

CERTIFIED SURVEY MAP (CSM) APPLICATION

6/14/21 Plan Commission Meeting

DJN Family Partnership / Bunsen Realty LLC

Village Planner Report

Germantown, Wisconsin

Summary

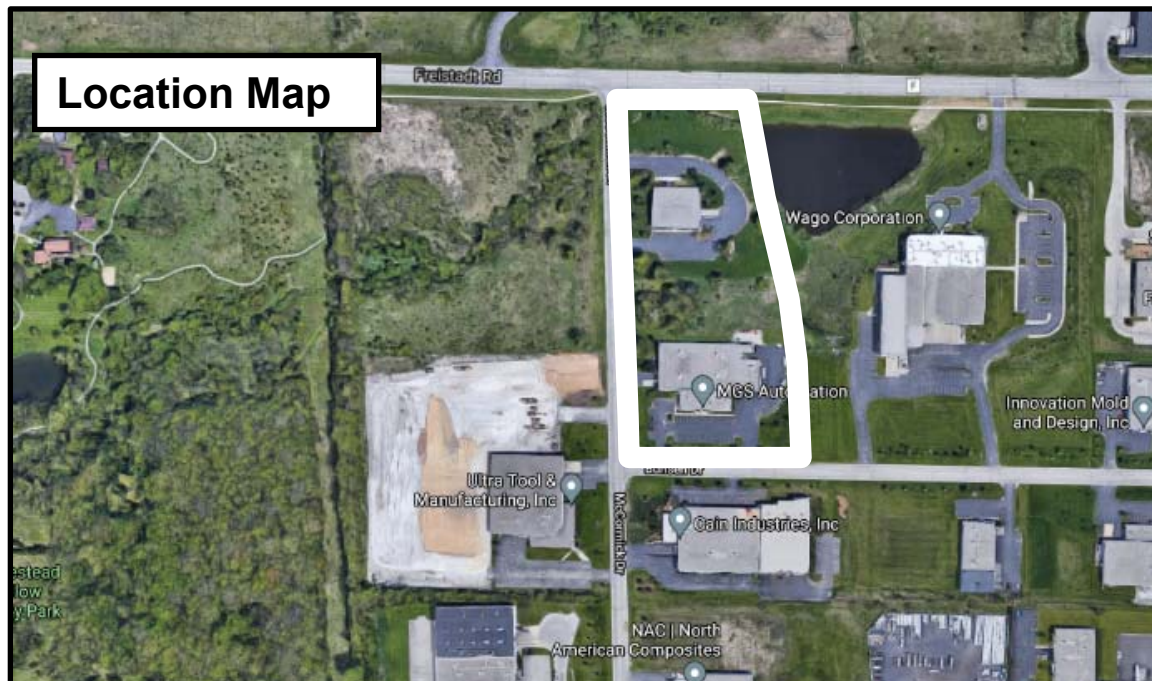
Eric Neuman, MSI General Corp, agent for DJN Family Partnership (Enercon Industries Corp) and Bunsen Realty LLC (MGS Automation), are seeking approval of a Certified Survey Map (CSM) to relocate the common property line between their properties located in the Germantown Industrial Park.

Property Location: N118 W19328 Bunsen Drive (MGS Automation)
N120 W19349 Freistadt Road (Enercon Industries)

**Applicant/
Property Owner:** Eric Neuman DJN Family Partnership
MSI General Corp 494 Hunters Trail
Oconomowoc, WI Colgate, WI

Current Zoning: M-1: Limited Industrial

Adjacent Land Uses		Zoning
North	Industrial	M-1
South	Industrial	M-1
East	Industrial	M-1
West	Industrial	M-1



Proposal

Eric Neuman, MSI General Corp, agent for DJN Family Partnership (Enercon Industries Corp) and Bunsen Realty LLC (MGS Automation), are seeking approval of a Certified Survey Map (CSM) to relocate the common property line between their properties located in the Germantown Industrial Park.

