



Village of



Fee must accompany application

☐ \$2,900 with public improvements

☒ \$1,960 no public improvements

Paid \$ Date 3/14/22

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

TODD + CINDY WETTERAU

Phone (715) 892-7972

Fax ()

E-Mail TWETTERAU @ AOL.COM

PROPERTY OWNER

TODD + CINDY WETTERAU

Kyle Wurster

Phone ()

PROPERTY ADDRESS OR GENERAL LOCATION

TAX KEY NUMBER

2

--	--

3

PURPOSE OF LAND SPLIT

	Will the land split require rezoning?	
	From	To

4

READ AND INITIAL THE FOLLOWING:

QW 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.

QW 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.

QW 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.

QW 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!

Todd Wetterau
Applicant Date

Kyle Wurster
Owner Date



\$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: 5/14/22 Received by: J.

Pursuant to Section 17.51 of the Municipal Code

1

Todo + Cindy WETTERHO

Phone (715) 892-7972

E-Mail TWITTERAU @ AOL.COM

TODD + CINDY WETTERAU
KYLE WORSTER

Phone (715) 892-7972

E-Mail TWITTERAU @ AOL.COM

2

TAX KEY NUMBER

--	--

3

FROM
A-1

TO
A-Z

4

Attach pages as necessary

Attach pages as necessary

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.

5

6

SUPPORTING DOCUMENTATION:

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

7

READ AND INITIAL THE FOLLOWING:JW

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.

JW

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.

JW

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

JW

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!

[Signature]
Applicant Date

[Signature]
Owner Date
Kyle Winstan

Accurate Surveying & Engineering LLP

Land Surveying, Developing and Consulting

2911 Wildlife Lane, Richfield, WI 53076 Phone (262)677-2120

March 11, 2022

RE: Arear to be rezoned to A2:

Part of the NE 1/4 and SE 1/4 of the NW 1/4 of Section 16, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin, which is bounded and described as follows:

Beginning at the North Quarter corner of said Section 16; thence S 01°33'55" E, along the east line of said NW 1/4, 2664.82 feet, to a concrete monument with a brass cap marking the Center of said Section 16; thence S 88°49'55" W, along the south line of said NW 1/4, 1289.82 feet, to the southwest corner of lands described in Document No. 1154306, recorded in the Washington County Registry; thence N 01°56'52" W, along the east line of said Document No. 1154306, 198.00 feet, to a 1.3 inch od iron pipe found; thence S 88°49'55" W, along the northerly line of said Document No. 1154306, 9.21 feet; thence N 01°51'03" W, on a line agreed to by the two owners, 1127.96 feet, to the intersection on the monumented north line of said SE 1/4 of the NW 1/4; thence N 89°04'33" E, along said monumented north line of the SE 1/4 of the NW 1/4, being the south line of lands described in Document No. 1376219 and 1524471 as recorded in the Washington County Registry, 521.51 feet, to the centerline of Fond du Lac Ave. / S.T.H. "145", formerly STH 155; thence S 55°57'43" E, along said centerline, 116.10 feet, to the intersection of the monumented northwesterly line of Certified Survey Map No. 3381, as recorded in the Washington County Registry in Volume 20 of Certified Survey Maps on pages 166-169 as Document No. 542687; thence S 34°09'05" W, along said monumented northwesterly line, 384.21 feet, to a 1.3 inch od iron pipe found; thence S 87°04'19" E, along the monumented south line of said Certified Survey Map No. 3381, 386.02 feet, to a 1.3 inch od iron pipe found; thence N 34°07'23" E, along the monumented southeasterly line of said Certified Survey Map No. 3381, 184.76 feet, to said centerline of Fond du Lac Ave.; thence N 55°57'43" W, along said centerline, 441.77 feet, to the intersection of the south line of monumented south line of lands described in Document No. 1540238 as recorded in the Washington county Registry; thence N 87°06'40" E, along said south line, 140.90 feet, to a 1 1/4 inch iron pipe found; thence N 01°18'31" W, along the monumented east line of said Document No. 1540238, 223.94 feet, to a 1 1/4 inch iron pipe found; thence S 87°23'23" W, along the north line of said Document No. 1540238, 16.06 feet, to the intersection of the west line of the E 1/2 of said NE 1/4 of the NW 1/4; thence N 01°34'47" W, along said west line, 1109.38 feet, to the intersection of the north line of said NW 1/4; thence N 88°15'52" E, along said north line of the NW 1/4, 655.41 feet, to the point of beginning.

