

**VILLAGE OF GERMANTOWN
N112 W17001 MEQUON ROAD
GERMANTOWN, WI 53022**

MEETING: REGULAR MEETING OF THE VILLAGE BOARD

DATE AND TIME: MONDAY, AUGUST 18, 2014 7:00 p.m.

LOCATION: Germantown Village Hall Board Room

- I. **CALL TO ORDER:** *This meeting has been given public notice in accordance with Section 19.83 and 19.84, Wis. Stats, in such form that will apprise the general public and news media of subject matter that is intended for consideration and action.*
- II. **ROLL CALL**
- III. **PLEDGE OF ALLEGIANCE**
- IV. **PRESIDENT'S REPORT**
- V. **ANNOUNCEMENTS OF FORTHCOMING EVENTS OF PUBLIC INTEREST/COMMITTEE REPORTS:**
The following individuals will be given the opportunity to make announcements of future municipal activities: Village President, Village Board Members, Village Administrator, Village Attorney and Village Clerk.
- VI. **CITIZEN INPUT/PUBLIC APPEARANCE on items not subject to a public hearing:**
Please be advised per §19.84(2), information will be received from the public. It is the policy of this municipality that there be a three (3) minute time period, per person, with time extension per the Chief Presiding Officer's discretion; be further advised that there may be limited discussion on the information received, however, no action will be taken under public comments. (15 minutes)
- VII. **CONSENT AGENDA:**
- A. Minutes – July 21, 2014 and August 4, 2014
- B. Accounts payable/payroll
- | | | | | |
|----|-----------------|------------------|----|------------|
| 1. | July 7, 2014 | Accounts Payable | \$ | 35,991.90 |
| 2. | August 10, 2014 | Accounts Payable | \$ | 781,038.12 |
| 3. | August 12, 2014 | Payroll (hourly) | \$ | 250,213.20 |
| 4. | August 15, 2014 | Payroll (salary) | \$ | 79,394.52 |
- C. **Operator Licenses: August 19, 2014 - June 30, 2015:**
Yasir Cheema, Crystal Goodwill, Krista Huebner, Danielle Konstanz, Whitney Miszewski, Shawn Severson, Meghan Slavik
The following items were forwarded from the Public Safety Committee with a unanimous recommendation:
- D. A Resolution Establishing a Fee Schedule for Ambulance and EMT Services
[Recommended Approval]

VII. CONSENT AGENDA continued:

- E. Recommended Approval of Denial of Operator License – Trenton P. Eagon [Recommended Approval]
- F. Approval of Server Array/Cluster Purchase from Schultz Bernstein & Associates in an Amount Not to Exceed \$29,915 – Police Department [Recommended Approval]
- G. Approval to Purchase 3 Taser Units from Taser International for \$4,000 using funds raised from selling old/used rifles (\$4,664) [Recommended Approval]
- H. Approval to Purchase Gun Mounts and Installation Through General Fire in an Amount Not to Exceed \$12,777, Budgeted from Acct. #40-521-570-8456 [Recommended Approval]

The following items were forwarded from the Public Works Committee with a unanimous recommendation:

- I. Approve the CTW Corporation Invoice in the Amount of \$12,778.50 for the Emergency Pump Repair at Well #7. Funds to be Allocated from Acct. #50-722-530-6330 [Recommended Approval]
- J. Allow Staff to Contract the Patching of a 25' x 100' portion of Crestwood Drive at a cost not to exceed \$5,500. Funds to be Allocated from Acct. #10-542-530-3505
- K. Approval to Purchase One 2008 Toyota Fork Lift from Kensar Equipment Company for an Amount not to Exceed \$19,900. Funds to be Allocated from Acct. #40-542-570-8450

VIII. UNFINISHED BUSINESS:

IX. PUBLIC HEARINGS – 7:00 P.M. OR LATER –*The purpose of said hearing(s) is to hear any and all parties, their attorneys or agents, for or against the application(s) filed by the petitioner(s).*

- A. Keith Kindred, SEH-Yaggy, Agent for Bielinski Holdings LLC & Bielinski Homes, Inc., Property Owners and Applicant for a Rezoning application to rezone the property located a 10th of a mile west of Wasaukee Road on Mequon Road (Tax Key #GTNV251-982) From the Rs-1: Single-family to the Rs-4/PDD: Single-family Residential Prairie Glen North Planned Development District

X. NEW BUSINESS:

- A. Bielinski Holdings LLC, Property Owner; Prairie Glen North Planned Development District (PDD) Amendments
 - 1. Ordinance to Amend the Official Zoning Map of the Village of Germantown Zoning Code (Bielinski Holdings LLC & Bielinski Homes Inc. Property)
 - 2. Amending Resolution No. 04-14 Containing Conditions and Restrictions for the Prairie Glen North Planned Development District (PDD) (Bielinski Holdings LLC, Property Owner)
- B. Bielinski Holdings LLC & Bielinski Homes Inc., Property Owner; Prairie Glen II Preliminary Subdivision Plat
- C. Gloria Moy, Property Owner; N124 W13832 Lovers Lane; 2-Lot Certified Survey Map
- D. Resolution Authorizing the Borrowing of Not To Exceed \$6,000,000; And Providing For The Issuance And Sale of General Obligation Community

X. NEW BUSINESS continued:

- Development Bonds Therefor (TID #6)
- E. 2015 Budget Calendar
- F. A Resolution Requesting The Wisconsin Department of Transportation and the Federal Highway Administration Reevaluate and Complete a Detailed Traffic Generation and Noise Level Analysis for the US-41 Interstate Conversion Project
- G. Request for Approval of Change Order – Wago-Freistadt Storm Sewer
- H. Request for Approval of Change Order – Forest Drive Ditch Enclosure
- I. Request for Approval of Scope Change to Bore Under Four High Pressure Gas Transmission Lines – Appleton Ave. Water Main Extension Project
- J. Development Agreement Between the Village of Germantown and MLG for Development in the Willow Creek Business Park (TIF 6). The Village Board May Enter Into Closed Session Per Wis. Stats. §19.85(1)(e) For The Purpose Of Deliberating Or Negotiating The Purchase Of Public Properties, The Investing Of Public Funds, Or Conducting Other Specified Public Business, When Competitive Or Bargaining Reasons Require A Closed Session And Then May Re-Enter Open Session To Take Such Action As It Deems Appropriate.
- K. The Germantown Professional Police Association Local 306 Contract Negotiations. The Village Board May Enter Into Closed Session Per Wis. Stats. §19.85(1)(e) For The Purpose Of Deliberating Or Negotiating The Purchase Of Public Properties, The Investing Of Public Funds, Or Conducting Other Specified Public Business, When Competitive Or Bargaining Reasons Require A Closed Session And Then May Re-Enter Open Session To Take Such Action As It Deems Appropriate

XI. ADJOURNMENT

The next Village Board meeting will be on September 15, 2014 at 7:00 p.m.

UPON REASONABLE NOTICE, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For Additional information or to request this service please contact the Village Clerk at (262)250-4740 at least 2 days prior to the meeting.

BUSINESS OF THE VILLAGE BOARD

GERMANTOWN, WI

Fire Department

V# 0

MEETING DATE: August 18, 2014

AGENDA ITEM: New Business

ITEM TITLE: Increase of Ambulance Transport/Treatment Rates

SUBMITTED BY: Chief Gary L. Weiss

SUMMARY EXPLANATION:

The last time the ambulance transport/treatment rates were increased was in October 2010. After conducting a survey of local departments that provide this type of service, I am suggesting the rate structure on the attached spreadsheet.

The attached spreadsheet shows our current rate, the proposed rate, the dollar amount of change and the local area averages.

Considering it has been several years since a rate increase, the cost of fuel and medical supplies, the up-keep of the EMS equipment and ambulances this is a reasonable rate increase.

Some Basic Definitions:

- BLS-Basic life support.
- ALS 1- EMT IV level of service (current level).
- ALS 2- Paramedic level.

ATTACHMENT: ORDINANCE___ RESOLUTION__X__ OTHER__X__

EMS Billing Spread Sheet

Supporting Memo

PUBLIC SAFETY COMMITTEE ACTION:

The Public Safety Committee voted unanimously to move this to the Village Board with their support.

RECOMMENDATION:

Approval of the rate increase to become effective upon approval.

Village of



Germantown

Fire Department

N115 W18752 Edison Drive
Germantown, Wisconsin 53022
Phone: (262) 502-4701
Fax: (262) 502-4744

Gary L. Weiss
Fire Chief



TO: Village Board of Trustee's

From: Gary L. Weiss, Fire Chief *GLW*

Subject: EMS Billing Rate Increase Supporting Information

Date: August 8, 2014

The last time the Germantown Fire Department proposed a EMS Billing increase of November 8, 2010. Since that time personnel cost, equipment and supply cost have increased. I am requesting this rate increase to keep up with inflation.

Additionally, the Fire Department does "look" at other vendors for supply to compare costs. Due to our membership in the Wisconsin Emergency Medical Services Association we do receive discounts from certain vendors on supplies and equipment.

Listed below is a comparison of costs from 2010 today.

All costs are rounded to the nearest dollar

ITEM	2010 COST	2014 COST
Electrodes	\$377 per case	\$638 per case
IV Solution-Saline 500 ML Bag	\$26 per case	\$55 per case
IV Needles, 18 gauge	\$256 per case	\$525 per case
Glucagen (medication for diabetics)	\$97 per mg	\$160 per mg
Diesel Fuel	\$2.91 per gallon (5/31/10)	\$3.97 per gallon (5/31/14)

As you can see our cost have increased on average 100% over 4 years. Our requested rates and within the standards of the area and it trends continue should show an increase of approximately \$100,000 over a year.

RESOLUTION NO. ____-14

A RESOLUTION ESTABLISHING A FEE SCHEDULE FOR
AMBULANCE AND EMT SERVICES

WHEREAS, the Village Board having previously set a fee schedule for ambulance and EMT services provided by the Village's Fire Department; and

WHEREAS, the Chief of the Germantown Fire Department has reviewed current charges for ambulance service, as they compare to the municipal costs of providing the same and has also reviewed ambulance services charges of commercial enterprises and those charged by other municipalities in the area; and

WHEREAS, the Fire Chief has recommended that the existing fee schedule be amended so as to reflect the actual cost to the Village of providing these services;

NOW, THEREFORE, BE IT RESOLVED that the Village Board of the Village of Germantown, Wisconsin, do hereby replace the existing fee schedule with the fee schedule attached to this Resolution, which shall be henceforth used and shall constitute the fees for ambulance and EMT service until amended or rescinded by further resolution of the Village Board.

Introduced by Trustee:

Adopted: August 18, 2014

Vote: Ayes:

Nays:

Absent:

Dean M. Wolter, Village President

ATTEST:

Barbara K. D. Goeckner, Village Clerk

Germantown Fire Department Ambulance Charges Proposal (2014)	Current Billed Rate	Proposed Bill Rate	Increase Amount	Average Local Rates
Base Rates				
BLS Base Rate - Resident	\$450.00	\$525.00	\$75.00	\$509.64
BLS Base Rate - Non-Resident	\$550.00	\$625.00	\$75.00	\$578.21
ALS 1 Base Rate - Resident	\$525.00	\$700.00	\$175.00	\$650.00
ALS 1 Base Rate - Non-Resident	\$625.00	\$800.00	\$175.00	\$721.07
ALS 2 Base Rate - Resident	\$550.00	\$750.00	\$200.00	\$660.38
ALS 2 Base Rate - Non-Resident	\$675.00	\$850.00	\$175.00	\$739.23
Mileage	\$15.00	\$15.00	\$0.00	\$14.19
No Transport				
No Transport 5-10 (Non-MVA)	\$50.00	\$75.00	\$25.00	\$150.00
No Transport 11-15 (Non-MVA)	\$150.00	\$200.00	\$50.00	\$250.00
No Transport 16 + (Non-MVA)	\$200.00	\$400.00	\$200.00	\$460.00
Special Services				
Extrication	\$250.00	\$500.00	\$250.00	\$500.00
Extended Extrication	\$75.00 /hr	\$0.00	\$0.00	\$0.00
Supply Charges				
Advanced Airways	\$110.00	\$110.00	\$0.00	\$71.43
CPAP	\$100.00	\$125.00	\$25.00	\$94.23
Defibrillator Supplies	\$100.00	\$100.00	\$0.00	\$81.67
EKG Supplies	\$85.00	\$85.00	\$0.00	\$55.00
IV Start	\$65.00	\$65.00	\$0.00	\$56.43
IO Start	\$0.00	\$175.00	\$175.00	\$165.00
OB/Childbirth Supplies	\$50.00	\$50.00	\$0.00	\$34.00
Pneumothorax Kit (TEMS)	\$100.00	\$100.00	\$0.00	\$100.00
Supplies - BLS	\$60.00	\$60.00	\$0.00	\$50.36
Supplies - ALS	\$75.00	\$75.00	\$0.00	\$50.30
Medications				
Albuterol	\$30.00	\$30.00	\$0.00	\$21.25
Aspirin per dose	\$5.00	\$10.00	\$5.00	\$8.91
Atrovent	\$25.00	\$25.00	\$0.00	\$18.56
Dextrose	\$20.00	\$30.00	\$10.00	\$24.44
Epinephrine 1:1000	\$65.00	\$65.00	\$0.00	\$37.67
Glucagon	\$175.00	\$175.00	\$0.00	\$129.64
Oral Glucose per 15 G	\$10.00	\$20.00	\$10.00	\$14.00
Narcan/Naloxone (Per 2mg)	\$35.00	\$50.00	\$15.00	\$37.07
Nitroglycerin	\$25.00	\$25.00	\$0.00	\$20.14
Normal Saline Flush	\$35.00	\$35.00	\$0.00	\$20.00
Normal Saline (IV Administration) per 1000 mL	\$25.00	\$50.00	\$25.00	\$27.60
Oxygen	\$70.00	\$70.00	\$0.00	\$55.00

IX A

**BUSINESS OF THE VILLAGE BOARD
GERMANTOWN, WI**

MEETING DATE: August 18, 2014

AGENDA ITEM: Public Hearing & New Business (PDD RESOLUTION & ORDINANCE)

ITEM TITLE: Bielinski Holdings LLC, Property Owner; Prairie Glen North
Planned Development District (PDD) Amendments

SUBMITTED BY: Jeffrey W. Retzlaff, Director, Community Development Department

SUMMARY EXPLANATION:

Keith Kindred, SEH-Yaggy, agent for Bielinski Holdings LLC & Bielinski Homes Inc., is requesting approval of a "minor" amendment to the Prairie Glen North General Development Plan and Planned Development District (PDD) for the purposes of adding a .66-acre adjacent parcel to the development. As shown in the exhibit attached to the rezoning application, the .66-acre parcel is/was actually a 22.5' wide "spite strip" created many years ago prior to the division and development of the Prairie Glen subdivision.

The .66-acre parcel (included in Outlots 5 & 6 on the preliminary plat) will provide a temporary and alternative means of access to Strawgrass Lane from the 1.77-acre residential parcel located north of and abutting the Prairie Glen North PDD (Lot 1 of CSM #5612 owned by Michael & Christine Hohnstein). The provision of temporary access to the Hohnstein parcel addresses a long-standing concern (and current objection) made by the Wisconsin Department of Transportation (WisDOT) regarding an existing temporary driveway connection to Mequon Road was granted to the Hohnstein property when the Prairie Glen North PDD property was originally created in 2003.

The Plan Commission determined that the amendment is a "minor" change and does not warrant a public hearing (the public hearing is, however, necessary for the rezoning aspect of adding the .66-acre parcel to the development and Prairie Glen North PDD).

ATTACHMENTS:

- ◆ 1/13/14 Staff Report
- ◆ 1/13/14 Plan Commission Meeting Minutes
- ◆ Amended Conditions & Restrictions Resolution (amending Res. No. 04-14)
- ◆ Revised General Development Plan
- ◆ Rezoning Exhibit & Public Hearing Notice

PLAN COMMISSION RECOMMENDATION:

APPROVE the amended General Development Plan (dated June 12, 2014) and revise the conditions and restrictions resolution (Res. No. 04-14) for the Prairie Glen North PDD as necessary to reflect the new GDP subject to Village Board approval of the proposed amendment as a "minor" change to the Prairie Glen North PDD.

APPROVE rezoning the .66-acre parcel along the west side of the current Prairie Glen North PDD from Rs-1 to Rs-4/PDD.

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, August 18, 2014
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 applications filed by the following applicant for: (1) a REZONING application to rezone the following described property owned by Bielinski Holdings LLC & Bielinski Homes Inc. from the Rs-1: Single-family to the Rs-4/PDD: Single-family Residential Prairie Glen North Planned Development District:

Petitioners: Keith Kindred, SEH-Yaggy, Agent for Bielinski Holdings LLC & Bielinski Homes Inc.

Property: A narrow parcel of land 22' wide and 1,319' feet long adjacent to and west of the Prairie Glen North Planned Development District being a part the NE 1/4 of the NE 1/4 of Section 25, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin, more fully described as follows:

Commencing at the Northeast Corner of said Section 25; thence S 88°11'28"W., along the north line of the NE 1/4 of said Section, 663.80 feet to the west line of the East 1/2 of the NE 1/4 of the NE 1/4 of said Section and the point of beginning of the hereinafter described lands; thence continue S 88°11'28"W., 22.60 feet; thence S 02°12'32"E., along the easterly line of the parcel per Document #232507 1,319.73 feet; thence N 88°03'41"E., along the northerly line of Outlot 2 of Prairie Glen, 20.73 feet; thence N 02°07'40"W., along the west line of the East 1/2 of the NE 1/4 of the NE 1/4 of said Section 1,319.67 feet to the point of beginning. Said lands contain 28,593 square feet or 0.66 acres.

A copy of the application is on file in the Village Planning Department office and is available for public inspection during the hours of 8:00 a.m. to 4:00 p.m. Monday through Friday.

Dated this 23rd day of July, 2014.
Barbara K. D. Goeckner, Village Clerk

To Be Published On: July 31st and August 7th, 2014

X. A. 1

ORDINANCE NO. _____

**AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP
OF THE VILLAGE OF GERMANTOWN ZONING CODE
(Bielinski Holdings LLC & Bielinski Homes Inc. Property)**

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

SECTION 1. That the zoning map of the Village of Germantown be amended by rezoning from "Rs-1: single-family" to "Rs-4: Single-family Residential" with the Prairie Glen North Planned Development District (PDD) Overlay for the following described property:

A narrow parcel of land 22' wide and 1,319' feet long adjacent to and west of the Prairie Glen North Planned Development District being a part the NE 1/4 of the NE 1/4 of Section 25, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin, more fully described as follows:

Commencing at the Northeast Corner of said Section 25; thence S 88°11'28"W., along the north line of the NE 1/4 of said Section, 663.80 feet to the west line of the East 1/2 of the NE 1/4 of the NE 1/4 of said Section and the point of beginning of the hereinafter described lands; thence continue S 88°11'28"W., 22.60 feet; thence S 02°12'32"E., along the easterly line of the parcel per Document #232507 1,319.73 feet; thence N 88°03'41"E., along the northerly line of Outlot 2 of Prairie Glen, 20.73 feet; thence N 02°07'40"W., along the west line of the East 1/2 of the NE 1/4 of the NE 1/4 of said Section 1,319.67 feet to the point of beginning. Said lands contain 28,593 square feet or 0.66 acres.

SECTION 2. This ordinance shall take effect and be in full force the day after its passage and publication, as provided by law.

Introduced by Trustee: _____

Adopted: August 18, 2014

Vote: Ayes: _____
Nays: _____

Dean Wolter, Village President

ATTEST:

Barbara K. D. Goeckner, Village Clerk

APPROVED AS TO FORM:

Brian Sajdak, Attorney
Published:

Published:

PDD AMENDMENT & REZONING APPLICATIONS

7/14/14 Plan Commission Meeting

Bielinski Homes Inc. / Prairie Glen North

Village Planner Report

Germantown, Wisconsin

Summary

Keith Kindred, SEH-Yaggy, agent for Bielinski Holdings LLC & Bielinski Homes Inc., property owner, is requesting approval of an amendment to the Prairie Glen North General Development Plan (GDP) and Planned Development District (PDD) conditions and restrictions resolution for development of the 14.4-acre property located adjacent to and north of the Prairie Glen Subdivision on Wasaukee Road in order to add a .66-acre parcel to the overall development area.

Property Location: Wasaukee Road south of Mequon Road

Applicant/

Property Owner: Keith Kindred, SEH-Yaggy
501 Maple Ave
Delafield, WI 53018

Bielinski Holdings LLC
1830 Meadow Lane Suite A
Pewaukee, WI 53072

Current Zoning: Rs-4/PDD: Single-family

Adjacent Land Uses		Zoning
North	Residential	Rs-3
South	Residential (Prairie Glen)	Rs-4/PDD
East	Agricultural (City of Mequon)	A-1
West	Residential	Rs-1



Background

Development of the 40-acre Prairie Glen “conservation design” subdivision as a Planned Development District (PDD) was approved by the Village in 1999. Prairie Glen contains 31 single-family lots (15,000 SF min. lot size), 23 acres of common open space with nature trails, public sidewalks, areas of woodland, wetland and prairie restoration, and significant buffer areas around the development.

In 2002, a 14-acre expansion known as “Prairie Glen North” was approved by the Village. Prairie Glen North was approved for an additional 17 single-family lots with many of the same conservation design principles and amenities. Unfortunately, development of Prairie Glen North never took place.