Enercon Industries and MGS Automation have agreed to move their common property line approximately 150' to the south to increase the total land area of the Enercon parcel (proposed Lot 1) from 4.18 to 5.96 acres and reduce the land area of the MGS Automation parcel (proposed Lot 2) from 5.34 to 3.56 acres. The purpose for the land area expansion is to allow for a future 55,000 sqft expansion of the Enercon Industries facility and relocation of their corporate headquarters to this site.

Staff CommentPlanning & Zoning

As shown on the proposed CSM, there is a small wetland area (8,973 sqft) on Lot 1 and a 125' overhead power line easement along the east side of both parcels.

Relocation of the common property line between the parcels results in the existing MGS Automation building being located at the minimum 10' side yard building setback. Further, the topography of the two parcels, i.e. sloping from south to north with a steeper drop off along the existing property line. However, a preliminary plan for the future Enercon building and parking area expansion indicates a future parking lot and new access driveway to McCormick Drive north of the MGS building. The Fire Department has commented that despite the minimum 10' building setback, the plan will actually provide for better accessibility to the north and east side of the MGS building and, as a result, are in favor of the CSM and building expansion.

Village Engineer/Public Works Department

The Village's engineering consultant and Public Works Director have not yet completed their review of the CSM. However, it is expected that whatever minor technical corrections that may be identified will be corrected prior to recording the CSM.

VILLAGE STAFF RECOMMENDATION

APPROVE the 2-lot Certified Survey Map to relocate the common property line between the Enercon Industries and MGS Automation properties located in the Germantown Industrial Park subject to the following conditions:

1. All technical issues and plan corrections that may be identified by the Village Engineering Department shall be addressed and reflected in a revised CSM submitted and approved by the Engineering Department prior to recording the CSM.



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

Eric J Neuman

VP Senior Project Executive

MSI General Corp

PO Box 7, Oconomowoc, WI 53066

Phone (414) 333-6800

Fax (262) 367-7390

E-Mail eric@msigeneral.com

PROPERTY OWNER

DJN Family Limited Partnership

494 Hunters Hill Trl

Colgate, WI 53017

Phone (262) 255-6070

PROPERTY ADDRESS OR GENERAL LOCATION

TAX KEY NUMBER

2 N120W19349 Freistadt Rd

GTNV 201968

3 PURPOSE OF LAND SPLIT

Enercon is expanding existing facility for new corporate headquarters and needs additional lands to allow for size needed.

Will the land split require rezoning?

No - Possible setback interpretati

From

To

4 READ AND INITIAL THE FOLLOWING:

[Signature] 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.

[Signature] 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.

[Signature] 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.

[Signature] 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!

Applicant

Date

Owner

Date

CERTIFIED SURVEY MAP NO.

All of Parcel 2, Certified Survey Map No. 4772 and Parcel 3, Certified Survey Map No. 4902, being a part of the Northwest 1/4 of the Northeast 1/4 of Section 20, Township 9 North, Range 20 East, in the Village of Germantown, Washington County, Wisconsin.

