

ORDINANCE NO. 14-2018

**AN ORDINANCE TO AMEND THE LAND USE PLAN MAP OF THE VILLAGE OF GERMANTOWN 2020 "SMART GROWTH" COMPREHENSIVE PLAN
(US41/STH45 @ Holy Hill Road Corridor)**

THE VILLAGE BOARD OF THE VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN, ORDAINS AS FOLLOWS:

SECTION 1. That pursuant to Sections 60.22(3), 62.23(2) and (3), and 66.1001(4)(c), Wisconsin Statutes, the Village Board of the Village of Germantown did, on October 4, 2004, enact Ordinance No. 30-04 formally adopting the "Village of Germantown Year 2020 Smart Growth Plan" to guide the use of land and future development in the Village;

SECTION 2. That pursuant to the consistency requirement of the comprehensive planning requirements established in Sections 66.1001(1)(a) and 66.1001(2), Wisconsin Statutes, the "Village of Germantown Year 2020 Smart Growth Plan" contains specific policies that require development proposals and decisions regarding rezoning and subdivision to be consistent with the Land Use element of the Plan;

SECTION 3. That Towne Realty, Inc. d/b/a Zilber Property Group, agent for Brian A. & Kevin J. Kazmierczak, Richard A. and Mary K. Stephan, and Frank E. and Mary J. Wiedmeyer, Property Owners of 224.8 acres of property located south of Rockfield Road, north of Holy Hill Road, west of Goldendale Road and east of US41/STH45, submitted an application to amend the Land Use Plan map of the Village of Germantown Year 2020 Smart Growth Plan by changing the land use classification for said 224.8 acre property from "Mixed Use" to "Industrial/Office", and, to include said property in the 2020 Sanitary Sewer Service Area Boundary as a prerequisite for an application to rezone the property from the A-1: Agricultural, A-2: Agricultural, Rs-1: Single-Family and Rs-2: Single-Family Districts to the M-1: Limited Industrial District;

SECTION 4. That the Village of Germantown Plan Commission did, upon receiving a recommendation from Village Staff including the Community Development Department Director, recommended the inclusion of additional property in the request to amend the 2020 Land Use Plan Map by changing the land use classification from "Mixed Use" to "Industrial/Office" (see Exhibit A), and, to include said property in the 2020 Sanitary Sewer Service Area (SSA) Boundary (see Exhibit B), including property owned by William Wetterau, Agent for GGWW LLC, Property Owner of 73.5 acres south of Rockfield Road, north of Holy Hill Road, west of Goldendale Road, and, property owned by MLG/RMS LTD Partnership, Agent for Andrew Bruce, MLG Capital, Property Owner of 62.5 acres south of Holy Hill Road, north of the WSOR Railroad, west of Goldendale Road and east of Hwy 41/45;

SECTION 5. That the Village Board conducted a public hearing of the application on June 18, 2018 following publication and notification of said hearing and receipt of a recommendation from the Plan Commission made on June 11, 2018;

SECTION 7. That, after consideration of the application, supporting documentation, Plan Commission recommendation and public hearing testimony received, the Village Board does by enactment of this ordinance formally change the land use classification of the property listed in Table 1 and as shown in Exhibit A from "Mixed Use" to "Industrial/Office", and, to include the property listed in Table 2 and as shown in Exhibit B into the 2020 Sanitary Sewer Service Area (SSA) Boundary.

SECTION 8. This ordinance shall take effect and be in full force the day after its passage and publication, as provided by law.

Introduced by Trustee: Beum

Adopted: June 18, 2018, 2018

Vote:

Ayes: 7

Nays: 2


Dean Wolter, Village President

ATTEST: Deanna R. Boldrey
Deanna Boldrey, Village Clerk

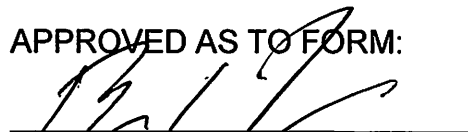
APPROVED AS TO FORM:

Brian Sajdak, Attorney

TABLE 1.

Village of Germantown Properties Included in the 2020 Land Use Plan Map Amendment to Change the Land Use Classification from “Mixed Use” to “Industrial/Office”

Tax Key Number	Acres	Owner
073-991	40.9	Brian A Kazmierczak, Kevin J. Kazmierczak
074-995	20.0	Brian A Kazmierczak, Kevin J. Kazmierczak
074-986	14.4	Brian A Kazmierczak, Kevin J. Kazmierczak
073-999	37.3	Brian A Kazmierczak, Kevin J. Kazmierczak
074-983	13.1	Brian A Kazmierczak, Kevin J. Kazmierczak
074-984	5.0	Richard A. & Mary K. Stephan
074-993	2.0	Frank E. & Mary J. Wiedmeyer
074-991	18.6	Brian A Kazmierczak, Kevin J. Kazmierczak
074-990	10.1	GGWW LLC
074-989	22.9	GGWW LLC
074-988	12.4	GGWW LLC
074-987	28.1	GGWW LLC
181-987	52.5	MLG/RMS

TABLE 2.

