



Village of
Germantown
Willkommen

**Fee must accompany application
Preliminary & Final Plat Fees Combined**

Under 10 lots \$4,575

11-25 lots \$5,600

26-50 lots \$6,625

Over 51 lots \$7,650

PAID June 2, 2022

☐
☒
☐

SUBDIVISION PLAT APPLICATION

Pursuant to Section 18.04 and 18.05 of the Municipal Code

Please read and complete this application carefully. **All applications must be signed and dated.**

1

APPLICANT OR AGENT

Neumann Developments

N27 W24025 Paul Court, #100

Pewaukee, WI 53072

Phone (262) 542-9200

Fax ()

E-Mail kevin@neumanncompanies.com

PROPERTY OWNER

Wrenwood North, LLC

N27 W24025 Paul Court, #100

Pewaukee, WI 53072

Phone (262) 542-9200

2

PROPERTY ADDRESS OR GENERAL LOCATION

TAX KEY NUMBER(S)

South of Freistadt Road, west of Pleasant View Drive

GTNV 234-987 & 232-987

3

READ AND INITIAL THE FOLLOWING:

KA I understand that the Subdivision Plat 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.

KA If technical corrections to the Plat are required, I understand that the document will not be recorded until all corrections are made and approved by the Village.

KA I understand that all applicable impact fees must be paid prior to recording. Failure to pay fees will delay recording and may ultimately result in the revocation of Village approval. 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.

KA I understand all delinquent property taxes on any of the properties involved shall be paid prior to recording.

KA I understand that a Developer's Agreement will be required prior to recording of the plat.

4

SIGNATURES -- ALL APPLICATIONS MUST BE SIGNED BY OWNER!

[Signature]
Applicant

[Signature]
Date

[Signature]
Owner

[Signature]
Date



Natural Resources Department

Jamie Ludovic, Chief Community

Development Officer

Paul Sebo, Conservation & Zoning Manager

Public Agency Center
333 E. Washington Street, Suite 2300
P.O. Box 2003
West Bend, WI 53095-2003
(262) 335-4445
Fax: (262) 335-6868
landres@washcowisconsin.gov
www.washcowisconsin.gov

NOTIFICATION OF ACTION ON PROPOSED SUBDIVISION PLAT WASHINGTON COUNTY LAND USE & PLANNING COMMITTEE MEETING

Date: 05/20/22

Interested Parties:

This letter is to inform you that the Washington County Land Use & Planning Committee have considered the following subdivision plat pursuant to Wisconsin Statutes and applicable local Ordinances:

Date of Meeting: **05/19/22**

Subdivision Name: **WRENWOOD NORTH**

// Pre-Preliminary Plat // Preliminary Plat /X / Final Plat

Location: Part of the NE ¼ and SE ¼ of the NW ¼ and the SW ¼ of the NE ¼ OF SECTION, 23
Municipality: VILLAGE OF GERMANTOWN
Subdivider: WRENWOOD NORTH LLC
Surveyor: GRADY GOSSER, TRIO ENGINEERING

Action taken: Land Use & Planning Committee indicated no objection to the **Wrenwood North Subdivision Final Plat** dated **04/13/22** as presented.

If you have any questions regarding this subdivision plat, please do not hesitate to contact me.

Sincerely,

Jamie Ludovic,
Chief Community Development Officer

CC: Wisconsin Department of Administration
Municipal Clerk
Subdivider
Surveyor

Plat Review Comments

Department of Administration

Plat Review – DOA

PO Box 1645, Madison WI 53701

plat.review@wi.gov

<https://doa.wi.gov/platreview>

608-266-3200

Date: May 17, 2022

From: Sime, Don R - DOA

To: Grady Gosser, TRIO ENGINEERING, LLC

4100 N CALHOUN RD STE 300, BROOKFIELD WI 53005-2000, 262/790-1480, ggosser@trioeng.com

Subject: WRENWOOD NORTH, File No **121349**

We have reviewed your plat and the changes listed below must be made. If you have questions, please contact us at the number listed above. Please refer to file number **121349**. Thank you!

Please confirm that you have received our review comments and let us know how you'd like to proceed:

___ I will email a revised PDF drawing (not scanned) and request a review time extension of ___ days upon receipt by DOA. *(Please include review form and a check made out to Department of Administration for the \$120 Revised Plat review fee plus \$30 for each parcel you reconfigure by adding/removing lots/outlots or moving streets.)*

Form: <https://doa.wi.gov/DIR/WIPlatReviewForm.docx>

___ I am withdrawing the plat from the review process and may resubmit the plat after state and local review comments are resolved. *(When resubmitting plat include review form, \$120 Resubmitted Plat review fee and \$40/sheet for postage & reprographics plus \$30 for each parcel you reconfigure by adding/removing lots/outlots or moving streets.)*

Form: <https://doa.wi.gov/DIR/WIPlatReviewForm.docx>

*** Email plat PDF (not scanned), minimum paper size 22"x30" (1 inch margins, 20"x28" drawing area).

Make sure each sheet has a space for the 2"x4" Department of Administration certification stamp.

COMMENTS:

s. 236.20 (2) (c) The length of the 16.5' right of way easement along the east line of Outlot 4 must be shown.

