

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

MEETING: REGULAR MEETING OF THE VILLAGE BOARD

DATE AND TIME: MONDAY, OCTOBER 6, 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 – September 15, 2014 Regular Meeting
 - B. Accounts payable/payroll
 1. September 10, 2014 Accounts Payable \$ 1,397,789.20
 2. September 15, 2014 Payroll (salary) \$ 79,383.61
 3. September 23, 2014 Payroll (hourly) \$ 215,494.50
 4. September 25, 2014 Accounts Payable \$ 554,975.06
 5. September 30, 2014 Payroll (salary) \$ 78,632.59
 - C. **Operator Licenses: October 7, 2014 - June 30, 2015:**
Noah Abshire, Quincy Berg, Daniel J. Doedens, Nicholas G. Doedens, Bonnie Fitzwilliams, Kabir Ghuman, Jennifer Hagen, Christine Klippel, Quinece McKinley Lynk, Chilistina Monroe, Andre Norman, Emily Tarlo, Natasha Tilkens, Cynthia Vogel, Takia Wade

VII. CONSENT AGENDA continued:

The following items were forwarded from the General Government and Finance Committee with a unanimous recommendation:

- A. Recommend approval of NuVantage Employee Resource Agreement Annual Administration Fee \$800 Fee per session: \$95 Term: 11-1-2014 thru 10-31-15
- B. Recommend approval of Auditing Services Contract 2014-2017 to Baker Tilly in the amount of \$141,930.00
- C. Recommend approval of Full Time Building Inspector Position (Community Development Department)
- D. Recommend approval of Amending Assistant Building Inspector Position Description (Community Development Department)

VIII. UNFINISHED BUSINESS:

- A. TID #6 Utilities Easement through W190 N9950 Appleton Ave. *The Village Board may enter into closed session per WI. §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.*

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).*

X. NEW BUSINESS:

- A. Simplified Rate Increase – Water Utility
- B. Acceptance of Easements for Water Main Extension for Carriage Hill Apartments
- C. New Agent For Liquor License Of Speedway #4465 W178 N9653 Riverbend Lane, Kimberly L. Doran, N108 W16526 Carriage Ave., Germantown, WI 53022
- D. MLG Germantown Investment LLC, Agent for NMMR & Associates, Property Owner, and Donald & Gloria Neu, Property Owners; 118.7 acres of vacant land located northeast of Appleton Avenue and west of Maple Road; 4-Lot Certified Survey Map (**CSM**) for Phase 1 of the Willow Creek Business Park
- E. Weber Homes Inc., Property Owner, Request to Extend Conditional Use Permit No. 09-11; Proposed 20-unit Greenbriar on the Pond Community-Based Residential Facility (CBRF) & Assisted Living Facility
- F. Resolution Approving Amendments to the 2014 Budget Establishing Tax Increment Financing District 6
- G. 2015 Budget

XI. ADJOURNMENT

The next Village Board meeting will be on October 20, 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.

**VILLAGE OF GERMANTOWN
VILLAGE BOARD MEETING MINUTES
September 15, 2014**

CALL TO ORDER: The meeting was called to order at 7:00 p.m. by President Wolter

ROLL CALL: President Wolter, Trustees Baum, Hughes, Kaminski, Miller, Vanderheiden, Warren and Zabel. Trustee Daniels was absent and excused. Also present: Attorney Sajdak, Planner Retzlaff, DPW Director Ludwig, Engineer Bischke, Finance Director Rath, Police Communications Officer Schmidt, Fire Chief Weiss and Clerk Goeckner

PLEDGE OF ALLEGIANCE: The Pledge of Allegiance was recited.

PRESIDENT'S REPORT: Inviting all to attend the Committee of the Whole meeting on Wednesday, September 17th for discussion of 2015 Budget process.

ANNOUNCEMENTS OF FORTHCOMING EVENTS OF PUBLIC INTEREST & COMMITTEE REPORTS: Upcoming meetings were announced as well as other items of interest by Trustees.

CITIZEN INPUT/PUBLIC APPEARANCE on items not subject to a public hearing:
Nancy Lietzau, N116W15925 Main Street, Germantown – Decibel meter

CONSENT AGENDA:

- A. Minutes – August 4, and August 25, 2014 Special Village Board Meetings, August 18, 2014 Regular Village Board
- B. Accounts payable/payroll
 - 1. August 25, 2014 Accounts Payable \$ 416,156.88
 - 2. August 26, 2014 Payroll (hourly) \$ 251,953.83
 - 3. August 29, 2014 Payroll (salary) \$ 78,136.06
 - 4. August 2014 Accounts Payable \$ 238,227.99
 - 5. September 9, 2014 Payroll (hourly) \$ 233,154.70
- C. Operator Licenses: September 16, 2014 - June 30, 2015:
Nicholas Aldridge, Jacob Barthe, Tressa Clark, Joseph Gebauer, Daniel Marchewka, Adam Mertes, Justin Nolan, Jennifer Peterson, Debra Sporer, Courtney Vela, Maranda Kennedy and Jadawn Dean

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

- D. Recommended Approval To Lease Recorder & Phone System For The Police Department through a 5-Yr Lease Agreement For: Eventide Audio Recorder – Lease Proposal Provided By General Communications, Leasing Service Eventide Nexlog Recording System, Lease Cost Of \$11,814.04 Per Year (\$984.50 Month) **AND** Avaya IP Office IP PBX Phone System - Lease Proposal Provided By Norcomm Unified Communications, Leasing Service Marlin Leasing, Lease Cost Of \$7,979.16 Per Year (\$664.93 Month) With A Total Cost Of \$19,792.20 Per Year Funded From Account# 40-521-570-8430 For The First 27 Months Of Lease Payments, Remaining Payments Will Be Included In The Operating Budget For The Remaining Term Of Agreements.

VII. CONSENT AGENDA continued:

- E. Recommended Approval of Application for Amendment of Class B Fermented Malt Beverage & Intoxicating Liquor License Outside Premises Extension for Kuhburg Junction on October 4, 2014 from 2:00 p.m. to 10:00 p.m.

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

- F. Recommended Approval to Authorize and Execute Contract Amendment #1 Reducing the Scope of the Donges Bay Road STP-M Contract With R.A. Smith National
- G. Recommended Approval to Authorize Staff to Fill a Civil Engineer Position Within the Engineering Department
- H. Recommended Approval of the Developer's Agreement for Hillstone Apartments with an Amendment to Re-Word Section 1.04(4) of the Agreement to Clarify the Contractor's Responsibility for Street Cleaning With Village Assistance Only if Necessary and Billed Back to the Developer.

The following items were forwarded from the General Government and Finance Committee with a unanimous recommendation:

- I. Recommended Approval of T.E. Brennan Company Progressive Invoice on Liability Insurance RFP in the Amount of \$5,120.00

MOTION (Baum/Warren) approve Consent Agenda Items A-I, carried.

UNFINISHED BUSINESS: None.

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. Chaz Hastings, Agent and Applicant, for Scott McKenna, Property Owner for a CONDITIONAL USE PERMIT (CUP) to Develop and Use an "Off-Site" Parking Area to be Constructed on a Parcel Located at N116 W15987 Main Street, (Parcel #224-019 Pursuant to Section 17.45(5) of the Village of Germantown Zoning Code
Planner Retzlaff presented information regarding the request for the Conditional Use Permit for a 52-stall Off-Site Parking Area for Old Town Inn & Bier Stube employees & patrons. Plan Commission recommended and approved the plans subject to the Village Board approving the Conditional Use Permit. This is for parking use only and only by the patrons and employees of Old Town Inn & Bier Stube unless there are separate agreements for shared use with others. Site Plan approval conditionally approved by Plan Commission with 7 conditions and CUP approved by Plan Commission with 9 conditions.

President Wolter opened the public hearing at 7:18 p.m.

Ron Mihm, N116 W16009 Main Street - spoke regarding fencing requirements.

Jeff Theise, Gehl Foods, N116 W15970 Main Street – spoke regarding concerns of storm water runoff, erosion of railway spur, snow removal and turn around for tractor trailers.

Nancy Lietzau, N116 W15925 Main Street – question regarding ownership.

President Wolter closed the public hearing at 7:23 p.m.

PUBLIC HEARINGS continued:

B. MD Development & Moore Designs Inc., Property Owner/Operator and Applicant for a CONDITIONAL USE PERMIT (CUP) to Allow Development Within a 25' Wetland Setback on the Property Located at W193 N10975 & W193 N10980 Kleinmann Drive (Portions of Parcel ID#291-961 & 291-964)

C. MD Development & Moore Designs Inc., Property Owner/Operator and Applicant for a CONDITIONAL USE PERMIT (CUP) for the Operation of a Construction Services/Contractor Shop Business on the Property Located at W193 N10980 Kleinmann Drive (Parcel ID#291-964)

MD Development & Moore Designs Inc., public hearings of Items B & C were combined into one public hearing:

Planner Retzlaff presented information regarding the applications for the two Conditional Use Permits for consideration for an office building and a construction services/contractor shop.

President Wolter opened the public hearing at 7:30 p.m.

David Moore, property owner – looking forward to building in Germantown.

President Wolter closed the public hearing at 7:31 p.m.

D. Proposed Amendments to Chapter 18, Subdivision and Platting, Village of Germantown Municipal Code (Relating to the Number of Lots or Parcels That Can Be Created with Certified Survey Maps).

Planner Retzlaff presented information regarding the Proposed Amendments to Chapter 18, Subdivision and Platting. WI Act 272 passed April 2014 amended CSM provisions in WI Stats. Ch. 236.

President Wolter opened the public hearing at 7:36 p.m.

No one spoke regarding the public hearing.

President Wolter closed the public hearing at 7:37 p.m.

NEW BUSINESS:

A. Chaz Hastings, Agent for Scott McKenna, Property Owner/Operator, N116 W15987 Main Street, Parcel ID#224-09, Conditional Use Permit (CUP) to Develop and Use an "Off-Site" Parking Area to be Constructed on Said Parcel

MOTION (Baum/Kaminski to approve as presented). Discussion of development of entire area regarding parking, storm water runoff, MMSD requirements and drainage issues. Planner Retzlaff stated there were no additional MMSD requirements. Question to Attorney Sajdak about placing a moratorium in effect until plans for development are complete. Attorney Sajdak responded it could be considered but cannot apply to any existing applications pending and this application has been made and complies with current requirements. Further discussion on previous conversations regarding planned development in the area.

MOTION (Vanderheiden/Zabel) to amend the motion and add a fence on the western parking line to the extent of the new parking lot. Discussion of additional fencing and length and existing buildings. **Two in favor (Vanderheiden & Zabel), 6 opposed, motion to amend fails.**

All in favor of motion to approve the CUP, carried.

NEW BUSINESS continued:

- B. MD Development & Moore Designs Inc., Property Owner, Conditional Use Permit (CUP) to Allow Development Within a 25' Wetland Setback on the Property Located at W193 N10975 & W193 N10980 Kleinmann Drive (Portions of Parcel ID#291-961 & 291-964)
MOTION (Baum/Zabel) to approve as presented, carried.
- C. MD Development & Moore Designs Inc., Property Owner/Operator, Conditional Use Permit (CUP) for the Operation of a Construction Services/Contractor Shop Business on the Property Located at W193 N10980 Kleinmann Drive (Parcel ID#291-964)
MOTION (Baum/Zabel) to approve as presented, by roll call vote, carried.
- D. Proposed Amendments to Chapter 18, Subdivision and Platting, Village of Germantown Municipal Code (Relating to the Number of Lots or Parcels That Can Be Created with Certified Survey Maps). (Ordinance)
MOTION (Baum/Miller) to approve as presented. Discussion of number of parcels allowed. **Carried.**
- E. Resolution Awarding the Sale of \$5,685,000 General Obligation Community Development Bonds, Series 2014B; Providing the Form of the Bonds; And Levying A Tax In Connection Therewith (Resolution)
Maureen Schiel of Ehlers presented information on the Village's General Obligation Community Development bonds to pay the cost of TID #6 Community Development projects which qualify for tax exempt borrowing. There were 8 bidders with the lowest being Wells Fargo out of North Carolina with an interest of 3.0458%. Difference between high and low bidder is a savings of \$278,970 in interest. Discussion. 8:18 p.m. Trustee Hughes stepped out and returned at 8:21 p.m.
MOTION (Baum/Vanderheiden) to approve the borrowing of \$5,405,000 as presented, by roll call vote, carried.
- F. Request for Approval to Award Contract for TID #6 Neu-NMMR Grading & Erosion Control
Engineer Bischke presented information on the request. **MOTION (Baum/Hughes) to award the contract for TID #6 Neu-NMMR Grading & Erosion Control to Super Western, Inc. with a bid of \$1,497,194.49.** Discussion. **Roll call vote, carried.**
- G. Request for Approval to Award Contract for TID #6 Neu-NMMR Geotechnical Inspection Services
Engineer Bischke presented information on the request. **MOTION (Baum/Warren) to award the contract for TID #6 Neu-NMMR Geotechnical Inspection Services to Himalayan Consultants, LLC, by roll call vote, carried.**
- H. Request for Authorization Regarding TID #6 Utilities Easement thru W190N9950 Appleton Ave, Germantown WI. The Village Board may enter into closed session per WI ss. 19.85 (1)(e) for the purpose of deliberating or negotiating the purchase of

NEW BUSINESS continued:

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.

MOTION (Hughes/Kaminski) to go to the next item and move Item 'H' to the end of New Business, carried.

I. **Request for Adoption of Donges Bay Rd., Country Aire Dr. N., and River Crest Dr. into Year 2015 Local Road Improvement Projects**

Engineer Bischke presented information on the request. \$1,570,000 cost.

MOTION (Kaminski/Warren) to approve the 2015 Local Road Improvement Projects as presented. MOTION (Zabel/Hughes) to amend the motion for the projects listed by doing Concord Road instead of Country Aire Drive.

Discussion. **Vote for the Amendment, 2 in favor (Zabel & Hughes), 6 opposed, amendment fails. Motion to approve as presented, 7 in favor, 1 opposed (Zabel), carried.**

J. **Recommendation to Eliminate Village of Germantown Municipal Code Chapter 22- Cable Communications (Ordinance)**

MOTION (Zabel/Baum) to approve Eliminating Village of Germantown Municipal Code Chapter 22-Cable Communications Ordinance as presented.

Attorney Sajdak presented information on the ordinance and need for elimination. No reason to keep Chapter 22 as the Village does not have franchising authority. **Carried.**

K. **Recommendation to Approve Funding for Fire Department to Continue Weekend Staffing Through 12/31/2014 Not to Exceed \$140,000**

MOTION (Baum/Miller) to approve funding for Fire Department to continue weekend staffing through 12/31/2014 not to exceed \$140,000. Discussion.

Originally put in place to give Chief more time to come forward with plan to the Village Board, a temporary and short term fix to give them more time to find additional employees to go back to the way it was. President Wolter stated he is looking forward to a solution coming forward so this can be resolved and these proposals to extend do not continue to come forward. **Roll call vote, carried.**

L. **A Resolution Amending Resolution No. 01A-14 Relating to Salaries and Compensation for Exempt Salaried and Other Non-Represented Support Staff, Calendar Year 2014, to Provide Compensation For Additional Police And Fire Commission Meetings (Resolution)**

MOTION (Baum/Kaminski) to approve the Resolution Amending Resolution No. 01A-14 Relating to Salaries and Compensation for Exempt Salaried and Other Non-Represented Support Staff, Calendar Year 2014, to Provide Compensation For Additional Police & Fire Commission Meetings.

Discussion. **Roll call vote, carried.**

NEW BUSINESS continued:

- H. Request for Authorization Regarding TID #6 Utilities Easement thru W190N9950 Appleton Ave, Germantown WI. **MOTION (Baum/Zabel) to go into closed session at 9:05 p.m., per WI ss. 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, by roll call vote, carried.**

MOTION (Baum/Kaminski) to go into open session at 9:35 p.m., carried.

MOTION (Baum/Hughes) to authorize Village Staff to make an offer consistent with the discussion in closed session, by roll call vote, carried.

ADJOURNMENT

There being no other business, the meeting adjourned at 9:37 p.m.

Barbara K. D. Goeckner MMC/WCPC
Village Clerk

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

MEETING DATE: October 6, 2014

AGENDA ITEM: Unfinished Business (with Closed Session possible)

ITEM TITLE: TID #6 Utilities Easement thru W190 N9950 Appleton Ave.

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

SUMMARY EXPLANATION:

Please find attached Michael & Julie Schodron's response to the Village Board's offer to purchase a utilities easement thru their property for TID #6.

