 3 OF 5

X:\2024\24-09-1942 Pleasant View Dr - Germantown\Drawings\Survey\CSD\330CS001.dwg

# Village of



Village of Germantown  
Clerk Treasurer  
N112W17001 MEQUON ROAD  
Germantown, WI 53022  
(262)250-4700  
Welcome

01/24/2025 03:09PM Mary S.  
000826-0121  
Payment Effective Date 01/22/2025

## MISCELLANEOUS

ZONING FEES (GENZON)

2025 Item: GENZON

1 @ \$3,045.0000

ZONING FEES (GENZON) \$3,045.00

-----  
\$3,045.00

Subtotal

\$3,045.00

Total

\$3,045.00

CHECK

\$3,045.00

Check Number 20204

Change due

-----  
\$0.00

Thank you for your payment

CUSTOMER COPY