



Village of

Germantown
...Willkommen

Fee must accompany application

\$2,900 with public improvements

\$1,960 no public improvements

Paid OR Date 5/12/25
CHK # 20747

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
 Accurate Surveying & Engineering LLP
 Donald J. Thoma
 2911 Wildlife Lane
 Richfield, WI 53076
 Phone (262) 677-2120
 Fax ()
 E-Mail don@accuratesurveying.net

PROPERTY OWNER
 Rao Farms LLC
 Kailas Rao, Becky Rao
 W204N13781 Goldendale Rd
 Richfield, WI 53076
 Phone (414) 881-4582

PROPERTY ADDRESS OR GENERAL LOCATION

TAX KEY NUMBER

2 N136W21238 BONNIWELL RD GTNV 063989, 064996, 064994881

3 PURPOSE OF LAND SPLIT

Estate planning. Split off farmland from the horse barn facility. Lot line adjustment to place pond on northern parcel	Will the land split require rezoning?	
	Yes	
	From A-1	To A-2

4 READ AND INITIAL THE FOLLOWING:

RR RR DT 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.

RR RR DT 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.

RR RR DT 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.

RR RR DT 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!

<small>Authentisign</small> <i>Donald Thoma</i> <small>Applicant</small>	05/09/25 <small>Date</small>	<small>Authentisign</small> <i>Becky Rao</i> <small>Owner</small>	<small>Authentisign</small> <i>Kailas Rao</i> <small>Date</small>		05/09/25
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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: 5/12/25 Received by: QR

CHK # 20747

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

Accurate Surveying & Engineering LLP

Donald J. Thoma

2911 Wildlife Lane

Richfield, WI 53076

Phone (262) 677-2120

E-Mail don@accuratesurveying.net

PROPERTY OWNER

Rao Farms LLC

Kailas Rao, Becky Rao

W204N13781 Goldendale Rd

Richfield, WI 53076

Phone (414) 881-4582

E-Mail brao@iodogs.com

Accurate Surveying & Engineering LLP

2

PROPERTY ADDRESS OR GENERAL LOCATION

TAX KEY NUMBER

N136W21238 BONNIWELL RD

GTNV 063989, 064996,
064994881

3

REZONING REQUEST

FROM

A-1

TO

A-2

4

METES AND BOUNDS LEGAL DESCRIPTION OF PROPERTY – REQUIRED

Attach pages as necessary

Placed on the attached CSM

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.

The purpose of the rezoning is to rezone the newly created parcels from A-1 to A-2 to align with the requirements under the Germantown zoning ordinance. Parcels are being divided for estate planning, to divide farmland off of the house with the horse barn and do a lot line adjustment to put the pond on one parcel (northern parcel). All current land uses will remain the same.

6

SUPPORTING DOCUMENTATION:

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

7

READ AND INITIAL THE FOLLOWING:

DT BR KR

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.

DT BR KR

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.

DT BR KR

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

DT BR KR

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!

Authentisign
Donald Thoma

05/09/25

Applicant

Date

Authentisign
Becky Rao

05/09/25

Owner

Date

Authentisign
Kailas Rao

05/09/25

Washington County Certified Survey Map

All of the NW 1/4 of the SE 1/4, part of the SW 1/4 of the SE 1/4 and part of the SE 1/4 of the SW Fractional 1/4 of Section 6, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin.

Bearings are referenced to the Wisconsin State Plane Coordinate Grid System, South Zone (NAD-83/2011 Adjustment). The south line of the SE 1/4 of Sec. 6-9-20 has a grid bearing of N 89°29'26" E.



(r.a.) - means "recorded as"

P.O.B. - means "Point of Beginning".

