



Fee must accompany application
 \$2,900 with public improvements
 \$1,960 no public improvements

Paid _____ Date _____

CERTIFIED SURVEY MAP APPLICATION

Pursuant to Section 18.06 of the Municipal Code

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

1 APPLICANT OR AGENT
 Matt Hahm, PE
 M Squared Engineering, LLC
 N19W6719 Commerce Ct
 Cedarburg WI 53012
 Phone (414) 376-4246
 Fax ()
 E-Mail Matt@MSquaredEngineering.com

PROPERTY OWNER
 David R Frank
 David J Frank Landscaping
 N120W21350 Freistadt Rd
 Germantown, WI 53022
 Phone (262) 255-4888
 DRF@DavidJFrank.com

PROPERTY ADDRESS OR GENERAL LOCATION

TAX KEY NUMBER

2 N120W21350 Freistadt Rd GTNV_183997, 183996

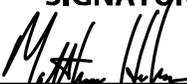
3 PURPOSE OF LAND SPLIT

Combining two parcels at the request of the Village	Will the land split require rezoning?	
	Yes	
	From A-1 and B-1	To A-2

4 READ AND INITIAL THE FOLLOWING:

- I understand that the Certified Survey Map is not valid until recorded at the Washington County Register of Deeds. The Village will record the document and charge the applicant all applicable recording fees.
- I understand that the Map will not be placed on the Village Board agenda until all the technical corrections to the CSM are made, the payment of any outstanding impact fees are paid to the Village Clerk's Department, and the original signed and stamped copy of the Map is submitted on the proper paper.
- I understand that parcels created outside the Sewer Service Area will require a soil test. I also understand that all properties abutting a State Highway will require DOT approval and I will be responsible for securing such approval prior to recording.
- I understand all delinquent property taxes on any of the properties involved shall be paid prior to recording.

5 SIGNATURES -- ALL APPLICATIONS MUST BE SIGNED BY OWNER!


11/08/2022
11/08/2022
 Applicant _____ Date _____ 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: _____ Received by: _____

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

Matt Hahm, PE

M Squared Engineering, LLC

N19W6719 Commerce Ct,

Cedarburg, WI 53012

Phone (262) 376-4246

E-Mail Matt@MSquaredEngineering.com

PROPERTY OWNER

David R Frank

David J Frank Landscaping

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Germantown, WI 53022

Phone (262) 255-4888

E-Mail DRF@DavidJFrank.com

2

PROPERTY ADDRESS OR GENERAL LOCATION

TAX KEY NUMBER

N120W21350 Freistadt Rd

GTVN_183997
 GTNV_183996

3

REZONING REQUEST

FROM

A-1 and B-3

TO

A-2

4

METES AND BOUNDS LEGAL DESCRIPTION OF PROPERTY – REQUIRED

Attach pages as necessary

COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHWEST 1/4;
 THENCE N01° 08 '34" W ALONG THE EAST LINE OF SAID SOUTHWEST 1/4
 OF SECTION 18 120.03 FEET TO THE POINT OF BEGINNING; THENCE
 N 89° 50'49" W 380.93 FEET; THENCE N 41° 58'45" W 739.25 FEET; THENCE
 N 27° 24'57" W 99.42 FEET; THENCE N 41° 58'45" W 591.46 FEET; THENCE
 N 01° 08'28" W 128.10 FEET TO THE NORTH LINE OF THE SOUTHEAST 1/4
 OF SAID SOUTHWEST 1/4; THENCE S 89° 49'43" E ALONG THE NORTH LINE
 OF THE SOUTHEAST 1/4 OF SAID SOUTHWEST 1/4, 1295.33 FEET TO THE EAST
 LINE OF SAID SOUTHWEST 1/4; THENCE S 01° 08'34" E 1202.95 FEET TO THE
 POINT OF BEGINNING .

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 Village of Germantown requested the zoning be changed.
The Village of Germantown also requested a CSM be performed to combine the two existing parcels into one.

5 The CSM has also been submitted

6

SUPPORTING DOCUMENTATION:

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

7

READ AND INITIAL THE FOLLOWING:

- 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.
- 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.
- 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
- 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!

	11/8/2022		
Applicant	Date	Owner	Date

Plat of Survey

LEGAL DESCRIPTION FROM QUIT CLAIM DEED DOC. NO. 1486106

PARCEL 1:

THAT PART OF THE SOUTHEAST QUARTER (1/4) OF THE SOUTHWEST QUARTER(1/4) OF SECTION EIGHTEEN(18), TOWNSHIP NINE(9) NORTH, RANGE TWENTY(20) EAST, VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS; COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 18; THENCE N88°51'00"W 444.85 FEET; THENCE N01 009'00"E 270.00 FEET TO THE PLACE OF BEGINNING OF THIS DESCRIPTION; THENCE N88°51'00"W 109.90 FEET; THENCE N41°04'00"W ALONG THE NORTHEASTERLY RIGHT OF WAY LINE OF UNITED STATES HIGHWAY 41, 529.80 FEET; THENCE N80°41'00"E 191.50 FEET; THENCE N77°45'00"E 358.00 FEET; THENCE S00°27'00"E 510.35 FEET; THENCE N88°51'00"W 84.70 FEET TO THE PLACE OF BEGINNING. EXCEPTING THEREFROM THAT PORTION THEREOF HERETOFORE CONVEYED TO STATE OF WISCONSIN/DEPARTMENT OF TRANSPORTATION, DIVISION OF HIGHWAYS AS DESCRIBED BY DEED RECORDED IN THE WASHINGTON COUNTY REGISTRY IN VOLUME 462 OF RECORDS ON PAGE 76, AS DOCUMENT NO. 306072. TOGETHER WITH AN EASEMENT FOR ROADWAY PURPOSES DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 18, TOWNSHIP 9 NORTH, RANGE 20 EAST; THENCE N88°51'00"W 444.85 FEET; THENCE N01009'00"E 270.00 FEET; THENCE S88°51'00"E 84.70 FEET TO THE PLACE OF BEGINNING OF THIS DESCRIPTION; THENCE N00°27'00"W 510.35 FEET; THENCE N89°33'00"E 33.00 FEET; THENCE S00°27'00"E 511.27 FEET; THENCE N88°51'00"W 33.01 FEET TO THE PLACE OF BEGINNING.

