



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**  
 \_\_\_\_\_  
 Hans Dawson  
 \_\_\_\_\_  
 N52 W23096 Lisbon Road  
 \_\_\_\_\_  
 Sussex, WI 53089  
 \_\_\_\_\_  
 \_\_\_\_\_  
 Phone ( 262 ) 251-1520  
 \_\_\_\_\_  
 Fax ( ) \_\_\_\_\_  
 \_\_\_\_\_  
 E-Mail hans@lannonstone.net  
 \_\_\_\_\_

**PROPERTY OWNER**  
 \_\_\_\_\_  
 Moraine Development LLC  
 \_\_\_\_\_  
 N52 W23096 Lisbon Road  
 \_\_\_\_\_  
 Sussex, WI 53089  
 \_\_\_\_\_  
 \_\_\_\_\_  
 Phone ( 262 ) 251-1520  
 \_\_\_\_\_  
 \_\_\_\_\_  
 hans@lannonstone.net  
 \_\_\_\_\_

**PROPERTY ADDRESS OR GENERAL LOCATION**

**TAX KEY NUMBER**

<b>2</b> W218N11546 Appleton Avenue. Germantown, WI 53022	193951; 193973; 192999; 1939
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**3 PURPOSE OF LAND SPLIT**

To combined six parcels currently owned by Moraine Development, LLC into one contiguous parcel	Will the land split require rezoning? Yes From M-4; RS-2; A-2 To RS-2
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**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!**

 _____ Applicant	6/12/23 _____ Date	 _____ Owner	6/12/23 _____ Date
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**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**

Hans Dawson  
 \_\_\_\_\_  
 N52 W23096 Lisbon Road  
 \_\_\_\_\_  
 Sussex, WI 53089  
 \_\_\_\_\_  
 \_\_\_\_\_  
 Phone ( 262 ) 251-1520  
 \_\_\_\_\_  
 E-Mail hans@lannonstone.net  
 \_\_\_\_\_

**PROPERTY OWNER**

Moraine Development, LLC  
 \_\_\_\_\_  
 N52 W23096 Lisbon Road  
 \_\_\_\_\_  
 Sussex, WI 53089  
 \_\_\_\_\_  
 \_\_\_\_\_  
 Phone ( 262 ) 251-1520  
 \_\_\_\_\_  
 E-Mail hans@lannonstone.net  
 \_\_\_\_\_

**2**

**PROPERTY ADDRESS OR GENERAL LOCATION**

**TAX KEY NUMBER**

W218N11546 Appleton Avenue Germantown, WI 53022	193951; 193973; 192999; 193953; 193952; 193980
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**3**

**REZONING REQUEST**

FROM  
M-4; A-2; RS-2

TO  
RS-2

**4**

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

Attach pages as necessary

See additional pages.



Legal Description  
Moraine Development LLC lands  
to be combined by Certified Survey Map

Part of the Southeast 1/4 of the Northwest 1/4 and a part of the Northwest 1/4, Northeast 1/4, Southwest 1/4 and Southeast 1/4 of the Southwest 1/4, all in Fractional Section 19, in Township 9 North, Range 20 East, in the Village of Germantown, Washington County, Wisconsin, which is bounded and described as follows:

Commencing at the Southwest corner of the Northwest 1/4 of said Section 19; thence North 89° 18' 40" East along the South line of said 1/4 Section a distance of 850.00 feet to the point of beginning of lands to be described;  
thence continuing North 89° 18' 40" East along said South line 448.99 feet to a point in the West line of the Southeast 1/4 of the Northwest 1/4 of said Section; thence North 02° 00' 15" West along said West line 1315.32 feet to a point the Northwest corner of the Southeast 1/4 of the Northwest 1/4 of said Section; thence North 89° 43' 50" East along the North line of the Southeast 1/4 of the Northwest 1/4 of said Section 1318.03 feet to a point in the East line of the Northwest 1/4 of said Section; thence South 01° 38' 23" East along said East line 1305.50 feet to the Southeast corner of the Northwest 1/4 of said Section; thence South 02° 19' 37" East along the East line of the Southwest 1/4 of said Section 2034.88 feet to a point; thence North 89° 49' 37" West 159.34 feet to a point; thence South 25° 10' 13" West 500.71 feet to a point in the center line of Meeker Hill Lane; thence North 52° 52' 04" West along said centerline 1196.21 feet to a point; thence North 01° 59' 19" West 42.54 feet to a point in the Northeasterly line of State Trunk Highway 175; thence North 52° 52' 04" West along said Northeasterly line 20.00 feet to a point; thence North 42° 56' 09" West along said Northeasterly line 405.93 feet to a point; thence North 24° 55' 18" West along said Northeasterly line 68.39 feet to a point; thence South 89° 27' 33" West along said Northeasterly line 34.26 feet to a point; thence North 37° 49' 15" West along said Northeasterly line 83.85 feet to a point; thence North 36° 58' 21" West along said Northeasterly line 327.03 feet to a point; thence North 36° 58' 19" West along said Northeasterly line 901.24 feet to a point; thence North 32° 21' 09" West along said Northeasterly line 86.90 feet to a point; thence North 89° 18' 26" East 681.12 feet to a point; thence North 00° 41' 20" West 200.00 feet to the point of beginning.