In 2008, Bielinski Homes requested (and was subsequently granted) re-approval of the Prairie Glen North PDD Zoning District and General Development Plan a 16-lot conservation subdivision of the 14-acre parcel with the following characteristics:

Prairie Glen North (2008 version)	
Total Area	14.4 acres
Total Lots	16 single-family
Range of Lot Sizes	17,713 to 22,073 sqft
Avg. Lot Size	19,478 sqft
Open Space Area	5.43 acres or 37.5% (3 outlots)

While approval of the 2008 Prairie Glen North PDD rezoning and revised General Development Plan was granted by the Village, a revised conditions and restrictions resolution was never adopted because the development never moved forward.

Earlier this year in January, Bielinski Homes requested (and was subsequently granted) re-approval of the Prairie Glen North PDD General Development Plan for a 17-lot conservation subdivision with the following characteristics:

Prairie Glen North (2014 ADOPTED version)	
Total Area	14.4 acres
Total Lots	17 single-family
Range of Lot Sizes	17,994 to 27,038 sqft
Avg. Lot Size	20,600 sqft
Open Space Area	4.48 acres or 31.1% (3 outlots)

The specific list of conditions and restrictions governing development of Prairie Glen North is contained in Resolution No. 04-14 (copy attached).

At this time, Kieth Kindred, SEH-Yaggy, agent for Bielinski Holdings LLC & Bielinski Homes Inc., property owner, is requesting approval of an amendment to the Prairie Glen North General Development Plan and PDD conditions and restrictions resolution for the 14.4-acre property located adjacent to and north of the Prairie Glen Subdivision on Wasaukee Road in order to incorporate a .66-acre parcel to the overall develop area.

As presented in the attached General Site Plan, the Prairie Glen North development is now being proposed with the following characteristics:

Prairie Glen North (Proposed Amendment)	
Total Area	15.01 acres
Total Lots	17 single-family
Range of Lot Sizes	17,994 to 27,038 sqft
Avg. Lot Size	21,308 sqft
Open Space Area	4.8 acres or 32% (3 outlots)

The reason for amending the PDD General Development Plan is to add and rezone a .66-acre parcel along the west side of the current PDD. As shown in the exhibit attached to the rezoning application, the .66-acre parcel is/was actually a 22.5' wide "spite strip" created many years ago prior to the division and development of the Prairie Glen subdivision.

Furthermore, the addition of the .66-acre parcel to the PDD will provide a temporary and alternative means of access to Strawgrass Lane from the 1.77-acre residential parcel located north of and abutting the Prairie Glen North PDD (Lot 1 of CSM #5612 owned by Michael & Christine Hohnstein). The provision of temporary access to the Hohnstein parcel addresses a long-standing concern (and current objection) made by the Wisconsin Department of Transportation (WisDOT) regarding an existing temporary driveway connection to Mequon Road was granted to the Hohnstein property when the Prairie Glen North PDD property was originally created in 2003. CSM #5612 split the Prairie Glen North property (Lot 2 of CSM #5612) from the Hohnstein property (Lot 1 of CSM #5612).

According to WisDOT officials, WisDOT only approved CSM #5612 with the understanding that, if and when the Prairie Glen North PDD was developed, access to the Hohnstein property would be provided through the roads in the Prairie Glen North development, and, the temporary driveway connection to Mequon Road from the Hohnstein property would be eliminated. In recent communications with WisDOT officials, WisDOT has indicated that they will remove their objections to development of the Prairie Glen North development if an alternative means of access to the Hohnstein property is provided as part of the Prairie Glen North development.

It is intended that the temporary access driveway connecting the Hohnstein property to Strawgrass Lane (located in the open space outlot adjacent to Lot No. 40) along the

west side will be in place until such time as an alternative means of access can be provided to Mequon Road by way of a cross-access easement or “frontage road” connection to/from the property to the west (owned by David & Bonnie Kupser) if and when that property is further divided and developed. *[NOTE: this issue will be addressed further when the required subdivision plat for the Prairie Glen North subdivision is submitted for approval].*

Staff Analysis

General Development Plan (GDP)

Although the primary purpose for amending the PDD General Development Plan (GDP) is to incorporate the .66-acre “spite strip” into the overall PDD development, there are a few other changes in the proposed GDP (dated June 12, 2014) when compared to the current adopted GDP (dated December 12, 2013).

The proposed GDP continues to reflect a reasonably good “conservation design” road and lot layout for a residential development, although the lot size continues to get larger and larger (21,308 sqft proposed) when compared to the adopted GDP (20,600 sqft) and the originally approved GDP in 2008 (19,480 sqft). Under the proposed GDP, six (6) lots increase in area (Lot Nos. 39, 40, 42, 43, 47 & 48) while two lots (35 & 36) decrease in area. As a result, the width of the open space corridor between Lot Nos. 43 and 44 narrows from over 30 feet to approximately 15 feet.

Berming, landscaping and the installation of bioretention swales along Wasaukee Road continue to be part of the proposed General Development Plan. The berming and landscaping within the open space areas along the north property line (abutting the Hohnstein property which is designated for future commercial development on the Village's 2020 Land Use Plan) and along Wasaukee Road is generally the same. The setback from Wasaukee Road to the back side of the Lot Nos. 32 to 37 is approximately 50 feet. The “higher level of amenities” required in a PDD and proposed for the project includes:

- 4.8 acres of open space
- Paved pedestrian path (sidewalk) along Wasaukee Road and paved internal street sidewalks
- Gravel nature trails within open spaces interconnected to Prairie Glen (south)
- street trees along internal streets
- boulevard entrance
- Mesic prairie restoration in the open space
- Use of biofiltration swales as part of the storm water system

Hohnstein Property; Temporary Access Driveway

The issue of providing temporary access to the Hohnstein property to the north through the Prairie Glen North development is intriguing and potentially problematic. Subject to final approval by WisDOT, incorporating the “spite strip” and installing a temporary driveway from the Hohnstein property to Strawgrass Lane appears to resolve WisDOT's

concerns associated with the “temporary” Mequon Road driveway connection they granted to the Hohnstein property back in 2003. In so doing, the developer will likely secure WisDOT approval (or more appropriately “no objections”) for the subdivision plat that is needed as a prerequisite for development of this 17-lot residential project. Without WisDOT support, the developer would likely face potentially lengthy delays and legal posturing over WisDOT’s ability to enforce access regulations and plat restrictions on a subdivision plat that (without the “spite strip”) does not include any land that actually abuts a state highway (Mequon Road).

While the proposed temporary driveway arrangement to Strawgrass Lane seemingly addresses WisDOT concerns, it presents a potential problem with respect to future land use and development of the Hohnstein property. Although currently zoned for residential use, the Hohnstein property is classified as “Commercial” on the Village’s 2020 Land Use Plan map. If the only means of access to the Hohnstein property is by way of a gravel driveway to Strawgrass Lane through the Prairie Glen North residential neighborhood, it is extremely unlikely that the Village will approve any commercial development rezoning or development request for the Hohnstein property.

Village staff has met with and discussed these issues with Michael Hohnstein, representatives for Bielinski Homes, and David Kupser, owner of the large, undeveloped parcel to the west of and abutting both the Hohnstein and Prairie Glen North PDD properties. While no formal agreement was reached with Kupser that result in a cross-access easement and frontage road connecting the Kupser and Hohnstein properties to Mequon Road, it is generally agreed that any future development of the Hohnstein property is dependent upon the provision of a cross-access easement and frontage road between the two properties so that traffic from any development on the Hohnstein property has the ability to get to/from Mequon Road without going through the Prairie Glen North residential development. Hohnstein has indicated that he is willing to accept this condition given that he has no intention of developing his 1.77-acre property (that currently contains a remnant barn that has been converted for personal storage).

In light of the above, Staff supports the proposed amendment to the General Development Plan (dated June 12, 2014) and revisions to the conditions and restrictions resolution as may be necessary to incorporate the new GDP (to be adopted in a new resolution by the Village Board).

As required under Section 17.27(9) of the Zoning Code, the Plan Commission must determine if the proposed amendment is “minor”, or, if the proposed amendment is “substantial” enough so as to “...materially affect the intended design of the project and the impact of the project on neighboring uses”. *(NOTE: A finding that the change is a “minor” change means that the Plan Commission recommendation can be considered by the Village Board without a public hearing; a “substantial” change requires a public hearing before the Village Board renders a decision on the proposed change).*

In Staff's opinion, the proposed amendment is a "minor" change and should not warrant a public hearing as part of the Village Board's review of the amendments.

Village Planner Recommendation

APPROVE the amended General Development Plan (dated June 12, 2014) and revise the conditions and restrictions resolution for the Prairie Glen North PDD as necessary to reflect the new GDP subject to Village Board approval.

APPROVE the proposed amendment as a "minor" change to the Prairie Glen North PDD.

- Professional Services (DSPS) and other applicable safety codes in effect at the time the occupancy permit is issued for the expansion.*
- 7. All exterior doors shall be clearly marked with reflective 5" or larger letters/numbers to aid emergency personnel access as required by the Police Department.*
 - 8. State approved plans and a \$20,000 occupancy bond are required by the Building Inspection Department as part of the building permit application.*
 - 9. All technical corrections and issues raised in the Village Engineer's July 10, 2014 review memo shall be addressed and reflected in revised plans submitted to the Village Engineer for review/approval prior to issuance of a building permit.*
 - 10. All signs, including any permanent monument sign requires a sign permit reviewed and approved by the Village Plan Commission. The proposed monument sign shall principal building. If a sign cabinet is installed and is internally illuminated, the face of the cabinet shall be opaque or have a dark background.*

Commissioner Gray suggested 3 shade trees, possibly a Honey Locust, be planted in the open area on the north west side of the building.

MOTION carried unanimously.

Bielinski Holdings, LLC – Wasaukee Road south of Mequon Road. Request to Amend the Prairie Glen North Planned Development District (PDD) and Rezoning application in order to add a .66 acre parcel to the overall development area. Planner Retzlaff summarized the proposal.

MOTION Peck second Gray to Approve the amended General Development Plan (dated June 12, 2014) and revise the conditions and restrictions resolution for the Prairie Glen North PDD as necessary to reflect the new GDP subject to Village Board approval & Approve the proposed amendment as a "minor" change to the Prairie Glen North PDD.

MOTION carried unanimously.

MOTION Peck second Shadid to Approve Rezoning the .66-acre parcel along the west side of the current PDD from Rs-1 to Rs-4.

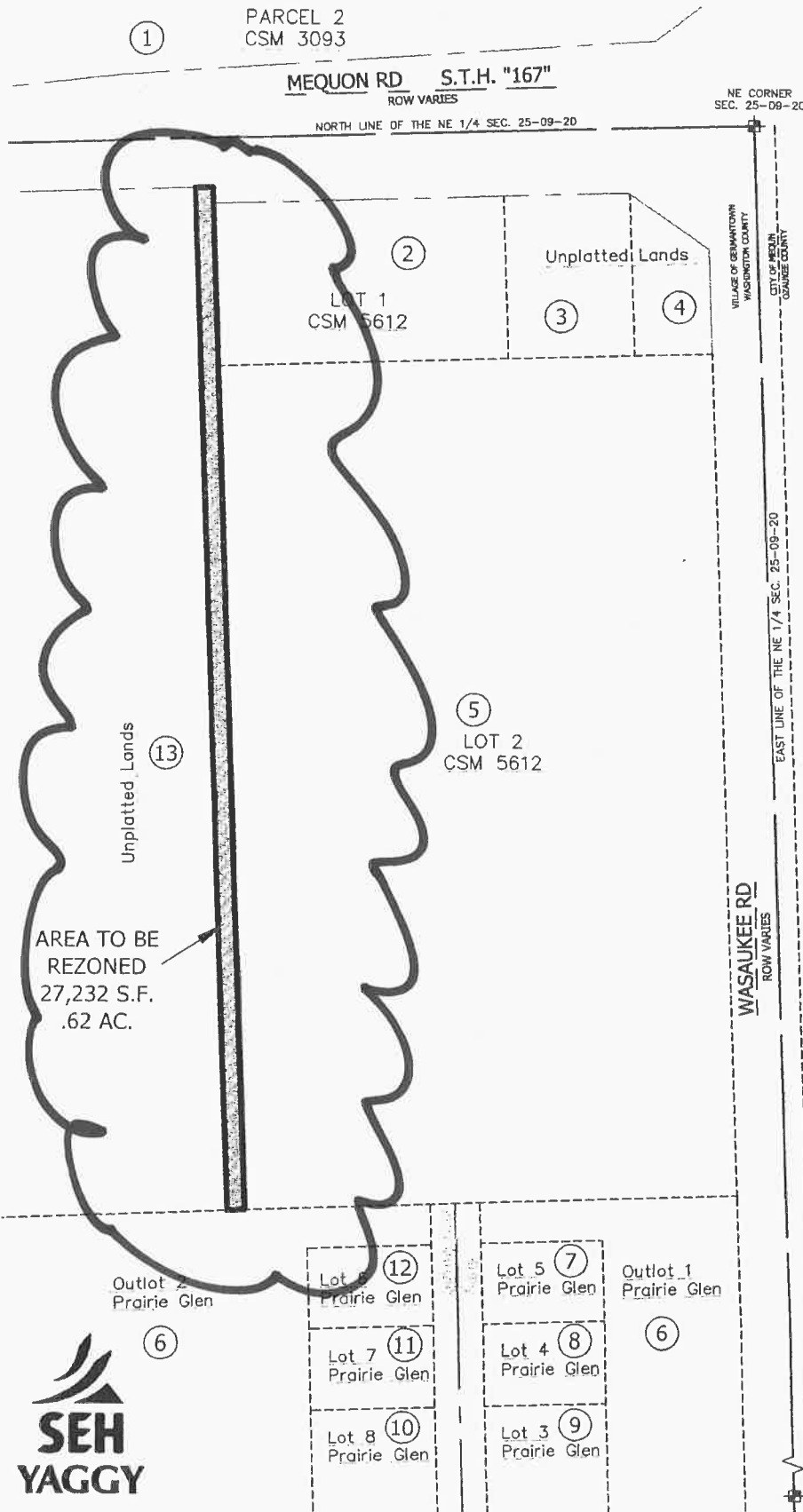
MOTION carried unanimously.

Bielinski Holdings, LLC – Wasaukee Road south of Mequon Road. Applicant is seeking approval of a 17 lot single-family residential Preliminary Subdivision Plat for Prairie Glen II. Planner Retzlaff summarized the proposal.

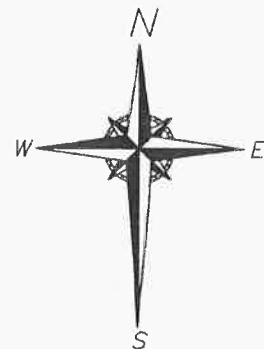
Keith Kindred, SEH-Yaggy, addressed the Commission. He said they were agreeable to the conditions except for item #8 regarding the installation of a play lot. He said this is not the feel the developer is looking for the subdivision and asked that it be removed from the conditions. Commissioner Peck suggested adding an exercise station on the walking trail. He also urged the developer to review and revise the lanterns installed in front of each residence and to use something more conservational. Commissioner Gray said there is no play area near this subdivision and that adding one was an amenity that is very useful to a certain group of people. She felt it was possible that one could be created that wouldn't be too obtrusive. Mr. Kindred said current property owners may be upset if a playground were put in their back yard and didn't think there was enough available space. Commissioner

REZONE EXHIBIT

BEING A PART OF THE NE. 1/4 OF THE NE. 1/4 OF SECTION 25, T.9N., R.20E., VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN



- 1 ARCHDIOCESE OF MILWAUKEE
P.O. BOX 70912
MILWAUKEE, WI 53207
ZONED A-2
- 2 MICHAEL & CHRISTINE HOHNSTEIN
W140 N10145 FOND DU LAC AVE
GERMANTOWN, WI 53022
ZONED RS-4 & RS-3
- 3 BRUCE & MAUREEN WARNIMONT
N112 W12467 MEQUON RD
GERMANTOWN, WI 53022
ZONED RS-3
- 4 KEB PROPERTIES LLC
N112 W12467 MEQUON RD
GERMANTOWN, WI 53022
ZONED RS-3
- 5 BIELINSKI HOMES, INC/
BIELINSKI HOLDINGS, LLC
1830 MEADOW LANE, STE A
PEWAUKEE, WI 53072
ZONED RS-4
- 6 PRAIRIE GLEN HOMEOWNERS ASSOC
P.O. BOX 1615
WAUKESHA, WI 530187
ZONED RS-4/PDD
- 7 SHIJIANG LIANG & BIN ZHAO
W125 N10984 STRAWGRASS LN
GERMANTOWN, WI 53022
ZONED RS-4
- 8 DAVID KANIA & JANE CUTHBERT
W125 M10968 STRAWGRASS LN
GERMANTOWN, WI 53022
ZONED RS-4
- 9 SCOTT & ANDREA BREEN
W125 N10954 STRAWGRASS LN
GERMANTOWN, WI 53022
ZONED RS-4
- 10 MICHAEL & PAULA KOPISCHKIE
W125 N10955 STRAWGRASS LN
GERMANTOWN, WI 53022
ZONED RS-4
- 11 CHANDRASEKHAR TALASILA
W125 N10969 STRAWGRASS LN
GERMANTOWN, WI 53022
ZONED RS-4
- 12 ANDREW & KRISTINE SAPINSKI TOD
W125 N10985 STRAWGRASS LN
GERMANTOWN, WI 53022
ZONED RS-4
- 13 DAVID & BONNIE KUPSER
N112 W12675 MEQUON RD
GERMANTOWN, WI 53022
ZONED A-RESIDENTIAL
ZONED RS-1



SCALE : 1" = 200'

SEH
YAGGY

PROJECT #13308A

PRELIMINARY PLAT OF
PRAIRIE GLEN II

BEING ALL OF LOT 2 OF CSM NO. 5612 AND LANDS, LOCATED IN THE NORTHEAST
1/4 OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 9 NORTH, RANGE 20
EAST, VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN

LOCATION



NE 1/4 SEC. 25

SCALE: 1" = 100'



ALL ARE REFERENCED TO THE WISCONSIN STATE
COORDINATE SYSTEM, SOUTH ZONE (NAD 1927)
ORIGIN ON THE EAST LINE OF THE NE 1/4 OF
SECTION 25-09-20 AS S02°03'18"E.

ALL ARE COMPUTED TO THE NEAREST 0.01' AND
ROUNDED TO THE NEAREST 0.01'

ALL ARE COMPUTED TO THE NEAREST 00°00'00.5"
AND ROUNDED TO THE NEAREST 00°00'00.5"

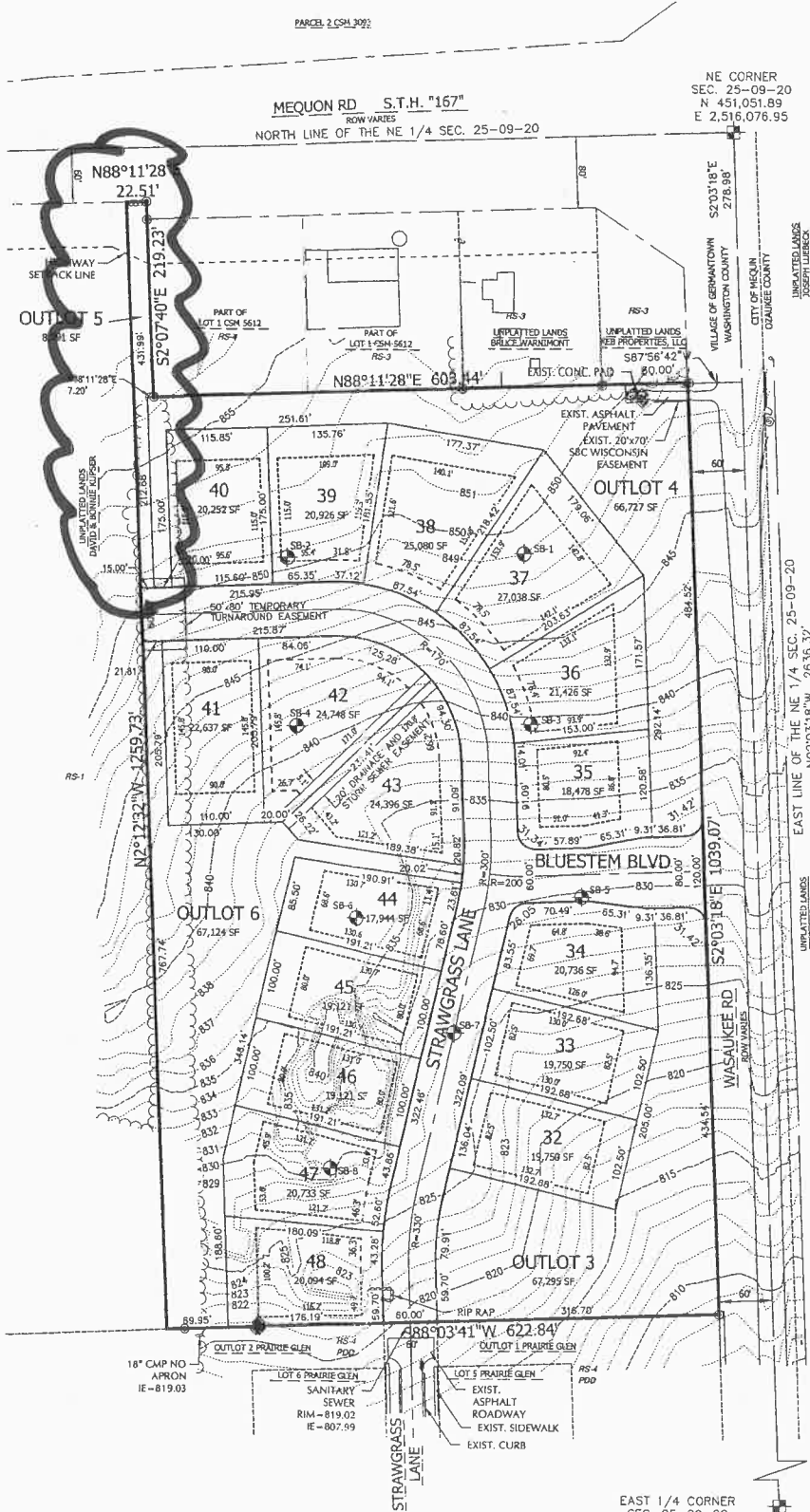
PARCEL 2 CSM 3092

MEQUON RD. S.T.H. "157"
ROW VARIES
NORTH LINE OF THE NE 1/4 SEC. 25-09-20

NE CORNER
SEC. 25-09-20
N 451,051.89
E 2,516,076.95

SURVEY FOR:

