

REZONING & CERTIFIED SURVEY MAP (CSM) APPLICATIONS

7/11/22 Plan Commission Meeting

Paul Markiewicz

Staff Report & Recommendation

Germantown, Wisconsin

Summary

Paul Markiewicz, property owner, is requesting approval of a rezoning application and 2-lot certified survey map (CSM) to divide 35.102 acres of land located at W124N13025 Wasaukee Road.

Location: W124N13025 Wasaukee Road

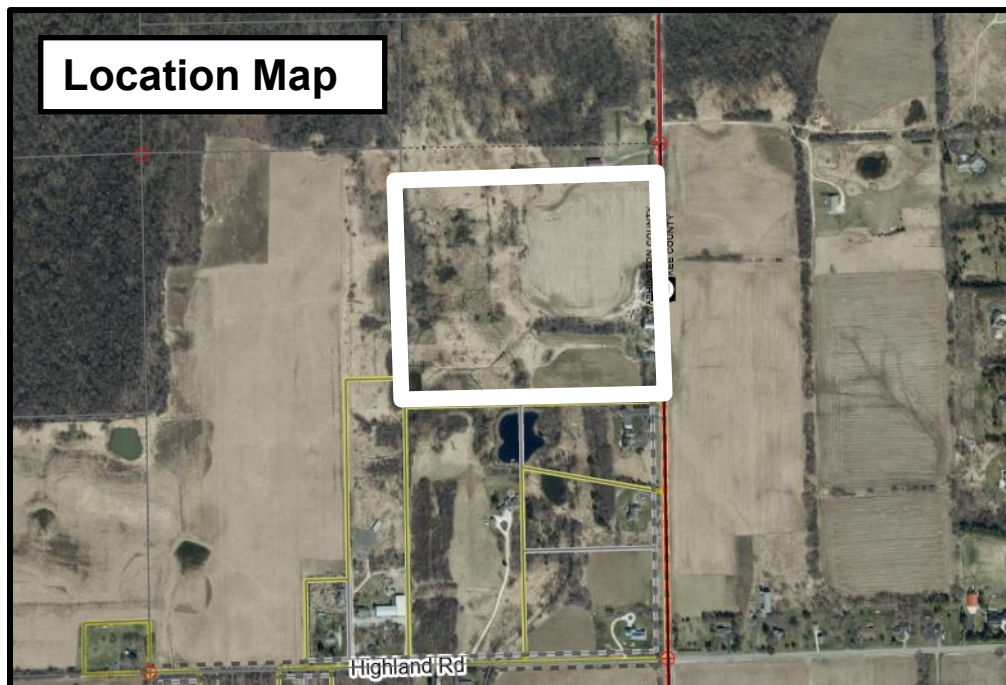
Applicant/

Property Owners: Paul Markiewicz
W124N13025 Wasaukee Road
Germantown, WI

Existing Zoning: A-1: Agricultural

Proposed Zoning: A-2: Agricultural

Adjacent Land Uses		Zoning
North	Agricultural	A-1
South	Residential/Agricultural	Rs-1/A-2
East	Agricultural (Mequon)	NA
West	Agricultural	A-1



Proposal/Background

Paul Markiewicz, property owner, is requesting approval of a rezoning application and 2-lot certified survey map (CSM) to divide 35.102 acres of land located at W124N13025 Wasaukee Road.

The 35 acres currently contains a single-family dwelling and farm buildings, approximately 11 acres of agricultural land, and approximately 18 acres of wetlands. The owner would like to sell the north 10 acres to be buildable for a single-family dwelling.

CSM

As shown in the preliminary CSM, Lot 1 will be 10.079 acres and Lot 2 will be 23.441 acres. Additional right-of-way is required to be dedicated along Wasaukee Road (60 feet). Soil tests were completed and indicate that a mound-type private on-site wastewater treatment system (POWTS) is suitable for Lot 1.

Rezoning

Rezoning of the property from the current A-1: Agricultural District to the A-2: Agricultural District is required (both parcels are less than 35 but more than 10 acres).

Staff Comments

The proposed rezoning and division is consistent with the "Agricultural/Conservation Residential" classification on the 2020 Land Use Plan map.

Because the proposed west half of the property contains a significant amount of wetland, an official wetland delineation will be conducted with the final boundary and 25' wetland setback shown on the CSM (prior to recording).

The Public Works Department contracted engineer identified technical corrections to be made on the CSM in a memo dated June 6, 2022. All corrections will be required to be reviewed and approved by Village Staff prior to recording the CSM.

Washington County has jurisdiction over Wausaukee Road in this location. Washington County Highway Department staff have indicated that only two driveways will be allowed from the original parcel. This means that the current owner will need to remove one of the existing driveways to proposed Lot 2 in order to install a driveway for proposed Lot 1. No additional driveways will be permitted in the future. A driveway permit from Washington County is required. Further, with the dedication of the road right-of-way as a part of the CSM, more of the existing dwelling and other farm buildings are located within the road right-of-way. Washington County is requiring a Revocable Occupancy Permit for these structures, which will address the ability to reconstruct (or not) the existing buildings within the right-of way. Notes to address these items are required to be included on the final CSM and have been added as conditions of approval for the CSM.

VILLAGE STAFF RECOMMENDATIONS

APPROVE rezoning the property from the A-1: Agricultural District to the A-2: Agricultural District as proposed.

