

## NOTICE OF PUBLIC HEARING VILLAGE OF GERMANTOWN

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

DATE: Monday, April 16, 2018  
TIME: 7:00 p.m. or later

The purpose of said hearing is to hear any and all parties, their attorneys or agents, for or against the application filed for the following amendments to the Village of Germantown Comprehensive Plan 2020 Land Use Plan Map for portions of the Property generally described below and shown in Exhibit A:

Property: Approximately 147 acres located south of Freistadt Road, east of the Canadian National Railroad, north of Mequon Road, and west of Country Aire Drive in portions of the Northwest  $\frac{1}{4}$ , Northeast  $\frac{1}{4}$ , Southeast  $\frac{1}{4}$  and Southwest  $\frac{1}{4}$  of Section 23, Town 9 North, Range 20 East, in the Village of Germantown, Washington County, Wisconsin, having Tax Key numbers GTNV 231-998, 232-989, 232-998, 233-981, 234-993 and 234-990.

Applicant: Bill Carity, Carity Land Corporation, Agent for Briscoe Development & Management Inc.,  
Property Owner

**Amendment 1: Reclassify the following described land acres from "Agricultural/Conservation Residential" to "Low Density Residential":**

THAT PART OF THE NORTHWEST  $\frac{1}{4}$  OF SECTION 23, TOWN 9 NORTH, RANGE 20 EAST IN THE VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE CENTER OF SECTION OF SAID SECTION 23; THENCE SOUTH  $88^{\circ}29'55''$  WEST ALONG THE NORTH LINE OF THE SOUTHWEST  $\frac{1}{4}$  OF SAID SECTION 23 223.78 FEET TO THE EAST RIGHT-OF-WAY LINE OF THE CANADIAN NATIONAL RAILROAD; THENCE NORTH  $37^{\circ}49'50''$  WEST ALONG THE SAID EAST RIGHT-OF-WAY LINE 274.92 FEET TO THE PLACE OF BEGINNING OF THE LANDS HEREINAFTER DESCRIBED: THENCE CONTINUING NORTH  $37^{\circ}49'50''$  WEST ALONG THE SAID EAST RIGHT-OF-WAY LINE 957.45 FEET; THENCE NORTH  $88^{\circ}36'24''$  EAST 187.19 FEET; THENCE SOUTH  $51^{\circ}13'59''$  WEST 92.51 FEET; THENCE SOUTH  $38^{\circ}46'01''$  EAST 164.71 FEET; THENCE SOUTH  $88^{\circ}20'42''$  EAST 115.47 FEET TO THE BEGINNING OF A CURVE OF RADIUS 75.00 FEET, THE CENTER OF WHICH LIES TO THE NORTH; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE 220.64 FEET, THE CHORD OF WHICH BEARS SOUTH  $82^{\circ}33'21''$  EAST 149.24 FEET; THENCE SOUTH  $76^{\circ}46'01''$  EAST 160.00 FEET; THENCE NORTH  $12^{\circ}46'01''$  WEST 121.64 FEET; THENCE NORTH  $73^{\circ}25'08''$  EAST 349.28 FEET TO THE WEST LINE OF THE NORTHEAST  $\frac{1}{4}$  OF SAID SECTION 23; THENCE SOUTH  $02^{\circ}05'06''$  EAST ALONG THE WEST LINE OF SAID NORTHEAST  $\frac{1}{4}$  264.78 FEET; THENCE NORTH  $88^{\circ}36'40''$  EAST 730.00 FEET; THENCE SOUTH  $01^{\circ}21'20''$  EAST 440.00 FEET; THENCE SOUTH  $88^{\circ}36'40''$  WEST 1108.81 FEET TO THE PLACE OF BEGINNING. CONTAINING 698,954 SQFT OR 16.0458 ACRES.

