



Village of
[REDACTED]
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: 7/5/22 Received by: [Signature]

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

SEH-BRIAN DEPIES
501 MAPLE AVENUE
DELAFIELD, WI 53018
Phone (262) 389-0704
E-Mail BDEPIES@SEHINC.COM

PROPERTY OWNER

THOMAS RAKOW
71 VANTIS DRIVE
ALISO VIEJO, CA 92656
Phone () (949) 466-8840
E-Mail TRAKOW@ASLANRG.COM

2 PROPERTY ADDRESS OR GENERAL LOCATION

W140 N11066 COUNTRY AIRE DRIVE

TAX KEY NUMBER

GTNV_252961

3 REZONING REQUEST

FROM
A-2

TO
RS-1

4 METES AND BOUNDS LEGAL DESCRIPTION OF PROPERTY - REQUIRED

Attach pages as necessary

(SEE ATTACHED)

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.

The recent passing of the owners of the property (my parents) requires a rezoning and certified survey map to allow for the existing residence and outbuilding to be divided from the vacant land to the north. This will allow me to complete the sale of the improved section of the property in the Fall of 2022.

6

SUPPORTING DOCUMENTATION:

- Plat of Survey (1:100)
- Site Plan and elevations for new construction (can be conceptual)

7

READ AND INITIAL THE FOLLOWING:

TR _____ 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.

TR _____ 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.

TR _____ 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

TR _____ 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!

