



**Village of**  
  
**Germantown**  
 Willkommen

Fee Must Accompany Application

\$1,165 Paid    Date 1-13-22  
 \$200 PC Consultation Only  
 Paid \_\_\_\_\_ Date \_\_\_\_\_

**COMPREHENSIVE PLAN AMENDMENT APPLICATION**

Please read and complete this application carefully. All applications must be signed and dated. Attach additional sheets and/or include supplemental information in support of your application.

APPLICANT OR AGENT:  
COLGATE GAS INC

PROPERTY OWNER(S):  
SAME

Address: N96W21962 COUNTYLINE RD  
COLGATE WI 53017

Address: \_\_\_\_\_

Phone: 414-416-9426

Phone: \_\_\_\_\_

E-Mail: colgatebp21962@gmail.com

E-Mail: \_\_\_\_\_

**REQUEST TO AMEND LAND USE MAP**

Current Land Use Map Designation(s): Rural Residential

Proposed Land Use Map Designation(s): Low Density Residential

Address of Property, Parcel ID Number(s) or General Location (1/4 section 1/4 section):

W220N 9626 AMY BELLE RD.  
COLGATE WI 53017

Legal Description of Property or Area (metes and bounds description):

Attach separate legal description if necessary  
SW 1/4 of SW 1/4 of SECTION 31  
TOWNSHIP 9 NORTH, RANGE 20 EAST. VILLAGE OF GERMAN TOWN

Size of Property or Area: Acres: \_\_\_\_\_ Square Feet: 30,862

**Comprehensive Plan Amendment Application**

**Land Use and Zoning of Adjacent Properties (example: residential; Rs-2):**

Adjacent Property Land Uses		Zoning
North	RS-4	
South	BS	
East	RS-4	
West	ROAD	

**REQUEST TO AMEND PLAN TEXT**

**Section(s) of Comprehensive Plan to be Amended:**

**Proposed Text Amendment:**

Attach separate pages as necessary

**Detailed Explanation and Justification for Proposed Amendment(s):**

Required for both Land Use Amendment and Text Amendments  
Attach separate pages as necessary

Comprehensive Plan Amendment Application

APPLICATION SUBMITTAL REQUIREMENTS (to be submitted at time of application):

All Amendment Applications:

- Complete Application Form (Affidavit of Understanding and signatures required)
Application Fee
Additional Sheet(s) for explanation of and justification for proposed amendment(s)

Land Use Plan Map Amendment Only:

- Legal Description of the land subject of map amendment in electronic/digital file format (e.g. Microsoft Word)
Detailed Plat of Survey or Site Plan of the land subject to the map amendment at a scale of 1" = 50' or other suitable scale necessary to accurately present:
- Exterior boundary of the land subject of the map amendment
- Concept plan showing general size, shape and relative location of existing and future roads, lots, structures, wetlands, floodplain or other natural features, environmental etc. as may be necessary to further explain and/or support the proposed map amendment.

AFFIDAVIT OF UNDERSTANDING

Please read and indicate that you understand and agree to the following (initials in box):

DS

I understand that Village Staff, the Plan Commission and/or the Village Board may request additional information to properly evaluate this application and failure to provide such information may be sufficient justification to deny this application;

DS

I understand that, regardless of the justification and/or information provided in support of my application, the Village is under no obligation to approve my application nor amend the Comprehensive Plan as requested;

DS

I am aware that the approval of an application to amend the Land Use Plan Map only amends the Land Use Map and does not otherwise revise or change the zoning of the land affected by the Map amendment, and, if I am applying for a Map amendment in order to pursue actual development of the land affected by the amendment, I may be required to obtain separate permits and/or approvals (e.g. rezoning, land division, site plan, etc.) from the Village or other agencies as a prerequisite to the development of such land.

DS

I understand that Village Staff is required to post one or more signs along the street frontage of and/or on the property 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 being 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 timeframe.