NSKI HOLDINGS, LLC/BIELINSKI HOMES, INC.
1830 MEADOW LANE, STE. A
PEWAUKEE, WI 53072
(262) 542-9494



WISCONSIN

ACCESS RESTRICTED
ALL LOTS AND B
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PERMITS ARE RE

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WISCONSIN STAT
TRANSPORTATION
CONTACTING THE

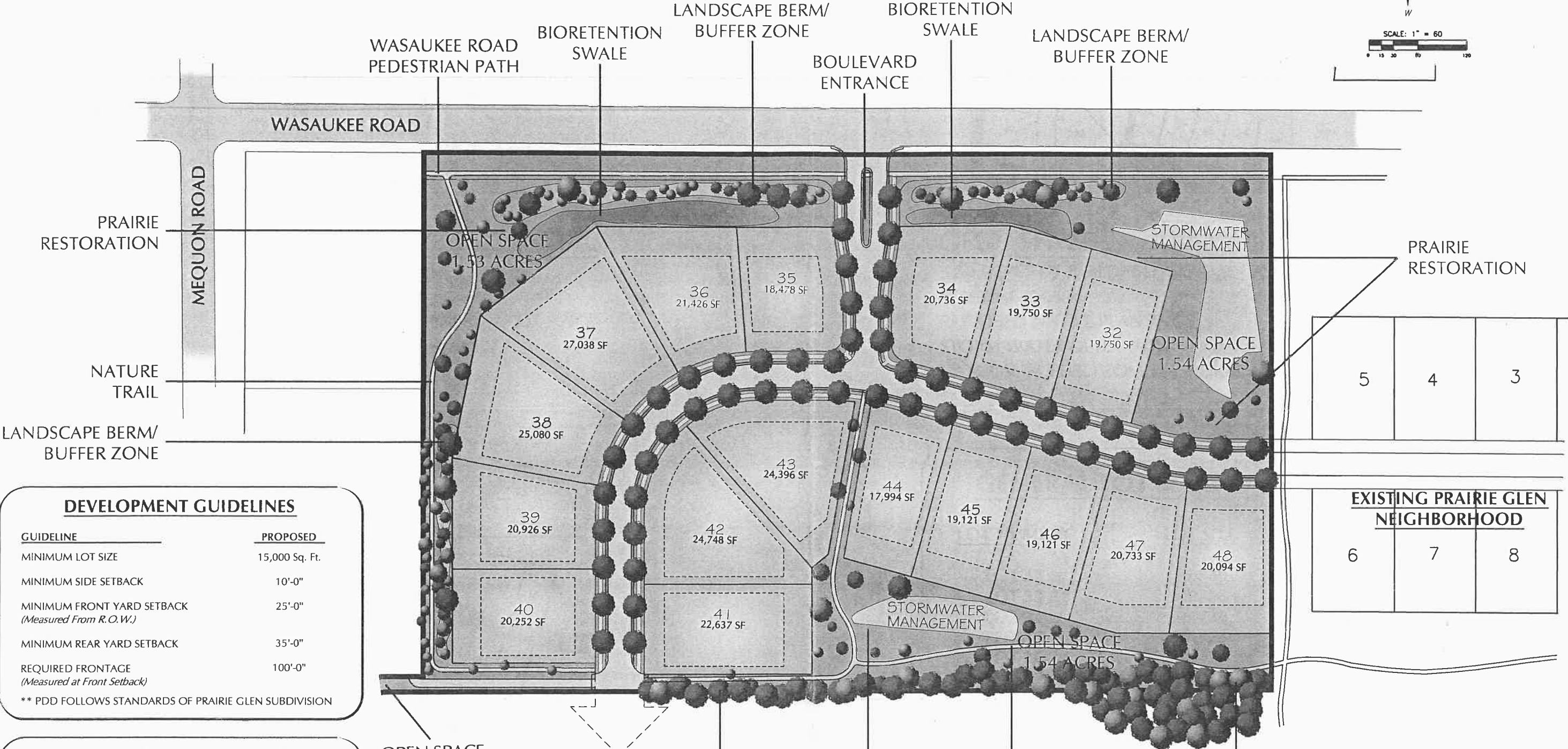
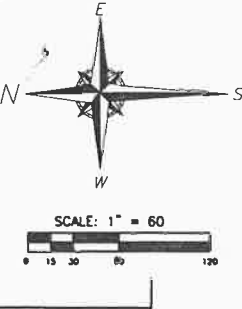
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LEVELS IN S. TR
THE DEPARTMENT
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THE DEPARTMENT



EAST 1/4 CORNER
SEC. 25-09-20
N 448,417.55
E 2,516,171.47

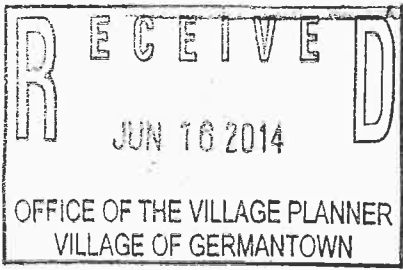
THIS INSTRUMENT DRAFTED BY KEITH A. KINDRED

GENERAL SITE PLAN AND CONCEPTUAL LANDSCAPE/RESTORATION PLAN



DEVELOPMENT GUIDELINES	
GUIDELINE	PROPOSED
MINIMUM LOT SIZE	15,000 Sq. Ft.
MINIMUM SIDE SETBACK	10'-0"
MINIMUM FRONT YARD SETBACK (Measured From R.O.W.)	25'-0"
MINIMUM REAR YARD SETBACK	35'-0"
REQUIRED FRONTAGE (Measured at Front Setback)	100'-0"
** PDD FOLLOWS STANDARDS OF PRAIRIE GLEN SUBDIVISION	

DESIGN DATA	
GUIDELINE	PROVIDED
TOTAL SITE AREA	15.01 ACRES
NUMBER OF LOTS	17
AVERAGE LOT SIZE	21,308 Sq. Ft.
OPEN SPACE PROVIDED	4.80 ACRES
PERCENT OPEN SPACE	32.0%
RANGE OF LOTS	17,994 Sq. Ft. - 27,038 Sq. Ft.



PRAIRIE GLEN II
GENERAL SITE PLAN AND CONCEPTUAL
LANDSCAPE / RESTORATION PLAN
VILLAGE OF GERMANTOWN, WISCONSIN

Aug. Lot Size: 21,308 Sq. Ft.	# Single Family Lots: 17	Revisions:
Aug. Lot Width:		

BIELINSKI
homes

N16 W23377 Stone Ridge Dr. • Waukesha, WI 53188-1108 • (262) 547-6181

Drawn: TV
Scale: 1"=60'
Date: 6/12/14
By: MAD
Chk: TV

RESOLUTION No. ____-14

AMENDING RESOLUTION NO. 04-14
CONTAINING CONDITIONS AND RESTRICTIONS FOR THE
PRAIRIE GLEN NORTH PLANNED DEVELOPMENT DISTRICT (PDD)
(Bielinski Holdings LLC, Property Owner)

WHEREAS, The Prairie Glen North Planned Development District (PDD) was originally created on December 2, 2002 for the subject parcel described in Exhibit 1 attached hereto (hereinafter "the property"); and

WHEREAS, Section 17.27(4) of the Village Code allows for the adoption of and amendments to conditions and restrictions for all Planned Development Districts that specify permitted uses, establish bulk regulations, density standards, dwelling unit size, yard setbacks, etc; and

WHEREAS, The Village Board originally adopted Resolution No. 39-02 creating conditions and restrictions for the Prairie Glen North PDD on December 2, 2002; and

WHEREAS, development of the Prairie Glen North PDD never commenced within the one (1) year construction period set forth in Resolution No. 39-02 thereby causing the Prairie Glen North PDD to expire and underlying zoning of the property changing to the A-1: Agricultural District; and

WHEREAS, Bielinski Holdings LLC applied for rezoning to and the re-creation of the Prairie Glen North PDD for the property described which was granted by the Village Board on April 7, 2008; and

WHEREAS, Bielinski Holdings LLC, property owner, in 2014 requested amendments to the General Development Plan for the Prairie Glen North PDD and certain conditions contained in Resolution No. 39-02; and

WHEREAS, the Village Board did, on February 17, 2014, approve amendments to the Prairie Glen North PDD General Development Plan and conditions and restrictions contained in Resolution No. 04-14; and

WHEREAS, Bielinski Holdings LLC, property owner, is now requesting an amendment to the General Development Plan for the Prairie Glen North PDD and affected conditions contained in Resolution No. 04-14 to add a .66-acre parcel to the development and make minor changes to the General Development Plan; and

NOW, THEREFORE, BE IT RESOLVED, that the Village Board of the Village of Germantown hereby approves and adopts the following amendments to the Conditions & Restrictions Resolution No. 04-14 and General Development Plan where words underlined are to be added and words ~~stricken~~ are to be deleted:

1. **General Development Plan** --Exhibit 2 General Site Plan and Conceptual Landscaping/Restoration Plan (dated 6/12/14 12/12/13) shall be considered the approved General Development Plan for the subject property, including the number, size and orientation of lots, approximate setbacks, location of streets, location and general character of open space and pedestrian paths. Detailed surveys, grading plans, utility plans, building plans (of non-residential buildings), lighting and landscaping plans shall be presented to the Plan Commission prior to the final approval of a Preliminary Plat. The Preliminary Plat and detailed engineering plans shall conform substantially to the approved General Development Plan. Utility plans shall be based on the standards of the Village Department of Public Works.

If revisions of the development plan are necessary due to adverse site conditions, resubmittal and approval of all revisions by the Plan Commission will be required.

2. **Compliance with Section 24.04(4)(c) Shoreland Wetland Zoning Code** — The project shall comply with current Village Code, including the 25-foot setback from all mapped wetlands and 75-foot setback from the Ordinary High Water Mark of any navigable stream. If the Zoning Administrator suspects the presence of wetlands or navigable stream upon site inspection, an updated delineation will be required. Final delineation of wetlands and navigable streams shall be confirmed by the Southeastern Wisconsin Regional Planning Commission (SEWRPC).
3. **Residential Density and Unit Size** — The project shall include a maximum of 17 housing units on lots no smaller than 15,000 square feet. Future phases must be approved by the Village Board and Plan Commission.
4. **Parking** — The project shall include two garage parking spaces per housing unit. Driveways in front of garages shall be considered adequate visitors parking.
5. **Storm Water Detention** — A storm water management plan must be submitted to the Plan Commission for approval prior to Final Plat approval. The plan shall conform to current Village of Germantown engineering standards.
6. **Architectural Design, Exterior Materials and Building Height** — All buildings must comply with Village height restrictions for the Rs-4 zoning district, Section 17.17 (3). No restrictions are placed on the development regarding specific design of residential buildings. All non-residential buildings, e.g. club house, gazebos, etc. must be approved by the Plan Commission.
6. **Accessory Structures** — Permanent accessory structures must meet the provisions of Section 17.41, Germantown Municipal Code. No modifications from these provisions are approved with the General Development Plan.

7. **Public Utilities** — Sanitary sewer, water and storm sewer (if applicable) shall be installed to Village standards. Sanitary sewer and water service shall be extended to the property, the precise design and location of which shall be coordinated with the Public Works Director, Village Engineer, Water and Sewer Utility Superintendents and approved by the Public Works Committee. The developer shall obtain all necessary permits and provide all necessary easements and dedications. The developer shall be responsible for testing infrastructure capacity if required by the Engineering Department. The Developer may be required to extend/construct water utilities "off-site" (i.e. beyond the boundaries of the subject property) in order to provide adequate service to this development as deemed necessary by the Village.
8. **Open Space Ownership and Maintenance** — All open space shown on the General Development Plan shall be owned and maintained by a Homeowners Association in perpetuity. Maintenance guarantees shall be included in the Developer's Agreement.
9. **Street Improvements, Interior Road Construction and Ownership** — All internal roadways intended for dedication shall be approved by the Plan Commission and constructed to standards deemed acceptable to the Department of Public Works. Detailed cross sections shall be approved by the Public Works Committee. Pavement width shall not exceed 36 feet, curb face to curb face, but may be designed to a minimum dimension of 24 feet.

Wasaukee Road intersection improvements shall be coordinated through the Public Works Department and the City of Mequon, as necessary. Detailed engineering for the main entrance must be approved by the Department of Public Works and Plan Commission. Island landscaping shall be maintained by the Homeowner's Association. The proposed roadway shall be constructed to the west property line (between Lots 40 and 41 as shown on the General Development Plan) with adequate signage and/or safety measures deemed necessary by the Village, including a permanent sign to be installed at the end of the paved travelway indicating that the road is intended to be extended to serve future development of land to the west. The Village may require a temporary cul-de-sac or other turn-around at the end of this roadway as deemed necessary by the Village highway Department.

10. **Pedestrian Circulation** — The developer shall install paved sidewalks along Wasaukee Road (and continuing north and connecting to the existing sidewalk along Mequon Road at the Mequon Road intersection), paved sidewalks along the internal streets, and gravel pedestrian paths as generally shown on the General Development Plan. The precise design and location of which shall be approved by the Village.

11. **Specific Lighting and Landscaping Plans** — The developer shall submit specific lighting and landscaping plans to the Plan Commission for final approval, prior to Final Plat approval. Lighting and landscaping schemes must comply with Village guidelines. The General Development Plan shall be used as a guide for the general location and character of landscaping, including location of buffers and street trees. A minimum of one street light shall be installed at the entrance of the development. Location of street lighting to be specified in the development agreement. The placement of individual yard lights shall be consistent with the Prairie Glen Residential Development to the south.
12. **Signage** — No signage is approved for this project. A permanent real estate sign may be installed on Wasaukee Road, the specific design and location of which must be approved by the Plan Commission, prior to installation.
13. **Developer's Agreement Required** — A Developer's Agreement shall be entered into with Bielinski Holdings LLC and the Village of Germantown prior to commencement of any construction of improvements.
14. **Expiration** — The developer shall obtain appropriate subdivision plat, developer agreement and construction plan approval in a timely manner. If a preliminary plat has not been submitted to and approved by the Village of Germantown within two (2) years from the date this PDD amendment has been approved by the Village Board, approval shall be deemed to have expired.

Introduced by: _____

Adopted: _____, 2014

Vote: _____ Ayes: _____ Nays: _____

Dean Wolter, Village President

ATTEST:

Barbara K.D. Goeckner, Village Clerk

This instrument drafted by:
Jeffrey W. Retzlaff, AICP, Director, Community Development Department, Village of Germantown

EXHIBIT 1
Prairie Glen North Planned Development District (PDD)
Legal Description

Tax Key No: GTNV 251-982

Being all of Lot 2 of Certified Survey Map No. 5632, recorded in the Washington County Register of Deeds as Document No. 991155 located in the Northeast ¼ of the Northeast ¼ of Section 25, Township 9 North, Range 20 East in the Village of Germantown, Washington County, Wisconsin, as described as follows:

Commencing at the E ¼ corner of said Section 25; thence N02003'18"W, 1318.16 feet along the east line of the NE ¼ of said Section 25; thence S88003'41"W, 60.00 feet to the point of beginning of the hereinafter described lands; thence continuing S88003'41"W, 602.11 feet; thence N02007'40"W, 1040.44 feet; thence N88011'28"E, 603.44 feet to a point 60.00 feet westerly of and parallel to the east line of the NE ¼ of said Section 25; thence S02003'18"E, 1039.07 feet along said westerly line to the point of beginning. Said lands contain 626,735 square feet or 14.39 acres.

The additional .66 acres of land added to the PDD:

A narrow parcel of land 22' wide and 1,319' feet long adjacent to and west of the Prairie Glen North Planned Development District being a part the NE 1/4 of the NE 1/4 of Section 25, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin, more fully described as follows:

Commencing at the Northeast Corner of said Section 25; thence S 88°11'28"W., along the north line of the NE 1/4 of said Section, 663.80 feet to the west line of the East 1/2 of the NE 1/4 of the NE 1/4 of said Section and the point of beginning of the hereinafter described lands; thence continue S 88°11'28"W., 22.60 feet; thence S 02°12'32"E., along the easterly line of the parcel per Document #232507 1,319.73 feet; thence N 88°03'41"E., along the northerly line of Outlot 2 of Prairie Glen, 20.73 feet; thence N 02°07'40"W., along the west line of the East 1/2 of the NE 1/4 of the NE 1/4 of said Section 1,319.67 feet to the point of beginning. Said lands contain 28,593 square feet or 0.66 acres.

EXHIBIT 2

Prairie Glen North Planned Development District (PDD)
General Development Plan

Attach General Site Plan and Conceptual Landscaping/Restoration Plan (dated 6/12/14
12/12/13)

DRAFT

X. B.

**BUSINESS OF THE VILLAGE BOARD
GERMANTOWN, WI**

MEETING DATE: August 18, 2014

AGENDA ITEM: New Business (PRELIMINARY SUBDIVISION PLAT)

ITEM TITLE: Bielinski Holdings LLC & Bielinski Homes Inc., Property Owner;
Prairie Glen II Preliminary Subdivision Plat

SUBMITTED BY: Jeffrey W. Retzlaff, Director, Community Development Department 

SUMMARY EXPLANATION:

Keith Kindred, SEH-Yaggy, agent for Bielinski Holdings LLC & Bielinski Homes Inc., is requesting approval of a preliminary subdivision plat for Prairie Glen II, a 15-acre, 17-lot residential development located adjacent to and north of the Prairie Glen Subdivision on Wasaukee Road. The preliminary plat is consistent with the General Development Plan approved for the Prairie Glen PDD.

The Wisconsin Department of Transportation (WisDOT) is a review agency and has stated a number of objections to the preliminary plat based on non-compliance with portions of TRANS 233, Wis. Admin. Code. As a result, the Department of Administration (WisDOA) an approving agency is withholding approval or "certification" of the preliminary plat. Washington County is also a review agency and has stated they do not object to the preliminary plat.

ATTACHMENTS:

- ◆ 7/14/14 Staff Report
- ◆ 7/14/14 Plan Commission Meeting Minutes
- ◆ Revised General Development Plan
- ◆ Preliminary Plat
- ◆ WisDOA, WisDOT & Wash. Co. Review Letters

PLAN COMMISSION RECOMMENDATION:

APPROVE the preliminary subdivision plat for the 15-acre, 17-lot Prairie Glen II development on Wasaukee Road subject to (7) conditions *[see July 14 Plan Commission meeting minutes for list of conditions]*.

SUBDIVISION PLAT

7/14/14 Plan Commission Meeting

Bielinski Homes Inc. / Prairie Glen II (North)

Village Planner Report

Germantown, Wisconsin

Summary

Keith Kindred, SEH-Yaggy, agent for Bielinski Holdings LLC & Bielinski Homes Inc., property owner, is requesting approval of a preliminary subdivision plat for Prairie Glen II, a 15-acre, 17-lot residential development located adjacent to and north of the Prairie Glen Subdivision on Wasaukee Road.

Property Location: Wasaukee Road south of Mequon Road

Applicant/

Property Owner: Keith Kindred, SEH-Yaggy
501 Maple Ave
Delafield, WI 53018

Bielinski Holdings LLC
1830 Meadow Lane Suite A
Pewaukee, WI 53072

Current Zoning: Rs-4/PDD: Single-family

Adjacent Land Uses		Zoning
North	Residential	Rs-3
South	Residential (Prairie Glen)	Rs-4/PDD
East	Agricultural (City of Mequon)	A-1
West	Residential	Rs-1



Proposal

Keith Kindred, SEH-Yaggy, agent for Bielinski Holdings LLC & Bielinski Homes Inc., property owner, is requesting approval of a preliminary subdivision plat for Prairie Glen II, a 15-acre, 17-lot residential development located adjacent to and north of the Prairie Glen Subdivision on Wasaukee Road.

As presented in the attached preliminary plat and consistent with the General Development Plan, Prairie Glen II has the following characteristics:

Prairie Glen II Preliminary Subdivision Plat	
Total Area	15.01 acres
Total Lots	17 single-family
Range of Lot Sizes	17,994 to 27,038 sqft
Avg. Lot Size	21,308 sqft
Open Space Area	4.8 acres or 32% (3 outlots)

Staff CommentsVillage Planner/Zoning Administrator

The Plan Commission has 60 days to act and the Board has 90 days to act. The plat was filed on June 16, 2014. Therefore, the Plan Commission must take action on the pre-plat no later than August 15, 2014 and the Village Board must take action by September 15, 2014. In accordance with the Village's Subdivision Code, the Plan Commission is responsible for reviewing the preliminary plat application and forwarding a recommendation to the Village Board after considering all comments received from the official "objecting agencies" (i.e. Department of Administration, WisDOT, WisDNR and Washington County), as well as, all other review agencies to whom the plat has been submitted (e.g. Southeastern Wisconsin Regional Planning Commission/SEWRPC, Germantown School District, all utility companies, etc).