OWNER: DJN Family Ltd Partnership
494 HUNTERS HILLS TRL
COLGATE, WI 53017

OWNER: Bunsen Realty LLC
W229N1433 WESTWOOD DR STE 210
WAUKESHA, WI 53186-1183

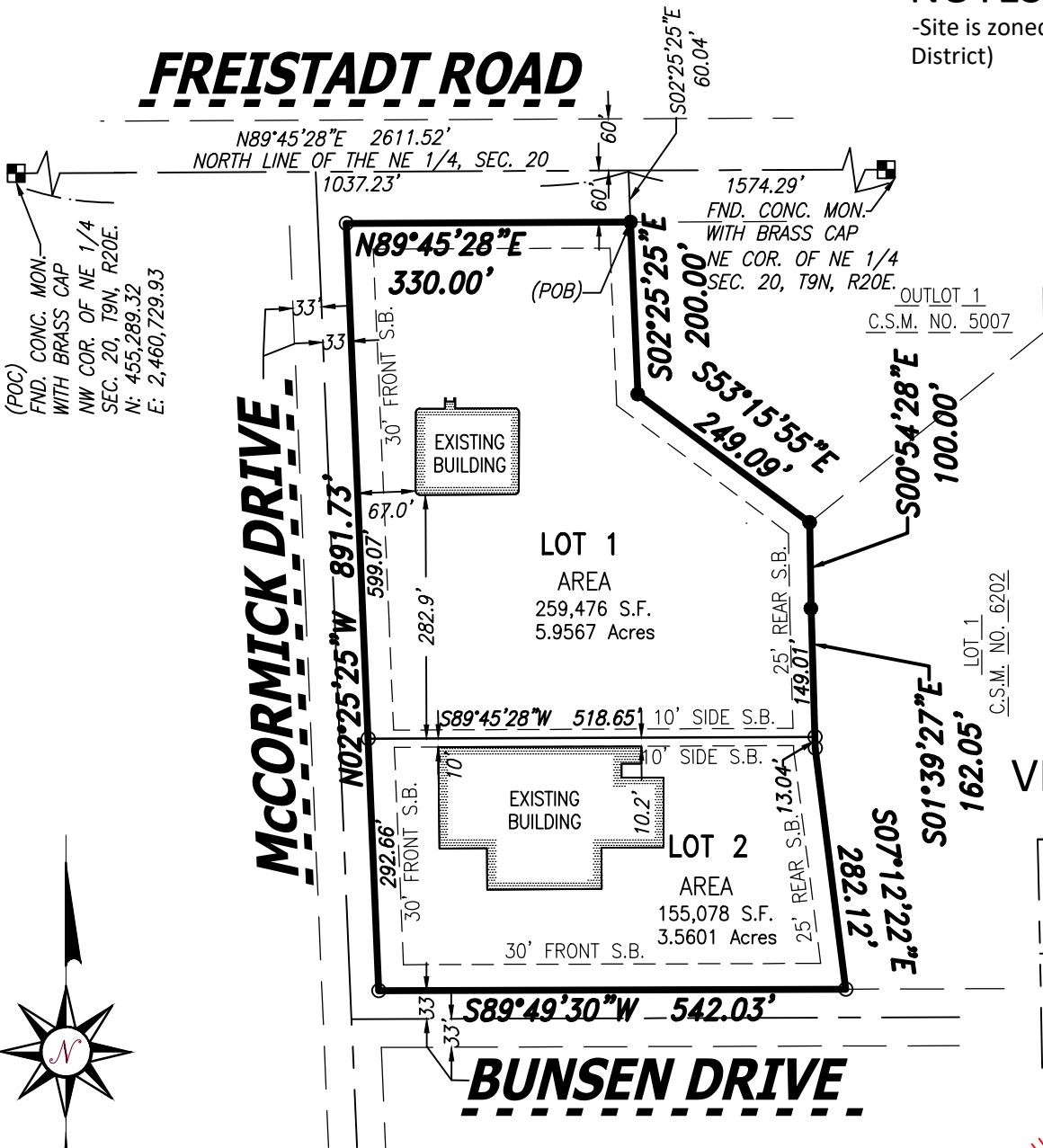
Bearings are referenced to grid North of the Wisconsin State Plane Coordinate System (South Zone) NAD 83-2011, in which the North line of the Northeast 1/4 of Section 20, Town 9 North, Range 20 East, bears N89°45'28"E.

LEGEND

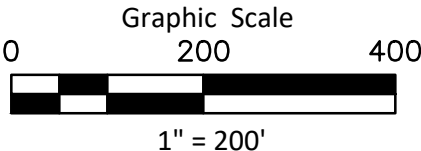
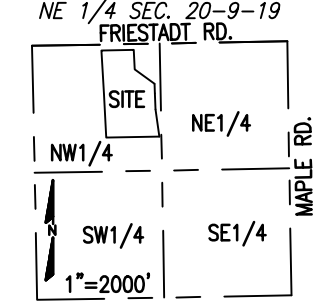
- Indicates found 1" iron pipe.
- Indicates set 1" iron pipe, 18" in length, 1.13 lbs. per lineal foot.