APPROVE the proposed 2-lot Certified Survey Map (CSM) for the Markiewicz property at W124N13025 Wasaukee Road with the following conditions:

1. All technical issues and plan corrections identified by the Public Works Department engineer surveyor shall be addressed and reflected in a revised CSM submitted to the Village prior to recording.
2. A wetland delineation shall be conducted with the wetland boundary and 25' wetland setback shown on the CSM prior to recording.
3. All requirements and notes related to access and structures in the road right-of-way provided by Washington County Highway Department shall be incorporated into the final CSM and approved by County Highway Department Staff prior to recording.
4. The property owner shall work with Washington County Highway Department staff to draft and record a Revocable Occupancy Permit for the existing structures within the road right-of-way prior to recording the CSM.
5. A driveway permit shall be applied for and issued by Washington County prior to installation of a driveway to Lot 1. This includes the removal of one of the existing driveways/access points to Lot 2.



Village of

Germantown
 Willkommen

Fee must accompany application

☐ \$2,900 with public improvements☒ \$1,960 no public improvements

Paid _____ Date _____

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

 Phone () _____
 Fax () _____
 E-Mail _____

PROPERTY OWNER

Paul Markiewicz

W124N13025 Wasauke Rd

Germantown, WI 53022

 Phone () **262-844-1127**

creektec1985@gmail.com

PROPERTY ADDRESS OR GENERAL LOCATION

TAX KEY NUMBER

2

W124N13025 Wasauke Rd

GTNV 124988

3

PURPOSE OF LAND SPLIT

Home lot/buildable lot	Will the land split require rezoning? YES	
	From A-1	To A-2

4

READ AND INITIAL THE FOLLOWING:

PM

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.

PM

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.

PM

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.

PM

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!

DocuSigned by:

Paul Markiewicz

5/8/2022

Applicant **Paul Markiewicz** Date

DocuSigned by:

Paul Markiewicz

5/8/2022

Owner **Paul Markiewicz** Date



Village of

Germantown
Willkommen

FEES MUST BE PAID AT TIME OF APPLICATION

\$200 Plan Commission Consultation

X\$1,085 Rezoning

\$1,240 PDD < 5 acres

\$2,095 PDD 5-20 acre site

\$3,460 PDD > 20 acre site

Date Paid: _____ Received by: _____

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**

 Phone () _____
 E-Mail _____

PROPERTY OWNER**Paul Markiewicz**

W124N13025 Wasauke Rd
Germantown, WI 53022

Phone () **262-844-1127**E-Mail **creektec1985@gmail.com****2****PROPERTY ADDRESS OR GENERAL LOCATION****TAX KEY NUMBER****W124N13025 Wasauke Rd****GTNV 124988****3****REZONING REQUEST**

FROM

A-1

TO

A-2**4****METES AND BOUNDS LEGAL DESCRIPTION OF PROPERTY – REQUIRED**

Attach pages as necessary

Also placed on 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 this rezoning is for a future home lot and based on the Village's zoning ordinances.

6

SUPPORTING DOCUMENTATION:

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

7

READ AND INITIAL THE FOLLOWING:

DS
PM

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.

DS
PM

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.

DS
PM

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

DS
PM

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!

DocuSigned by:
Paul Markiewicz
A14E4EAFE31E480

5/8/2022

Applicant Paul Markiewicz Date

DocuSigned by:
Paul Markiewicz
A14E4EAFE31E480

5/8/2022

Owner Paul Markiewicz Date



Wisconsin Department of Safety and Professional Services
Division of Industry Services

Page 1 of 4

SOIL EVALUATION REPORT

In accordance with SPS 385, Wis. Adm. Code

Attach complete site plan on paper not less than 8 1/2 x 11 inches in size. Plan must include, but not limited to: vertical and horizontal reference point (BM), direction and percent slope, scale or dimensions, north arrow, and location and distance to nearest road.

Please print all information.

Personal information you provide may be used for secondary purposes (Privacy Law, s. 15.04(1)(m)).

County Washington
Parcel I.D. part of GTNV_124988
Reviewed by _____ Date _____
Property Owner Paul Markiewicz
Property Location Govt. Lot NE 1/4 SE 1/4 S 12 T 9 N R 20 E (or) W <input type="checkbox"/>
Property Owner's Mailing Address W124 N13025 Wausukee Rd.
Site Address or CSM and Lot #: Hwy M
City Germantown State WI Zip Code 53022 Phone Number () _____
<input type="checkbox"/> City <input checked="" type="checkbox"/> Village <input type="checkbox"/> Town Nearest Road Wausukee Rd.

<input type="checkbox"/> New Construction	Use: <input checked="" type="checkbox"/> Residential/ Number of bedrooms 3-4	Code derived designflow rate 600 GPD
<input type="checkbox"/> Replacement	<input type="checkbox"/> Public or commercial - Describe: _____	Flood Plan elevation if applicable N/A ft.
Parent material Loess over till		

General comments and recommendations: **Longer and narrower mound recommended**

1 Boring #	<input checked="" type="checkbox"/> Boring <input type="checkbox"/> Pit	Ground surface elev. 99.9 ft.	Depth to limiting factor 22 in. / elev. _____ ft.
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Horizon	Depth In.	Dominant Color Munsell	Redox Description Qu. Az. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	Soil Application Rate GPD/Ft ²	
									*Eff#1	*Eff#2
Ap	0-11	10YR 3/2		Sil	2fsbk	mfr	cs	2f	0.6	0.8
Bt	11-22	7.5YR 4/4		Sicl	2msbk	mfr	cw	2f	0.4	0.6
BC	22-28	10YR 5/4	fld 10YR 5/6	Sicl	1cosbk	mfr	gw	1vf	0.2	0.3
C	28-45	10YR 5/3	c2d 10YR 5/8 & c2d 10YR 6/2	Sicl	0,M	mfi		-	0.0	0.0

