



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: 2/10/25

Received by: OR

CHK # 5869

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
Donald J. Thoma
AccurateSurveying&EngineeringLLP
2911 Wildlife Lane
Richfield WI 53076
Phone (262) 677-2120
Fax ()
E-Mail don@accuratesurveying.net

PROPERTY OWNER
Fritz, Piontek, Shepherd & Shepherd ETAL
12860 W Greenbriar Lane
New Berlin WI 53151
Phone (414) 801-6052
Mike Shepherd

PROPERTY ADDRESS OR GENERAL LOCATION

TAX KEY NUMBER

2 N104W21677 Willow Creek Road, Colgate WI 53017 GTNV-312993

3 REZONING REQUEST

FROM <u>RS-1</u>	TO <u>A-2</u>
---------------------	------------------

4 METES AND BOUNDS LEGAL DESCRIPTION OF PROPERTY – REQUIRED

Attach pages as necessary

See Attachment



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.

Lot line Adjustment

6

SUPPORTING DOCUMENTATION:

CSM
Plat of Survey (1:100)

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

7

READ AND INITIAL THE FOLLOWING:

MJS 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.

MJS 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.

MJS 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

MJS 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!

Donald J. Kline 1-14-25
Applicant Date
Accurate Surveying

Michael J. Shylus 2-10-25
Owner Date



Village of



Germantown

Willkommen

Fee must accompany application

\$2,900 with public improvements

\$1,960 no public improvements

Paid 2/10/25 Date [Signature]

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
Donald J. Thoma
AccurateSurveying&EngineeringLLP
2911 Wildlife Lane
Richfield WI 53076
Phone (262) 677-2120
Fax ()
E-Mail don@accuratesurveying.net

PROPERTY OWNER
Fritz, Piontek, Shepherd & Shepherd ETAL
12860 W Greenbriar Lane
New Berlin WI 53151
Phone (414) 801-6052
Mike Shepherd

PROPERTY ADDRESS OR GENERAL LOCATION

TAX KEY NUMBER

2 N104W21677 Willow Creek Road, Colgate WI 53017 GTNV-312993

3 PURPOSE OF LAND SPLIT

<u>Lot line adjustment. The two owners are resolving some lot lines from occupation and future access from Birch Lane.</u>	Will the land split require rezoning?	
	yes	
	From <u>RS-1</u>	To <u>A-2</u>

4 READ AND INITIAL THE FOLLOWING:

MJS 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.

MJS 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.

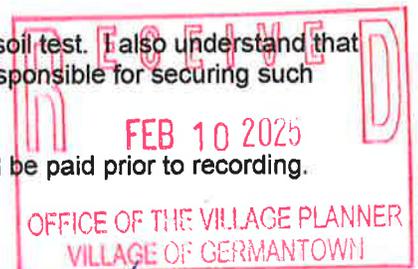
MJS I understand that parcels created outside the Sewer Service Area will require a soil test. I also understand that all properties abutting a State Highway will require DOT approval and I will be responsible for securing such approval prior to recording.

MJS 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!

[Signature] 1/21/25
Applicant Date

[Signature] 1/21/25
Owner Date



Village of

Germantown

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

02/10/2025 11:57AM Jennifer
000839-0039
Payment Effective Date 02/07/2025

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 5865

Change due \$0.00

Thank you for your payment

Village of Germantown COPY
DUPLICATE RECEIPT

Accurate Surveying & Engineering LLP

Land Surveying, Developing and Consulting

2911 Wildlife Lane, Richfield, WI 53076

Phone (262)677-2120

December 12, 2024

RE: Legal description for land, Kathleen M. Fritz, Daniel T. Shepherd, Maureen Piontek & Michael J. Shepherd to Lisa Laskowski Revocable Family Trust:

Part of Lots 1 and 2 of Certified Survey Map No. 2387 as recorded in the Washington County Registry in Volume 12 of Certified Survey Maps on pages 327-329 as Document No. 436648 and a division of Parcel 2 of Certified Survey Map No. 1602 as recorded in the Washington County Registry, all in part of the NW 1/4 and SW 1/4 of the NW 1/4 of Section 31, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin, which is bounded and described as follows:

Commencing at the Northwest corner of said Section 31; thence S 01°13'07" E, along the west line of said NW 1/4, 1205.80 feet, to the northwest corner of said Certified Survey Map No. 1602; thence N 89°23'58" E, along the north line of said Certified Survey Map No. 1602, 641.13 feet, to the northeast corner of Parcel 1 of said Certified Survey Map No. 1602 and the northwest corner of said Lot 1 of Certified Survey Map No. 4560; thence S 01°10'04" E, along the west line of said Lot 1, 172.00 feet; thence N 88°40'08" E, 179.50 feet; thence N 64°06'16" E, 109.65 feet, to the intersection of the northerly line of said Lot 1 of Certified Survey Map No. 4560 and the point of beginning of lands herein described; thence continuing N 64°06'16" E, 400.20 feet, to a point in the west line of Willow Creek Heights subdivision; thence S 01°03'51" E, along said west line of Willow Creek Heights subdivision, 281.81 feet, to a 2 inch iron pipe found marking the north right-of-way line of Birch Lane; thence S 87°05'18" W, along said north right-of-way line, 31.22 feet; thence N 01°07'02" W, along the easterly line of said Lot 1 of Certified Survey Map No. 4560, 154.92 feet; thence N 27°34'45" W, along the northeasterly line of said Lot 1 of Certified Survey Map No. 4560, 67.33 feet; thence S 89°23'22" W, along the northerly line of Certified Survey Map No. 4560, 50.99 feet; thence S 67°02'14" W, along the northerly line of said Lot 1 of Certified Survey Map No. 4560, 270.31 feet, to the point of beginning.

Containing 0.326 acre (14,206 square feet) more or less.

Releasing any and all access rights to Birch Lane by easement or access reservation as shown on said Certified Survey Maps No. 2387 and 1602.

Washington County Certified Survey Map

Part of Lot One (1) of Certified Survey Map No. 4560 as recorded in the Washington County Registry in Volume 30 of Certified Survey Maps on pages 283-286 as Document No. 701316, being a redivision of Lots 1 and 2 of Certified Survey Map No. 2387 and a division of Parcel 2 of Certified Survey Map No. 1602 as recorded in the Washington County Registry, all in part of the NW 1/4 and SW 1/4 of the NW 1/4 of Section 31, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin.

A-2 zoning (subject to change)

Front - 60'
Side - 25'
Rear - 50'
Wetlands - 25'