Containing 57.4420 acres (2,502,173 square feet) more or less.

Washington County Certified Survey Map

Part of the NE 1/4 and SE 1/4 of the NW 1/4 of Section 16, Township
9 North, Range 20 East, Village of Germantown, Washington County,
Wisconsin.

Subdivider:

Todd & Cindy Wetterau &
Kyle Wurster
W204N12541 Glodendale Rd.
Richfield, WI 53076

Surveyor:

Donald J. Thoma
Accurate Surveying & Engineering, LLP
2911 Wildlife Lane
Richfield, WI 53076

The 66' strip / right-of-way for S.T.H.
"145" / Fond du Lac Ave. (formerly
STH 155 has been conveyed by Doc.
135751 recorded in Volume 101 page
105. Said 66' strip appears to be an
easement. This map is hereby
dedicating said 66' right-of-way to
clear up any ambiguities. 1.210 acres
(52,700 sq.ft.)

A2 zoning min. setbacks (subject to change)

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

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

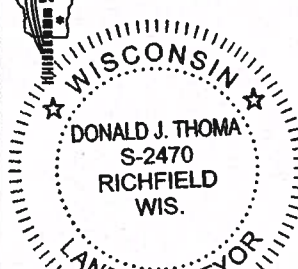
P.O.B. - means "Point of Beginning"

- - indicates 1.3" od iron pipe found unless noted.
- - indicates 1.3" od x 18" iron pipe weighing 1.68 lbs./ft. set.

0 150 300 600

Scale in feet 1" = 300'

Bearings are referenced to the
Wisconsin State Plane Coordinate
Grid System, South Zone
(NAD83/2011). The east line of the
NW 1/4 of Sec. 16-9-20 has a grid
bearing of N 01°33'55" W.



West Quarter corner
Sec. 16-9-20
brass cap found

Donald J. Thoma
Donald J. Thoma, S-2470
Dated this 17th day of March, 2022.

North quarter corner
Sec. 16-9-20
brass cap found
N:461,194.33
E:2,465,830.38
(State Plane Coordinates
South Zone NAD83/2011)

Northwest corner
Sec. 16-9-20
brass cap found

S 88°15'52" W 2621.65' north line of the NW 1/4

Holy Hill Road

50' dedicated to the Village of Germantown
for road purposes 0.752 acre (32,770 sq.ft.)

unplatted lands

west line of the E 1/2, NE 1/4, NW 1/4
N 01°34'47" W 1109.38'

Lot 1
23.598 Acres
1,027,914 Sq. Ft.
A2 zoning

Sheet 1 of 4
P.O.B.

unplatted lands
Parcel 1
Doc. 1237970
CSM No. 242

unplatted lands
Parcel 1
CSM No. 242

unplatted lands
Lot 4
CSM No. 5843

Parcel 2
CSM No. 3478

unplatted lands

north line of the S 1/2 of the NW 1/4

N 89°04'33" E 521.51'

see Sheet 2 of 4
for details

S 87°23'23" W 16.06'

unplatted lands
Doc. 1540238

N 01°18'31" W

N 87°06'40" E
140.90'

north line of the SE 1/4 of the NW 1/4

N 01°33'55" E 2664.82'

east line of the NW 1/4

S 01°33'55" E 2664.82'

1806.81'

unplatted lands

Parcel 1
CSM No. 242

unplatted lands

Parcel 2
CSM No. 3478

unplatted lands

Parcel 1
CSM No. 242

unplatted lands

Parcel 2
CSM No. 3478

unplatted lands

Parcel 1
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Parcel 2
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unplatted lands

Parcel 1
CSM No. 242

N 89°04'33" E 521.51'

see Sheet 2 of 4
for details

S 87°23'23" W 16.06'

unplatted lands
Doc. 1540238

N 01°18'31" W

N 87°06'40" E
140.90'

north line of the SE 1/4 of the NW 1/4

N 01°33'55" E 2664.82'

east line of the NW 1/4

S 01°33'55" E 2664.82'

1806.81'

unplatted lands

Parcel 1
CSM No. 242

unplatted lands

Parcel 2
CSM No. 3478

unplatted lands

Parcel 1
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Parcel 2
CSM No. 3478

unplatted lands

Parcel 1
CSM No. 242

unplatted lands

Parcel 2
CSM No. 3478

unpl

Washington County Certified Survey Map

Sheet 2 of 4

Part of the NE 1/4 and SE 1/4 of the NW 1/4 of Section 16, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin.