2 Boring #	<input checked="" type="checkbox"/> Boring <input type="checkbox"/> Pit	Ground surface elev. 96.3 ft.	Depth to limiting factor 16 in. / elev. _____ ft.
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Horizon	Depth In.	Dominant Color Munsell	Redox Description Qu. Az. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	Soil Application Rate GPD/Ft ²	
									*Eff#1	*Eff#2
Ap	0-10	10YR 3/2		Sil	2msbk	mfr	cs	2f	0.6	0.8
Bt	10-16	7.5YR 4/4		Sicl	2msbk	mfr	cw	1f	0.4	0.6
BC	16-24	10YR 5/4	fld 10YR 5/6	Sicl	1cosbk	mfr	gw	-	0.2	0.3
C	24-46	10YR 6/2	c2d 10YR 5/8 & c2d 10YR 4/2	Sicl	0,M	mfi		-	0.0	0.0
		Groundwater	at 41 inches							

CST Name (Please Print) David Sells	Signature <i>David Sells</i>	CST Number 221348
Address 4334 Timber Dr. Colgate, WI 53017	Date Evaluation Conducted 3/29/22	Telephone Number 262-832-4310

* Effluent #1 = BOD > 30 ≤ 220 mg/L and TSS > 30 ≤ 150 mg/L

* Effluent #2 = BOD, ≤ 30 mg/L and TSS ≤ 30 mg/L

SBD-8330 (R04/21)

3 Boring #

☒ Boring
☐ PitGround surface elev. 99.8 ft.Depth to limiting factor 15 in. / elev. _____ ft.

Horizon	Depth In.	Dominant Color Munsell	Redox Description Qu. Az. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	Soil Application Rate	
									GPD/Ft ²	
									*Eff#1	*Eff#2
Ap	0-10	10YR 3/2		sil	2mgr	mfr	cs	2f	0.6	0.8
Bt	10-15	10YR 4/4		sicl	2msbk	mfr	cw	1f	0.4	0.6
BC	15-24	10 YR 5/3	fid 10YR 5/8	sicl	1cosbk	mfr	gw	-	0.2	0.3
C	24-45	10 YR 6/2	c2d 7.5YR 5/8 &	sicl	0,M	mfi		-	0.0	0.0
			c2d 10YR 4/2							
		Groundwater	at 39 inches							

4 Boring #

☒ Boring
☐ PitGround surface elev. 104.6 ft.Depth to limiting factor 21 in. / elev. _____ ft.

Horizon	Depth In.	Dominant Color Munsell	Redox Description Qu. Az. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	Soil Application Rate	
									GPD/Ft ²	
									*Eff#1	*Eff#2
Ap	0-11	10YR 3/2		sil	2mgr	mfr	cs	2f	0.6	0.8
Bt	11-21	10YR 4/4		sicl	2msbk	mfr	cw	1f	0.4	0.6
BC	21-28	10YR 5/3	fid 10YR 5/8	sicl	1cosbk	mfr	gw	1vf	0.2	0.3
C	28-46	10 YR 6/3	c2d 10 YR 5/8 &	sicl	0,M	mfi		-	0.0	0.0
			c2d 10YR 6/2							

5 Boring #

☒ Boring
☐ PitGround surface elev. 100.7 ft.Depth to limiting factor 16 in. / elev. _____ ft.

Horizon	Depth In.	Dominant Color Munsell	Redox Description Qu. Az. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	Soil Application Rate	
									GPD/Ft ²	
									*Eff#1	*Eff#2
Ap	0-8	10YR 3/2		sil	2msbk	mfr	cs	2f	0.6	0.8
Bt	8-16	10YR 4/4		sicl	2msbk	mr	cw	1f	0.4	0.6
BC	16-27	10YR 5/3	fid 7.5YR 5/8	sicl	1cosbk	mfr	gw	-	0.2	0.3
C	24-47	10YR 6/2	c2d 7.5YR 5/6 &	sicl	0,M	mfi			0.0	0.0
			c2d 10YR 4/2							
		Groundwater	at 35 inches							

* Effluent #1 = BOD > 30 ≤ 220 mg/L and TSS > 30 ≤ 150 mg/L

* Effluent #2 = BOD, ≤ 30 mg/L and TSS ≤ 30 mg/L

6

Boring #

☒ Boring
☐ PitGround surface elev. 104.3 ft.Depth to limiting factor 16 in. / elev. _____ ft.

Horizon	Depth In.	Dominant Color Munsell	Redox Description Qu. Az. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	Soil Application Rate	
									GPD/Ft ²	
									*Eff#1	*Eff#2
Ap	0-10	10YR 3/2		sil	2mgr	mfr	cs	2f	0.6	0.8
Bt	10-16	10YR 4/4		sicl	2msbk	mfr	cw	1f	0.4	0.6
BC	16-23	10YR 5/3	fid 10YR 5/8	sicl	1cosbk	mfr	gw	1vf	0.2	0.3
CB	23-32	10YR 5/3	cld 10YR 5/8&6/2	sicl	1cosbk	mfi	gw	-	0.2	0.3
C	32-46	10YR 6/2	c2d 10YR 5/8 & 10YR 4/2	sicl	0,M	mfi		-	0.0	0.0

Boring #

☐ Boring
☐ Pit

Ground surface elev. _____ ft.