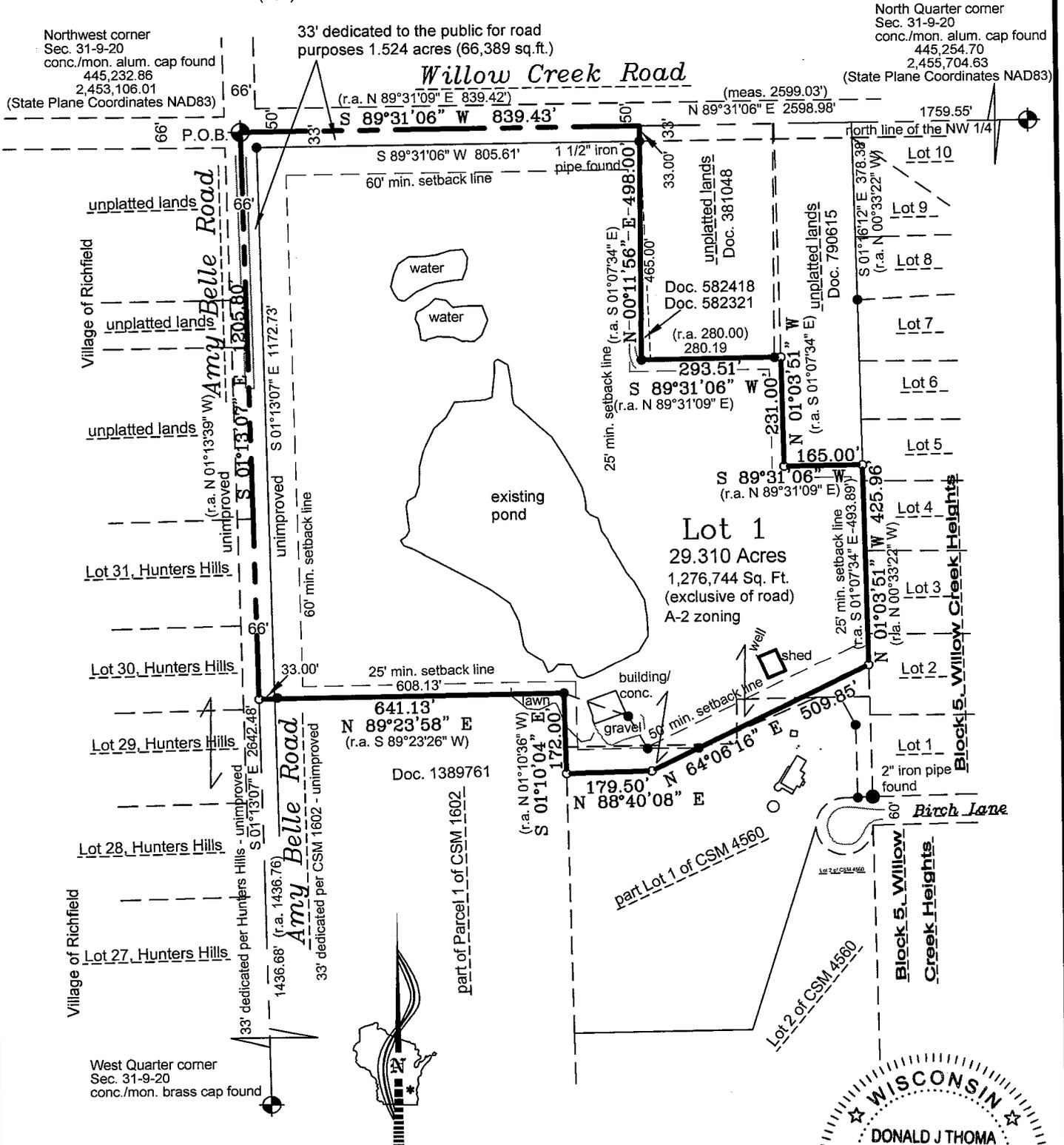
Surveyor

Donald J. Thoma
Accurate Surveying &
Engineering, LLP.
2911 Wildlife Lane
Richfield, WI 53076
(262)677-2120

Owner/Subdivider

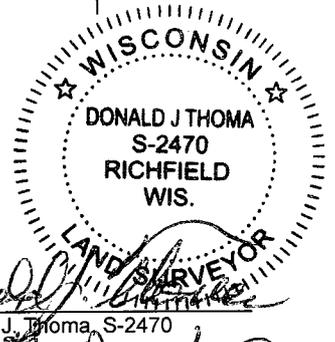
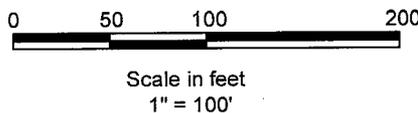
Kathleen M. Fritz, Daniel T. Shepherd,
Maureen Piontek & Michael J. Shepherd
12860 W. Greenbriar Ln.
New Berlin, WI 53151

Sheet 1 of 3



- (r.a.) - means "recorded as"
- (meas.) - means "measured as"
- P.O.B. - means "Point of Beginning".
- - indicates 1.3" od x 18" iron pipe weighing 1.68 lbs./ft. set.
- - indicates 1.3" od iron pipe found unless noted.

Bearings are referenced to the Wisconsin State Plane Coordinate Grid System, South Zone (NAD-83/2011 Adjustment). The north line of the NW 1/4 of Sec. 31-09-20 has a grid bearing of N 89°31'06" E.



Donald J. Thoma, S-2470

Dated this 12th day of December, 2024.