NOTES TO SURVEYOR:

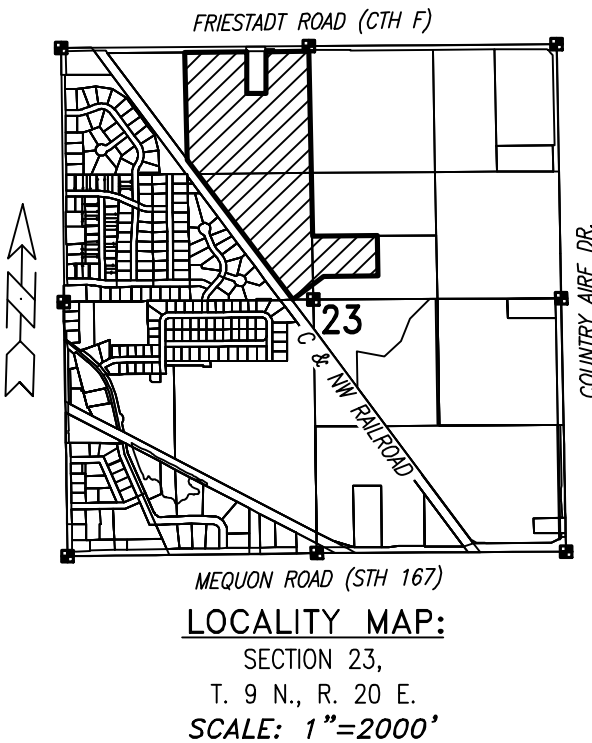
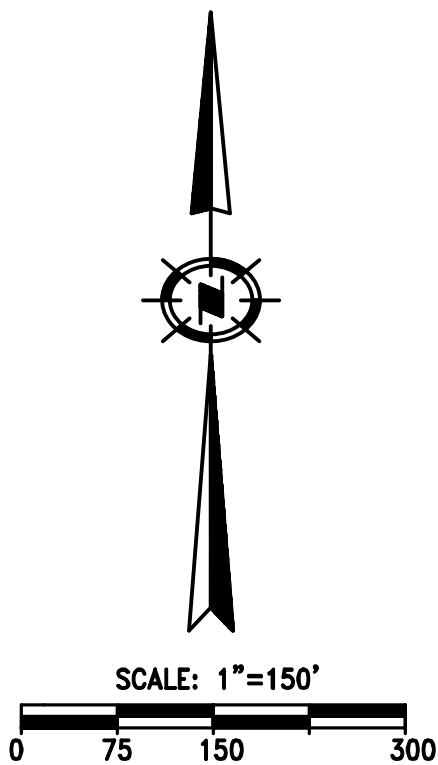
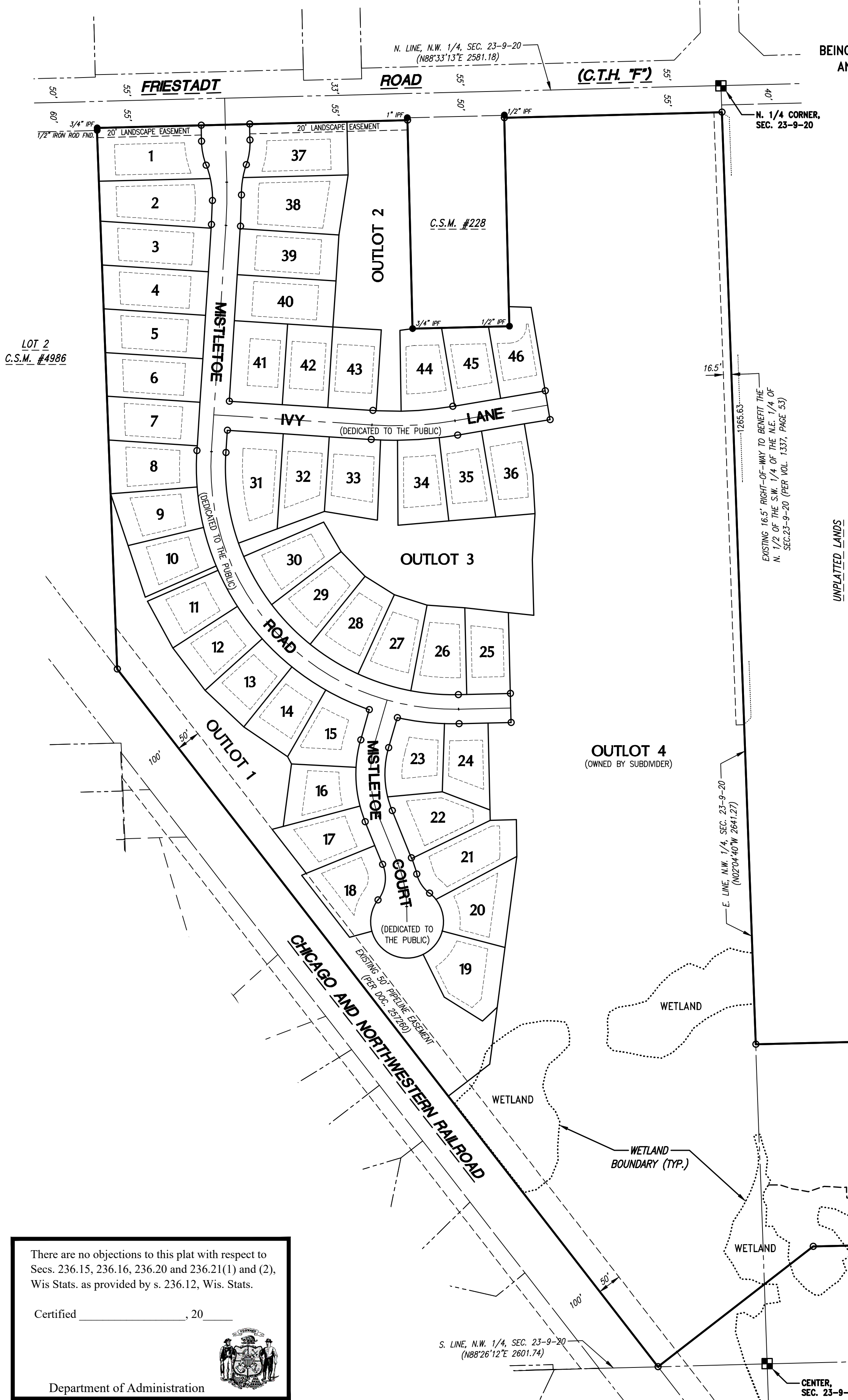
-If there are no other changes to make to the plat we may be able to add the above that you provide prior to producing the recordable plat.