Brian P. Depina

7/05/22

Applicant

Date

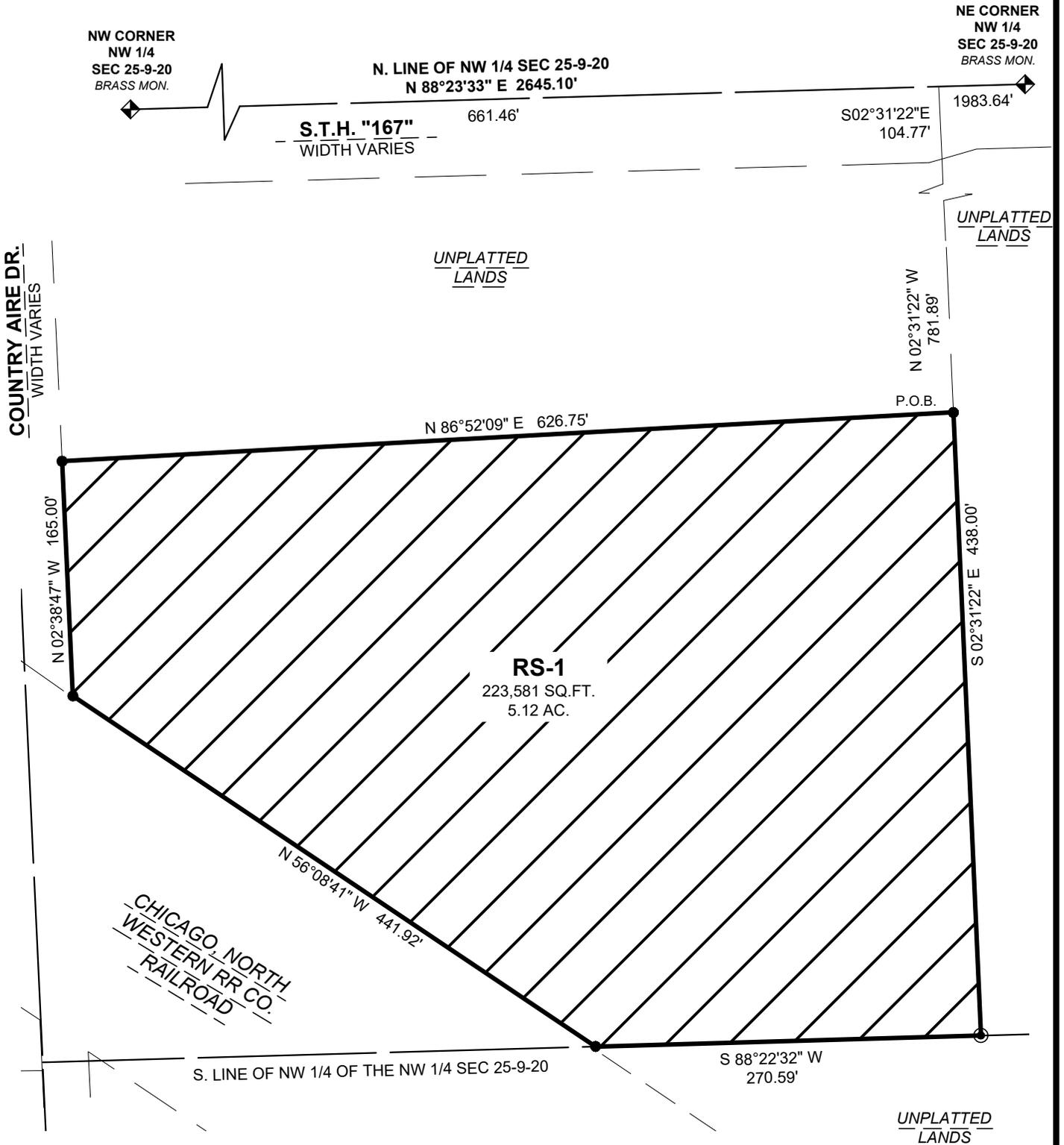
Owner

7/05/22

Date

REZONE EXHIBIT

BEING PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4
OF SECTION 25, TOWNSHIP 9 NORTH, RANGE 20 EAST,
VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN.



 PROJECT NO.
RAKOT 168033
DATE:
7-5-2022

BEING PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4
OF SECTION 25, TOWNSHIP 9 NORTH, RANGE 20 EAST,
VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN.

1
OF 2

REZONE EXHIBIT

BEING PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4
OF SECTION 25, TOWNSHIP 9 NORTH, RANGE 20 EAST,
VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN.

Rs-1 ZONING

Being part of the Northwest 1/4 of the Northwest 1/4 of Section 25, Township 9 North, Range 20 East, in the Village of Germantown, Washington County, Wisconsin more particularly described as follows:

Commencing at the Northwest corner for the Northwest 1/4, of Section 25, Township 9 North, Range 20 East; thence North 88°23'33" East along the North line of said Northwest 1/4 of Section 25, 661.46 feet ;thence South 02°31'22" East, 104.77 feet; thence continuing South 02°31'22" East, 781.89 feet to the point of beginning; thence continuing South 02°31'22" East, 438.00 feet; thence South 88°22'32" West, 270.59 feet to a point on the Northeast line of the Railroad Right of Way; thence North 56°08'41" West, along said Railroad Right of Way, 441.92 feet to a point on the East Right of Way of Country Aire Drive; thence North 02°38'47" West along the East line of said Right of Way, 165.00 feet; thence North 86°52'09" East, 626.75 feet to the point of beginning.

Said lands contain 223,851 square feet, 5.12 acres.

LEGEND

-  - CONCRETE MONUMENT WITH BRASS CAP FOUND (UNLESS OTHERWISE STATED)
-  - 1" CAPPED REBAR FOUND (UNLESS OTHERWISE STATED)
-  - 11/16" REBAR, 18" LONG, 1.5 LBS/LIN.FT. SET (UNLESS OTHERWISE STATED)
- P.O.B. - POINT OF BEGINNING
-  - RS-1 ZONING



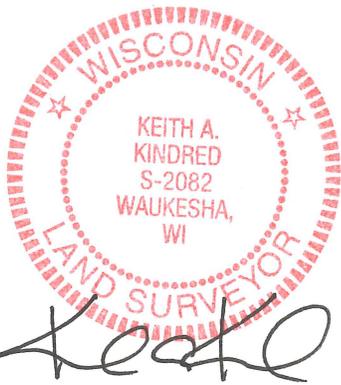
PROJECT NO.
RAKOT 168033
DATE:
7-5-2022

BEING PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4
OF SECTION 25, TOWNSHIP 9 NORTH, RANGE 20 EAST,
VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN.