NOTES

-Site is zoned M-1 (Limited Industrial District)



VICINITY MAP

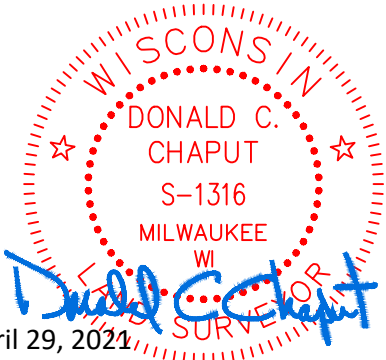


CHAPUT
LAND SURVEYS

234 W. Florida Street
Milwaukee, WI 53204

414-224-8068
www.chaputlandsurveys.com

This instrument was drafted by Donald C. Chaput
Professional Land Surveyor S-1316



Drawing No. 3776-dmb
SHEET 1 OF 6 SHEETS

CERTIFIED SURVEY MAP NO.

All of Parcel 2, Certified Survey Map No. 4772 and Parcel 3, Certified Survey Map No. 4902, being a part of the Northwest 1/4 of the Northeast 1/4 of Section 20, Township 9 North, Range 20 East, in the Village of Germantown, Washington County, Wisconsin.

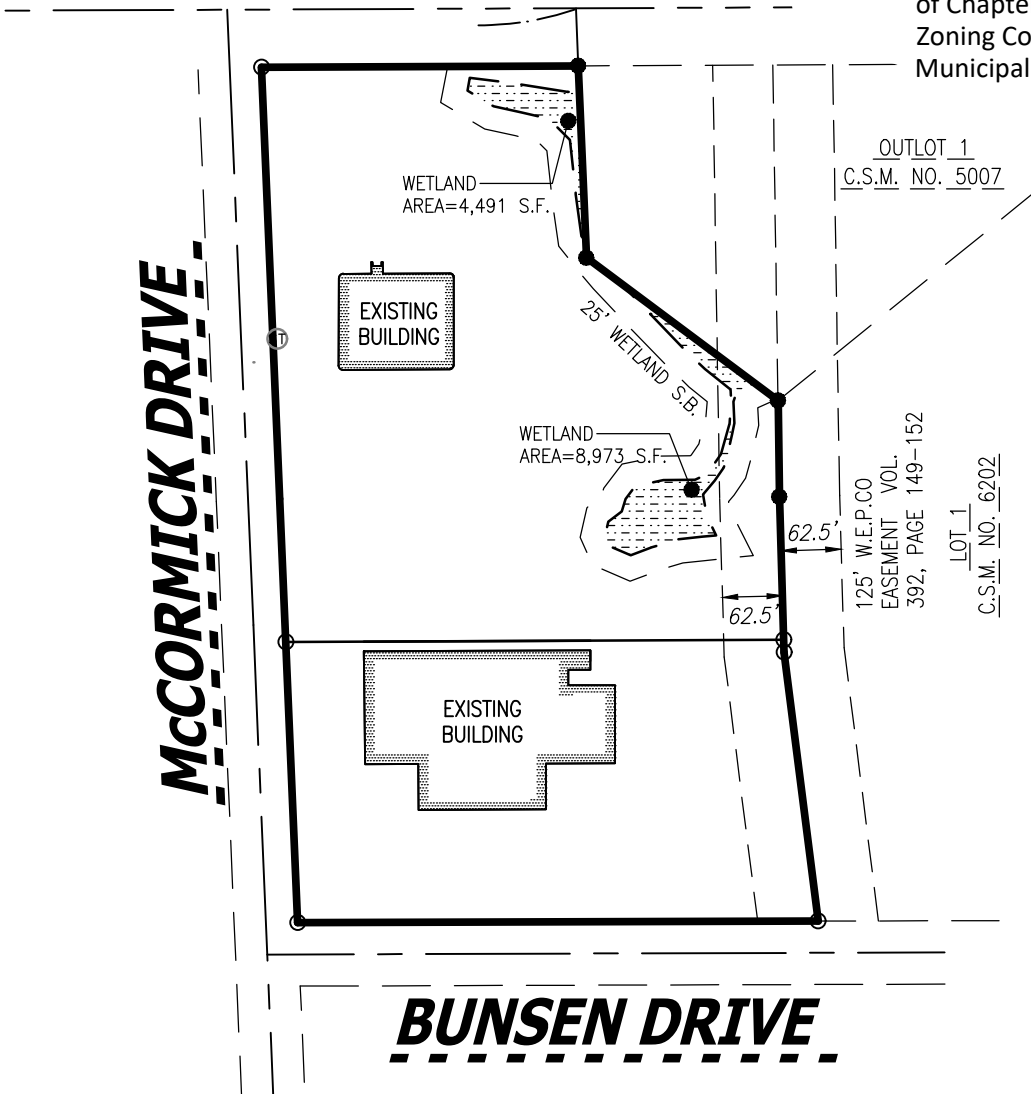
WETLANDS, STRUCTURES AND EASEMENTS

(Easements shown hereon are for reference only)