PARCEL 2:

PART OF THE SOUTHEAST QUARTER(1/4) OF THE SOUTHWEST QUARTER(1/4) OF SECTION EIGHTEEN(18), TOWNSHIP NINE(9) NORTH, RANGE TWENTY(20) EAST, VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID SOUTHWEST 1/4; THENCE N89°50'53"W 443.65 FEET ALONG THE SOUTH LINE OF SAID SOUTHWEST 1/4; THENCE N41°58'50"W ALONG THE REFERENCE LINE OF U.S.H. 41 TO A POINT WHICH IS 270.00 FEET N00°09'07"E OF THE SOUTH LINE OF SAID SOUTHWEST 1/4; THENCE S89°50'53"E TO THE EAST LINE OF SAID SOUTHWEST 1/4; THENCE SOUTHERLY TO THE POINT OF BEGINNING, EXCEPT THE SOUTH 120 FEET AND THE SOUTHWESTERLY 125 FEET THEREOF.

PARCEL 3:

THE SOUTH 55 ACRES OF THE EAST ONE-HALF(1/2) OF THE SOUTHWEST QUARTER (1/4) OF SECTION EIGHTEEN(18), IN TOWNSHIP NINE(9) NORTH, RANGE TWENTY(20) EAST, IN THE VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN, ALONG WITH THOSE PORTIONS CONVEYED AS PART OF A PROPERTY LINE ADJUSTMENT RECORDED IN QUIT CLAIM DEED DOCUMENT NO. 1475105. EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCELS OF LAND, VIZ:

(1) THAT PART LYING SOUTHWESTERLY OF A LINE WHICH IS 100 FEET NORTHEASTERLY OF, AND AS MEASURED NORMAL TO THE FOLLOWING DESCRIBED REFERENCE LINE AND ITS NORTHWESTERLY EXTENSION: COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 18; THENCE SOUTH ALONG THE WEST 1/16 LINE, 316.00 FEET TO THE PLACE OF BEGINNING; THENCE 541 °00'00"E TO ITS INTERSECTION WITH THE SOUTH LINE OF SAID SECTION, BEING AT A POINT 443.80 FEET WEST OF THE SOUTH QUARTER CORNER THEREOF.

(2) THE SOUTH 270 FEET OF THE EAST 600 FEET OF THE EAST ONE-HALF(1/2) OF THE SOUTHWEST QUARTER(1/4), EXCEPTING THEREFROM THAT PORTION DESCRIBED ABOVE, BUT WITH ALL RIGHT, TITLE AND INTEREST IN A PRIVATE DRIVEWAY THEREON AT STATION 23 ON THE NORTH SIDE OF A TOWN ROAD (KNOWN AS THE HUBERTUS ROAD) 260 FEET EAST OF THE CENTERLINE OF UNITED STATES HIGHWAY 41, ALL AS PER AUTHORIZATION FOR ACCESS ISSUED TO WILLIAM KUHN, HIS SUCCESSORS, HEIRS, AND ASSIGNS BY THE STATE HIGHWAY COMMISSION OF WISCONSIN ON MAY 28, 1957.

(3) COMMENCING AT THE SOUTH QUARTER POST OF SECTION 18; THENCE WEST ALONG THE SECTION LINE, 308.56 FEET; THENCE N42°08'00"W 1327.46 FEET TO THE PLACE OF BEGINNING OF THIS DESCRIPTION; THENCE N42°08'00"W 200.18 FEET; THENCE EAST 50.00 FEET; THENCE 529°34'00"E 170.58 FEET TO THE PLACE OF BEGINNING.

(4) COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 18; THENCE N88°51'00"W 444.85 FEET; THENCE N01 009'00"E 270.00 FEET TO THE PLACE OF BEGINNING OF THIS DESCRIPTION; THENCE N88°51'00"W 109.90 FEET; THENCE N41°04'00"W ALONG THE NORTHEASTERLY RIGHT OF WAY LINE OF U.S.H. 41, 529.80 FEET; THENCE N80°41'00"E 191.50 FEET; THENCE N77°45'00"E 358.00 FEET; THENCE S00°27'00"E 510.35 FEET; THENCE N88°51'00"W 84.70 FEET TO THE PLACE OF BEGINNING.

(5) THAT PORTION THEREOF HERETOFORE CONVEYED TO THE STATE OF WISCONSIN, DEPARTMENT OF TRANSPORTATION, DIVISION OF HIGHWAYS AS DESCRIBED BY DEED RECORDED IN THE WASHINGTON COUNTY REGISTRY IN VOLUME 460 OF RECORDS AT PAGE 360, AS DOCUMENT NO. 305374.

(6) THOSE PORTIONS CONVEYED AS PART OF A PROPERTY LINE ADJUSTMENT RECORDED IN QUIT CLAIM DEED DOCUMENT NO. 1475105.

"AS-SURVEYED" LEGAL DESCRIPTION:

PART OF THE SOUTHEAST 1/4 AND THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 9 NORTH, RANGE 20 EAST, VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, STATE OF WISCONSIN.

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 9 NORTH, RANGE 20 EAST; THENCE N 01 °08'34" W ALONG THE EAST LINE OF SAID SOUTHWEST 1/4 OF SECTION 18 120.03 FEET TO THE POINT OF BEGINNING; THENCE N 89°50'49" W 380.93 FEET; THENCE N 41 °58'45" W 739.25 FEET; THENCE N 27°24'57" W 99.42 FEET; THENCE N 41 °58'45" W 591.46 FEET; THENCE N 01 °08'28" W 625.04 FEET; THENCE S 89°47'37" E 1295.34 FEET TO THE EAST LINE OF SAID SOUTHWEST 1/4; THENCE S, 91 °08'34" E 1699.09 FEET TO THE POINT OF BEGINNING.