-To help us, and other review authorities, track revised drawings, **please include a revision date on each Sheet of your revised drawing.**

WRENWOOD NORTH

BEING A REDIVISION OF LOT 4 OF CERTIFIED SURVEY MAP NO. 6890, BEING LOCATED IN A PART OF THE NORTHEAST 1/4 AND SOUTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 23, TOWNSHIP 9 NORTH, RANGE 20 EAST, IN THE VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN.

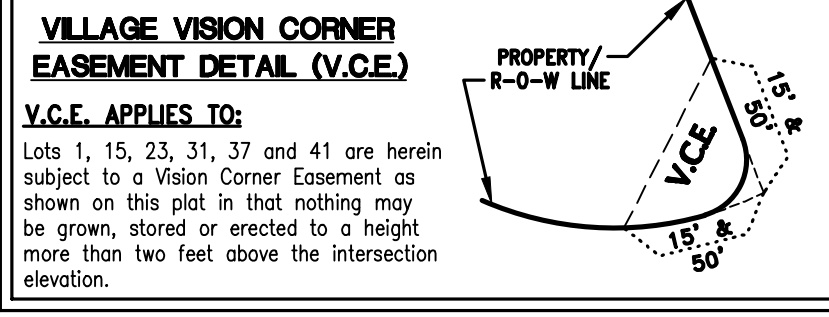
OVERALL DETAIL SHEET



OWNER:
WRENWOOD NORTH, LLC
N27W24025 PAUL COURT, STE. 100
PEWAUKEE, WI 53072
PHONE: (262) 542-9200
FAX: (262) 349-9324

BUILDING SETBACK SUMMARY	
DEVELOPMENT: RS-5 SINGLE FAMILY RESIDENTIAL DISTRICT w/PDD OVERLAY (LOTS 1-46)	
MIN. FRONT SETBACK:	35 FT.
MIN. REAR SETBACK:	35 FT.
MIN. SIDE SETBACK:	12 FT.

TRIO
DESIGN • LAND SURVEYING
CIVIL ENGINEERING
4100 N. Calhoun Road
Suite 300
Brookfield, WI 53005
Phone: (262) 790-1480
Fax: (262) 790-1481



GENERAL NOTES:

- Indicates Set 1.270" outside diameter x 18" long Reinforcing Bar weighing 4.303 lbs. per lineal foot. All other Lot and Outlot corners are staked with 0.750" outside diameter x 18" long Reinforcing Bar weighing 1.502 lbs. per lineal foot.
- Indicates Found Monumentation (See Plat).
- All linear measurements have been made to the nearest one-hundredth of a foot.
- All angular measurements have been made to nearest second and computed to the nearest half-second.
- All bearings are referenced to Grid North of the Wisconsin State Plane Coordinate System, South Zone (NAD-27), in which the East line of the N.W. 1/4 of Section 23, Town 9 North, Range 20 East, bears North 02°04'40" West.
- The Easements for Sanitary Sewer, Watermain, Storm Sewer and Drainage are herein granted to the Village of Germantown.
- The Owners of the residential Lots 1 through 46 within the "Wrenwood North" Subdivision and any future additions to this subdivision, shall each own an equal undivided fractional interest in Outlots 1, 2 and 3 of this Subdivision. Washington County shall not be liable for fees or special charges in the event they become the owner of any Lot or Outlot in the Subdivision by reason of tax delinquency.
- Outlot 4 to be retained by the Owner for future development.
- All Wetland was delineated by STANTEC in 2017 and field located.
- Stormwater Management Facilities are located on Outlots 1, 2 and 3 of this Subdivision. The Owners of the residential Lots within this Subdivision and any future additions to this Subdivision shall each be liable for an equal undivided fractional share of the cost to repair, maintain or restore said Stormwater Management Facilities within this Subdivision. Said repairs, maintenance and restoration shall be performed by the Owners of all Lots within this Subdivision and any future additions to this Subdivision.

REVISED THIS 23TH DAY OF MAY, 2022
DATED THIS 13TH DAY OF APRIL, 2022

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20____

Department of Administration

WRENWOOD NORTH

BEING A REDIVISION OF LOT 4 OF CERTIFIED SURVEY MAP NO. 6890, BEING LOCATED IN A PART OF THE NORTHEAST 1/4 AND SOUTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 23, TOWNSHIP 9 NORTH, RANGE 20 EAST, IN THE VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN.

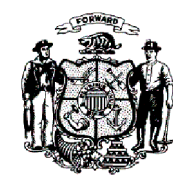


4100 N. Calhoun Road
Suite 300
Brookfield, WI 53005
Phone: (262) 790-1480
Fax: (262) 790-1481

There are no objections to this plat with respect to
Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2),
Wis Stats. as provided by s. 236.12, Wis. Stats.