Said land contains 5,510,524 square feet or 126.5042 acres.

Prepared by: John P. Casucci, PLS  
Date: May 24, 2023  
Project No.: 168118

June 12, 2023

Mr. Jeff Retzlaff, AICP  
Village of Germantown  
Planning and Zoning  
Community Development Director  
N112 W17001 Mequon Road  
Germantown, WI 53022

RE: Moraine Development, LLC  
W218N11546 Appleton Avenue  
Planned Development District Narrative

Dear Mr. Retzlaff:

On behalf of Moraine Development, LLC (property owner), I am pleased to present this proposed Planned Development District rezoning petition associated with the proposed restoration and redevelopment of the 87-acre property formerly used as a gravel mining operation located at W218N11546 Appleton Avenue. The intent of the restoration and redevelopment is to make the site a beautiful part of the Village and ultimately keep it as private residential development for the property owner and their family.

The proposed Planned Development District is presented under the auspices of the RS-2 Single Family Residential District, with the following modifications:

- Develop the site as a “conservation” design with at least 40% open space
- Allow condominium dwellings with attached or detached garages as part of permitted uses.
- On-site private wells, with up to 5 dwelling units per well and a private community septic system.

The proposed Planned Development District will not negatively impact the Village or surrounding area because it will comply with the Comprehensive Plan, the base zoning modifications will benefit the Village by providing open space preservation, and make site a beautiful part of the Village, while maintaining a balance of urban and rural atmospheres that have always existed across the Village.

If you should have any questions or require any additional detail, please email me at [david.mortensen@rasmith.com](mailto:david.mortensen@rasmith.com) or call me at 262-317-3285.