CSM

COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHWEST 1/4; THENCE N01°08'34" WALONG THE EAST LINE OF SAID SOUTHWEST 1/4 OF SECTION 18 120.03 FEET TO THE POINT OF BEGINNING; THENCE N 89°50'49" W 380.93 FEET; THENCE N 41 °58'45" W 739.25 FEET; THENCE N 27°24'57" W 99.42 FEET; THENCE N 41 °58'45" W 591.46 FEET; THENCE N 01 °08'28" W 128.10 FEET TO THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID SOUTHWEST 1/4; THENCE S 89°49'43" E ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID SOUTHWEST 1/4, 1295.33 FEET TO THE EAST LINE OF SAID SOUTHWEST 1/4; THENCE S 01°08'34" E 1202.95 FEET TO THE POINT OF BEGINNING.

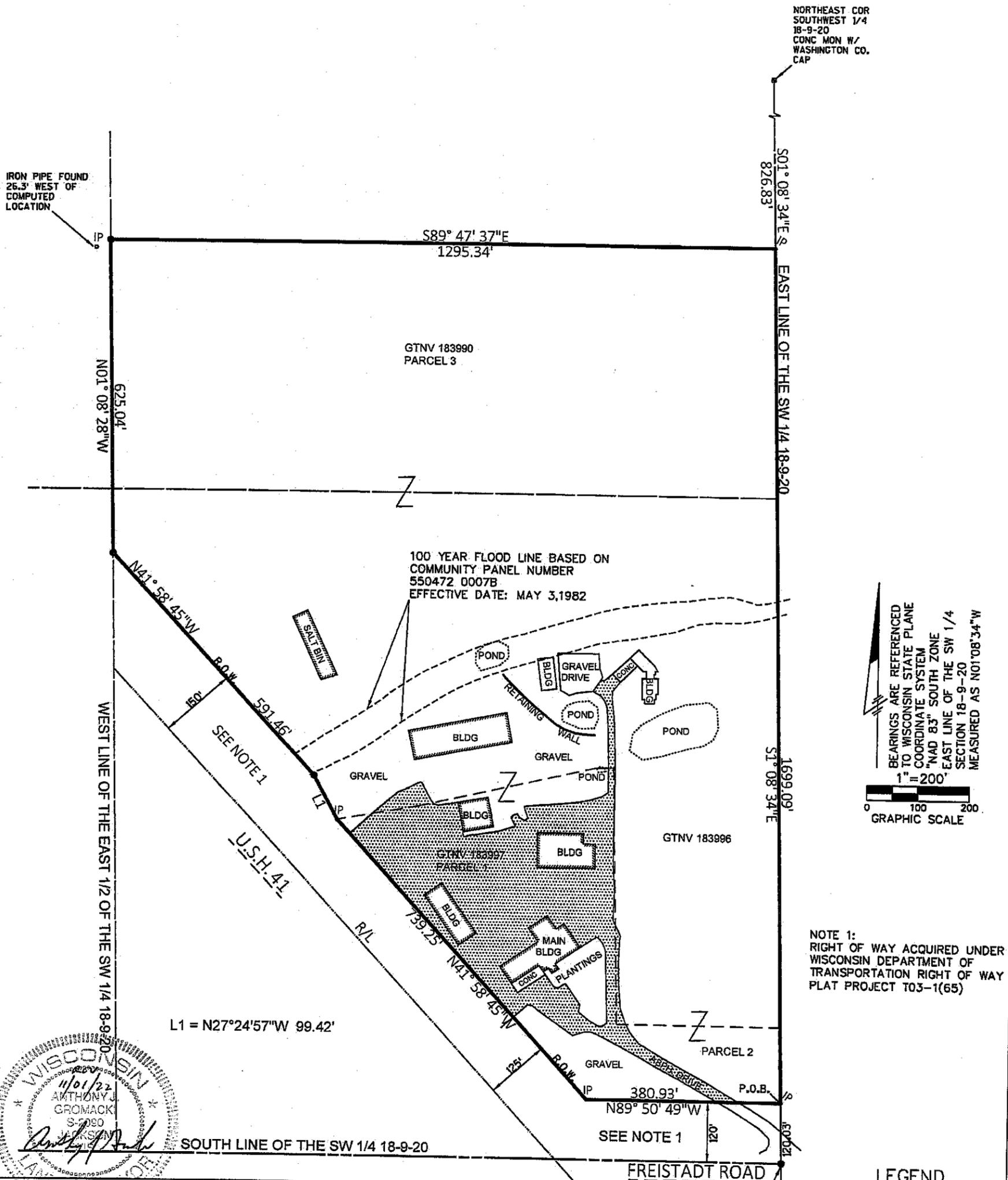
SAID PARCEL CONTAINS 24.528 ACRES 1,068,440 S.F.

REZONING

COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHWEST 1/4;
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N 27° 24'57" W 99.42 FEET; THENCE N 41° 58'45" W 591.46 FEET; THENCE
N 01° 08'28" W 128.10 FEET TO THE NORTH LINE OF THE SOUTHEAST 1/4
OF SAID SOUTHWEST 1/4; THENCE S 89° 49'43" E ALONG THE NORTH LINE
OF THE SOUTHEAST 1/4 OF SAID SOUTHWEST 1/4, 1295.33 FEET TO THE EAST
LINE OF SAID SOUTHWEST 1/4; THENCE S 01° 08'34" E 1202.95 FEET TO THE
POINT OF BEGINNING .

PLAT OF SURVEY

PART OF THE SOUTHEAST 1/4 AND THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 9 NORTH, RANGE 20 EAST, VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, STATE OF WISCONSIN.