ALL APPLICATIONS MUST BE SIGNED BY THE APPLICANT/AGENT AND PROPERTY OWNER(S)

Applicant/Agent signature and date 01/13/2022

Property Owner signature and date 01/13/2022

Applicant/Agent Date

Property Owner Date



**Village of**  
  
**Germantown**  
 Willkommen

**FEES MUST BE PAID AT TIME OF APPLICATION**

\$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: L Received by: 1-13-22

## 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**

COLGATE GAS INC.  
N196W21962 COUNTYLINE RD.  
COLGATE, WI 53017

**PROPERTY OWNER**

SAME

Phone (414) 416-9426

Phone ( )

E-Mail Colgatebp21962@gmail.com

E-Mail

**2**

**PROPERTY ADDRESS OR GENERAL LOCATION**

**TAX KEY NUMBER**

W220N9626 AMY BELLE RD  
COLGATE WI 53017

313995

**3**

**REZONING REQUEST**

FROM

B-5

TO

RS-4

**4**

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

Attach pages as necessary

SW 1/4 of SW 1/4 of SECTION 31  
TOWNSHIP 9 NORTH, RANGE 20 EAST.  
VILLAGE OF GERMANTOWN

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.

Requesting to Rezone single family home to RS-4  
as suitable for its original Purpose.

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 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 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 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 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!**

Applicant

01/13/2022

Date

Owner

01/13/2022

Date





**Fee must accompany application**

- \$700 Minor Addition
- \$1,240 Construction <10,000 SF
- \$2,095 Construction 10,000 SF to 50,000
- \$3,460 Industrial Construction >50,000 SF
- \$3,460 Commercial Construction >50,000
- \$200 Plan Commission Consultation
- \$125 Fire Department Plan Review

PAID h DATE 1-13-22

## SITE PLAN REVIEW APPLICATION

Pursuant to Section 17.43 of the Municipal Code

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

**1 APPLICANT OR AGENT** **PROPERTY OWNER**

COLGATE GAS INC.  
N96W21962 COUNTYLINE RD.  
COLGATE WI 53017

SAME

Phone (414) 416-9426  
 E-Mail Colgatebp21962@gmail.com

Phone ( ) \_\_\_\_\_  
 E-Mail \_\_\_\_\_

**2 PROPERTY ADDRESS**

W220N9626 AMY BELLE RD.  
COLGATE WI 53017

**3 NEIGHBORING USES** – Specify name and type of use, e.g. Enviro Tech – Industrial, Smith – Residential, etc.

North <u>RS-4</u>	South <u>RS</u>	East <u>RS-4</u>	West <u>ROAD</u>
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**4 READ AND INITIAL THE FOLLOWING:**

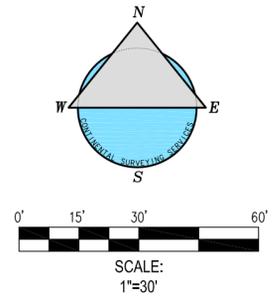
- DS I am aware of the Village of Germantown ordinance requiring fire sprinklers in most new construction.
- DS I understand that all new development is subject to Impact and/or Connection Fees that must be paid before building permits will be issued.
- DS I understand that an incomplete application will be withdrawn from the Plan Commission agenda and that all resubmissions to the Plan Commission are subject to a new application fee.

**5 SIGNATURES** – ALL APPLICATION MUST BE SIGNED BY OWNER!

[Signature] 01/13/2022  
 Applicant Date

[Signature] 01/13/2022  
 Owner Date

# SITE PLAN



Lot 3 Certified  
Survey Map  
No.: 5993

Conversion Table	
Decimal to Inches	Inches to Decimal
0.1" = 1/4"	1" = 0.083'
0.2" = 1/2"	2" = 0.166'
0.3" = 3/8"	3" = 0.250'
0.4" = 1/2"	4" = 0.333'
0.5" = 5/8"	5" = 0.416'
0.6" = 3/4"	6" = 0.500'
0.7" = 7/8"	7" = 0.583'
0.8" = 4/5"	8" = 0.666'
0.9" = 9/10"	9" = 0.750'
1.0" = 12"	10" = 0.833'
	11" = 0.916'
	12" = 1.000'

LEGEND	
(M)	- Measured Data (Field Measured)
(R)	- Recorded Data (Metes n Bounds Descriptions)
(P)	- Platted Data (Subdivision Data)
(C)	- Computed Data (CSM Data)
(CSM)	- CSM Data (Certified Survey Map)
(D.O.T.)	- D.O.T. Data (Department of Transportation)

This map was drafted by: RRR

**LEGAL NOTICE:** UNAUTHORIZED REVISIONS, MODIFICATIONS, ALTERATIONS, AND OR MAKING CHANGES OF ANY KIND AND THEN USE AND OR DISTRIBUTE THIS MAP, CONTINENTAL SURVEYING SERVICES LLC'S NAME, OR THE SURVEYOR'S NAME NAMED ON THIS MAP WITHOUT CONSENT MAY BE A FEDERAL OFFENSE IN VIOLATION OF COPYRIGHT AND OR PLAGIARISM LAWS WHICH MAY RESULT IN LEGAL ACTION.

