

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 to: (1) Create a Planned Development Overlay Zoning District (PDD) for the Property generally described below and shown in Exhibit A with underlying Rs-5: Residential Single-Family & Rm-2: Residential Multi-Family Zoning Districts described below; and (2) Rezone the following described areas from the A-1: Agricultural District to the newly created Rs-5 & Rm-2/PDD Zoning Districts:

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

Rezoning 1: A-1: Agricultural to Rs-5: Residential Single-Family/PDD:

THAT PART OF THE NORTHEAST $\frac{1}{4}$ AND THE NORTHWEST QUARTER $\frac{1}{4}$ 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 NORTHWEST CORNER OF THE NORTHWEST QUARTER $\frac{1}{4}$ OF SAID SECTION 23; THENCE NORTH 88°31'54" EAST ALONG THE NORTH LINE OF SAID NORTHWEST $\frac{1}{4}$ 1290.27 FEET TO THE PLACE OF BEGINNING OF THE LANDS HEREAFTER DESCRIBED: THENCE CONTINUING NORTH 88°33'05" EAST ALONG THE NORTH LINE OF SAID NORTHWEST $\frac{1}{4}$ 541.78 FEET; THENCE SOUTH 01°28'55" EAST 485.80 FEET; THENCE NORTH 88°33'05" EAST 200.00 FEET; THENCE NORTH 01°28'55" WEST 485.80 FEET TO THE NORTH LINE OF SAID NORTHWEST $\frac{1}{4}$; THENCE NORTH 88°33'05" EAST ALONG THE NORTH LINE OF SAID NORTHWEST $\frac{1}{4}$ 449.10 FEET TO THE NORTHEAST CORNER OF SAID NORTHWEST $\frac{1}{4}$; THENCE SOUTH 02°05'05" EAST ALONG THE EAST LINE OF SAID NORTHWEST $\frac{1}{4}$ 198.00 FEET; THENCE NORTH 88°38'40" EAST 730.00 FEET; THENCE SOUTH 01°21'20" EAST 440.00 FEET; THENCE SOUTH 88°38'40" WEST 1105.81 FEET TO THE EAST RIGHT-OF-WAY LINE OF THE CHICAGO & NORTHWESTERN RAILROAD; THENCE NORTH 37°49'50" WEST 1549.14 FEET; THENCE NORTH 02°09'14" WEST 1173.07 FEET TO THE PLACE OF BEGINNING. CONTAINING 2,780,090 SQFT OR 83.8221 ACRES.

Rezoning 2: A-1: Agricultural to Rs-5: Residential Single-Family/PDD:

THAT PART OF THE SOUTHEAST $\frac{1}{4}$ 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 SOUTHEAST CORNER OF SAID SOUTHEAST $\frac{1}{4}$; THENCE NORTH $02^{\circ}04'55''$ WEST ALONG THE EAST LINE OF SAID SOUTHEAST $\frac{1}{4}$ 921.91 FEET TO THE PLACE OF BEGINNING OF THE LANDS HEREAFTER DESCRIBED: THENCE SOUTH $87^{\circ}55'05''$ WEST 281.13 FEET; THENCE SOUTH $88^{\circ}14'00''$ WEST 75.00 FEET; THENCE SOUTH $59^{\circ}05'37''$ WEST 78.55 FEET; THENCE $51^{\circ}27'18''$ WEST 78.34 FEET; THENCE SOUTH $51^{\circ}37'18''$ WEST 78.34 FEET; THENCE SOUTH $42^{\circ}03'12''$ WEST 85.58 FEET; THENCE SOUTH $85^{\circ}23'33''$ WEST 172.49 FEET; THENCE $24^{\circ}11'31''$ WEST 122.12 FEET TO THE BEGINNING OF A CURVE OF RADIUS 330.00 FEET, THE CENTER OF WHICH LIES TO THE NORTH; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE 189.15 FEET, THE CHORD OF WHICH BEARS SOUTH $75^{\circ}18'34''$ WEST 187.30 FEET; THENCE SOUTH $89^{\circ}57'37''$ WEST 102.59 FEET TO THE BEGINNING OF A CURVE RADIUS 130.00 FEET, THE CENTER OF WHICH LIES TO THE NORTH; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE 127.99 FEET, THE CHORD OF WHICH BEARS NORTH $81^{\circ}50'09''$ WEST 122.88 FEET; THENCE SOUTH $58^{\circ}22'05''$ WEST 240.28 FEET TO THE EAST RIGHT-OF-WAY LINE OF THE CHICAGO & NORTHWESTERN RAILROAD; THENCE NORTH $37^{\circ}49'50''$ WEST ALONG THE SAID EAST RIGHT-OF-WAY LINE 1503.00 FEET; THENCE NORTH $52^{\circ}10'10''$ EAST 1200.00 FEET; THENCE SOUTH $01^{\circ}58'51''$ EAST 1289.21 FEET; THENCE NORTH $88^{\circ}37'59''$ EAST 1294.40 FEET TO THE EAST LINE OF SAID SOUTHEAST $\frac{1}{4}$; THENCE SOUTH $02^{\circ}04'55''$ EAST ALONG THE EAST LINE OF THE SAID SOUTHEAST $\frac{1}{4}$ 397.48 FEET TO THE PLACE OF BEGINNING. CONTAINING 1,838,415 SQFT OR 37.8128 ACRES.