Depth to limiting factor _____ in. / elev. _____ ft.

Horizon	Depth In.	Dominant Color Munsell	Redox Description Qu. Az. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	Soil Application Rate	
									GPD/Ft ²	
									*Eff#1	*Eff#2

Boring #

☐ Boring
☐ Pit

Ground surface elev. _____ ft.

Depth to limiting factor _____ in. / elev. _____ ft.

Horizon	Depth In.	Dominant Color Munsell	Redox Description Qu. Az. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	Soil Application Rate	
									GPD/Ft ²	
									*Eff#1	*Eff#2

* Effluent #1 = BOD > 30 ≤ 220 mg/L and TSS > 30 ≤ 150 mg/L

* Effluent #2 = BOD, ≤ 30 mg/L and TSS ≤ 30 mg/L

CHECK BOX AS APPLICABLE

☒ **SOIL EVALUATION
SITE MAP**

PROJECT NAME:


Paul Markiewicz

PROJECT ADDRESS: Hwy M

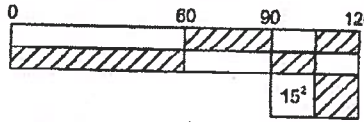
BM Symbol: 

BM Elevation: 100' FT

BM Description: NE lot corner pipe

Slope Gradient (%) of Tested Area: 2% Well Symbol (if applicable): 

Scale: 1" = 60'



Indicate north by drawing an arrow on the appropriate line.

CHECK BOX AS APPLICABLE

☐ **SYSTEM
PLOT PLAN**

PAGE 2 OF

DESIGN FLOW: _____ GPD

Attach design flow calculations for commercial plans.

Pipe Material / ASTM Standard (Tables 384.30-3 & 384.30-5)

Sanitary Sewer: _____ / _____

Force Main: _____ / _____

IMPORTANT:

Show ground elevation contours at suitable intervals.

Wasaukee Rd.

BM = 100', Top of Iron Pipe

Lot Line

B1

B4

B3

B6

B2

B5

2% Slope

30' +/- To
South Lot
Line

104"

102'

100'

98'

96'

Neighbor's
Shed

1100' to West Lot
Line

Lot Line

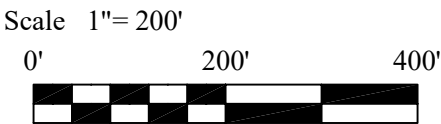
Note: Installer should stake out mound location after talking with owner before final house location design.

Certified Survey Map No. _____

Part of the Northeast 1/4 of the Southeast 1/4 of Section 12, Township 9 North,
Range 20 East, Village of Germantown, Washington County, Wisconsin.

Surveyor:
Richard Simon
5080 Fairy Chasm
West Bend, WI 53095
rich@cornerstonelandsurvey.com
(262) 424-5630

Owner:
Paul Markiewicz
W124 N13025 Wasaukee Road
Germantown, WI 53022



Legend:

- Denotes Iron Pipe Found
- 3/4" OD X 18" Iron Rod 1.50 Lbs./Lin. Ft., Set
- Location of Soil Borings

