

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

**MEETING:                   REGULAR MEETING OF THE VILLAGE BOARD**

**DATE AND TIME:    MONDAY, June 18, 2018       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 AND DEPARTMENT 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, Village Clerk, And Department Heads.
- 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.     Approval of Minutes: June 4, 2018 Regular Village Board Meeting.
- B.     Accounts payable/payroll
- |    |               |                  |               |
|----|---------------|------------------|---------------|
| 1. | June 10, 2018 | Accounts Payable | \$ 577,591.43 |
| 2. | June 12, 2018 | Payroll (Hourly) | \$ 232,887.44 |
| 3. | June 15, 2018 | Payroll (Salary) | \$ 94,955.63  |
- C.     Operator’s Licenses: Danielle Boppre, Lisa Burgess, Stephanie Marie Cresci, Brandon Dykeman, Denise Eineichner, Bonnie Fitzwilliams, Stephanie Gibicsar, Cynthia Heyman, Jeanine Isaacson, April Kintopp, Christine Konvalinka, Lindsay Kroll, Dawn Hardy-Reith, April Kintopp, Kirk Kussman, Heather Lazar, Michelle McGrath, John Miller, Thomas Moes, Chilistina Monroe, Timothy Mueller, Matthew Roadhouse, Annette Robenhorst, Ashley Satterlee, Donna Schneidervin, Jay Soni, Veronica Strassburg, Randy Strumberger, Tyler Tapp, Madelyn C. Thiessen [Recommended].

The following items were forwarded from **Public Safety** with a unanimous recommendation.

- D. Police Department –Purchase of Replacement Exchange and File Server from Schultz Bernstein in an amount not to exceed \$46,265, which includes hardware, software, setup and install.

The following items were forwarded from **Board of Public Works** with a unanimous recommendation.

- E. Resolution 45-2018, Contract with Century Landscape for the Tree Replacements in an Amount not to Exceed \$25,000.
- F. Resolution 46-2018, Resolution Adopting 2017 Compliance Maintenance Annual Report (CMAR – DNR).
- G. Resolution 47-2018, Resolution Authorizing Application to SEWRPC for Sanitary Sewer Service Area Amendment for Wrenwood Subdivision Development.

#### **VIII. PUBLIC HEARING:**

- A. Towne Realty, Inc. D/B/A, Zilber Property Group, Agent for Brian A. & Kevin J. Kazmierczak, Richard A. and Mary K. Stephan, and Frank E. and Mary J. Wiedmeyer, Property Owners of 224.8 acres South of Rockfield Road, North of Holy Hill Road, West of Goldendale Road and East of Hwy 41/45 (Tax Key: GTNV 073-999, GTNV 073-991, GTNV 074-995, GTNV 074-983, GTNV 074-986, GTNV 991, GTNV 074-984, GTNV 074-993), and William Wetterau, Agent for GGWW LLC, Property Owner of 73.5 acres South of Rockfield Road, North of Holy Hill Road, West of Goldendale Road (Tax Key: GTNV 074-987, GTNV 074-988, GTNV 074-989, GTNV 074-990), and MLG/RMS LTD Partnership, Agent for Andrew Bruce, MLG Capital, Property Owner of 62.5 acres South of Holy Hill Road, North of the WSOR Railroad, West of Goldendale Road and East of Hwy 41/45 (Tax Key: GTNV 181-987, GTNV 182-984); Proposed Amendments to the 2020 Land Use Plan Map to Reclassify the Properties from “Mixed Use” to “Industrial/Office”, and, Expand the 2020 Sanitary Sewer Area (SSA) Boundary to include these and other properties deemed necessary by the Village Board.
- B. Towne Realty, Inc. D/B/A, Zilber Property Group, Agent for Brian A. & Kevin J. Kazmierczak, Richard A. and Mary K. Stephan, and Frank E. and Mary J. Wiedmeyer, Property Owners of 151.3 Acres South of Rockfield Road, North of Holy Hill Road, West of Goldendale Road, East of US41 (Tax Key: GTNV 073-999, GTNV 073-991, GTNV 074-995, GTNV 074-983, GTNV 074-986, GTNV 073-991, GTNV 074-984, GTNV 074-993); Rezoning application to change to zoning of the Properties from the A-1: Agricultural, A-2: Agricultural, Rs-1: Single-Family and Rs-2: Single-Family Districts to the M-1: Limited Industrial District.
- C. Phylmack LLC, Property Owner and Agent for Speaker Properties LLC, W200 N12108 & W200 N12122 Josephine Drive and John A. Wagie, Property Owner, N121 W19996 Dalebrook Drive (Tax Key: GTNV 173-032, GTNV 173-033 & GTNV 173-989); Rezoning application from Rs-3: Single-Family and Rs-4: Single-Family to the M-1/PDD J.W. Speaker Corporation Planned Development District (“Speaker PDD”); and (2) Amendments to the Speaker PDD General Development Plan (GDP) and Conditions and Restrictions adopted under Resolution No. 26-17.

**IX. NEW BUSINESS:**

- A. Kiwanis of Germantown, Picnic License, Temporary Class “B” Fermented Malt Beverage for Fourth of July Celebration July 4, 2018, Firemen’s Park, Near Shelter.
- B. Towne Realty, Inc. D/B/A, Zilber Property Group, Agent for Brian A. & Kevin J. Kazmierczak, Richard A. and Mary K. Stephan, and Frank E. and Mary J. Wiedmeyer, Property Owners of 224.8 acres South of Rockfield Road, North of Holy Hill Road, West of Goldendale Road and East of Hwy 41/45, and William Wetterau, Agent for GGWW LLC, Property Owner of 73.5 acres South of Rockfield Road, North of Holy Hill Road, West of Goldendale Road, and and MLG/RMS LTD Partnership, Agent for Andrew Bruce, MLG Capital, Property Owner of 62.5 acres South of Holy Hill Road, North of the WSOR Railroad, West of Goldendale Road and East of Hwy 41/45; Ordinance 14-2018 to Amend the 2020 Land Use Plan Map to Reclassify the Properties from “Mixed Use” to “Industrial/Office”, and, Expand the 2020 Sanitary Sewer Area (SSA) Boundary to include these and other properties deemed necessary by the Village Board.
- C. Towne Realty, Inc. D/B/A, Zilber Property Group, Agent for Brian A. & Kevin J. Kazmierczak, Richard A. and Mary K. Stephan, and Frank E. and Mary J. Wiedmeyer, Property Owners of 151.3 acres South of Rockfield Road, North of Holy Hill Road, West of Goldendale Road, East of US41 (Tax Key: GTNV 073-999, GTNV 073-991, GTNV 074-995, GTNV 074-983, GTNV 074-986, GTNV 073-991, GTNV 074-984, GTNV 074-993); Ordinance 15-2018 to Rezone the Properties from the A-1: Agricultural, A-2: Agricultural, Rs-1: Single-Family and Rs-2: Single-Family Districts to the M-1: Limited Industrial District.
- D. Phylmack LLC, Property Owner and Agent for Speaker Properties LLC, W200 N12108 & W200 N12122 Josephine Drive and John A. Wagie, Property Owner, N121 W19996 Dalebrook Drive (Tax Key: GTNV 173-032, GTNV 173-033 & GTNV 173-989); Ordinance 16-2018, to Rezone from Rs-3: Single-Family and Rs-4: Single-Family to the M-1/PDD J.W. Speaker Corporation Planned Development District;
- E. Phylmack LLC, Property for Speaker Properties LLC, W200 N12108 & W200 N12122 Josephine Drive & John Wagie, Property Owner, N121 W19996 Dalebrook Drive; Resolution 48-2018, Amending the J.W. Speaker Corporation Planned Development District (PDD) General Development Plan and Conditions and Restrictions adopted under Resolution No. 26-17.
- F. Award of Contract – 2018 Road Improvement Projects.
- G. Resolution 44-2018, Budget Amendment – Adoption of TID #7, 2018 Budget.

**X. ADJOURNMENT**

*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  
June 4, 2018**

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

**ROLL CALL:** Present: President Wolter, Trustees Hughes, Myers, Warren, Wing, Zabel. Excused Absence, Trustee Baum, Miller, Kaminski. Also present: Administrator Kreklow, Clerk Boldrey, and Attorney Sajdak.

**PLEDGE OF ALLEGIANCE:**

**PRESIDENT'S REPORT:** Pres. Wolter reported that on Wednesday, June 6<sup>th</sup> at 7 pm there will be a listening session meeting in regards to an upcoming development. Andrew McDonough from Boy Scout Troop 67 is in attendance and is working toward his Merit Badge and Eagle Award. Administrator Kreklow congratulated Finance Director Rath and the Finance Department on the Certificate of Achievement for Excellence of Financial Reporting from the Government Finance Officers Association for the 2016 Financials.

**ANNOUNCEMENTS OF FORTHCOMING EVENTS OF PUBLIC INTEREST/DEPARTMENT AND COMMITTEE REPORTS:**

Trustees provided information on upcoming meeting dates and times.

**CITIZEN INPUT/PUBLIC APPEARANCE on items not subject to a public hearing:**

None.