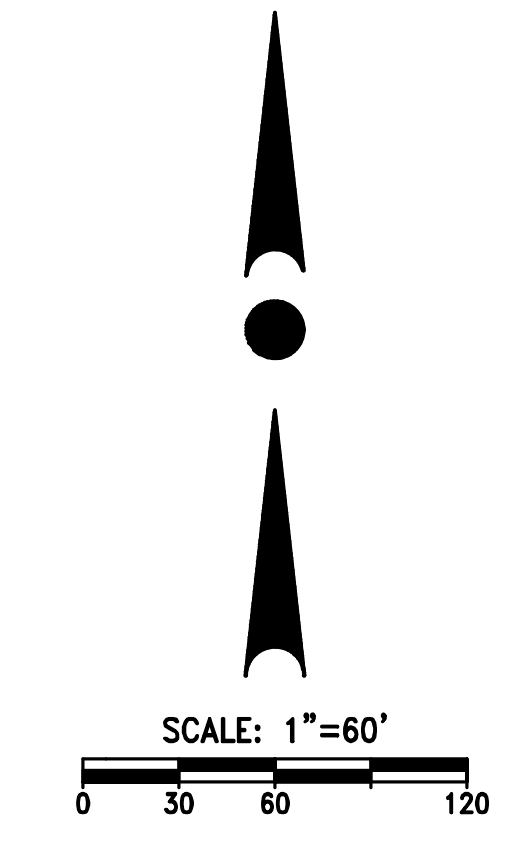
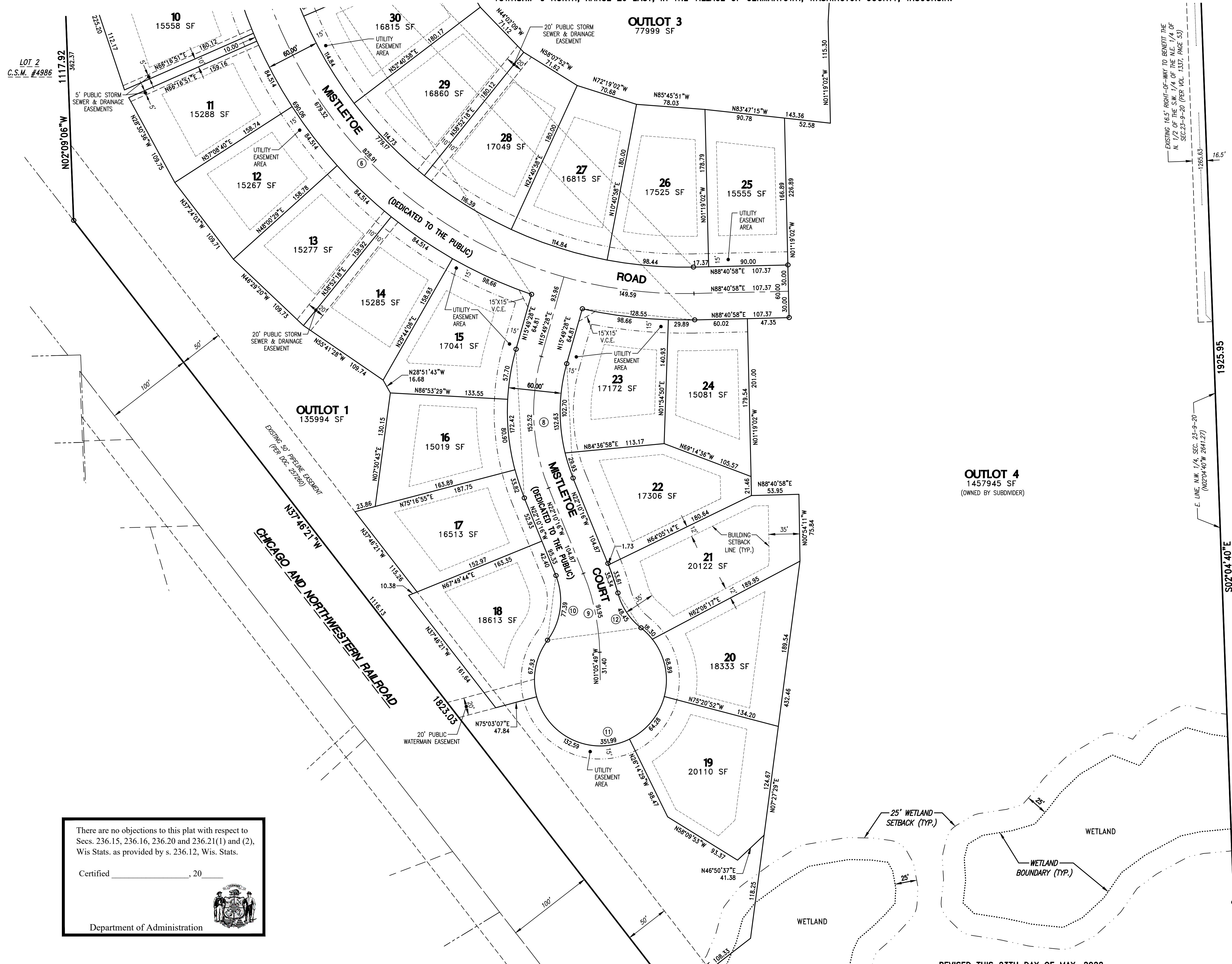
Certified _____, 20____

Department of Administration



WRENWOOD NORTH

BEING A REDIVISION OF LOT 4 OF CERTIFIED SURVEY MAP NO. 6890, BEING LOCATED IN A PART OF THE NORTHEAST 1/4 AND SOUTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 23, TOWNSHIP 9 NORTH, RANGE 20 EAST, IN THE VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN.