Rezoning 3: A-1: Agricultural to Rm-2: Residential Multi-Family/PDD:

THAT PART OF THE SOUTHEAST $\frac{1}{4}$ 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 SOUTHEAST CORNER OF SAID SOUTHEAST $\frac{1}{4}$; THENCE NORTH $02^{\circ}04'55''$ WEST ALONG THE EAST LINE OF SAID SOUTHEAST $\frac{1}{4}$ 150.00 FEET TO THE PLACE OF BEGINNING OF THE LANDS HEREAFTER DESCRIBED: THENCE SOUTH $88^{\circ}42'05''$ WEST 33.01 FEET TO THE EAST RIGHT-OF-WAY LINE OF COUNTRY AIRE DRIVE AND TO THE NORTH RIGHT-OF-WAY LINE OF MEQUON ROAD; THENCE SOUTH $59^{\circ}28'48''$ WEST ALONG SAID NORTH RIGHT-OF-WAY LINE 122.54 FEET; THENCE SOUTH $88^{\circ}35'03''$ WEST ALONG SAID NORTH RIGHT-OF-WAY LINE 812.49 FEET TO THE EAST RIGHT-OF-WAY LINE OF THE CHICAGO & NORTHWESTERN RAILROAD; THENCE NORTH $37^{\circ}49'50''$ WEST ALONG SAID EAST RIGHT-OF-WAY LINE 812.49 FEET; THENCE NORTH $56^{\circ}22'05''$ EAST 240.25 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 127.99 FEET, THE CHORD OF WHICH BEARS SOUTH $81^{\circ}50'09''$ EAST 122.88 FEET; THENCE NORTH $89^{\circ}57'37''$ 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 189.15 FEET, THE CHORD OF WHICH BEARS NORTH $75^{\circ}18'34''$ EAST 187.30 FEET; THENCE SOUTH $24^{\circ}11'31''$ EAST 122.12 FEET; THENCE NORTH $85^{\circ}23'33''$ EAST 172.49 FEET; THENCE NORTH $42^{\circ}03'12''$ EAST 85.58 FEET; THENCE NORTH $51^{\circ}37'18''$ EAST 78.34 FEET; THENCE NORTH $81^{\circ}27'18''$ EAST 78.34 FEET; THENCE NORTH $89^{\circ}05'37''$ EAST 78.85 FEET; THENCE NORTH $88^{\circ}14'00''$ EAST 78.00 FEET; THENCE NORTH $87^{\circ}55'05''$ EAST 281.13 FEET TO THE EAST LINE OF SAID SOUTHEAST $\frac{1}{4}$; THENCE SOUTH $02^{\circ}04'55''$ EAST ALONG THE EAST LINE OF SAID SOUTHEAST $\frac{1}{4}$ 572.78 FEET; THENCE SOUTH $88^{\circ}42'05''$ WEST 330.00 FEET; THENCE SOUTH $02^{\circ}04'55''$ EAST 155.00 FEET; THENCE NORTH $88^{\circ}42'05''$ EAST 330.00 TO THE EAST LINE OF SAID SOUTHEAST $\frac{1}{4}$; THENCE SOUTH $02^{\circ}04'55''$ EAST ALONG THE EAST LINE OF SAID SOUTHEAST $\frac{1}{4}$ 44.80 FEET TO THE PLACE OF BEGINNING. CONTAINING 812,038 SQFT OR 18.8824 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.