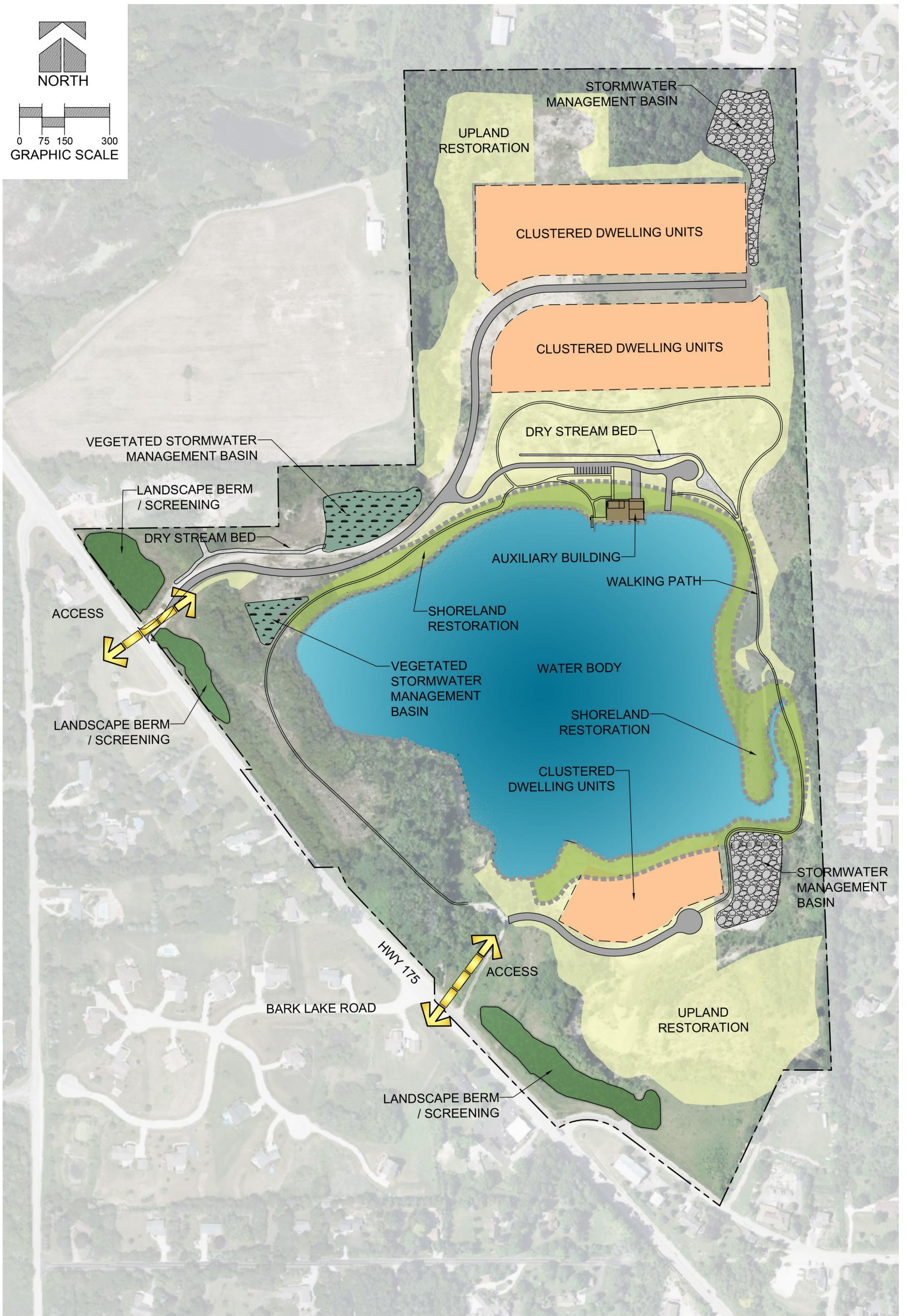
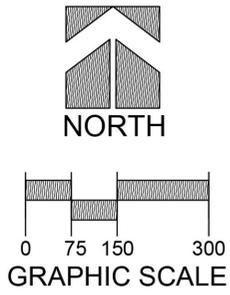
Sincerely,  
R.A. Smith, Inc.