BEARINGS ARE REFERENCED TO WISCONSIN STATE PLANE COORDINATE SYSTEM "NAD 83" SOUTH ZONE EAST LINE OF THE SW 1/4 SECTION 18-9-20 MEASURED AS N01°08'34"W

1" = 200'

GRAPHIC SCALE

NOTE 1: RIGHT OF WAY ACQUIRED UNDER WISCONSIN DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLAT PROJECT T03-1(65)

WISCONSIN
11/01/22
ANTHONY J. GROMACKI
S-2020
JACKSON

STATE OF WISCONSIN
WASHINGTON COUNTY SS

I Anthony J. Gromacki Land Surveyor in the State of Wisconsin, do hereby certify that on October 17th, 2022 surveyed the above described property according to official records and the accompanying map is true and correct representation of the exterior boundaries of the land surveyed to the best of my belief and knowledge.



M Squared Engineering, LLC

...where engineering solutions meet water quality...
N19 W6719 Commerce Court
Cedarburg, WI 53012
www.msquaredengineering.com
Phone: (262)376-4246

PLAT OF SURVEY	
PROJECT: D. J. FRANK	SCALE: 1" = 200'
PROJECT NO.: 20-705-187	SHEET 1 OF 2
DRAWN BY: AJG	
DATE: 10/27/2022	REV: 11/01/2022

- LEGEND**
- SET 3/4" REBAR
 - IP FOUND 1" IP
 - ASPHALT DRIVEWAY
 - R.O.W. RIGHT OF WAY
 - P.O.B. POINT OF BEGINNING

PLAT OF SURVEY

PART OF THE SOUTHEAST 1/4 AND THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 9 NORTH, RANGE 20 EAST, VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, STATE OF WISCONSIN.

LEGAL DESCRIPTION FROM QUIT CLAIM DEED DOC. NO. 1486106

PARCEL 1:

THAT PART OF THE SOUTHEAST QUARTER (1/4) OF THE SOUTHWEST QUARTER(1/4) OF SECTION EIGHTEEN(18), TOWNSHIP NINE(9) NORTH, RANGE TWENTY(20) EAST, VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS; COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 18; THENCE N88°51'00"W 444.85 FEET; THENCE N01°09'00"E 270.00 FEET TO THE PLACE OF BEGINNING OF THIS DESCRIPTION; THENCE N88°51'00"W 109.90 FEET; THENCE N41°04'00"W ALONG THE NORTHEASTERLY RIGHT OF WAY LINE OF UNITED STATES HIGHWAY 41, 529.80 FEET; THENCE N80°41'00"E 191.50 FEET; THENCE N77°45'00"E 358.00 FEET; THENCE S00°27'00"E 510.35 FEET; THENCE N88°51'00"W 84.70 FEET TO THE PLACE OF BEGINNING. EXCEPTING THEREFROM THAT PORTION THEREOF HERETOFORE CONVEYED TO STATE OF WISCONSIN/DEPARTMENT OF TRANSPORTATION, DIVISION OF HIGHWAYS AS DESCRIBED BY DEED RECORDED IN THE WASHINGTON COUNTY REGISTRY IN VOLUME 462 OF RECORDS ON PAGE 76, AS DOCUMENT NO. 306072. TOGETHER WITH AN EASEMENT FOR ROADWAY PURPOSES DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 18, TOWNSHIP 9 NORTH, RANGE 20 EAST; THENCE N88°51'00"W 444.85 FEET; THENCE N01°09'00"E 270.00 FEET; THENCE S88°51'00"E 84.70 FEET TO THE PLACE OF BEGINNING OF THIS DESCRIPTION; THENCE N00°27'00"W 510.35 FEET; THENCE N89°33'00"E 33.00 FEET; THENCE S00°27'00"E 511.27 FEET; THENCE N88°51'00"W 33.01 FEET TO THE PLACE OF BEGINNING.

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- (1) THAT PART LYING SOUTHWESTERLY OF A LINE WHICH IS 100 FEET NORTHEASTERLY OF, AND AS MEASURED NORMAL TO THE FOLLOWING DESCRIBED REFERENCE LINE AND ITS NORTHWESTERLY EXTENSION: COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 18; THENCE SOUTH ALONG THE WEST 1/16 LINE, 316.00 FEET TO THE PLACE OF BEGINNING; THENCE S41°00'00"E TO ITS INTERSECTION WITH THE SOUTH LINE OF SAID SECTION, BEING AT A POINT 443.80 FEET WEST OF THE SOUTH QUARTER CORNER THEREOF.
- (2) THE SOUTH 270 FEET OF THE EAST 600 FEET OF THE EAST ONE-HALF(1/2) OF THE SOUTHWEST QUARTER(1/4), EXCEPTING THEREFROM THAT PORTION DESCRIBED ABOVE, BUT WITH ALL RIGHT, TITLE AND INTEREST IN A PRIVATE DRIVEWAY THEREON AT STATION 23 ON THE NORTH SIDE OF A TOWN ROAD (KNOWN AS THE HUBERTUS ROAD) 260 FEET EAST OF THE CENTERLINE OF UNITED STATES HIGHWAY 41, ALL AS PER AUTHORIZATION FOR ACCESS ISSUED TO WILLIAM KUHN, HIS SUCCESSORS, HEIRS, AND ASSIGNS BY THE STATE HIGHWAY COMMISSION OF WISCONSIN ON MAY 28, 1957.
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COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 9 NORTH, RANGE 20 EAST; THENCE N 01°08'34" W ALONG THE EAST LINE OF SAID SOUTHWEST 1/4 OF SECTION 18 120.03 FEET TO THE POINT OF BEGINNING; THENCE N 89°50'49" W 380.93 FEET; THENCE N 41°58'45" W 739.25 FEET; THENCE N 27°24'57" W 99.42 FEET; THENCE N 41°58'45" W 591.46 FEET; THENCE N 01°08'28" W 625.04 FEET; THENCE S 89°47'37" E 1295.34 FEET TO THE EAST LINE OF SAID SOUTHWEST 1/4 ; THENCE S 01°08'34" E 1699.09 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 39.29 ACRES, 1,711,459 S.F.