Lands Dedicated to the
Public for Road Purposes

68904 Sq. Ft.
1.582 Acres

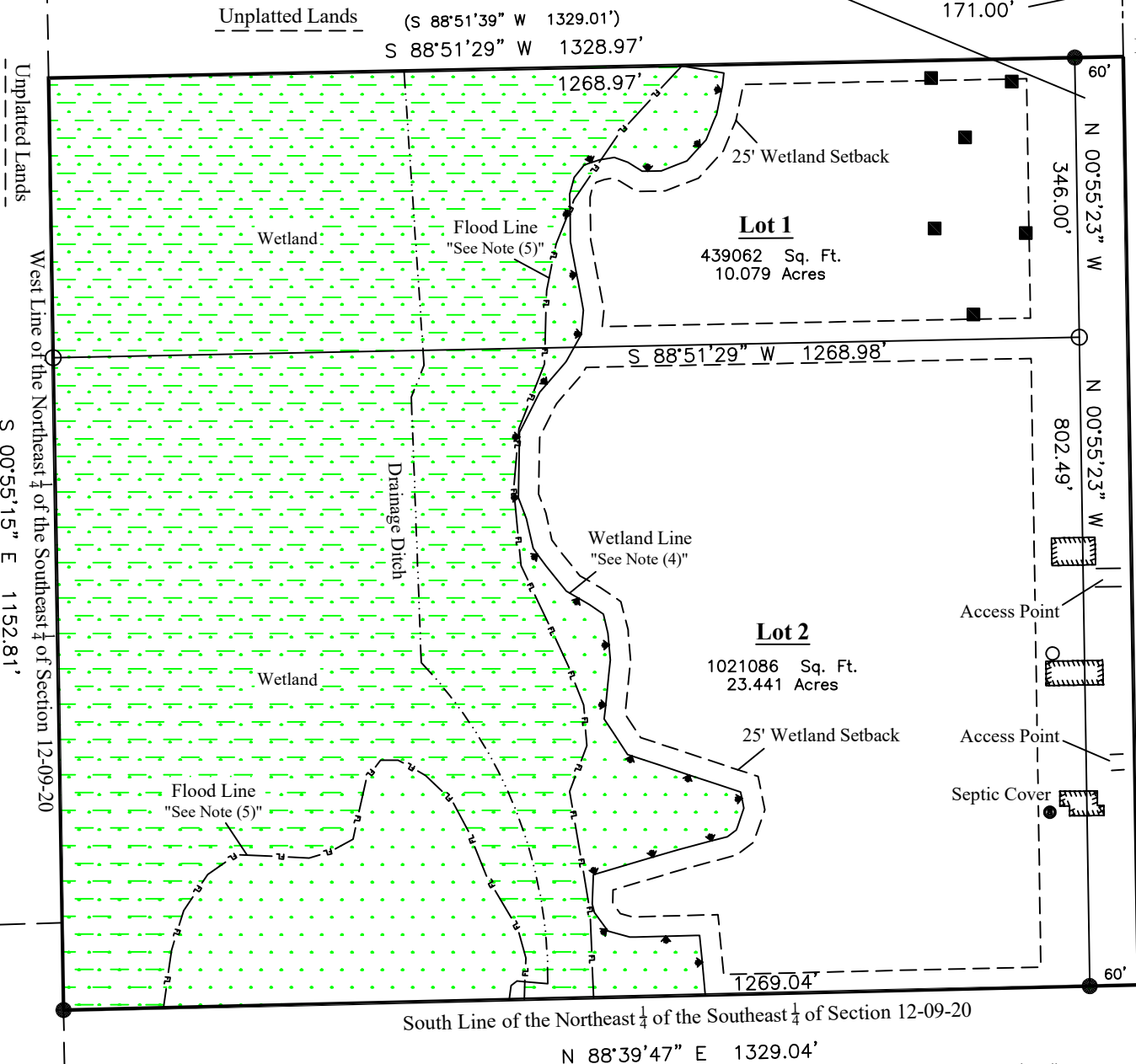
Northeast corner of the
Southeast 1/4 of Section 12-9-20
Concrete Mon. w/Brass Cap
464,267.50
2,484,230.16

(S00°55'31"E)
S 00°55'23" E
171.00'

P.O.B.

(N00°55'31"W)
N 00°55'23" W 1148.28' East Line of the Southeast 1/4 of Section 12-09-20

Wasaukee Road / C.T.H. "M"



A2 Zoning - Lot 1

60' - Front
50' - Rear
25' - Sides
25' - Wetland Setback

A1 Zoning - Lot 2

60' - Front
50' - Rear
25' - Sides
25' - Wetland Setback

CSM No. 3921

N 00°55'23" W
1319.29'

Southeast corner of the
Southeast 1/4 of Section 12-9-20
Concrete Mon. w/Brass Cap
461,629.54
2,484,272.66

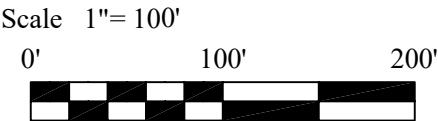
Certified Survey Map No. _____

Part of the Northeast ¼ of the Southeast ¼ of Section 12, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin.