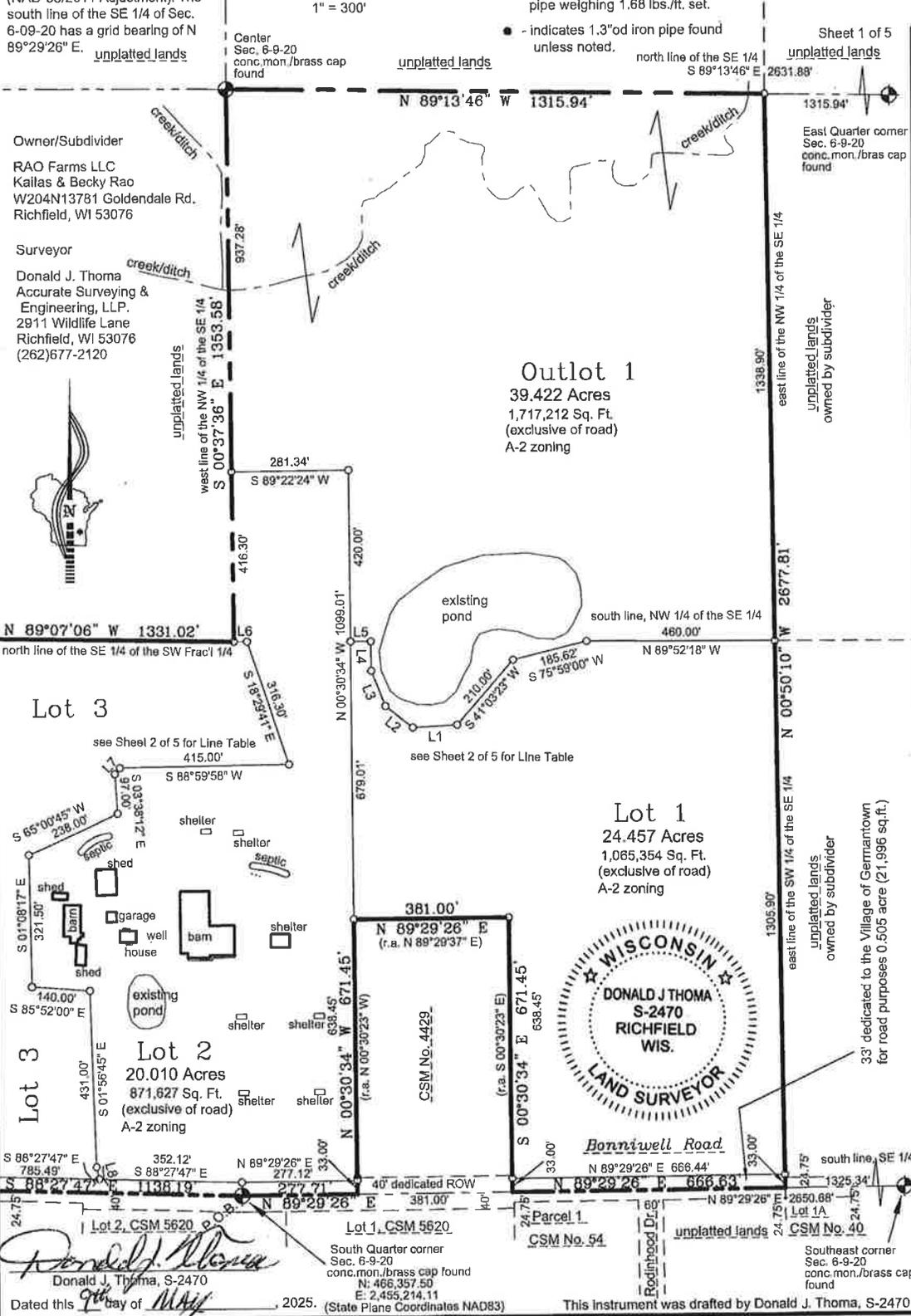
○ - Indicates 1.3" od x 18" Iron pipe weighing 1.68 lbs./ft. set.

● - indicates 1.3"od iron pipe found unless noted.