David Mortensen, PE  
Senior Project Manager







# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

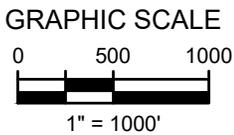
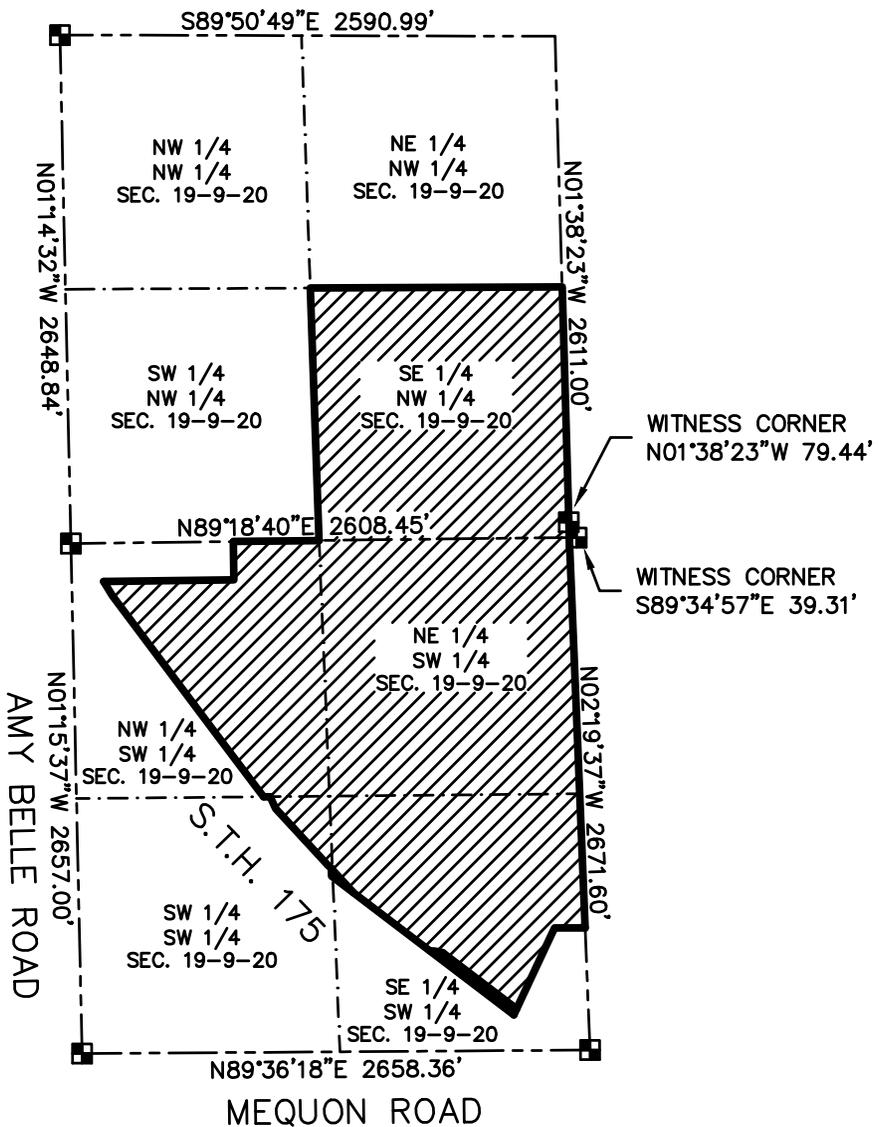
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- ▲ INDICATES FOUND MAG NAIL
- △ INDICATES SET MAG NAIL
- INDICATES FOUND 1" IRON PIPE
- INDICATES SET 1.315" O.D. IRON PIPE AT LEAST 18" IN LENGTH, 1.68 LBS. PER LINEAL FOOT.
- INDICATES FOUND BRASS CAP MONUMENT
- Ⓧ INDICATES DEDICATED TO THE VILLAGE OF GERMANTOWN FOR PUBLIC ROAD PURPOSES

ALL DIMENSIONS SHOWN ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.  
 ALL BEARINGS ARE REFERENCED TO THE WEST LINE OF THE SW 1/4 OF SECTION 19, T 9 N, R 20 E, WHICH BEARS S01°15'37"E. WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD 83/2011).