The master grading plan shows proposed changes in topography across the entire site, including the storm water detention basin in the southeast corner of the property. The master grading plan also reveals that 9 out of the total 17 lots will be filled and/or graded to accommodate either full or 1/2 exposures on the rear elevations; including Lot Nos. 32 through 36 along Wasaukee Road. As a result, the final elevation for some of the building foundations for these lots will be the same or even higher than the height of the berm along Wasaukee Road.

For this reason, it is particularly important that the proposed buffer area lying between the lots along Wasaukee Road (Lot Nos. 32 through 37), as well as, the lots along the north side of the project (Lot Nos. 38, 39 & 40) contain adequate (and maybe more) berming and landscaping to adequately serve the intended purpose. With that said, and based on the preliminary grading plans, Staff is concerned that there is not adequate space between these lots and the property line within which to provide adequate berming and landscaping without having to extend these features into the rear yards of these lots. Consequently, Staff is putting the developer on notice that, as the final

grading, utility construction and landscaping plans are being prepared, the size, shape and depth of these lots, as well as the abutting open space areas, may need to be adjusted or changed in a revised plat in order to accommodate the type and amount of berming and landscaping the Village deems necessary to serve their intended purpose.

Resolution No. 04-14 contains the specific list of conditions and restrictions governing development in Prairie Glen North. One of the requirements set forth therein requires detailed grading and utility construction plans to be submitted for review and approval by the Plan Commission prior to or concurrent with final approval of the preliminary plat. The developer has submitted preliminary construction plans for proposed storm sewer, a storm water management detention basin, water main, sanitary sewer, and a master grading plan for the development; however, final detailed plans will be submitted after approval of the preliminary plat but prior to the final plat consistent with the Village's procedures.

As discussed previously the installation of sidewalks, street trees, berms, landscaping, bio-retention swales, nature trails, prairie restoration, along Wasaukee Road are an important component of the Prairie Glen North PDD General Development Plan. Detailed plans for these features will need to be prepared and submitted for Plan Commission review and approval prior to approval of the final plat.

Village Engineer/Public Works

In a June 24, 2014 memo (copy attached), the Village Engineer identifies a series of technical corrections and other items that will need to be addressed in the final detailed master grading and utility construction plans (sanitary sewer, water main, paving, storm water management, storm sewer, etc.) that will be submitted for review and approval by the Engineer and Village's Public Works Committee. The Engineer is recommending that the required sidewalk within the Wasaukee Road ROW be maintained by the homeowner's association.

The Village's Water Superintendent has indicated that the water main system to be extended north from the original Prairie Glen development is controlled by pressure valves located on Washington Drive in the Germantown Business Park. He indicates that although looping the water system to/from Washington Drive is preferable, it is not possible due to existing pressure zones. As a result, the extension of a "dead end" water main will affect water quality serving the new Prairie Glen North development.

Village Surveyor

No comments or objections have been received (expected to be received prior to Village board review of the preliminary plat).

Fire Department

The Fire Department has reviewed the pre-plat and is recommending/requiring that an additional fire hydrant be installed at the Bluestem Blvd @ Wasaukee Road intersection, and, that the temporary road closure at the end of Strawgrass Lane be enlarged in order to accommodate a turning fire truck, i.e. a cul-de-sac with a minimum

50' radius.

Police Department

The Police Department has expressed concern with the relatively close location of the Bluestem Blvd intersection to Mequon Road and the possible need for a by-pass and/or turn lane at the development entrance at Bluestem Blvd.

Parks & Recreation Department

In a June 18, 2014 memo (copy attached), the Parks & Recreation Department has expressed a number of comments and recommendations regarding the following items: (1) the need for ADA-compliant sidewalk along the entire west side of Wasaukee Road connecting into the existing sidewalk along Mequon Road and a requirement that the sidewalk be maintained by the developer; (2) the need for a 1-2 acre "playlot" within the subdivision that would provide a limited number and type of play equipment, picnic tables/benches, and an open play area; and (3) the need for a detailed tree planting plan for the outlots, street trees and boulevard.

Wisconsin Dept of Administration

No comments or objections have been received.

WisDOT

In a July 9, 2014 letter (copy attached), WisDOT states a number of objections to the preliminary plat as proposed based on WisDOT's rules and regulations governing the division of land abutting a state trunk highway or connecting street, a.k.a. Wis. Admin. Code TRANS 233. In their letter, WisDOT identifies a series of technical corrections and other actions that the developer will need to address in order to eliminate WisDOT's objections and receive "certification" of the plat. One requirement is that the developer provides an actual easement agreement between the developer and Michael Hohnstein, the owner of the 1.77-acre property lying north of the Prairie Glen North development adjacent to Mequon Road. As discussed in the proposed General Development Plan amendment, Prairie Glen will be installing a temporary access driveway that will provide public road access to/from the Hohnstein property to Strawgrass Lane and, in so doing, enable WisDOT to remove a pre-existing temporary driveway connection to Mequon Road from the Hohnstein property.

Southeastern Wisconsin Regional Planning Commission (SEWRPC)

In a July 2, 2014 letter (copy attached), SEWRPC refers to review comments made back in 2003, and, concludes with a recommendation to approve the preliminary plat.

Washington County

No comments or objections have been received.

Germantown School District

No comments or objections have been received.

Village Planner Recommendation

APPROVE the preliminary subdivision plat for the 15-acre, 17-lot Prairie Glen II development on Wasaukee Road subject to the following conditions:

1. Development of this project will require that the developer enter into a Development Agreement with the Village pursuant to the Prairie Glen North PDD Conditions & Restrictions resolution (Res. No. 04-14) and Section 18 of the Village Code (Subdivision and Platting) regarding the requirements and other provisions set forth in Res. No. 04-14, as well as, the preparation of detailed plans for the installation of public utilities and improvements including, but not limited to public street and intersection improvements, sanitary sewer, storm sewer & storm water management facilities, water main, master grading and erosion control, berming, sidewalks & nature trails, landscaping & street trees, open space prairie restoration, street lighting and signage. The Village Engineer and Park & Recreation Director are recommending that the required sidewalks along the entire frontage of and within the Wasaukee Road ROW, and the sidewalks along the internal roads, be installed entirely and all at once by the developer and perpetually maintained by the developer and/or subsequent homeowner's association.
2. Detailed plans and specifications for the installation of public utilities and improvements including, but not limited to public street and intersection improvements, sanitary sewer, storm sewer & storm water management facilities, water main, master grading and erosion control, berming, sidewalks & nature trails, landscaping & street trees, open space prairie restoration, street lighting and signage shall be prepared and submitted for review and approval by the Village (Plan Commission, Village Board and/or other respective committees having jurisdiction over said items) prior to the commence of any site development or construction activities.
3. The approval of said plans, including plans for the installation of berms and landscaping along the north property line and along Wasaukee Road, may result in the need to adjust or change the size, shape and depth of the proposed lots, as well as, the size, depth, and orientation of the abutting open space areas, in order to accommodate the type and amount of berming and landscaping deemed necessary to serve their intended purpose.
4. The developer shall prepare and submit documents for the creation of a homeowner's association and deed restrictions for the Prairie Glen II development to the Village for review and approval by the Plan Commission and Village Board prior to or concurrent with submittal of a final subdivision plat.
5. The final subdivision plat shall incorporate all of the recommended/required items set forth in the Wisconsin Department of Transportation (WisDOT) letter dated July 9, 2014.
6. All of the technical corrections and other items set forth in the Village Engineer's June 24, 2014 memo shall be addressed in the final detailed master grading and other applicable construction plans required under Condition #2 herein.
7. A fire hydrant shall be installed at the Bluestem Blvd @ Wasaukee Road intersection, and, the temporary road closure and associated easement at the end of Strawgrass Lane shall be enlarged in order to accommodate the minimum turning movements required by the Village's fire trucks, e.g. a cul-de-sac with a minimum 50' radius.
8. The developer shall install a small recreational "playlot" within an open space area within the Prairie Glen or Prairie Glen II subdivision that would provide a limited number and type of play equipment, picnic tables/benches, and an open play area. Detailed plans for the playlot shall be prepared and submitted for review and approval by the Village Park & Recreation Director along with the detail plans required under Condition #2 herein.

- Professional Services (DSPS) and other applicable safety codes in effect at the time the occupancy permit is issued for the expansion.*
- 7. All exterior doors shall be clearly marked with reflective 5" or larger letters/numbers to aid emergency personnel access as required by the Police Department.*
 - 8. State approved plans and a \$20,000 occupancy bond are required by the Building Inspection Department as part of the building permit application.*
 - 9. All technical corrections and issues raised in the Village Engineer's July 10, 2014 review memo shall be addressed and reflected in revised plans submitted to the Village Engineer for review/approval prior to issuance of a building permit.*
 - 10. All signs, including any permanent monument sign requires a sign permit reviewed and approved by the Village Plan Commission. The proposed monument sign shall principal building. If a sign cabinet is installed and is internally illuminated, the face of the cabinet shall be opaque or have a dark background.*

Commissioner Gray suggested 3 shade trees, possibly a Honey Locust, be planted in the open area on the north west side of the building.

MOTION carried unanimously.

Bielinski Holdings, LLC – Wasaukee Road south of Mequon Road. Request to Amend the Prairie Glen North Planned Development District (PDD) and Rezoning application in order to add a .66 acre parcel to the overall development area. Planner Retzlaff summarized the proposal.

MOTION Peck second Gray to Approve the amended General Development Plan (dated June 12, 2014) and revise the conditions and restrictions resolution for the Prairie Glen North PDD as necessary to reflect the new GDP subject to Village Board approval & Approve the proposed amendment as a "minor" change to the Prairie Glen North PDD.

MOTION carried unanimously.

MOTION Peck second Shadid to Approve Rezoning the .66-acre parcel along the west side of the current PDD from Rs-1 to Rs-4.

MOTION carried unanimously.

Bielinski Holdings, LLC – Wasaukee Road south of Mequon Road. Applicant is seeking approval of a 17 lot single-family residential Preliminary Subdivision Plat for Prairie Glen II. Planner Retzlaff summarized the proposal.

Keith Kindred, SEH-Yaggy, addressed the Commission. He said they were agreeable to the conditions except for item #8 regarding the installation of a play lot. He said this is not the feel the developer is looking for the subdivision and asked that it be removed from the conditions. Commissioner Peck suggested adding an exercise station on the walking trail. He also urged the developer to review and revise the lanterns installed in front of each residence and to use something more conservational. Commissioner Gray said there is no play area near this subdivision and that adding one was an amenity that is very useful to a certain group of people. She felt it was possible that one could be created that wouldn't be too obtrusive. Mr. Kindred said current property owners may be upset if a playground were put in their back yard and didn't think there was enough available space. Commissioner

Yokes agreed with the developer that a play lot did not fit in the area and suggested more improvements be made to the site. Chairman Wolter said he appreciated the input from the Park & Rec Director but in most cases people will probably put in their own play equipment. Commissioner Shadid suggested adding a bench or two along the trails.

MOTION Peck second Yokes to Approve the preliminary subdivision plat for the 15-acre, 17-lot Prairie Glen II development on Wasaukee Road subject to the Planners Recommendations 1 through 7:

- 1. Development of this project will require that the developer enter into a Development Agreement with the Village pursuant to the Prairie Glen North PDD Conditions & Restrictions resolution (Res. No. 04-14) and Section 18 of the Village Code (Subdivision and Platting) regarding the requirements and other provisions set forth in Res. No. 04-14, as well as, the preparation of detailed plans for the installation of public utilities and improvements including, but not limited to public street and intersection improvements, sanitary sewer, storm sewer & storm water management facilities, water main, master grading and erosion control, berming, sidewalks & nature trails, landscaping & street trees, open space prairie restoration, street lighting and signage. The Village Engineer and Park & Recreation Director are recommending that the required sidewalks along the entire frontage of and within the Wasaukee Road ROW, and the sidewalks along the internal roads, be installed entirely and all at once by the developer and perpetually maintained by the developer and/or subsequent homeowner's association.***
- 2. Detailed plans and specifications for the installation of public utilities and improvements including, but not limited to public street and intersection improvements, sanitary sewer, storm sewer & storm water management facilities, water main, master grading and erosion control, berming, sidewalks & nature trails, landscaping & street trees, open space prairie restoration, street lighting and signage shall be prepared and submitted for review and approval by the Village (Plan Commission, Village Board and/or other respective committees having jurisdiction over said items) prior to the commence of any site development or construction activities.***
- 3. The approval of said plans, including plans for the installation of berms and landscaping along the north property line and along Wasaukee Road, may result in the need to adjust or change the size, shape and depth of the proposed lots, as well as, the size, depth, and orientation of the abutting open space areas, in order to accommodate the type and amount of berming and landscaping deemed necessary to serve their intended purpose.***
- 4. The developer shall prepare and submit documents for the creation of a homeowner's association and deed restrictions for the Prairie Glen II development to the Village for review and approval by the Plan Commission and Village Board prior to or concurrent with submittal of a final subdivision plat.***
- 5. The final subdivision plat shall incorporate all of the recommended/required items set forth in the Wisconsin Department of Transportation (WisDOT) letter dated July 9, 2014.***
- 6. All of the technical corrections and other items set forth in the Village Engineer's June 24, 2014 memo shall be addressed in the final detailed master grading and other applicable construction plans required under Condition #2 herein.***
- 7. A fire hydrant shall be installed at the Bluestem Blvd @ Wasaukee Road***

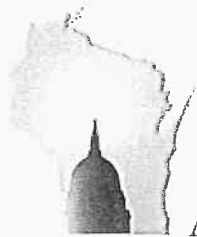
intersection, and, the temporary road closure and associated easement at the end of Strawgrass Lane shall be enlarged in order to accommodate the minimum turning movements required by the Village's fire trucks, e.g. a cul-de-sac with a minimum 50' radius.

MOTION carried unanimously.

Custom Pak Products Inc. – N118 W18981 Bunsen Drive. The request is for approval of site development and building plans for a 14,042 sqft expansion to the existing facility in the Germantown Industrial Park. Planner Retzlaff summarized the proposal.

MOTION Campbell second Peck to Approve the site development & building plans for the proposed 14,042 sqft expansion to the existing Custom Pak facility located at N118 W18981 Bunsen Drive in the Germantown Industrial Park subject to the following conditions:

- 1. Approval is for the site development and building plan set dated June 23, 2014 and addendum sheets dated July 1, 2014 (unless otherwise revised by a subsequent plan set approved by the Village Planner pursuant to revisions required herein.***
- 2. All landscaping, screening, grading, and paving improvements shown on the approved site plans shall be installed as proposed prior to issuance of an occupancy permit unless a cash bond or letter of credit in an amount equal to 120 percent of the estimated installation and material costs reviewed and approved by the Village is submitted to the Village as necessary to ensure that installation of the proposed features and improvements will be completed within one (1) year after issuance of the occupancy permit.***
- 3. The outside pallet storage area on the west elevation shall have screen walls constructed of the same CMU block walls as the building addition (vs. a wire woven "cyclone" fence with privacy slats). The height of the enclosure needs to be high enough to shield the racking and/or items being stored.***
- 4. A fire sprinkler system is required per NFPA 13 for high rack storage and NFPA 30B for Aerosol storage area. If a new water supply is required, the fire department connection location shall be determined by the Germantown Fire Department.***
- 5. Stand pipe hose connections shall be located at all exterior man doors and shall have 2" hose connections.***
- 6. A fire alarm system is required complying with NFPA 72 and shall interconnect the existing system.***
- 7. The Property Owner/Applicant shall ensure that all site and building improvements comply with all Village of Germantown, Wisconsin Department of Safety and Professional Services (DSPS) and other applicable safety codes in effect at the time the occupancy permit is issued for the expansion.***
- 8. All exterior doors shall be clearly marked with reflective 5" or larger letters/numbers to aid emergency personnel access as required by the Police Department.***
- 9. State approved plans and a \$20,000 occupancy bond are required by the Building Inspection Department as part of the building permit application.***
- 10. Subject to Plan Commission review, screening of rooftop-mounted HVAC units may be required. If screening is required, a revised roof plan and additional***



**WISCONSIN DEPARTMENT OF
ADMINISTRATION**

SCOTT WALKER
GOVERNOR
MIKE HUEBSCH
SECRETARY

Plat Review

101 E Wilson St FL 9, Madison WI 53703

PO Box 1645, Madison WI 53701

(608) 266-3200 Fax: (608) 264-6104 TTY: (608) 267-9629

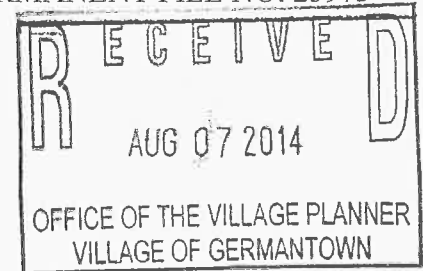
E-mail: plat.review@wi.gov

<http://doa.wi.gov/platreview>

August 4, 2014

026
PERMANENT FILE NO. 23973

KEITH KINDRED
SEH YAGGY
501 MAPLE AVENUE
DELAFIELD WI 52518



Subject: PRAIRIE GLEN II
NE1/4 S25 T9N R20E
VILLAGE OF GERMANTOWN, WASHINGTON COUNTY

Dear Mr. Kindred:

You have submitted the preliminary plat of PRAIRIE GLEN II for review. The Department of Administration must withhold certification of this preliminary plat due to objections to the plat filed by the Department of Transportation.

DEPARTMENT OF ADMINISTRATION COMMENTS:

We have examined and find that, with the exceptions noted below, this preliminary plat appears to conform with the applicable layout requirements of ss. 236.16 and 236.20, Wis. Stats.

s. 236.20 (2) (e) This section requires that outlot numbering is consecutive throughout the numbered additions to a subdivision. The plat of Prairie Glen as certified by this office created Outlots 1 through 3; outlot numbering for the final plat of Prairie Glen II must start with Outlot 4, and be consecutive thereafter.

DEPARTMENT OF TRANSPORTATION:

The Department of Transportation is an objecting agency on this plat. On June 13, 2014 we transmitted the plat to them for review. On July 9, 2014 we were notified that they object to the plat because it does not appear to be in conformance with ch. Trans 233, Wis. Admin. Code.

COUNTY PLANNING AGENCY:

The Washington County Planning & Parks Department is an objecting agency on this plat. On June 13, 2014 we transmitted copies to them for review. Today we received a copy of the plat certifying no objection.

Local government units, during their review of the plat, will resolve, when applicable, that the plat:

- complies with local comprehensive plans, official map or subdivision control ordinances;
- conforms with areawide water quality management plans, if sewered;
- complies with Wisconsin shoreland management regulations;
- resolves possible problems with storm water runoff;
- fits the design to the topography;
- displays well designed lot and street layout;
- includes service or is serviceable by necessary utilities.

If there are any questions concerning this review or preparation and submittal of the final plat, please contact our office, at the number listed below.

Sincerely,



Renee Powers
Plat Review
Phone: (608) 266-3200

Enc: Original, Print

cc: Bielinski Holdings, LLC, Owner
Clerk, Village of Germantown
Washington County Planning & Parks Department
Department of Transportation

ORIGINAL RECEIVED FROM SURVEYOR ON 06/13/2014; REVIEWED ON 07/10/2014



Division of Transportation
System Development
Southeast Regional Office
141 N.W. Barstow Street
P.O. Box 798
Waukesha, WI 53187-0798

Scott Walker, Governor
Mark Gottlieb, P.E., Secretary
Internet: www.dot.wisconsin.gov

Telephone: (262) 548-5903
Facsimile (FAX): (262) 548-5662
E-Mail: waukesha.dtd@dot.wi.gov

July 9, 2014

Renee Powers – Plat Review
Department of Administration
101 E. Wilson Street FL 6
P.O. Box 1645
Madison, WI 53701-1645

Subject: Prairie Glen II
STH 167
Village of Germantown, Washington County

Dear Ms. Powers – Plat Review

The subject preliminary plat was transmitted to the Wisconsin Department of Transportation by the Department of Administration on June 20, 2014, under the provisions of Section 236.12, Wisconsin Statutes.

The Wisconsin Department of Transportation has considered this map in the light of the Rules and Regulations Governing Division of Land Abutting a State Trunk Highway or Connecting Street, Chapter Trans 233, Wisconsin Administrative Code, promulgated under authority of Section 236.13(1)(e) and 86.07(2), Wisconsin Statutes.

The Department of Transportation objects to the subject plat as it does not comply with Section(s) 233.02, 233.04, 233.05, 233.08, and 233.105 of the above-mentioned Rules. Certification or non-objection is conditioned upon full compliance with these and other pertinent requirements set forth in the Rules.

Section 233.02 relates to the effect that a land division has on the adjacent highway by generating traffic, reducing sight distance, impairing safety, impeding traffic movements and impacting the public's investment in the highway. It is required that:

- The land division be served by an internal street system.
- The individual lots do not require direct access to a state trunk highway.
- The land division consider access requirements of adjacent and contiguous lands.
- Chapter Trans 233 be applied to all lands that are owned by or under option or contract or lease to the land divider.
- Storm drainage be addressed. (see 233.105 below).
- Setbacks be provided. (See 233.08 below).