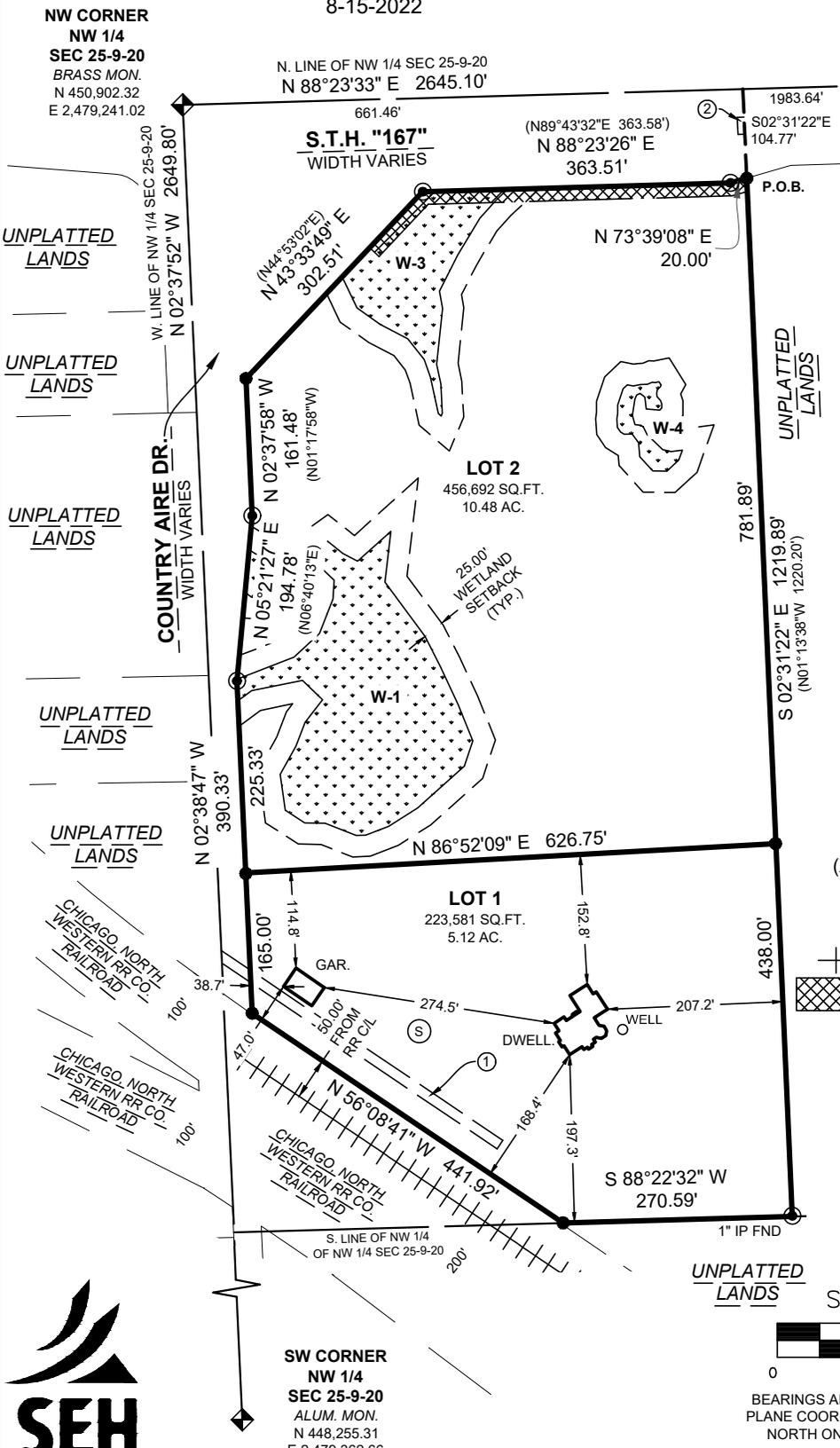
2
OF 2

CERTIFIED SURVEY MAP NO. _____

BEING PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 9 NORTH, RANGE 20 EAST, VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN.



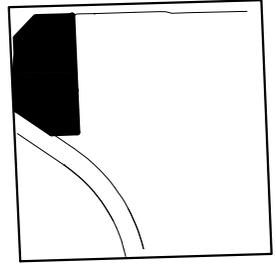
8-15-2022



NE CORNER NW 1/4 SEC 25-9-20
BRASS MON.
N 450,976.52
E 2,481,885.08

LOCATION MAP

NW 1/4 25-9-20
S.T.H. "167"



1:2000



COUNTRY AIRE DR.