OWNER:  
 MORaine DEVELOPMENT LLC  
 N52 W23096 LISBON RD.  
 SUSSEX, WI., 53089  
 1-262-251-1520

SURVEYOR:  
 R.A. SMITH, INC.  
 JOHN P. CASUCCI  
 16745 W. BLUEMOUND RD.  
 BROOKFIELD, WI., 53005  
 1-262-781-1000

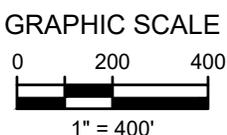
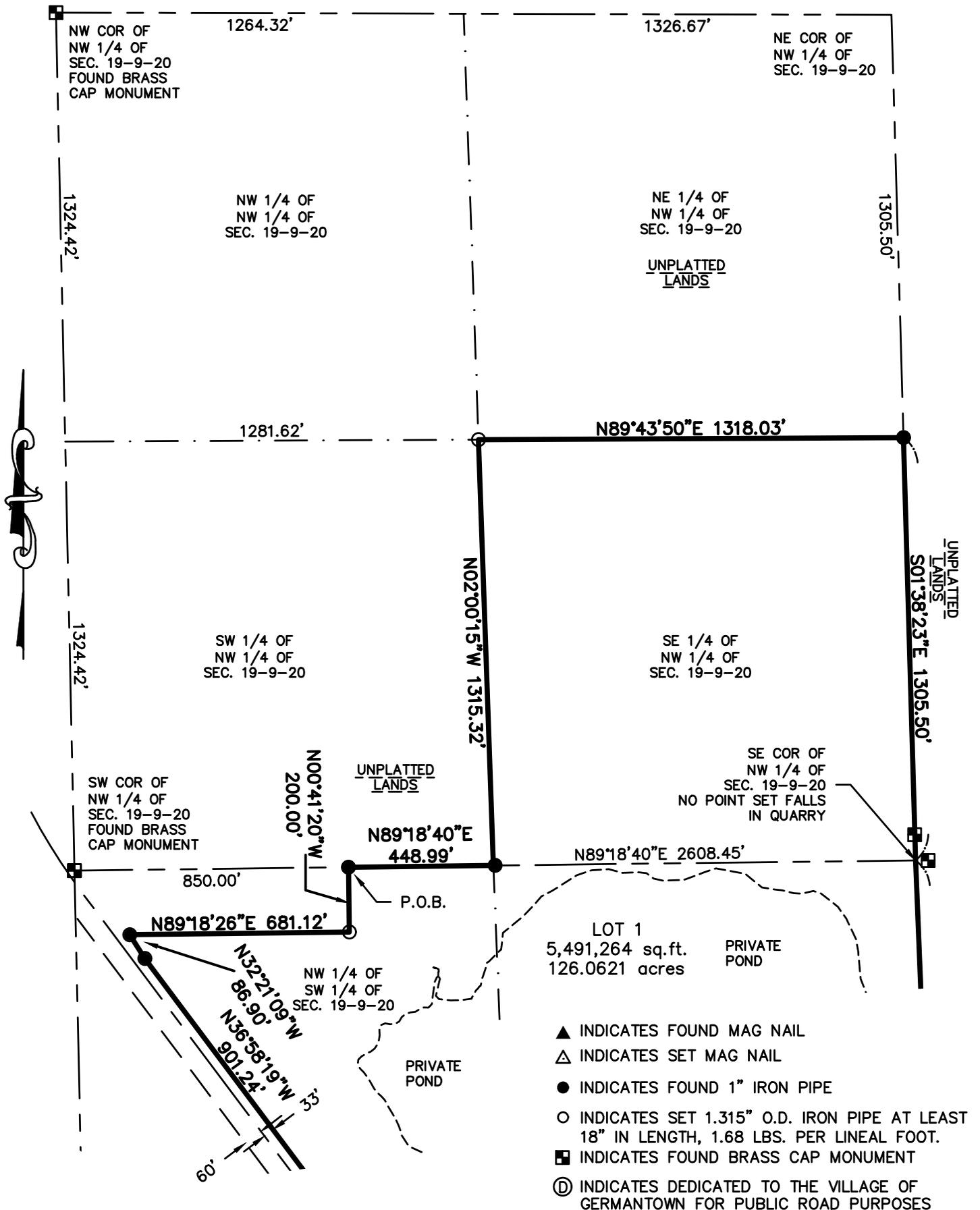


DRAFT: 5-24-2023

**raSmith**  
 CREATIVITY BEYOND ENGINEERING  
 16745 W. Bluemound Road  
 Brookfield, WI 53005-5938  
 (262) 781-1000  
 rasmith.com