**CONTINENTAL SURVEYING SERVICES LLC**

**CLIENT:**  
Colgate Gas Inc.  
N96 W21962 County Line Road  
Colgate, WI. 53017

**PROPERTY ADDRESS:**  
N96 W21962 County Line Road  
Colgate,  
Wisconsin 53017

**PARCEL INFO:**  
TAX KEY NUMBER: 313995 & 313976  
PROJECT NO.: 20210802\_CSM0003  
SERVICE PERFORMED: STE



**NOTE: Underground Utilities**  
Location of Underground utilities are not part of the agreement made between the Surveyor AND Client named on this map, therefore none are shown.

**NOTE: Guarantees and Title Policy**  
No Title Policy has been provided AND unless an ALTA/NSPS Survey has been ordered this Note shall remain on the face of this map. Without performing an ALTA/NSPS Survey this Plat of Survey does not guarantee the existence, size and location of any easements, encumbrances, restrictions or other facts that could otherwise be disclosed in an ALTA/NSPS Survey.

**Statement of Potential Encroachments:**  
At the time this survey was performed the surveyor visually inspected the subject property and at his discretion has measured and has now shown on the face of this map certain features that appear to be on, near, or along a property line and is shown in reference to a property line. Surveyor has not identified the ownership of said feature or features. Surveyor has identified its location and is shown hereon to the nearest 0.1 of a foot, and does not, nor will not guarantee an accuracy greater than 0.1 of a foot in regards to the location of said feature or features. These measurements may vary from future measurements due to equipment placement, backsight/baseline setup, the specific location of the shot, and the physical condition of respective feature. Therefore, it is possible that certain measurements may exceed tolerances greater than 0.1 of a foot for reasons mentioned. This includes any statements regarding distances for the location of any feature shown on this map.  
**PLEASE CALL WITH ANY CONCERNS REGARDING THIS STATEMENT.**

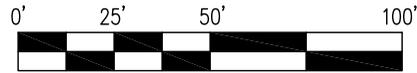
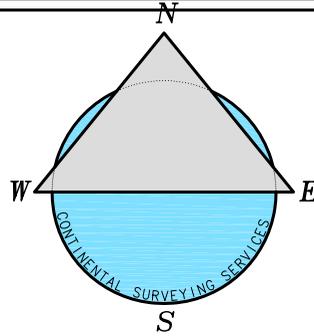
I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND IN MY PROFESSIONAL OPINION THIS MAP IS A TRUE REPRESENTATION THEREOF AND IS MADE IN ACCORDANCE WITH THE RECORDS OF THE REGISTER OF DEEDS AS NEARLY AS PRACTICAL. THIS SURVEY COMPLIES WITH WISCONSIN ADMINISTRATIVE CODE AE-7 EXCEPT FOR THOSE ITEMS WAIVED, IF ANY, AND IS BOUND BY WISCONSIN STATE STATUTE 893.37 THAT DEFINES STATUTE OF LIMITATIONS IN REGARDS TO SURVEYS.

*Rick R. Hillmann*  
Rick R. Hillmann S-3005

Dated this 10<sup>th</sup> Day of JANUARY, 2021.

