

NOTICE OF PUBLIC HEARING VILLAGE OF GERMANTOWN

NOTICE is hereby given that a Public Hearing will be held before the Village of Germantown Plan Commission at the Germantown Village Hall located at N112 W17001 Mequon Road, Germantown, Wisconsin and virtually through the WebEx platform (see details below) on the following date and at the time noted below (or soon thereafter):

DATE: Monday, August 8, 2022
TIME: 6:30 p.m. or later

The purpose of said hearing is to hear all parties, their attorneys or agents, for or against the following applications for: (1) a 2020 Land Use Plan Map Amendment to change the classification on a portion of the subject property from Agricultural/Conservation Residential to Rural Residential; (2) Rezoning a portion of the subject property from the A-1 to A-2: Agricultural and Rs-2: Single-family Residential Zoning Districts pursuant to Section 17.13 and Section 17.15 of the Village Zoning Code; and (3) a 2-Lot Certified Survey Map (CSM) to divide the subject property described below:

Applicant: Riteway Bus Service, Inc., Applicant and Property Owner
Property Address: W196 N13704 Fond du Lac Avenue (GTNV 054-997)
Cedar Lane (GTNV 054-996)

Property Description:

Proposed A-2 zoning:

Part of the SW 1/4 of the SE 1/4 of Section 5, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin, which is bounded and described as follows:

Commencing at the South Quarter corner of said Section 5; thence N 00°22'58" W, along the west line of said SE 1/4, 529.73 feet, to the centerline of S.T.H. "145" / Fond du Lac Ave.; thence S 45°03'08" E, along said centerline, 174.19 feet, to the point of beginning of lands herein described; thence continuing S 45°03'08" E, along said centerline, 450.31 feet; thence southeasterly along the arc of a curve to the right 117.11 feet, radius 602.97 feet, delta 11°07'40", chord S 39°29'18" E 116.92 feet, to a point in the south line of said SE 1/4; thence S 89°48'34" E, along said south line of the SE 1/4, 792.52 feet, to the southeast corner of said SW 1/4 of the SE 1/4; thence N 00°27'52" W, along the east line of said SW 1/4 of the SE 1/4, 706.00 feet; thence S 89°32'08" W, 753.00 feet; thence S 55°54'47" W, 515.44 feet, to the point of beginning. Containing 15.686 acres (683,299 square feet) more or less, AND

Proposed Rs-2 zoning:

Part of the SW 1/4 of the SE 1/4 of Section 5, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin, which is bounded and described as follows:

Beginning at the South Quarter corner of said Section 5; thence N 00°22'58" W, along the west line of said SE 1/4, 529.73 feet, to the centerline of S.T.H. "145" / Fond du Lac Ave.; thence S 45°03'08" E, along said centerline, 450.31 feet; thence southeasterly along the arc of a curve to the right 117.11 feet, radius 602.97 feet, delta 11°07'40", chord S 39°29'18" E 116.92 feet, to a point in the south line of said SE 1/4; thence N 89°48'34" W, along said south line of the SE 1/4, 512.81 feet, to the point of beginning. Containing 3.204 acres (139,580 square feet) more or less.

A copy of the application and a map showing the property described above are on file at the Community Development Department-Planning & Zoning Services office in the Germantown Village Hall and can be viewed on the Village's Zoning Hub and website by following either of these links:

ZoningHub: <https://villageofgermantown.zoninghub.com/administration/PendingApplicationsArcGIS.aspx>

Website: <https://www.village.germantown.wi.us/589/Proposed-Development-Projects>

Due to the ongoing social distancing recommendations from the CDC, details of how you can attend the meeting either in person or virtually will be included on the agenda when it is posted.

Citizens wishing to submit any public comments should do so by sending them by email to: comments@village.germantown.wi.us no later than 4:00 pm on the meeting date listed above.

Deanna Braunschweig, Village Clerk

Dated this 13th day of July 2022

To Be Published On: July 20th and July 27, 2022