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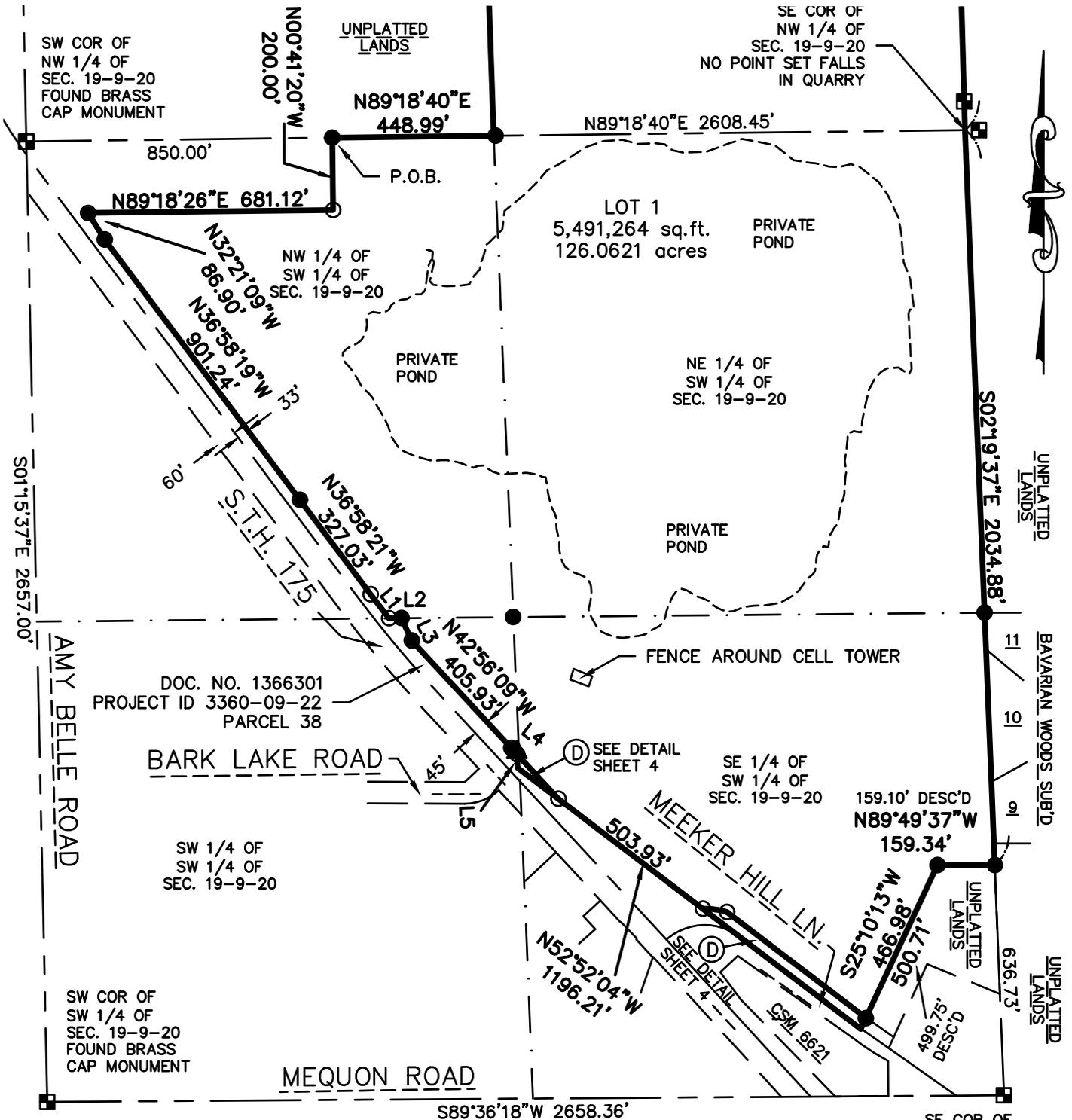


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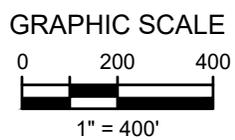
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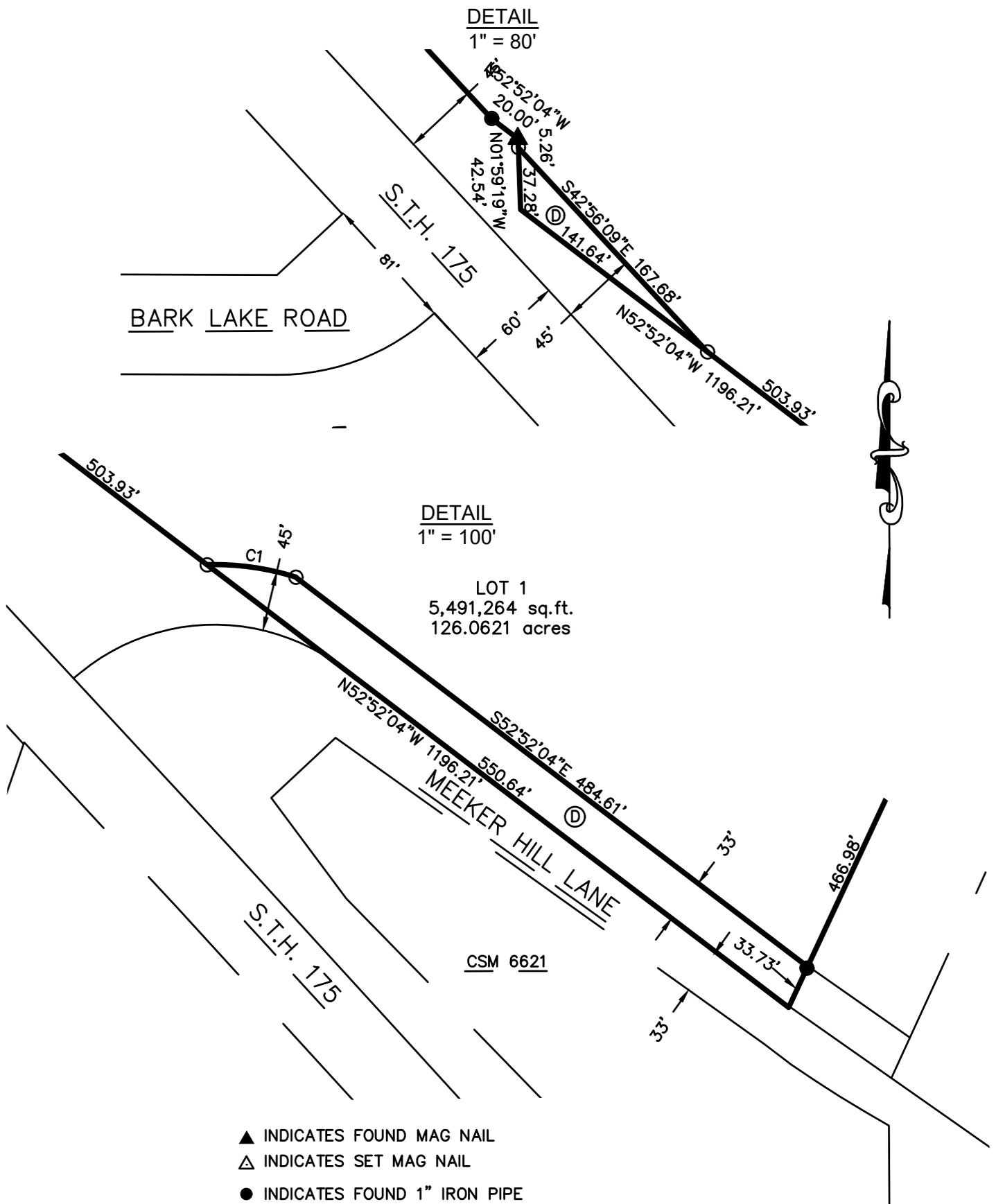