4100 N. Calhoun Road
Suite 300
Brookfield, WI 53005
Phone: (262) 790-1480
Fax: (262) 790-1481

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20____

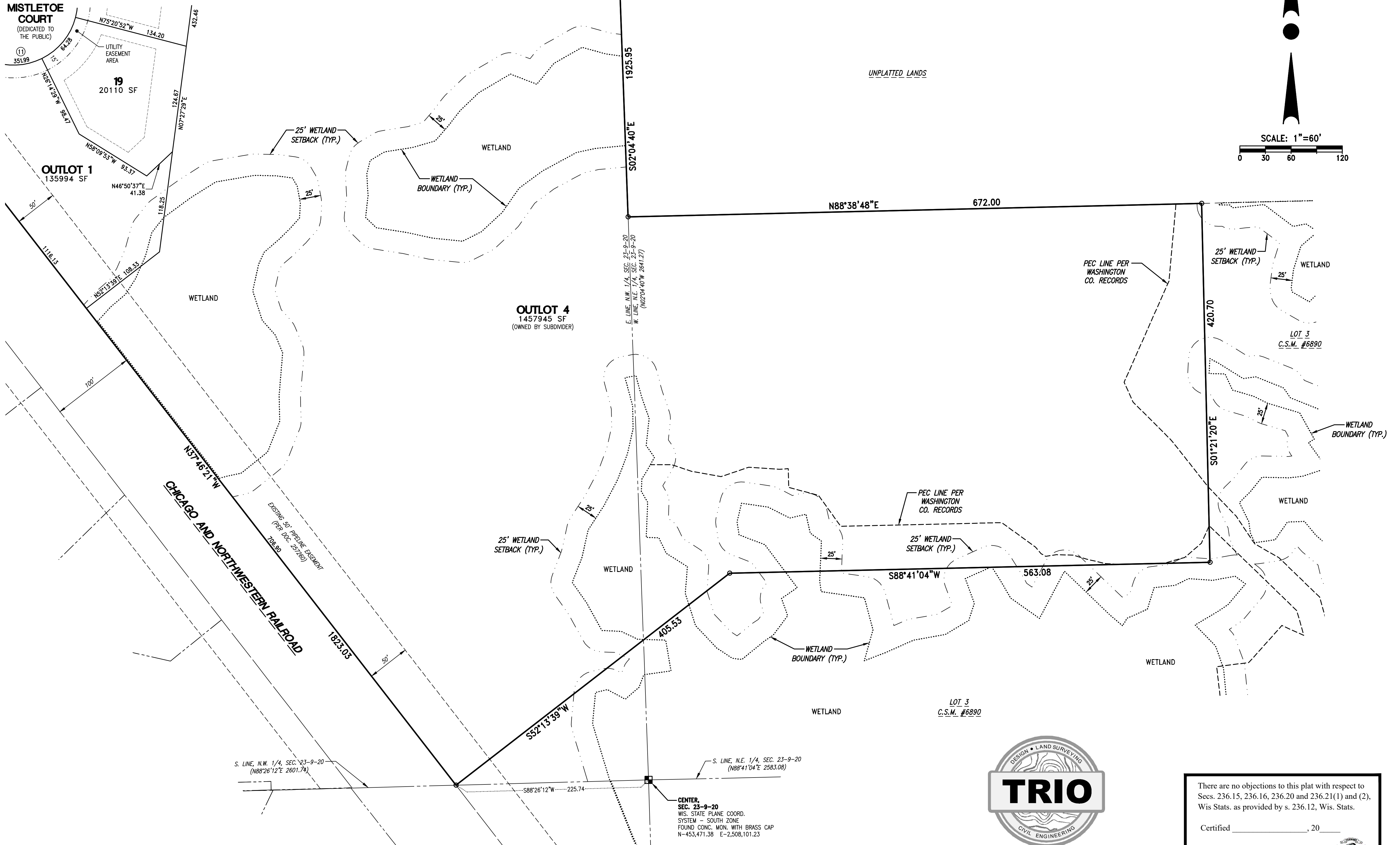
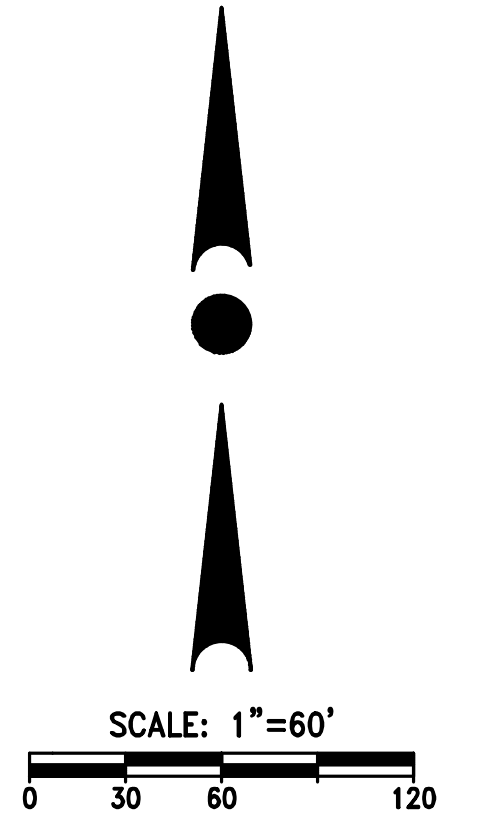
Department of Administration

THIS INSTRUMENT WAS DRAFTED BY GRADY L. GOSSER, P.L.S. (S-2972)

REVISED THIS 23TH DAY OF MAY, 2022
DATED THIS 13TH DAY OF APRIL, 2022

WRENWOOD NORTH

BEING A REDIVISION OF LOT 4 OF CERTIFIED SURVEY MAP NO. 6890, BEING LOCATED IN A PART OF THE NORTHEAST 1/4 AND SOUTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 23, TOWNSHIP 9 NORTH, RANGE 20 EAST, IN THE VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN.

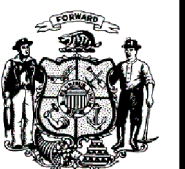


4100 N. Calhoun Road
Suite 300
Brookfield, WI 53005
Phone: (262) 790-1480
Fax: (262) 790-1481

There are no objections to this plat with respect to
Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2).
Wis Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20__

Department of Administration



WRENWOOD NORTH

BEING A REDIVISION OF LOT 4 OF CERTIFIED SURVEY MAP NO. 6890, BEING LOCATED IN A PART OF THE NORTHEAST 1/4 AND SOUTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 23, TOWNSHIP 9 NORTH, RANGE 20 EAST, IN THE VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN.