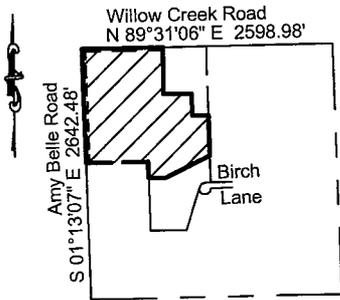
This instrument was drafted by Donald J. Thoma, S-2470

Washington County Certified Survey Map

Part of Lot One (1) of Certified Survey Map No. 4560 as recorded in the Washington County Registry in Volume 30 of Certified Survey Maps on pages 283-286 as Document No. 701316, being a redivision of Lots 1 and 2 of Certified Survey Map No. 2387 and a division of Parcel 2 of Certified Survey Map No. 1602 as recorded in the Washington County Registry, all in part of the NW 1/4 and SW 1/4 of the NW 1/4 of Section 31, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin.

Location Sketch

NW 1/4 Section 31-9-20
Scale: 1' = 2000'



Surveyor's Certificate:

I, Donald J. Thoma, Professional Land Surveyor, hereby certify that by the direction of Michael Shepherd, I have surveyed, divided and mapped the land shown and described hereon, part of Lot One (1) of Certified Survey Map No. 4560 as recorded in the Washington County Registry in Volume 30 of Certified Survey Maps on pages 283-286 as Document No. 701316, being a redivision of Lots 1 and 2 of Certified Survey Map No. 2387 and a division of Parcel 2 of Certified Survey Map No. 1602 as recorded in the Washington County Registry, all in part of the NW 1/4 and SW 1/4 of the NW 1/4 of Section 31, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin, which is bounded and described as follows:

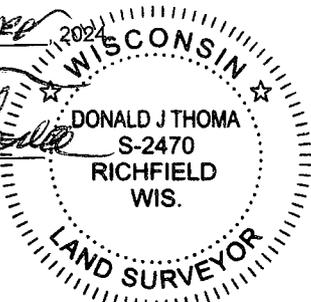
Beginning at the Northwest corner of said Section 31; thence S 01°13'07" E, along the west line of said NW 1/4, 1205.80 feet, to the northwest corner of said Certified Survey Map No. 1602; thence N 89°23'58" E, along the north line of said Certified Survey Map No. 1602, 641.13 feet, to the northeast corner of Parcel 1 of said Certified Survey Map No. 1602 and the northwest corner of said Lot 1 of Certified Survey Map No. 4560; thence S 01°10'04" E, along the west line of said Lot 1, 172.00 feet; thence N 88°40'08" E, 179.50 feet; thence N 64°06'16" E, 509.85 feet, to a point in the west line of Willow Creek Heights subdivision; thence N 01°03'51" W, along said west line of Willow Creek Heights subdivision, 425.96 feet, to the southeast corner of lands described in Document No. 790615, as recorded in the Washington County Registry; thence S 89°31'06" W, along the south line of said Document No. 790615, 165.00 feet; thence N 01°03'51" W, along the west line of said Document No. 790615, 231.00 feet; thence S 89°31'06" W, along the easterly extension and south line of lands described in Document No. 381048, 582418 and 582321, as recorded in the Washington County Registry, 293.51 feet, to a 1.3 inch od iron pipe found; thence N 00°11'56" E, along the west line of said Document No. 582418 and 582321, 498.00 feet, to the intersection of the north line of said NW 1/4; thence S 89°31'06" W, along said north line, 839.43 feet, to the point of beginning.

Containing 30.834 acres (1,343,133 square feet) more or less.

I further certify that I have fully complied with the provisions of sec. 236.34 of Wisconsin Statutes and the Chapter 18 of the Village of Germantown Subdivision Control Ordinance in surveying, dividing and mapping 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 12th day of December, 2024

Donald J. Thoma, S-2470



Owner's Certificate:

As owners we hereby certify that we caused the land shown and described herein to be surveyed, divided, mapped and dedicated that part of Willow Creek Road and Amy Belle Road to the Village of Germantown for public road purposes as represented on Sheet 1 of 3 of this Certified Survey Map. We also certify that there is no mortgage on this property and this Certified Survey Map is required to be submitted to the following for approval:
Village of Germantown Plan Commission Village of Germantown Village Board

Kathleen M. Fritz - Owner

Maureen Piontek - Owner

Daniel T. Shepherd, - Owner

Michael J. Shepherd- Owner

STATE OF WISCONSIN)
WASHINGTON COUNTY)s.s.

Personally came before me this ____ day of _____, 202__, the above named Trustee is to me known to be the same person who executed the foregoing instrument and acknowledge the same.