**Amendment 2: Reclassify the following described land from “Agricultural/Conservation Residential” to “Low Density Residential”:**

THAT PART OF THE SOUTHEAST ¼ OF SECTION 23, TOWN 9 NORTH, RANGE 20 EAST IN THE VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE CENTER OF SECTION OF SAID SECTION 23; THENCE SOUTH 88°29'55" WEST ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER ¼ OF SAID SECTION 23 223.78 FEET TO THE EAST RIGHT-OF-WAY LINE OF THE CANADIAN NATIONAL RAILROAD; THENCE SOUTH 37°49'50" EAST ALONG THE SAID EAST RIGHT-OF-WAY LINE 942.17 TO THE PLACE OF BEGINNING OF THE LANDS HEREINAFTER DESCRIBED: THENCE CONTINUING ALONG THE SAID EAST RIGHT-OF-WAY LINE 700.00 FEET; THENCE NORTH 88°37'59" EAST 140.93 FEET; THENCE NORTH 18°51'41" WEST 143.80 FEET; THENCE NORTH 02°41'27" EAST 122.14 FEET; THENCE NORTH 88°45'41" WEST 237.64 FEET; THENCE NORTH 30°35'11" WEST 223.92 FEET; THENCE NORTH 14°37'06" EAST 187.32 FEET; THENCE NORTH 71°06'51" EAST 180.01 FEET; THENCE NORTH 84°44'56" EAST 151.03 FEET; THENCE NORTH 31°42'23" WEST 54.58 FEET; THENCE NORTH 42°27'10" EAST 92.06 FEET; THENCE SOUTH 79°46'12" EAST 85.00 FEET TO THE BEGINNING OF A CURVE OF RADIUS 75.00 FEET, THE CENTER OF WHICH LIES TO THE SOUTH; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE 112.56 FEET, THE CHORD OF WHICH BEARS NORTH 53°13'24" EAST 102.28 FEET; THENCE NORTH 06°12'59" EAST 154.00 FEET; THENCE SOUTH 77°32'34" EAST 100.00 FEET; THENCE SOUTH 41°01'27" EAST 100.00 FEET; THENCE SOUTH 09°54'04" EAST 185.04 FEET; THENCE NORTH 01°56'51" WEST 535.01 FEET; THENCE SOUTH 52°10'10" WEST 1188.31 FEET TO THE PLACE OF BEGINNING. CONTAINING 248,178 SQFT OR 5.6974 ACRES.

**Amendment 3: Reclassify the following described land from “Low Density Residential” to “Medium Density Residential”:**

THAT PART OF THE SOUTHEAST ¼ OF SECTION 23, TOWN 9 NORTH, RANGE 20 EAST IN THE VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHEAST ¼ OF SAID SECTION 23; THENCE NORTH 02°04'55" WEST ALONG THE EAST LINE OF SAID SOUTHEAST ¼ 889.48 FEET; THENCE SOUTH 87°55'05" WEST 60.00 FEET TO THE WEST RIGHT-OF-WAY LINE OF COUNTRY AIRE DRIVE AND THE PLACE OF BEGINNING OF THE LANDS HEREINAFTER DESCRIBED; THENCE SOUTH 87°54'54" WEST 295.80 FEET; THENCE SOUTH 63°30'02" WEST 230.53 FEET; THENCE SOUTH 56°12'06" WEST 140.38 FEET; THENCE SOUTH 17°41'49" WEST 87.65 FEET; THENCE NORTH 67°39'10" WEST 76.21 FEET; THENCE SOUTH 88°36'31" WEST 583.22 FEET TO THE EAST RIGHT-OF-WAY LINE OF THE CANADIAN NATIONAL RAILROAD; THENCE NORTH 37°49'50" WEST ALONG THE SAID EAST RIGHT-OF-WAY LINE 33.76 FEET; THENCE NORTH 56°22'05" EAST 240.56 FEET TO THE BEGINNING OF A CURVE OF RADIUS 130.00 FEET, THE CENTER OF WHICH LIES TO THE NORTH; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE 127.98 FEET, THE CHORD OF WHICH BEARS SOUTH 61°50'09" EAST 122.88 FEET; THENCE NORTH 89°57'37" EAST 102.59 FEET TO THE BEGINNING OF A CURVE OF RADIUS 330.00 FEET, THE CENTER OF WHICH LIES TO THE NORTH; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE 169.15 FEET, THE CHORD OF WHICH BEARS NORTH 75°16'34" EAST 167.30 FEET; THENCE SOUTH 24°11'31" EAST 122.12 FEET; THENCE NORTH 65°23'33" EAST 65.88 FEET; THENCE NORTH 56°12'06" EAST 140.38 FEET; THENCE NORTH 42°03'12" EAST 29.99 FEET; THENCE NORTH 51°37'18" EAST 78.34 FEET; THENCE NORTH 61°27'18" EAST 78.34 FEET; THENCE NORTH 69°06'37" EAST 78.65 FEET; THENCE NORTH 88°00'16" EAST 277.12 FEET TO THE WEST RIGHT-OF-WAY LINE OF COUNTRY AIRE DRIVE; THENCE SOUTH 02°04'55" EAST ALONG THE SAID WEST RIGHT-OF-WAY LINE 32.43 FEET TO THE PLACE OF BEGINNING. CONTAINING 78,945 SQFT OR 1.8123 ACRES.