**CONSENT AGENDA:**

- A. Approval of Minutes: May 21, 2018 Regular Village Board Meeting
- B. Accounts payable/payroll
  - 1. May 25, 2018 Accounts Payable \$208,471.29
  - 2. May 29, 2018 Payroll Hourly \$221,291.88
  - 3. May 31, 2018 Payroll Salary \$ 90,816.92
  - 4. May 31, 2018 Accounts Payable \$ 35,093.40
- C. Operator's Licenses: Margaret Casey, Samantha Cloyd, Ian Haynes, Toni Hundertmark, Jessica Lomibao, James Manseau, Vickie Matt, Chelsea Newton, Heather Smith, Lisa Thompson.
- D. Extension of Premise: BSC LLC, Eric D Schroeder, Agent, d/b/a **Big Sky Country**, W204 N11498 Goldendale Rd. Use of Parking Lot Extending from Door to Door (102 foot) and Extending from Building to Lot Line (38 feet) on July 21<sup>st</sup>, 9 am – 9 pm, Guardians of the Children Charity Event.

The following items were forwarded from **the General Government and Finance** with a unanimous recommendation.

- E. Ordinance 12-2018, Ordinance Amending 1.03, 1.271, and 1.372, Update to Senior Center Coordinator and Change of Membership Requirements for the Senior Center Advisory Committee.
- F. Resolution 41-2018, Ehler's Investment Partner's Advisory Agreement.
- G. Resolution 42-2018, Budget Amendment – Allocate Contingency Funds to departments.

**MOTION (Myers/Zabel) to approve Consent Agenda Items A-G. Roll Call Vote Carried Unanimously.**



**IX. PUBLIC HEARING:**

None.

**X. NEW BUSINESS:**

- A. Resolution 43-2018, Contract with Ayres Associates for Phase 1 Design Services for Firemen's Park Multi-Purpose Shelter Building Project in an amount not to exceed \$15,500.

**Park and Recreation Director, Mark Schroeder came to the podium. He gave history of the items for the Shelter Building Project. The shelter is meant to make better connectivity and usability of the Firemen's Park with regards to the Performing Arts Pavilion. An RFP was sent to five firms and three of the five returned proposals. The Park & Recreation Committee recommended Ayres and Associates in an amount not to exceed \$15,500. Discussion ensued of the use of Tourism hotel / motel dollars for projects.**

**MOTION (Zabel/Myers) to approve Resolution 43-2018, Contract with Ayres Associates for Phase 1 Design Services for Firemen's Park Multi-Purpose Shelter Building Project in an amount not to exceed \$15,500. Roll Call Vote Carried Unanimously.**

- B. Police Department Building Project.

**Police Chief Peter Hoell came to the podium. He reviewed the packet and gave history of the police department building project. Currently, there are no plans to remodel, fix, or build new. He is looking for direction in regards to the building. There are security, maintenance, safety, and space issues. Discussion of looking at the next bonding window of opportunity ensued as well as possible placement for a Public Safety Building. A fifteen year plan was discussed.**

- C. June and July 2018 Meeting Dates.

**The upcoming meetings were discussed. June 18<sup>th</sup> is the next Village Board Meeting. June 26<sup>th</sup>, is a special Village Board Meeting for TID #8 and the upcoming development. July 2<sup>nd</sup> and July 16<sup>th</sup> are Village Board meetings. June 12<sup>th</sup> is harassment training.**

- D. Amendment to Resolution 29-2018, Authorization to Proceed with an Agreement with Ehlers to Provide a Feasibility Analysis of a Tax Increment District, in an additional amount not to exceed, \$7,300 for the Project Plan of TID #8.

**MOTION (Myers/Hughes) to approve Amendment to Resolution 29-2018, Authorization to Proceed with an Agreement with Ehlers to Provide a Feasibility Analysis of a Tax Increment District, in an additional amount not to exceed, \$7,300 for the Project Plan of TID #8. This is for phase 2 of the project. The Village will accrue the expense as the work is completed. The Village will owe the money. Roll Call Vote Carried, Trustee Zabel voted no.**

- E. Discussion of Development of Holy Hill Project. **MOTION (Myers/Warren) to convene into closed session at 7:52 p.m. for the purposes of the Discussion of Development of Holy Hill Project. The Village Board may convene into closed session per Wis. Stats. §19.85 (1) (e) For the Purpose of Deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session and may convene into open session to take such action as it deems appropriate. Closed session will include the Village Board, Adinistrator Kreklow, Deb Reinboldt, and Jeff Retzlaff. Roll Call Vote Carried unanimously.**

**The Village Board reconvened into open session at 9:15 p.m.**

**ADJOURNMENT:** There being no further business, meeting adjourned at 9:16 p.m.

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Deanna L. Boldrey, WCMC/CMC  
Village Clerk

**BUSINESS OF THE PUBLIC SAFETY COMMITTEE  
GERMANTOWN, WI**

MEETING DATE: June 4, 2018

AGENDA ITEM: New Business

ITEM TITLE: Purchase Replacement Exchange and File Servers

SUBMITTED BY: Communications Supervisor Lynn Schmidt

SUMMARY EXPLANATION:

There is an approved budget amount of \$47,000.00 for the replacement of the police department exchange server, domain controller and file server that have been in place since 2011. I am proposing the purchase of a completely redundant system including rack mounted servers and an external modular SMART array system. The servers will be configured using Microsoft Hyper – V licensing and management consoles to allow for future expansion and future storage needs.

ATTACHMENT: ORDINANCE\_\_\_\_ RESOLUTION\_\_\_\_ OTHER\_X\_\_\_\_

Attached please find copy of quote.

RECOMMENDATION:

I recommend that we purchase all quoted items from Steve Storrs at a cost of \$46,265.00. This includes all hardware, software, set up and installation. All prices are NASPO ValuePoint pricing. Steve is very familiar with the current and future needs of our department and has the security clearances to provide installation, configuration and support. Prices for the same hardware and software were received from:

|                   |                                                                                    |
|-------------------|------------------------------------------------------------------------------------|
| Schultz-Bernstein | \$39,365.00 plus \$6,900.00 installation – all inclusive.                          |
| CDW-G             | \$37,937.56 – does not include licensing, software, configuration or installation. |
| Newegg Business   | \$39,772.36 – does not include configuration or installation.                      |
| Hewlett Packard   | \$ 53,768.96 – does not include configuration or installation.                     |



## Exchange/Application Server/Workstations

Price Schedule Prepared For

**Germantown Police Department**

April 30, 2018

### System Configuration

### SBA Price

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                           |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|
| HP Proliant DL380G10 Rack Mount Server                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | \$3,480.00                |
| <ul style="list-style-type: none"> <li>- Intel Silver 4114 2.2GHz 10 Core Processor</li> <li>- Dual Processor Capable</li> <li>- (3) PCIe Expansion Slots</li> <li>- Embedded 4-Port 1GbE Network Adapter</li> <li>- 16GB RDIMM Memory (1x16 RDIMM 2R 2666)</li> <li>- HP Smart Array P408i-a/2GB SAS RAID Controller FBWC</li> <li>- Up to 24 SFF Hot-Swap SAS Hard Drive Bays</li> <li>- 2U High Rack Mount Design</li> <li>- Dual 800Watt High-Efficiency Hot-Swap Power Supply</li> <li>- Redundant Cooling Fans (6, N+1)</li> <li>- 3-Year On-Site Warranty</li> </ul> |                           |
| Second Intel Silver 4114 2.2GHz 10 Core Processor                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | \$980.00                  |
| Dual 300GB Hot-Swap SAS 15,000rpm Disk Drives                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | \$720.00                  |
| <ul style="list-style-type: none"> <li>- 300GB RAID-1 for Operating System (\$360/each)</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                           |
| 128GB(4x32)R PC4-2666 Smart Memory (Total of 144GB)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | \$2,276.00                |
| Windows Server 2016 Standard Server License                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | \$2,960.00                |
| <ul style="list-style-type: none"> <li>- 64bit Server License</li> <li>- Quantity 4 (Host,Exchange,DomainController,FServer)</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                     |                           |
| Microsoft Hyper-V Server 2016                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | \$0.00                    |
| <ul style="list-style-type: none"> <li>- Virtual Server License / Management console</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                           |
| Microsoft Exchange Server 2016 Standard                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | \$1,948.00                |
| <ul style="list-style-type: none"> <li>- Includes Client Access Licenses</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                           |
| HP iLO Advanced Pack – Single Server License                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | \$285.00                  |
| HP 3-Year 24x7 6-Hour Commit-To-Repair Warranty Upgrade                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | \$985.00                  |
| <b>BASE SERVER HARDWARE / CONTRACT PRICING</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | <b>\$13,634.00</b>        |
| <b>2<sup>nd</sup> SERVER : REDUNDANT : NO CLIENT ACCESS LIC.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | <b>\$11,686.00</b>        |
| <b><u>TOTAL 2 SERVERS FOR REDUNDANT CONFIRUATION</u></b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | <b><u>\$25,320.00</u></b> |

Prices do not include State sales tax, shipping or insurance charges.

Prices subject to change without notice.