(Notary Seal) _____, Notary Public, _____, Wisconsin.

My commission expires _____

Washington County Certified Survey Map

Part of Lot One (1) of Certified Survey Map No. 4560 as recorded in the Washington County Registry in Volume 30 of Certified Survey Maps on pages 283-286 as Document No. 701316, being a redivision of Lots 1 and 2 of Certified Survey Map No. 2387 and a division of Parcel 2 of Certified Survey Map No. 1602 as recorded in the Washington County Registry, all in part of the NW 1/4 and SW 1/4 of the NW 1/4 of Section 31, 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 _____, 202__.

Dean Wolter - Chairperson

Deborah J. Remich - Secretary

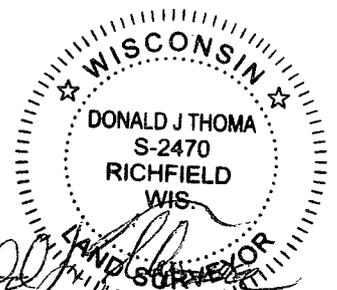
Village of Germantown, Village Board Approval:

This Certified Survey Map, Part of Lot One (1) of Certified Survey Map No. 4560 as recorded in the Washington County Registry in Volume 30 of Certified Survey Maps on pages 283-286 as Document No. 701316, being a redivision of Lots 1 and 2 of Certified Survey Map No. 2387 and a division of Parcel 2 of Certified Survey Map No. 1602 as recorded in the Washington County Registry, all in part of the NW 1/4 and SW 1/4 of the NW 1/4 of Section 31, 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 the dedication of that part of Willow Creek Road and Any Belle Road for public road purposes as shown on Sheet 1 of 3 is hereby accepted by the Village Board of Trustees of the Village of Germantown on

this ___ day of _____, 202__.

Dean Wolter - Village President

Donna Ott - Village Clerk



Donald J. Thoma, S-2470

Dated this 12th day of December, 2024.

Accurate Surveying & Engineering LLP

Land Surveying, Developing and Consulting
2911 Wildlife Lane, Richfield, WI 53076

Phone (262)677-2120

December 12, 2024

RE: Legal description for land, Lisa Laskowski Revocable Family Trust to Kathleen M. Fritz, Daniel T. Shepherd, Maureen Piontek & Michael J. Shepherd:

Part of Lot One (1) of Certified Survey Map No. 4560 as recorded in the Washington County Registry in Volume 30 of Certified Survey Maps on pages 283-286 as Document No. 701316, being a redivision of Lots 1 and 2 of Certified Survey Map No. 2387 and a division of Parcel 2 of Certified Survey Map No. 1602 as recorded in the Washington County Registry, all in part of the NW 1/4 and SW 1/4 of the NW 1/4 of Section 31, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin, which is bounded and described as follows:

Commencing at the Northwest corner of said Section 31; thence S 01°13'07" E, along the west line of said NW 1/4, 1205.80 feet, to the northwest corner of said Certified Survey Map No. 1602; thence N 89°23'58" E, along the north line of said Certified Survey Map No. 1602, 641.13 feet, to the northeast corner of Parcel 1 of said Certified Survey Map No. 1602 and the northwest corner of said Lot 1 of Certified Survey Map No. 4560, being the point of beginning of lands herein described; thence S 01°10'04" E, along the west line of said Lot 1 of Certified Survey Map No. 4560, 172.00 feet; thence N 88°40'08" E, 179.50 feet; thence N 64°06'16" E, 109.65 feet to the intersection of the northerly line of said Lot 1 of Certified Survey Map No. 4560; thence N 89°55'58" W, along said northerly line of said Lot 1 of Certified Survey Map No. 4560, 106.90 feet; thence N 29°56'19" W, continuing along said northerly line of said Lot 1 of Certified Survey Map No. 4560, 79.91 feet; thence N 69°27'10" W, continuing along said northerly line of said Lot 1 of Certified Survey Map No. 4560, 143.98 feet, to the point of beginning.

Containing 0.582 acre (25,363 square feet) more or less.