ATTACHMENTS:

Schodron's Sep. 22, 2014 response letter

STAFF RECOMMENDATION:

Pending Village Board discussion

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.

September 22, 2014



To: Village Of Germantown

RE: Utilities Easement- 0.1028 acre

- Price: \$ 10,000.00
- Village to include lateral stubs for property owner
- Property owner connection to not be mandatory, but voluntary
- Restoration to be done to property owners satisfaction—topsoil and grass seed only—NO mesh.
- Silt fence to be installed along entire work area on house side of easement
- Any damages to house or property caused by broken, or cracked water/sewer lines is to be paid in full by Village of Germantown

Michael & Julie Schodron
W190N9950 Appleton Ave
Germantown Wi 53022
262-255-3991

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

MEETING DATE: October 6, 2014

AGENDA ITEM: New Business

ITEM TITLE: Simplified Rate Increase - Water Utility

SUBMITTED BY: Dan Ludwig, Public Works Director

SUMMARY EXPLANATION:

Vicki Hillenbrand from Baker Tilly updated the Village Board on the status of the Water Rate Study at a Special Village Board meeting on September 29th. A motion was approved to send a recommendation to the full Village Board to approve a 3% simplified rate increase to cover the cost of living increase since the last increase, reduce the impact of a single large upcoming increase, and allow time to finalize the upcoming capital needs in the Water Utility.

ATTACHMENT: ORDINANCE _____ RESOLUTION _____ OTHER ____

RECOMMENDATION:

The Village Board recommended a simplified rate increase of 3% to be voted on by the full Village Board on October 6th.

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.

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

MEETING DATE: October 6, 2014

AGENDA ITEM: New Business

ITEM TITLE: Acceptance of Easements for Water Main Extension for Carriage Hill Apartments

SUBMITTED BY: Dan Ludwig, Public Works Director

SUMMARY EXPLANATION:

Carriage Hill Apartments located at W162N11811 Park Avenue are currently operated by Northern Management and experiencing clean water problems with their well water. A solution to their problem is to connect to Village water at Williams Drive and extend a main to Park Avenue where a lateral would service their parcel. The main would extend through parcels owned by Germantown Joint School No 1 and Germantown National Little League. Both easements have been reviewed by the Village Attorney and need Village Board approval.

The Developer Agreement for this project was approved by the Village Board on June 16, 2014.

On October 1st, the School District's attorney requested some changes to the easement and the final document will go before the School Board for approval on October 13th. Attorney Sajdak will review the changes proposed by the School District's attorney which haven't been received at the time of writing this backup.

ATTACHMENT: ORDINANCE____ RESOLUTION____ OTHER X

Signed easement from Germantown National Little League.

Unsigned easement from Germantown Joint School District No 1 will be distributed at the Board meeting.

RECOMMENDATION:

Staff is requesting a conditional approval of the School District's easement from the Village Board pending the Village Attorney's acceptance of the final document approved by the School Board. Staff also requests in the same motion acceptance of the easement from Germantown National Little League needed by Carriage Hill Apartments for a water main extension.

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.

WATER MAIN EASEMENT

VILLAGE LITTLE LEAGUE

THIS INDENTURE, made by and between the Village of Germantown, a municipal corporation of the State of Wisconsin, hereinafter referred to as "Village" and Germantown National Little League, Inc., a Wisconsin Non-Stock Corporation, owner (including heirs, executors, administrators, successors and assigns of above owner(s) as may be or may become applicable), hereinafter called "Grantor." (If more than one grantor is listed above, said language herein referring thereto shall be interpreted in the plural and refer jointly and severally to such grantors).

WITNESSETH

WHEREAS, Grantor is the owner and holder of record Title to certain real property described on Exhibit "C" which is attached hereto and incorporated herein (the Property); and

WHEREAS, the Village desires to acquire a permanent easement with the right of entry in and across the property hereinafter described with the right to have built and constructed and/or operate, maintain, repair, enlarge, reconstruct, relocate and inspect as may be or may become applicable the following facilities and appurtenances hereto, hereinafter called "Facilities," in, upon and across said portion of the Property; a water main, associated fire hydrants and other related facilities, all as shown on the plan attached hereto as Exhibit "B"; and

WHEREAS, the initial construction and installation of the Facilities shall be made by a third party, at third party's expense, under a Water Supply Facility Developer's Agreement between the Village and Carriage Hills Germantown LLC, dated June 16, 2014.

NOW, THEREFORE, in consideration of the grant of the easement hereinafter described and the payment of One (\$1.00) Dollar and other valuable consideration to the Grantor, receipt whereof is hereby acknowledged, said Grantor, being the owner and person interested in the land hereinafter described does hereby grant unto the Village a permanent easement in a part of Lot 3 C.S.M. 6409 of the Southwest 1/4 and Northwest 1/4 of the Northeast 1/4 of Section 22, Town 9 North, Range 20 East, in the Village of Germantown, County of Washington, State of Wisconsin, as more particularly described on Exhibit A attached hereto (the "Easement Area").

UPON CONDITION

1. That said Facilities shall be maintained and kept in good order and condition by the Village. Responsibility for maintaining the ground cover and landscaping within the easement area shall be that of the Grantor (including heirs, executors, administrators, successors and assigns).

2. That in and during whatever construction, reconstruction, enlargement or repair work is or becomes necessary in constructing and/or maintaining of said Facilities, so much of the surface or subsurface of the Property as may be disturbed will, at the expense of the Village, be replaced in substantially the same condition as it was prior to such disturbance; except that the Village will in no case be responsible for replacing or paying for replacing any aesthetic plantings or improvements other than ordinary lawns or standard walks, roadways, driveways and parking lot surfacing which were required to be removed in the course of doing the above work. However, the Village shall save harmless the Grantor from any loss, damage, injury or liability resulting from negligence on the part of the Village in connection with said work involved in constructing and/or maintaining of said Facilities; provided that if above loss, damage, injury or liability results from the joint negligence of parties hereto, then the liability therefore shall be borne by them in proportion to their respective degree of negligence; provided further, however, that these provisions are subject to the legal defenses which under law the Village is entitled to raise excepting the defense of so-called "sovereign immunity."

3. That no structure may be placed within the limits of the easement by the Grantor except that improvements such as walks, pavements for driveways and parking lot surfacing may be constructed or placed within the Easement Area.

4. That, in connection with the construction by the Grantor of any structure or building abutting said easement defined limits, the Grantor will assume all liability for any damage to the Facilities in the above described property. The Grantor will also save and keep the Village clear and harmless from any claims for personal injuries or property damage caused by any negligence of the Grantor or person other than the Grantor, arising out of the construction by the Grantor of any structure or building abutting the said easement defined limits, and shall reimburse the Village for the full amount of such loss or damage.

5. That no charges will be made against said lands for the cost of maintenance or operation of said Facilities in the afore-described property. Whenever the Grantor makes application for a service connection, the regular and customary service connection charge in effect at the time of the application shall be charged and paid. The Grantor shall be responsible for the routine maintenance of land on which the easement is located.

6. All conditions pertaining to the Facilities as set by the Municipal Code, as subsequently amended from time to time, shall apply to the Facilities within the easement defined limits and also within the limits of any adjoining easements; except that the Village and its water utility shall in no case be responsible for maintaining at its expense any portion of the Facilities outside the easement defined limits and outside the limits of any adjoining easement regardless of any statement to the contrary in the Municipal Code and rules and regulations of governmental agencies with jurisdiction.

7. The Facilities shall be accessible for maintenance by the Village at all times. The owner shall submit plans for approval to the Village Engineer or other designated party for any underground installation within the easement area, which approval shall not be unreasonably withheld, conditioned or delayed.

8. That the Grantor shall submit plans for all surface alterations of plus or minus 1 foot or greater within the limits of said easement. Said alterations shall be made only with the approval of the Village Engineer of the Village of Germantown or other designated party, which approval shall not be unreasonably withheld, conditioned or delayed.

9. The Village and Grantor shall each use, and take reasonable measures to cause their employees, officers, customers, agents, contractors and assigns to use the Easement Area in a reasonable manner and so as not to obstruct or otherwise use the Easement Area in a manner that would unreasonably interfere with the use thereof by the other party hereto or its employees, officers, customers, agents, contractors and assigns.

10. The Village and Grantor each hereby waives all rights of subrogation that either has or may hereafter have against the other for any damages to the Easement Area or any other real or personal property or to persons covered by such party's insurance, but only to the extent of the waiving party's insurance coverage; provided, however, that the foregoing waivers shall not invalidate any policy of insurance now or hereafter issued, it being hereby agreed that such a waiver shall not apply

in any case which would result in the invalidation of any such policy so invalidated.

11. Either party hereto may enforce this easement by appropriate action and, should it prevail in such litigation, that party shall be entitled to recover, as part of its costs, reasonable attorneys' fees.

12. This easement may not be modified or amended, except by a writing executed and delivered by the Village and Grantor or their respective successors and assigns.

13. No waiver of, acquiescence in, or consent to any breach of any term, covenant, or condition hereof shall be construed as, or constitute, a waiver of, acquiescence in, or consent to any other, further, or succeeding breach of the same or any other term, covenant or condition.

14. If any term or provision of this easement shall, to any extent, be invalid or unenforceable under applicable law, then the remaining terms and provisions of this easement shall not be affected thereby, and each such remaining term and provision shall be valid and enforceable to the fullest extent permitted by applicable law.

15. This easement shall be construed and enforced in accordance with the internal laws of the State of Wisconsin.

16. It is understood that in the event the above described Real Estate may become portions of public streets or used for other public purposes; in which event, in the proceedings for the acquisition of the property needed for such streets, or other purposes, by purchase, dedication or by condemnation, said lands shall be considered the same as though this easement had not been executed or any rights granted thereby exercised.

IN WITNESS WHEREOF, the Grantor has hereunto set its hands and seals.

Dated: 7/13/14

Germantown National Little
League, Inc., a Wisconsin
Non-Stock Corporation

By: [Signature]

Name: Dean Holmes

Title: President, GTLL

STATE OF WISCONSIN)
) SS
COUNTY OF)

Before me personally appeared on the _____ day of _____, 2014, the above named _____, _____ (title) of Germantown National Little League, Inc., a Wisconsin Non-Stock Corporation, to me known to be the person who executed the foregoing EASEMENT and acknowledged the same as the voluntary act and deed of said corporation.

Notary Public - State of WI
My Commission: _____

DATED: _____

VILLAGE OF GERMANTOWN

By: _____
Dean Wolter,
Village President

By: _____
Barbara K.D. Goeckner,
Village Clerk

STATE OF WISCONSIN)
) SS
COUNTY OF)

Before me personally appeared on the _____ day of _____, 2014, the above named Dean Wolter, Village of Germantown President, and Barbara K.D Goeckner, Village of Germantown Clerk, to me known to be the persons who executed the foregoing EASEMENT and that the seal affixed to said instrument is the corporate seal of said municipal corporation, and acknowledged that they executed the foregoing as such officers as the deed of said municipal corporation by its authority and pursuant to resolution file No. _____ adopted by its Village Board on _____.

Notary Public - State of WI
My Commission: _____

Drafted by:

J. Steven Tikalsky

Raasch & Tikalsky, S.C.

300 Wisconsin Ave., Suite 200

Waukesha, WI 53186

EXHIBIT A

DESCRIPTION OF EASEMENT AREA

VILLAGE OF GERMANTOWN

EXHIBIT "A"

PLAT OF A 20.00 FOOT WATER MAIN EASEMENT

Being a part of Lot 3 C.S.M. 6409 of the Southwest 1/4 and Northwest 1/4 of the Northeast 1/4 of Section 22, Town 9 North, Range 20 East, in the Village of Germantown, County of Washington, State of Wisconsin.

Easement Description:

Being a part of Lot 3 C.S.M. 6409 of the Southwest 1/4 and Northwest 1/4 of Section 22, Town 9 North, Range 20 East, in the Village of Germantown, County of Washington, State of Wisconsin, Bounded and Described as follows:
Commencing at the southeast corner of Lot 3 CSM 6409, thence N 02°47'09" W, along the east line of Lot 3 CSM 6409; thence N 49°25'02" W along said south line of Lot 3 CSM 6409, 8.74 feet; thence continuing along the south line of Lot 3 CSM 6409 S 88°34'56" W, 206.86 feet to the east line of Parcel 2 CSM 1985; thence N 01°19'01" W along the east line of Parcel 2 CSM 1985, 19.31 feet; thence N 88°08'45" E, 196.73 feet; thence N 88°10'39" E to the east line of Lot 3 CSM 6409; thence S 02°47'09" E along said east line of Lot 3 CSM 6409, 20.00 feet to the point of beginning.
Said Easement as described contains 9,821 square feet.

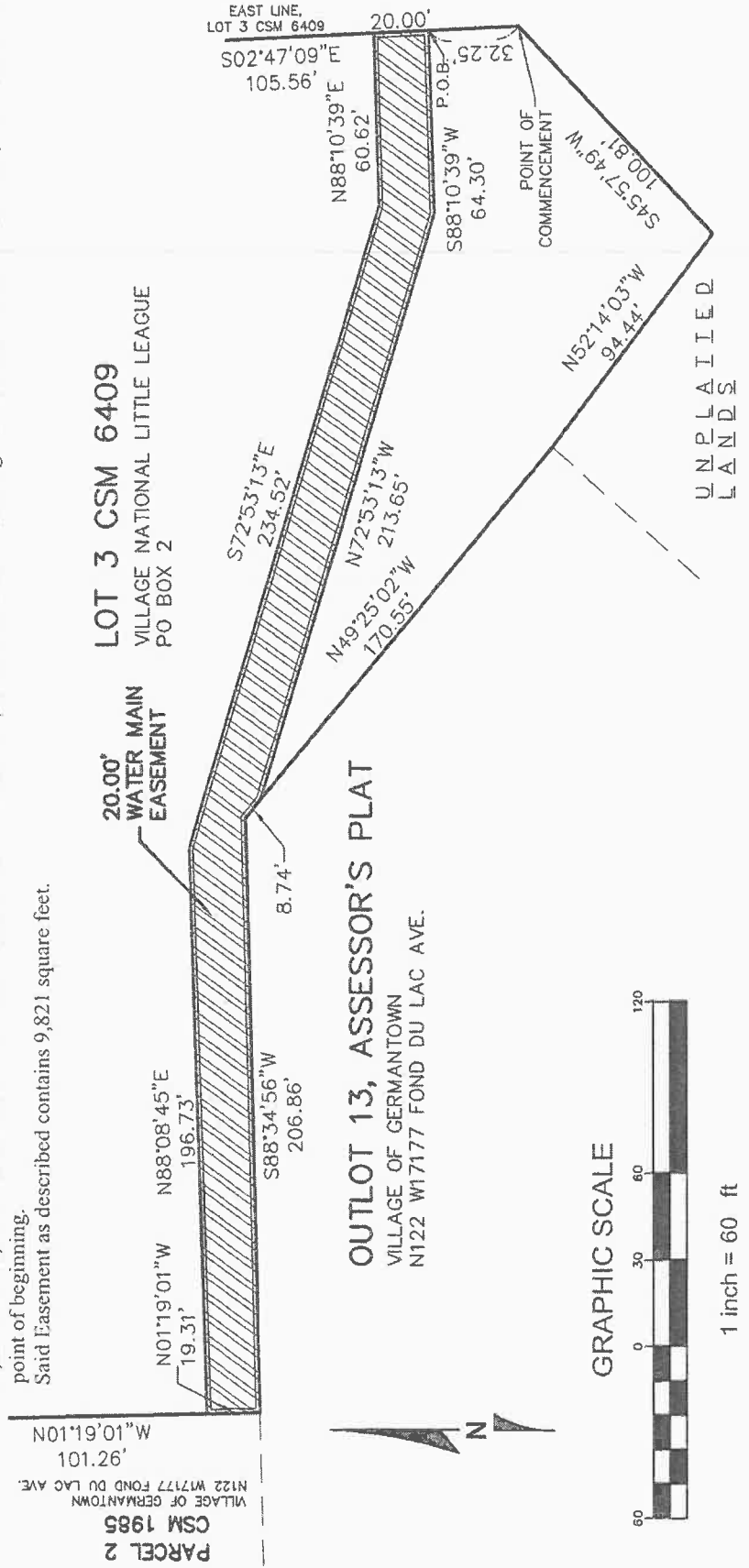


EXHIBIT B

DESCRIPTION OF FACILITIES

A water main, associated fire hydrants and other related facilities.

EXHIBIT C

DESCRIPTION OF THE PROPERTY

CERTIFIED SURVEY MAP No. 3626, recorded in the Washington County Registry on October 18, 1950, in Volume 22 of Certified Survey Maps on pages 212-214, as Document No. 568117, being a part of the Northeast Quarter of Section 22, Township 5 North, Range 20 East, Village of Germantown, Washington County, Wisconsin.