M Squared Engineering, LLC

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www.msquaredengineering.com
Phone: (262)376-4246

PLAT OF SURVEY

PROJECT: D. J. FRANK
PROJECT NO.: 20-705-187
DRAWN BY: AJG
DATE: 10/27/2022

REV:

SHEET 2 OF 2

REZONING MAP

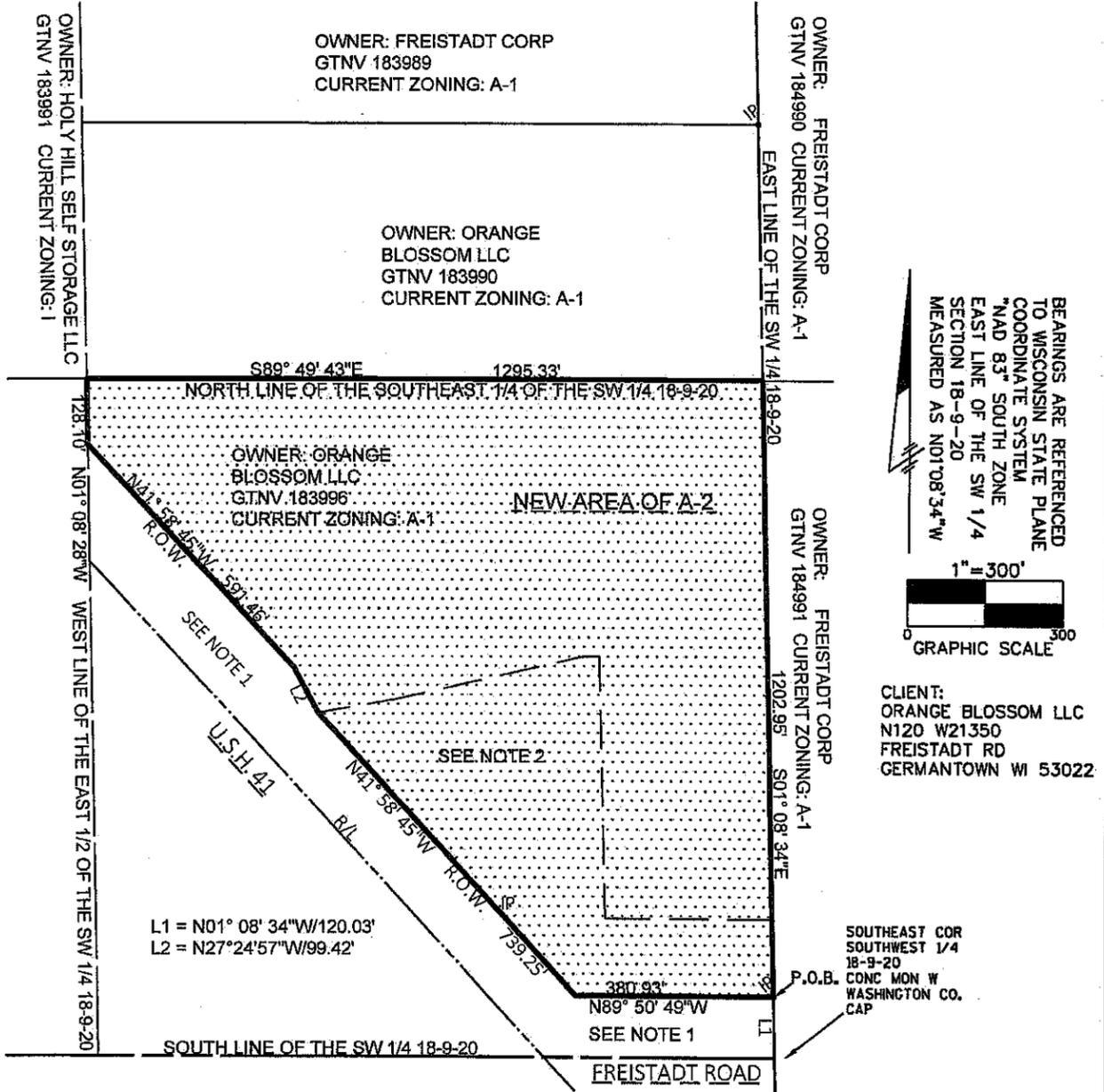
REZONE FROM A-1 AND B-3 TO A-2

REZONING DESCRIPTION:

THAT PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 9 NORTH, RANGE 20 EAST, VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, STATE OF WISCONSIN, BEING BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHWEST 1/4; THENCE N01°08'34" W ALONG THE EAST LINE OF SAID SOUTHWEST 1/4 OF SECTION 18 120.03 FEET TO THE POINT OF BEGINNING; THENCE N 89°50'49" W 380.93 FEET; THENCE N 41°58'45" W 739.25 FEET; THENCE N 27°24'57" W 99.42 FEET; THENCE N 41°58'45" W 591.46 FEET; THENCE N 01°08'28" W 128.10 FEET TO THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SOUTHWEST 1/4; THENCE S 89°49'43" E ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SOUTHWEST 1/4, 1295.33 FEET TO THE EAST LINE OF SAID SOUTHWEST 1/4; THENCE S 01°08'34" E 1202.95 FEET TO THE POINT OF BEGINNING.

