

ORDINANCE NO. 18-17

AN ORDINANCE TO AMEND THE LAND USE PLAN MAP OF THE VILLAGE OF GERMANTOWN 2020 "SMART GROWTH" COMPREHENSIVE PLAN
Speaker Properties LLC (Goldendale Road north of Freistadt Road)

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 Speaker Properties LLC, agent for the property owners, Francis & Dolores Mayer, et al., and the J.W. Speaker Corporation, has submitted an application to amend the Land Use Plan map of the Village of Germantown Year 2020 Smart Growth Plan for approximately 39.7 acres of land located in the northeast quadrant of the Goldendale Road @ Freistadt Road intersection (Tax Parcels #172-992 & 173-993) by changing the land use classification from "Agricultural/Conservation Residential" and "Low Density Residential" 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 District to the M-1/PDD: Limited Industrial/ Planned Development District;

SECTION 4. That the Village Board conducted public hearings of the application on October 16 and December 18, 2017 following publication and notification of said hearing and receipt of a recommendation from the Plan Commission made on October 9, 2017;

SECTION 5. 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 following described property from "Agricultural/Conservation Residential" and "Low Density Residential" to "Industrial/Office", and, to include said property in the 2020 Sanitary Sewer Service Area Boundary (that portion that is not already located within the 2020 SSA Boundary):

Part of the Northwest 1/4 and Southwest 1/4 of the Southwest 1/4 of Section 17, Town 9 North, Range 20 East, in the Village of Germantown, Washington County, Wisconsin, bounded and described as follows:

Commencing at the Northwest corner of said 1/4 Section; thence South 01°14'33" East along the West line of said 1/4 of said Section 123.85 feet to the South line of the Wisconsin & Southern Railroad lands and the point of beginning of the lands hereinafter described; thence: South 77°11'31" East along said South line 1343.65 feet to a point; thence South 01°17'44" East along the West line of Lot 1 of Certified Survey Map No 6215 a distance of 1283.76 feet to a point; thence South 75°00'27" West along the North line the of Neuland Subdivision 403.42 feet to a point, thence North 43°39'33" West along said North line 180.00 feet to a point; thence North 54°19'33" West along said North line 380.00 feet to a point; thence North 38°28'33" West along said North line 49.79 feet to a point; thence South 87°00'27" West along said North line 250.00 feet to a point; thence South 14°59'33" East along said North line 40.00 feet to a point; thence South 82°45'51" West along said North line 218.24 feet to a point on the West line of SW 1/4, Section 17; thence North 01°14'33" West along said West line 1374.37 feet to the point of beginning.

Along with Part of the Northwest 1/4 and Southwest 1/4 of the Southwest 1/4 of Section 17, Town 9 North, Range 20 East, in the Village of Germantown, Washington County, Wisconsin, bounded and described as follows:

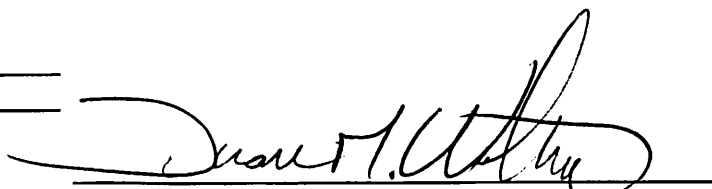
Commencing at the Southwest corner of said 1/4 Section; thence North 89°53'45" East along the South line of said 1/4 of said Section 1301.98 feet to the point of beginning of the lands hereinafter described; thence North 01°04'33" West 217.16 feet to a point; thence South 89°57'33" West 3.57 feet to the Southeast corner of Lot 6, Block 1 of Neuland Subdivision; thence North 01°02'33" West along the East line of said Lot 392.27 feet to a point on the south line of Dalebrook Drive; thence North 88°57'27" East along said south line 5.05 feet to a point; thence South 01°17'44" East along the West line of Lot 1 of Certified Survey Map No. 6215 a distance of 549.55 feet to a point on aforesaid South line; thence South 89°53'45" West along said South line 3.78 feet to the point of beginning. Tax Key No. GTNV 173-992 & 173-993

SECTION 6. This ordinance shall take effect and be in full force the day after its passage and publication, as provided by law.

Introduced by Trustee: Tr. Baum

Adopted: December 18, 2017

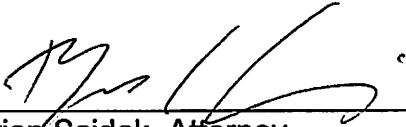
Vote: Ayes: 5
 Nays: 4



Dean Wolter
Village President

ATTEST:
Deanna L. Boldrey
Deanna L. Boldrey, Village Clerk

APPROVED AS TO FORM:



Brian Sajdak, Attorney

Published:

January 3, 2018