# REZONING MAP

Rezone a portion of Parcel "A" of Certified Survey Map No.: 33 from B-5 to RS-4



SCALE:  
1"=50'

Lot 1 Certified Survey  
Map No.: 5993

Current Zoning: RS-4

S 89°41'54" E 211.13'

New Area of  
RS-4  
30,862 S.F.  
0.70849 Acres

S 00°54'21" E 128.55'

S 89°16'30" W  
68.22'

S 57°57'07" W  
55.46'

N 89°51'25" W  
95.00'

Part of Certified  
Survey Map No.: 33  
Current Zoning: B-5

South ¼ Corner  
of Section  
31-9-20

South Line of  
Section 31-9-20

(S 89°51'25" E)

N 00°54'21" W  
275.00'

S 89°51'25" E  
40.00'

N 00°54'21" W 159.73'

## ReZONING DESCRIPTION:

Part of Parcel "A" of Certified Survey Map No.: 33, being a part of the Southwest ¼ of the Southwest ¼ of Section 31, Township 9 North, Range 20 East, located in the Village of Germantown, Washington County, Wisconsin bound and described as follows;

Commencing at the Southwest corner of said Section; thence North 00°54'21" West on and along the West Line of said ¼ Section, 275.00 feet to a point; thence South 89°51'25" East, 40.00 feet to the Point of beginning of this description;

thence North 00°54'21" West and parallel with said West line, 159.73 feet to a point; thence South 89°41'54" East, 211.13 feet to a point; thence South 00°54'21" East and parallel with said west line, 128.55 feet to a point; thence South 89°16'30" West, 68.22 feet to a point; thence South 57°57'07" West, 55.46 feet to a point; thence North 89°51'25" West, 95.00 feet to the Place of beginning of this description.

Lot 3 Certified Survey  
Map No.: 5993

Current Zoning: RS-4

## CLIENT:

Colgate Gas Inc.  
W150 N7248 Paseo Lane  
Menomonee Falls , WI. 53051

Unplatted Lands  
Current Zoning: RS-3

**PROPERTY ADDRESS:**  
W220 N9626 Amy Belle Road  
Colgate,  
Wisconsin 53017

## PARCEL INFO:

TAX KEY NUMBER: GTNV\_313995  
PROJECT NO.: 20210802\_CSM0003  
SERVICE PERFORMED: REZ

This map was drafted by: RRR



Rick R. Hillmann S-3005

Dated this 25<sup>th</sup> Day  
of DECEMBER, 2021.

**CONTINENTAL  
SURVEYING  
SERVICES LLC**



## Main Office:

2059 Hwy 175, Suite "A"  
Richfield WI. 53076

Phone: (262) 389-9200  
Website: [www.csssurveys.com](http://www.csssurveys.com)  
Email: [survey@csssurveys.com](mailto:survey@csssurveys.com)