**EXTERNAL MODULAR SMART ARRAY SYSTEM  
(REDUNANT IF PURCHASE 2 SERVERS ABOVE)**

HPE MSA 1040 2U External Cabinet \$6,290.00

- 24 SFF Drive Bays for SAS Drives
- (2) MSA 1040 Fiber Channel MSA Controllers w/SFP
- 8GB Fiber Channel (2) Ports per Controller
- 2U High Rack Cabinet

Ten 600GB Hot-Swap SAS 10,000rpm Disk Drives \$4,490.00

- 1.8TB RAID-10 for Database Storage

HP 16GB 2-Port PCIe Fiber Channel Host Bus Adapter \$2,980.00

- Quantity 2 (1 for Each Server) (\$1,490/each)

Fiber Channel Cabling \$285.00

**Total:Smart Array System \$14,045.00**

**INSTALLATION**

Install New Server/Array/Exchange/Virtual Servers/Integrate PC's \$6,900.00

- Estimated Time: 7 Days

**TOTAL 2 SERVERS/SMART ARRAY/FIBER/INSTALL \$46,265.00**

# QUOTE CONFIRMATION



DEAR LYNN SCHMIDT,

Thank you for considering CDW•G for your computing needs. The details of your quote are below. [Click here](#) to convert your quote to an order.

| QUOTE # | QUOTE DATE | QUOTE REFERENCE | CUSTOMER # | GRAND TOTAL |
|---------|------------|-----------------|------------|-------------|
| JSZV101 | 5/2/2018   | JSZV101         | 6674051    | \$27,672.74 |

| QUOTE DETAILS                                                                                                                                                                                                                                |     |         |            |            |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|---------|------------|------------|
| ITEM                                                                                                                                                                                                                                         | QTY | CDW#    | UNIT PRICE | EXT. PRICE |
| <a href="#">HPE ProLiant DL380 Gen10 - rack-mountable - Xeon Silver 4114 2.2 GHz - 16 G</a><br>Mfg. Part#: 875766-S01<br>UNSPSC: 43211501<br>Contract: NJPA 100614#CDW Technology Catalog/NSA (100614#CDW)                                   | 2   | 4708406 | \$3,401.97 | \$6,803.94 |
| <a href="#">Intel Xeon Silver 4114 / 2.2 GHz processor</a><br>Mfg. Part#: 826850-B21<br>UNSPSC: 43201503<br>Contract: NJPA 100614#CDW Technology Catalog/NSA (100614#CDW)                                                                    | 2   | 4739617 | \$823.85   | \$1,647.70 |
| <a href="#">HPE SmartMemory - DDR4 - 16 GB - DIMM 288-pin</a><br>Mfg. Part#: 835955-B21<br>UNSPSC: 32101602<br>Contract: NJPA 100614#CDW Technology Catalog/NSA (100614#CDW)                                                                 | 14  | 4708375 | \$439.19   | \$6,148.66 |
| <a href="#">HPE Integrated Lights-Out Advanced - license + 3 Years 24x7 Support - 1 ser</a><br>Mfg. Part#: BD505A<br>UNSPSC: 43232804<br>Contract: NJPA 100614#CDW Technology Catalog/NSA (100614#CDW)                                       | 2   | 3626789 | \$323.50   | \$647.00   |
| <a href="#">HPE Enterprise - hard drive - 300 GB - SAS 12Gb/s</a><br>Mfg. Part#: 870753-B21<br>UNSPSC: 43201803<br>Contract: NJPA 100614#CDW Technology Catalog/NSA (100614#CDW)                                                             | 4   | 4503467 | \$392.92   | \$1,571.68 |
| <a href="#">HPE StoreFabric SN1100Q 16Gb Dual Port - host bus adapter</a><br>Mfg. Part#: P9D94A<br>UNSPSC: 43201404<br>Contract: NJPA 100614#CDW Technology Catalog/NSA (100614#CDW)                                                         | 2   | 4082527 | \$1,398.92 | \$2,797.84 |
| <a href="#">HPE Foundation Care Call-To-Repair Service - extended service agreement - 3</a><br>Mfg. Part#: H8QQ6E<br>UNSPSC: 81111812<br>Electronic distribution - NO MEDIA<br>Contract: NJPA 100614#CDW Technology Catalog/NSA (100614#CDW) | 2   | 4789157 | \$4,027.96 | \$8,055.92 |

|                        |          |             |
|------------------------|----------|-------------|
| PURCHASER BILLING INFO | SUBTOTAL | \$27,672.74 |
|------------------------|----------|-------------|

|                                                                                                                                                                                                                                  |                                                                                                                       |                    |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------|--------------------|
| <b>Billing Address:</b><br>GERMANTOWN POLICE DEPT.<br>ACCTS. PAYABLE<br>PO BOX 96<br>N 112 W 16877 MEQUON RD.<br>GERMANTOWN, WI 53022-0096<br><b>Phone:</b> (262) 253-7780<br><b>Payment Terms:</b> Net 30 Days-Govt State/Local | <b>SHIPPING</b>                                                                                                       | \$0.00             |
|                                                                                                                                                                                                                                  | <b>GRAND TOTAL</b>                                                                                                    | <b>\$27,672.74</b> |
| <b>DELIVER TO</b>                                                                                                                                                                                                                | <b>Please remit payments to:</b><br><br>CDW Government<br>75 Remittance Drive<br>Suite 1515<br>Chicago, IL 60675-1515 |                    |
| <b>Shipping Address:</b><br>GERMANTOWN POLICE DEPT.<br>LYNN SCHMIDT<br>N 112 W 16877 MEQUON RD.<br>GERMANTOWN, WI 53022-0096<br><b>Phone:</b> (262) 253-7780<br><b>Shipping Method:</b> FEDEX Ground                             |                                                                                                                       |                    |

Need Assistance? CDW•G SALES CONTACT INFORMATION



Stefan Parafink

(866) 537-4661

stefpar@cdwg.com

This quote is subject to CDW's Terms and Conditions of Sales and Service Projects at <http://www.cdwg.com/content/terms-conditions/product-sales.aspx>  
For more information, contact a CDW account manager

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# QUOTE CONFIRMATION



DEAR LYNN SCHMIDT,

Thank you for considering CDW•G for your computing needs. The details of your quote are below. [Click here](#) to convert your quote to an order.

| QUOTE # | QUOTE DATE | QUOTE REFERENCE | CUSTOMER # | GRAND TOTAL |
|---------|------------|-----------------|------------|-------------|
| JSZV503 | 5/2/2018   | JSZV503         | 6674051    | \$10,264.82 |

| QUOTE DETAILS                                                                                                                                                                                                                                |     |         |            |            |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|---------|------------|------------|
| ITEM                                                                                                                                                                                                                                         | QTY | CDW#    | UNIT PRICE | EXT. PRICE |
| <a href="#">HPE Modular Smart Array 1050 Dual Controller SFF Storage - hard drive array</a><br>Mfg. Part#: Q2R19A<br>UNSPSC: 43201802<br>Contract: NJPA 100614#CDW Technology Catalog/NSA (100614#CDW)                                       | 1   | 4840897 | \$5,296.70 | \$5,296.70 |
| <a href="#">HPE Dual Port Enterprise - hard drive - 600 GB - SAS 12Gb/s</a><br>Mfg. Part#: J9F46A<br>UNSPSC: 43201803<br>Contract: NJPA 100614#CDW Technology Catalog/NSA (100614#CDW)                                                       | 10  | 3760864 | \$299.48   | \$2,994.80 |
| <a href="#">HPE PremierFlex - network cable - 6.6 ft</a><br>Mfg. Part#: QK733A<br>UNSPSC: 26121609<br>Contract: NJPA 100614#CDW Technology Catalog/NSA (100614#CDW)                                                                          | 4   | 2771792 | \$72.03    | \$288.12   |
| <a href="#">HPE Foundation Care 24x7 Service - extended service agreement - 3 years - o</a><br>Mfg. Part#: HT4C7E<br>UNSPSC: 81111812<br>Electronic distribution - NO MEDIA<br>Contract: NJPA 100614#CDW Technology Catalog/NSA (100614#CDW) | 1   | 4823290 | \$1,685.20 | \$1,685.20 |

| PURCHASER BILLING INFO                                                                                                                                                                                                           |                                                                                                                                                                                                                           | SUBTOTAL                                                                                                          | \$10,264.82 |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------|-------------|
| <b>Billing Address:</b><br>GERMANTOWN POLICE DEPT.<br>ACCTS. PAYABLE<br>PO BOX 96<br>N 112 W 16877 MEQUON RD.<br>GERMANTOWN, WI 53022-0096<br><b>Phone:</b> (262) 253-7780<br><b>Payment Terms:</b> Net 30 Days-Govt State/Local |                                                                                                                                                                                                                           | SHIPPING                                                                                                          | \$0.00      |
|                                                                                                                                                                                                                                  |                                                                                                                                                                                                                           | GRAND TOTAL                                                                                                       | \$10,264.82 |
|                                                                                                                                                                                                                                  | <b>DELIVER TO</b><br><b>Shipping Address:</b><br>GERMANTOWN POLICE DEPT.<br>LYNN SCHMIDT<br>N 112 W 16877 MEQUON RD.<br>GERMANTOWN, WI 53022-0096<br><b>Phone:</b> (262) 253-7780<br><b>Shipping Method:</b> FEDEX Ground |                                                                                                                   |             |
|                                                                                                                                                                                                                                  |                                                                                                                                                                                                                           | <b>Please remit payments to:</b><br>CDW Government<br>75 Remittance Drive<br>Suite 1515<br>Chicago, IL 60675-1515 |             |





Stefan Parafink

|

(866) 537-4661

|

stefpar@cdwg.com

This quote is subject to CDW's Terms and Conditions of Sales and Service Projects at  
<http://www.cdwg.com/content/terms-conditions/product-sales.aspx>  
For more information, contact a CDW account manager

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Dear Ischmidt@germantownpolice.org,

was shopping on NeweggBusiness and wanted to share the item(s) in his/her cart with you.  
You can view the entire contents below.