**Amendment 4: Reclassify the following described land from “Low Density Residential” to “Medium Density Residential”:**

THAT PART OF THE SOUTHEAST ¼ OF SECTION 23, TOWN 9 NORTH, RANGE 20 EAST IN THE VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHEAST ¼ OF SAID SECTION 23; THENCE NORTH 02°04'55" WEST ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER 794.17 FEET; THENCE SOUTH 87°55'05" WEST 585.72 FEET AND THE PLACE OF BEGINNING OF THE LANDS HEREINAFTER DESCRIBED; THENCE SOUTH 42°03'12" WEST 56.60 FEET; THENCE SOUTH 85°23'33" WEST 86.61 FEET; THENCE NORTH 17°41'49" EAST 24.88 FEET; THENCE NORTH 63°30'02" EAST 121.90 FEET TO THE PLACE OF BEGINNING. CONTAINING 2,058 SQUARE FEET OR 0.0473 ACRES.

**Amendment 5: Reclassify the following described land from “Commercial” to “Medium Density Residential”:**

THAT PART OF THE SOUTHEAST QUARTER ¼ OF SECTION 23, TOWN 9 NORTH, RANGE 20 EAST IN THE VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHEAST ¼ OF SAID SECTION 23; THENCE NORTH 02°04'55" WEST ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER ¼ 150.00 FEET TO THE PLACE OF BEGINNING OF THE LANDS HEREINAFTER DESCRIBED: THENCE SOUTH 87°55'00" WEST 330.00 FEET; THENCE SOUTH 59°28'48" WEST 122.54 FEET; THENCE SOUTH 88°35'03" WEST 846.26 FEET; THENCE NORTH 01°24'57" WEST 260.73 FEET; THENCE NORTH 88°42'05" EAST 454.02 FEET; THENCE SOUTH 02°04'55" EAST 155.00 FEET; THENCE NORTH 88°42'05" EAST 330.00 FEET TO THE EAST LINE OF SAID SOUTHEAST ¼; THENCE SOUTH 02°04'55" EAST ALONG THE SAID EAST LINE 44.15 FEET TO THE PLACE OF BEGINNING. CONTAINING 147,846 SQFT OR 3.3941 ACRES.

A copy of the application and supporting documents are on file in the Community Development Department office, N112 W17001 Mequon Road, and are available for public inspection during the hours of 8:00 a.m. to 4:00 p.m. Monday through Friday.

Dated this 20<sup>th</sup> day of March 2018.

Deanna Boldrey, Village Clerk

To Be Published On: March 28<sup>th</sup> and April 4<sup>th</sup>, 2018

# EXHIBIT "A"

## ENTIRE PARCEL DESCRIPTION