LEGEND

- ◆ - CONCRETE MONUMENT WITH BRASS CAP FOUND (UNLESS OTHERWISE STATED)
- - 1" CAPPED REBAR FOUND (UNLESS OTHERWISE STATED)
- - 11/16" REBAR, 18" LONG, 1.5 LBS/LIN.FT. SET (UNLESS OTHERWISE STATED)
- (XXXXXX) - RECORDED AS / DEEDED AS
- P.O.B. - POINT OF BEGINNING
- - WELL
- - SEPTIC TANK LID
- — — — — - RAILROAD TRACKS
- — — — — - NO VEHICULAR ACCESS, SEE NOTE ON SHEET 2

SURVEYOR

KEITH A. KINDRED, PLS S-2082
SEH, INC.
501 MAPLE AVE
DELAFIELD, WI 53018
(262) 370-0165
KKINDRED@SEHINC.COM

SURVEY FOR

THOMAS G. RAKOW
18881 VON KARMAN AVE. STE 950
IRVINE, CA 92612
(949) 466-8840

SCALE: 1" = 200'



BEARINGS ARE REFERENCED TO THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD 83), GRID NORTH ON THE NORTH LINE OF THE NORTHWEST 1/4 SECTION 25-9-20 AS N88°23'33"E



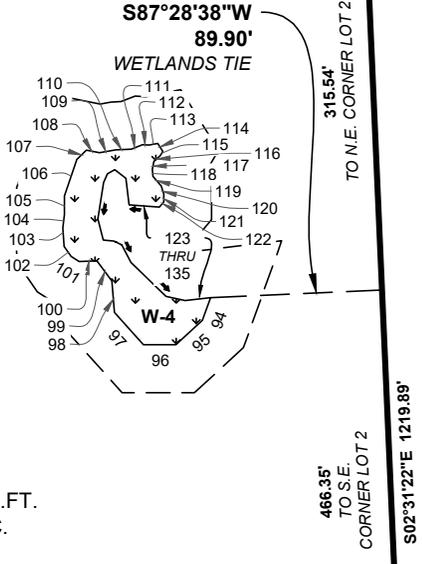
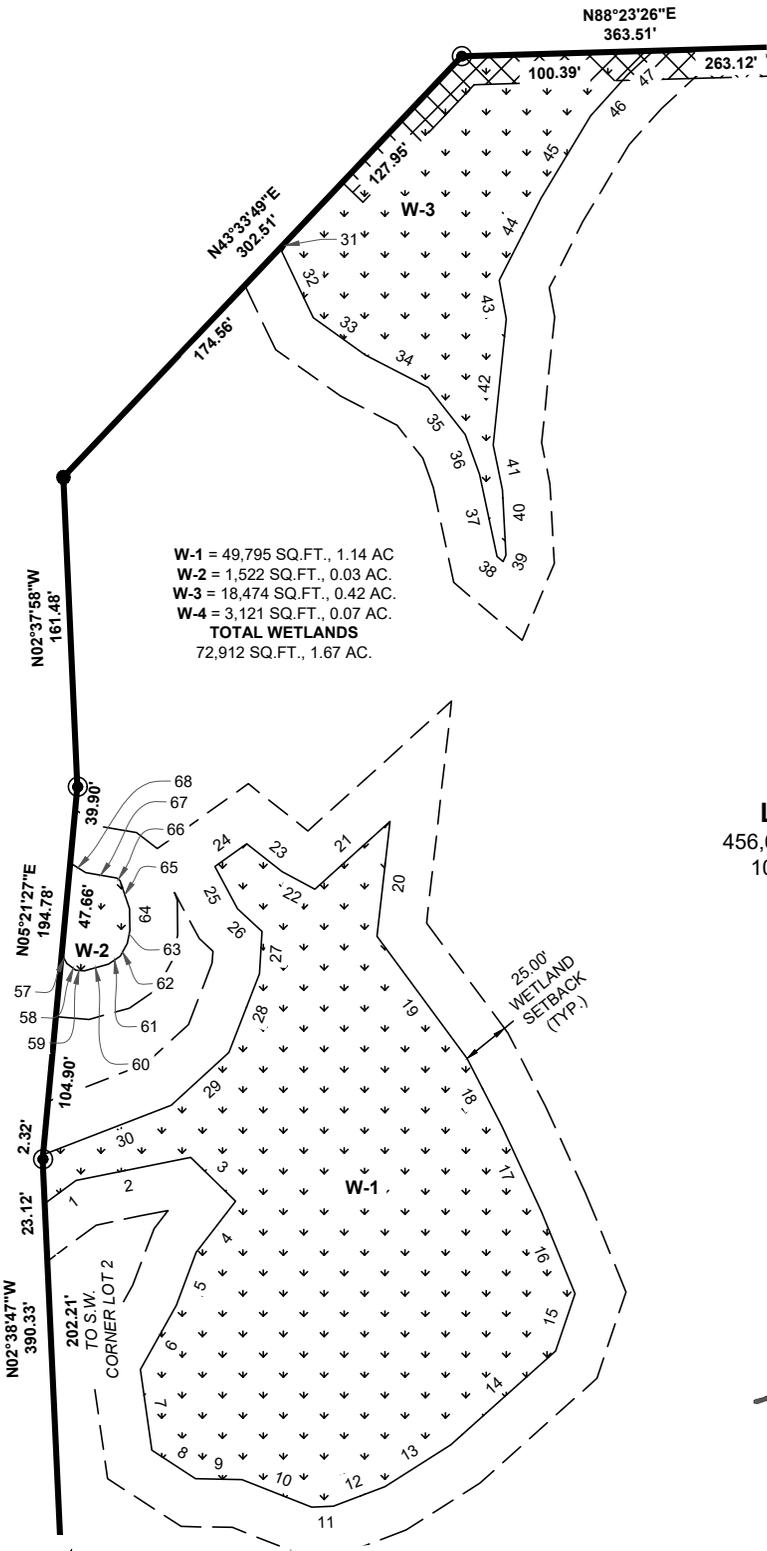
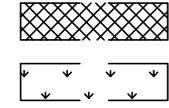
CERTIFIED SURVEY MAP NO. _____

