

RESOLUTION NO. 34-2025

A RESOLUTION APPROVING A PRELIMINARY SUBDIVISION PLAT AMENDMENT
("SUTTON FARM")

WHEREAS, the subject land as described in Exhibit A attached to this Resolution is within the Village of Germantown, who has adopted subdivision plat review authority per Chapter 236.45 of the Wis. Stats.; and

WHEREAS, in 2025, after conducting a public meeting/hearing of the petition of Home Path Financial, LP, agent for Mohrhusen Family Farm, LLC, property owner, and considering the recommendation of the Plan Commission, the Village Board adopted Resolution No. 12-2025 approving a Preliminary Subdivision Plat for the "Sutton Farm" subdivision at the northeast corner of the Lannon Road (CTH Y) and County Line Road (CTH Q) intersection; and

WHEREAS, in 2025, Home Path Financial, LP, agent for Mohrhusen Family Farm, LLC, property owner has requested approval of a Preliminary Subdivision Plat Amendment known as "Sutton Farm" as prepared by Foth Infrastructure & Environment, LLC, and attached and incorporated into this Resolution as Exhibit B, to make slight modifications to the internal street and lot configuration and adjust a sanitary sewer easement; and

WHEREAS, the Plan Commission held a public meeting and discussed the proposed amendment on December 8, 2025, and after considering any comments received and the Village staff report & recommendation did take formal action to recommend approval of the proposed amendment; and

NOW THEREFORE, BE IT RESOLVED by the Village Board of the Village of Germantown hereby approves the Preliminary Subdivision Plat Amendment for "Sutton Farm", subject to the following conditions:

1. Approval of the preliminary plat is subject to creation of and rezoning of the 88.3-ac Mohrhusen property into the proposed "Sutton Farm Planned Development District" by the Village Board.
2. Prior to recording of the preliminary plat, the Washington County Highway Department and Waukesha County Department of Public Works shall approve/accept the Traffic Impact Analysis (TIA) submitted by the Developer, for the proposed access/intersection locations, recommended turn-lane, and traffic control improvements.
3. Prior to recording of the preliminary plat, the Developer shall obtain written approval/acceptance from the Wisconsin Department of Administration (DOA) that they have "no objections" to the proposed preliminary plat.

4. Developer shall enter into a Development Agreement with the Village pursuant to Section 18 of the Village Code (Subdivision and Platting), as well as, the preparation of detailed construction plans for the public improvements including, but not limited to public street and intersection improvements, sanitary sewer, water, storm water management facilities, master grading and erosion control, landscaping & street trees, open space trails, lighting and signage. At a minimum, said agreement shall require the review and approval of said plans by Village staff prior to the commencement of construction activities and establish the timing for installation of said improvements (or as otherwise provided for therein).
5. The Development Agreement shall include a requirement that subdivision deed restrictions and covenants be submitted to the Village prior to final plat submittal that include a requirement that each individual lot contain the minimum landscaping required under Section 17.43(5).
6. The Developer shall submit a detailed street tree and landscaping plan for any common area improvements to the Plan Commission and Village Forester for review and approval prior to execution of a Development Agreement with the Village.
7. All technical issues and corrections identified by the Village Surveyor (see April 14, 2025, memo from Bob Beilfuss, PLC) shall be addressed and reflected in a revised preliminary subdivision plat reviewed and approved by Village staff prior to recording.
8. All items, issues and technical requirements identified in the May 16, 2025, review memo from the Village Engineer and Public Works Department shall be addressed and reflected in additional information and/or revised plans submitted to Village staff for further review, comment, and approval prior to recording the preliminary plat and final approval of construction plans for all public and private improvements.
9. The Developer proposes to install a private sanitary lift station and force main that is not recommended by Public Works Department Staff as detailed in the May 16, 2025, and June 6, 2025, review memos from the Village Engineer. As stated therein, prior to recommending approval of the proposed private sanitary system, the Village Engineer has requested additional information that is needed to ensure the private system will be installed and properly maintained by the Developer and/or Homeowner's Association into the future and not become a financial burden to nor the responsibility of the Village. The Developer shall provide the information requested in the June 6, 2025, memo to the Village Public Works Department Staff prior to recording the preliminary plat and final approval of construction plans for all public and private improvements. If deemed necessary by the Village and agreed to with the Developer, adequate provisions to protect the Village shall be incorporated into the Development Agreement and/or Homeowner's Association restrictions and protective covenants.

10. The preliminary plat shall be revised to be consistent with the street and lot configuration shown per the revised General Development Plan (dated ~~June 23~~ November 10, 2025) prior to recording of the preliminary plat.