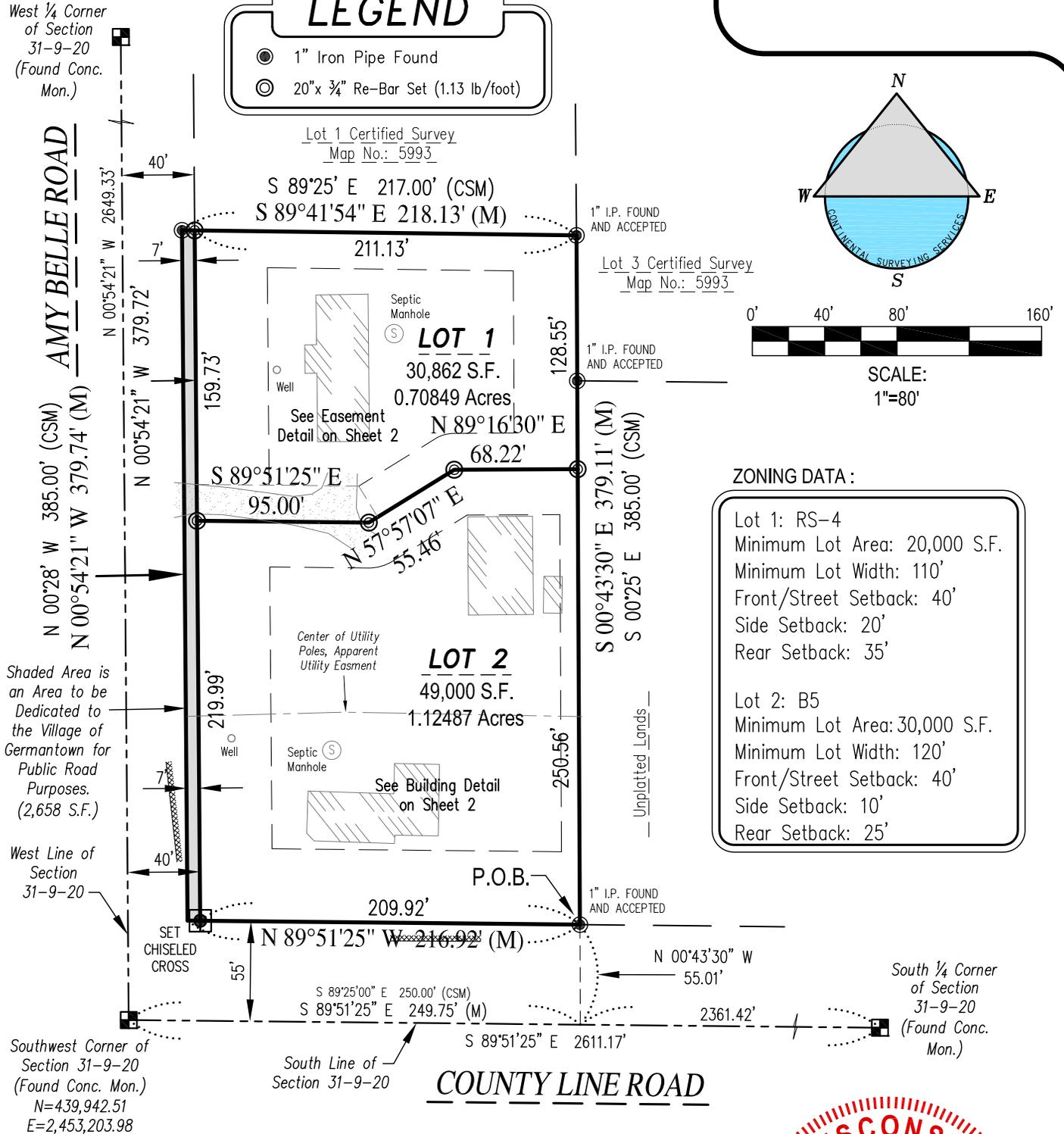


# Certified Survey Map

A re-division of Parcel A and Parcel B of Certified Survey Map No.: 33, being a part of the Southwest 1/4 of the Southwest 1/4 of Section 31, Township 9 North, Range 20 East, located in the Village of Germantown, Washington County, Wisconsin.

## LEGEND

- 1" Iron Pipe Found
- ⊙ 20"x 3/4" Re-Bar Set (1.13 lb/foot)



## CONTINENTAL SURVEYING SERVICES LLC

Main Office:  
2059 Hwy 175, Suite "A"  
Richfield WI. 53076

Phone: (262) 389-9200  
Website: [www.csssurveys.com](http://www.csssurveys.com)  
Email: [survey@csssurveys.com](mailto:survey@csssurveys.com)