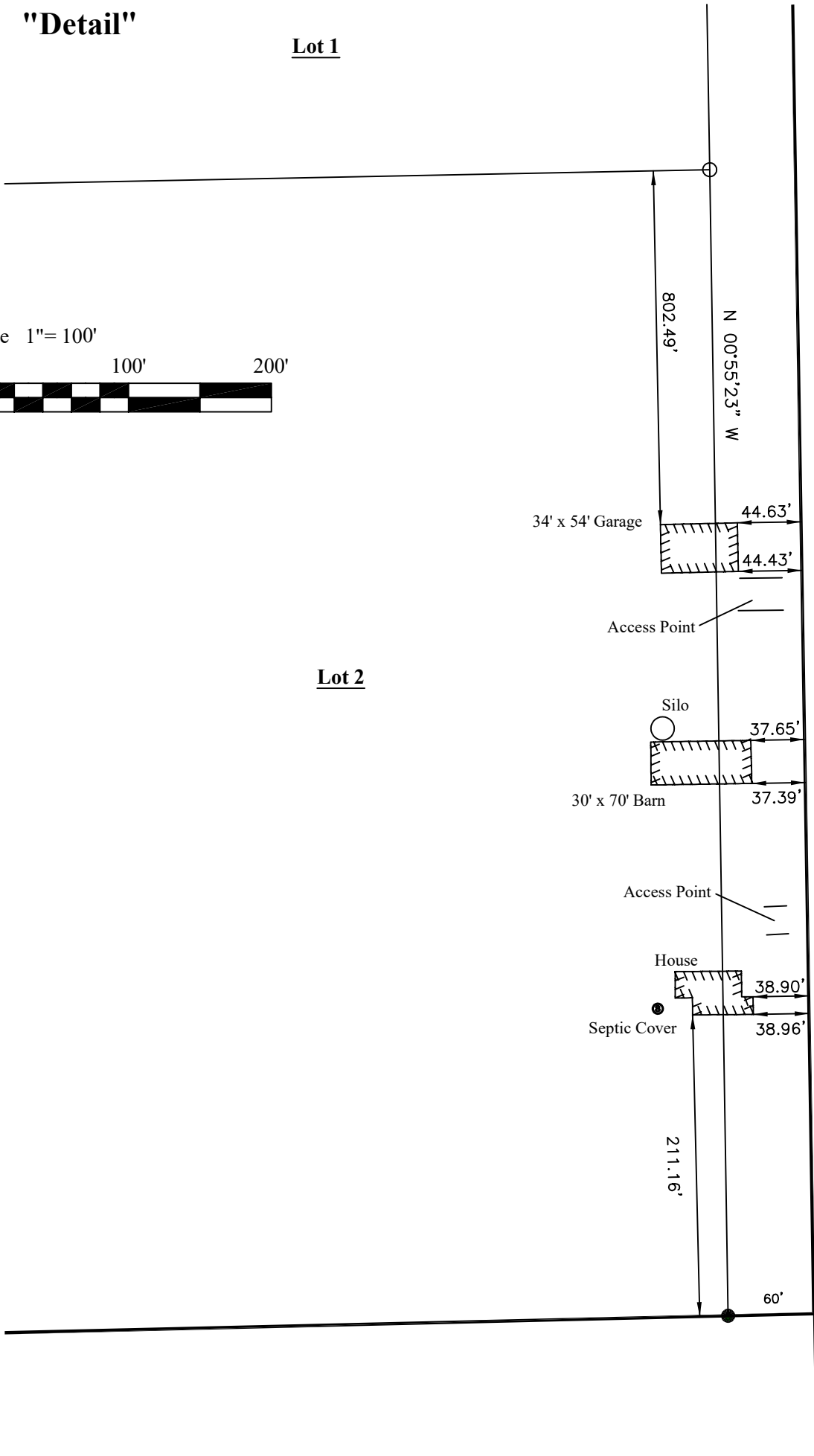


"Detail"

Lot 1



Lot 2



East Line of the Southeast ¼ of Section 12-09-20

Wasaukee Road / C.T.H. "M"

Certified Survey Map No. _____

Part of the Northeast ¼ of the Southeast ¼ of Section 12, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin.

Surveyor's Certificate

I, Richard L Simon, Professional Land Surveyor, hereby certify that I have surveyed:

Part of the Northeast ¼ of the Southeast ¼ of Section 12, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin.

Described as follows:

Part of the Northeast ¼ of the Southeast ¼ of Section 12, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin; described as follows; Commencing at the Northeast corner of the Southeast ¼ of said Section 12; thence S00°55'23"E along the East line of said Southeast ¼, 171.00 feet to the point of beginning of this description; thence S88°51'29"W, 1328.97 feet to a point on the West line of the Northeast ¼ of said Southeast ¼; thence S00°55'15"E along said West line, 1152.81 feet to a point on the South line of the Northeast ¼ of said Southeast ¼; thence N88°39'47"E along said South line, 1329.04 feet to a point on the East line of said Southeast ¼; thence N00°55'23"W along said East line, 1148.28 feet to the point of beginning of this description.

Said parcel contains 1529052 Sq. Ft. or 35.102 Acres Gross

That I have made such survey, division, dedication, and map by the direction of Paul Markiewicz

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

That I have fully complied with provisions of s. 236.34 of the Wisconsin Statutes and Chapter 18 of the Village of Germantown Subdivision Control Ordinance in surveying, dividing, dedicating, and mapping the same.

Dated this 26th day of April, 2022

Richard L Simon, P.L.S. #2698
Cornerstone Land Surveying
5080 Fairy Chasm Road
West Bend, WI 53095
262-424-5630

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 _____, 2022.

Dean Wolter, Chairman Date

Laura A. Johnson, Secretary Date

Village of Germantown Board Approval

This Certified Survey Map, being a division of (NE ¼ of the SE ¼ of Section 12, 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 Wausaukee Road / County Highway "M" for public road purposes as shown on Sheet __ of __ is hereby) accepted by the Village Board of Trustees of the Village of Germantown on this ____ day of _____, 2022.

Dean Wolter, Village President Date

Deanna Braunschweig, Village Clerk Date

Certified Survey Map No. _____

Part of the Northeast ¼ of the Southeast ¼ of Section 12, Township 9 North, Range 20 East, Village of Germantown,
Washington County, Wisconsin.

Owner's Certificate

I, Paul Markiewicz do hereby certify that I caused the land described in the foregoing affidavit of Richard L. Simon
, Surveyor, to be surveyed, divided, dedicated, and mapped as represented on this Certified Survey Map.

WITNESS the hand and seal of said Signer, this _____ day of _____, _____

Paul Markiewicz

State of Wisconsin) SS
_____ County)

Personally came before me this _____ day of _____, _____, the above named,
Paul Markiewicz to me, known to be the people who executed the foregoing instrument and acknowledge the same.

Notary Public

_____ County, State of Wisconsin

My commission expires: _____

Consent of Mortgagee

I, _____ of _____, mortgagee of the above described
land, do hereby consent to the surveying, dividing, dedicating and mapping of the described land on this Certified
Survey Map, and I do hereby consent to the certificate of Paul Markiewicz, as owner of said land.

Witness the hand and seal of said mortgagee this _____ day of _____, _____.