Sheet 1 of 5

Owner/Subdivider
RAO Farms LLC
Kailas & Becky Rao
W204N13781 Goldendale Rd.
Richfield, WI 53076

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

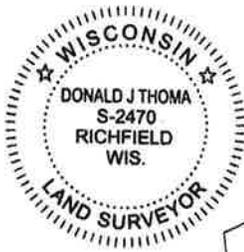


Outlot 1
39.422 Acres
1,717,212 Sq. Ft.
(exclusive of road)
A-2 zoning

Lot 1
24.457 Acres
1,065,354 Sq. Ft.
(exclusive of road)
A-2 zoning

Lot 2
20.010 Acres
871,627 Sq. Ft.
(exclusive of road)
A-2 zoning

Lot 3



Donald J. Thoma
Donald J. Thoma, S-2470
Dated this 9th day of May, 2025.

South Quarter corner
Sec. 6-9-20
conc.mon./brass cap found
N: 466,357.50
E: 2,455,214.11
(State Plane Coordinates NAD83)

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

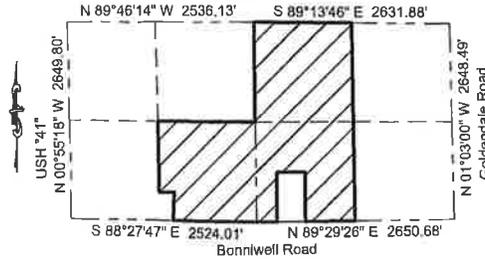
Washington County Certified Survey Map

All of the NW 1/4 of the SE 1/4, part of the SW 1/4 of the SE 1/4 and part of the SE 1/4 of the SW Fractional 1/4 of Section 6, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin.

Location Sketch

SE 1/4 & SW 1/4 Section 6-9-20

Scale: 1" = 2000'



Surveyor's Certificate:

I, Donald J. Thoma, Professional Land Surveyor, hereby certify that by the direction of Kailas & Becky Rao, I have surveyed, divided, mapped and dedicated the land shown and described hereon, All of the NW 1/4 of the SE 1/4, part of the SW 1/4 of the SE 1/4 and part of the SE 1/4 of the SW Fractional 1/4 of Section 6, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin, which is bounded and described as follows:

Beginning at the South Quarter corner of said Section 6, marked by a concrete monument with a brass cap found; thence N 89°29'26" E, along the south line of said SE 1/4, 277.71 feet, to the southwest corner of Certified Survey Map No. 4429 as recorded in the Washington County Registry in Volume 29 of Certified Survey Maps on pages 235-237 as Document No. 683821; thence N 00°30'34" W, along the west line of said Certified Survey Map No. 4429, 671.45 feet; thence N 89°29'26" E, along the north line of said Certified Survey Map No. 4429, 381.00 feet; thence S 00°30'34" E, along the east line of said Certified Survey Map No. 4429, 671.45 feet, to the intersection of said south line of the SE 1/4; thence N 89°29'26" E, along said south line of the SE 1/4, 666.63 feet, to the east line of said SW 1/4 of the SE 1/4; thence N 00°50'10" W, along said east line of the SW 1/4 of the SE 1/4 and along the east line of said NW 1/4 of the SE 1/4, 2677.81 feet; thence N 89°13'46" W, along the north line of said SE 1/4, 1315.94 feet, to the Center of said Section 6, marked by a concrete monument with a brass cap found; thence S 00°37'36" E, along the west line of said SE 1/4, 1353.58 feet; thence N 89°07'06" W, along the north line of said SE 1/4 of the SW Fractional 1/4, 1331.02 feet, to the intersection of the monumented west line of said SE 1/4 of the SW Fractional 1/4, marked by a 1.3 inch od iron pipe found; thence S 00°58'13"E, along said monumented west line of the SE 1/4 of the SW Fractional 1/4, 960.47 feet, to the northwest corner of Certified Survey Map No. 5326 as recorded in the Washington County Registry in Volume 37 of Certified Survey Maps on pages 305-306 as Document No. 874346, marked by a 1.3 inch od iron pipe found; thence S 88°27'47" E, along the north line of said Certified Survey Map No. 5326, 201.83 feet, to a 1.3 inch od iron pipe found; thence S 01°32'13" W, along the east line of said Certified Survey Map No. 5326, 377.85 feet, to the intersection of the south line of said SW Fractional 1/4; thence S 88°27'47" E, along said south line of the SW Fractional 1/4, 1138.19 feet, to the point of beginning.