NOTES

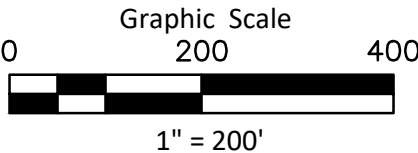
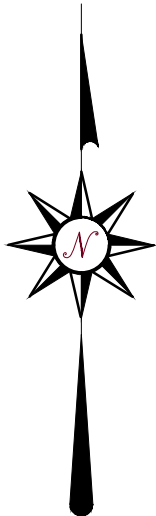
- Wetlands were delineated by Wetland & Waterway Consulting LLC, April 29, 2021
- Development within these setback areas is prohibited unless otherwise allowed pursuant to the provisions of Chapter 24 (Shoreland-Wetland Zoning Code) in the Germantown Municipal Code.

FREISTADT ROAD



LEGEND

- Indicates found 1" iron pipe.
- Indicates set 1" iron pipe, 18" in length, 1.13 lbs. per lineal foot.
- ⊙ Indicates storm sewer manhole
- ▨ Indicates wetlands



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April 29, 2021

Drawing No. 3776-dmb
SHEET 2 OF 6 SHEETS

CERTIFIED SURVEY MAP NO.

All of Parcel 2, Certified Survey Map No. 4772 and Parcel 3, Certified Survey Map No. 4902, being a part of the Northwest 1/4 of the Northeast 1/4 of Section 20, Township 9 North, Range 20 East, in the Village of Germantown, Washington County, Wisconsin.

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN}
 :SS
MILWAUKEE COUNTY}

I, DONALD C. CHAPUT, Professional Land Surveyor, do hereby certify:

THAT I have surveyed, divided and mapped all of Parcel 2, Certified Survey Map No. 4772 and Parcel 3, Certified Survey Map No. 4902, being a part of the Northwest 1/4 of the Northeast 1/4 of Section 20, Township 9 North, Range 20 East, in the Village of Germantown, Washington County, Wisconsin, which is bounded and described as follows:

COMMENCING at the Northwest corner of said Northeast 1/4 Section; thence North 89°45'28" East along the North line of said 1/4 Section 1037.23 feet to a point; thence South 02°25'25" East 60.04 feet to a point on the South line of Friestadt Road and the point of beginning of lands hereinafter described; thence South 02°25'25" East along the West line of Outlot 1, Certified Survey Map No. 5007, a distance of 200.00 feet; thence South 53°15'55" East along said west line 249.09 feet to a point; thence South 00°54'28" East along the West line of Lot 1, Certified Survey Map No. 6202 a distance of 100.00 feet to a point; thence South 01°39'27" East along said West line 162.05 feet to a point; thence South 07°12'22" East along said West line 282.12 feet to a point on the North line of Bunsen Drive; thence South 89°49'30" West along said North line 542.03 feet to a point on the East line of McCormick Drive; thence North 02°25'25" West along said East line 891.73 feet to a point on the South line of Friestadt Road; thence North 89°45'28" East along said South line 330.00 feet to the point of beginning.

Said lands contain 414,554 square feet, or 9.5168 acres.

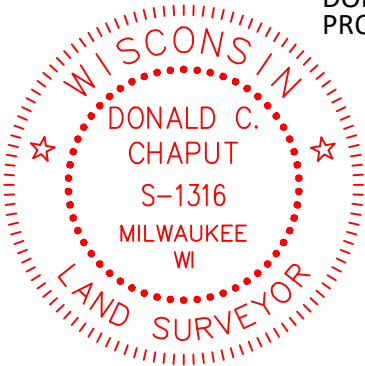
THAT I have made the survey, land division and map by the direction of DJN Family Ltd Partnership and Bunsen Realty LLC, owners.