GTPD2018 Array

**Cart Item List:**

| Qty. | Product Description                                                                                                                                                                                                                                                        | Savings             | Total Price              |
|------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|--------------------------|
| 2    | <u>HEWLETT-PACKARD P9D94A SN1100Q</u><br><u>16GB 2P FC HBA</u><br>Item #:9B14U-001H-001D0<br>Return Policy: Standard Return Policy                                                                                                                                         | -\$2,884.20 Instant | \$5,598.00<br>\$2,713.80 |
| 40   | <u>Microsoft Exchange Standard CAL 2016 English</u><br><u>Local Government OLP 1 License No Level Usr</u><br><u>CAL</u><br>Item #:9B-32-588-714<br>Return Policy: Consumable Product Return Policy                                                                         |                     | \$2,639.60               |
| 2    | <u>Microsoft Exchange Server Standard 2016</u><br><u>English Local Government OLP 1 License No</u><br><u>Level</u><br>Item #:9B-32-588-716<br>Return Policy: Consumable Product Return Policy                                                                              |                     | \$1,055.98               |
| 8    | <u>Microsoft Windows Server 2016 Standard -</u><br><u>License - 16 cores - local - OLP: Government -</u><br><u>English</u><br>Item #:9B-32-011-375<br>Return Policy: Consumable Product Return Policy                                                                      |                     | \$5,247.92               |
| 1    | <u>HP Foundation Care 24x7 Service - Extended</u><br><u>service agreement - parts and labor - 3 years - on-</u><br><u>site - 24x7 - response time: 4 h - for ProLiant</u><br><u>DL360 Gen10</u><br>Item #:9B-32-254-121<br>Return Policy: Consumable Product Return Policy |                     | \$1,811.00               |

|    |                                                                                                                                                                                                                                                                                     |                     |                          |
|----|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|--------------------------|
| 2  | <u>HP 875766-S01 Proliant DL380 Gen10 - Server - Rack-Mountable - 2U - 2-Way - 1 X Xeon Silver 4114 / 2.2 Ghz - Ram 16 Gb - Sata/Sas - Hot-Swap 2.5 Inch - No Hdd - Gige - Monitor: None - Hpe Smart Buy</u><br>Item #:9SIV15X77T3392<br><br>Sold by <a href="#">DigitalShopper</a> |                     | \$6,939.22               |
| 2  | <u>HP C8R23B MSA 8Gb Short Wave Fibre Channel SFP+ 4-Pack Transceiver</u><br>Item #:9SIV1DS7B39629<br><br>Sold by <a href="#">NothingButSavings</a>                                                                                                                                 |                     | \$865.48                 |
| 4  | <u>Hewlett-Packard 627114-002#1 300GB SAS 6GB/S 15K RPM SFF SC</u><br>Item #:9SIV04Z74N0413<br><br>Sold by <a href="#">IPC Store</a>                                                                                                                                                | -\$366.92 Instant   | \$2,180.00<br>\$1,813.08 |
| 10 | <u>Hewlett-Packard HEW#J9F46A MSA 600GB 12G SAS 10K 2.5" ENT</u><br>Item #:9SIV04Z6XP8695<br><br>Sold by <a href="#">IPC Store</a>                                                                                                                                                  | -\$2,929.00 Instant | \$6,190.00<br>\$3,261.00 |
| 1  | <u>Hp 5m Multi-mode Om3 Lc/Lc Fc Cable - AJ836A</u><br>Item #:9SIV04Z74M9955<br><br>Sold by <a href="#">IPC Store</a>                                                                                                                                                               |                     | \$103.89                 |
| 3  | <u>HP OM3 Fiber Channel Cable AJ836A</u><br>Item #:9SIV04Z6XM8425<br><br>Sold by <a href="#">IPC Store</a>                                                                                                                                                                          |                     | \$297.81                 |
| 1  | <u>HP E7W02A MSA 1040 2-port 1G iSCSI Dual Controller SFF Storage</u><br>Item #:9SIV19A6PV0949<br><br>Sold by <a href="#">Prince Technology LLC</a>                                                                                                                                 |                     | \$4,850.00               |
| 2  | <u>HP 860657-B21 Intel Xeon Silver 4114 - 2.2 Ghz - 10-Core - 20 Threads - 13.75 Mb Cache - Lga3647 Socket - For Proliant DL360 Gen10</u><br>Item #:9SIV00967V6600<br><br>Sold by <a href="#">Antonline.com</a>                                                                     | -\$493.32 Instant   | \$2,338.00<br>\$1,844.68 |
| 8  | <u>Accessories - Printers/Scanners/Faxes</u><br>Item #:9SIV0091KZ0777<br><br>Sold by <a href="#">Antonline.com</a>                                                                                                                                                                  | -\$2,415.20 Instant | \$8,392.00<br>\$5,976.80 |

|                     |                                                                                                                                                                                      |                          |                      |
|---------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|----------------------|
| 2                   | <u>HP 512485-B21 iLO Advanced 1 Server License</u><br><u>with 1yr 24x7 Tech Support and Updates</u><br>Item #:9SIV0381ZG7822<br><br>Sold by <a href="http://Tuksy.com">Tuksy.com</a> | <b>-\$445.90 Instant</b> | \$798.00<br>\$352.10 |
| <b>Grand Total:</b> |                                                                                                                                                                                      |                          | <b>\$39,772.36</b>   |

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Your NeweggBusiness Customer Service Team

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Newegg Business, Inc., 17708 Rowland St., City of Industry, CA 91748

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**Hewlett Packard**  
Enterprise

## Quote summary

NQ00142812-01

### In reply to your request:

**Date:** May 22, 2018  
**Quote #:** NQ00142812-01  
**Quote Segment:** SLED  
**Terms:** NT30 AFTER INVOICE DATE  
**Contract ID:** 505ENT-O16-NASPOCOMPUT-03

**Expires On:** August 20, 2018  
**RFQ #:**  
**HPE Sales Contact:** James Lehr  
**HPE Sales Contact Phone:** +1 972 6944194  
**HPE Sales Contact Fax:**  
**HPE Sales Contact Email:** james.ryan.lehr@hpe.com

## Solution Overview

| Solution                                   | Net Price     |
|--------------------------------------------|---------------|
| Hardware                                   | 10,744.00     |
| Software                                   | 0.00          |
| Support                                    | 4,355.52      |
| Installation                               | 0.00          |
| Other                                      | 0.00          |
| Sub-total                                  | USD 15,099.52 |
| Freight      Estimated Freight             | 0.00          |
| Ship Via                      Total weight | 42.190        |
| Grand Total:                               | USD 15,099.52 |

## Submit Purchase Order To:

**Email:** [US-SLED-ORDERS@hpe.com](mailto:US-SLED-ORDERS@hpe.com)

## HPE Purchasing contact

**Contact Name:**  
**Phone:**  
**Fax Number:**  
**Email:**  
**Address:**

## Customer details

**Sold To Address:** Village of Germantown  
 N112W17001 MEQUON RD  
 GERMANTOWN, Wisconsin, 53022  
 US

**Ship To Address:** Village of Germantown  
 N112W17001 MEQUON RD  
 GERMANTOWN, Wisconsin, 53022  
 US

## Legal Quotation:

Hewlett Packard Enterprise Proprietary for Customer Use Only - Do Not Share.

Quote details

The following structured solution is offered for sale with a defined configuration menu and solution adjustment. Changing the configuration may affect the offer.

| No.          | Qty               | Product       | Description                             | Ext Net Price | EDT             |
|--------------|-------------------|---------------|-----------------------------------------|---------------|-----------------|
|              | 1                 | 5112086071-01 | 1050-210518-1244                        | 15,099.52     |                 |
| 0100         | 1                 | Q2R19A        | HPE MSA 1050 8Gb FC DC SFF Storage      | 6,000.00      | 17 days         |
| 0101         | 10                | J9F46A        | HPE MSA 600GB 12G SAS 10K 2.5in ENT HDD | 4,456.00      | 17 days         |
| 0200         | 1                 | H1K94A3       | HPE 3Y Proactive Care CTR Service       | 0.00          | Support product |
|              | 1                 | H1K94A3#RCA   | HPE MSA 1050 Storage Support            | 4,355.52      | Support product |
| 0300         | 4                 | QK733A        | HPE Premier Flex LC/LC OM4 2f 2m Cbl    | 288.00        | 17 days         |
| Sub-Total:   |                   |               |                                         | USD 15,099.52 |                 |
| Freight      | Estimated Freight | Ship Via      | Total weight                            | 42.190(kg)    | 0.00            |
| Grand Total: |                   |               |                                         | USD 15,099.52 |                 |

## Terms & Conditions

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Unless the customer has another valid agreement with Hewlett Packard Enterprise, this quotation is governed by Hewlett Packard Enterprise Customer Terms-Portfolio. A copy of these terms can be found on-line at <http://www8.hp.com/us/en/hpe/hp-information/end-user-agreement/terms.html> or a copy can be requested from your Customer Service Representative.

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For inquiries regarding this quote please contact your HPE sales rep

Upon issuing a Purchase Order to Hewlett Packard Enterprise please include the following:• Hewlett Packard Enterprise listed as the Vendor• Bill to and ship to addresses• PO number and valid Hewlett Packard Enterprise quote number• Hewlett Packard Enterprise Contract ID as referenced in your quote from HPE if applicable• Contact name, phone number and e-Mail address• For electronic software include the end user e-Mail Address• Requested delivery date per SLA requirements and any special delivery requirements• Tax status • If support is ordered provide the end user's name and phone number. For upgrades include the serial number or the support identifier for contract entitlement.