BEING PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 25,
TOWNSHIP 9 NORTH, RANGE 20 EAST,
VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN.

LEGEND

- - 1" CAPPED REBAR FOUND (UNLESS OTHERWISE STATED)
- - 11/16" REBAR, 18" LONG, 1.5 LBS/LIN.FT. SET (UNLESS OTHERWISE STATED)
- ▨ - NO VEHICULAR ACCESS, SEE NOTE ON SHEET 2
- ↖ ↗ ↘ ↙ - WETLANDS DELINEATED BY SEH ON 7/29/2022

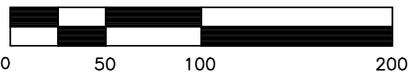
WETLANDS DETAIL



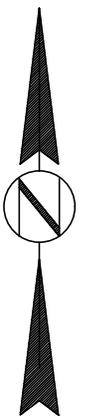
LOT 2
456,692 SQ.FT.
10.48 AC.

KEITH A. KINDRED
 S-2082
 WAUKESHA, WI
 LAND SURVEYOR
Keith A. Kindred
 8-15-2022

SCALE: 1" = 100'



BEARINGS ARE REFERENCED TO THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD 83), GRID NORTH ON THE NORTH LINE OF THE NORTHWEST 1/4 SECTION 25-9-20 AS N88°23'33"E



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 K KINDRED@SEHINC.COM

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 (949) 466-8840

CERTIFIED SURVEY MAP NO. _____

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TOWNSHIP 9 NORTH, RANGE 20 EAST,
VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN.