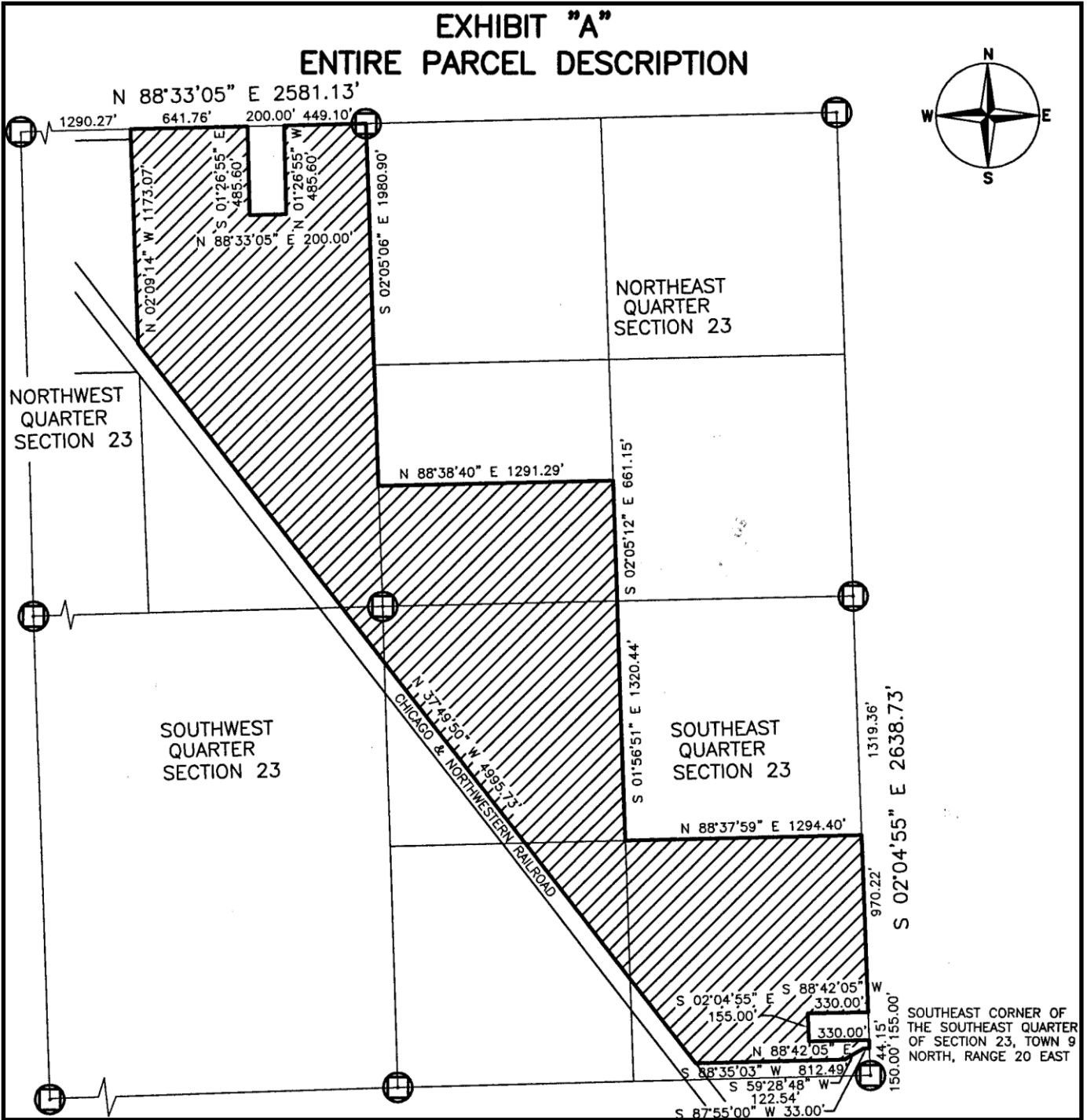
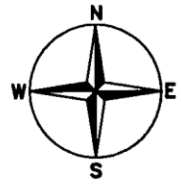
Dated this 20th day of March 2018.

Deanna Boldrey, Village Clerk

To Be Published On: March 28th and April 4th, 2018

EXHIBIT "A"

ENTIRE PARCEL DESCRIPTION



SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 23, TOWN 9 NORTH, RANGE 20 EAST