Village of Germantown Properties Included in the 2020 Land Use Plan Map Amendment to
Expand the Sanitary Sewer Service Area (SSA) Boundary

Tax Key Number	Acres	Owner
073-991	40.9	Brian A Kazmierczak, Kevin J. Kazmierczak
073-993	15.9	Mark Stephan
073-994	15.4	Brian A Kazmierczak, Kevin J. Kazmierczak
073-995	21.4	Brian A Kazmierczak, Kevin J. Kazmierczak
073-996	1.8	K&M of Wisconsin LLC
073-991	40.9	Brian A Kazmierczak, Kevin J. Kazmierczak
074-995	20.0	Brian A Kazmierczak, Kevin J. Kazmierczak
074-986	14.4	Brian A Kazmierczak, Kevin J. Kazmierczak
073-999	37.3	Brian A Kazmierczak, Kevin J. Kazmierczak
074-983	13.1	Brian A Kazmierczak, Kevin J. Kazmierczak
074-984	5.0	Richard A. & Mary K. Stephan
074-993	2.0	Frank E. & Mary J. Wiedmeyer
074-991	18.6	Brian A Kazmierczak, Kevin J. Kazmierczak
074-990	10.1	GGWW LLC
074-989	22.9	GGWW LLC
074-988	12.4	GGWW LLC
074-987	28.1	GGWW LLC
181-987	52.5	MLG/RMS
182-984	10.0	MLG/RMS
181-988	15.7	William H. Wetterau Trust
181-991	0.8	Homestead Transfer
181-990	6.6	William H. Wetterau Trust
181-989	5.9	Homestead Transfer
181-994	2.3	John Murphy
181-997-001	38.1	William H. Wetterau Trust
181-992	2.0	William H. Wetterau Trust

EXHIBIT A

Village of Germantown Properties Included in the 2020 Land Use Plan Map Amendment to Change the Land Use Classification from "Mixed Use" to "Industrial/Office"

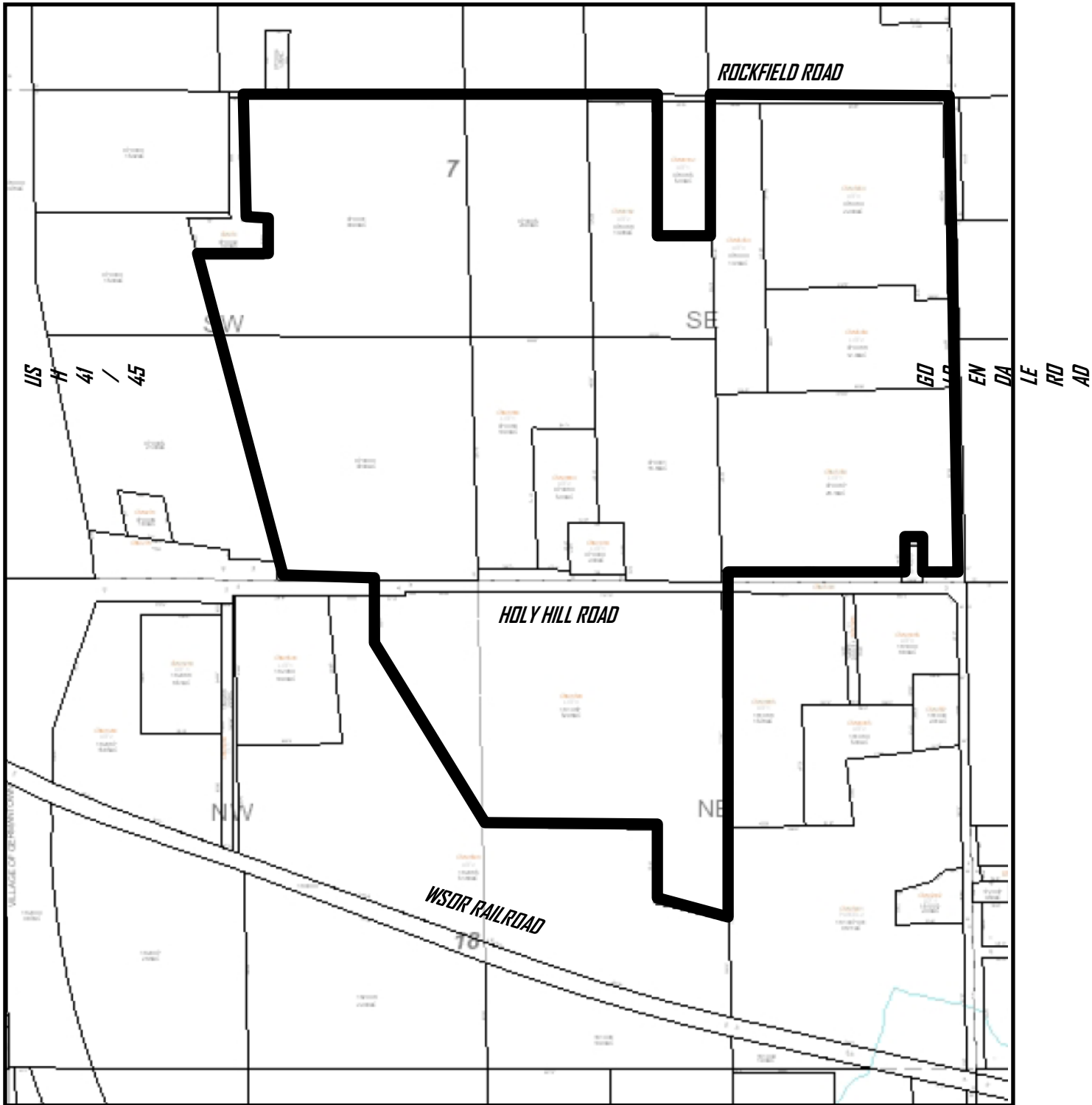


EXHIBIT B

Village of Germantown Properties Included in the 2020 Land Use Plan Map Amendment to Expand the Sanitary Sewer Service Area (SSA) Boundary