8-15-2022



WETLANDS LINE DATA

SEGMENT	LENGTH	DIRECTION	SEGMENT	LENGTH	DIRECTION
1	20.33	N 53°36'50" E	26	17.39	S 47°18'10" E
2	61.20	N 78°38'58" E	27	22.06	S 03°27'06" W
3	32.84	S 45°46'47" E	28	43.95	S 21°19'34" W
4	33.66	S 37°44'29" W	29	40.79	S 47°29'03" W
5	29.47	S 20°49'06" W	30	71.95	S 68°58'49" W
6	38.45	S 29°19'39" W	31	10.88	S 33°35'26" W
7	42.34	S 08°09'34" E	32	38.25	S 25°44'16" E
8	27.36	S 57°05'32" E	33	33.53	S 54°31'55" E
9	24.21	S 89°00'04" E	34	36.91	S 62°49'52" E
10	39.34	S 68°31'28" E	35	31.20	S 38°05'51" E
11	11.35	N 87°26'27" E	36	21.94	S 19°56'35" E
12	28.76	N 69°10'11" E	37	43.70	S 12°05'44" E
13	40.84	N 57°44'39" E	38	4.34	S 49°55'13" E
14	73.47	N 48°18'28" E	39	3.66	N 22°43'25" E
15	31.45	N 18°42'21" E	40	34.07	N 02°59'47" W
16	45.99	N 22°19'08" W	41	23.79	N 11°43'58" W
17	48.61	N 24°54'22" W	42	66.01	N 05°58'24" E
18	40.39	N 27°14'40" W	43	20.49	N 10°23'18" W
19	79.12	N 36°37'35" W	44	47.92	N 27°05'23" E
20	60.27	N 06°28'59" E	45	50.18	N 31°05'15" E
21	52.71	S 48°03'57" W	46	28.92	N 42°10'55" E
22	19.54	N 62°07'39" W	47	18.36	N 47°06'34" E
23	23.44	N 51°48'02" W	57	5.50	N 28°25'40" W
24	20.50	S 54°32'36" W	58	5.89	N 53°34'26" W
25	24.99	S 28°17'27" E	59	4.46	N 85°26'03" W



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TOWNSHIP 9 NORTH, RANGE 20 EAST,
VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN.



8-15-2022

WETLANDS LINE DATA					
SEGMENT	LENGTH	DIRECTION	SEGMENT	LENGTH	DIRECTION
60	13.22	S 74°13'01" W	109	8.75	S 80°07'26" W
61	7.32	S 55°48'18" W	110	8.04	S 87°08'47" W
62	7.64	S 28°39'51" W	111	6.33	S 68°28'01" W
63	6.78	S 11°19'50" W	112	3.56	N 86°04'56" W
64	11.38	S 00°34'55" E	113	4.60	S 78°21'16" W
65	15.45	S 18°39'34" E	114	4.87	N 32°05'01" W
66	2.20	S 52°35'30" E	115	2.64	N 29°30'01" E
67	16.61	S 80°11'34" E	116	4.44	N 48°33'41" E
68	9.35	S 58°27'06" E	117	4.25	N 11°35'51" E
94	12.51	N 19°50'03" E	118	3.71	N 05°53'36" W
95	18.90	N 47°37'53" E	119	6.55	N 40°43'55" W
96	16.94	S 89°49'03" E	120	4.37	N 18°01'02" W
97	22.69	S 42°10'03" E	121	4.16	N 00°08'37" W
98	16.37	S 04°32'16" E	122	3.62	N 40°40'35" E
99	12.97	S 36°28'45" E	123	15.90	N 85°35'24" W
100	9.36	N 87°59'43" E	124	13.97	N 06°41'55" W
101	5.02	S 57°51'27" E	125	7.32	N 52°22'31" W
102	6.39	S 34°21'07" E	126	4.47	S 61°37'14" W
103	9.56	S 04°00'42" E	127	5.02	S 22°51'11" W
104	7.11	S 05°52'45" W	128	19.15	S 09°16'54" W
105	9.69	S 00°18'09" W	129	11.38	S 14°36'12" E
106	20.10	S 18°55'18" W	130	5.49	S 84°13'43" E
107	6.94	S 46°44'47" W	131	4.62	S 66°08'26" E
108	6.89	N 78°34'17" W	132	10.45	S 27°59'06" E
			133	25.48	S 46°04'00" E
			134	10.14	S 77°11'26" E
			135	13.44	N 83°14'52" E



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CERTIFIED SURVEY MAP NO. _____

BEING PART OF THE NORTHWEST 1/4 OF THE
NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 9
NORTH, RANGE 20 EAST,
VILLAGE OF GERMANTOWN, WASHINGTON
COUNTY, WISCONSIN.

