



Village of



Fee must accompany application

\$1460 Paid 8 Date 3/2/20

# CONDITIONAL USE PERMIT APPLICATION

Pursuant to Section 17.42 of the Municipal Code

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

## 1 APPLICANT OR AGENT

Scott Morgan  
5355 N Milwaukee  
River Parkway  
Milwaukee, WI 53209

Phone (414) 807-2146

Fax ( )

E-Mail scmrgn@msn.com

## PROPERTY OWNER

Scott Morgan

Same

Phone ( )

## 2 TO WHOM SHOULD THE PERMIT BE ISSUED?

Scott Morgan / All Terrain Construction

## 3 PROPERTY ADDRESS

112 W <sup>14972</sup> ~~Hwy~~ <sup>14972</sup> Mequon Rd.

## TAX KEY NUMBER

GT 233997

## 4 DESCRIPTION OF EXISTING OPERATION

Briefly describe the use as it exists today, including use, size, number of employees, hours of operation, etc. If this permit involves new construction, describe the current status of the property, e.g. "vacant." Use additional pages as necessary.

Former heating and cooling business now vacant.

Attached single family residence now vacant.

## 5 DESCRIPTION OF PROPOSED OPERATION

Write the name of the proposed conditional use exactly as it appears in the Municipal Code.

(-) Construction Services Contractor Shop  
Describe the proposed use, including size, number of employees, hours of operation and extent of any new construction/alterations.  
All Terrain currently has 6 employees.  
Office and parking/storage for All Terrain Construction Inc. Hours of operation:  
Summer months 7am - 7pm winter office use

**METES AND BOUNDS LEGAL DESCRIPTION OF PROPERTY — REQUIRED**

Attach pages as necessary.

*see survey*

**SUPPORTING DOCUMENTATION:**

- Site plan and elevations for new construction (can be conceptual)
- Photos of existing use and/or proposed use operating elsewhere
- \_\_\_\_\_
- \_\_\_\_\_

**READ AND INITIAL THE FOLLOWING:**

- S.M I understand that the Village is under no obligation to issue a Conditional Use Permit and will do so only if the applicant successfully demonstrates that the proposed use is harmonious with the neighborhood and the long range goals of the Village.
- S.M I will notify the Village if any aspect of the conditional use changes. I understand that failure to do so may result in the revocation of the CUP.
- S.M I understand that a Conditional Use Permit is valid only if the conditions and restrictions of the permit are met. I understand that failure to comply with any aspect of the permit may result in revocation.

**SIGNATURES — ALL APPLICATIONS MUST BE SIGNED BY OWNER!**

*[Signature]* 3-2-2020  
 Applicant Date

*Jason Becker* 3-3-2020  
 Owner Date  
*Trustee Dorothy D Byrd Revocable Trust currently owner/seller.*

**Cornerstone Land Surveying, Inc.**  
Plat of Survey

Scale 1" = 40'



**Surveyor:**  
Richard Simon  
5080 Fairy Chasm  
West Bend, WI 53095  
(262) 424-5630

**Address:**  
N112 W14972 Mequon Road  
Germantown, WI 53022

**Description:** As described on Document No. 1428315  
That part of the Southwest 1/4 of Section 23, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin.  
Described as follows: Commencing at the South 1/4 Corner of said Section 23, Thence West along the South line of said Section, 589.10 feet to the point of beginning of this description, thence continuing West on said South line, 110.00 feet, thence North, 478.66 feet to the Southerly Right of Way of C&NW Railroad; thence S61°44'E on said Right of Way line 124.89 feet; thence South, 419.52 feet to said South line and the point of beginning of this description.  
Excepting therefrom that part conveyed to the State of Wisconsin, Department of Transportation by Warranty Deed recorded June 25th, 1990 in Volume 1077, Page 256, as Document No. 561873.