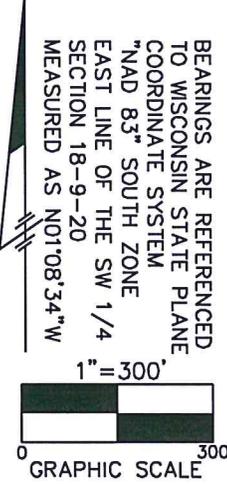
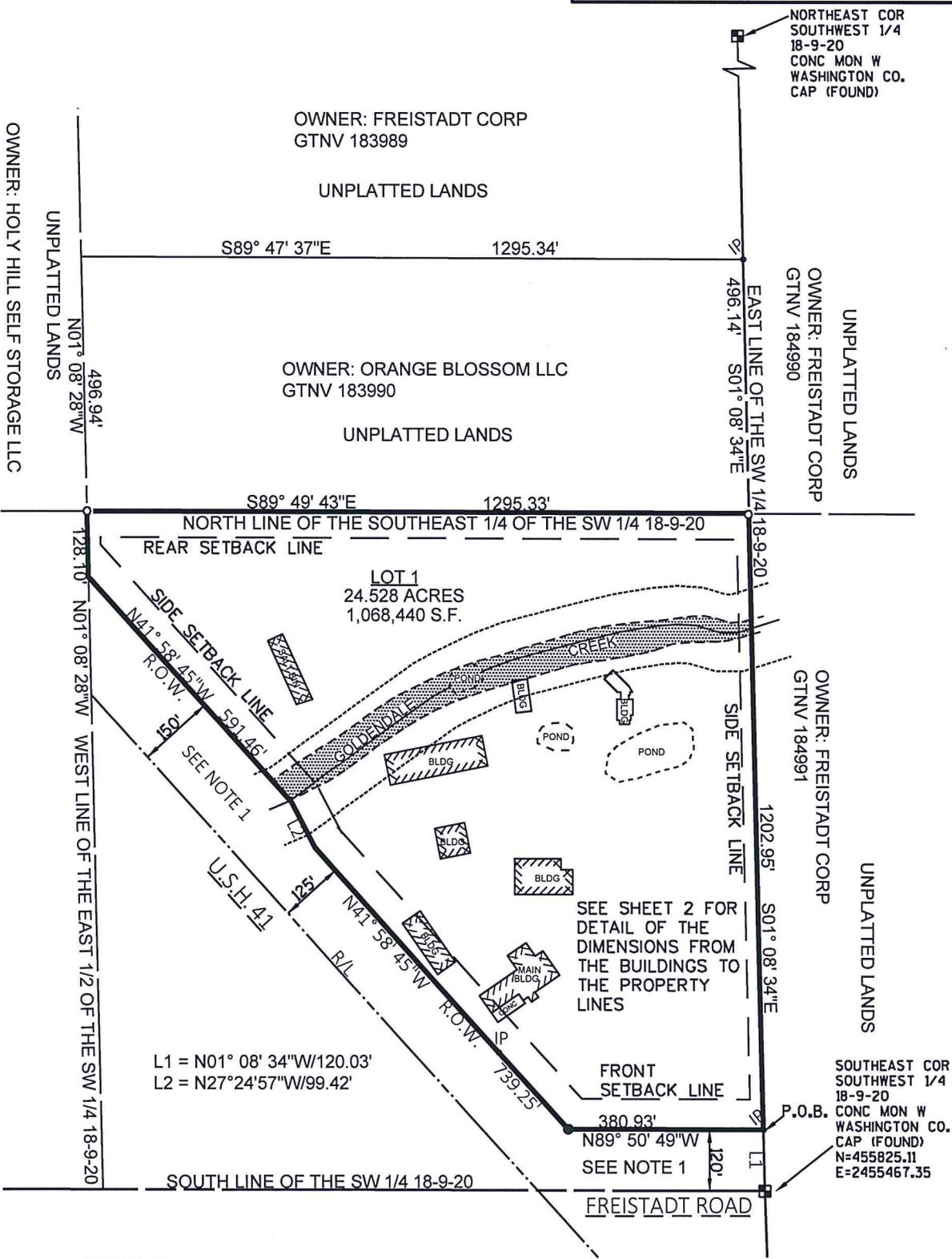
SAID PARCEL CONTAINS 24.528 ACRES 1,068,440 S.F.



<p>LEGEND</p> <p>R.O.W. RIGHT OF WAY P.O.B. POINT OF BEGINNING R/L REFERENCE LINE</p>	<p>NOTE 1: RIGHT OF WAY ACQUIRED UNDER WISCONSIN DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLAT PROJECT T03-1(65)</p>	<p>NOTE 2: OWNER: ORANGE BLOSSOM LLC GTNV 183997 CURRENT ZONING B-3</p>	<p>ZONING</p> <p>A-1 AGRICULTURAL DISTRICT A-2 HORTICULTURAL SERVICES B-3 GENERAL BUSINESS 1 INSTITUTIONAL</p>
	<p>M Squared Engineering, LLC ...where engineering solutions meet water quality... N19 W6719 Commerce Court Cedarburg, WI 53012 Phone: (262)376-4246 www.msquaredengineering.com Fax: (262)375-2274</p>		<p>ORANGE BLOSSOM LLC</p> <p>PROJECT: D. J. FRANK PROJECT NO.: 22-731-187 DRAWN BY: AJG DATE: 11/08/2022</p> <p>SCALE: 1" = 300'</p>

WASHINGTON COUNTY CERTIFIED SURVEY MAP NO. _____

PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 18,
TOWNSHIP 9 NORTH, RANGE 20 EAST, VILLAGE OF GERMANTOWN, WASHINGTON
COUNTY, STATE OF WISCONSIN.