\*Prices are exclusive of use, sales value added and other taxes. Should the item or items being quoted herein be exempt from sales tax please include the appropriate valid tax exemption certificate referencing Hewlett Packard Enterprise as the vendor.

\*If quoted herein, Remarketed Products are fully remanufactured and carry new product warranty. Purchase is subject to inventory availability at receipt of order. Inventory may not be reserved. Hewlett Packard Enterprise reserves the right to substitute new components if appropriate, or to cancel orders by notifying the customer if necessary components are unavailable. \*If quoted herein, Hewlett Packard Enterprise Promotions must be ordered as quoted, no substitutions will be allowed. POs must be received on or prior to the expiration date of the quote or special promotion whichever comes first.

\*If quoted herein, Hewlett Packard Enterprise Consignment/Demo equipment is currently at the location listed on this quote. Issuing a PO against this formal quotation will imply acceptance and delivery of the Consignment/Demo inventory. The standard warranty applicable to new equipment will apply. Some demo equipment may contain products that are remanufactured to be functionally equivalent to new.

The terms and conditions of the WSCA/NASPO as set forth in your Contract ID as referenced in your quote from HPE applies to any order placed as a result of this inquiry. No other terms and conditions shall apply. Please reference this contract when placing an order.





**Hewlett Packard**  
Enterprise

## Quote summary

NQ00142811-01

### In reply to your request:

**Date:** May 22, 2018  
**Quote #:** NQ00142811-01  
**Quote Segment:**  
**Terms:** NT30 AFTER INVOICE DATE  
**Contract ID:** 505ENT-O16-NASPOCOMPUT-03

**Expires On:** August 20, 2018  
**RFQ #:**  
**HPE Sales Contact:** James Lehr  
**HPE Sales Contact Phone:** +1 972 6944194  
**HPE Sales Contact Fax:**  
**HPE Sales Contact Email:** james.ryan.lehr@hpe.com

## Solution Overview

| Solution                                   | Net Price     |
|--------------------------------------------|---------------|
| Hardware                                   | 23,494.22     |
| Software                                   | 2,538.74      |
| Support                                    | 12,336.48     |
| Installation                               | 0.00          |
| Other                                      | 0.00          |
| Sub-total                                  | USD 38,369.44 |
| Freight      Estimated Freight             | 0.00          |
| Ship Via                      Total weight | 58.070        |
| Grand Total:                               | USD 38,369.44 |

## Submit Purchase Order To:

**Email:** [US-SLED-ORDERS@hpe.com](mailto:US-SLED-ORDERS@hpe.com)

## HPE Purchasing contact

**Contact Name:**  
**Phone:**  
**Fax Number:**  
**Email:**  
**Address:**

## Customer details

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 US

## Legal Quotation:

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## Quote details

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| No.  | Qty | Product        | Description                              | Ext Net Price | EDT             |
|------|-----|----------------|------------------------------------------|---------------|-----------------|
|      | 1   | 5112085443-01  | DL380-210518-1042                        | 38,369.44     |                 |
| 0100 | 2   | 868704-B21     | HPE DL380 Gen10 24SFF CTO Server         | 4,028.14      | 14 days         |
|      | 2   | 868704-B21#ABA | U.S. - English localization              | 0.00          | 12 days         |
| 0101 | 2   | 826850-L21     | HPE DL380 Gen10 4114 Xeon-S FIO Kit      | 1,706.74      | 17 days         |
| 0102 | 2   | 826850-B21     | HPE DL380 Gen10 4114 Xeon-S Kit          | 1,706.74      | 16 days         |
| 0103 | 8   | 815100-B21     | HPE 32GB 2Rx4 PC4-2666V-R Smart Kit      | 7,183.20      | 14 days         |
| 0104 | 4   | 870753-B21     | HPE 300GB SAS 15K SFF SC DS HDD          | 1,690.68      | 14 days         |
| 0105 | 2   | 870549-B21     | HPE DL38X Gen10 12Gb SAS Expander        | 1,020.54      | 14 days         |
| 0106 | 2   | P9D94A         | HPE SN1100Q 16Gb 2p FC HBA               | 3,886.40      | 17 days         |
| 0107 | 2   | P01366-B21     | HPE 96W Smart Storage Battery 145mm Cbl  | 144.54        | 14 days         |
| 0108 | 2   | 804331-B21     | HPE Smart Array P408i-a SR Gen10 Ctrlr   | 874.54        | 14 days         |
| 0109 | 2   | 339778-B21     | HP Raid 1 Drive 1 FIO Setting            | 0.02          | 17 days         |
| 0110 | 4   | 865414-B21     | HPE 800W FS Plat Ht Plg LH Pwr Sply Kit  | 1,106.68      | 14 days         |
| 0111 | 2   | 871147-B21     | MS WS16 (16-Core) Std FIO Npi en SW      | 1,444.00      | 14 days         |
| 0112 | 2   | 871158-DN1     | MS WS16 (4-Core) Std Add Lic AMS SW      | 410.00        | 14 days         |
| 0113 | 2   | BD505A         | HPE iLO Adv 1-svr Lic 3yr Support        | 684.74        | 14 days         |
| 0114 | 2   | 733660-B21     | HPE 2U SFF Easy Install Rail Kit         | 146.00        | 17 days         |
| 0200 | 1   | H1K94A3        | HPE 3Y Proactive Care CTR Service        | 0.00          | Support product |
|      | 2   | H1K94A3#Y9J    | HPE MS WS2016 16-Core Standard Support   | 2,018.64      | Support product |
|      | 2   | H1K94A3#R2M    | HPE iLO Advanced Non Blade - 3yr Support | 40.56         | Support product |
|      | 2   | H1K94A3#WAH    | HPE DL38x Gen10 Support                  | 9,690.72      | Support product |

Quote details

The following structured solution is offered for sale with a defined configuration menu and solution adjustment. Changing the configuration may affect the offer.

| No.          | Qty               | Product     | Description                           | Ext Net Price           | EDT             |
|--------------|-------------------|-------------|---------------------------------------|-------------------------|-----------------|
|              | 2                 | H1K94A3#Y9K | HPE MS WS2016 4-Core Standard Support | 586.56                  | Support product |
| Sub-Total:   |                   |             |                                       | USD 38,369.44           |                 |
| Freight      | Estimated Freight |             | Ship Via                              | Total weight 58.070(kg) | 0.00            |
| Grand Total: |                   |             |                                       | USD 38,369.44           |                 |

## Terms & Conditions

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For inquiries regarding this quote please contact your HPE sales rep

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\*If quoted herein, Hewlett Packard Enterprise Consignment/Demo equipment is currently at the location listed on this quote. Issuing a PO against this formal quotation will imply acceptance and delivery of the Consignment/Demo inventory. The standard warranty applicable to new equipment will apply. Some demo equipment may contain products that are remanufactured to be functionally equivalent to new.

The terms and conditions of the WSCA/NASPO as set forth in your Contract ID as referenced in your quote from HPE applies to any order placed as a result of this inquiry. No other terms and conditions shall apply. Please reference this contract when placing an order.



VILLAGE OF GERMANTOWN  
WASHINGTON COUNTY

RESOLUTION NO. 45-2018

---

CONTRACT WITH CENTURY LANDSCAPE FOR TREE REPLACEMENTS  
IN AN AMOUNT NOT TO EXCEED \$25,000

---

WHEREAS, the Public Works Committee met on June 6, 2018 and recommended to contract with Century Landscape to replace trees that had been removed as part of the Village's Emerald Ash Borer initiative; and,

NOW THEREFORE BE IT RESOLVED that the Village Board of the Village of Germantown, does hereby approve the replacement of trees that had been removed as part of the Emerald Ash Borer initiative by Century Landscape in an amount not to exceed \$25,000.

Introduced by: \_\_\_\_\_

Adopted: June 18, 2018

Vote: Ayes: \_\_\_\_ Nays: \_\_\_\_

\_\_\_\_\_  
Dean M. Wolter, Village President

ATTEST:

\_\_\_\_\_  
Deanna L. Boldrey, WCMC/CMC  
Village Clerk

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

MEETING DATE: Monday June 18, 2018

AGENDA ITEM: Consent Agenda

ITEM TITLE: Tree Replacement Project

SUBMITTED BY: Jay Olszewski, Highway Superintendent

SUMMARY EXPLANATION:

The 2018 Parks Line Item Budget includes \$24,000 for the replacement of trees that have been removed as part of the Village's EAB initiative. The contract covers providing and planting approximately 60 (2"-2.5") trees. The species were selected by the Village's contracted arborist John Gall. Staff sent the request for proposal to 10 area contractors. Results are as follows;

|                   |          |
|-------------------|----------|
| Century Landscape | \$24,120 |
| Flagstone         | DNR      |
| Landworks         | DNR      |
| Stano             | DNR      |
| Crawford          | DNR      |
| Johnson's         | DNR      |
| Mayer             | DNR      |
| Stone Oaks        | DNR      |
| Wendland          | DNR      |

2017 cost for 60 trees of similar size and specie \$23,000

ATTACHMENT:      ORDINANCE \_\_\_\_\_ RESOLUTION \_\_\_\_\_ OTHER   x  

RECOMMENDATION:

Committee recommends contracting with Century Landscape in the amount not to exceed \$25,000. If approved funds shall be allocated from Parks Line Item account 10-553-530-5290.

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.