**OWNER**  
Colgate Gas Inc.  
TKN.: GTNV\_313995  
& GTNV\_313976  
Phone No.: (414) 416-9426

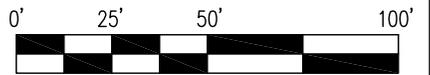
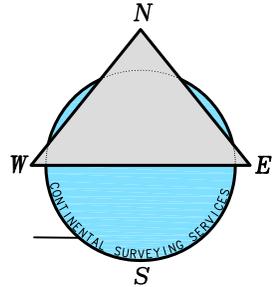
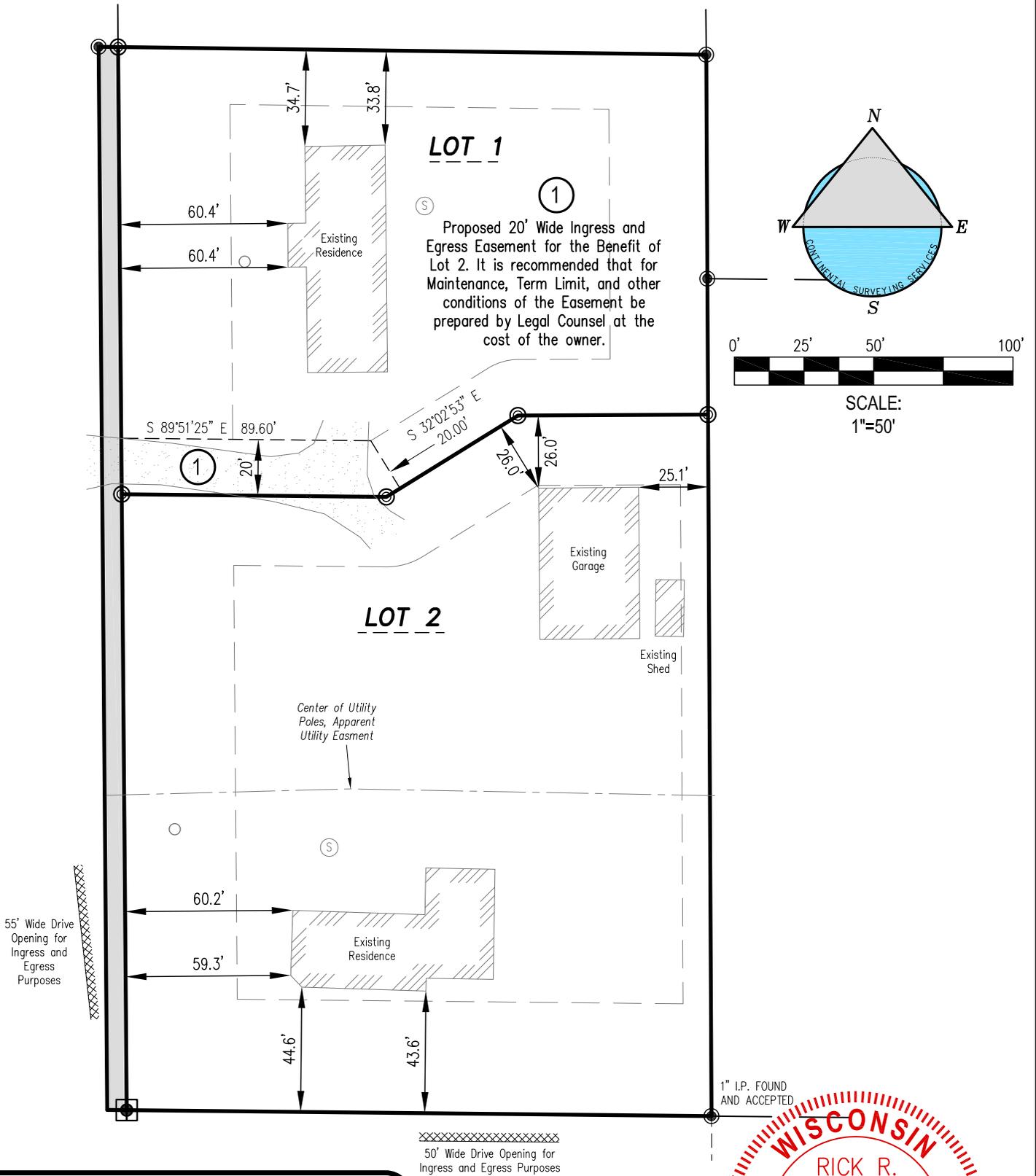


NOTE: All bearings are referenced to the Wisconsin State Plane Coordinate System, South Zone (NAD-83/2011), in which the South line of the Southwest 1/4 of Section 31, Township 9 North, Range 20 East bears S 89°51'25" E.

This Instrument was drafted by Rick R. Hillmann, a Professional Land Surveyor, S-3005 on this 24th day of November, 2021 Sheet 1 of 5

# Certified Survey Map

A re-division of Parcel A and Parcel B of Certified Survey Map No.: 33, being a part of the Southwest 1/4 of the Southwest 1/4 of Section 31, Township 9 North, Range 20 East, located in the Village of Germantown, Washington County, Wisconsin.



SCALE:  
1"=50'

**CONTINENTAL  
SURVEYING  
SERVICES LLC**



Main Office:  
2059 Hwy 175, Suite "A"  
Richfield WI. 53076

Phone: (262) 389-9200  
Website: [www.cs surveys.com](http://www.cs surveys.com)  
Email: [survey@cs surveys.com](mailto:survey@cs surveys.com)

NOTE: All bearings are referenced to the Wisconsin State Plane Coordinate System, South Zone (NAD-83/2011), in which the South line of the Southwest 1/4 of Section 31, Township 9 North, Range 20 East bears S 89°51'25" E.