Section 233.04 of the above-mentioned Rules relates to the required information, which must be shown on each map or on a separate sketch submitted for Department of Transportation review. It must be shown at a scale of not more than 1000 feet per inch as well as the approximate distances and relationships between the following items:

- The ownership of lands indicated adjacent to the subject land division including those on the opposite side of the highway.

- The locations of all existing and proposed highways within the land division and all private roads or driveways that intersect with a state trunk highway or connecting highway.
- The locations and identification of each highway and private road or driveway leading to or from the land division.
- The principal use (agricultural, commercial industrial or residential) of each private road or driveway that leads to or from the land division.
- The locations of all easements for accessing real property within the land division.
- The location of the highway nearest each side of the land division.
- The location of any highway, private road or driveway that connects with a state trunk highway or connecting highway that lies within 300/1000 feet of the land division.

Paragraph 1 of Section 233.05 relates to access restriction between a state trunk highway and abutting lots of a land division. It is required that "no access" be shown graphically along the frontage of the land division and the state trunk highway or connecting highway. It is also required that an access restriction clause, in the form as is stated below, be added to the face of the map when submitted for final review.

§233.05(1) As owner I hereby restrict all lots and blocks (except Lot Block_), in that no owner, possessor, user, nor licensee, nor other person shall have any right of direct vehicular ingress or egress with (STH or USH) _____ or _____ Street, as shown on the plat; it being expressly intended that this restriction shall constitute a restriction for the benefit of the public according to §236.293, Stats., and shall be enforceable by the Department of Transportation.

- Need to show no access clearer on the subdivision plat.

Your attention is also invited to paragraph (2) of Section 233.05 in which the department is requiring a desirable traffic access pattern between a state trunk highway and abutting lands which are contiguous to and adjoin the proposed land division and which are owned by or under option whether formal or informal, contract or lease to the owner. A recordable covenant running with the land is required with respect to those unplatted lands.

- Provide a cross access easement to Hohnstien's parcel (Lot 1 of CSM 5612) from the internal roadway of Prairie Glen II until such time that access is obtain from the parcel to the west of Outlot 5 (Kupser Parcel).

Section 233.05(4) addresses that the department shall, if it finds that existing planned highways provide reasonable and adequate access to a highway, prohibit the connection to a state trunk highway or connecting highway of any highway or private road or driveway from within the land division.

Section 233.08 of the abovementioned Rules relates to the highway setback line which must appear on the face of the plat. This highway setback line should be shown at a distance as required by this section from the outside or nearer right-of-way line or centerline, whichever is more restrictive. A note stating the following is required to be added to the sheet containing the graphic showing the setback.

§233.08 There shall be no improvements or structures placed between the highway and the setback line.

- Need to dimension the Highway Setback Line and make it straight line.

Section 233.105(3) relates to the discharge of storm water directly or indirectly upon a state trunk highway. The land division layout shall include provisions for surface drainage in such a manner that the existing highway drainage system is not adversely affected. It is required that the developer provide our district office with a final plan for the subject plat.

- Fill out drainage form and submit to the DOT.

It is requested that the land divider comply with Section 233.03 of the Rules by consulting with me regarding this matter. I may be reached at (262) 548-6713.

The final land division map, incorporating the appropriate revision, corrections or additions in compliance with the above-referenced Sections of the Rules, must be submitted in order that the objections noted herein may be removed.

Anyone has the right to appeal the region's decision. Anyone wishing to do so must send the request for the appeal along with a copy of this letter describing the decision, and reasons for the request to Mike Roach, Wisconsin Department of Transportation, Bureau of Technical Services, Director, P.O. Box 7986 – Room 501, Madison, WI 53707-7986. Said information must be mailed within 20 days of the date of this letter. Notification of receipt of the request for the appeal will be sent to the appellant, submitter (if different than appellant), owner, the municipality, county and the district. The Department will then review the decision with any new information and inform all of the above mentioned parties of the final decision within 60 days of receipt of the appeal.

We wish to thank you for your cooperation in these matters of mutual interest.

Sincerely,



Susan King
Wisconsin Department of Transportation
SE Region
Land Division Coordinator

BEING ALL OF LOT 2 OF CSM NO. S612 AND LANDS, LOCATED IN THE NORTHEAST
1/4 OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 9 NORTH, RANGE 20
EAST, VILLAGE OF GERHANTOWN, WASHINGTON COUNTY, WISCONSIN

SCALE: 1" = 300'

BEARINGS ARE REFERENCED TO THE MAGNETIC STRIKE
PLUMB COORDINATE SYSTEM, SOUTH ZONE 1948-1959,
AND LOCUS ON THE EAST LINE OF THE AC LINE OF
SECTION 10-11-40 AS INDICATED

DISTANCES ARE COMPUTED TO THE NEAREST OBT AND
MEASURED TO THE NEAREST OBT

ANGLES ARE COMPUTED TO THE NEAREST DEGREES AND
MEASURED TO THE NEAREST CORNER

SURVEYOR:
KEVIN A. FRIEDO, ELS 5-2082
55H YACHT
501 MAPLE AVE
WILMFIELD, OH 53018
(223) 446-8888

SURVEY FOR:
 BELUNSKI HOLDINGS, LLC/STAFF
 1839 MEADOW LAKE, 3
 FENNAKEE, WI 530
 (262) 542-9294

GENERAL NOTES

GENERAL NOTES:
1) ALL PASSENGERS ARE GRANTED TO THE VALUE OF CURRENCY
TRAFFIC ON THE BASIS OF THE VALUE OF THE PASSENGER
TRAFFIC ON THE BASIS OF THE VALUE OF THE PASSENGER
TRAFFIC ON THE BASIS OF THE VALUE OF THE PASSENGER

[illegible]

2) TRAFFIC WITHIN THE FACILITY ARE FREELY GRANTED TO THE VILLAGE OF GEDDINGTON ROAD FOR RELEASED VEHICLES EXTENSION OF ROADWAY BY REPAIRS, DOCKING.

3) THERE SHALL BE NO ONCE VEHICULAR ACCESS FROM ANY LOT OR CURB TO THE FACILITY ROAD AND NO 24/7 ROAD.

4) THERE SHALL BE NO ONCE VEHICULAR ACCESS FROM ANY LOT OR CURB TO THE FACILITY ROAD AND NO 24/7 ROAD.

3) NO VOLES, 1400 EDGES OR BURIED CHIPS FAIL TO BE FRAMED SUCH THAT THE INTERLAYER SHOULD BE BURIED INTO EARTH STATE. THE DISTANCE OF A SURFER STAY BY ANYONE IS A VIOLATION OF SECTION 230.32 OF REGULATION CHAPTERS.

6) AREA KNOWN IS ZONE C (18 FLOOD PREPARATION RATE MAP, COUNTY FLOOD NUMBER 5533) 037000, IT-COME GAVE

7) OVERALL AREA = 55,506 SF
FOOT = 51,958 SF
LOVE AND GARDENS = 57,487 SF

194 LOT AREA = 15,000 SF
102 LOT WIDTH = 100 FT
104 FRONT YARD SETBACK = 25 FT
104 SIDE YARD SETBACK = 10 FT
104 REAR YARD SETBACK = 35 FT

NO CONTROLS FOR FIELD TOMATOES WERE OBTAINED BY SON YACOB
SEPTEMBER 2013

PROJECT #13309A

PROJECT #133CSA

THIS INSTRUMENT DONATED BY KEITH A. KIMOROS

LOCATION MAP



PL 1/4 SQ 25-TH-9

LEGEND

- 1 - COMPLETE REPAIRMENT BY BUNTS CARPENTERS
 2 - 1" DIA PINE KNOTS (SPARKS) CONCERNING STATION
 3 - SANITARY MANHOLE
 4 - ELECTRICAL FEED/TRANSFORMER
 5 - WATER VALVE
 6 - EVAPORANT
 7 - TELEPHONE BOX
 8 - CULVERT
 9 - R.P. BOX
 10 - NO ACCESS
 11 - SOL. BUNTS PER A/SR PAGE 7-2500

WISCONSIN DEPARTMENT OF TRANSPORTATION

CERTIFIED

There are no objections to this plat with respect to Sec. 235.13 Wis. Stats. Rules and Regulations, or Ch. TRANS 233, Wis. Adm. Code.

Brett Wallace
Director, Southeast Region

WISCONSIN DEPARTMENT OF TRANSPORTATION NOTES

[illegible][illegible]

NOTE: INFORMATION PROVIDED BY STATEMENT, THE TRUCK FINDER MAY BE OPERATED BY CONTRACTING THE COUNTRY HIGHWAY INDUSTRIES.



1. BOTH A RIGID, REDESIGNED CARBURETOR, ITS MOTION
DETERMINED BY THE FRICTIONAL RESISTANCE OF THE CARBURETOR
PISTON IS A SUBJECT REPRESENTATION OF ALL POSSIBLE CARBURETOR
DESIGN FEATURES, AND THAT THE CARBURETOR IS ALL
DESIGNED TO BE A RIGID, REDESIGNED CARBURETOR.



SHEET 1 OF 1



Washington County

Planning and Parks Department

COPY

NOTIFICATION OF ACTION ON PROPOSED SUBDIVISION PLAT WASHINGTON COUNTY PLANNING, CONSERVATION AND PARKS COMMITTEE

July 30, 2014

Department of Administration
Plat Review Unit
P O Box 1645
Madison WI 53701-1645

Dear Ms. Powers:

This letter is to inform you that the Washington County Planning, Conservation and Parks Committee has considered the following subdivision plat pursuant to Wisconsin Statutes and applicable local Ordinances:

Date of Meeting: July 23, 2014

Subdivision Name: Prairie Glen II

// Pre-Preliminary Plat /X/ Preliminary Plat // Final Plat

Location: NE 1/4, Section 25
Municipality: Village of Germantown
Subdivider: Bielinski Holdings, LLC/Bielinski Homes, Inc.
Surveyor: Keith A. Kindred, RLS – SEH Yaggy

Action taken: The Planning, Conservation and Parks Committee stated no objection to the Prairie Glen II Preliminary Plat as presented.

If you have any questions regarding this subdivision plat, please do not hesitate to contact me.

Sincerely,

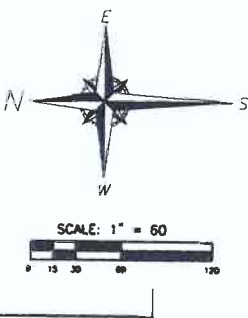
Jay T. Shambeau
Administrator
JTS:PJG:jw

Enclosure – State-numbered, County-certified preliminary plat for Prairie Glen II

cc: ☒ Municipal Clerk
☐ Subdivider
☐ Surveyor
☐ Land & Water Conservation Division



GENERAL SITE PLAN AND CONCEPTUAL LANDSCAPE/RESTORATION PLAN



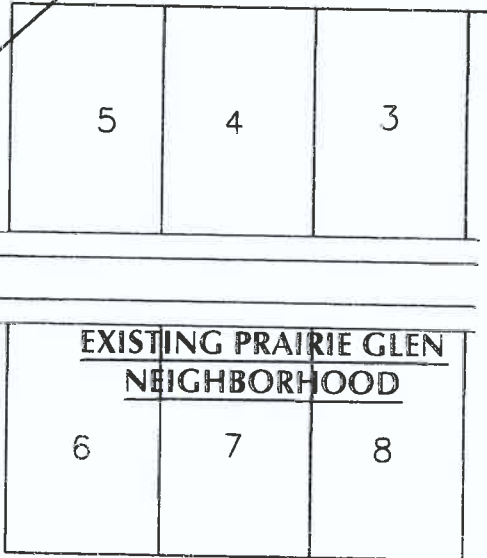
DEVELOPMENT GUIDELINES

GUIDELINE	PROPOSED
MINIMUM LOT SIZE	15,000 Sq. Ft.
MINIMUM SIDE SETBACK	10'-0"
MINIMUM FRONT YARD SETBACK (Measured From R.O.W.)	25'-0"
MINIMUM REAR YARD SETBACK	35'-0"
REQUIRED FRONTAGE (Measured at Front Setback)	100'-0"

** PDD FOLLOWS STANDARDS OF PRAIRIE GLEN SUBDIVISION

DESIGN DATA

GUIDELINE	PROVIDED
TOTAL SITE AREA	15.01 ACRES
NUMBER OF LOTS	17
AVERAGE LOT SIZE	21,308 Sq. Ft.
OPEN SPACE PROVIDED	4.80 ACRES
PERCENT OPEN SPACE	32.0%
RANGE OF LOTS	17,994 Sq. Ft. - 27,038 Sq. Ft.



PRAIRIE GLEN II

GENERAL SITE PLAN AND CONCEPTUAL

LANDSCAPE / RESTORATION PLAN

VILLAGE OF GERMANTOWN, WISCONSIN

Orig. Scale: 1"=60'

Orig. Date: 6/12/14

Orig. By: MAD

Chk. By: TV

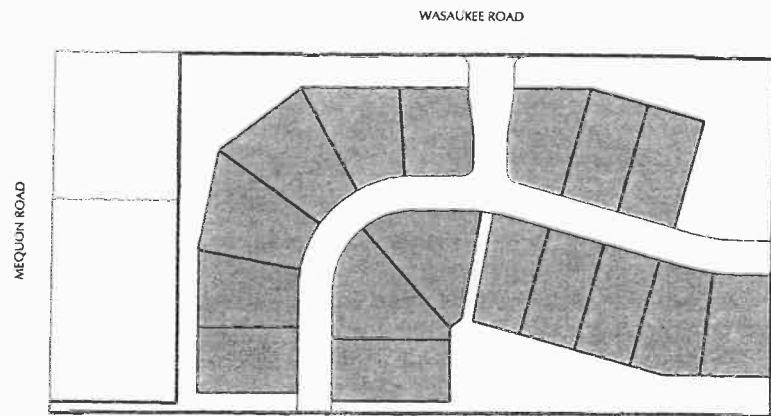
Orig. Lot Size: 21,308 Sq. Ft.

Single Family Lots: 17

Revisions:

BIELINSKI
homes

1116 W23377 Stone Ridge Dr. - Waukesha, WI 53188-1108 • (262) 547-6181



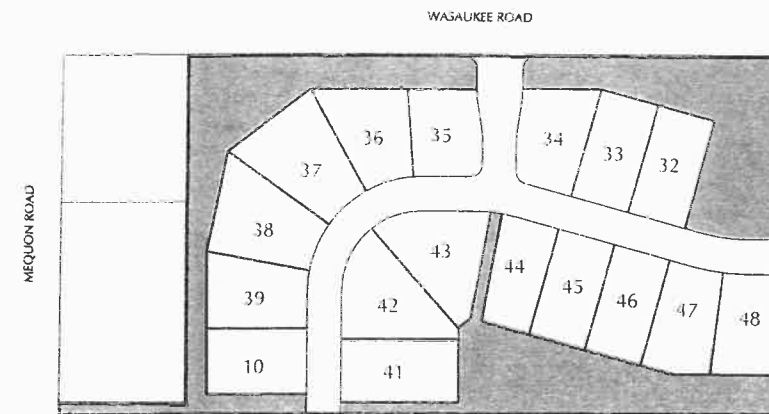
SINGLE FAMILY RESIDENTIAL

17 SINGLE FAMILY LOTS

8.32 ACRES

15,000 SQUARE FEET MINIMUM LOT SIZE

ALL LOTS ABUT OPEN SPACE



OPEN SPACE

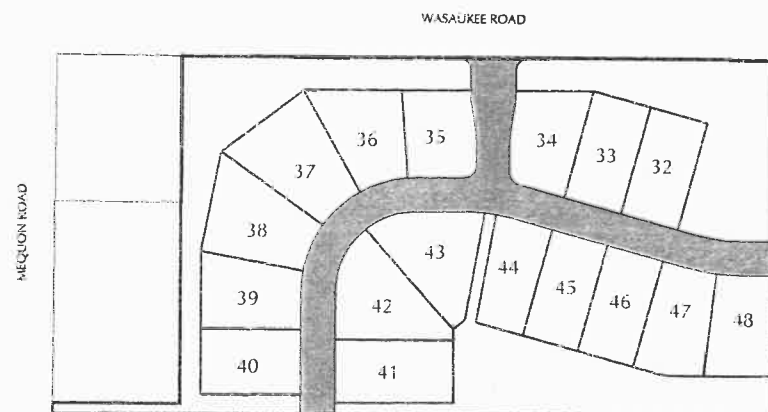
4.80 ACRES OF BUILDABLE LAND SET ASIDE

WALKING TRAILS

RESTORED NATIVE PLANTINGS

STORM WATER DETENTION

NATURAL BUFFER FROM WASAUKEE ROAD



PUBLIC STREETS

1,396 LINEAR FEET OF STREET

1.89 ACRES OF RIGHT OF WAY

60' RIGHT OF WAY WIDTH

BOULEVARD ENTRANCE

GENERAL LOT SIZES

LOT NUMBER

LOT SIZE

LOT 32	19,750
LOT 33	19,750
LOT 34	20,736
LOT 35	18,478
LOT 36	21,426
LOT 37	27,038
LOT 38	25,080
LOT 39	20,926
LOT 40	20,252
LOT 41	22,637
LOT 42	24,748
LOT 43	24,396
LOT 44	17,994
LOT 45	19,121
LOT 46	19,121
LOT 47	20,733
LOT 48	20,094

PRAIRIE GLEN II

VILLAGE OF GERMANTOWN, WISCONSIN

Avg. Lot Size	# Single Family Lots	Revisions
21,308 Sq. Ft.	17	
Avg. Lot Width		



116 W23377 Stone Ridge Dr. - Waukesha, WI 53188-1108 • (262) 547-6181

X.C

**BUSINESS OF THE VILLAGE BOARD
GERMANTOWN, WI**

MEETING DATE: August 18, 2014

AGENDA ITEM: New Business (CERTIFIED SURVEY MAP)

ITEM TITLE: Gloria Moy, Property Owner; N124 W13832 Lovers Lane;
2-Lot Certified Survey Map (CSM)

SUBMITTED BY: Jeffrey W. Retzlaff, Director, Community Development Department



SUMMARY EXPLANATION:

Gloria Moy, property owner of an 11.4-acre parcel is seeking approval of a 2-lot Certified Survey Map (CSM) to create a 5-.0 acre parcel.

The 11.4-acre Moy property is currently zoned Rs-1: Single-family. The property is affected by 5.2 acres of wetland across much of the east side and, as a result, proposed Lot 2 is 6.4-acres. Lot 1 contains the existing Moy dwelling and detached buildings.

ATTACHMENTS:

- ◆ 7/28/14 Staff Report
- ◆ 7/28/14 Plan Commission Meeting Minutes
- ◆ Preliminary CSM

PLAN COMMISSION RECOMMENDATION:

APPROVE the 2-lot Certified Survey Map land division for the 11.4-acre Moy property located on Lovers Lane Road subject to (2) conditions:

1. All technical corrections identified in the Village Surveyor's July 23, 2014 review memo shall be addressed in a revised CSM prior to recording.
2. No development shall occur within the 25' wetland setback shown on Lot 2.

CERTIFIED SURVEY MAP (CSM) APPLICATION

7/28/14 Plan Commission Meeting

Gloria Moy

Village Planner Report

Germantown, Wisconsin

Summary

Gloria Moy, property owner of an 11.4-acre parcel located on Lovers Lane is seeking approval of a 2-lot Certified Survey Map (CSM) and rezoning in order to create one five (5) acre residential parcel.

Location: N124 W13832 Lovers Lane

Applicant/ Gloria Moy & George Moy
Property Owners: N80 W13564 River Park Drive
Menomonee Falls, WI 53051

Zoning District: Rs-1: Single-family

Adjacent Land Uses		Zoning
North	Agricultural	A-2
South	Agricultural	A-1
East	Residential	Rs-2
West	Residential	Rs-1



Proposal

Gloria Moy, property owner of an 11.4-acre parcel located on Lovers Lane is seeking approval of a 2-lot Certified Survey Map (CSM) in order to create one five (5) acre residential parcel.

Staff CommentsConsistency with Village's Land Use Plan.

The Plan map classifies this property as "Agricultural/Conservation Residential". The proposed 5-acre lot size is consistent with the 2020 Land Use Plan.

Conformance with Zoning District Requirements.

Lot 1 has an existing dwelling and on-site septic system. Proposed Lot 2 has soil evaluations indicating that the lot can support an on-site (mound-type) sanitary system.

Due to the amount (5.2 acres) and location of wetlands across almost 50 percent of the 11.4-acre parcel, and, the need to have at least 2 acres of land that is not wetland, the common boundary between the two lots is somewhat irregular.

The Village surveyor has identified a series of technical corrections that will need to be addressed in a revised CSM prior to recording.

Village Planner Recommendation

APPROVE the 2-lot Certified Survey Map land division for the 11.4-acre Moy property located on Lovers Lane Road subject to the following conditions:

1. All technical corrections identified in the Village Surveyor's July 23, 2014 review memo shall be addressed in a revised CSM prior to recording.
2. No development shall occur within the 25' wetland setback shown on Lot 2.

PLAN COMMISSION MINUTES

July 28, 2014

CALL TO ORDER: Planning Assistant Lori Johnson called the meeting to order at 6:32 p.m.

ROLL CALL: Trustee Representative Baum, Commissioners Mary Ellen Gray, Tim Yokes, Marty Peck, Bill Shadid and Dan Campbell were present. Chairman Dean Wolter was absent and excused. Village Planner Jeff Retzlaff was also present.

MOTION Campbell second Shadid to appoint Trustee Baum as Chairman Pro-Tem.