**VILLAGE OF GERMANTOWN  
WASHINGTON COUNTY**

**RESOLUTION NO. 46-2018**

---

**ADOPTING THE 2017 WISCONSIN POLLUTION DISCHARGE ELIMINATION SYSTEM  
COMPLIANCE MAINTENANCE ANNUAL REPORT**

---

WHEREAS, by the action taken in Resolution No. 46-2018, the Village of Germantown is a participant in the Wisconsin Pollutant Discharge Elimination System ("WPDES") program; and,

WHEREAS, participants in the WPDES program are required to renew their General Permits issued under the program; and

WHEREAS, the permit renewal requires the Village to complete and submit a Compliance Maintenance Annual Report ("CMAR") ; and

WHEREAS, the Village's Public Works Committee reviewed the attached CMAR report and forwarded the same to the Village Board with a recommendation for adoption; and

WHEREAS, the Village Board having reviewed the same concurs with the recommendation of the Public Works Committee;

NOW THEREFORE BE IT RESOLVED that the Village Board of the Village of Germantown, do hereby adopt the attached Compliance Maintenance Annual Report.

BE IT FURTHER RESOLVED that the Village Wastewater Superintendent is hereby directed and authorized to include the attached CMAR in the Village's application for the renewal of its WPDES General Permit.

Introduced by: \_\_\_\_\_

Adopted: June 18, 2018

Vote: Ayes: \_\_\_\_ Nays: \_\_\_\_

\_\_\_\_\_  
Dean M. Wolter, Village President

ATTEST:

\_\_\_\_\_  
Deanna L. Boldrey, WCMC/CMC  
Village Clerk

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

MEETING DATE: June 18, 2018

AGENDA ITEM: Consent Agenda

ITEM TITLE: 2017 Compliance Maintenance Annual Report

SUBMITTED BY: Public Works and Highways Committee

SUMMARY EXPLANATION:

The Public Works and Highways Committee is presenting for your review the 2017 CMAR (Compliance Maintenance Annual Report). This requirement went into effect on January 1, 2006 as part of the renewal of our WPDES (Wisconsin Pollutant Discharge Elimination System) General Permit under the authority of Chapter 283, Wisconsin Statutes and the requirements of ch. NR 208 Wisconsin Administrative Code. The report must be accepted by resolution by the governing body (Village Board) before submission to the Department of Natural Resources.

ATTACHMENT: ORDINANCE \_\_\_\_\_ RESOLUTION   X   OTHER   X  

RECOMMENDATION:

It is the unanimous recommendation of the Public Works and Highways Committee to send forward to the Village Board the 2017 CMAR and adopt its results by resolution of the full Village Board.

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.

# Compliance Maintenance Annual Report

Germantown Village

Last Updated: Reporting For:  
5/24/2018 2017

## Financial Management

### 1. Provider of Financial Information

Name:

Tim Zimmerman

Telephone:

2622537765

(XXX) XXX-XXXX

E-Mail Address  
(optional):

tzimmerman@village.germantown.wi.us

### 2. Treatment Works Operating Revenues

2.1 Are User Charges or other revenues sufficient to cover O&M expenses for your wastewater treatment plant AND/OR collection system ?

- Yes (0 points)
- No (40 points)

If No, please explain:

2.2 When was the User Charge System or other revenue source(s) last reviewed and/or revised?  
Year:

2017

0

- 0-2 years ago (0 points)
- 3 or more years ago (20 points)
- N/A (private facility)

2.3 Did you have a special account (e.g., CWF required segregated Replacement Fund, etc.) or financial resources available for repairing or replacing equipment for your wastewater treatment plant and/or collection system?

- Yes (0 points)
- No (40 points)

### REPLACEMENT FUNDS [PUBLIC MUNICIPAL FACILITIES SHALL COMPLETE QUESTION 3]

### 3. Equipment Replacement Funds

3.1 When was the Equipment Replacement Fund last reviewed and/or revised?

Year:

2017

- 1-2 years ago (0 points)
- 3 or more years ago (20 points)
- N/A

If N/A, please explain:

### 3.2 Equipment Replacement Fund Activity

#### 3.2.1 Ending Balance Reported on Last Year's CMAR

\$ 693,021.14

3.2.2 Adjustments - if necessary (e.g. earned interest, audit correction, withdrawal of excess funds, increase making up previous shortfall, etc.)

\$ 0.00

#### 3.2.3 Adjusted January 1st Beginning Balance

\$ 693,021.14

3.2.4 Additions to Fund (e.g. portion of User Fee, earned interest, etc.)

+

\$ 33,153.74



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3.2.5 Subtractions from Fund (e.g., equipment replacement, major repairs - use description box 3.2.6.1 below\*)

- \$ 0.00

3.2.6 Ending Balance as of December 31st for CMAR Reporting Year

\$ 726,174.88

All Sources: This ending balance should include all Equipment Replacement Funds whether held in a bank account(s), certificate(s) of deposit, etc.

3.2.6.1 Indicate adjustments, equipment purchases, and/or major repairs from 3.2.5 above.

none

3.3 What amount should be in your Replacement Fund? \$ 125,000.00

0

Please note: If you had a CWFP loan, this amount was originally based on the Financial Assistance Agreement (FAA) and should be regularly updated as needed. Further calculation instructions and an example can be found by clicking the SectionInstructions link under Info header in the left-side menu.

3.3.1 Is the December 31 Ending Balance in your Replacement Fund above, (#3.2.6) equal to, or greater than the amount that should be in it (#3.3)?

● Yes

○ No

If No, please explain.

## 4. Future Planning

4.1 During the next ten years, will you be involved in formal planning for upgrading, rehabilitating, or new construction of your treatment facility or collection system?

● Yes - If Yes, please provide major project information, if not already listed below.

○ No

| Project # | Project Description                                                | Estimated Cost | Approximate Construction Year |
|-----------|--------------------------------------------------------------------|----------------|-------------------------------|
| 1         | Private property I/I remediation                                   | 375000         | 2018                          |
| 2         | 48" Interceptor Rehabilitation 7600 lin. ft. 2018 cost 2.9 million | 2900000        | 2018                          |
| 3         | Park Avenue Sewer relays                                           | 175000         | 2018                          |
| 4         | Wrenwood pump station and interceptor                              | 1400000        | 2019                          |

## 5. Financial Management General Comments

### ENERGY EFFICIENCY AND USE

## 6. Collection System

### 6.1 Energy Usage

6.1.1 Enter the monthly energy usage from the different energy sources:

#### **COLLECTION SYSTEM PUMPAGE: Total Power Consumed**

Number of Municipally Owned Pump/Lift Stations: 8

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|           | Electricity Consumed<br>(kWh) | Natural Gas Consumed<br>(therms) |
|-----------|-------------------------------|----------------------------------|
| January   | 62,751                        |                                  |
| February  | 62,288                        |                                  |
| March     | 59,440                        |                                  |
| April     | 62,783                        |                                  |
| May       | 68,227                        |                                  |
| June      | 58,921                        |                                  |
| July      | 55,755                        |                                  |
| August    | 49,186                        |                                  |
| September | 46,088                        |                                  |
| October   | 41,033                        |                                  |
| November  | 41,589                        |                                  |
| December  | 45,189                        |                                  |
| Total     | <b>653,250</b>                | <b>0</b>                         |
| Average   | <b>54,438</b>                 | <b>0</b>                         |

6.1.2 Comments:

## 6.2 Energy Related Processes and Equipment

6.2.1 Indicate equipment and practices utilized at your pump/lift stations (Check all that apply):

- ☐ Comminution or Screening
- ☐ Extended Shaft Pumps
- ☒ Flow Metering and Recording
- ☐ Pneumatic Pumping
- ☒ SCADA System
- ☐ Self-Priming Pumps
- ☒ Submersible Pumps
- ☒ Variable Speed Drives
- ☐ Other:

6.2.2 Comments:

6.3 Has an Energy Study been performed for your pump/lift stations?

- ☒ No
- ☐ Yes

Year:

By Whom:

Describe and Comment:

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## 6.4 Future Energy Related Equipment

6.4.1 What energy efficient equipment or practices do you have planned for the future for your pump/lift stations?

energy audit by siemens 2019

|                                             |   |
|---------------------------------------------|---|
| <b>Total Points Generated</b>               | - |
| <b>Score (100 - Total Points Generated)</b> | - |
| <b>Section Grade</b>                        | - |

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## Sanitary Sewer Collection Systems

### 1. Capacity, Management, Operation, and Maintenance (CMOM) Program

#### 1.1 Do you have a CMOM program that is being implemented?

☒ Yes

☐ No

If No, explain:

#### 1.2 Do you have a CMOM program that contains all the applicable components and items according to Wisc. Adm Code NR 210.23 (4)?

☒ Yes

☐ No (30 points)

☐ N/A

If No or N/A, explain:

#### 1.3 Does your CMOM program contain the following components and items? (check the components and items that apply)

☒ Goals [NR 210.23 (4)(a)]

Describe the major goals you had for your collection system last year:

Continue to reduce system I/I. Use cost effective I/I removal technologies. Continue to provide current levels of service and improve on them as time and money allow.

Did you accomplish them?

☒ Yes

☐ No

If No, explain:

☒ Organization [NR 210.23 (4) (b)]

Does this chapter of your CMOM include:

☒ Organizational structure and positions (eg. organizational chart and position descriptions)

☒ Internal and external lines of communication responsibilities

☒ Person(s) responsible for reporting overflow events to the department and the public

☒ Legal Authority [NR 210.23 (4) (c)]

What is the legally binding document that regulates the use of your sewer system?