EXCEPTING THEREFROM: That part of Certified Survey Map No. 3626 and that part of the Northwest 1/4 of the Northeast 1/4 of Section 22, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin and described as follows:

Commencing at a concrete monument with brass cap marking the North 1/4 corner of said Section 22, thence North 88°44'36" East along the north line of said Section 22, 727.30 feet to the east right of way line of Park Avenue extended; thence South 01°47'24" East along said east line, 81.02 feet to the south right of way line of Freistadt Road; thence continuing South 01°47'24" East along the east line of Park Avenue, 1146.32 feet to a found 1" iron pipe marking the northwest corner of Parcel 2 of Certified Survey Map No. 1985; thence North 88°40'46" East along the north line of said Parcel 2, 119.86 feet to a found 1" iron pipe and the west line of Certified Survey Map No. 3626; thence North 01°54'18" West (meas.) Along the west line of said Certified Survey Map, 50.00 feet to a found 1" iron pipe; thence North 57°20'06" East along the northerly line of said Certified Survey Map, 61.99 feet to the point of beginning of the following described land:

Thence North 88°40'46" East along the northerly line of said Certified Survey Map, 70.92 feet to a 5/8"x18" iron rod set; thence North 59°40'40" East along the northerly line of said Certified Survey Map, 55.23 feet to a 5/8"x18" iron rod set; thence North 30°14'223" West along the northerly line of said Certified Survey Map, 39.19 feet to a 5/8"x18" iron rod set; thence South 57°20'06" West, 117.41 feet to the point of beginning.

Containing 3,248 square feet (0.0746 acres).

X. C

MEMORANDUM

TO: Peter Hoell, Police Chief

FROM: Timmerly Tamborino, Deputy Clerk

DATE: September 26, 2014

SUBJECT: New Agent for Speedway #4465

Attached are the Auxiliary Questionnaire and Schedule for Successor of Agent Forms for Kimberly L. Doran as a new liquor license agent for Speedway #4465 W178 N9653 Riverbend Ln, Germantown.

Please sign at the bottom of the Schedule for Successor of Agent form and return to me. Approval of the new agent will be on the October 6th Village Board agenda.

If you have any questions, please call me at 250-4740.

Thanks!



September 16, 2014

Village of Germantown

Office of the Village Clerk

N112 W17001 Mequon Road

Germantown, Wisconsin 53022

Please accept this letter and the attached Successor of Agent application with a request for an agent change at Speedway 4465 located at W178 N9653 Riverbend Lane, Germantown, WI 53022.

The previous Agent for this location, Mary Jo Griggs, is no longer employed by Speedway LLC.

Please do not hesitate to contact me with any questions or concerns you may have.

Thank you,

Jill Shaw

Speedway LLC – License Coordinator

jmshaw@speedway.com or 937-863-7191

AT-107a: SCHEDULE FOR SUCCESSOR OF AGENT

If there is a change in agent, each club, corporation, or limited liability company who holds a retail permit to sell fermented malt beverages and/or intoxicating liquor must appoint a successor agent pursuant to sec. 125.04(6), Wis. Stats. There is a \$10 change in agent processing fee due with this form. The following questions must be answered by the Agent. The appointment must be signed by the President and Secretary or members of limited liability company. The appointment must be approved by the licensing authority.

Village of Germantown Wisconsin 9-26 20 14
(Municipality) (Date)

1. Name of agent Kimberly L. Doran

Yes No

2. ☒ ☐ Are you of legal drinking age?
3. ☒ ☐ Have you been a resident of Wisconsin for at least 90 continuous days prior to the date of appointment as agent?
4. ☐ ☒ Have you ever been convicted of a federal law violation?
5. ☐ ☒ Have you ever been convicted of a State law violation?
6. ☐ ☒ Have you ever been convicted of a Local ordinance violation?
7. ☒ ☐ Have you completed the required responsible beverage server program per sec. 125.04(5)(a)5, Wis. Stats.?

UNDER PENALTY OF LAW, I declare that all of the above information is true and correct to the best of my knowledge and belief.

Kimberly L. Doran
(Signature of Agent)
Kimberly L. Doran, Agent for Speedway LLC
N108 W 16526 Carriage Ave., Germantown
(Address)

SUCCESSOR AGENT

The undersigned appoints Kimberly L. Doran as agent
in accordance with sec. 125.04(6), Wis. Stats.

Name of Permittee Speedway LLC

Date 9-26 20 14

By Anthony R. Kenney, President
(Signature of President/Member)
David E. Ball, Secretary
(Signature of Secretary/Member)

I hereby accept appointment as agent for Kimberly L. Doran and assume
full responsibility for the conduct of the business relative to fermented malt beverages and intoxicating liquors.

Date 9-26 20 14

Kimberly L. Doran
(Signature of Agent)
Kimberly L. Doran, Agent for Speedway LLC

THE AGENT APPOINTED ABOVE MUST BE APPROVED BY THE LICENSING AUTHORITY TO BE EFFECTIVE.
(See sec. 125.04(6), Wis. Stats.)

GERMANTOWN WI 9-29 20 14
(Municipality) (Date)
Chief of Police
(Signature of Official)
CHIEF OF POLICE
(Title)

AUXILIARY QUESTIONNAIRE ALCOHOL BEVERAGE LICENSE APPLICATION

Submit to municipal clerk.

Individual's Full Name (please print) (last name)		(first name)		(middle name)	
Doran Kimberly		Lynn			
Home Address (street/route)		Post Office	City	State	Zip Code
1108 Wiles 26 Carriage Ave.			Bermantown	WI	53022
Home Phone Number		Age	Date of Birth	Place of Birth	
262-613-7147		27	12-21-1986	Park Falls, WI	

The above named individual provides the following information as a person who is (check one):

- ☐ Applying for an alcohol beverage license as an individual.
- ☐ A member of a partnership which is making application for an alcohol beverage license.

☒ Kimberly L. Doran of Speedway LLC
(Officer/Director/Member/Manager/Agent) (Name of Corporation, Limited Liability Company or Nonprofit Organization)

which is making application for an alcohol beverage license.

The above named individual provides the following information to the licensing authority:

- How long have you continuously resided in Wisconsin prior to this date? 27 years
- Have you ever been convicted of any offenses (other than traffic unrelated to alcohol beverages) for violation of any federal laws, any Wisconsin laws, any laws of any other states or ordinances of any county or municipality? ☒ Yes ☒ No
If yes, give law or ordinance violated, trial court, trial date and penalty imposed, and/or date, description and status of charges pending. (If more room is needed, continue on reverse side of this form.)
- Are charges for any offenses presently pending against you (other than traffic unrelated to alcohol beverages) for violation of any federal laws, any Wisconsin laws, any laws of other states or ordinances of any county or municipality? ☐ Yes ☒ No
If yes, describe status of charges pending.
- Do you hold, are you making application for or are you an officer, director or agent of a corporation/nonprofit organization or member/manager/agent of a limited liability company holding or applying for any other alcohol beverage license or permit? ☐ Yes ☒ No
If yes, identify. (Name, Location and Type of License/Permit)
- Do you hold and/or are you an officer, director, stockholder, agent or employee of any person or corporation or member/manager/agent of a limited liability company holding or applying for a wholesale beer permit, brewery/winery permit or wholesale liquor, manufacturer or rectifier permit in the State of Wisconsin? ☐ Yes ☒ No
If yes, identify. (Name of Wholesale Licensee or Permittee) (Address By City and County)

6. Named individual must list in chronological order last two employers.

Employer's Name	Employer's Address	Employed From	To
Speedway LLC		11-2010	Current
Employer's Name	Employer's Address	Employed From	To

The undersigned, being first duly sworn on oath, deposes and says that he/she is the person named in the foregoing application; that the applicant has read and made a complete answer to each question, and that the answers in each instance are true and correct. The undersigned further understands that any license issued contrary to Chapter 125 of the Wisconsin Statutes shall be void, and under penalty of state law, the applicant may be prosecuted for submitting false statements and affidavits in connection with this application.

Subscribed and sworn to before me

this 26th day of September, 2014

Summery Samboone
(Clerk/Notary Public)

My commission expires 3-20-16

Kimberly L. Doran
(Signature of Named Individual)



Printed on
Recycled Paper

X. D

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

MEETING DATE: October 6, 2014

AGENDA ITEM: New Business **(CERTIFIED SURVEY MAP)**

ITEM TITLE: MLG Germantown Investment LLC, Agent for Donald & Gloria Neu, and, NMMR & Associates, Property Owners; a 4-Lot, 118.7-acre Certified Survey Map (CSM)

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

SUMMARY EXPLANATION:

The proposed CSM is the next step in creating parcels, establishing road right-of-way and necessary utility easements for Phase 1 development in the Willow Creek Business Park following approval of the 2020 Land Use Plan map amendment and rezoning (to M-1: Limited Industrial District) in July of this year.

ATTACHMENTS:

- ◆ 9/8/14 Staff Report
- ◆ 9/8/14 Plan Commission Meeting Minutes
- ◆ Preliminary CSM

PLAN COMMISSION RECOMMENDATION:

APPROVE the 4-lot 118.7-acre Certified Survey Map re-division of the Neu and NMMR properties in the Willow Creek Business Park subject to the following conditions:

1. All technical corrections identified in the Village Surveyor's August 22, 2014 review memo shall be addressed in a revised CSM prior to recording.

CERTIFIED SURVEY MAP (CSM) APPLICATION

9/8/14 Plan Commission Meeting

MLG Germantown Investments LLC / Neu & NMMR Properties

Village Planner Report

Germantown, Wisconsin

Summary

MLG Germantown Investments LLC, agent for Donald & Gloria Neu, property owners, and NMMR & Associates, property owners, has requested approval of a 4-lot Certified Survey Map land division of 118.7 acres of land located northeast of Appleton Avenue and west of Maple Road in the Village of Germantown's Willow Creek Business Park.

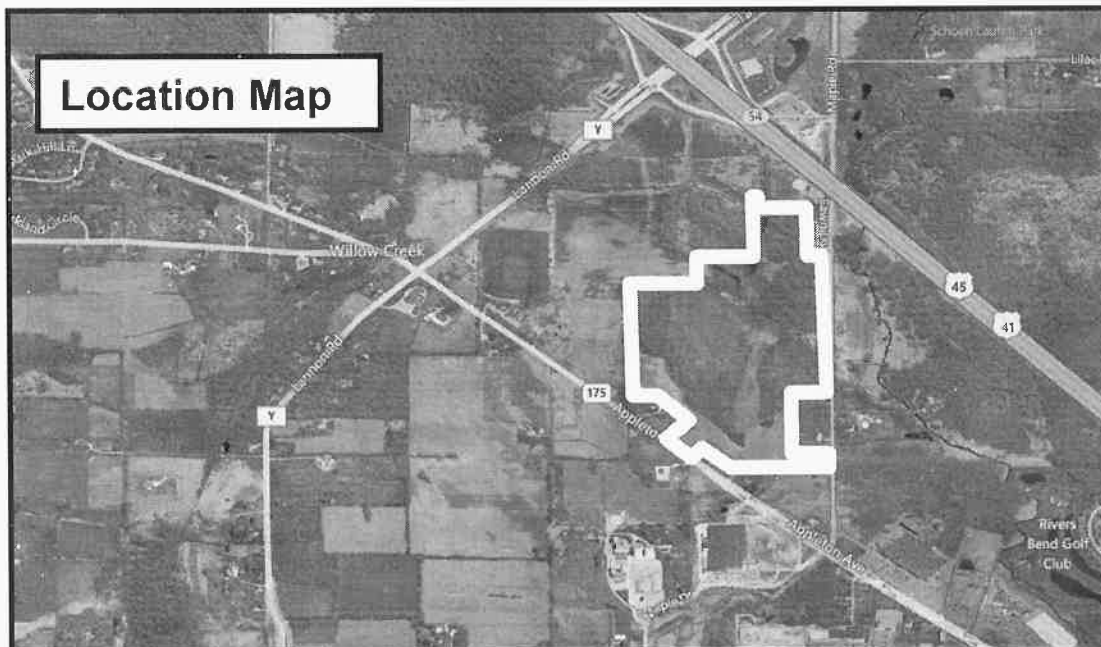
Location: Willow Creek Business Park

Agent/

Property Owner: MLG Investments LLC Gloria Neu, Trustee
13400 Bishop's Woods N104 W20659 Willow Creek Road
Brookfield, WI Germantown, WI

Zoning District: M-1: Limited Industrial

Adjacent Land Uses		Zoning
North	Agricultural	A-1
South	Residential/Agricultural	Rs-3/A-2
East	Residential	Rs-3
West	Institutional/Agricultural	I/A-1



Proposal

MLG Germantown Investments LLC, agent for Donald & Gloria Neu, property owners, and NMMR & Associates, property owners, has requested approval of a 4-lot Certified Survey Map land division of 118.7 acres of land located northeast of Appleton Avenue and west of Maple Road in the Village of Germantown's Willow Creek Business Park.

Staff Comments

The primary purposes for this land division are: (1) to dedicate and/or grant the necessary right-of-way and easements to install the planned public roadways and utilities; and (2) to create Lot 2 for immediate development purposes by the TJ Hale Company (as discussed at the August 11 Plan Commission meeting). Although Lot 1 and Lot 4 as proposed could be acquired and developed without further division, it is intended that subsequent CSM's will be presented to the Village in the future as the remaining buildable land in Lot 1, Lot 3 and Lot 4 are proposed for development and divided based on the specific needs of the future owner.

Consistency with Village's Land Use Plan.

The 2020 Land Use Plan was amended in July to re-classify these properties from the "Agricultural/Conservation Residential" to "Industrial/Office". The proposed lots are consistent with the 2020 Land Use Plan.

The Village Surveyor has identified in his August 22, 2014 review memo (copy attached) a few technical corrections that will need to be addressed in a revised CSM prior to recording.

Village Planner Recommendation

APPROVE the 4-lot 118.7 acre Certified Survey Map land division of the Neu & NMMR properties in the Willow Creek Business Park subject to the following conditions:

1. All technical corrections identified in the Village Surveyor's August 22, 2014 review memo shall be addressed in a revised CSM prior to recording.

PLAN COMMISSION MINUTES

September 8, 2014

CALL TO ORDER: Chairman Wolter called the meeting to order at 6:30 p.m.

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

PUBLIC INPUT: None

PREVIOUS MINUTES: *MOTION Baum second Shadid to Approve the minutes from 8-11-14.*

MOTION carried unanimously.

MLG Germantown Investment LLC for Gloria Neu & NMMR & Associates – Willow Creek Business Park – Northeast of Appleton Avenue & west of Maple Road. The property owners have requested approval of a 4-lot Certified Survey Map land division of 118.7 acres. Planner Retzlaff summarized the proposal. He said because of the location of wetlands, the extension of the cul de sac on Nimitz Drive may be shortened by 300 feet to free up some additional land. He said the Plan Commission should make a recommendation with this issue being resolved before it goes to the Village Board.

MOTION Campbell second Baum to Approve the 4-lot 118.7 acre Certified Survey Map land division of the Neu & NMMR properties in the Willow Creek Business Park subject to the following conditions:

- 1. All technical corrections identified in the Village Surveyor's August 22, 2014 review memo shall be addressed in a revised CSM prior to recording.*

MOTION carried unanimously.

Chaz Hastings - Old Town Inn & Scott McKenna – N116 W15987 Main Street. The request is for site plan and sign approval for the development of a 52 stall "off site" parking area on a 1.03 acre parcel. Planner Retzlaff summarized the proposal.

MOTION Baum second Campbell to Approve the site and sign plans for the proposed off-site parking lot on the 1.03 acre parcel located at N116 W15987 Main Street subject to the following conditions:

- 1. This approval is subject to all of the conditions and requirements set forth herein and approved by the Plan Commission. Approval is granted for the site and sign plans dated August 22, 2014 (Custom House Sheets T1, C1-C6) and August 29, 2014 (Daar Engineering Sheets T1.0, C1.0 & C2.0) unless superseded by subsequent plan sheets required to incorporate revisions and/or requirements approved by the Plan Commission.*
- 2. This approval is also subject to approval of a conditional use permit by the Village Board for use of the property for off-site parking purposes. If a CUP is not granted by the Village Board, site and sign plan approval shall be null and*

void. If a CUP is approved by the Village Board and the conditions of approval contained therein make it necessary to revise the site and/or sign plans approved by the Plan Commission, the owner shall revise the plans accordingly and submit to the Village Planner for review and approval. If the Village Planner deems said plan revisions to be "major changes" as defined in Zoning Code Section 17.43(9), said plan revisions shall be presented to the Plan Commission for review and approval.