NOTE

- **EASEMENT #1** - 12' WIDE WISCONSIN ELECTRIC POWER COMPANY EASEMENT SHOWN AS RECORDED DOCUMENT INTENDED, DOCUMENT 587365, ERROR FOUND IN EASEMENT DESCRIPTION
- **EASEMENT #2** - 8' WIDE WISCONSIN ELECTRIC POWER COMPANY, AS DESCRIBED IN DOCUMENT 445679
- NO VEHICULAR ACCESS TO S.T.H. "167", EAST 478.14' OF THE WEST 1/2 OF THE NW 1/4 OF THE NW 1/4, SEC 25-9-20, PER DOCUMENT 552072
- NO 100 YEAR FLOODPLAIN LOCATED ON SUBJECT PROPERTY
- SOIL BORINGS WILL BE REQUIRED ON LOT 2 PRIOR TO ISSUANCE OF A BUILDING PERMIT
- NO WELL OR DRAIN TILE WITNESSED WITHIN 50' OF PROPERTY
- THE OWNER SHALL RECONSTRUCT, RELOCATE, OR REPLACE ANY TILE LINE WHICH MAY BE DISTURBED BY THE DEVELOPMENT OF A LOT CREATED BY A MINOR SUBDIVISION SO AS TO PROVIDE FOR THE CONTINUED OPERATION, AND REPLACEMENT OF ALL PRIVATE STORM/SURFACE WATER FACILITIES, INCLUDING DRAIN TILES WHETHER PREVIOUSLY MAPPED OR SUBSEQUENTLY DISCOVERED
- CURRENT ZONING A-2, SETBACKS: FRONT = 60', REAR = 50', SIDE = 25',
ZONING SUBJECT TO CHANGE

SURVEYOR'S CERTIFICATE

I, Keith A. Kindred, Professional Land Surveyor hereby certify;

That by the direction of owner Thomas G. Rakow, owner, I have surveyed, divided and mapped, part of the West 1/2 of the Northwest 1/4 of the Northwest 1/4, of Section 25, Township 9 North, Range 20 East, in the Village of Germantown, Washington County, Wisconsin, more particularly described as follows:

Commencing at the Northwest corner of the Northwest 1/4 of Section 25, Township 9 North, Range 20 East; thence North 88°23'33" East along the North line of said Northwest 1/4, 661.46 feet; thence South 02°31'22" East, 104.77 feet to the point of beginning; thence continuing South 02°31'22" East, 1219.89 feet to the South line of the Northwest 1/4 of the Northwest 1/4 of said Section 25; thence South 88°22'32" West, along the South line of the Northwest 1/4 of the Northwest 1/4 of Section 25, 270.59 feet; thence North 56°08'41" West along the Northeast line of the Railroad Right of Way, 441.92 feet to the East line of Country Aire Drive; thence continuing on said East line North 02°38'47" West, 390.33 feet; thence North 05°21'27" East, 194.78 feet; thence North 02°37'58" West, 161.48 feet; thence North 43°33'49" East, 302.51 feet to the South line of State Trunk Highway "167"; thence North 88°23'26" East along said South line, 363.51 feet; thence North 73°39'08" East, 20.00 feet to the point of beginning.

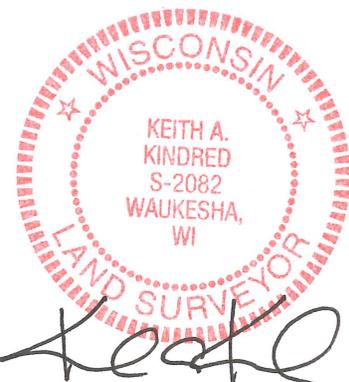
Said lands contain 680,273 square feet, 15.6 acres.

That I have made such survey, land division and plat by the direction of the owner of said lands.

That such survey is a correct representation of all the exterior boundaries of the lands surveyed and the division thereof made.