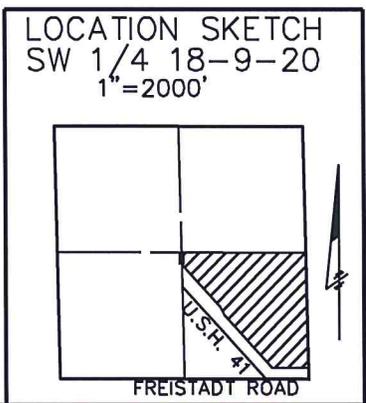


CURRENT ZONING IS A-1
SETBACKS:
FRONT: 60'
REAR: 50'
SIDE: 25'
AND B-3
SETBACKS:
FRONT: 5'
REAR: 5'
SIDE: 5'

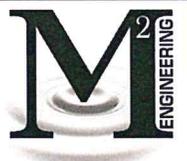
PROPOSED ZONING IS A-2
SETBACKS:
FRONT: 5'
REAR: 5'
SIDE: 5'

LEGEND

- 3/4" REBAR (SET)
1.5 LBS/FT
- FOUND 3/4" REBAR
UNLESS OTHERWISE NOTED
- IP
○ FOUND 1" IP
- 100 YEAR FLOOD LINE BASED ON
ZONE "A" COMMUNITY PANEL NUMBER
550472 0007B ZONE
EFFECTIVE DATE: MAY 3, 1982
NO BFE RECORDED
- 75 FOOT SETBACK FROM CREEK
- A-2 ZONING SETBACKS
- R/L REFERENCE LINE
- R.O.W. RIGHT OF WAY
- P.O.B. POINT OF BEGINNING



NOTE 1:
RIGHT OF WAY
ACQUIRED UNDER
WISCONSIN DEPARTMENT
OF TRANSPORTATION
RIGHT OF WAY PLAT
PROJECT T03-1(65)



WASHINGTON COUNTY CERTIFIED SURVEY MAP NO. _____

PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 18,
TOWNSHIP 9 NORTH, RANGE 20 EAST, VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, STATE OF WISCONSIN.

SURVEYOR'S CERTIFICATE:

I, ANTHONY J. GROMACKI, PROFESSIONAL WISCONSIN LAND SURVEYOR, S-2090, DO HEREBY CERTIFY:
THAT BY THE DIRECTION OF ORANGE BLOSSOM LLC, D.R. FRANK, PRESIDENT, I HAVE SURVEYED, DIVIDED AND
MAPPED THE LAND SHOWN AND DESCRIBED HEREON, THAT PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4
OF SECTION 18, TOWNSHIP 9 NORTH, RANGE 20 EAST, VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, STATE OF
WISCONSIN, BEING BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHWEST 1/4; THENCE N01°08'34" W ALONG THE EAST LINE
OF SAID SOUTHWEST 1/4 OF SECTION 18 120.03 FEET TO THE POINT OF BEGINNING; THENCE N 89°50'49" W 380.93
FEET; THENCE N 41°58'45" W 739.25 FEET; THENCE N 27°24'57" W 99.42 FEET; THENCE N 41°58'45" W 591.46 FEET;
THENCE N 01°08'28" W 128.10 FEET TO THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID SOUTHWEST 1/4 ; THENCE S
89°49'43" E ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID SOUTHWEST 1/4, 1295.33 FEET TO THE EAST
LINE OF SAID SOUTHWEST 1/4 ; THENCE S 01°08'34" E 1202.95 FEET TO THE POINT OF BEGINNING.

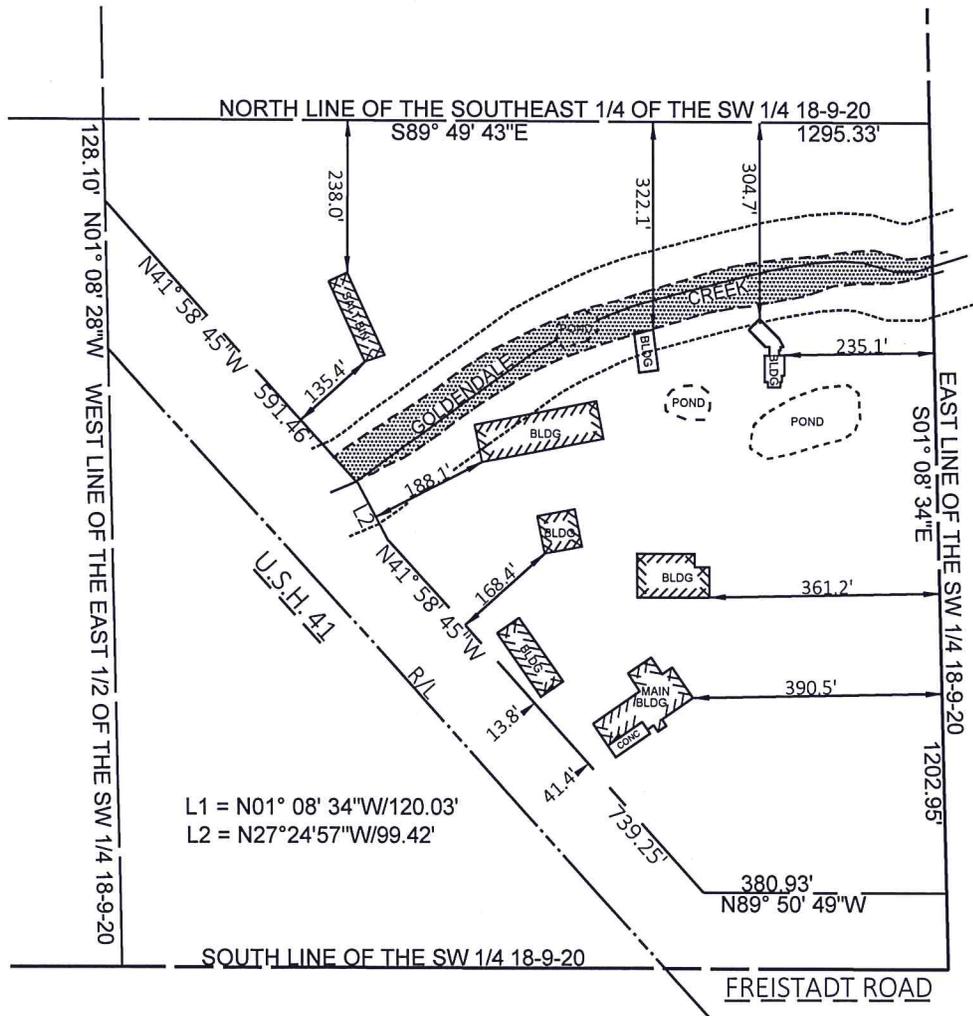
SAID PARCEL CONTAINS 24.528 ACRES 1,068,440 S.F.