- 3. Except for vehicles owned/operated by the rental apartment occupants, use of the parking area, in whole or in part, for off-site parking purposes shall not commence until such time as all of the planned improvements (including pavement and lighting installation) set forth in the approved Site Plans have been completed. A minimum \$5,000 cash bond or letter of credit shall be deposited with the Village to ensure project completion as approved with return of said bond upon inspection and certification of completion by Village staff.***
- 4. A Zoning Compliance/Occupancy Permit shall be obtained from the Village prior to installation of the remaining tenant stalls as shown on the Site Plans. At such time as the additional stalls are installed, a section of 60" high wooden privacy fence approximately 60' in length shall be installed along or near the property line (min. 1' setback) from the vicinity of the southwest corner of the dwelling south to a point near the northeast corner of the encroaching barn on the adjacent property to shield the view of these parking stalls.***
- 5. A minimum 5' setback is required for the monument sign from the Main Street property line. The monument sign shall be mounted on a solid masonry base (no concrete piers as proposed) with decorative landscaping installed around the base as required under the Village's sign regulations.***
- 6. All issues raised in the Village Engineer's September 3, 2014 review memo shall be addressed and reflected in revised site plans (if necessary) and submitted to the Village Engineer for review/approval prior to commencement of construction.***
- 7. Erosion control and driveway permits from the Village are required prior to commencement of construction.***

Trustee Baum said he was not opposed to this proposal but was concerned with the long term plan for the area. He said this is the second parking lot that has come forward and asked if there was a cohesive plan for the future. Planner Retzlaff agreed and said Trustee Baum had drawn up rendering of what the area could look like when the 5 acre parcel behind Jerry's came forward for development. Chairman Wolter didn't disagree that a future plan for this area is needed, but there is a need for more parking now in the area and this business owner is trying to satisfy the issue.

Commissioner Gray had concerns with the landscape plan. She said the island is mostly mulch and planting low grow Sumac or Juniper would be a better choice.

MOTION Gray second Baum to Amend the landscaping plan for the island to include 8 Juniper or low grow Sumacs, 3' to 4' on center.

MOTION to Amend carried unanimously.

Commissioner Shadid asked that a recommendation be made to plan for the future development of Main Street. Planner Retzlaff said Plan Commission could make a recommendation to the Village Board that a land use plan for Main Street be discussed. Chairman Wolter agreed with the recommendation. Trustee Baum said he would bring up the recommendation to discuss the future development of Main Street at the Village Board meeting on Monday night.

MOTION to Approve as Amended carried unanimously.

Weimer Bearing & Transmissions – Lot 44 Germantown Business Park, Mequon Road & Eisenhower Drive. Site development and building plans for a 68,390 sqft corporate office and distribution facility. Planner Retzlaff summarized the proposal. Jay Knetter, JAKnetter Architects, spoke on the project.

Trustee Rep David Baum asked if there were any roof top units on the building. Mr. Knetter said there were none.

MOTION Baum second Gray to Approve the site development and building plans for the proposed Weimer Bearing & Transmission 68,390 sqft office and distribution facility located on Lot 44 in the Germantown Business Park subject to the following conditions:

- 1. This approval is subject to all of the conditions and requirements set forth herein and adopted by the Plan Commission. Approval is granted for the site development and building plan set dated September 2, 2014 unless superseded by subsequent plan sheets approved by the Village Planner pursuant to revisions required herein and/or by the Plan Commission.***
- 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 following items shall be provided as required by the Village Fire Department: (a) the building will require a monitored fire sprinkler system per VOG 5.10 and DSPS that meets NFPA 13 requirements; (b) if high rack combustible storage is planned Class 1 standpipes shall be installed at the warehouse exit doors; (c) two Knox boxes are required to be installed outside the main office entrance and at the fire riser room; (d) the fire department connection shall be located as approved by the Fire Department with an approved sign and not more than 300 feet from the nearest fire hydrant; (e) the fire sprinkler riser room will require a remote FDC connection in a location accessible and approved by the Fire Department; (f) a written emergency plan shall be prepared and submitted to the Fire Department prior to occupancy; (g) all applicable Village of Germantown and DSPS safety codes shall be met at the time of occupancy; (h) no portion of the proposed building and future expansion to the east shall be more than 150 feet from a fire department accessible road; (i) the elevator in the office shall be accessible with a standard***



Village of

Germantown

Willkommen

Fee must accompany application

☐ \$2,900 with public improvements

☐ \$1,960 no public improvements

Paid _____ Date 9-26-14

CERTIFIED SURVEY MAP APPLICATION

Pursuant to Section 18.06 of the Municipal Code

Please read and complete this application carefully. All applications must be signed and dated.

1 APPLICANT OR AGENT

MLG GERMANTOWN INVESTMENT LLC

C/o JOE BUKOVICH

13400 BISHOP'S LANE, SUITE 270

BROOKFIELD, WI 53005

Phone (262) 424-5997

Fax (414) 908-9157

E-Mail jbukovich@pointre.com

PROPERTY OWNER

NMMR & ASSOCIATES

C/o NORB WEYER

1247 STATE HWY 175

HUBERTUS, WI 53033

Phone (262) 628-3530

2

PROPERTY ADDRESS OR GENERAL LOCATION

NORTH SIDE OF APPLETON AVENUE APPROXIMATELY 2,300 FT
SOUTHEAST OF LANNON ROAD

TAX KEY NUMBER

GTNV 321981

3

PURPOSE OF LAND SPLIT

DEVELOPMENT OF LAND INTO
BUSINESS PARK

Will the land split require rezoning?

YES

From I

To M-1

4

READ AND INITIAL THE FOLLOWING:

JAB/ I understand that the Certified Survey Map is not valid until recorded at the Washington County Register of Deeds. The Village will record the document and charge the applicant all applicable recording fees.

JAB/ I understand that the Map will not be placed on the Village Board agenda until all the technical corrections to the CSM are made, the payment of any outstanding impact fees are paid to the Village Clerk's Department, and the original signed and stamped copy of the Map is submitted on the proper paper.

JAB/ I understand that parcels created outside the Sewer Service Area will require a soil test. I also understand that all properties abutting a State Highway will require DOT approval and I will be responsible for securing such approval prior to recording.

JAB/ I understand all delinquent property taxes on any of the properties involved shall be paid prior to recording.

5 SIGNATURES -- ALL APPLICATIONS MUST BE SIGNED BY OWNER!

Joseph P. Bukovich 8/21/14
Applicant Date

Norb Weyer 9-28-14
Owner Date



Village of

Germantown

Willkommen

Fee must accompany application

☐ \$2,900 with public improvements

☐ \$1,960 no public improvements

Paid _____ Date _____

CERTIFIED SURVEY MAP APPLICATION

Pursuant to Section 18.06 of the Municipal Code

Please read and complete this application carefully. All applications must be signed and dated.

1 APPLICANT OR AGENT

MLG GERMANTOWN INVESTMENT LLC

c/o Joe Bukovich

13400 BISHOP'S LANE, SUITE 270

BROOKFIELD, WI 53005

Phone (262) 424-5997

Fax (414) 908-9157

E-Mail jebukovich@pointre.com

PROPERTY OWNER

GLORIA A. NEU, TRUSTEE

1104 W20659 WILLOW CREEK ROAD

GERMANTOWN, WI 53051

Colgate, Wisc 53017

Phone (262) 523-8000 *

PHONE CONTACT IS FOR OWNER'S

ATTORNEY JOHN NIEBLER

2

PROPERTY ADDRESS OR GENERAL LOCATION

NORTHWEST CORNER OF INTERSECTION OF Appleton Avenue
AND Maple Road.

TAX KEY NUMBER

GTNV 294998

GTNV 321999

GTNV 321984

GTNV 321991

GTNV 321985

3

PURPOSE OF LAND SPLIT

DEVELOPMENT OF LAND INTO
BUSINESS PARK

Will the land split require rezoning?

Yes

From A-1

To M-1

4

READ AND INITIAL THE FOLLOWING:

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JAB/BN I understand that parcels created outside the Sewer Service Area will require a soil test. I also understand that all properties abutting a State Highway will require DOT approval and I will be responsible for securing such approval prior to recording.

JAB/BN I understand all delinquent property taxes on any of the properties involved shall be paid prior to recording.

5

SIGNATURES -- ALL APPLICATIONS MUST BE SIGNED BY OWNER!

Joseph J. Bukovich
Applicant

8/21/14
Date

Gloria A Neu
Owner

8-22-14
Date

CERTIFIED SURVEY MAP NO. _____

Part of the Northwest 1/4, Northeast 1/4, Southwest 1/4 and Southeast 1/4 of the Northeast 1/4 of Section 32, and part of the Southeast 1/4 of the Southeast 1/4 of Section 29 all in Town 9 North, Range 20 East, in the Village of Germantown, County of Washington, State of Wisconsin.

Bearings are referenced to the Wisconsin State Plane

Coordinate System, South Zone (NAD 1927 datum) in which the

South line of the NE 1/4 of Section 32 bears N89°56'02"W.

- Indicates found 1" iron pipe.
- Indicates set 1.315" O.D. iron pipe 18" in length, weighing 1.68 lbs. per lineal foot.
- ① Indicates land dedicated to the Village of Germantown for Public Road Purposes.

See sheet 2 for cul-de-sac detail.

See sheet 2 - 5 for easement details.

See sheet 6 for wetlands detail.

Owner/Subdivider:

MLG Germantown Investment LLC

13400 Bishops Lane

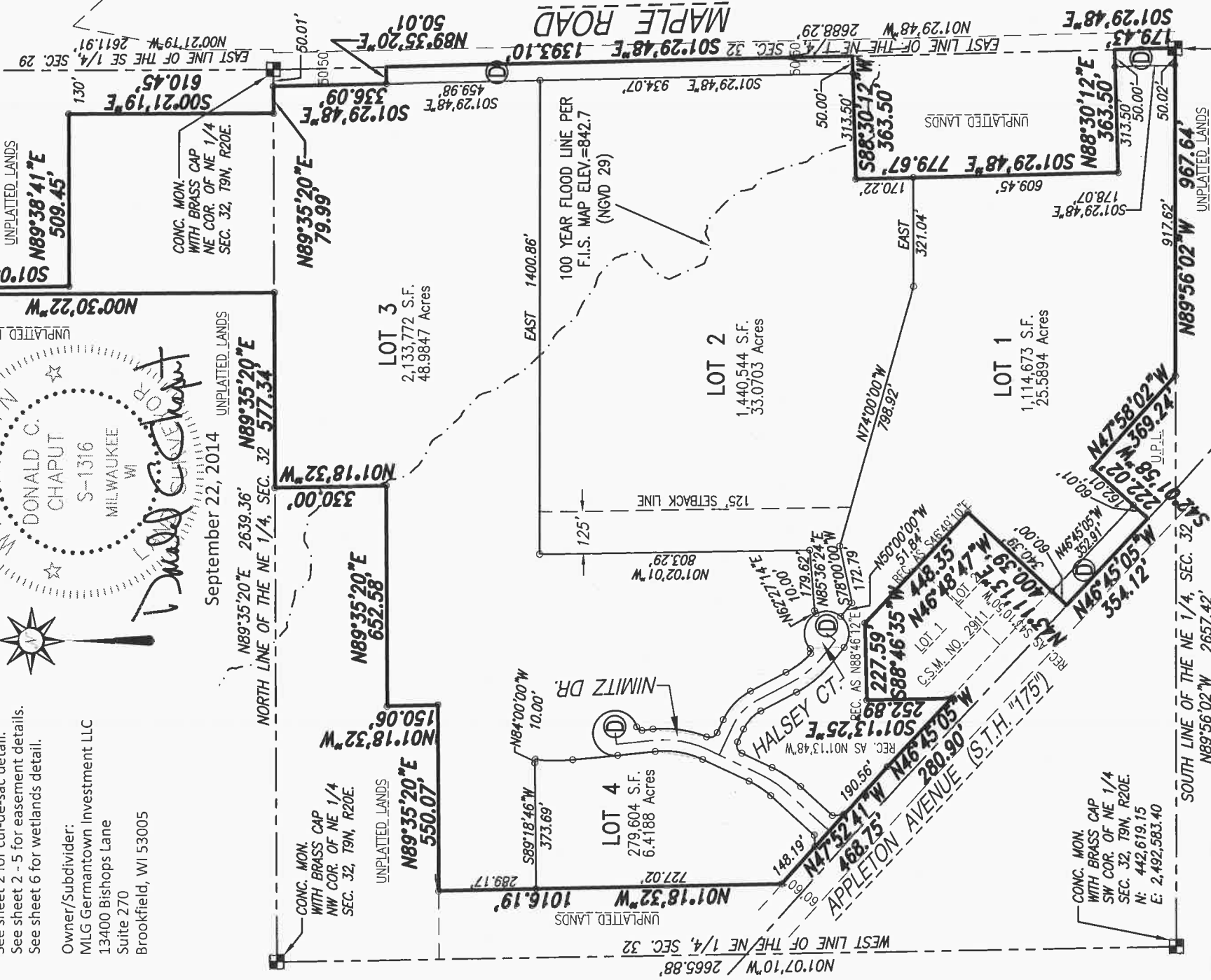
Suite 270

Brookfield, WI 53005



Donald C. Chaput
Surveyor

September 22, 2014



CHAPUT LAND SURVEYS LLC

234 W. FLORIDA STREET

MILWAUKEE, WI 53204

414-224-8068

www.chaputlandsurveys.com

Drawing No. 1665-grb

This instrument was drafted by Donald C. Chaput

Registered Land Surveyor S-1316

GRAPHIC SCALE 1" = 400'

Sheet 1 of 9 Sheets (POINT OF BEGINNING)

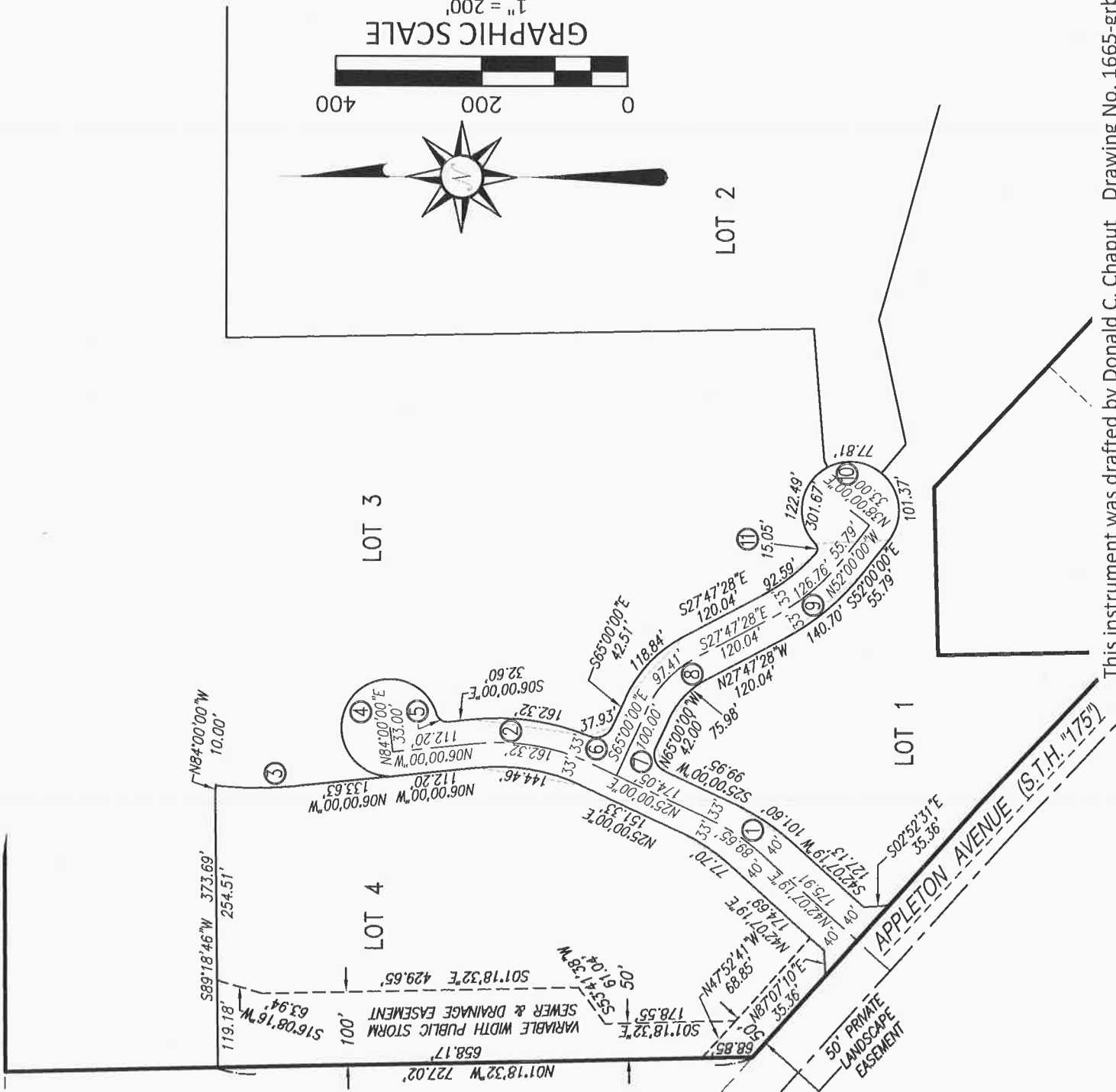
CERTIFIED SURVEY MAP NO.