Bank Officer

State of Wisconsin) SS
_____ County)

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

Notary Public

_____ County, State of Wisconsin

My commission expires: _____

This instrument drafted by Richard L. Simon

Notes:

- 1) Bearings or Distances in () are Recorded Measurements
- 2) In providing this boundary survey no attempt has been made to obtain or show data concerning the existence of any utility on the site, whether private, municipal, or public owned.
- 3) Bearings are referenced to the East line of the Southeast ¼ of Section 12-9-20, bearing N00°55'23"W per State Plane Coordinate System, South Zone. (NAD 1983-2011 Datum)
- 4) Wetland, as shown on Washington County GIS Mapping.
- 5) Flood Line as shown on FEMA FIRM 55131C0289E, Dated February 25th, 2022



The Avenue
275 West Wisconsin Avenue, Suite 300
Milwaukee, WI 53203
414 / 259 1500
414 / 259 0037 fax
www.graef-usa.com

collaborāte / formulāte / innovāte

July 6, 2022

Jeff Retzlaff, Village Planner
Village of Germantown
N112 W17001 Mequon Road
Germantown, WI 53022

SUBJECT: Paul Markiewicz CSM Review

Certified Survey Map

Applicant or Owner: Paul Markiewicz

Land Surveyor/Firm: Richard Simon, Cornerstone Land Survey

1. Building setback lines are to be mapped and dimensioned.
2. The dimensions along the west line of lots 1 and 2 need to be labeled.
3. The monumentation for the NW corner of Lot 1 should be identified.
4. All existing utility and drainage easements with recording information will be shown and dimensioned.
5. All wetlands will be delineated by an approved and certified wetland specialist.
6. All wetland mapping will be done by a Professional Land Surveyor registered in the State of Wisconsin.
7. Should stream and wetland setback lines be shown on the Certified Survey Map document, the following note will be added:

“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.
8. Page 3 should be corrected to read “Plan Commission” rather than “Planning Commission”.
9. A Mortgagee Certificate will need to be included, if applicable.
10. The Owner’s Certificate should include “As Owners, we hereby dedicate that part of Wausaukee Road (CTH M) to the Village of Germantown for public road purposes as represented on Sheet 1 of 4 of this Certified Survey Map”.

No further review comments.

Document Approval and Recording

For this CSM to be approved by the Village Board and recorded at the Washington County Register of Deeds, the document must be provided to the Village Clerk's office in a completed format including all original signatures of the owner and lending institution, original seals of the professional land surveyor on the recordable media the Wednesday prior to the scheduled Village Board meeting.

Any documents or digital files not submitted by the due date or contain outstanding technical review comments that have not be addressed, will be moved to the next scheduled Village Board meeting agenda.

Document Submittals and Data Conversion

As of October 2005, the Village of Germantown requires a digital copy of all Certified Survey Maps, Condominium Plats and Subdivision Plats in addition to the documents as required by Wisconsin Statute and Village Ordinances as part of the land division approval.

Prior to Recording the Certified Survey Map or Subdivision Plat, The professional land surveyor is responsible for submitting a copy of the AutoCad drawing file (.dwg) of the document in version 2019 on compact disk (CD) or via email to the Village Surveyor for mapping purposes.

All digital professional land surveyor seals and signatures will be purged from the digital copy prior to submittal.

Note: In 2020, the Village will be upgrading its municipal code to recognize the NAD83 Datum, 2011 adjustment for horizontal control and NAVD88 for vertical control for mapping all land division documents and plan submittals for review.

There are new dossier sheets for all the Public Land Survey System monuments that contain the new coordinate positions and elevations available currently on the State Cartographer's website by using the Survey Control Finder application

Prior to Recording the Certified Survey Map or Final Subdivision Plat, the Village Engineering Department will verify that the boundary markers have been installed as described on the submitted map. All boundary corners are to be clearly marked in the field by the professional land surveyor of record.

Sincerely,



collaborāte / formulāte / innovāte

A handwritten signature in blue ink, reading "Burt J. Naumann".

Burt J. Naumann, PLS
Senior Vice President



Al Wisnepske <al@landandlegacygroup.com>

Wasaukee Rd Driveway Entrance

Ted Dumke <Ted.Dumke@washcowisco.gov>
To: Al Wisnepske <al@landandlegacygroup.com>

Mon, Jun 13, 2022 at 4:05 PM

Hi Al,

The sight distance along Lot 1 is good for an access along the southern portion of the frontage.

See attached pages about notes to add to the CSM. Please also add a note similar to the following:

Note: One (1) Type A Access is permitted along lot 1 frontage on CTH M.

Owner of lot 1 must make application to Washington County Highway Dept. to

secure required permit. Any future reconfiguration of lot 1 does not result in any additional access points being granted onto CTH M.

When you have another draft of the CSM ready for the Village, we can review it quick and provide the Village with a letter stating our requirements and approval. We will work the new driveway for Lot 1 into the construction plans, and the removal of the northerly access on Lot 2.

Let me know if you have any questions.



TED DUMKE

Project Manager/Deputy Surveyor

E: Ted.Dumke@washcowisco.gov

O: (262) 335-4436

Washington County Highway Department

900 Lang Street

West Bend, WI 53090-2666



DISCOVER. CONNECT. PROSPER.

[Quoted text hidden]

[Quoted text hidden]

- Page 1 of 4

EXAMPLE

CERTIFIED SURVEY MAP NO.

WEST
ANGE
ONSIN.