Parcel 2
CSM No. 3478

unplatted lands
Doc. 1376219

unplatted lands
Doc. 1524471

unplatted lands
Doc. 1540238

2" iron
pipe found

(r.a. S 89°20' E)
north line of the SE 1/4 of the NW 1/4

4.20'

monumented north line of the SE 1/4 of the NW 1/4

N 89°04'33" E 521.51'

unplatted lands

20.0'

west line of the SE 1/4 of the NW 1/4

existing old fence remnants
20' tree vegetation easement see other Document

N 01°51'03" W 1127.96'

20.0'

9.25'

9.21'

S 88°49'55" W

west line of the SE 1/4 of the NW 1/4

198.00'

Lot 2

unplatted lands
Doc. 1154306

N 01°56'52" W 158.00'

S 88°49'55" W 1289.74'

Lovers Lane

1309.50'

1329.20'

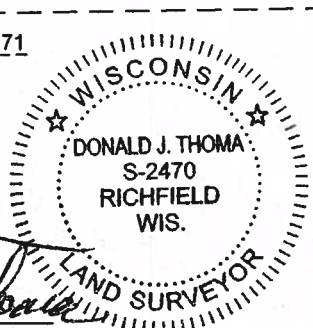
S 88°49'55" W 2619.00'

33'

S 88°49'55" W 1289.82'

unplatted lands

CSM No. 71



Donald J. Thoma, S-2470
Dated this 1st day of March, 2022.

Fond Du Lac Ave.
S.T.H. "145"

S.T.H. "145"

304.00'

1" iron pipe
found bent
NE, reset

N 87°06'40" E
140.90'

S 55°57'43" E 163.22'

S 34°09'05" W 384.21'
(r.a. S 36°36'15" W 388.00')

CSM No. 3381

S 87°04'19" E 386.02'
(r.a. S 84°16'51.25" E 385.876')

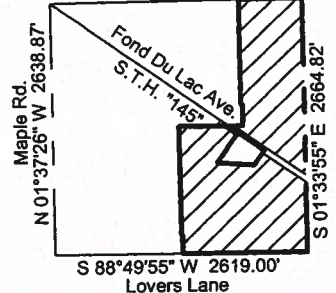
Location Sketch

NW 1/4 Section 16-9-20

Scale: 1" = 2000'

Holy Hill Rd.

S 88°15'52" W 2621.65'



Washington County Certified Survey Map

Sheet 3 of 4

Part of the NE 1/4 and SE 1/4 of the NW 1/4 of Section 16, Township
9 North, Range 20 East, Village of Germantown, Washington County,
Wisconsin.

Surveyor's Certificate:

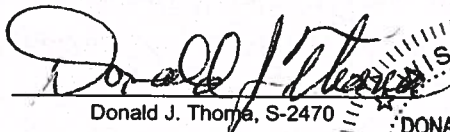
I, Donald J. Thoma, Professional Land Surveyor, hereby certify that by the direction of Todd Wetterau, I have surveyed, divided, mapped and dedicated the land shown and described hereon, being part of the NE 1/4 and SE 1/4 of the NW 1/4 of Section 16, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin, which is bounded and described as follows:

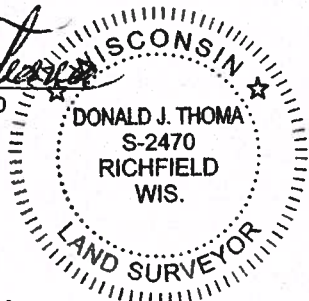
Beginning at the North Quarter corner of said Section 16; thence S 01°33'55" E, along the east line of said NW 1/4, 2664.82 feet, to a concrete monument with a brass cap marking the Center of said Section 16; thence S 88°49'55" W, along the south line of said NW 1/4, 1289.82 feet, to the southwest corner of lands described in Document No. 1154306, recorded in the Washington County Registry; thence N 01°56'52" W, along the east line of said Document No. 1154306, 198.00 feet, to a 1.3 inch od iron pipe found; thence S 88°49'55" W, along the northerly line of said Document No. 1154306, 9.21 feet; thence N 01°51'03" W, on a line agreed to by the two owners, 1127.96 feet, to the intersection on the monumented north line of said SE 1/4 of the NW 1/4; thence N 89°04'33" E, along said monumented north line of the SE 1/4 of the NW 1/4, being the south line of lands described in Document No. 1376219 and 1524471 as recorded in the Washington County Registry, 521.51 feet, to the centerline of Fond du Lac Ave. / S.T.H. "145", formerly STH 155; thence S 55°57'43" E, along said centerline, 116.10 feet, to the intersection of the monumented northwesterly line of Certified Survey Map No. 3381, as recorded in the Washington County Registry in Volume 20 of Certified Survey Maps on pages 166-169 as Document No. 542687; thence S 34°09'05" W, along said monumented northwesterly line, 384.21 feet, to a 1.3 inch od iron pipe found; thence S 87°04'19" E, along the monumented south line of said Certified Survey Map No. 3381, 386.02 feet, to a 1.3 inch od iron pipe found; thence N 34°07'23" E, along the monumented southeasterly line of said Certified Survey Map No. 3381, 184.76 feet, to said centerline of Fond du Lac Ave.; thence N 55°57'43" W, along said centerline, 441.77 feet, to the intersection of the south line of monumented south line of lands described in Document No. 1540238 as recorded in the Washington County Registry; thence N 87°06'40" E, along said south line, 140.90 feet, to a 1 1/4 inch iron pipe found; thence N 01°18'31" W, along the monumented east line of said Document No. 1540238, 223.94 feet, to a 1 1/4 inch iron pipe found; thence S 87°23'23" W, along the north line of said Document No. 1540238, 16.06 feet, to the intersection of the west line of the E 1/2 of said NE 1/4 of the NW 1/4; thence N 01°34'47" W, along said west line, 1109.38 feet, to the intersection of the north line of said NW 1/4; thence N 88°15'52" E, along said north line of the NW 1/4, 655.41 feet, to the point of beginning.

Containing 57.4420 acres (2,502,173 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 Village of Germantown 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 11th day of March, 2022.


Donald J. Thoma, S-2470



Owner's Certificate:

As owners of Lot 1 and 2, we hereby dedicate that part of Holy Hill Road and Lovers Lane to the Village of Germantown for public road purposes as represented on Sheet 1 and 2 of 4 of this Certified Survey Map.

As owners of Lot 1 and 2, we hereby certify that we caused the land shown and described herein to be surveyed, divided, mapped and dedicated as represented on this Certified Survey Map. We also certify that this Certified Survey Map is required to be submitted to the following for approval:

Village of Germantown Plan Commission

Village of Germantown Village Board

Todd Wetterau - Owner

Cindy Wetterau - Owner

Kyle Wurster - Owner

STATE OF WISCONSIN)
WASHINGTON COUNTY)s.s

Personally came before me this _____ day of _____, 20____, the above named owners are to me known to be the same persons who executed the foregoing instrument and acknowledge the same.

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

My commission expires _____

Washington County Certified Survey Map

Sheet 4 of 4

Part of the NE 1/4 and SE 1/4 of the NW 1/4 of Section 16, 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 _____, 20__.

Dean Wolter - Chairperson

Laura A. Johnson - Secretary

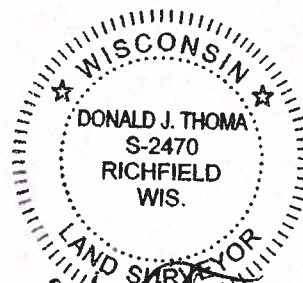
Village of Germantown, Village Board Approval:

This Certified Survey Map, Part of the NE 1/4 and SE 1/4 of the NW 1/4 of Section 16, 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
Holy Hill Road and Lovers Lane for public road purposes as shown on Sheet 1 and 2 of 4 is hereby)
accepted by the Village Board of Trustees of the Village of Germantown on

this ____ day of _____, 20__.

Dean Wolter - Village President

Deanna Braunschweig - Village Clerk



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

Dated this 1st day of March, 2022.