Part of the Northwest 1/4, Northeast 1/4 and Southeast 1/4 of the Northeast 1/4 of Section 32, and part of the Southeast 1/4 of the Southeast 1/4 of Section 29 all in Town 9 North, Range 20 East, in the Village of Germantown, County of Washington, State of Wisconsin.



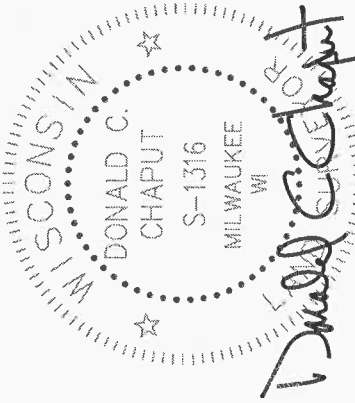
CURVE DATA

CURVE	LOT	ARC	RADIUS	CHORD BEARING	CHORD	DELTA	TANGENT BEARING	TANGENT BEARING
1	4	77.70'	260.00'	N33°33'39.5"E	77.41'	17°07'19"	N42°07'19"E	N25°00'00"E
1	CL	89.65'	300.00'	N33°33'39.5"E	89.32'	17°07'19"	N42°07'19"E	N25°00'00"E
1	1	101.60'	340.00'	N33°33'39.5"E	101.23'	17°07'19"	N42°07'19"E	N25°00'00"E
2	4	144.46'	267.00'	N09°30'00"E	142.71'	31°00'00"	N25°00'00"E	N06°00'00"W
2	CL	162.32'	300.00'	N09°30'00"E	160.34'	31°00'00"	N25°00'00"E	N06°00'00"W
2	3	162.32'	333.00'	N07°57'52.5"E	160.72'	27°55'45"	N02°55'45"E	N06°00'00"W
3	4	55.82'	533.00'	N03°00'00"W	55.79'	06°00'00"	N06°00'00"W	N00°00'00"E
4	3	298.72'	66.00'	S56°20'09"E	101.61'	259°19'41"	N06°00'00"W	S73°19'41"W
5	3	20.77'	15.00'	S33°39'51"W	19.15'	79°19'41"	S73°19'41"W	S06°00'00"E
6	3	37.93'	25.00'	S21°32'07.5"E	34.40'	86°55'45"	S02°55'45"W	S65°00'00"E
7	1	39.27'	25.00'	S70°00'00"W	35.36'	90°00'00"	N25°00'00"E	S65°00'00"E
8	3	118.84'	183.00'	N46°23'44"W	116.77'	37°12'32"	S65°00'00"E	S27°47'28"E
8	CL	97.41'	150.00'	N46°23'44"W	95.71'	37°12'32"	S65°00'00"E	S27°47'28"E
8	1	75.98'	117.00'	N46°23'44"W	74.65'	37°12'32"	S65°00'00"E	S27°47'28"E
9	3	92.59'	267.00'	S37°43'30.5"E	92.12'	19°52'05"	S27°47'28"E	S47°39'33"E
9	CL	126.76'	300.00'	N39°53'44"W	125.82'	24°12'32"	S27°47'28"E	S52°00'00"E
9	1	140.70'	333.00'	S39°53'44"E	139.66'	24°12'32"	S27°47'28"E	S52°00'00"E
10	TOTAL	301.67'	66.00'	N02°56'21"W	99.71'	261°52'41"	S52°00'00"E	S46°07'19"W
10	1	101.37'	66.00'	N84°00'00"E	91.69'	88°00'00"	S52°00'00"E	N40°00'00"E
10	2	77.81'	66.00'	N06°13'37"E	73.38'	67°32'46"	S27°32'46"E	N40°00'00"E
10	3	122.49'	66.00'	N80°42'44"W	105.65'	106°19'55"	N46°07'19"E	S27°32'46"E
11	3	15.05'	10.00'	N89°13'53.5"E	13.67'	86°13'09"	S47°39'33"E	N46°07'19"E



CERTIFIED SURVEY MAP NO. _____

Part of the Northwest 1/4, Northeast 1/4, Southwest 1/4 and Southeast 1/4 of the Northeast 1/4 of Section 32, and part of the Southeast 1/4 of the Southeast 1/4 of Section 29 all in Town 9 North, Range 20 East, in the Village of Germantown, County of Washington, State of Wisconsin.



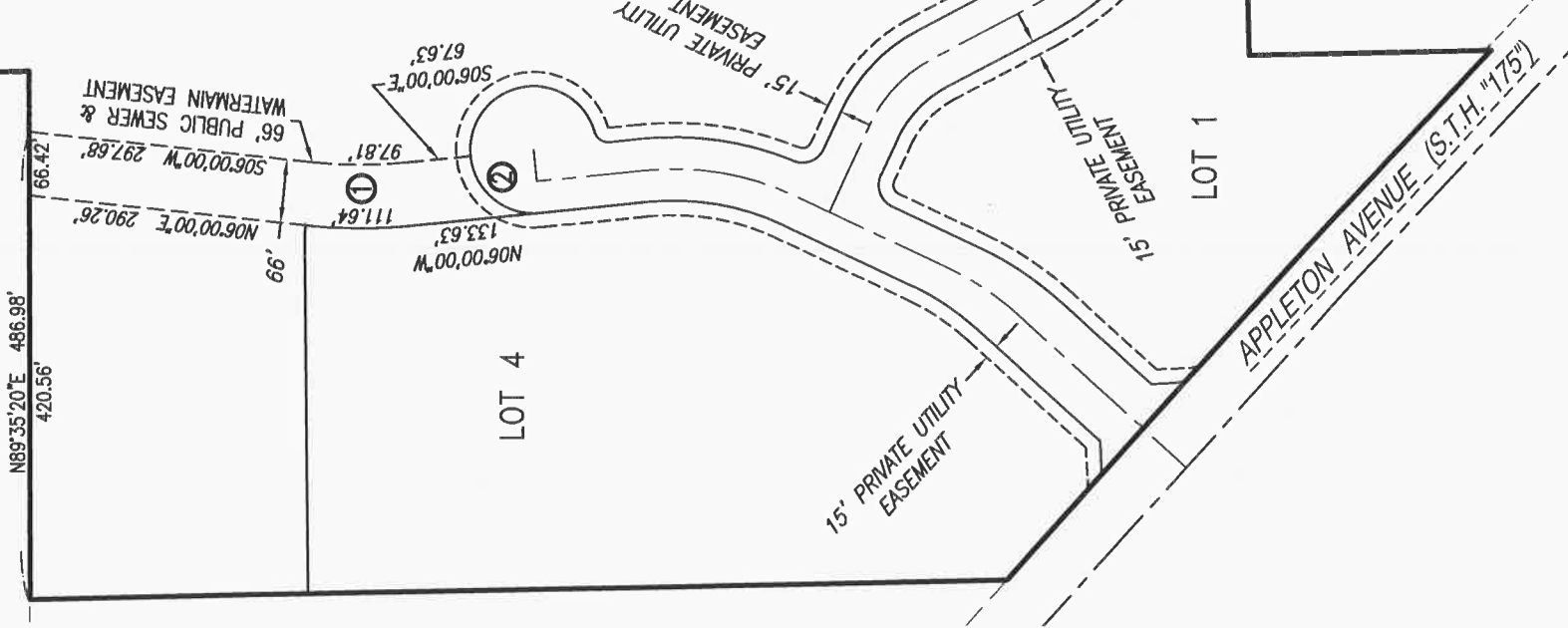
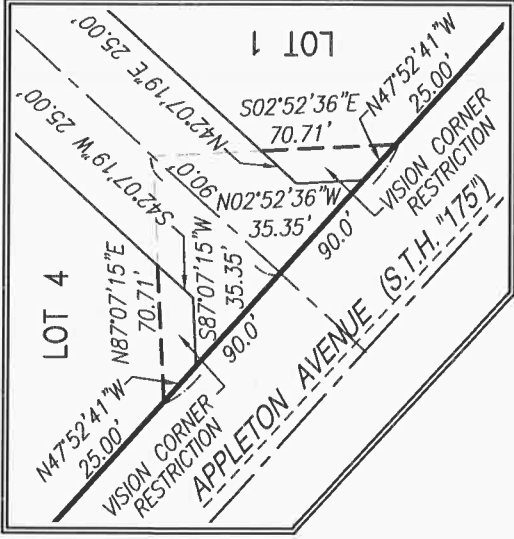
September 22, 2014

CURVE DATA

CURVE	LOT	ARC	RADIUS	CHORD BEARING	CHORD	DELTA	TANGENT BEARING	TANGENT	BEARING
1	4	111.64'	533.00'	N00°00'00"W	111.43'	12°00'00"	N06°00'00"W	N06°00'00"E	N06°00'00"E
1	3	55.82'	533.00'	S00°00'00"E	55.79'	06°00'00"	N00°00'00"E	N06°00'00"E	N06°00'00"E
2	TOTAL	103.67'	66.00'	S39°00'00"W	93.34'	90°00'00"	S06°00'00"E	S06°00'00"W	S84°00'00"W

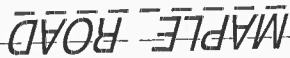
DETAIL

VISION CORNER RESTRICTION BY THE
VILLAGE OF GERMANTOWN ZONING CODE



CERTIFIED SURVEY MAP NO. _____
Part of the Northwest 1/4, Northeast 1/4, Southwest 1/4 and Southeast 1/4 of the Northeast 1/4 of Section 32, and part of the Southeast 1/4 of the Southeast 1/4 of Section 29 all in Town 9 North, Range 20 East, in the Village of Germantown, County of Washington, State of Wisconsin.

Part of the Northwest 1/4, Northeast 1/4, Southwest 1/4 and Southeast 1/4 of the Northeast 1/4 of Section 32, and part of the Southeast 1/4 of the Southeast 1/4 of Section 29 all in Town 9 North, Range 20 East, in the Village of Germantown, County of Washington, State of Wisconsin.



$ARC=33.68'$ Radius= $66.00'$
 $CB=S57^{\circ}04'33''W$ Chord= $33.32'$
 $Delta=29^{\circ}14'17''$

S74°00'00"E 20.00'
 20' PRIVATE SANITARY & WATER EASEMENT FOR THE BENEFIT OF PARCEL 2
 S16°42'12"W 208.10'
 S16°42'12"W 207.71'
 S16°42'12"W 202.63'
 N16°00'00"E 202.63'
 N58°42'12"W 530.78'
 S33°44'E 335.44'
 30'

AVENUE (S)

N19°38'57"W 711.00'

CONC. MON. —
WITH BRASS CAP
SE COR. OF NE 1/4
SEC. 32, T9N, R20E.
N: 442,616.08
E: 2,495,240.55
(POINT OF BEGINNING)



GRAPHIC SCALE

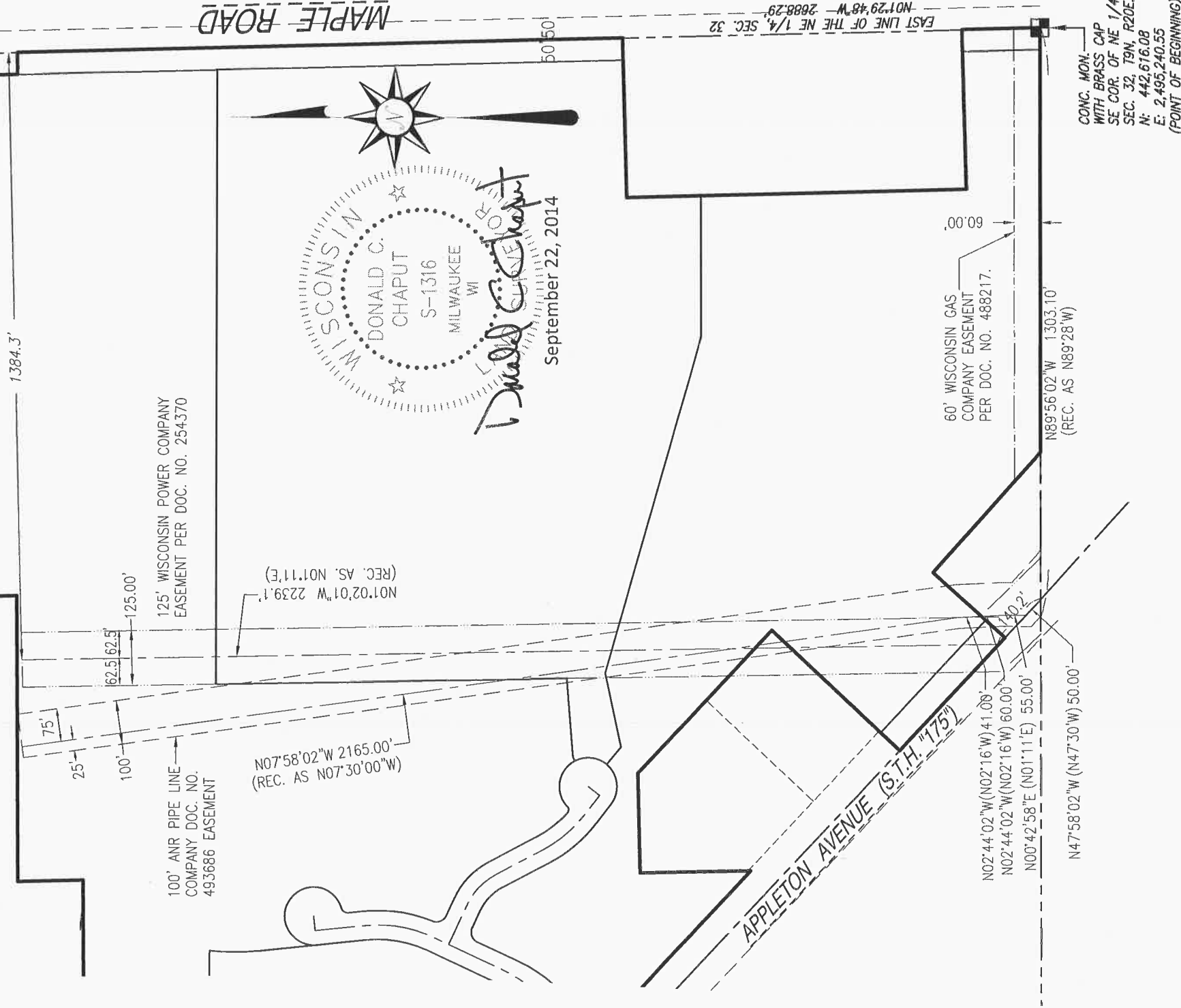
This instrument was drafted by Donald C. Chaput
Registered Land Surveyor S-1316

Drawing No. 1665-grb
Sheet 4 of 9 Sheets

CERTIFIED SURVEY MAP NO.

Part of the Northwest 1/4, Northeast 1/4, Southwest 1/4 and Southeast 1/4 of the Northeast 1/4 of Section 32, and part of the Southeast 1/4 of the Southeast 1/4 of Section 29 all in Town 9 North, Range 20 East, in the Village of Germantown, County of Washington, State of Wisconsin.