Show Access Restoration
Similar to this:



SCALE 1" = 200'

NSE

NORTH SHORE ENGINEERING, INC.
Consulting Engineers & Land Surveyors
17453 N. Pearl Washington Rd., Mequon, Wisconsin, 53092
(262) 241-8400 • FAX: (262) 241-5337
www.northshoreengineering.net

NW. CORNER OF
THE NW 1/4 OF
SECTION 12-10-20
CONC MONUMENT
WITH BRASS CAP

OWNER:
THE COUNTRY AIRE PROJECT, LLC
4349 N COUNTRY AIRE DR
CEDARBURG, WI 53012

NO.	ARC	RADIUS	CWORD	BEARING	DELTA
1	140.28'	117.00'	132.13	S31°53'46"E	60°41'43"
2	34.36'	150.00'	54.00	S79°31'00"E	20°44'24"
3	65.24'	183.00'	65.00	S79°31'00"E	20°44'24"
4	42.33'	117.00'	42.12'	S79°31'00"E	20°44'24"

LOT 1
 227,592± SQ. FT. - GROSS
 5.225± ACRES
 218,103± SQ. FT. - NET
 5.007± ACRES

LOT 2
 226,048± SQ. FT. - GROSS
 5.189± ACRES
 218,345± SQ. FT. - NET
 5.013± ACRES

LOT 3
 235,052± SQ. FT. - GROSS
 5.396± ACRES
 218,265± SQ. FT. - NET
 5.011± ACRES

66' DRIVEWAY EASEMENT & ROAD RESERVATION

100 YEAR FLOODPLAIN LINE - BASE FLOOD ELEVATION (BFE) 841.8

UNPLATTED LANDS

JACKSON, WISCONSIN
 JAMES R. SCHULER, JR.
 LAND SURVEYOR
 WI

WEST LINE OF THE NW 1/4 OF SECTION 12-10-20
 NW 33°05'11"W 21.95'
 N8°50'52"11"W 140.34'
 N0°33'05"11"W 942.67'
 S89°59'12"E 672.63'
 S89°26'55"11"W 616.04'
 S0°33'05"11"E 243.32'
 S20°45'12"11"W 532.17'
 S0°00'48"11"W 247.90'

21.95'
 29.25'
 45.0'
 572.63'
 327.54'
 324.84'
 705.03'
 572.63'
 20°33'05"11"W
 227.592± SQ. FT. - GROSS
 5.225± ACRES
 218,103± SQ. FT. - NET
 5.007± ACRES
 66' DRIVEWAY EASEMENT & ROAD RESERVATION
 267.54'
 33.07' 324.53'
 33.03'
 589°59'12"E 500.54'
 460.22'
 54.30'
 173.33'
 176.61'
 66.24'
 42.35'
 140.28'

DEDICATED TO THE TOWN OF JACKSON FOR PUBLIC ROAD PURPOSES (27.133 sq. ft.)

SW. CORNER OF THE NW 1/4 OF SECTION 12-10-20
 3" DIA. IRON PIPE WITH BRASS CAP

LEGEND

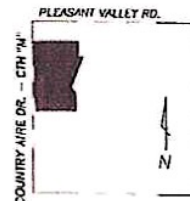
- - DENOTES 1 3/5" X 18" STEEL PIPE WEIGHING
113 LBS. PER LINEAL FOOT (SET)
- - DENOTES STEEL PIPE (ROUND)

11111 - HATCHING DENOTES VEHICULAR
ACCESS RESTRICTION FOR LOTS 1 & 3.

ALL BEARINGS REFERENCED TO GRID
NORTH OF THE WISCONSIN STATE
PLANE COORDINATE SYSTEM, SOUTH ZONE
(WEST LINE OF THE NW 1/4 OF SECTION
12-10-20, WHICH BEARS N⁰33°05'N)
(JAN. 2017 DATUM/NAO-83)

NOTES :

1. THIS PROPERTY IS ALSO SUBJECT TO EASEMENTS OF RECORD.
2. THIS PROPERTY IS PRESENTLY ZONED A-2 (AGRICULTURAL DISTRICT)



LOCATION MAP

NORTHWEST 1/4 SEC 12-10-20
(SCALE 1"=2000')

THIS INSTRUMENT WAS DRAFTED BY JAMES G. SCHNEIDER

SHEET 1 OF 4 SHEETS

Driveway for Wasauke Rd

Ted Dumke <Ted.Dumke@washcowisco.gov>
To: Al Wisnefske <al@landandlegacygroup.com>

Wed, May 11, 2022 at 12:22 PM

Hi Al,

We would allow 2 access points along the frontage of the original parcel. Meaning you may have to move one or both driveways to meet your needs and Germantown's lot layout requirements. If the driveways are moved, the existing driveways would of course have to be removed and restored to match the ditch line. Any new driveway location would have to meet sight distance and spacing requirements of our Access Control Policy. We would come out and take some measurements to determine that. If the plans for your land division and driveway permit are approved in the near future we could incorporate that into the construction plans for the upcoming road project.

As far as the structures in the dedicated right of way, it's likely that we would require Revocable Occupancy Permits be drafted and recorded. We will have to discuss this in depth a little further before we go that route.

In any case, you and your client can submit an application for a driveway permit – Type A Residential. I assume Germantown will require some documentation on driveway approval by the County before granting the land division approval.

Discuss with your client and let us know.



TED DUMKE

Project Manager/Deputy Surveyor

E: Ted.Dumke@washcowisco.gov

O: (262) 335-4436

Washington County Highway Department
900 Lang Street

West Bend, WI 53090-2666

    @WashcoWisco

DISCOVER. CONNECT. PROSPER.