MOTION carried unanimously.

PUBLIC INPUT: None

PREVIOUS MINUTES: ***MOTION Yokes second Peck to Approve the minutes from 7-14-14.***

MOTION carried unanimously.

Gloria Moy – N124 W13832 Lovers Lane. Gloria Moy, property owner of an 11.4-acre parcel is seeking approval of a 2-Lot Certified Survey Map in order to create one five acre residential parcel. Planner Retzlaff summarized the proposal.

MOTION Peck second Yokes to Approve the 2-lot Certified Survey Map land division for the 11.4-acre Moy property located on Lovers Lane Road subject to the following conditions:

- 1. All technical corrections identified in the Village Surveyor's July 23, 2014 review memo shall be addressed in a revised CSM prior to recording.***
- 2. No Development shall occur within the 25' wetland setback shown on Lot 2.***

MOTION carried unanimously.

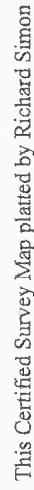
Buffalo Wild Wings – N96 W17990 County Line Road. The property owner is seeking approval of revisions to the exterior materials for the restaurant. Planner Retzlaff summarized the proposal and said the staff recommendation is to extend the fiber cement panels further to the east and add some additional landscaping to the northeast corner. Kevin Thode, RSP Architects, said the primary reason for the requested change in materials is cost related. They are asking for the EIFS material because the metal panels and the cement board brick panels are extremely expensive and they don't want to take away one expensive material and put in another expensive material as staff is recommending.

Commissioner Gray added that the red chokeberry shrub is not a good plant choice to put in front of the window because it will grow too tall. She suggested planting viburnum instead. Mr. Thode said he is willing to review the landscape plan and work with staff to revise.

MOTION Peck second Shadid to Approve the proposed revision to the exterior materials for the Buffalo Wild Wings building located on County Line road subject to the following conditions:

- 1. The fiber cement brick panels along the east elevation shall be extended further north to extend past the middle window section to a point 8 feet past/north of the window edge.***

Scale 1"=100'



Certified Survey Map

A redvision of Certified Survey Map# 1062, being part of the Southwest 1/4 of the Northwest 1/4 of Section 13, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin

Surveyor:

Richard Simon
5080 Fairy Chasm Road
West Bend, WI 53095
(262) 424-5630

Owner:

George & Gloria Moy
N124 W13832 Lovers Lane
Germantown, WI 53022

RS - 1 Zoning

45' - Front Yard
30' - Side Yard
35' - Rear Yard



Location Map

NW 1/4 Sec. 13-9-20
Scale 1" = 1500'



Mary Buth Lane

Lovers Lane

Surveyor's Certificate

I, Richard L Simon, Registered Land Surveyor, hereby certify:

That I have surveyed, and mapped a redvision of Certified Survey Map# 1062, being part of the Southwest 1/4 of the Northwest 1/4 of Section 13, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin

Described as follows:

A redvision of Certified Survey Map# 1062, being part of the Southwest 1/4 of the Northwest 1/4 of Section 13, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin
Said parcel contains 11.4 Acres

That I have made such survey, division, and map by the direction of George Moy and Gloria Moy, owners of said land.

That this map is a correct representation of all exterior boundaries of the land surveyed and the land division thereof made.

That I have fully complied with provisions of s. 236.34 of the Wisconsin Statutes and the subdivision regulations of the Village of Germantown in surveying, dividing, dedicating, and mapping the same.

Dated this 7th day of July, 2014

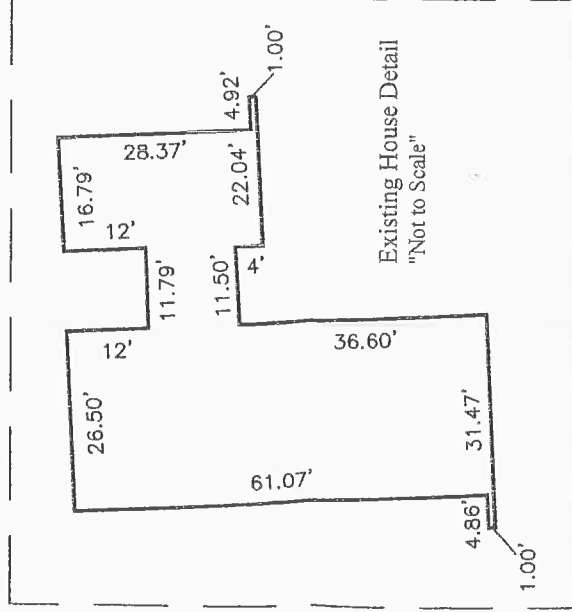


Richard L Simon, R.L.S. #2698
Cornerstone Land Surveying, LLC.
5080 Fairy Chasm Road
West Bend, WI 53095
262-424-5630

Wetland Delineation Table

LINE	BEARING	DISTANCE
L1	N 63°59'54" E	23.26'
L2	N 77°37'01" E	14.89'
L3	N 18°10'59" E	22.51'
L4	N 20°47'23" W	22.93'
L5	N 24°21'49" E	20.06'
L6	N 50°06'24" E	17.64'
L7	N 54°25'04" E	28.40'
L8	N 84°17'43" E	22.61'
L9	N 89°39'32" E	15.47'
L10	N 44°42'05" E	6.24'

LINE	BEARING	DISTANCE
L11	S 11°24'08" E	58.56'
L12	S 10°48'56" W	30.30'
L13	S 68°12'22" W	24.46'
L14	S 10°23'58" W	39.15'
L15	S 02°12'18" W	33.39'
L16	S 22°13'29" W	16.98'
L17	S 67°10'52" W	17.94'
L18	S 10°00'40" W	43.88'
L19	S 27°29'32" E	15.76'
L20	S 84°55'52" E	19.22'
L21	S 08°04'53" E	30.29'
L22	S 14°36'39" E	86.63'
L23	S 71°47'59" E	20.93'
L24	S 54°13'18" E	23.91'
L25	S 60°02'28" E	30.58'
L26	S 35°57'56" E	59.38'
L27	S 25°17'09" E	23.36'
L28	S 36°56'24" E	38.53'
L29	S 28°29'11" E	31.25'
L30	S 54°39'06" E	44.10'
L31	S 43°33'21" E	25.34'
L32	S 00°48'18" E	35.96'
L33	S 06°00'51" E	50.16'
L34	S 49°09'35" E	31.09'
L35	S 02°30'07" E	20.61'
L36	S 22°09'08" W	23.99'
L37	S 38°46'30" E	18.58'
L38	S 79°46'29" E	42.92'
L39	S 86°37'32" E	21.14'
L40	S 39°16'27" E	24.29'
L41	S 73°25'54" E	28.98'
L42	S 74°18'02" E	33.87'
L43	S 20°52'28" E	13.87'
L44	S 47°09'04" W	11.80'
L45	S 63°48'06" E	38.88'



Notes:

- 1) Bearings or Distances in () are Recorded Measurements
- 2) In providing this boundary survey no attempt has been made to obtain or show data concerning the existence of any utility on the site, whether private, municipal, or public owned.
- 3) Bearings are referenced to the South line of the Northwest 1/4 of Section 13-9-20, assumed to bear S88°18'36"W.

Certified Survey Map # _____

A redivision of Certified Survey Map# 1062, being part of the Southwest ¼ of the Northwest ¼ of Section 13, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin

Owner's Certificate

We, George Moy and Gloria Moy as owners, do hereby certify that I caused the land described in the foregoing affidavit of Richard L. Simon, Surveyor, to be surveyed, divided, and mapped as represented on this Certified Survey Map.

WITNESS the hand and seal of said owner's, this _____ day of _____,

George Moy _____

Gloria Moy _____

State of Wisconsin) SS
Washington County)

Personally came before me this _____ day of _____, the above named, George Moy and Gloria Moy to me, known to be the people who executed the foregoing instrument and acknowledge the same.

Notary Public _____

_____ County, State of Wisconsin

My commission expires: _____

Village of Germantown Plan Commission Approval

Approved by the Planning Commission of the Village of Germantown, on
this _____ day of _____, 2014

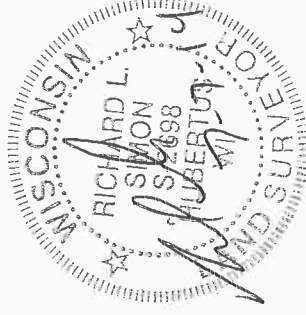
Dean Wolter, Chairman _____ Laura Johnson, Secretary

Village of Germantown Board Approval

This Certified Survey Map, being a redivision of Certified Survey Map# 1062, being part of the Southwest ¼ of the Northwest ¼ of Section 13, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin, having been approved by the Planning Commission being the same, is hereby approved and is hereby accepted by the Village Board of Trustees of the Village of Germantown on

this _____ day of _____, 2014

Dean Wolter, President _____ Elizabeth Knaack, Clerk



X. D

RESOLUTION NO. _____

RESOLUTION AUTHORIZING THE BORROWING
OF NOT TO EXCEED \$6,000,000; AND
PROVIDING FOR THE ISSUANCE AND SALE OF
GENERAL OBLIGATION COMMUNITY DEVELOPMENT BONDS THEREFOR

WHEREAS, it is necessary that funds be raised by the Village of Germantown, Washington County, Wisconsin (the "Village") for the purpose of paying the project costs of the Village's Tax Incremental District No. 6 (the "Project"), and there are insufficient funds on hand to pay said costs;

WHEREAS, the Village hereby finds and determines that the Project is within the Village's power to undertake and serves a "public purpose" as that term is defined in Section 67.04(1)(b) of the Wisconsin Statutes; and,

WHEREAS, villages are authorized by the provisions of Section 67.04 of the Wisconsin Statutes to borrow money and to issue general obligation bonds for such public purposes.

NOW, THEREFORE, BE IT RESOLVED by the Village Board of the Village that:

Section 1. Authorization of the Bonds. For the purpose of paying the cost of the Project, there shall be borrowed pursuant to Section 67.04 of the Wisconsin Statutes, the principal sum of not to exceed SIX MILLION DOLLARS (\$6,000,000) from a purchaser to be determined by subsequent resolution of this Village Board (the "Purchaser").

Section 2. Sale of the Bonds. To evidence such indebtedness, the Village President and Village Clerk are hereby authorized, empowered and directed to make, execute, issue and sell to the Purchaser for, on behalf of and in the name of the Village, general obligation bonds aggregating the principal amount of not to exceed SIX MILLION DOLLARS (\$6,000,000)(the "Bonds").

Section 3. Award of the Bonds. The Finance Director (in consultation with the Village's financial advisor, Ehlers & Associates, Inc.) shall prepare or cause to be prepared an Official Notice of Sale and an Official Statement and take other actions necessary for the sale and award of the Bonds on September 15, 2014.

Section 4. Prior Resolutions; Severability; Effective Date. All prior resolutions, rules or other actions of the Village or any parts thereof in conflict with the provisions hereof shall be, and the same are, hereby rescinded insofar as the same may so conflict. In the event that any one or more provisions hereof shall for any reason be held to be illegal or invalid, such illegality or invalidity shall not affect any other provisions hereof. The foregoing shall take effect immediately upon adoption and approval in the manner provided by law.

Adopted and recorded this 18th day of August, 2014.

Dean Wolter
Village President

(SEAL)

ATTEST:

Barbara K.D. Goeckner
Village Clerk

X. F

**BUSINESS OF THE VILLAGE BOARD
GERMANTOWN, WI**

MEETING DATE: August 18, 2014

AGENDA ITEM: New Business

ITEM TITLE: Resolution Requesting WIS DOT and FHWA to Reevaluate the Noise Impact of US41/45 Freeway Conversion from County Line Road to Lannon Road

SUBMITTED BY: Dan Ludwig, P.E., Director of Public Works

SUMMARY EXPLANATION:

The Public Works Committee recommends the Village Board to send a resolution requesting the WIS DOT and FHWA to re-evaluate the noise impact of the US41/45 Freeway Conversion Project from County Line Road to Lannon Road in the Village of Germantown.

The Meadow Creek Homeowners Association have a petition with 150 signatures requesting the DOT to change their environmental document from an Engineering Report to an Environmental Impact Statement thereby requiring a comprehensive noise analysis. The DOT turned down the Homeowners last year saying the project doesn't warrant an EIS because the conversion does not cause significant impacts and no controversy is associated with the project. The Homeowners would ultimately like noise barriers installed at no cost to the Village because of the noisy highway.

The PW Committee voted 2-1 recommending the Village Board to send a resolution.

Alberta Darling and Dan Knodl were contacted by the homeowners. The Homeowners were supported by the Senator and the Assemblyman for their efforts to get DOT and FHWA to reconsider their position.

ATTACHMENT: ORDINANCE _____ RESOLUTION _____ OTHER X

US 41 Interstate Conversion Study Environmental Document Type Memo, pages 1-5.

RECOMMENDATION:

BOARD ACTION:

Proper parliamentary procedure to deny a request is to have a motion made in the affirmative and by voting NAY would deny the request if a majority vote.

RESOLUTION NO. ____-14

A RESOLUTION REQUESTING THAT THE WISCONSIN DEPARTMENT OF
TRANSPORTATION AND THE FEDERAL HIGHWAY ADMINISTRATION
REEVALUATE AND COMPLETE A DETAILED TRAFFIC GENERATION AND
NOISE LEVEL ANALYSIS FOR THE US-41 INTERSTATE CONVERSION PROJECT

WHEREAS, THE US Highway 41 Corridor crosses through the Village of Germantown; and

WHEREAS, the Wisconsin Department of Transportation (“WisDOT”), in conjunction with the Federal Highway Administration, has decided to convert US Highway 41 to an Interstate; and

WHEREAS, the proposed conversion to an Interstate has been touted to be a significant catalyst to economic development along the corridor by Wisconsin Governor Scott Walker who noted that “converting the corridor to an Interstate highway will provide enhanced safety, mobility and economic development potential” (<http://www.commerce.state.wi.us/NEWS/releases/2011/042.html>); and

WHEREAS, Wisconsin Transportation Secretary, Mark Gottlieb, believes that the Interstate conversion could lead to new jobs because Interstates often attract out of state businesses who look for easy shipping routes for their products (<http://wtaq.com/news/articles/2012/may/17/dot-secretary-ne-wisconsin-would-get-more-jobs-if-hwy-41-was-interstate/>); and

WHEREAS, WisDOT’s Planning Project Manager, Tammy Rabe, has said that the conversion “will stimulate economic growth along the corridor” creating “broad development benefits” (<http://www.jsonline.com/news/wisconsin/meetings-planned-for-highway-41-interstate-conversion-ke5cseg-151325935.html>) (<http://www.bizjournals.com/milwaukee/news/2013/08/12/highway-41-to-become-interstate-41.html>); and

WHEREAS, the economic development aspects of the Interstate conversion have driven the analysis related to this project to the expense of analyzing other factors such that Section 1.3 of the draft Environmental Report states that the “US 41 project was brought about by economic considerations, and so existing or future traffic volumes are not a need factor. Given the unique nature of the study, the purpose of which is to enhance and accelerate economic development with Interstate designation, traffic is discussed in this section only to clarify the lack of a relationship between Interstate conversion and potential changes in forecast US 41 forecasted traffic volumes;” and

WHEREAS, Section 1.3 of the Environmental Report continues to analyze the existing traffic patterns in the corridor and does not study or offer any analysis about the impact of the Interstate conversion other than to conclude, without support, that “even with Interstate conversion, increases in traffic volumes on US 41 beyond historic trends are not likely;” and

WHEREAS, Section 3.24.2.2 the Environmental Report makes general assertions about decibel levels without analyzing specific traffic changes including increased semi/tractor-trailer traffic that results from the anticipated level of economic development that justifies millions of dollars in expenditures to make the conversion; and

WHEREAS, Village residents have brought to the Village Board concerns about the increased noise and traffic resulting from the Interstate designation in light of the apparent disconnect between the touted economic development benefits and the downplaying of those same benefits within the Environmental Report; and

WHEREAS, the Village Board shares these concerns;

NOW, THEREFORE, BE IT RESOLVED that the Village Board of the Village of Germantown, Wisconsin, do hereby request that the Wisconsin Department of Transportation complete a detailed analysis of the traffic to be generated and the accompanying noise levels from the US Highway 41 conversion.

BE IT FURTHER RESOLVED that the Village Clerk is hereby authorized to deliver a copy of this resolution to the Wisconsin Department of Transportation and the elected officials for the Village of Germantown at the state and federal levels.

Introduced by Trustee:

Adopted: August 18, 2014

Vote: Ayes:

Nays:

Absent:

Dean Wolter, Village President

ATTEST:

Barbara K.D. Goeckner, Village Clerk



Division of Transportation
System Development
Northeast Regional Office
944 Vanderperren Way
Green Bay, WI 54304



Scott Walker, Governor
Mark Gottlieb, P.E., Secretary
Internet web site: www.dot.wisconsin.gov

Telephone: (920)492-2222
Facsimile (FAX): (920)492-5807
E-mail: ner.dtsd@dot.wi.gov

US 41 INTERSTATE CONVERSION STUDY ENVIRONMENTAL DOCUMENT TYPE MEMO

Date: January 7, 2013

Re: ID 1133-00-00
IH 94 – IH 43
US 41

Kenosha, Racine, Milwaukee, Waukesha, Washington, Dodge, Fond du Lac,
Winnebago, Outagamie, and Brown Counties

Recommendation

As the project has progressed through the NEPA process, the project team evaluated the US 41 Interstate Conversion Study's direct, indirect, and cumulative impacts and conducted public meetings throughout the study corridor. The project team has determined that the potential impacts of interstate conversion are not significant and there is no controversy associated with the project. Given that, WisDOT feels that the originally proposed tiered environmental impact statement (EIS) is no longer the appropriate document type. After consulting with and obtaining concurrence from WisDOT Region and Central Office environmental staff, the project team recommends the tiered process no longer be followed, and the project NEPA document be changed from an EIS to an Environmental Report (ER).

Following the Background, the remainder of this memorandum describes the project impacts and why the impacts are not an impediment to changing the document type from an EIS to an ER.

Background

In summer 2007, WisDOT and the Federal Highway Administration (FHWA) began the US 41 Interstate Conversion Study. At that time, both agencies felt a tiered environmental impact statement (EIS) was the appropriate document type because of uncertainty about the project's potential impacts and the level of controversy. The three impact categories associated with interstate conversion that WisDOT and FHWA felt could result in significant impacts included:

- Potentially significant direct human impacts caused by the Interstate's more restrictive oversize and overweight regulations and off-property outdoor advertising regulations, and the change in route number and potentially exit numbers;
- Potentially significant indirect and cumulative impacts; and
- Future improvement projects required to bring US 41 up to interstate standards that might have significant impacts

The original intent was that the Tier 1 document would focus on broad issues (convert to interstate or not), and the Tier 2 documents would focus on the direct impacts of improving US 41 features that do not meet interstate standards, as well as their associated costs, and mitigation measures.

Since early 2011, WisDOT has developed a clearer understanding about the range and significance of the project's potential impacts and the reaction of the business community, trucking industry, outdoor advertising industry, and the public to the project. In general, the

outreach completed has shown that the public supports the project and there is no controversy. The text below discusses the magnitude of impacts and level of controversy for each of the impact categories noted above.

Potentially significant direct human impacts due to size and weight restrictions

Concerning the project's impact on oversize/overweight vehicles, pending federal legislation would keep current oversize/overweight policies and practices in place with interstate conversion thus avoiding significant impacts associated with implementation of the Interstate's truck size and weight standards.

Because it is uncertain whether federal OSOW legislation for the US 41 conversion will pass prior to the FHWA-WisDOT agreement being signed approving conversion, WisDOT has committed to not convert US 41 to an Interstate until the grandfathering OSOW legislation is law. A letter from WisDOT committing to postponing interstate conversion pending the passage of the federal grandfathering oversize/overweight legislation will be included in the ER.

Potentially significant direct human impacts due to new outdoor advertising restrictions

With interstate conversion, the permitting process for off-property signs will follow stricter federal regulations. It is expected that most of the existing legally permitted off-property signs will become non-conforming, which means they will be able to remain in place for their useful life, but they will not be able to be improved beyond 50 percent of their replacement value, reconstructed or replaced. It is not; however, WisDOT's intention to purchase signs as part of the project. In spring 2012, WisDOT approached the Outdoor Advertising Association about holding a meeting to discuss the project's potential impacts to off-property signs and obtain the industry's input. The Association declined to meet with WisDOT and stated they surveyed several member companies that would be affected by interstate conversion and the member companies are confident that they have a good grasp of the scope of the project and its impact on their billboard sites. Neither the Outdoor Advertising Association nor its member companies attended the six public information meetings in May. Concerning the level of controversy surrounding the possibility of more restrictive signing regulations, no input was received from the outdoor advertising industry, and there were no public comments opposed to more restrictive off-property signing regulations.

Evidence that the Outdoor Advertising Association's potentially affected member companies understand the project scope is seen in the amount of work being done to improve off-property signs adjacent to the corridor. WisDOT has noted that the outdoor sign industry is actively improving off-property signs. It seems clear that the outdoor advertising industry anticipates a change in the off-property sign regulations with interstate conversion and its members are reinforcing signs prior to conversion to maximize the useful life of the signs. Because non-conforming off-property signs will be allowed to remain following interstate conversion, the project would not create significant outdoor advertising impacts.