I FURTHER CERTIFY THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF SEC. 236 OF WISCONSIN STATUTES
AND THE CHAPTER 18 OF THE VILLAGE OF GERMANTOWN SUBDIVISION CONTROL ORDINANCE IN SURVEYING,
DIVIDING, AND MAPPING SAID LAND, AND THAT THIS MAP IS A CORRECT REPRESENTATION OF THE EXTERIOR
BOUNDARIES OF THE LAND SURVEYED AND THE DIVISION OF SAID LANDS.

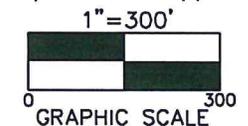
DATED THIS _____, DAY OF _____, 2022.

ANTHONY J. GROMACKI
PROFESSIONAL LAND SURVEYOR, S-2090

DETAIL



BEARINGS ARE REFERENCED
TO WISCONSIN STATE PLANE
COORDINATE SYSTEM
NAD 83 SOUTH ZONE
EAST LINE OF THE SW 1/4
SECTION 18-9-20
MEASURED AS N01°08'34"W



WASHINGTON COUNTY CERTIFIED SURVEY MAP NO. _____

PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 18,
TOWNSHIP 9 NORTH, RANGE 20 EAST, VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, STATE OF WISCONSIN.

OWNER'S CERTIFICATE:

ORANGE BLOSSOM LLC, D.R. FRANK, PRESIDENT, DOES HEREBY CERTIFY THAT I HAVE CAUSED THE LAND SHOWN AND DESCRIBED HERON TO BE SURVEYED, DIVIDED, AND MAPPED AS REPRESENTED ON THIS CERTIFIED SURVEY MAP.

ORANGE BLOSSOM LLC, D.R. FRANK, PRESIDENT, DOES HEREBY CERTIFY THAT THIS CERTIFIED SURVEY MAP IS REQUIRED BY CHAPTER 236 OF THE WISCONSIN STATE STATUES TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION:

1. VILLAGE OF GERMANTOWN

D.J. FRANK, PRESIDENT OF ORANGE BLOSSOM LLC,

STATE OF WISCONSIN)
WASHINGTON COUNTY)s.s.

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2022, THE ABOVE NAMED, D.R. FRANK, PRESIDENT OF ORANGE BLOSSOM LLC, KNOWN TO BE THE SAME PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

(NOTARY SEAL) _____ NOTARY PUBLIC, _____ COUNTY, WISCONSIN.

MY COMMISSION EXPIRES _____

CERTIFICATE OF CONSENT OF MORTGAGEE:

WISCONSIN BANK AND TRUST, A CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, MORTGAGEE OF THE LANDS AS REPRESENTED ON THIS CERTIFIED SURVEY MAP DO HEREBY CONSENT TO THE SURVEYING, DIVIDING AND MAPPING OF THE LANDS DESCRIBED IN THE FOREGOING INSTRUMENT, AND DOES HEREBY CONSENT TO THE ABOVE CERTIFICATE OF ORANGE BLOSSOM LLC, D.R. FRANK, PRESIDENT.

IN WITNESS WHEREOF, THE SAID CITIZENS BANK, HAS CAUSED THESE PRESENTS TO BE SIGNED BY
ON THIS _____ DAY OF _____, 2022

ALEX HINZE, VICE PRESIDENT, COMMERCIAL BANKING

IN THE PRESENCE OF:

WITNESS

MORTGAGEE

STATE OF WISCONSIN)
WASHINGTON COUNTY)s.s.

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2022, THE ABOVE NAMED, D.R. FRANK PRESIDENT OF ORANGE BLOSSOM LLC, KNOWN TO BE THE SAME PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

(NOTARY SEAL) _____ NOTARY PUBLIC, _____ COUNTY, WISCONSIN.

MY COMMISSION EXPIRES _____



SURVEYOR:
ANTHONY J. GROMACKI P.L.S.
M SQUARED ENGINEERING
N19 W6719 COMMERCE COURT
CEDARBURG, WISCONSIN 53012
PHONE: (262) 376-4246

OWNER:
ORANGE BLOSSOM LLC
D.R. FRANK, PRESIDENT
N120 W 21350 FREISTADT ROAD
GERMANTOWN, WISCONSIN 53022

WASHINGTON COUNTY CERTIFIED SURVEY MAP NO. _____

PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 18,
TOWNSHIP 9 NORTH, RANGE 20 EAST, VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, STATE OF WISCONSIN.

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

LAURA A. JOHNSON, SECRETARY

**STATE OF WISCONSIN)
WASHINGTON COUNTY)s.s.**

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2022,
(NAMES) _____ TO ME KNOWN TO BE THE SAME PERSONS WHO
EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

(NOTARY SEAL) _____ NOTARY PUBLIC, _____
COUNTY, WISCONSIN.

MY COMMISSION EXPIRES _____

VILLAGE OF GERMANTOWN BOARD APPROVAL:

THIS CERTIFIED SURVEY MAP BEING A DIVISION OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 18,
TOWNSHIP 9 NORTH, RANGE 20 EAST, VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, STATE OF WISCONSIN,
HAVING BEEN APPROVED BY THE PLANNING COMMISSION BEING THE SAME, IS HEREBY APPROVED BY THE TOWN
OF CEDARBURG TOWN BOARD

ON THIS _____ DAY OF _____, 2022.

DEAN WOLTER, VILLAGE PRESIDENT DATE

DEANNA BRAUNSCHWEIG, VILLAGE CLERK DATE

**STATE OF WISCONSIN)
WASHINGTON COUNTY)s.s.**

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2022,
(NAMES) _____ TO ME KNOWN TO BE THE SAME PERSONS WHO
EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

(NOTARY SEAL) _____ NOTARY PUBLIC, _____
COUNTY, WISCONSIN.

MY COMMISSION EXPIRES _____