THAT the 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.

April 29, 2021
DATE


DONALD C. CHAPUT
PROFESSIONAL LAND SURVEYOR S-1316



CERTIFIED SURVEY MAP NO.

All of Parcel 2, Certified Survey Map No. 4772 and Parcel 3, Certified Survey Map No. 4902, being a part of the Northwest 1/4 of the Northeast 1/4 of Section 20, Township 9 North, Range 20 East, in the Village of Germantown, Washington County, Wisconsin.

OWNER'S CERTIFICATE

DJN Family Ltd Partnership, a Wisconsin company, duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner of Lot 1, hereby certifies that said company caused the land described on this Certified Survey Map to be surveyed, divided and mapped as represented on this map in accordance with the requirements of the Village of Germantown.

DJN Family Ltd Partnership, as owner, does further certify that this map is required by S.236.20 or 236.12 to be submitted to the following for approval or objection: Village of Germantown.

IN WITNESS WHEREOF, DJN Family Ltd Partnership, has caused these presents to be signed by the hand of _____, _____, on this _____ day of _____, 2021

In the presence of: DJN Family Ltd Partnership

STATE OF WISCONSIN}
:SS
WASHINGTON COUNTY}

Personally came before me this ____ day of _____, 2021, _____, _____ of DJN Family Ltd Partnership, to me known as the person who executed the foregoing instrument and acknowledged that he executed the foregoing instrument as such officer as the deed of said limited liability company, by its authority.

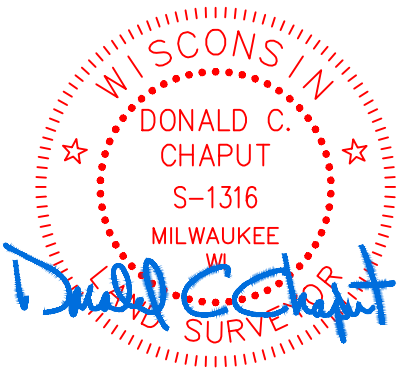
Notary Public
State of Wisconsin
My commission expires. _____
My commission is permanent.



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Drawing No. 3776-dmb
SHEET 4 OF 6 SHEETS

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OWNER'S CERTIFICATE

Bunsen Realty LLC, a Wisconsin limited liability company, duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner of Lot 2, hereby certifies that said limited liability company caused the land described on this Certified Survey Map to be surveyed, divided and mapped as represented on this map in accordance with the requirements of the Village of Germantown.

Bunsen Realty LLC, as owner, does further certify that this map is required by S.236.20 or 236.12 to be submitted to the following for approval or objection: Village of Germantown.

IN WITNESS WHEREOF, Bunsen Realty LLC, has caused these presents to be signed by the hand of _____, _____, on this _____ day of _____, 2021

In the presence of: _____ Bunsen Realty LLC

STATE OF WISCONSIN}
:SS
WASHINGTON COUNTY}

Personally came before me this ____ day of _____, 2021, _____, _____ of Bunsen Realty LLC, to me known as the person who executed the foregoing instrument and acknowledged that he executed the foregoing instrument as such officer as the deed of said limited liability company, by its authority.

Notary Public
State of Wisconsin
My commission expires. _____
My commission is permanent.

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 _____, 2021.

DEAN WOLTER, CHAIRMAN

LAURA A. JOHNSON, SECRETARY



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SHEET 5 OF 6 SHEETS

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VILLAGE OF GERMANTOWN BOARD APPROVAL

This Certified Survey map, being a division of the Northwest 1/4 of the Northeast 1/4 of Section 20, 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 _____ 2021.