CURVE TABLE:

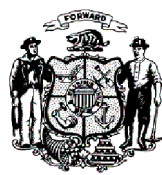
NO.	LOT(S)	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING	TANGENT IN	TANGENT OUT
1	1	150.00	19°11'07"	50.23	49.99	S11°02'20.5"E	S01°26'47"E	S20°37'54"E
2	37	150.00	19°40'08"	51.49	51.24	S08°23'17"W	S01°26'47"E	S18°13'21"W
3	TOTAL	200.00	21°22'26"	74.61	74.18	S09°56'41"E	S20°37'54"E	S00°44'32"W
	1	200.00	8°13'39"	28.72	28.69	S16°31'04.5"E	S20°37'54"E	S12°24'15"E
	2	200.00	13°08'47"	45.89	45.79	S05°49'51.5"E	S12°24'15"E	S00°44'32"W
4	TOTAL	200.00	18°10'09"	63.42	63.16	S09°08'16.5"W	S18°13'21"W	S00°03'12"W
	37	200.00	7°53'48"	27.56	27.54	S14°16'27"W	S18°13'21"W	S10°19'33"W
	38	200.00	10°16'21"	35.86	35.81	S05°11'22.5"W	S10°19'33"W	S00°03'12"W
5	C/L	1000.00	5°06'54"	89.28	89.25	S01°06'40"W	S01°26'47"E	S03°40'07"W
	EAST	1030.00	3°36'55"	64.99	64.98	S01°51'39.5"W	S00°03'12"W	S03°40'07"W
	WEST	970.00	2°55'35"	49.54	49.54	S02°12'19.5"W	S00°44'32"W	S03°40'07"W
6	C/L TOTAL	500.00	94°59'09"	828.91	737.19	S43°49'27.5"E	S03°40'07"W	N88°40'58"E
	C/L N.W.	500.00	77°50'39"	679.32	628.26	S35°15'12.5"E	S03°40'07"W	S74°10'32"E
	C/L S.E.	500.00	17°08'30"	149.59	149.03	S82°44'47"E	S74°10'32"E	N88°40'58"E
	NORTHEAST	470.00	94°59'09"	779.17	692.96	S43°49'27.5"E	S03°40'07"W	N88°40'58"E
	31	470.00	23°09'29"	189.97	188.68	S07°54'37.5"E	S03°40'07"W	S19°29'22"E
	OUTLOT 3	470.00	3°39'11"	29.96	29.96	S21°18'57.5"E	S19°29'22"E	S23°08'33"E
	30	470.00	14°00'00"	114.84	114.56	S30°08'33"E	S23°08'33"E	S37°08'33"E
	29	470.00	13°59'09"	114.73	114.44	S44°08'07.5"E	S37°08'33"E	S51°07'42"E
	28	470.00	14°11'20"	116.39	116.09	S58°13'22"E	S51°07'42"E	S65°19'02"E
	27	470.00	14°00'00"	114.84	114.56	S72°19'02"E	S65°19'02"E	S79°19'02"E
	26	470.00	12°00'00"	98.44	98.26	S85°19'02"E	S79°19'02"E	N88°40'58"E
	SOUTHWEST	530.00	74°35'57"	690.06	642.34	S33°37'51.5"E	S03°40'07"W	S70°55'50"E
	8	530.00	8°06'03"	74.93	74.87	S00°22'54.5"E	S03°40'07"W	S04°25'56"E
	9	530.00	9°08'11"	84.514	84.42	S09°00'01.5"E	S04°25'56"E	S13°34'07"E
	10	530.00	9°04'10"	83.90	83.81	S18°06'12"E	S13°34'07"E	S22°38'17"E
	OUTLOT 1	530.00	1°04'52"	10.00	10.00	S23°10'43"E	S22°38'17"E	S23°43'09"E
	11	530.00	9°08'11"	84.514	84.42	S28°17'14.5"E	S23°43'09"E	S32°51'20"E
	12	530.00	9°08'11"	84.514	84.42	S37°25'25.5"E	S32°51'20"E	S41°59'31"E
	13	530.00	9°08'11"	84.514	84.42	S46°33'36.5"E	S41°59'31"E	S51°07'42"E
	14	530.00	9°08'12"	84.514	84.42	S55°41'48"E	S51°07'42"E	S60°15'54"E
	15	530.00	10°39'56"	98.66	98.52	S65°35'52"E	S60°15'54"E	S70°55'50"E
	23 + 24	530.00	13°53'48"	128.55	128.23	S84°22'08"E	S77°25'14"E	N88°40'58"E
	23	530.00	10°39'56"	98.66	98.52	S82°45'12"E	S77°25'14"E	S88°05'10"E
	24	530.00	3°13'52"	29.89	29.88	S89°42'06"E	S88°05'10"E	N88°40'58"E

CURVE TABLE:

NO.	LOT(S)	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING	TANGENT IN	TANGENT OUT
7	C/L	750.00	13°09'23"	172.22	171.84	N87°05'25.5"E	S86°19'53"E	N80°30'44"E
	NORTH	720.00	13°09'23"	165.33	164.97	N87°05'25.5"E	S86°19'53"E	N80°30'44"E
	43	720.00	0°32'00"	6.70	6.70	S86°35'53"E	S86°19'53"E	S86°51'53"E
	OUTLOT 2	720.00	4°07'33"	51.85	51.83	S88°55'39.5"E	S86°51'53"E	N89°00'34"E
	44	720.00	8°29'50"	106.78	106.68	N84°45'39"E	N89°00'34"E	N80°30'44"E
	SOUTH	780.00	13°09'23"	179.11	178.71	N87°05'25.5"E	S86°19'53"E	N80°30'44"E
	33	780.00	1°27'10"	19.78	19.78	S87°03'28"E	S86°19'53"E	S87°47'03"E
	OUTLOT 3	780.00	2°34'16"	35.00	35.00	S89°04'11"E	S87°47'03"E	N89°38'41"E
	34	780.00	6°19'50"	86.18	86.13	N86°28'46"E	N89°38'41"E	N83°18'51"E
	35	780.00	2°48'07"	38.15	38.14	N81°54'47.5"E	N83°18'51"E	N80°30'44"E
8	C/L	230.00	37°59'44"	152.52	149.74	S03°10'24"E	S15°49'28"W	S22°10'16"E
	EAST	200.00	37°59'44"	132.63	130.21	S03°10'24"E	S15°49'28"W	S22°10'16"E
	23	200.00	29°25'11"	102.70	101.57	S01°06'52.5"W	S15°49'28"W	S13°35'43"E
	22	200.00	8°34'33"	29.93	29.91	S17°52'59.5"E	S13°35'43"E	S22°10'16"E
	WEST	260.00	37°59'44"	172.42	169.28	S03°10'24"E	S15°49'28"W	S22°10'16"E
	15	260.00	12°42'57"	57.70	57.58	S09°27'59.5"W	S15°49'28"W	S03°06'31"W
	16	260.00	17°49'36"	80.90	80.57	S05°48'17"E	S03°06'31"W	S14°43'05"E
	17	260.00	7°27'11"	33.82	33.80	S18°26'40.5"E	S14°43'05"E	S22°10'16"E
9	C/L	250.00	21°04'27"	91.95	91.44	S11°38'02.5"E	S22°10'16"E	S01°05'49"E
	EAST	280.00	7°13'53"	35.34	35.32	S18°33'19.5"E	S22°10'16"E	S14°56'23"E
	22	280.00	0°21'17"	1.73	1.73	S21°59'37.5"E	S22°10'16"E	S21°48'59"E
	21	280.00	6°52'36"	33.61	33.59	S18°22'41"E	S21°48'59"E	S14°56'23"E
10	18	75.00	59°07'08"	77.39	74.00	S07°23'18"W	S22°10'16"E	S36°56'52"W
11	TOTAL	75.00	268°54'05"	351.99	107.08	N82°29'49.5"E	S36°56'52"W	N51°57'13"W
	18	75.00	51°53'45"	67.93	65.63	S10°59'59.5"W	S36°56'52"W	S14°56'53"E
	OUTLOT 1	75.00	101°17'36"	132.59	115.99	S65°35'41"E	S14°56'53"E	N63°45'31"E
	19	75.00	49°06'23"	64.28	62.33	N39°12'19.5"E	N63°45'31"E	N14°39'08"E
	20	75.00	52°37'41"	68.89	66.49	N11°39'42.5"W	N14°39'08"E	N37°58'33"W
	21	75.00	13°58'40"	18.30	18.25	N44°57'53"W	N37°58'33"W	N51°57'13"W
12	21	75.00	37°00'50"	48.45	47.61	N33°26'48"W	N51°57'13"W	N14°56'23"W

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20____



Department of Administration



4100 N. Calhoun Road
Suite 300
Brookfield, WI 53005
Phone: (262) 790-1480
Fax: (262) 790-1481

REVISED THIS 23TH DAY OF MAY, 2022
DATED THIS 13TH DAY OF APRIL, 2022

THIS INSTRUMENT WAS DRAFTED BY GRADY L. GOSSER, P.L.S. (S-2972)

SHEET 5 OF 6

WRENWOOD NORTH

BEING A REDIVISION OF LOT 4 OF CERTIFIED SURVEY MAP NO. 6890, BEING LOCATED IN A PART OF THE NORTHEAST 1/4 AND SOUTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 23, TOWNSHIP 9 NORTH, RANGE 20 EAST, IN THE VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE:

STATE OF WISCONSIN)
) SS
COUNTY OF WAUKESHA)

I, Grady L. Gosser, Professional Land Surveyor, do hereby certify:

That I have surveyed, divided and mapped a redivision of Lot 4 of Certified Survey Map No. 6890, recorded in the Office of the Register of Deeds for Washington County on May 14, 2019, in Volume 53 of Certified Survey Maps, at Pages 193 through 202 inclusive, as Document No. 1471674, being located in a part of the Northeast 1/4 and Southeast 1/4 of the Northwest 1/4 and the Southwest 1/4 of the Northeast 1/4 of Section 23, Township 9 North, Range 20 East, in the Village of Germantown, Washington County, Wisconsin.

Said Parcel contains 2,735,668 Square Feet (or 62.8023 Acres) of land, more or less.

That I have made such survey, land division, and map by the direction of WRENWOOD NORTH, LLC, owner of said lands.

That such 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 of the Wisconsin Statutes and the Subdivision Regulations of the Village of Germantown, Washington County, Wisconsin in surveying, dividing and mapping the same.

Dated this ____ Day of _____, 20 ____.

Grady L. Gosser, P.L.S.
Professional Land Surveyor, S-2972
TRIO ENGINEERING, LLC
4100 N. Calhoun Road, Suite 300
Brookfield, WI 53005
Phone: (262)790-1480 Fax: (262)790-1481

CORPORATE OWNER'S CERTIFICATE OF DEDICATION:

WRENWOOD NORTH, LLC, a Wisconsin Limited Liability Company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, certifies that said Limited Liability Company has caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on this plat. I also certify that this plat is required by S.236.10 or S.236.12 to be submitted to the following for approval or objection.

APPROVING AGENCIES:

1. Village of Germantown

AGENCIES WHO MAY OBJECT:

1. State of Wisconsin, Department of Administration
2. Washington County, Planning and Parks Department

Witness the hand and seal of said Owner this ____ day of _____, 20 ____.

