

ORDINANCE NO. 19-17

**AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP
OF THE VILLAGE OF GERMANTOWN ZONING CODE**

(J.W. Speaker Corporation PDD, Speaker Properties LLC, Property Owner)

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

SECTION 1. That the Zoning Code and zoning map of the Village of Germantown is amended by the creation of an M-1: Limited Industrial Planned Development District (M-1/PDD) to be known as the "J.W. Speaker Corporation M-1/Planned Development District (M-1/PDD)", which shall include the following described properties:

Mayer/Neu Property (Tax Key #173-992 and Tax Key #173-993)

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, 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. Said lands containing 39.74 acres more or less.

Roskopf Property (Lot 1 of CSM #6702 and Tax Key #173-987)

Lot 1 of Certified Survey Map #6702 as recorded in Volume 51 on Page 221 of Certified Survey Maps of Washington County, Section 17, Town 9 North, Range 20 East, in the Village of Germantown, Washington County, Wisconsin. Said lands containing 47.43 acres more or less.

Phylmack LLC Property (Lot 2 of CSM #6702 Tax Key #174-985)

Lot 2 of Certified Survey Map #6702 as recorded in Volume 51 on Page 221 of Certified Survey Maps of Washington County, Section 17, Town 9 North, Range 20 East, in the Village of Germantown, Washington County, Wisconsin. Said lands containing 57.08 acres more or less.

SECTION 2. That the zoning map of the Village of Germantown is amended by rezoning from the A-1: Agricultural District to the J.W. Speaker Corporation M-1/Planned Development District (M-1/PDD) the following described property:

Mayer/Neu Property (Tax Key #173-992 and Tax Key #173-993)

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, 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. Said lands containing 39.74 acres more or less.

SECTION 3. That the zoning map of the Village of Germantown is amended by rezoning from the M-1: Limited Industrial District to the J.W. Speaker Corporation M-1/Planned Development District (M-1/PDD) the following described properties:

Roskopf Property (Lot 1 of CSM #6702 and Tax Key #173-987)

Lot 1 of Certified Survey Map #6702 as recorded in Volume 51 on Page 221 of Certified Survey Maps of Washington County, Section 17, Town 9 North, Range 20 East, in the Village of Germantown, Washington County, Wisconsin. Said lands containing 47.43 acres more or less.

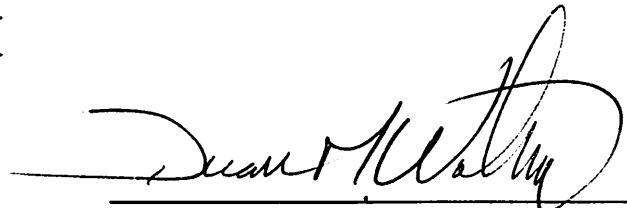
Phylmack LLC Property (Lot 2 of CSM #6702 Tax Key #174-985)

Lot 2 of Certified Survey Map #6702 as recorded in Volume 51 on Page 221 of Certified Survey Maps of Washington County, Section 17, Town 9 North, Range 20 East, in the Village of Germantown, Washington County, Wisconsin. Said lands containing 57.08 acres more or less.

SECTION 4. This ordinance shall take effect and be in full force the day after its passage and publication, as provided by law.

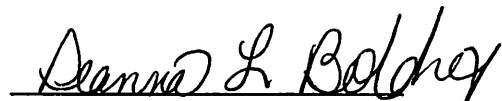
Introduced by Trustee: Trustee Baum
Adopted: December 18, 2017

Vote: Ayes: 5
 Nays: 4



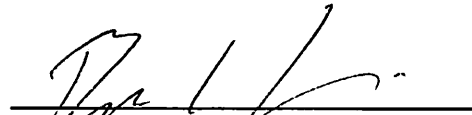
Dean Wolter, Village President

ATTEST:



Deanna L. Boldrey, Village Clerk

APPROVED AS TO FORM:



Brian Sajdak, Attorney

Published: January 3, 2018