EXISTING EASEMENTS BY OTHER DOCUMENTS



GRAPHIC SCALE

1" = 300'

This instrument was drafted by Donald C. Chaput
Registered Land Surveyor S-1316

Drawing No. 1665-grb
Sheet 5 of 9 Sheets

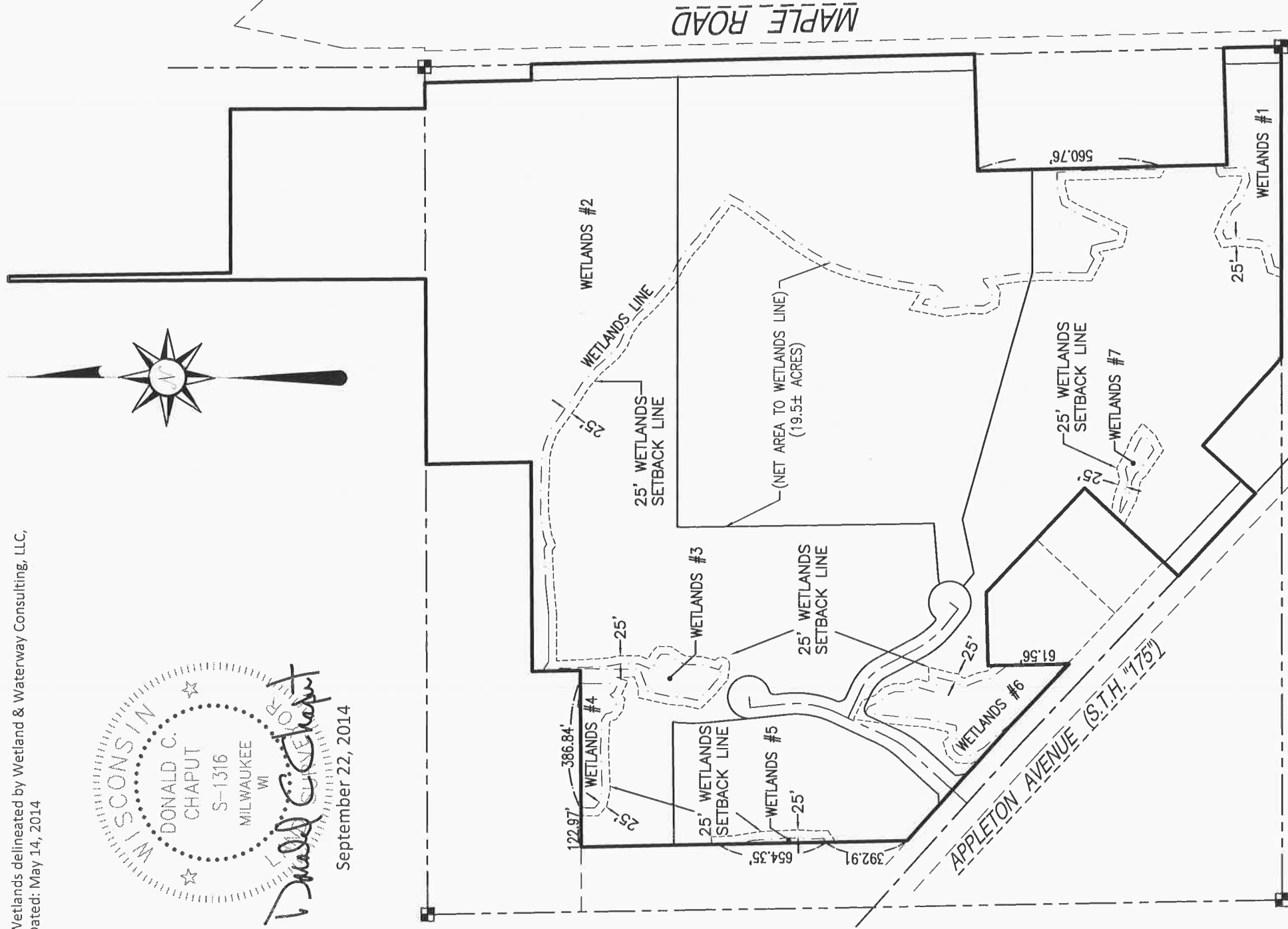
CERTIFIED SURVEY MAP NO. _____

Part of the Northwest 1/4, Northeast 1/4, Southwest 1/4 and Southeast 1/4 of the Northeast 1/4 of Section 32, and part of the Southeast 1/4 of the Southeast 1/4 of Section 29 all in Town 9 North, Range 20 East, in the Village of Germantown, County of Washington, State of Wisconsin.

Wetlands delineated by Wetland & Waterway Consulting, LLC,
Dated: May 14, 2014



September 22, 2014



CHAPUT LAND SURVEYS LLC

234 W. FLORIDA STREET
MILWAUKEE, WI 53204
414-224-8068
www.chaputlandsurveys.com

GRAPHIC SCALE
1" = 400'

This instrument was drafted by Donald C. Chaput
Registered Land Surveyor S-1316

Drawing No. 1665-grb
Sheet 6 of 9 Sheets

CERTIFIED SURVEY MAP NO. _____

Part of the Northwest 1/4, Northeast 1/4, Southwest 1/4 and Southeast 1/4 of the Northeast 1/4 of Section 32, and part of the Southeast 1/4 of the Southeast 1/4 of Section 29 all in Town 9 North, Range 20 East, in the Village of Germantown, County of Washington, State of Wisconsin.

I, DONALD C. CHAPUT, a registered land surveyor, do hereby certify:

THAT I have survey, divided and mapped a part of the Northwest 1/4, Northeast 1/4, Southwest 1/4 and Southeast 1/4 of the Northeast 1/4 of Section 32, and part of the Southeast 1/4 of the Southeast 1/4 of Section 29 all in Town 9 North, Range 20 East, in the Village of Germantown, County of Washington, State of Wisconsin, , bounded and described as follows:

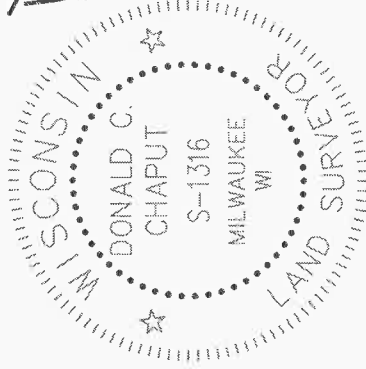
BEGINNING at the Southeast corner of said Northeast 1/4 Section, thence North 89°56'02" West along the South line of said Northeast 1/4 Section 967.64 feet to a point; thence North 47°58'02" West 369.24 feet to a point; thence South 42°01'58" West 222.02 feet to a point on the centerline of Appleton Avenue (S.T.H. " 175"); thence North 46°45'05" West along said centerline 354.12 feet to a point; thence North 43°11'13" East along the Southeasterly line of Certified Survey Map No. 2911 and its extension 400.39 feet to a point; thence North 46°48'47" West along the Northeasterly line of said Certified Survey Map 448.35 feet to a point; thence South 88°46'35" West along the Northerly line of said Certified Survey Map 227.59 feet to a point; thence South 01°13'25" East 252.89 feet to a point on the North line of Appleton Avenue (S.T.H. " 175"); thence North 46°45'05" West along said North line 280.90 feet to a point; thence North 47°52'41" West along said North line 468.75 feet to a point; thence North 01°18'32" West 1016.19 feet to a point; thence North 89°35'20" East 550.07 feet to a point on the West line of the East 35 acres of the West 1/2 of the Northeast 1/4 of Section 32; thence North 01°18'32" West along said West line 150.06 feet to a point; thence North 89°35'20" East 652.58 feet to a point; thence North 01°18'32" West 330.00 feet to a point on the North line of the Northeast 1/4 of Section 32; thence North 89°35'20" East along said North line 577.34 feet to a point; thence North 00°30'22" West 1307.93 feet to a point; thence North 89°45'33" East 15.16 feet to a point; thence South 01°04'05" East 696.98 feet to a point; thence North 89°38'41" East 509.45 feet to a point on the West line of Maple Road; thence South 00°21'19" East along said West line 610.45 feet to a point on the North line of the Northeast 1/4 of Section 32; thence North 89°35'20" East along said North line 79.99 feet to a point on the West line of Maple Road; thence South 01°29'48" East along said West line 336.09 feet to a point; thence North 89°35'20" East 50.01 feet to a point on the East line of the Northeast 1/4 of Section 3; thence South 01°29'48" East along said East line 1393.10 feet to a point; thence South 88°30'12" West 363.50 feet to a point; thence South 01°29'48" East 779.67 feet to a point; thence North 88°30'12" East 363.50 feet to a point on the East line of the Northeast 1/4 of Section 32; thence South 01°29'48" East along said East line 179.43 feet to the point of beginning. Containing 5,170,928 or 118.7082 acres of land.

THAT I have made this survey, land division and map by the direction of MLG Germantown Investment LLC, owner of said land.

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

THAT I have fully complied with the provisions of Section 236.34 of the Wisconsin Statutes, the Land Division Ordinance of the Village of Germantown in surveying, dividing and mapping the same.

DATE: September 22, 2014




DONALD C. CHAPUT

REGISTERED LAND SURVEYOR S-1316

CHAPUT LAND SURVEYS LLC

234 W. FLORIDA STREET

MILWAUKEE, WI 53204

414-224-8068

www.chaputlandsurveys.com

This instrument was drafted by Donald C. Chaput
Registered Land Surveyor S-1316

Drawing No. 1665-grb
Sheet 7 of 9 Sheets

CERTIFIED SURVEY MAP NO. _____

Part of the Northwest 1/4, Northeast 1/4, Southwest 1/4 and Southeast 1/4 of the Northeast 1/4 of Section 32, and part of the Southeast 1/4 of the Southeast 1/4 of Section 29 all in Town 9 North, Range 20 East, in the Village of Germantown, County of Washington, State of Wisconsin.

OWNER'S CERTIFICATE

MLG Germantown Investment LLC, a Wisconsin limited liability company, duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, hereby certifies that said limited liability company caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on this map in accordance with the requirements of the Village of Germantown.

MLG Germantown Investment LLC, as owner, does further certify that this map is required by S.236.20 or 236.12 to be submitted to the following for approval or objection: Village of Germantown.

MLG Germantown Investment LLC, as owner, hereby dedicate that part of Maple Road and Appleton Avenue (S.T.H. "175") to the Village of Germantown for public road purposes as represented on Sheet 1 of 7 of this Certified Survey Map.

IN WITNESS WHEREOF, MLG Germantown Investment LLC, has caused these presents to be signed by the hand of ANDREW C. TESKE, Vice President, on this _____ day of _____, 2014

In the presence of:

(Witness) ANDREW C. TESKE, Vice President

STATE OF WISCONSIN}
:SS
WASHINGTON COUNTY}

Personally came before me this _____ day of _____, 2014, ANDREW C. TESKE, Vice President of MLG Germantown Investment LLC, to me known as the person who executed the foregoing instrument and acknowledged that he executed the foregoing instrument as such officer as the deed of said limited liability company, by its authority.

Notary Public
State of Wisconsin
My commission expires. _____
My commission is permanent.

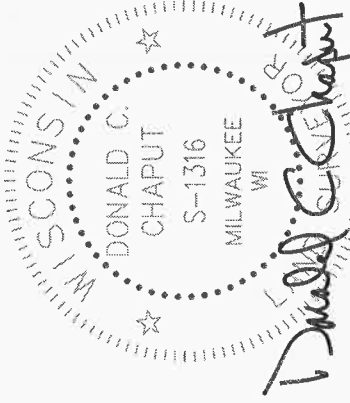
CONSENT OF CORPORATE MORTGAGEE

Gloria A. Neu Revocable Living Trust, mortgagee of the above described land, does hereby consent to the surveying, dividing and mapping the land described on this map and does hereby consent to the above certificate of MLG Germantown Investment LLC, OWNER.

By: _____
Gloria A. Neu, Trustee

STATE OF WISCONSIN}
:SS
_____ COUNTY}

Personally came before me this _____ day of _____, 2014, _____ of _____ to me known as the person who executed the foregoing instrument and acknowledged that he executed the foregoing instrument as such officer as the deed of said corporation, by its authority.



Notary Public
State of Wisconsin
My commission expires. _____
My commission is permanent.

September 22, 2014

This instrument was drafted by Donald C. Chaput
Registered Land Surveyor S-1316

CHAPUT LAND SURVEYS LLC
234 W. FLORIDA STREET
MILWAUKEE, WI 53204
414-224-8068
www.chaputlandsurveys.com

Drawing No. 1665-grb
Sheet 8 of 9 Sheets

CERTIFIED SURVEY MAP NO. _____

Part of the Northwest 1/4, Northeast 1/4, Southwest 1/4 and Southeast 1/4 of the Northeast 1/4 of Section 32, and part of the Southeast 1/4 of the Southeast 1/4 of Section 29 all in Town 9 North, Range 20 East, in the Village of Germantown, County of Washington, State of Wisconsin.

CONSENT OF CORPORATE MORTGAGEE

NMMR & Associates, mortgagee of the above described land, does hereby consent to the surveying, dividing and mapping the land described on this map and does hereby consent to the above certificate of MLG Germantown Investment LLC, OWNER.

By: _____

Name: _____

Title: _____

STATE OF WISCONSIN} :SS
_____ COUNTY}

Personally came before me this ____ day of _____, 2014, _____ of _____, to me known as the person who executed the foregoing instrument and acknowledged that he executed the foregoing instrument as such officer as the deed of said corporation, by its authority.

Notary Public
State of Wisconsin
My commission expires. _____
My commission is permanent. _____

VILLAGE OF GERMANTOWN PLANNING COMMISSION APPROVAL

This Certified Survey Map is hereby approved by the Planning Commission of the Village of Germantown this ____ day of _____, 2014.

Dean Wolter, Chairperson

Date

Laura A. Johnson, Secretary

Date

VILLAGE OF GERMANTOWN BOARD APPROVAL

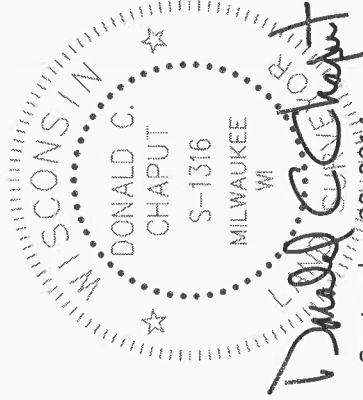
This Certified Survey Map being a division of part of the Northwest 1/4, Northeast 1/4, Southwest 1/4 and Southeast 1/4 of the Northeast 1/4 of Section 32, and part of the Southeast 1/4 of the Southeast 1/4 of Section 29 all in Town 9 North, Range 20 East, in the Village of Germantown, County of Washington, State of Wisconsin. having been approved by the Planning Commission being the same, is hereby approved and the dedication of part of Maple Road and Appleton Avenue (S.T.H. "175") for public road purposes as shown on Sheet 1 of 7 is hereby accepted by the Village Board of Trustees of the Village of Germantown on this ____ day of _____, 2014.

Dean Wolter, Village President

Date

Barbara K. D. Goeckner, Village Clerk

Date



September 22, 2014

This instrument was drafted by Donald C. Chaput
Registered Land Surveyor S-1316

CHAPUT LAND SURVEYS LLC
234 W. FLORIDA STREET
MILWAUKEE, WI 53204
414-224-8068
www.chaputlandsurveys.com

Drawing No. 1665-grb
Sheet 9 of 9 Sheets

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

MEETING DATE: October 6, 2014

AGENDA ITEM: New Business **(Conditional Use Permit)**

ITEM TITLE: Weber Homes, Inc., Property Owner; Conditional Use Permit Extension Request; Greenbriar on the Pond (CUP #09-11)

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

SUMMARY EXPLANATION:

In September, 2011, the Village Board granted a conditional use permit (CUP No. 09-11) to Weber Homes Inc., for the development and operation of a 20-unit CBRF assisted living facility called "Greenbriar on the Point". The development is to be constructed on a 3-acre parcel located on Virginia Avenue (1/4 mile west of Division Road). Greenbriar is intended to provide assisted living services to on-site residents specifically designed and licensed as a "CNA" CBRF for residents with dementia (including Alzheimer's). Since that time, the developer has presented various revised development plans to the Village Plan Commission for consideration, including proposed plans to increase the number of units from 20 to 40 and to expand the parcel size to accommodate such revised development. In response, the Plan Commission has critically reviewed and made recommendations to further revise such plans. However, to date, no definitive site development and building plans have been submitted by the developer. A CSM land division and detailed site development & building plans are the next required permits/approvals for this project.

As indicated in the attached letter from Roman Berendt, agent for Weber Homes, Inc., they are requesting a six-month extension (from September 19, 2014 to March 19, 2015). This is their 3rd request to extend the CUP; the VB granted a 1-year extension on August 6, 2012, and another 1-year extension on July 1, 2013.

Pursuant to Section 17.43(8) of the Zoning Code, the Village Board has the authority to grant extensions "for good cause" and can determine the duration of the extension to be granted (not to exceed 12 months).

ATTACHMENTS:

- ◆ 6/10/13 Request Letter

PLAN COMMISSION RECOMMENDATION:

N/A (not required to go to Plan Commission)

WEBER HOMES INC.
N48 W26890 LYNDAL RD.
PEWAUKEE, WI. 53072

Sept. 17, 2014

Village Board, Village Of Germantown
N112 W17001 Mequon Rd.
Germantown, Wi. 53002

RE: Greenbriar On The Pond
CBRF Assisted Living Facility
Virginia Ave.