WRENWOOD NORTH, LLC

Steve DeCleene, President of
Neumann Developments, its Sole Member

STATE OF WISCONSIN)
) SS
COUNTY OF WAUKESHA)

Personally came before me this ____ day of _____, 20____, the above named Steve DeCleene, President of Neumann Developments, its Sole Member of the above named Limited Liability Company, to me known to be the person who executed the foregoing instrument, and to me known to be such President of said Limited Liability Company, and acknowledged that he executed the foregoing instrument as such officer as the deed of said Limited Liability Company, by its authority.

Print Name: _____
Public, Waukesha County, WI
My Commission Expires: _____

CONSENT OF CORPORATE MORTGAGEE:

MIDLAND STATES BANK, a corporation duly organized and existing by virtue of the laws of the State of Illinois, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping, and dedicating of the land described on this Plat, and does hereby consent to the above certificate of WRENWOOD NORTH, LLC, owner, this ____ day of _____, 20 ____.

MIDLAND STATES BANK

Mandy Henning, Commercial Lender

STATE OF ILLINOIS)
) SS
COUNTY OF _____)

Personally came before me this ____ day of _____, 20____, the above named Mandy Henning, Commercial Lender of the above named corporation, to me known to be the person who executed the foregoing instrument, and to me known to be such Commercial Lender of said corporation, and acknowledged that he executed the foregoing instrument as such officer as the deed of said corporation, by its authority.

Print Name: _____
Public, _____, IL
My Commission Expires: _____

CERTIFICATE OF COUNTY TREASURER:

STATE OF WISCONSIN)
) SS
WASHINGTON COUNTY)

I, Scott M. Henke, being the duly elected, qualified and acting Treasurer of the County of Washington, do hereby certify that the records in my office show no unredeemed tax sales and no unpaid taxes or special assessments as of the ____ Day of _____, 20 ____ affecting the lands included in the plat of "WRENWOOD NORTH".

Dated this ____ Day of _____, 20 ____.

Scott M. Henke, County Treasurer

CERTIFICATE OF VILLAGE TREASURER:

STATE OF WISCONSIN)
) SS
WASHINGTON COUNTY)

I, Deanna Braunschweig, being the duly elected, qualified and acting Treasurer of the Village of Germantown, do hereby certify that the records in my office show no unredeemed tax sales and no unpaid taxes or special assessments as of the ____ Day of _____, 20 ____ affecting the lands included in the plat of "WRENWOOD NORTH".

Dated this ____ Day of _____, 20 ____.

Deanna Braunschweig, Village Treasurer

UTILITY EASEMENT PROVISIONS:

An easement for electric, natural gas, and communications service is hereby granted by

WRENWOOD NORTH, LLC, Grantor, to

WISCONSIN ELECTRIC POWER COMPANY and WISCONSIN GAS, LLC, Wisconsin corporations doing business as We Energies, and WISCONSIN BELL, INC. doing business as AT&T Wisconsin, a Wisconsin corporation, and SPECTRUM MID-AMERICA, LLC, Grantee, AND

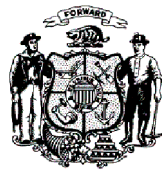
their respective successors and assigns, to construct, install, operate, repair, maintain and replace from time to time, facilities used in connection with overhead and underground transmission and distribution of electricity and electric energy, natural gas, telephone and cable TV facilities for such purposes as the same is now or may hereafter be used, all in, over, under, across, along and upon the property shown within those areas on the plat designated as 'Utility Easement Areas' and the property designated on the plat for streets and alleys, whether public or private, together with the right to install service connections upon, across within and beneath the surface of each lot to serve improvements, thereon, or on adjacent lots; also the right to trim or cut down trees, brush and roots as may be reasonably required incident to the rights herein given, and the right to enter upon the subdivided property for all such purposes. The Grantees agree to restore or cause to have restored, the property, as nearly as is reasonably possible, to the condition existing prior to such entry by the Grantees or their agents. This restoration, however, does not apply to the initial installation of said underground and/or above ground electric facilities, natural gas facilities, or telephone and cable TV facilities or to any trees, brush or roots which may be removed at any time pursuant to the rights herein granted. Structures shall not be placed over Grantees' facilities or in, upon or over the property within the lines marked 'Utility Easement Areas' without the prior written consent of Grantees. After installation of any such facilities, the grade of the subdivided property shall not be altered by more than four inches without written consent of grantees.

The grant of easement shall be binding upon and inure to the benefit of the heirs, successors and assigns of all parties hereto.

There are no objections to this plat with respect to
Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2),
Wis Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20 ____

Department of Administration



4100 N. Calhoun Road
Suite 300
Brookfield, WI 53005
Phone: (262) 790-1480
Fax: (262) 790-1481

VILLAGE OF GERMANTOWN PLAN COMMISSION APPROVAL:

This Plat, known as "WRENWOOD NORTH", is hereby approved by the Village of Germantown Plan Commission as being in conformance with the Village's Subdivision Ordinance. The Village of Germantown Plan Commission also hereby approves and accepts all dedications shown thereon, this ____ day of _____, 20 ____.

APPROVED AND SIGNED:

Dean Wolter, Chairman

Dated this ____ Day of _____, 20 ____.

Lori Johnson, Secretary

VILLAGE BOARD APPROVAL:

Resolved, that the plat of "WRENWOOD NORTH", in the Village of Germantown having been recommended by the Plan Commission, and being the same, is hereby approved and the dedication herein accepted by the Village Board of Trustees of the Village of Germantown, on this ____ Day of _____, 20 ____.

Dean Wolter, Village President

I hereby certify that the foregoing is a copy of a resolution adopted by the Village Board of Trustees of the Village of Germantown.

Deanna Braunschweig, Village Clerk