Potentially significant direct human impacts due to a change in route and exit numbers

There are four areas that could be affected by a change in route numbers:

- The US 41 and US 45 corridor between Green Bay and the Zoo Interchange in Milwaukee that will be the subject of interstate conversion;
- The segment of US 41 between the US 45/US 41/WIS 175 interchange on Milwaukee's north side and the Stadium Interchange where US 41 joins I-94;
- The segment of US 41 between the Mitchell Interchange and the Stadium Interchange; and

- The segment of existing interstate (I-894 and I-94) between the Zoo Interchange and the south project terminus.

In the four areas noted above, existing access patterns will be the same as today. Any potential impacts related to a change in route number would be limited to businesses that may have to update advertising and other materials that describe the business location to reflect the change in route number.

US 41/45 Corridor (Green Bay to the Zoo Interchange)

While businesses adjacent to US 41 and US 45 corridor between Green Bay and the Zoo interchange do not use either highway as part of their mailing addresses, US 41 and US 45 are regularly used in websites to provide directions to businesses along the corridor. Updating business websites, telephone books, and other documents that describe the business location will have minor costs for business owners, but those costs would not be significant. It is worth noting that Chambers of Commerce in the study area support interstate conversion. With interstate conversion, the US 41/45 corridor between Green Bay and the Zoo Interchange will be dual signed I-41 and US 41/45. The selection of I-41 as the interstate designation and the concurrent signing of US 41/45 will minimize impacts on businesses.

US 41 Corridor (US 45 to I-94)

The segment of US 41 between US 45 and I-94 near Miller Park, known locally as Appleton Avenue, will be re-designated to a yet to be decided state trunk highway number. Currently, the mailing addresses for businesses along that corridor use Appleton Avenue or Lisbon Avenue rather than US 41. An internet search of businesses along Appleton Avenue and Lisbon Avenue revealed that the addresses used on websites refer to their street names rather than US 41. Given this, there would be minimal or no costs incurred by those businesses to change their advertising. The cost to business owners to change their advertising would not rise to the level of a significant impact.

To further minimize the impacts of re-designating US 41 (Appleton Avenue), WisDOT has committed to the following:

- The re-designated segment of US 41 will remain a connecting highway
- The re-designation will not affect state funding for the route
- The re-designation will not have costs for local communities
- The re-designation will not require construction

Project team members met with the City of Milwaukee and Milwaukee County on October 29, 2012 to discuss changing the route number of US 41 (Appleton Avenue) and both entities support the re-designation.

US 41 Corridor (Mitchell Interchange to the Stadium Interchange)

Removing the US 41 designation from the I-94 corridor from the Mitchell Interchange to the Stadium Interchange would have minimal to no impacts on businesses. Because I-94 is the higher tier highway number and I-94 has been in place since the early 1960's, while US 41 has only followed that path since 2000, most business advertising along that section of highway refers to I-94, which is unaffected by interstate conversion.

I-894 and I-94 (Zoo Interchange to the south project terminus)

Adding an additional interstate sign to the interstate portion of the study area (I-894 and I-94) would have minimal to no impacts on businesses. Because I-894 and I-94 would be unaffected by interstate conversion, existing business advertising that refers to either or both interstates would still be accurate. A business that decides to revise its advertising to include the new interstate designation would do so because of a perceived advantage rather than out of

necessity. In any case the cost to business owners to change advertising would be minor and not rise to the level of a significant impact.

Public Outreach

WisDOT plans to hold public hearings along the corridor in summer 2013. Information will be presented about the minor costs that businesses may incur because of renumbering the US 41 and US 45 corridors, relocating US 41, and adding an additional interstate designation to I-894 and I-94 between the Zoo Interchange and the south project terminus.

In November 2012, AASHTO, FHWA, and WisDOT determined that, with interstate conversion, US 41 would be designated I-41. Because of that decision, FHWA concurred with a WisDOT memorandum proposing the existing exit numbers should remain unchanged with the I-41 designation. Therefore, there are no direct impacts due to exit number signing.

Potentially significant indirect and cumulative impacts

The project's indirect and cumulative effects analysis is based on the six-step process outlined in WisDOT's *Guidance for Conducting an Indirect Effects Analysis* and the eleven-step process outlined in WisDOT's *Guidance for Conducting a Cumulative Effects Analysis*.

In fall 2011, the study team conducted an online survey to understand potential economic impacts associated with designating US Highway 41 as an Interstate. Invitations to complete the survey were sent to economic and community development representatives at the local, regional, and state level. The project team used an economic survey and expert panel to assist in understanding the project's potential indirect effects. In fall 2012, the study team solicited opinions from a panel of local experts and stakeholders on potential indirect effects and cumulative impacts associated with interstate conversion. All areas of the corridor were represented with 30 panelists participating in one of three meetings. Panel members included local elected officials, local and regional land use and transportation planners, economic development professionals, and agricultural, natural, and cultural resource experts. Panelists were asked to complete an online survey and mapping exercise in addition to attending a workshop. The expert panel questionnaire included questions pertaining to land development, economic development, resource, environmental justice, and other possible impacts associated with converting US 41 to an interstate highway. As part of the mapping exercise, panelists were asked to identify areas where land development may occur as a result of designating US 41 an interstate highway compared to keeping it a US highway,

Listed below is a summary of the key indirect impacts. The complete ICE report is available from the Northeast Region.

Indirect Impacts

Traffic Impacts

In 2007, WisDOT's traffic forecasting section developed traffic volumes for the Interstate conversion study for the planning period 2010 and 2035. Forecasted traffic volumes in 2010 ranged from 31,000 to 146,600 Average Annual Daily Traffic (AADT). Forecasted traffic volumes in 2035 ranged from 40,000 to 179,500 AADT. The maximum growth in traffic was 53.8 percent north of Fond du Lac, and the average growth in traffic for the study corridor was 34.6 percent.

The traffic projections assume that new traffic generators will be developed in the Germantown and Slinger areas, but otherwise no major new traffic generators will be developed in the area served by US 41 over the course of the planning period. Historical traffic count trends will continue increasing at a decreasing rate. The project's indirect and cumulative effects analysis (ICE) concluded that new development attributable to Interstate conversion will occur in areas

currently planned, zoned, and prepared for development. The ICE analysis also concluded that conversion may increase the pace of development, but not the amount of land developed. Therefore, the 2010 to 2035 traffic projections account for potential growth from Interstate conversion.

Noise Impacts

Decibels, the unit of measure for noise levels, are measured on a logarithmic scale. Thus, a doubling of the energy of a noise source, such as doubling of traffic volume, would increase the noise level by 3 decibels and a halving of the energy would result in a 3 decibel decrease. It is generally agreed that for a healthy ear, a 3 decibel increase in noise is barely perceptible. Given that traffic volumes in the corridor will not double (see traffic discussion above), noise levels from the highway will not be a significant impact.

Air Quality

Traffic modeling and forecasting completed by the study team indicated that traffic volumes in the corridor have been decreasing since 2007 and that interstate conversion will not result in volumes in excess of those forecast for year 2035. Further, either directly or indirectly, interstate conversion would not add capacity to the overall transportation system, which in turn will not significantly increase traffic or associated air quality impacts.

Economic Development

The "interstate brand" resulting from interstate conversion is anticipated to positively impact economic development and boost tourism for communities located along the corridor. As suggested by economic and land development experts, designation of US 41 as an interstate highway may lead to slightly more varied opportunities for business creation and job growth.

Land Development

While the "interstate brand" is anticipated to yield positive economic impacts, interstate conversion is not anticipated to induce additional land development, meaning that new development would occur in areas planned for such by local governments. This assumption is consistent with the state's requirement that local plans be consistent with zoning and development decisions. In general, local governments plan to preserve environmental corridors and natural resources and to develop areas where development would most logically occur (i.e. areas served by utilities and located outside of floodplains and wetland areas).

The study team and expert panel agreed, however, that interstate conversion may lead to a slight increase in the pace of non-residential development and redevelopment, particularly at interchanges and other visible locations. Again, such locations are planned for development by local governments and are not likely to include significant natural resource features. Panelists also agreed that higher quality development may also occur. Notably, the recent economic downturn has slowed land development in the corridor over the past few years and interstate conversion may simply increase the pace of land development back to pre-recession levels.

Farmland

Expert panel members agreed that farmland conversion will occur in step with land development (i.e. at a slightly accelerated pace and within areas planned for development). Farmland located at interchanges and areas with high visibility from the corridor may develop at a slightly faster rate as a result of interstate conversion. In such instances property owners would potentially benefit from the increased value and sale of agricultural land at locations desirable for development. As mentioned previously, land development will not likely occur where long-term agricultural use is planned, but rather locations that are specifically planned for development. Further, the overall pace of land development/farmland conversion will be linked to market conditions and the overall economic recovery.

X. E

**BUSINESS OF THE VILLAGE BOARD
GERMANTOWN, WI**

MEETING DATE: August 18, 2014

AGENDA ITEM: New Business

ITEM TITLE: Approval of Change Order – Wago-Freistadt Storm Sewer

SUBMITTED BY: Brionne R. Bischke, P.E., Village Engineer 

SUMMARY EXPLANATION:

Purpose:

1. Review circumstances warranting a change order to Wago-Freistadt Storm Sewer Relay project.

Reasons:

1. Quantities of work completed exceeded those represented on the contract's bid form.
2. Restoration and driveway related quantities were underestimated.
3. Additional sidewalk and curb-and-gutter work was requested by the DPW Highway Superintendent.

Circumstances:

\$54,433.00	Awarded by Village Board 10/7/2013
\$857.29	Change order from Acct. 10-542-530-3365 by Public Works & Highway Committee 1/7/2014
\$3,870.71	Change order from Acct. 40-541-570-8901 by Public Works & Highway Committee 1/7/2014
\$7,484.99	Change order requested from Acct. 40-541-570-8901 by Public Works & Highway Committee 8/5/2014
\$66,645.99	Total Earned Value invoiced by Willkomm

ATTACHMENTS:

- Bid vs. Invoice comparison
- Bid Tabulation

STAFF RECOMMENDATION TO COMMITTEE:

Recommend to Village Board to authorize the following change orders:

\$857.29	Change order from Acct. 10-542-530-3365 by Public Works & Highway Committee 1/7/2014
\$3,870.71	Change order from Acct. 40-541-570-8901 by Public Works & Highway Committee 1/7/2014
\$7,484.99	Change order requested from Acct. 40-541-570-8901 by Public Works & Highway Committee 8/5/2014

**BUSINESS OF THE VILLAGE BOARD
GERMANTOWN, WI**

PUBLIC WORKS & HIGHWAY COMMITTEE ACTION (August 5, 2014):

By majority vote, the Committee recommended that Village Board authorize the following change orders:

\$857.29	Change order from Acct. 10-542-530-3365 by Public Works & Highway Committee 1/7/2014
\$3,870.71	Change order from Acct. 40-541-570-8901 by Public Works & Highway Committee 1/7/2014
\$7,484.99	Change order requested from Acct. 40-541-570-8901 by Public Works & Highway Committee 8/5/2014

Proper parliamentary procedure to deny a request is to have a motion made in the affirmative and by voting NAY would deny the request if a majority vote.

Wago-Freistadt Storm Sewer Relay
Bid vs Invoice

			Willkomm Bid			Willkomm Invoice			
			Bid	Unit \$	Extend \$	Invoice	Unit \$	Extend \$	Difference
A01	Mobilization & Demobilization	L.S.	1	\$2,625.00	\$2,625.00	1	\$2,625.00	\$2,625.00	\$0.00
A02	Traffic Control	L.S.	1	\$1,600.00	\$1,600.00	1	\$1,600.00	\$1,600.00	\$0.00
A03	Inlet Protection	E.A.	3	\$240.00	\$720.00	3	\$240.00	\$720.00	\$0.00
A04	Wattles	L.F.	360	\$5.50	\$1,980.00	360	\$5.50	\$1,980.00	\$0.00
A05	Sawcut Pavements (incl. 2 mobilizations)	L.F.	160	\$5.25	\$840.00	160	\$5.25	\$840.00	\$0.00
A06	Trench Materials (remove & dispose unused spoil, ex. pavements, ex. curb & gutter, ex. pipe, etc.)	C.Y. (In-Situ)	165	\$12.50	\$2,062.50	170	\$12.50	\$2,125.00	\$62.50
A07	Storm Sewer Pipe, 36" Dia. RCP Class 3	L.F.	60	\$90.00	\$5,400.00	60	\$90.00	\$5,400.00	\$0.00
A08	Storm Sewer Pipe, 36" Dia. ADS N-12	L.F.	280	\$47.00	\$13,160.00	280	\$47.00	\$13,160.00	\$0.00
A09	MH-1 (new)	E.A.	1	\$3,860.00	\$3,860.00	1	\$3,860.00	\$3,860.00	\$0.00
A10	MH-2 (new)	E.A.	1	\$4,370.00	\$4,370.00	1	\$4,370.00	\$4,370.00	\$0.00
A11	Outfall-1 (new)	E.A.	1	\$1,830.00	\$1,830.00	1	\$1,830.00	\$1,830.00	\$0.00
A12	Bedding (Table 32, Standard Specifications for Sewer & Water Construction in Wisconsin)	TON (Weight Ticket)	45	\$18.40	\$828.00	39.94	\$18.40	\$734.90	(\$93.10)
A13	Granular Backfill (under pavements, from bedding to 2.5' bgs) (Table 37, Standard Specifications for Sewer & Water Construction in Wisconsin)	TON (Weight Ticket)	135	\$14.50	\$1,957.50	126.21	\$14.50	\$1,830.05	(\$127.46)
A14	Slurry Backfill (under pavements, from 2.5' bgs to ex. base material elev.) (Sec. 8.43.9, Standard Specifications for Sewer & Water Construction in Wisconsin)	TON (Weight Ticket)	60	\$32.10	\$1,926.00	45	\$32.10	\$1,444.50	(\$481.50)
A15	HMA Binder Course, Type E-3.0, 19 mm, PG 64°C-22°C	TON (Weight Ticket)	13	\$321.00	\$4,173.00	20.55	\$321.00	\$6,596.55	\$2,423.55
A16	HMA Surface Course, Type E-3.0, 12.5 mm, PG 64°C-22°C	TON (Weight Ticket)	7	\$315.00	\$2,205.00	12	\$315.00	\$3,780.00	\$1,575.00
A17	Tack Coat	GAL.	4	\$10.50	\$42.00	4	\$10.50	\$42.00	\$0.00
A18	Concrete Curb & Gutter, 30-inch Vertical Face, Hand Form	L.F.	10	\$84.00	\$840.00	10	\$84.00	\$840.00	\$0.00
A19	Topsoil, 4" Depth (imported & screened)	TON (Weight Ticket)	30	\$53.00	\$1,590.00	75	\$53.00	\$3,975.00	\$2,385.00
A20	Turf Restoration, Seed & Photodegradable Erosion Control Mat (NAG DS150 or equal)	S.Y.	250	\$6.00	\$1,500.00	1100	\$6.00	\$6,600.00	\$5,100.00
A21	Storm Sewer Pipe, 12" Dia. ADS N-12	L.F.	14	\$66.00	\$924.00	13	\$66.00	\$858.00	(\$66.00)
	R&R Sidewalk & Asphalt	L.S.	0	\$1,435.00	\$0.00	1	\$1,435.00	\$1,435.00	\$1,435.00
A901	Rock Excavation (Contingent bid item)	C.Y.		\$300.00	\$0.00		\$300.00	\$0.00	\$0.00
	TOTALS				\$54,433.00			\$66,645.99	\$12,212.99
				Willkomm Bid			Willkomm Invoice		

\$12,212.99

Wago-Freistadt Storm Sewer Relay
Bid Tab 09-23-2013

				Averages			Willkomm			Heartland			UPI		
				Mean Unit \$	Std Dev	Mean Extend \$	Unit \$	Extend \$	Test	Unit \$	Extend \$	Test	Unit \$	Extend \$	Test
A01	Mobilization & Demobilization	L.S.	1	\$1,304.17	\$724.64	\$1,304.17	\$2,625.00	\$2,625.00	Warning	\$500.00	\$500.00	Warning	\$1,000.00	\$1,000.00	Ok
A02	Traffic Control	L.S.	1	\$816.67	\$470.81	\$816.67	\$1,600.00	\$1,600.00	Warning	\$500.00	\$500.00	Ok	\$500.00	\$500.00	Ok
A03	Inlet Protection	E.A.	3	\$96.67	\$75.01	\$290.00	\$240.00	\$720.00	Warning	\$50.00	\$150.00	Ok	\$40.00	\$120.00	Ok
A04	Wattles	L.F.	360	\$4.05	\$1.32	\$1,458.00	\$5.50	\$1,980.00	Warning	\$2.50	\$900.00	Warning	\$3.80	\$1,368.00	Ok
A05	Sawcut Pavements (incl. 2 mobilizations)	L.F.	160	\$3.96	\$1.66	\$633.33	\$5.25	\$840.00	Ok	\$2.50	\$400.00	Ok	\$2.00	\$320.00	Warning
A06	Trench Materials (remove & dispose unused spoil, ex. pavements, ex. curb & gutter, ex. pipe, etc.)	C.Y. (In-Situ)	165	\$13.15	\$14.10	\$2,169.75	\$12.50	\$2,062.50	Ok	\$5.00	\$825.00	Ok	\$2.40	\$396.00	Ok
A07	Storm Sewer Pipe, 36" Dia. RCP Class 3	L.F.	60	\$164.17	\$67.27	\$9,850.00	\$90.00	\$5,400.00	Warning	\$245.00	\$14,700.00	Warning	\$202.00	\$12,120.00	Ok
A08	Storm Sewer Pipe, 36" Dia. ADS N-12	L.F.	280	\$78.50	\$17.63	\$21,980.00	\$47.00	\$13,160.00	Warning	\$76.00	\$21,280.00	Ok	\$75.00	\$21,000.00	Ok
A09	MH-1 (new)	E.A.	1	\$3,040.83	\$729.50	\$3,040.83	\$3,860.00	\$3,860.00	Warning	\$1,850.00	\$1,850.00	Warning	\$2,785.00	\$2,785.00	Ok
A10	MH-2 (new)	E.A.	1	\$3,620.00	\$833.43	\$3,620.00	\$4,370.00	\$4,370.00	Ok	\$2,150.00	\$2,150.00	Warning	\$3,200.00	\$3,200.00	Ok
A11	Outfall-1 (new)	E.A.	1	\$2,072.50	\$892.34	\$2,072.50	\$1,830.00	\$1,830.00	Ok	\$1,500.00	\$1,500.00	Ok	\$1,225.00	\$1,225.00	Ok
A12	Bedding (Table 32, Standard Specifications for Sewer & Water Construction in Wisconsin)	(Weight Ticket)	45	\$15.34	\$6.11	\$690.38	\$18.40	\$828.00	Ok	\$12.00	\$540.00	Ok	\$7.65	\$344.25	Warning
A13	Granular Backfill (under pavements, from bedding to 2.5" bgs) (Table 37, Standard Specifications for Sewer & Water Construction in Wisconsin)	(Weight Ticket)	135	\$10.08	\$4.26	\$1,361.25	\$14.50	\$1,957.50	Warning	\$8.00	\$1,080.00	Ok	\$4.50	\$607.50	Warning
A14	Slurry Backfill (under pavements, from 2.5" bgs to ex. base material elev.) (Sec. 8.43.9, Standard Specifications for Sewer & Water Construction in Wisconsin)	(Weight Ticket)	60	\$37.35	\$11.35	\$2,241.00	\$32.10	\$1,926.00	Ok	\$30.00	\$1,800.00	Ok	\$22.00	\$1,320.00	Warning
A15	HMA Binder Course, Type E-3.0, 19 mm, PG 64°C-22°C	(Weight Ticket)	13	\$296.83	\$89.00	\$3,858.83	\$321.00	\$4,173.00	Ok	\$370.00	\$4,810.00	Ok	\$311.00	\$4,043.00	Ok
A16	HMA Surface Course, Type E-3.0, 12.5 mm, PG 64°C-22°C	(Weight Ticket)	7	\$340.83	\$121.38	\$2,385.83	\$315.00	\$2,205.00	Ok	\$440.00	\$3,080.00	Ok	\$415.00	\$2,905.00	Ok
A17	Tack Coat	GAL	4	\$15.29	\$17.15	\$61.17	\$10.50	\$42.00	Ok	\$5.00	\$20.00	Ok	\$6.25	\$25.00	Ok
A18	Concrete Curb & Gutter, 30-inch Vertical Face, Hand Form	L.F.	10	\$65.00	\$33.87	\$650.00	\$84.00	\$840.00	Ok	\$35.00	\$350.00	Ok	\$42.00	\$420.00	Ok
A19	Topsoil, 4" Depth (imported & screened)	(Weight Ticket)	30	\$30.33	\$16.69	\$910.00	\$53.00	\$1,590.00	Warning	\$25.00	\$750.00	Ok	\$18.00	\$540.00	Ok
A20	Turf Restoration, Seed & Photodegradable														
A21	Erosion Control Mat (NAG DS150 or equal)	S.Y.	250	\$5.00	\$2.59	\$1,250.00	\$6.00	\$1,500.00	Ok	\$2.00	\$500.00	Warning	\$5.00	\$1,250.00	Ok
A901	Storm Sewer Pipe, 12" Dia. ADS N-12	L.F.	14	\$66.50	\$16.83	\$931.00	\$66.00	\$924.00	Ok	\$69.00	\$966.00	Ok	\$98.00	\$1,372.00	Warning
	Rock Excavation (Contingent bid item)	C.Y.		\$418.33	\$240.35	\$0.00	\$300.00	\$0.00	Ok	\$300.00	\$0.00	Ok	\$260.00	\$0.00	Ok
	TOTALS					\$61,574.71		\$54,433.00			\$58,651.00			\$56,860.75	
				Averages			Willkomm			Heartland			UPI		

Notes:

#1: Heartland submitted total of \$56,451.00; however, total is \$58,651.00.