Honorable Village Board,

We are herewith requesting the Village Board to extend the Expiration Date for Conditional Use Permit No. 9-11 for Weber Homes Inc., for Greenbriar On The Pond, a 20 Bed CBRF and Assisted Living Facility, to be located on Virginia Ave west of Division Rd. for a period of Six Months.

The Village Plan Commission at it's April 14, 2014, site plan review, suggested several Interior and Exterior revisions to the Facility. We have incorporated these revisions, and they have produced a more pleasing and functional structure.

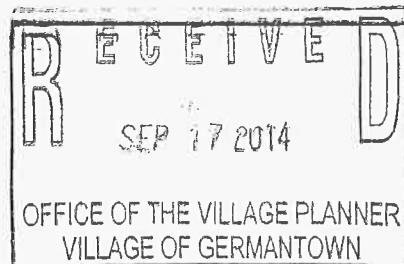
Unfortunately these changes have resulted in a major delay in the Design and Financing Phase.

Please place this request on your October meeting Agenda for your consideration.

I will be present to address all your questions regarding this request.

Sincerely Yours

Roman R. Berendt
Roman R. Berendt, Agent
for Weber Homes Inc.



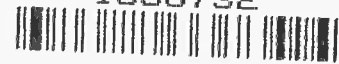
CUP #9 - 11

Document No.

**AMENDED
CONDITIONAL USE PERMIT**

Document Title

1356732



VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN
CONDITIONAL USE ZONING PERMIT

RECORDED
March 27, 2014 10:00 AM
SHARON A MARTIN, REGISTER OF DEEDS
WASHINGTON COUNTY, WISCONSIN

Fee Amount: \$30.00

Whereas the Property Owner:

WEBER HOMES INC.

agrees to comply with applicable Codes and Ordinances of the Village of Germantown, Wisconsin, and further agrees that all work done pursuant to the permission granted herewith will conform with the applications and drawings filed with and approvals granted by officials of the Village for the purpose of obtaining this permit.

Now, therefore, this permit is issued to the Property Owner for the development and operation of a 20-unit Community-Based Residential Facility (CBRF) Assisted Living Facility pursuant to Section 17.09(3) of the Village's Zoning Code.

Name & Return Address:

**Village of Germantown
P.O. Box 337
Germantown, WI 53022**

Parcel Identification No:

GTNV 281-959 & 281-960

On the following described property located in the Village of Germantown, Washington County, Wisconsin:

Being a 7.5625 acre parcel located in the Southeast ¼ of the Northeast ¼ of Section 28, Town 9 North, Range 20 East, in the Village of Germantown, County of Washington, State of Wisconsin, bounded and described as follows:

Commencing at the southeast corner of the Northeast ¼ of Section 28; thence North 01012'28" West along the east line of said ¼ Section, 1070.21 feet; thence South 89021'12" West, 964.48 feet to the point of beginning; thence South 01006'48" East, 683.64 feet; thence South 89012'46" West, 354.47 feet; thence North 01011'50" West, 396.73 feet; thence North 89021'12" East, 326.00 feet; thence South 01012'48" East, 252.22 feet; thence North 89021'12" East, 28.73 feet to the point of beginning. Said lands containing 329,421 sqft or 7.5625 acres more or less.

Tax Key No. 281-959 & 281-960

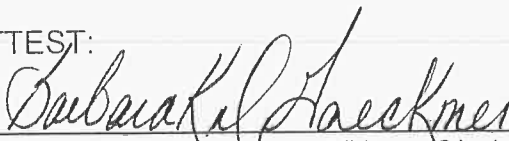
Pursuant to the following condition(s):

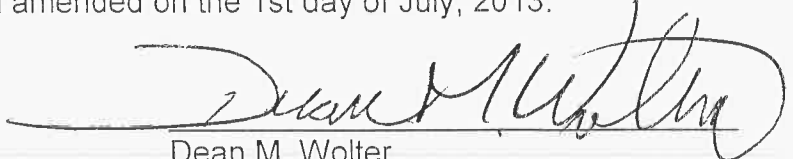
1. The principal use of the proposed Community-based Residential Facility (CBRF) shall be limited to providing assisted living services for residents as specified in the Greenbriar CUP application and supporting documents, i.e. primary client groups including residents suffering from the effects of advanced age (60+ years) and/or with irreversible dementia/Alzheimer's, as specified in the required state of Wisconsin license for an ambulatory class CBRF. The use of this property and all facilities thereon for any other purpose shall be prohibited.

2. This conditional use permit shall not be transferable to any subsequent property owner and/or business operator that is not or cannot be licensed to operate a CBRF as permitted under condition 1 above. This CUP shall be transferable to a subsequent property owner and/or business operator that are licensed to operate a CBRF as permitted under Condition #1 above. A new CUP shall be required (but not necessarily approved by the Village) for any significant change in the type of use or operation, including but not limited to, CBRF services for residents and clients other than those permitted under Condition #1 above.
3. A certified survey map (CSM) and detailed site development and building plans shall be submitted for review and approval by the Village Plan Commission. Said CSM and site plans shall be consistent with the concept plan approved as part of this CUP. Significant changes or deviations from the approved concept plan may result in the need to obtain a revised CUP.
4. This permit shall be deemed null and void if approval of a CSM and site plans required herein is not granted by the Plan Commission and Village Board, or, development activities have not commenced by September 19, 2014, ~~within 12 months after Village Board approval pursuant to Section 17.42(6) of the Zoning Code.~~ {CONDITION #4 WAS AMENDED BY THE VILLAGE BOARD AT THEIR MEETING ON JULY 1, 2013, TO EXTEND THE EXPIRATION DATE ONE (1) YEAR}.
5. The Owner/operator shall obtain and maintain all applicable state and county licenses, certifications, etc. for the CBRF and adult daycare facilities and operations. Copies of said licenses, certifications, etc. shall be provided to the Village Zoning Administrator prior to and as a condition of issuance of an occupancy permit.

Granted by the Village Board of the Village of Germantown, Washington County, Wisconsin on the 19TH day of September, 2011, and amended on the 1st day of July, 2013.

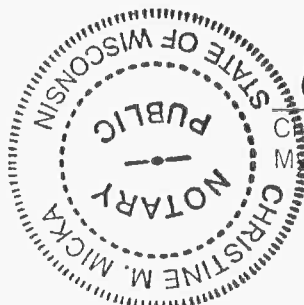
ATTEST:


Barbara K. D. Goeckner, Village Clerk


Dean M. Wolter
Village President

STATE OF WISCONSIN) SS
WASHINGTON COUNTY)

Personally came before me this 7th day of March, 2014, the above named Dean M. Wolter, Village President, and Barbara K. D. Goeckner, Village Clerk, to me known to be the persons who executed the foregoing instrument and acknowledged the same.




Christine M. Micka, Notary
My Commission Expires: 7-19, 2015

CUP # 9-11 AMENDED
 Weber Homes Inc. CBRF
 Village of Germantown, Washington County, Wisconsin
 Page 3 of 3

ACCEPTANCE OF TERMS AND CONDITIONS BY APPLICANT

I, as authorized representative for Weber Homes Inc. hereby accept the terms and conditions set forth in this Permit, and realize that non-adherence to the terms and conditions as stated hereon may result in the revocation of this Permit by the Village of Germantown.

Dated this 26 day of NOVEMBER, 2013

TRACY WEBER

(type or print name above)

Tracy Weber

(signature)

Weber Homes Inc.

STATE OF WISCONSIN)
Waukesha)SS
 COUNTY)

Personally came before me this 26th day of November, 2013 the above named Tracy Weber, (title) to me known to be the person who executed the foregoing instrument and acknowledged the same.

Karen M. Laessle

Print Name of Notary

[Signature]

Notary Public, State of Wisconsin

My Commission Expires: 03/29/15

This instrument was drafted by:
 Jeffrey W. Retzlaff, AICP
 Village Planner/Zoning
 Administrator
 Village of Germantown, Wisconsin

NEW BUSINESS - continued

contract for 3 years with AT & T. Discussion of consultant recommendations. Roll call vote, carried unanimously.

- B. **WEBER HOMES, INC., PROPERTY OWNER; CONDITIONAL USE PERMIT EXTENSION REQUEST; GREENBRIAR ON THE POND (CUP #09-11)**
Roman Berendt representing Weber Homes presented information on request to extend CUP #09-11. **MOTION (Zabel/Kaminski) to grant 1 year extension for CUP #09-11 to September 19, 2014, carried unanimously.**
- C. **SECOND HAND ARTICLE DEALER AND SECOND HAND JEWELRY DEALER LICENSE FOR ANGELA M. NICHOLAS, FOUR SEASONS PROPERTY MANAGEMENT d/b/a FOUR SEASONS CONSIGNMENT, W164 N11269 SQUIRE DRIVE, GERMANTOWN, JULY 2013 – DECEMBER 31, 2013**
MOTION (Vanderheiden/Hughes) to approve Second Hand Article Dealer and Second Hand Jewelry Dealer license for Angela M. Nicholas, carried unanimously.
- D. **APPROVAL OF NEW AGENT FOR LIQUOR LICENSE OF BUFFALO WILD WINGS N96 W18034 COUNTY LINE ROAD, MARY SUSENS 3745 S RIVERSHIRE DR #1, GREENFIELD WI 53228**
MOTION (Baum/Vanderheiden) approve Change of Agent for Buffalo Wild Wings to Mary Susens, carried unanimously.
- E. **APPROVAL OF NEW AGENT FOR LIQUOR LICENSE OF THE BEAR d/b/a THE QUILTED BEAR N111 W18611 MEQUON ROAD, MICHAEL W. ROHR 975 SATINWOOD COURT, BROOKFIELD WI 53005**
MOTION (Hughes/Baum) to approve Change of Agent for The Quilted Bear to Attorney Michael Rohr. Discussion: this request is outside of hearing of possible revocation which will come before board on July 15th. They still hold license and it is still appropriate to change the agent. Carried unanimously.
- F. **APPROVAL TO CONTRACT FOR FULL WATER RATE STUDY**
DPW Director Dan Ludwig presented information on request for approval to contract for full water rate study. Client in town has upgraded their meter and lateral and has demonstrated a need to use as much as one million gallons of water per day. With this new usage we are near our threshold of five million gallons and puts us in dilemma of need for additional water supply. Shallow wells are costly and deep wells are extremely costly. Discussion at Public Works committee meeting on June 25th of full water rate study. A full water rate study was done in 2010 and is good for 5 years. Could do two simplified rate increases at virtually no cost for a 3% rate increase each of the next two years and then do the full rate study, a cost of about \$16-\$17,000. Obligated committee and talked to group for full study who gave a quote of \$10,000. PSC will review their product and two meetings a value of \$17,000. PSC would cost \$16,813 and they will not attend meetings. Get a little more value from a consultant who will modify rate structure and will attend meetings and represent that document and explain it to both committee and Board or \$17,442. We did not budget for a full rate study and a simplified study will cost \$200 for an ad in the paper. Committee wants to go to conservation rates and stressed having another rate class for multifamily. Those two adjustments will shift

**BUSINESS OF
THE VILLAGE BOARD OF THE VILLAGE OF GERMANTOWN**

MEETING DATE: October 6, 2014

PLACEMENT: New Business

ITEM TITLE: **Resolution** – Approving Amendments to the 2014
Budget – Tax Increment Financing District No. 6

SUBMITTED BY: Kim Rath, Finance Director

SUMMARY EXPLANATION:

Attached is a resolution that amends the 2014 budget to include TID No. 6. This was going to be brought forward through General Government & Finance Committee in October, but after discussing it with legal counsel, it was determined that waiting that long would prevent inclusion of the TIF No. 6 into the 2015 Budget Public Hearing Notice scheduled to be submitted on October 22nd.

ATTACHMENT: ORDINANCE____ RESOLUTION XX OTHER XX

2014 TID # 6 Budget

RECOMMENDATION:

Approval

ACTION BY Committee

**APPROVING AMENDMENTS TO THE 2014 BUDGET
Tax Increment Financing District No. 6 Budget**

WHEREAS, the Village Board of the Village of Germantown approved the appropriation of funds for operations for the year 2014, and,

WHEREAS, during 2014 the Village Board approved a project plan and financing for the development of Tax Increment District No. #6, and

WHEREAS, the 2014 Budget adopted by the Village Board did not include Tax Increment Financing District #6 since the project plan and financing was approved after the 2014 budget was adopted.

NOW THEREFORE BE IT RESOLVED, by the Village Board of the Village of Germantown that the 2014 Budget be amended according to the attached document, and

BE IT FURTHER RESOLVED that the Village Clerk is hereby authorized and directed to publish a copy of this Resolution as a Class I Notice in accordance with Section 65.90 (a) Wisconsin Statutes.

Introduced by: _____

Adopted: _____

Vote: Ayes: _____ Nays: _____

Dean M. Wolter, President

ATTEST:

Barbara K.D. Goeckner, MMC/WCPC
Village Clerk

Village of Germantown, Wisconsin

Tax Increment District #6

2014 G.O. Economic Development Bonds

2014 FINAL BOND SALE RESULTS

	PRESALE ESTIMATE	FINAL SALE RESULTS			
	G.O. Bond 2014	G.O. Bond 2014	DIFFERENCE	State Trust Fund Loan 2015	
Projects					
<u>PHASE I</u>					
Survey	40,000	40,000	-		
✓ Roadways	1,465,000	1,465,000	-		
Sanitary Sewer	935,000	935,000	-		
Water System	620,000	620,000	-		
Water Main Looping	600,000	600,000	-		
Less Non- TID Project Costs	(400,000)	(400,000)	-		(400,000)
Storm Sewer	950,000	950,000	-		
Storm Water Ponds	55,000	55,000	-		
Grading	221,250	221,250	-	663,750	
Street Lighting			-	200,000	
Signage	70,000	70,000	-		
Legal & Planning	50,000	50,000	-		
Land Write Down/Land Bank			-	100,000	
Engineering & Contingencies	510,000	510,000	-	91,018	
Total Project Funds	5,116,250	5,116,250	0	1,054,768	
Finance Related Expenses					
Financial Advisor	18,500	18,500	0	6,167	
Bond Counsel (Griggs)	14,000	12,500	(1,500)		
Rating Agency Fee (Moody's)	13,000	11,700	(1,300)		
Paying Agent	675	0	(675)		
Underwriter Discount	12.50 71,063	9.20 49,726	(21,337)		
Debt Service Reserve	0	0	0		
Reoffering Premium		(262,185)	(262,185)		
Capitalized Interest	456,250	461,781	5,531		
Total Financing Required	5,689,738	5,408,272	(281,465)	1,060,935	
Estimated Interest	0.25% (6,395)	0.25% (6,395)	0	0	
Assumed spend down (months)	6	6			
Rounding	1,658	3,123	1,465	0	
Net Issue Size	5,685,000	5,405,000	(280,000)	1,060,935	



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VILLAGE OF GERMANTOWN
 DETAILED REVENUE & EXPENSE REPORT
 BUDGET VS. ACTUAL WITH PERCENT VARIANCE
 FOR 12 PERIODS ENDING DECEMBER 31, 2014

ACCOUNT NUMBER	DESCRIPTION	FUND: T.I.F.#6 CAPITAL PROJECTS FUND	DECEMBER BUDGET	DECEMBER ACTUAL	% VARIANCE	FISCAL YEAR BUDGET	FISCAL YEAR-TO-DATE ACTUAL	% VARIANCE
TAXES								
REVENUES								
46-410-411-1150	TAXES-T.I.F. #6 INCREMENT		0.00	0.00	0.0	0.00	0.00	0.0
46-410-411-3400	AGRICULTURAL USE VALUE PENALTY		0.00	0.00	0.0	0.00	0.00	0.0
TOTAL TAXES								
			0.00	0.00	0.0	0.00	0.00	0.0
TOTAL REVENUES: TAXES								
			0.00	0.00	0.0	0.00	0.00	0.0
INTERGOVERNMENTAL REVENUES								
REVENUES								
INTERGOVERNMENTAL REVENUES								
46-430-431-4100	STATE AID - EXEMPT COMPUTER		0.00	0.00	0.0	0.00	0.00	0.0
TOTAL INTERGOVERNMENTAL REVENUES								
			0.00	0.00	0.0	0.00	0.00	0.0
TOTAL REVENUES: INTERGOVERNMENTAL REVENUES								
			0.00	0.00	0.0	0.00	0.00	0.0
MISCELLANEOUS REVENUES								
REVENUES								
INTEREST REVENUE								
46-480-481-1100	INTEREST ON INVESTMENTS		0.00	0.00	0.0	0.00	0.00	0.0
TOTAL INTEREST REVENUE								
			0.00	0.00	0.0	0.00	0.00	0.0
PROPERTY SALES								
46-480-483-3150	SOIL SALES		0.00	0.00	0.0	0.00	0.00	0.0
46-480-483-3700	LAND SALES		0.00	0.00	0.0	0.00	0.00	0.0
TOTAL PROPERTY SALES								
			0.00	0.00	0.0	0.00	0.00	0.0
OTHER REVENUE								
46-480-489-9800	MISCELLANEOUS REVENUES		0.00	0.00	0.0	0.00	0.00	0.0
46-480-489-9900	TRANSFER IN		0.00	0.00	0.0	0.00	0.00	0.0
TOTAL OTHER REVENUE								
			0.00	0.00	0.0	0.00	0.00	0.0
TOTAL REVENUES: MISCELLANEOUS REVENUES								
			0.00	0.00	0.0	0.00	0.00	0.0
OTHER FINANCING SOURCES								
REVENUES								
PROCEEDS OF LONG TERM DEBT								
46-490-491-1200	GENERAL OBLIGATION NOTES		429,639.83	0.00	100.0	5,155,678.00	0.00	100.0
46-490-491-1300	PREMIUM ON ISSUANCE		0.00	0.00	0.0	0.00	0.00	0.0