Adopted: December 15, 2025



Robert A. Soderberg, Village President

ATTEST:



Donna Ott, Village Clerk

EXHIBIT A

**Sutton Farm Preliminary Subdivision Plat
Metes and Bounds Legal Description**

THAT PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER (NW ¼ SW ¼) AND PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW ¼ SW ¼) AND PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (SE ¼ SW ¼) OF SECTION THIRTY-TWO (32), TOWN NINE (9) NORTH, RANGE TWENTY (20) EAST, VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH ¼ CORNER OF SAID SECTION 32; THENCE NORTH 01° 24' 32" WEST ALONG THE EAST LINE OF THE SOUTHWEST ¼ OF SAID SECTION 32 (RECORDED AS NORTH 01° 25' 14" WEST), 219.222 FEET TO AN EXISTING 1-INCH I.P., SAID POINT BEING THE POINT OF BEGINNING OF LANDS TO BE DESCRIBED; THENCE CONTINUING NORTH 01° 24' 32" WEST ALONG SAID EAST LINE, 1114.738 FEET TO A SET 1-INCH I.P.; THENCE SOUTH 89° 35' 56" WEST, 1325.809 FEET TO A SET 1-INCH I.P.; THENCE NORTH 00° 22' 09" WEST, 665.595 FEET TO AN EXISTING "X" IN A ROCK; THENCE SOUTH 89° 35' 36" WEST, 1294.485 FEET TO AN EXISTING 1-INCH I.P., SAID POINT ALSO BEING ON THE EASTERLY R.O.W. LINE OF C.T.H. "Y" (LANNON ROAD); THENCE SOUTH 01° 30' 31" EAST ALONG SAID R.O.W. LINE, 1440.115 FEET TO A SET 1-INCH I.P.; THENCE ALONG THE ARC OF A CURVE, 234.733 FEET (CHORD BEARING OF SOUTH 12° 14' 10" EAST, 233.364 FEET) TO A SET 1-INCH I.P.; THENCE SOUTH 22° 57' 49" EAST, 175.906 FEET TO A SET 1-INCH I.P.; THENCE ALONG THE ARC OF A CURVE, 86.957 FEET (CHORD BEARING OF SOUTH 16° 55' 14" EAST, 86.796 FEET) TO A SET 1-INCH I.P.; THENCE SOUTH 64° 49' 42" EAST, 76.644 FEET TO A SET 1-INCH I.P., SAID POINT BEING ON THE NORTHERLY R.O.W. LINE OF C.T.H. "Q" (COUNTY LINE ROAD); THENCE NORTH 89° 38' 57" EAST ALONG SAID R.O.W. LINE, 1149.251 FEET TO A SET 1-INCH I.P.; THENCE NORTH 00° 21' 03" WEST, 364.030 FEET TO AN EXISTING 1-INCH I.P.; THENCE NORTH 89° 38' 57" EAST, 143.400 FEET TO A SET 1-INCH I.P.; THENCE SOUTH 00° 21' 03" EAST, 77.870 FEET TO A SET 1-INCH I.P.; THENCE SOUTH 89° 23' 34" EAST, 170.370 FEET TO AN EXISTING 1-INCH I.P.; THENCE SOUTH 00° 54' 50" EAST, 283.325 FEET TO A SET 1-INCH I.P., SAID POINT BEING ON THE NORTHERLY R.O.W. OF C.T.H. "Q" (COUNTY LINE ROAD); THENCE NORTH 89° 38' 57" EAST ALONG SAID R.O.W., 28.604 FEET TO A SET 1-INCH I.P.; THENCE NORTH 00° 21' 03" WEST, 170.000 FEET TO A SET 1-INCH I.P.; THENCE NORTH 89° 38' 57" EAST, 110.000 FEET TO A SET 1-INCH I.P.; THENCE SOUTH 00° 21' 03" EAST, 170.000 FEET TO A SET 1-INCH I.P., SAID POINT ALSO BEING ON THE NORTHERLY R.O.W. LINE OF C.T.H. "Q" (COUNTY LINE ROAD); THENCE NORTH 89° 38' 57" EAST ALONG SAID R.O.W., 702.830 FEET TO A POINT ON THE NORTH R.O.W. OF SAID C.T.H. "Q" (COUNTY LINE ROAD); THENCE NORTH 01° 29' 35" WEST, 169.186 FEET TO AN EXISTING 1-INCH I.P.; THENCE NORTH 89° 38' 01" EAST, 110.080 FEET TO THE POINT OF BEGINNING, EXCEPTING THEREFROM THREE (3) PARCELS OF LAND, DESCRIBED AS FOLLOWS:

1. THAT PORTION DESCRIBED BY TRUSTEE'S DEEDS RECORDED AS DOCUMENT NO'S 440169, 440170 AND 440171.
2. THAT PORTION CONTAINED IN AWARD OF DAMAGES RECORDED ON APRIL 29, 2005, AS DOCUMENT NO. 1086250.
3. THAT PORTION CONTAINED IN CONVEYANCE RECORDED ON DECEMBER 27, 1938, AS DOCUMENT NO. 168138.

EXHIBIT B

Sutton Farm Preliminary Subdivision Plat (Amended) (See Attached Preliminary Subdivision Plat dated November 7, 2025)