Chapter13, sub 3 Muncipal Code

If you have a Sewer Use Ordinance or other similar document, when was it last reviewed and revised? (MM/DD/YYYY) 2003-01-01

Does your sewer use ordinance or other legally binding document address the following:

☒ Private property inflow and infiltration

☒ New sewer and building sewer design, construction, installation, testing and inspection

☐ Rehabilitated sewer and lift station installation, testing and inspection

☒ Sewage flows satellite system and large private users are monitored and controlled, as necessary

☒ Fat, oil and grease control

☒ Enforcement procedures for sewer use non-compliance

☒ Operation and Maintenance [NR 210.23 (4) (d)]

Does your operation and maintenance program and equipment include the following:

☒ Equipment and replacement part inventories

☒ Up-to-date sewer system map



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- ☒ A management system (computer database and/or file system) for collection system information for O&M activities, investigation and rehabilitation
  - ☒ A description of routine operation and maintenance activities (see question 2 below)
  - ☒ Capacity assessment program
  - ☒ Basement back assessment and correction
  - ☒ Regular O&M training
  - ☒ Design and Performance Provisions [NR 210.23 (4) (e)]
- What standards and procedures are established for the design, construction, and inspection of the sewer collection system, including building sewers and interceptor sewers on private property?
- ☒ State Plumbing Code, DNR NR 110 Standards and/or local Municipal Code Requirements
  - ☒ Construction, Inspection, and Testing
  - ☒ Others:

<http://www.village.germantown.wi.us/DocumentCenter/View/76>  
Industry accepted best practice

0

- ☒ Overflow Emergency Response Plan [NR 210.23 (4) (f)]
- Does your emergency response capability include:
- ☒ Responsible personnel communication procedures
  - ☒ Response order, timing and clean-up
  - ☒ Public notification protocols
  - ☒ Training
  - ☒ Emergency operation protocols and implementation procedures
- ☒ Annual Self-Auditing of your CMOM Program [NR 210.23 (5)]
  - ☐ Special Studies Last Year (check only those that apply):
- ☒ Infiltration/Inflow (I/I) Analysis
  - ☐ Sewer System Evaluation Survey (SSES)
  - ☐ Sewer Evaluation and Capacity Management Plan (SECAP)
  - ☐ Lift Station Evaluation Report
  - ☐ Others:

## 2. Operation and Maintenance

2.1 Did your sanitary sewer collection system maintenance program include the following maintenance activities? Complete all that apply and indicate the amount maintained.

|                           |     |                           |
|---------------------------|-----|---------------------------|
| Cleaning                  | 14  | % of system/year          |
| Root removal              | 0   | % of system/year          |
| Flow monitoring           | 100 | % of system/year          |
| Smoke testing             | 0   | % of system/year          |
| Sewer line televising     | 2   | % of system/year          |
| Manhole inspections       | 8   | % of system/year          |
| Lift station O&M          | 180 | # per L.S./year           |
| Manhole rehabilitation    | 2   | % of manholes rehabbed    |
| Mainline rehabilitation   | .7  | % of sewer lines rehabbed |
| Private sewer inspections | 0   | % of system/year          |

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Private sewer I/I removal  % of private services

River or water crossings  % of pipe crossings evaluated or maintained

Please include additional comments about your sanitary sewer collection system below:

## 3. Performance Indicators

3.1 Provide the following collection system and flow information for the past year.

|                                     |                                                          |
|-------------------------------------|----------------------------------------------------------|
| <input type="text" value="32.76"/>  | Total actual amount of precipitation last year in inches |
| <input type="text" value="34.89"/>  | Annual average precipitation (for your location)         |
| <input type="text" value="101.83"/> | Miles of sanitary sewer                                  |
| <input type="text" value="8"/>      | Number of lift stations                                  |
| <input type="text" value="0"/>      | Number of lift station failures                          |
| <input type="text" value="0"/>      | Number of sewer pipe failures                            |
| <input type="text" value="3"/>      | Number of basement backup occurrences                    |
| <input type="text" value="6"/>      | Number of complaints                                     |
| <input type="text" value="3.516"/>  | Average daily flow in MGD (if available)                 |
| <input type="text" value="4.964"/>  | Peak monthly flow in MGD (if available)                  |
| <input type="text"/>                | Peak hourly flow in MGD (if available)                   |

3.2 Performance ratios for the past year:

|                                   |                                                      |
|-----------------------------------|------------------------------------------------------|
| <input type="text" value="0.00"/> | Lift station failures (failures/year)                |
| <input type="text" value="0.00"/> | Sewer pipe failures (pipe failures/sewer mile/yr)    |
| <input type="text" value="0.00"/> | Sanitary sewer overflows (number/sewer mile/yr)      |
| <input type="text" value="0.03"/> | Basement backups (number/sewer mile)                 |
| <input type="text" value="0.06"/> | Complaints (number/sewer mile)                       |
| <input type="text" value="1.4"/>  | Peaking factor ratio (Peak Monthly:Annual Daily Avg) |
| <input type="text" value="0.0"/>  | Peaking factor ratio (Peak Hourly:Annual Daily Avg)  |

## 4. Overflows

### LIST OF SANITARY SEWER (SSO) AND TREATMENT FACILITY (TFO) OFERFLOWS REPORTED \*\*

| Date          | Location | Cause | Estimated Volume (MG) |
|---------------|----------|-------|-----------------------|
| None reported |          |       |                       |

\*\* If there were any SSOs or TFOs that are not listed above, please contact the DNR and stop work on this section until corrected.

## 5. Infiltration / Inflow (I/I)

5.1 Was infiltration/inflow (I/I) significant in your community last year?

☐ Yes

☒ No

If Yes, please describe:

5.2 Has infiltration/inflow and resultant high flows affected performance or created problems in your collection system, lift stations, or treatment plant at any time in the past year?

☐ Yes

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|                                                                                                                                                                                                                                                                                                                                                                                                                                                       |  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| <ul style="list-style-type: none"><li>● No</li></ul> <p>If Yes, please describe:</p> <div></div> <p>5.3 Explain any infiltration/inflow (I/I) changes this year from previous years:</p> <div>I/I is trending down due to manhole rehab and mainline grouting</div> <p>5.4 What is being done to address infiltration/inflow in your collection system?</p> <div>on going manhole rehab, mainline pipe evaluations, PP I/I program through MMSD</div> |  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|

|                                             |          |
|---------------------------------------------|----------|
| <b>Total Points Generated</b>               | 0        |
| <b>Score (100 - Total Points Generated)</b> | 100      |
| <b>Section Grade</b>                        | <b>A</b> |

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## Grading Summary

WPDES No: 0047341

| SECTIONS                                | LETTER GRADE | GRADE POINTS | WEIGHTING FACTORS | SECTION POINTS |
|-----------------------------------------|--------------|--------------|-------------------|----------------|
| Financial                               | -            |              |                   |                |
| Collection                              | A            | 4            | 3                 | 12             |
| <b>TOTALS</b>                           |              |              | <b>3</b>          | <b>12</b>      |
| <b>GRADE POINT AVERAGE (GPA) = 4.00</b> |              |              |                   |                |

Notes:

A = Voluntary Range (Response Optional)

B = Voluntary Range (Response Optional)

C = Recommendation Range (Response Required)

D = Action Range (Response Required)

F = Action Range (Response Required)



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## Resolution or Owner's Statement

Name of Governing  
Body or Owner:

Village of Germantown

Date of Resolution or  
Action Taken:

Resolution Number:

Date of Submittal:

### ACTIONS SET FORTH BY THE GOVERNING BODY OR OWNER RELATING TO SPECIFIC CMAR SECTIONS (Optional for grade A or B. Required for grade C, D, or F):

Financial Management: Grade = -

Collection Systems: Grade = A

(Regardless of grade, response required for Collection Systems if SSOs were reported)

### ACTIONS SET FORTH BY THE GOVERNING BODY OR OWNER RELATING TO THE OVERALL GRADE POINT AVERAGE AND ANY GENERAL COMMENTS

(Optional for G.P.A. greater than or equal to 3.00, required for G.P.A. less than 3.00)

**G.P.A. = 4.00**

## **BUSINESS OF THE VILLAGE BOARD**

### **GERMANTOWN, WI**

MEETING DATE: June 18, 2018

AGENDA ITEM: New Business

ITEM TITLE: Resolution Authorizing Application to SEWRPC for a Sanitary Sewer Service Area Amendment for Wrenwood Subdivision Development

SUBMITTED BY: Lawrence W Ratayczak, P.E., Director of Public Works

#### SUMMARY EXPLANATION:

The Village Board is required to pass a Resolution authorizing and directing Village staff to contact and work with SEWRPC to begin the process of adding area not currently in the sewer service area into the sewer service area. As the initial step in the process staff is bring the Resolution to the Public Works and Highway Committee.

The Sanitary Sewer Service Area (SSSA) amendment process must be fully executed before sanitary sewer can be extended into these lands to service prospective Wrenwood Subdivision Development.

Plan Commission has previously approved to amend the Land Use Plan Map of the Village of Germantown 2020 "Smart Growth" Comprehensive Plan for the Wrenwood Subdivision Development (Briscoe Management & Development Property)

#### ATTACHMENTS:

- 1) Resolution (includes Exhibits)

#### STAFF RECOMMENDATION TO COMMITTEE:

Approve the Resolution as proposed.