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VILLAGE OF GERMANTOWN
 DETAILED REVENUE & EXPENSE REPORT
 BUDGET VS. ACTUAL WITH PERCENT VARIANCE
 FOR 12 PERIODS ENDING DECEMBER 31, 2014

ACCOUNT NUMBER	DESCRIPTION	FUND: T.I.F.#6 CAPITAL PROJECTS FUND	DECEMBER BUDGET	DECEMBER ACTUAL	% VARI-ANCE	FISCAL YEAR BUDGET	FISCAL YEAR-TO-DATE ACTUAL	% VARI-ANCE
SITE GRADING								
EXPENSES								
SALARIES & WAGES								
46-573-510-1100	SALARIES & WAGES		0.00	0.00	0.0	0.00	0.00	0.0
TOTAL SALARIES & WAGES			0.00	0.00	0.0	0.00	0.00	0.0
FRINGE BENEFITS								
46-573-520-2100	SOCIAL SECURITY		0.00	0.00	0.0	0.00	0.00	0.0
46-573-520-2200	STATE RETIREMENT		0.00	0.00	0.0	0.00	0.00	0.0
TOTAL FRINGE BENEFITS			0.00	0.00	0.0	0.00	0.00	0.0
OPERATING SUPPLIES & EXPENSES								
GENERAL EXPENSES								
46-573-530-3100	GENERAL EXPENSES		0.00	0.00	0.0	0.00	0.00	0.0
46-573-530-4300	CONTRACTED SERVICES-ENGINEERING		2,170.75	0.00	100.0	26,049.00	0.00	100.0
46-573-530-4500	CONTRACTED SERVICES-CONSTRUCTN		18,437.50	0.00	100.0	221,250.00	0.00	100.0
46-573-530-4900	CONTRACTED SERVICES-OTHER		0.00	0.00	0.0	0.00	0.00	0.0
TOTAL OPERATING SUPPLIES & EXPENSES			20,608.25	0.00	100.0	247,299.00	0.00	100.0
TOTAL EXPENSES: SITE GRADING			20,608.25	0.00	100.0	247,299.00	0.00	100.0
STREET IMPROVEMENTS								
EXPENSES								
SALARIES & WAGES								
46-574-510-1100	SALARIES & WAGES		0.00	0.00	0.0	0.00	0.00	0.0
TOTAL SALARIES & WAGES			0.00	0.00	0.0	0.00	0.00	0.0
FRINGE BENEFITS								
46-574-520-2100	SOCIAL SECURITY		0.00	0.00	0.0	0.00	0.00	0.0
46-574-520-2200	STATE RETIREMENT		0.00	0.00	0.0	0.00	0.00	0.0
TOTAL FRINGE BENEFITS			0.00	0.00	0.0	0.00	0.00	0.0
OPERATING SUPPLIES & EXPENSES								
GENERAL EXPENSE								
46-574-530-3100	GENERAL EXPENSE		0.00	0.00	0.0	0.00	0.00	0.0
46-574-530-4300	CONTRACTED SERVICES-ENGINEERING		0.00	0.00	0.0	0.00	0.00	0.0
46-574-530-4500	CONTRACTED SERVICES-CONSTRUCTN		83,333.33	0.00	100.0	1,000,000.00	0.00	100.0
46-574-530-4900	CONTRACTED SERVICES-OTHER		5,833.33	0.00	100.0	70,000.00	0.00	100.0
TOTAL OPERATING SUPPLIES & EXPENSES			89,166.66	0.00	100.0	1,070,000.00	0.00	100.0
TOTAL EXPENSES: STREET IMPROVEMENTS			89,166.66	0.00	100.0	1,070,000.00	0.00	100.0

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VILLAGE OF GERMANTOWN
DETAILED REVENUE & EXPENSE REPORT
BUDGET VS. ACTUAL WITH PERCENT VARIANCE
FOR 12 PERIODS ENDING DECEMBER 31, 2014

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ACCOUNT NUMBER	DESCRIPTION	DECEMBER BUDGET	DECEMBER ACTUAL	% VARI- ANCE	FISCAL YEAR BUDGET	FISCAL YEAR-TO-DATE ACTUAL	% VARI- ANCE
STORM DRAINAGE FACILITIES							
EXPENSES							
SALARIES & WAGES	SALARIES & WAGES	0.00	0.00	0.0	0.00	0.00	0.0
46-575-510-1100							
TOTAL SALARIES & WAGES		0.00	0.00	0.0	0.00	0.00	0.0
FRINGES BENEFITS							
46-575-520-2100	SOCIAL SECURITY	0.00	0.00	0.0	0.00	0.00	0.0
46-575-520-2200	STATE RETIREMENT	0.00	0.00	0.0	0.00	0.00	0.0
TOTAL FRINGES BENEFITS		0.00	0.00	0.0	0.00	0.00	0.0
OPERATING SUPPLIES & EXPENSES							
46-575-530-3100	GENERAL EXPENSES	0.00	0.00	0.0	0.00	0.00	0.0
46-575-530-4300	CONTRACTED SERVICES-ENGINEERING	0.00	0.00	0.0	0.00	0.00	0.0
46-575-530-4500	CONTRACTED SERVICES-CONSTRUCTN	71,250.00	0.00	100.0	855,000.00	0.00	100.0
46-575-530-4900	CONTRACTED SERVICES-OTHER	0.00	0.00	0.0	0.00	0.00	0.0
TOTAL OPERATING SUPPLIES & EXPENSES		71,250.00	0.00	100.0	855,000.00	0.00	100.0
TOTAL EXPENSES: STORM DRAINAGE FACILITIES		71,250.00	0.00	100.0	855,000.00	0.00	100.0
WATER MAINS & IMPROVEMENTS							
EXPENSES							
SALARIES & WAGES	SALARIES & WAGES	0.00	0.00	0.0	0.00	0.00	0.0
46-576-510-1100							
TOTAL SALARIES & WAGES		0.00	0.00	0.0	0.00	0.00	0.0
FRINGE BENEFITS							
46-576-520-2100	SOCIAL SECURITY	0.00	0.00	0.0	0.00	0.00	0.0
46-576-520-2200	STATE RETIREMENT	0.00	0.00	0.0	0.00	0.00	0.0
TOTAL FRINGE BENEFITS		0.00	0.00	0.0	0.00	0.00	0.0
OPERATING SUPPLIES & EXPENSES							
46-576-530-3100	GENERAL EXPENSES	0.00	0.00	0.0	0.00	0.00	0.0
46-576-530-4300	CONTRACTED SERVICES-ENGINEERING	0.00	0.00	0.0	0.00	0.00	0.0
46-576-530-4500	CONTRACTED SERVICES-CONSTRUCTN	16,666.66	0.00	100.0	200,000.00	0.00	100.0
46-576-530-4900	CONTRACTED SERVICES-OTHER	0.00	0.00	0.0	0.00	0.00	0.0
TOTAL OPERATING SUPPLIES & EXPENSES		16,666.66	0.00	100.0	200,000.00	0.00	100.0
TOTAL EXPENSES: WATER MAINS & IMPROVEMENTS		16,666.66	0.00	100.0	200,000.00	0.00	100.0

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FOR 12 PERIODS ENDING DECEMBER 31, 2014

FUND: T.I.F.#6 CAPITAL PROJECTS FUND												
ACCOUNT NUMBER	DESCRIPTION	DECEMBER BUDGET	DECEMBER ACTUAL	VARI-ANCE	FISCAL YEAR BUDGET	FISCAL YEAR-TO-DATE ACTUAL	VARI-ANCE					
WATER IMPROVEMENTS - OTHER												
EXPENSES												
OPERATING SUPPLIES & EXPENSES												
46-577-530-8700	WATER UTILITY CONSTRUCTN COSTS	8,750.00	0.00	100.0	105,000.00	0.00	100.0					

TOTAL OPERATING SUPPLIES & EXPENSES		8,750.00	0.00	100.0	105,000.00	0.00	100.0					
TOTAL EXPENSES: WATER IMPROVEMENTS - OTHER		8,750.00	0.00	100.0	105,000.00	0.00	100.0					

SANITARY SEWER MAINS & IMPROV EXPENSES												
SALARIES & WAGES												
46-578-510-1100	SALARIES & WAGES	0.00	0.00	0.0	0.00	0.00	0.0					

TOTAL SALARIES & WAGES		0.00	0.00	0.0	0.00	0.00	0.0					

FRINGE BENEFITS												
46-578-520-2100	SOCIAL SECURITY	0.00	0.00	0.0	0.00	0.00	0.0					
46-578-520-2200	STATE RETIREMENT	0.00	0.00	0.0	0.00	0.00	0.0					

TOTAL FRINGE BENEFITS		0.00	0.00	0.0	0.00	0.00	0.0					

OPERATING SUPPLIES & EXPENSES												
46-578-530-3100	GENERAL EXPENSES	0.00	0.00	0.0	0.00	0.00	0.0					
46-578-530-4300	CONTRACTED SERVICES-ENGINEERING	0.00	0.00	0.0	0.00	0.00	0.0					
46-578-530-4500	CONTRACTED SERVICES-CONSTRUCTN	61,250.00	0.00	100.0	735,000.00	0.00	100.0					
46-578-530-4900	CONTRACTED SERVICES-OTHER	0.00	0.00	0.0	0.00	0.00	0.0					

TOTAL OPERATING SUPPLIES & EXPENSES		61,250.00	0.00	100.0	735,000.00	0.00	100.0					
TOTAL EXPENSES: SANITARY SEWER MAINS & IMPROV		61,250.00	0.00	100.0	735,000.00	0.00	100.0					

WALKWAYS & SAFETY PATHS EXPENSES												
SALARIES & WAGES												
46-579-510-1100	SALARIES & WAGES	0.00	0.00	0.0	0.00	0.00	0.0					

TOTAL SALARIES & WAGES		0.00	0.00	0.0	0.00	0.00	0.0					

FRINGE BENEFITS												
46-579-520-2100	SOCIAL SECURITY	0.00	0.00	0.0	0.00	0.00	0.0					
46-579-520-2200	STATE RETIREMENT	0.00	0.00	0.0	0.00	0.00	0.0					

TOTAL FRINGE BENEFITS		0.00	0.00	0.0	0.00	0.00	0.0					

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VILLAGE OF GERMANTOWN
DETAILED REVENUE & EXPENSE REPORT
BUDGET VS. ACTUAL WITH PERCENT VARIANCE
FOR 12 PERIODS ENDING DECEMBER 31, 2014

ACCOUNT NUMBER	DESCRIPTION	DECEMBER BUDGET	DECEMBER ACTUAL	VARI- ANCE	FISCAL YEAR BUDGET	YEAR-TO-DATE ACTUAL	VARI- ANCE
WALKWAYS & SAFETY PATHS							
EXPENSES							
OPERATING SUPPLIES & EXPENSES							
46-579-530-3100	GENERAL EXPENSES	0.00	0.00	0.0	0.00	0.00	0.0
46-579-530-4300	CONTRACTED SERVICES-ENGINEERING	0.00	0.00	0.0	0.00	0.00	0.0
46-579-530-4500	CONTRACTED SERVICES-CONSTRUCTN	0.00	0.00	0.0	0.00	0.00	0.0
46-579-530-4900	CONTRACTED SERVICES-OTHER	0.00	0.00	0.0	0.00	0.00	0.0
TOTAL OPERATING SUPPLIES & EXPENSES		0.00	0.00	0.0	0.00	0.00	0.0
TOTAL EXPENSES: WALKWAYS & SAFETY PATHS		0.00	0.00	0.0	0.00	0.00	0.0
WETLAND MITIGATION							
EXPENSES							
SALARIES & WAGES							
46-580-510-1100	SALARIES & WAGES	0.00	0.00	0.0	0.00	0.00	0.0
TOTAL SALARIES & WAGES		0.00	0.00	0.0	0.00	0.00	0.0
FRINGE BENEFITS							
46-580-520-2100	SOCIAL SECURITY	0.00	0.00	0.0	0.00	0.00	0.0
46-580-520-2200	STATE RETIREMENT	0.00	0.00	0.0	0.00	0.00	0.0
TOTAL FRINGE BENEFITS		0.00	0.00	0.0	0.00	0.00	0.0
OPERATING SUPPLIES & EXPENSES							
46-580-530-3100	GENERAL EXPENSES	0.00	0.00	0.0	0.00	0.00	0.0
46-580-530-4300	CONTRACTED SERVICES-ENGINEERING	0.00	0.00	0.0	0.00	0.00	0.0
46-580-530-4500	CONTRACTED SERVICES-CONSTRUCTN	0.00	0.00	0.0	0.00	0.00	0.0
46-580-530-4900	CONTRACTED SERVICES-OTHER	508.33	0.00	100.0	6,100.00	0.00	100.0
TOTAL OPERATING SUPPLIES & EXPENSES		508.33	0.00	100.0	6,100.00	0.00	100.0
TOTAL EXPENSES: WETLAND MITIGATION		508.33	0.00	100.0	6,100.00	0.00	100.0
OTHER FINANCING USES							
EXPENSES							
FISCAL AGENT FEES							
46-590-591-6200	PAYMENT TO ESCOM AGENT	0.00	0.00	0.0	0.00	0.00	0.0
TOTAL FISCAL AGENT FEES		0.00	0.00	0.0	0.00	0.00	0.0
TRANSFERS TO OTHER FUNDS							
46-590-592-9310	XFER TO DEBT SERVICE-PRINCIPAL	0.00	0.00	0.0	0.00	0.00	0.0
46-590-592-9320	XFER TO DEBT SERVICE-INTEREST	0.00	0.00	0.0	0.00	0.00	0.0

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VILLAGE OF GERMANTOWN
 DETAILED REVENUE & EXPENSE REPORT
 BUDGET VS. ACTUAL WITH PERCENT VARIANCE
 FOR 12 PERIODS ENDING DECEMBER 31, 2014

		FUND: T.I.F.#6 CAPITAL PROJECTS FUND							
ACCOUNT NUMBER	DESCRIPTION	DECEMBER BUDGET	DECEMBER ACTUAL	VARI- ANCE	%	FISCAL YEAR BUDGET	FISCAL YEAR-TO-DATE ACTUAL	VARI- ANCE	%
OTHER FINANCING USES									
EXPENSES									
TRANSFERS TO OTHER FUNDS									
46-590-592-9330	XFER TO DEBT SERVICE-FEES	0.00	0.00	0.0		0.00	0.00	0.0	
TOTAL TRANSFERS TO OTHER FUNDS									
		0.00	0.00	0.0		0.00	0.00	0.0	
INCENTIVE REBATES									
46-590-593-9340	INCENTIVE REBATES	0.00	0.00	0.0		0.00	0.00	0.0	
TOTAL INCENTIVE REBATES									
		0.00	0.00	0.0		0.00	0.00	0.0	
TOTAL EXPENSES: OTHER FINANCING USES									
		0.00	0.00	0.0		0.00	0.00	0.0	
TOTAL FUND REVENUES									
		429,639.83	0.00	100.0		5,155,678.00	0.00	100.0	
TOTAL FUND EXPENSES									
		300,313.29	0.00	100.0		3,603,760.00	1,000.00	99.9	
FUND SURPLUS (DEFICIT)									
		129,326.54	0.00	100.0		1,551,918.00	(1,000.00)	(100.0)	