DEAN WOLTER, VILLAGE PRESIDENT

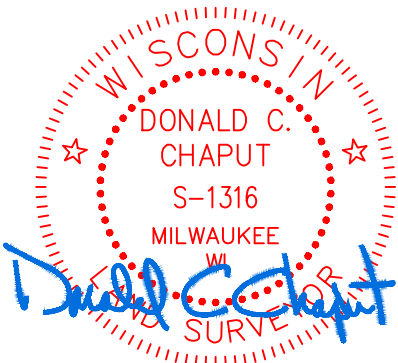
DEANNA BRAUNSCHWEIG, VILLAGE CLERK

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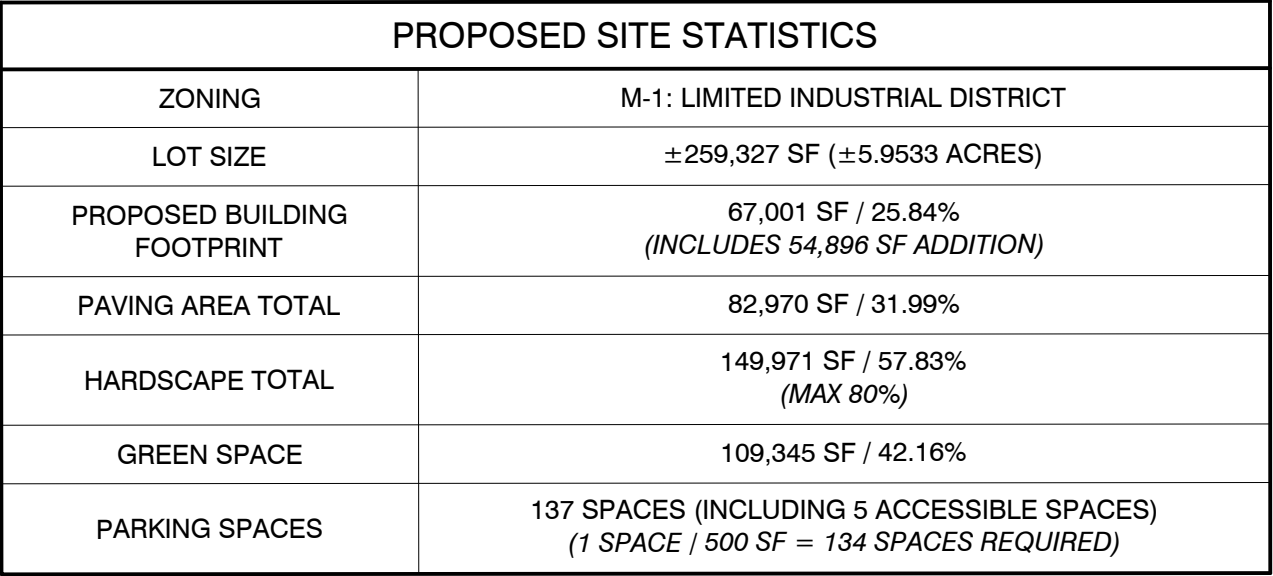
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Drawing No. 3776-dmb
SHEET 6 OF 6 SHEETS



MSI GENERAL CORPORATION
P.O. BOX. 7
OCONOMOWOC, WI 53066
PHONE: 262-367-3661

WWW.MSIGENERAL.COM
SINGLE SOURCE RESPONSIBILITY™

ISSUE DATES:

Owner Review:	11.03.2020
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Property Acquisition Review: 2.09.2021

Owner Review:	6.09.2021
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Bid Set:

State Submittal / Permit:

As-Built:

REVISIONS:



PROJECT ADDRESS:

PROJECT NAME
Enercon Technical Center - Addition
STREET ADDRESS
N120 W19349 Freistadt Rd.
CITY/ STATE / ZIP
Germantown, WI 35022

ALL WORK TO BE COMPLETED AS SHOWN, AND IN ACCORDANCE WITH THE LATEST EDITION OF THE MSI GENERAL MASTER SPECIFICATION

<u>Architect:</u>	<u>Engineer:</u>	<u>Reviewed By:</u>
BGK	xxx	BGK

Sheet Title:
SITE PLAN
OPTION 6 (55,000 SF)
Sheet Number:

C-101.6
Project Number: P12364

P12364

SITE PLAN - OPTION 6 (55,000 SF) 1" = 30'-0"

MANAGERS

ENGINEERS

CONTRACTORS

ARCHITECTS