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**raSmith**  
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OWNER CERTIFICATE

MORAINE DEVELOPMENT, LLC., a limited liability company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, certifies that said corporation has caused the land described on this map to be surveyed, divided and mapped as represented on this map in accordance with the Ordinances of the Village of Sussex.

MORAINE DEVELOPMENT, LLC., does further certify that this map is required by S.236.10 or S.236.12 to be submitted to the following for approval or objection: Village of Germantown.

As Owners, we hereby dedicate that part of Meeker Hill Lane and State Trunk highway 175 to the Village of Germantown for public road purposes as represented on this Certified Survey Map.

IN Witness Whereof, MORAINE DEVELOPMENT, LLC., has caused these presents to be signed

by \_\_\_\_\_, it's \_\_\_\_\_ on this \_\_\_\_ day of \_\_\_\_\_, 2023.

MORAINE DEVELOPMENT, LLC.

\_\_\_\_\_

PERSONALLY came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2023,

\_\_\_\_\_, the \_\_\_\_\_ of the above named company, to me known to be the person who executed the foregoing instrument, and acknowledged that he/she executed the foregoing instrument as such officer on behalf of the entity, by its authority.

(Notary Seal)

\_\_\_\_\_

(print name)

Notary Public, State of Wisconsin

My commission expires \_\_\_\_\_

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VILLAGE OF GERMANTOWN PLANNING COMMISSION APPROVAL

This Certified Survey Map is hereby APPROVED by the Planning Commission of the of the Village of Germantown on

this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

Date: \_\_\_\_\_

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

Date: \_\_\_\_\_

\_\_\_\_\_  
Lori Johnson, Secretary

VILLAGE OF GERMANTOWN BOARD APPROVAL

This Certified Survey Map, being a division of a part of the Southeast 1/4 of the Northwest 1/4 and a part of the Northwest 1/4, Northeast 1/4, Southwest 1/4 and Southeast 1/4 of the Southwest 1/4, all in Fractional Section 19, in Township 9 North, Range 20 East, 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 Meeker Hills Lane and State Trunk Highway 175 for public road purposes as shown on this Certified Survey Map is hereby accepted by the Village Board of Trustees of the Village of Germantown

on this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

Date: \_\_\_\_\_

\_\_\_\_\_  
Dean Wolter, Village President

Date: \_\_\_\_\_

\_\_\_\_\_  
Angel Rettler, Village Clerk