Containing 115.054 acres (5,011,746 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, mapping and dedicating 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 9th day of May, 2025

Donald J. Thoma
 Donald J. Thoma, S-2470



Washington County Certified Survey Map

All of the NW 1/4 of the SE 1/4, part of the SW 1/4 of the SE 1/4 and part of the SE 1/4 of the SW Fractional 1/4 of Section 6, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin.

Corporate Owner's Certificate:

RAO Farms LLC, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said corporation caused the land on this Certified Survey Map to be surveyed, divided, mapped and dedicated that part of Bonniwell Road to the Village of Germantown for public road purposes as represented on Sheet 1 and 2 of 5 of this Certified Survey Map.

RAO Farms LLC, does further certify that there is no mortgage on this property and this Certified Survey Map is required by sec. 236.34 of Wisconsin Statutes to be submitted to the following for approval.

Village of Germantown Plan Commission Village of Germantown Village Board

IN WITNESS WHEREOF, RAO Farms LLC, has caused these presents to be signed by Kailas J. Rao & Becky L. Rao, its Officers, at _____, Wisconsin, and its corporate seal to be hereunto affixed this _____ day of _____, 202__.

In the presence of:

RAO Farms LLC
Corporate Name

Officer/Member

Officer/Member

Kailas J. Rao
(Print)

Becky L. Rao
(Print)

STATE OF WISCONSIN)
WASHINGTON COUNTY)s.s

Personally came before me this _____ day of _____, 202__, Kailas J. Rao & Becky L. Rao

Officers of the above named corporation, to me known to be the persons who executed the foregoing instrument, and to me known to be such Officers of said corporation, and acknowledge that they executed the foregoing instrument as such officers as the deed of said corporation, by its authority.

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

My commission expires _____

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__.

Robert A. Soderberg - Chairperson

Deborah J. Remich - Secretary

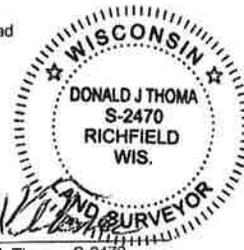
Village of Germantown, Village Board Approval:

This Certified Survey Map, All of the NW 1/4 of the SE 1/4, part of the SW 1/4 of the SE 1/4 and part of the SE 1/4 of the SW Fractional 1/4 of Section 6, 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 Bonniwell Road for public road purposes as shown on Sheet 1 of 5 and Sheet 2 of 5 is hereby accepted by the Village Board of Trustees of the Village of Germantown on

this _____ day of _____, 202__.

Robert A. Soderberg - Village President

Donna Ott - Village Clerk



Donald J. Thoma
Donald J. Thoma, S-2470

Dated this *9th* day of *May*, 2025.

Accurate Surveying & Engineering LLP

Land Surveying, Developing and Consulting

2911 Wildlife Lane, Richfield, WI 53076

Phone (262)677-2120

May 9, 2025

RE: Rao Farms LLC, Legal description for land to be rezoned to A-2:

All of the NW 1/4 of the SE 1/4, part of the SW 1/4 of the SE 1/4 and part of the SE 1/4 of the SW Fractional 1/4 of Section 6, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin, which is bounded and described as follows:

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Containing 115.054 acres (5,011,746 square feet) more or less.

Village of



Germantown

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

05/12/2025 10:54AM Matthew U
000899-0002
Payment Effective Date 05/12/2025

MISCELLANEOUS

PLAT REVIEW FEES (GENPLT)

2025 Item: GENPLT

1 @ \$3,045.0000

PLAT REVIEW FEES

(GENPLT)

\$3,045.00

\$3,045.00

Subtotal

\$3,045.00

Total

\$3,045.00

CHECK

\$3,045.00

Check Number 20747

Change due

\$0.00

Thank you for your payment

Village of Germantown COPY
DUPLICATE RECEIPT