#2: UPI submitted total of \$57,140.75; however, total is \$56,860.75.

#3: Ok means Unit \$ is within one Standard Deviation from the Mean

#4: Warning means Unit \$ exceeds one Standard Deviation from the Mean

Wago-Freistadt Storm Sewer Relay

Bid Tab 09-23-2013

				Globe		All-Ways		MJ	
				Unit \$	Extend \$	Unit \$	Extend \$	Unit \$	Extend \$
A01	Mobilization & Demobilization	L.S.	1	\$1,500.00	\$1,500.00	\$1,000.00	\$1,000.00	\$1,200.00	\$1,200.00
A02	Traffic Control	L.S.	1	\$500.00	\$500.00	\$600.00	\$600.00	\$1,200.00	\$1,200.00
A03	Inlet Protection	E.A.	3	\$100.00	\$300.00	\$100.00	\$300.00	\$50.00	\$150.00
A04	Wattles	L.F.	360	\$5.00	\$1,800.00	\$5.00	\$1,800.00	\$2.50	\$900.00
A05	Sawcut Pavements (incl. 2 mobilizations) Trench Materials (remove & dispose unused spoil, ex. pavements, ex. curb & gutter, ex. pipe, etc.)	L.F.	160	\$5.00	\$800.00	\$6.00	\$960.00	\$3.00	\$480.00
A06		C.Y. (In-Situ)	165	\$20.00	\$3,300.00	\$1.00	\$165.00	\$38.00	\$6,270.00
A07	Storm Sewer Pipe, 36" Dia. RCP Class 3	L.F.	60	\$96.00	\$5,760.00	\$222.00	\$13,320.00	\$130.00	\$7,800.00
A08	Storm Sewer Pipe, 36" Dia. ADS N-12	L.F.	280	\$87.00	\$24,360.00	\$98.00	\$27,440.00	\$88.00	\$24,640.00
A09	MH-1 (new)	E.A.	1	\$3,000.00	\$3,000.00	\$3,000.00	\$3,000.00	\$3,750.00	\$3,750.00
A10	MH-2 (new)	E.A.	1	\$3,900.00	\$3,900.00	\$3,800.00	\$3,800.00	\$4,300.00	\$4,300.00
A11	Outfall-1 (new)	E.A.	1	\$2,900.00	\$2,900.00	\$1,530.00	\$1,530.00	\$3,450.00	\$3,450.00
A12	Bedding (Table 32, Standard Specifications for Sewer & Water Construction in Wisconsin)	TON (Weight Ticket)	45	\$25.00	\$1,125.00	\$12.00	\$540.00	\$17.00	\$765.00
A13	Granular Backfill (under pavements, from bedding to 2.5' bgs) (Table 37, Standard Specifications for Sewer & Water Construction in Wisconsin)	TON (Weight Ticket)	135	\$15.00	\$2,025.00	\$7.00	\$945.00	\$11.50	\$1,552.50
A14	Slurry Backfill (under pavements, from 2.5' bgs to ex. base material elev.) (Sec. 8.43.9, Standard Specifications for Sewer & Water Construction in Wisconsin)	TON (Weight Ticket)	60	\$50.00	\$3,000.00	\$40.00	\$2,400.00	\$50.00	\$3,000.00
A15	HMA Binder Course, Type E-3.0, 19 mm, PG 64°C-22°C	TON (Weight Ticket)	13	\$200.00	\$2,600.00	\$180.00	\$2,340.00	\$399.00	\$5,187.00
A16	HMA Surface Course, Type E-3.0, 12.5 mm, PG 64°C-22°C	TON (Weight Ticket)	7	\$200.00	\$1,400.00	\$200.00	\$1,400.00	\$475.00	\$3,325.00
A17	Tack Coat	GAL	4	\$10.00	\$40.00	\$50.00	\$200.00	\$10.00	\$40.00
A18	Concrete Curb & Gutter, 30-inch Vertical Face, Hand Form	L.F.	10	\$50.00	\$500.00	\$125.00	\$1,250.00	\$54.00	\$540.00
A19	Topsoil, 4" Depth (imported & screened)	TON (Weight Ticket)	30	\$20.00	\$600.00	\$50.00	\$1,500.00	\$16.00	\$480.00
A20	Turf Restoration, Seed & Photodegradable Erosion Control Mat (NAG DS150 or equal)	S.Y.	250	\$4.00	\$1,000.00	\$3.50	\$875.00	\$9.50	\$2,375.00
A21	Storm Sewer Pipe, 12" Dia. ADS N-12	L.F.	14	\$58.00	\$812.00	\$50.00	\$700.00	\$58.00	\$812.00
A901	Rock Excavation (Contingent bid item)	C.Y.		\$275.00	\$0.00	\$500.00	\$0.00	\$875.00	\$0.00
	TOTALS				\$61,222.00		\$66,065.00		\$72,216.50
				Globe		All-Ways		MJ	

X. H

**BUSINESS OF THE VILLAGE BOARD
GERMANTOWN, WI**

MEETING DATE: August 18, 2014

AGENDA ITEM: New Business

ITEM TITLE: Approval of Change Order – Forest Drive Ditch Enclosure

SUBMITTED BY: Brionne R. Bischke, P.E., Village Engineer 

SUMMARY EXPLANATION:

Purpose:

1. Review circumstances warranting a change order to the 2014 Roadway Improvement Projects to enclose just over 350 l.f. of Forest Drive's easterly ditch.

Reasons:

1. An unforeseen and highly deteriorated drain tile was accidentally severed on the east side of Forest Drive.
2. Contractor wanted to complete ditch enclosure work before paving the hot-mix asphalt (HMA) binder lift so that the new pavement would be preserved.

Circumstances:

1. Investigatory trenching was unable to locate the drain tile on the west side of Forest Drive.
2. The drain tile's highly deteriorated condition made reconnection impossible.
3. The drain tile's drainage was intercepted so that it would drain into Forest Drive's easterly ditch.
4. Flow is incessant, making ditch vegetative growth and maintenance impossible, and making undesirable erosion highly probable.
5. Time was of the essence because the Contractor wanted to complete ditch enclosure work before paving the hot-mix asphalt (HMA) binder lift so that the new pavement would be preserved.
6. Binder lift paving operations were scheduled to be completed before July 18th.
7. The next available Public Works & Highway Committee regular meeting was scheduled for August 5th.
8. Present contract award value is \$1,330,729.35.
9. Acct. #40-542-570-8810 budgeted funds is \$1,427,700.00.
10. Left over funds in Acct. #40-542-570-8810 equal \$96,970.65, which exceeds the \$9,000.00 proposed change order.

ATTACHMENTS: None

**BUSINESS OF THE VILLAGE BOARD
GERMANTOWN, WI**

STAFF RECOMMENDATION TO COMMITTEE:

Approve a \$9,000.00 change order to the 2014 Roadway Improvement Projects contract.

PUBLIC WORKS & HIGHWAY COMMITTEE ACTION (August 5, 2014):

Majority vote recommended that Village Board approve a \$9,000.00 change order to the 2014 Roadway Improvement Projects contract.

Proper parliamentary procedure to deny a request is to have a motion made in the affirmative and by voting NAY would deny the request if a majority vote.

X. I

**BUSINESS OF THE VILLAGE BOARD
GERMANTOWN, WI**

MEETING DATE: August 18, 2014

AGENDA ITEM: New Business

ITEM TITLE: Approval of Scope Change to Bore Under Four High Pressure Gas Transmission Lines – Appleton Ave. Water Main Extension Project

SUBMITTED BY: Brionne R. Bischke, P.E., Village Engineer 

SUMMARY EXPLANATION:

Circumstances Warranting Scope Change:

1. TransCanada and Digger's Hotline had properly notified the Village of 2 underground high pressure gas transmission pipelines (14" and 20") during plan review last Spring;
2. Unfortunately, WE Energies and Digger's Hotline neglected to notify the Village of 2 additional underground high pressure gas transmission pipelines (8" and 20") during plan review last Spring;
3. WE Energies notified the Village and its contractor Globe Contractors about the 2 additional pipelines during a July 31, 2014 pre-construction meeting; and
4. TransCanada, WE Energies, and Globe Contractors strongly prefer to bore under all 4 pipelines for the following reasons:
 - a. Safety: Boring will be safer for all parties;
 - b. Installation will be quicker and create less disturbance;
 - c. Steel casing will protect water main from future gas pipeline work; and
 - d. Steel casing makes removal of water main for repair or upsizing easier.

Village Attorney Consultation:

1. Scope change is permissible as long as it's < 15% of the contract award.

Contract and Scope Change Value:

- | | | |
|-----------------|---|--|
| 1. \$600,000.00 | : | Contract value awarded by Village Board May 19, 2014 |
| 2. \$533,706.00 | : | Reduced scope to render < \$600K budgeted |
| 3. \$90,000.00 | : | 15% of contract value (15% of \$600K) |
| 4. \$61,644.00 | : | Additional value of scope change |
| 5. \$595,350.00 | : | Resultant scope (<\$600K) |

**BUSINESS OF THE VILLAGE BOARD
GERMANTOWN, WI**

ATTACHMENTS:

1. Globe Contractors' proposed scope change
2. Bid tabulation

STAFF RECOMMENDATION:

Authorize the scope change to bore under four high pressure gas transmission lines on the Appleton Ave. water main extension project noting resultant contract value remains \$600,000.00.

COMMITTEE ACTION:

Proper parliamentary procedure to deny a request is to have a motion made in the affirmative and by voting NAY would deny the request if a majority vote.



N50 W23076 BETKER RD. • P.O. BOX 450 • PEWAUKEE, WISCONSIN 53072
262-246-0600 • FAX: 262-246-0730

August 13, 2014

Village of Germantown
Att: Mr. Brionne Bischke
P.O. Box 337
Germantown, WI 53022

Project: Germantown Lannon - Appleton Water Main Extension

Regarding: **Change Order Request**
Bore & Jack 24" Casing "in rock" for 12" Water
in lieu of open cutting as called out in the contract

Why: Original plans showed two High Pressure gas mains. We now learned that the water main is projected to cross a total of four HP gas lines. (20" ANR, 14" ANR, 20" WE, 8" WE)

Cost to Bore:	estimate	u/m	price / LF	total
24" Steel Casing, bored in place	115 LF		\$ 620.00	\$ 71,300.00
Digging boring / receiving pit	1 LS		\$ 10,000.00	\$ 10,000.00
Blasting of rock in pit (estimate)	140.7 CY		\$ 120.00	\$ 16,884.00
				<u>\$ 98,184.00</u>

Removed	12" Water Main, open cut	115 LF	\$ 116.00	\$ 13,340.00
	Rock Removal w/o blasting	185 CY	\$ 120.00	\$ 22,200.00
	Restoration topsoil and turf	1 EST	\$ 1,000.00	\$ 1,000.00
				<u>\$ 36,540.00</u>

Increase \$ 61,644.00

The above is an estimate based on rock and utility elevations shot by Globe Contractors and the Village of Germantown. The actual amount of the change order could change if there is more or less rock than anticipated.

Respectfully submitted by:


Dan Olson
Vice President
Globe Contractors, Inc.

NO.	ITEM	UNIT	EST. QUANTITY	STATISTICS			GLOBE Contractors			D.F. Tonisinski Contractors			Super Excavators		
				MEAN PRICE	STD DEV	MEAN EXT. PRICE	UNIT PRICE	STD DEV	EXTENDED PRICE	UNIT PRICE	STD DEV	EXTENDED PRICE	UNIT PRICE	STD DEV	EXTENDED PRICE
A01	Mobilization/Demobilization	L.S.	1	\$16,333.33	\$10,969.66	\$16,333.33	\$16,333.33	Warning	\$16,333.33	\$16,333.33	Warning	\$16,333.33	\$16,333.33	Warning	\$16,333.33
A02	Traffic Control	L.S.	1	\$9,666.67	\$8,962.89	\$9,666.67	\$9,666.67	Warning	\$9,666.67	\$9,666.67	Warning	\$9,666.67	\$9,666.67	Warning	\$9,666.67
A03	Wattles	L.F.	700	\$7.00	\$1.73	\$4,900.00	\$5.00	Warning	\$3,500.00	\$8.00	OK	\$5,600.00	\$8.00	OK	\$5,600.00
A04	Inlet Protection	EA	2	\$116.67	\$38.19	\$233.33	\$75.00	Warning	\$150.00	\$125.00	OK	\$300.00	\$150.00	OK	\$300.00
A05	Trucking Pad	L.S.	1	\$1,900.00	\$964.37	\$1,900.00	\$1,900.00	OK	\$1,900.00	\$1,200.00	OK	\$1,200.00	\$1,200.00	Warning	\$3,000.00
A06	Sewer Pavements	L.F.	620	\$2.17	\$0.29	\$1,343.33	\$2.00	OK	\$1,240.00	\$2.50	Warning	\$1,550.00	\$2.00	OK	\$1,240.00
A07	Trench Materials (remove & dispose unused spoil, ex. pavements, etc.)	C.Y. (In-Situ)	549	\$6.33	\$3.21	\$3,477.00	\$4.00	OK	\$2,196.00	\$10.00	Warning	\$5,490.00	\$5.00	OK	\$2,745.00
A08	16" Dia. HDPE Water Main Pipe in Casing Under USH 41/45 Boring Method (incl. bore piles)	L.F.	445	\$515.00	\$67.27	\$229,175.00	\$440.00	Warning	\$195,800.00	\$570.00	OK	\$253,650.00	\$535.00	OK	\$234,075.00
A09	16" Dia. HDPE Water Main Pipe, Boring Method (incl. bore pits)	L.F.	0	\$176.67	\$40.41	\$0.00	\$140.00	OK	\$0.00	\$170.00	OK	\$0.00	\$220.00	Warning	\$0.00
A10	12" Dia. HDPE Water Main Pipe, Open Excavation Method	L.F.	1110	\$133.00	\$14.80	\$147,630.00	\$116.00	Warning	\$128,760.00	\$140.00	OK	\$155,400.00	\$143.00	OK	\$158,730.00
A11	12 Dia. C900 PVC Water Main Pipe, Commerce Cir.	L.F.	20	\$466.67	\$76.38	\$9,333.33	\$450.00	OK	\$9,000.00	\$400.00	OK	\$8,000.00	\$550.00	Warning	\$11,000.00
A12	6" Dia. HDPE Hydrant Lead Pipe	L.F.	16	\$140.67	\$55.51	\$2,250.67	\$90.00	OK	\$1,440.00	\$120.00	OK	\$2,112.00	\$200.00	Warning	\$3,200.00
A13	Hydrant Assembly	EA	3	\$5,166.67	\$2,138.54	\$15,500.00	\$4,700.00	OK	\$14,100.00	\$3,300.00	OK	\$9,900.00	\$7,500.00	Warning	\$22,500.00
A14	16" Gate Valve Assembly	EA	3	\$8,666.67	\$2,020.73	\$26,000.00	\$6,500.00	Warning	\$19,500.00	\$9,000.00	OK	\$27,000.00	\$10,500.00	OK	\$31,500.00
A15	12" Gate Valve Assembly	EA	4	\$3,450.00	\$180.28	\$13,800.00	\$3,500.00	OK	\$14,000.00	\$3,250.00	Warning	\$13,000.00	\$3,600.00	OK	\$14,400.00
A16	6" Gate Valve Assembly	EA	3	\$1,528.33	\$75.22	\$4,585.00	\$1,600.00	OK	\$4,800.00	\$1,450.00	Warning	\$4,350.00	\$1,535.00	OK	\$4,605.00
A17	16" x 45" Bend Assembly	EA	1	\$1,516.67	\$1,098.10	\$1,516.67	\$2,200.00	OK	\$2,200.00	\$2,500.00	Warning	\$2,500.00	\$2,100.00	OK	\$2,100.00
A18	12" x 45" Bend Assembly, STH 175	EA	2	\$736.67	\$512.87	\$1,473.33	\$1,100.00	OK	\$2,200.00	\$130.00	Warning	\$300.00	\$900.00	OK	\$1,920.00
A19	12" x 30" Bend Assembly	EA	2	\$253.33	\$170.39	\$506.67	\$450.00	Warning	\$900.00	\$160.00	OK	\$320.00	\$150.00	OK	\$300.00
A20	16" x 22-1/2" Bend Assembly	EA	1	\$1,425.00	\$1,041.93	\$1,425.00	\$2,100.00	OK	\$2,100.00	\$235.00	Warning	\$235.00	\$1,950.00	OK	\$1,950.00
A21	12"x12" HDPE Tee Assembly, STH 175	EA	1	\$483.33	\$75.38	\$483.33	\$800.00	Warning	\$800.00	\$300.00	OK	\$300.00	\$500.00	OK	\$500.00
A22	12" x 12" Tee Assembly, Commerce Cir.	EA	1	\$1,708.33	\$461.20	\$1,708.33	\$2,100.00	OK	\$2,100.00	\$1,200.00	Warning	\$1,200.00	\$1,825.00	OK	\$1,825.00
A23	16"x6" Tee Assembly, Lannon Rd.	EA	1	\$2,303.33	\$1,862.80	\$2,303.33	\$2,600.00	OK	\$2,600.00	\$310.00	Warning	\$310.00	\$4,000.00	OK	\$4,000.00
A24	12"x6" Tee Assembly, STH 175	EA	2	\$945.00	\$622.96	\$1,890.00	\$1,400.00	OK	\$2,800.00	\$235.00	Warning	\$470.00	\$1,200.00	OK	\$2,400.00
A25	16"x12" Tee Assembly, Commerce Cir.	EA	1	\$1,741.67	\$1,064.29	\$1,741.67	\$2,500.00	OK	\$2,500.00	\$525.00	Warning	\$525.00	\$2,200.00	OK	\$2,200.00
A26	Bedding (Table 32, Standard Specifications for Sewer & Water Construction in Wisconsin)	TON (Weight Ticket)	253	\$11.50	\$1.32	\$2,909.50	\$12.00	OK	\$3,036.00	\$12.50	OK	\$3,125.00	\$10.00	Warning	\$2,530.00
A27	Granular Backfill (under pavements, from bedding to 2.5' bgs) (Table 37, Standard Specifications for Sewer & Water Construction in Wisconsin)	TON (Weight Ticket)	293	\$8.50	\$1.50	\$2,490.50	\$7.00	OK	\$2,051.00	\$10.00	OK	\$2,930.00	\$8.50	OK	\$2,490.50
A28	Slurry Backfill (under pavements, from 2.5' bgs to ex. base material elev.) (See 8.43.9, Standard Specifications for Sewer & Water Construction in Wisconsin)	TON (Weight Ticket)	166	\$69.33	\$48.64	\$11,509.33	\$48.00	OK	\$7,968.00	\$35.00	OK	\$5,810.00	\$125.00	Warning	\$20,750.00
A29	HDMA Binder Course, Type E-3.0, 19 mm, PG 64°C, 22°C	TON (Weight Ticket)	74	\$141.17	\$22.62	\$10,446.33	\$120.00	OK	\$8,800.00	\$138.50	OK	\$10,249.00	\$165.00	Warning	\$12,210.00
A30	HDMA Surface Course, Type E-3.0, 12.5 mm, PG 64°C-22°C	TON (Weight Ticket)	37	\$126.17	\$10.68	\$4,668.17	\$120.00	OK	\$4,440.00	\$138.50	Warning	\$5,124.50	\$120.00	OK	\$4,440.00
A31	Tack Coat	GAL	2	\$5.00	\$0.00	\$10.00	\$5.00	OK	\$10.00	\$5.00	OK	\$10.00	\$5.00	OK	\$10.00
A32	Topsoil, 4" Depth (for Reclamation, Seed & Photosynthesizable Erosion Control Mat (NAG DSI 50 or equal))	TON (Weight Ticket)	262	\$25.67	\$5.13	\$6,724.67	\$20.00	Warning	\$5,240.00	\$27.00	OK	\$7,074.00	\$30.00	OK	\$7,860.00
A33	Control Mat (NAG DSI 50 or equal)	S.Y.	1765	\$2.17	\$0.76	\$3,824.17	\$3.00	Warning	\$5,295.00	\$1.50	OK	\$2,647.50	\$2.00	OK	\$3,530.00
A34	Rock Blasting/Excavation/Removal	C.Y.	520	\$78.33	\$20.21	\$40,733.33	\$75.00	OK	\$39,000.00	\$100.00	Warning	\$52,000.00	\$60.00	OK	\$31,200.00
A35	Rock Excavation/Removal (wo Blasting)	C.Y.	280	\$135.00	\$83.52	\$37,800.00	\$120.00	OK	\$33,600.00	\$225.00	Warning	\$63,000.00	\$60.00	OK	\$16,800.00
A36	Tree Removal & Replacement, 4" Dia., Commerce Cir.	EA	2	\$666.67	\$388.68	\$1,333.33	\$1,000.00	Warning	\$2,000.00	\$500.00	OK	\$1,000.00	\$500.00	OK	\$1,000.00
Sum (A01-A36)				\$621,625.33	\$388.68	\$621,625.33	\$533,706.00		\$533,706.00	\$669,409.50		\$669,409.50			\$661,760.50

Notes:
 1) Bids will be reviewed by Public Works & Highway Committee during their March 10, 2014 meeting and Village Board during their March 17, 2014 meeting
 2) "Warning" means unit price exceeds one standard deviation from the mean unit price