Accurate

Surveying & Engineering LLP

Land Surveying, Developing and Consulting
2911 Wildlife Lane, Richfield, WI 53076

Phone (262)677-2120

December 12, 2024

RE: Legal description for lawn area on part of Parcel 1 of Certified Survey Map No. 1602 owned by, Lisa Laskowski Revocable Family Trust:

Part of Parcel One (1) of Certified Survey Map No. 1602 as recorded in the Washington County Registry in Volume 8 of Certified Survey Maps on pages 190-192 as Document No. 385561, in part of the NW 1/4 and SW 1/4 of the NW 1/4 of Section 31, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin, which is bounded and described as follows:

Commencing at the Northwest corner of said Section 31; thence S 01°13'07" E, along the west line of said NW 1/4, 1205.80 feet, to the northwest corner of said Certified Survey Map No. 1602; thence N 89°23'58" E, along the north line of said Certified Survey Map No. 1602, 524.13 feet, to the point of beginning of lands herein described; thence continuing N 89°23'58" E, along the north line of said Certified Survey Map No. 1602, 114.00 feet to the northeast corner of Parcel 1 of said Certified Survey Map No. 1602 and the northwest corner of said Lot 1 of Certified Survey Map No. 4560; thence S 01°10'04" E, along the west line of said Lot 1, 64.48 feet; thence N 22°16'02" W, 47.34 feet; thence S 87°40'29" W, 11.64 feet; thence southwesterly along the arc of a curve 54.17 feet, radius 45.17 feet, delta 68°42'29", chord S 77°21'19" W 50.98 feet; thence N 49°10'30" W, 47.57 feet, to the point of beginning.

Accurate Surveying & Engineering LLP

Land Surveying, Developing and Consulting
2911 Wildlife Lane, Richfield, WI 53076

Phone (262)677-2120

December 12, 2024

RE: Legal description for land, Kathleen M. Fritz, Daniel T. Shepherd, Maureen Piontek & Michael J. Shepherd to Lisa Laskowski Revocable Family Trust:

Part of Lots 1 and 2 of Certified Survey Map No. 2387 as recorded in the Washington County Registry in Volume 12 of Certified Survey Maps on pages 327-329 as Document No. 436648 and a division of Parcel 2 of Certified Survey Map No. 1602 as recorded in the Washington County Registry, all in part of the NW 1/4 and SW 1/4 of the NW 1/4 of Section 31, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin, which is bounded and described as follows:

Commencing at the Northwest corner of said Section 31; thence S 01°13'07" E, along the west line of said NW 1/4, 1205.80 feet, to the northwest corner of said Certified Survey Map No. 1602; thence N 89°23'58" E, along the north line of said Certified Survey Map No. 1602, 641.13 feet, to the northeast corner of Parcel 1 of said Certified Survey Map No. 1602 and the northwest corner of said Lot 1 of Certified Survey Map No. 4560; thence S 01°10'04" E, along the west line of said Lot 1, 172.00 feet; thence N 88°40'08" E, 179.50 feet; thence N 64°06'16" E, 109.65 feet, to the intersection of the northerly line of said Lot 1 of Certified Survey Map No. 4560 and the point of beginning of lands herein described; thence continuing N 64°06'16" E, 400.20 feet, to a point in the west line of Willow Creek Heights subdivision; thence S 01°03'51" E, along said west line of Willow Creek Heights subdivision, 281.81 feet, to a 2 inch iron pipe found marking the north right-of-way line of Birch Lane; thence S 87°05'18" W, along said north right-of-way line, 31.22 feet; thence N 01°07'02" W, along the easterly line of said Lot 1 of Certified Survey Map No. 4560, 154.92 feet; thence N 27°34'45" W, along the northeasterly line of said Lot 1 of Certified Survey Map No. 4560, 67.33 feet; thence S 89°23'22" W, along the northerly line of Certified Survey Map No. 4560, 50.99 feet; thence S 67°02'14" W, along the northerly line of said Lot 1 of Certified Survey Map No. 4560, 270.31 feet, to the point of beginning.

Containing 0.326 acre (14,206 square feet) more or less.

Releasing any and all access rights to Birch Lane by easement or access reservation as shown on said Certified Survey Maps No. 2387 and 1602.