That I have fully complied with the provisions of Chapter 236.34 of the Wisconsin Statutes and Chapter 18 of The Village of Germantown Subdivision Control Ordinance in surveying, dividing and mapping the same.

Dated this 15th day of August, 2022.



Keith A Kindred, PLS 2082

**CERTIFIED SURVEY MAP
NO. _____**

BEING PART OF THE NORTHWEST 1/4 OF THE
NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 9
NORTH, RANGE 20 EAST,
VILLAGE OF GERMANTOWN, WASHINGTON
COUNTY, WISCONSIN.

OWNER'S CERTIFICATE

I, Thomas G. Rakow, as owner, hereby certify that we caused that land described on this Certified Survey Map to be surveyed, divided and mapped as represented on the Certified Survey Map. We also certify that this Certified Survey Map is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection:

- 1) Village of Germantown

Date: _____ Signed: _____
Thomas G. Rakow

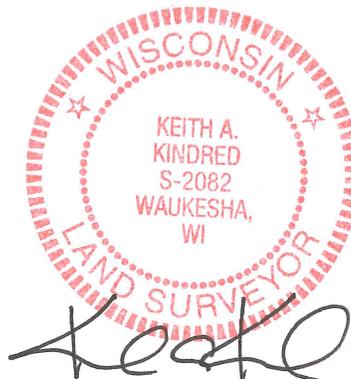
STATE OF _____)
_____ COUNTY) SS

Personally came before me this _____ day of _____, 20_____, the above named Thomas G. Rakow, to me known to be the same person who executed the foregoing instrument and acknowledged the same.

Notary Public

_____ County, Wisconsin

My Commission Expires _____



8-15-2022



**CERTIFIED SURVEY MAP
NO. _____**

BEING PART OF THE NORTHWEST 1/4 OF THE
NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 9
NORTH, RANGE 20 EAST,
VILLAGE OF GERMANTOWN, WASHINGTON
COUNTY, WISCONSIN.

CONSENT OF CORPORATE MORTGAGEE

_____, a corporation duly organized and existing under and by virtue of the laws of the State of _____ mortgagee of the above described land, does hereby consent to the surveying, dividing and mapping of the land described on this plat, and does hereby consent to the above certificate of Thomas G. Rakow.

IN WITNESS WHEREOF, said _____ has caused these presents to be signed by _____, its _____, and countersigned by _____, its _____ at _____, _____, and its corporate seal to be hereunto affixed this _____ day of _____, 20 _____.

STATE OF _____)
_____ COUNTY) SS)

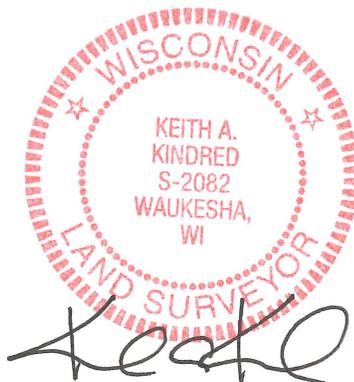
Personally came before me this _____ day of _____, 20 _____, the above named _____,

_____ and _____ of the above named, to me known to be the persons who executed the foregoing instrument, and to me known to be such _____ and _____ of said corporation, and acknowledged that they executed the foregoing instrument as such officers as the deed of said corporation, by its authority.

(Notary Seal) _____

Notary Public, _____,

My commission expires _____.



8-15-2022

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NO. _____**

BEING PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF
SECTION 25, TOWNSHIP 9 NORTH, RANGE 20 EAST,
VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN.

8-15-2022



VILLAGE OF GERMANTOWN PLANNING COMMISSION APPROVAL

This Certified Survey Map is hereby approved by the Planning Commission of the Village of Germantown on this _____ day of _____, 2022

Dean Wolter, Chairman

Date

Laura A. Johnson, Secretary

Date

VILLAGE OF GERMANTOWN BOARD APPROVAL

This Certified Survey Map, being a division of the Northwest 1/4 of the Northwest 1/4, of Section 25, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin, having been approved by the Planning Commission being the same, is hereby approved and accepted by the Village Board of Trustees of the Village of Germantown on this _____ day of _____, 2022

Dean Wolter, Village President

Date

Deanna Braunschweig, Village Clerk

Date