**Legend:**

- Denotes Iron Pipe Found
- Denotes Iron Rod Set
- ⊕ Denotes Hydrant

Montgomery Square II

Montgomery Square

Well  
Located along Property Line

Propane Tank  
Located along Property Line

**Area**  
42254 Sq. Ft.  
0.970 Acres

CSM # 2217

Southwest corner of the  
Southwest 1/4 of Section 23-9-20

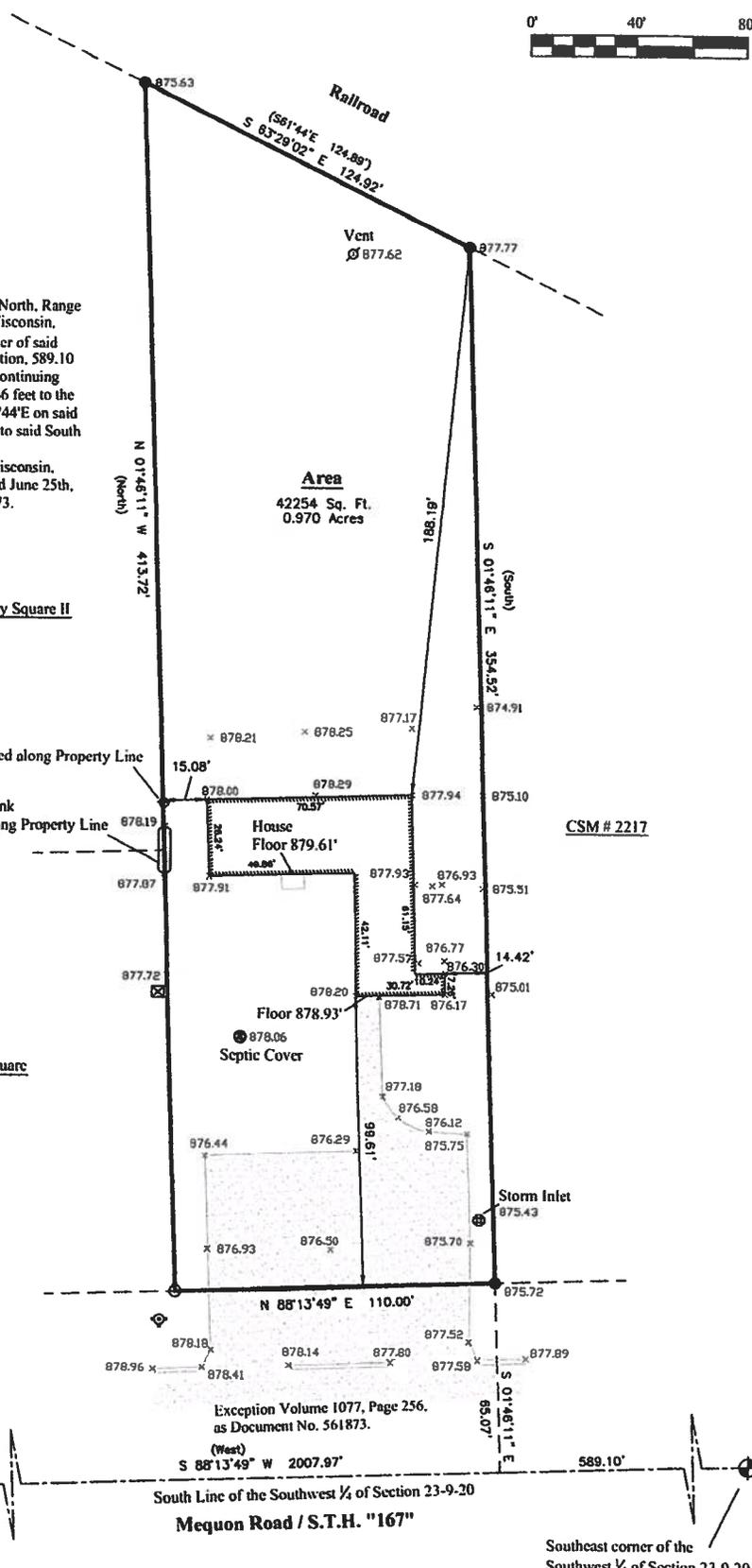
Southeast corner of the  
Southwest 1/4 of Section 23-9-20  
Elevation - 878.66'

**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) No Title Policy furnished therefore completeness of easements is not warranted.
- 4) Elevations are referenced to the Southeast corner of the Southwest 1/4 of Section 23-9-20, Benchmark Elevation = 878.66', NGVD 1929

STATE OF WISCONSIN ) SS  
COUNTY OF WASHINGTON )  
I, RICHARD SIMON, SURVEYOR, HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY ACCORDING TO OFFICIAL RECORDS AND THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF. THIS SURVEY IS MADE FOR THE EXCLUSIVE USE OF THE PRESENT OWNERS OF THE PROPERTY AND ALSO THOSE WHO PURCHASE, MORTGAGE OR GUARANTEE THE TITLE THERETO, WITHIN ONE YEAR FROM THE DATE HERETO.

Survey For: Scott Morgan  
Dated this 25th day of February, 2020.





I plan to live in the residence and use the commercial space for offices for my company All Terrain Construction Inc.

Our company provides concrete flatwork services for residential and commercial (driveways sidewalks, patios, steps, garages and more).

Our work is performed offsite.

We have six employees including myself.

We have 4 pickup sized trucks, 4 trailers and 2 skid steer loaders we would park there.

We plan to install a driveway (with 5-foot setback from property line on east side of property) to the rear of the building and park our company trucks and trailers on a concrete parking area, and would like to build an accessory building in the future.