This Instrument was drafted by Rick R. Hillmann, a Professional Land Surveyor, S-3005 on this 24th day of November, 2021  
Sheet 2 of 5



# Certified Survey Map \_\_\_\_\_

A re-division of Parcel A and Parcel B of Certified Survey Map No.: 33, being a part of the Southwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 31, Township 9 North, Range 20 East, located in the Village of Germantown, Washington County, Wisconsin.

## SURVEYOR'S CERTIFICATE:

I Rick R. Hillmann, Professional Land Surveyor, do hereby certify:

That I have surveyed, divided and mapped a re-division of Parcel A and Parcel B of Certified Survey Map No.: 33, being a part of the Southwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 31, Township 9 North, Range 20 East, located in the Village of Germantown, Washington County, Wisconsin, bound and described and follows:

Commencing at the Southwest corner of said Section; thence South  $89^{\circ}25'$  East on and along the South line of said  $\frac{1}{4}$  Section, 249.75 feet to a point; thence North  $00^{\circ}17'05''$  West, 55.01 feet to a point on the North Line of County Line Road and the Point of Beginning of lands hereinafter described;

Thence North  $89^{\circ}25'00''$  West on and along said North Line, 216.92 feet to the intersection of said North line and the East line of Amy Belle Road; thence North  $00^{\circ}27'56''$  West on and along said East Line 379.74 feet to a point on the North Line of Certified Survey Map No.: 33; thence South  $89^{\circ}15'29''$  East on and along said North line 218.13 feet to the Northeast Corner of Certified Survey Map No.: 33; thence South  $00^{\circ}17'05''$  East on and along the East line of said Certified Survey Map, 379.11 feet to the place of beginning of this description.

The gross area of said parcel contains 82,520 Square feet or 1.89440 Acres of land more or less.

That I have made such survey, land division and map by the direction of Colgate Gas Inc., owner of said land. That such map is a correct representation of all exterior boundaries of land surveyed and land division made thereof. That I have fully complied with the provision of chapter 236.34 of the Wisconsin Statutes and Chapter 18 of the Village of Germantown Subdivision Control Ordinance in surveying, dividing and mapping same.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
Rick R. Hillmann PLS  
Professional Land Surveyor S-3005

**CONTINENTAL  
SURVEYING  
SERVICES LLC**



Main Office:  
2059 Hwy 175, Suite "A"  
Richfield WI. 53076

Phone: (262) 389-9200  
Website: [www.csss-surveys.com](http://www.csss-surveys.com)  
Email: [survey@csssurveys.com](mailto:survey@csssurveys.com)



This Instrument was drafted by Rick R. Hillmann, a Professional Land Surveyor, S-3005 on this 24th day of November, 2021 Sheet 3 of 5



Project No.: 20210802\_CSM0003



# Certified Survey Map \_\_\_\_\_

A re-division of Parcel A and Parcel B of Certified Survey Map No.: 33, being a part of the Southwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 31, Township 9 North, Range 20 East, located in the Village of Germantown, Washington County, Wisconsin.

## VILLAGE OF GERMANTOWN PLAN COMMISSION APPROVAL:

This Certified Survey Map is hereby approved by the Plan Commission of the Village of Germantown on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
Dean Wolter, Chairman

\_\_\_\_\_  
Laura A. Johnson, Secretary

## VILLAGE OF GERMANTOWN BOARD APPROVAL:

A re-division of Parcel A and Parcel B of Certified Survey Map No.: 33, being a part of the Southwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 31, Township 9 North, Range 20 East, located in the 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 Amy Belle Road for Public Road Purposes as shown on Sheet 1 of 5 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

**CONTINENTAL  
SURVEYING  
SERVICES LLC**



Main Office:  
2059 Hwy 175, Suite "A"  
Richfield WI. 53076

Phone: (262) 389-9200  
Website: [www.csss-surveys.com](http://www.csss-surveys.com)  
Email: [survey@csssurveys.com](mailto:survey@csssurveys.com)



This Instrument was drafted by Rick R. Hillmann, a Professional Land Surveyor, S-3005 on this 24th day of November, 2021 Sheet 5 of 5