#### COMMITTEE ACTION:

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

**VILLAGE OF GERMANTOWN  
WASHINGTON COUNTY**

**RESOLUTION NO.**

---

**A RESOLUTION AUTHORIZING AND DIRECTING VILLAGE STAFF TO CONTACT AND WORK WITH THE SOUTHEASTERN WISCONSIN REGIONAL PLANNING COMMISSION (SEWRPC) TO AMEND THE REGIONAL WATER QUALITY MANAGEMENT PLAN TO INCLUDE LANDS GENERALLY LOCATED BETWEEN THE EXSITING SEWER SERVICE AREA TO THE NORTHWEST, THE RAIL ROAD TRACKS TO THE WEST, PROPOSED NEW BOUNDARY ON THE SOUTH, NORTH AND EAST AS DESCRIBED IN THE LEGAL DESCRIPTION AND DEPICTED ON THE ATTACHED EXHIBIT B.**

---

WHEREAS, the Village of Germantown falls within the Milwaukee Metropolitan Sewerage District ("MMSD") boundaries and portions of the Village are within a MMSD sanitary sewer service area; and,

WHEREAS, the Village Board of the Village of Germantown anticipate that development within the Village will push beyond the current sewer service area boundaries; and,

WHEREAS, the Village Board wishes to extend the current sewer service area boundaries to include the areas of anticipated development; and,

WHEREAS, Chapter 7 of the MMSD's Rules and Regulations provides for the process to add area to a sanitary sewer service area commencing with an amendment to the applicable Regional Water Quality Management Plan; and,

WHEREAS, the Village's current sanitary sewer service area is part of Southeastern Wisconsin Regional Planning Commission's ("SEWRPC") Community Assistance Planning Report No. 70 dated July 1983 and as amended in 1989, 1998, 2003 and 2009 (the "PLAN");

NOW THEREFORE BE IT RESOLVED that the Village Board of the Village of Germantown, does hereby authorize and direct Village staff to contact SEWRPC to pursue an amendment to the Plan to include the area fully described in the attached Exhibit A and as shown for reference in Exhibit B.

Introduced by:

Adopted: \_\_\_\_\_

Vote:                      Ayes: \_\_\_\_    Nays: \_\_\_\_

\_\_\_\_\_  
Dean M. Wolter, Village President

ATTEST:

\_\_\_\_\_  
Deanna L. Boldrey, WCMC/CMC  
Village Clerk

## EXHIBIT A

### LEGAL DESCRIPTION OF AREA PROPOSED TO BE ADDED

THAT PART OF THE NORTHWEST ¼ OF SECTION 23, TOWN 9 NORTH, RANGE 20 EAST IN THE VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SECTION OF SAID SECTION 23; THENCE SOUTH 88°29'55" WEST ALONG THE NORTH LINE OF THE SOUTHWEST ¼ OF SAID SECTION 23 223.78 FEET TO THE EAST RIGHT-OF-WAY LINE OF THE CANADIAN NATIONAL RAILROAD; THENCE NORTH 37°49'50" WEST ALONG THE SAID EAST RIGHT-OF-WAY LINE 274.92 FEET TO THE PLACE OF BEGINNING OF THE LANDS HEREINAFTER DESCRIBED; THENCE CONTINUING NORTH 37°49'50" WEST ALONG THE SAID EAST RIGHT-OF-WAY LINE 957.45 FEET; THENCE NORTH 88°36'24" EAST 187.19 FEET; THENCE SOUTH 51°13'59" WEST 92.51 FEET; THENCE SOUTH 38°46'01" EAST 164.71 FEET; THENCE SOUTH 88°20'42" EAST 115.47 FEET TO THE BEGINNING OF A CURVE OF RADIUS 75.00 FEET, THE CENTER OF WHICH LIES TO THE NORTH; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE 220.64 FEET, THE CHORD OF WHICH BEARS SOUTH 82°33'21" EAST 149.24 FEET; THENCE SOUTH 76°46'01" EAST 160.00 FEET; THENCE NORTH 12°46'01" WEST 121.64 FEET; THENCE NORTH 73°25'08" EAST 349.28 FEET TO THE WEST LINE OF THE NORTHEAST ¼ OF SAID SECTION 23; THENCE SOUTH 02°05'06" EAST ALONG THE WEST LINE OF SAID NORTHEAST ¼ 264.78 FEET; THENCE NORTH 88°36'40" EAST 730.00 FEET; THENCE SOUTH 01°21'20" EAST 440.00 FEET; THENCE SOUTH 88°36'40" WEST 1108.81 FEET TO THE PLACE OF BEGINNING. CONTAINING 698,954 SQFT OR 16.0458 ACRES.

**EXHIBIT B**

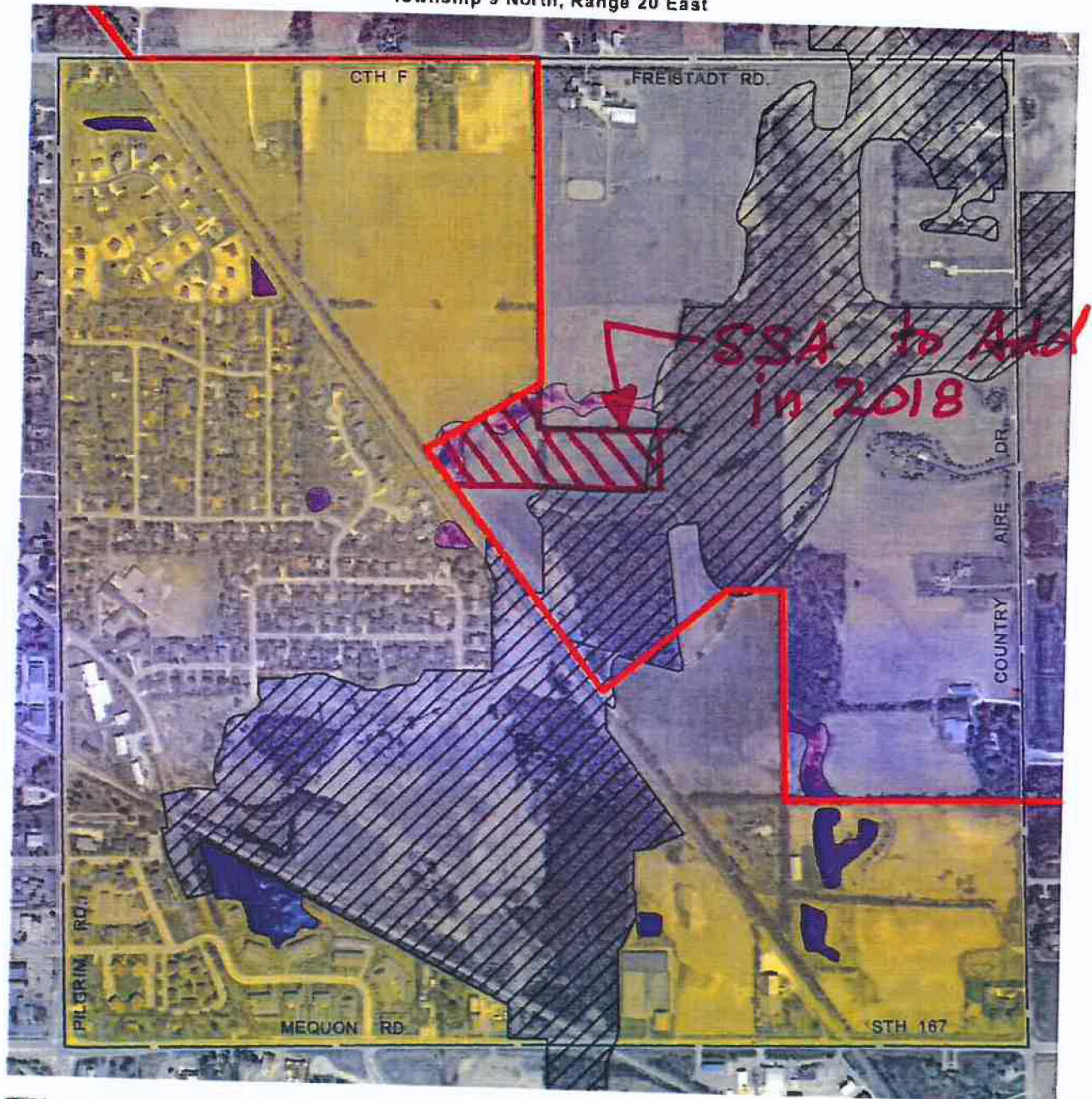
**MAP OF PROPOSED ADDITION**



Map 2

ENVIRONMENTALLY SIGNIFICANT LANDS AND PLANNED SANITARY  
SEWER SERVICE AREA FOR THE VILLAGE OF GERMANTOWN

U.S. Public Land Survey Section 23  
Township 9 North, Range 20 East



- PRIMARY ENVIRONMENTAL CORRIDOR
- WETLANDS AND SURFACE WATER AREAS LESS THAN FIVE ACRES IN SIZE
- SURFACE WATER WITHIN ENVIRONMENTAL CORRIDORS AND ISOLATED NATURAL RESOURCE AREAS

GROSS SANITARY SEWER SERVICE AREA BOUNDARY

PLANNED SANITARY SEWER SERVICE AREA

NOTE: This map replaces a portion of Map 3-d, page 16 of SEWRPC Amendment to the Regional Water Quality Management Plan, Village of Germantown, March 1998

Photography Date: April 2005



Source: SEWRPC.

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

**MEETING DATE:** June 18, 2018

**AGENDA ITEM:** Public Hearings & New Business **[ORDINANCES]**

**ITEM TITLE:** Towne Realty, Inc. d/b/a Zilber Property Group, Agent for Brian & Kevin Kazmierczak, Richard and Mary Stephan, and Frank and Mary Wiedmeyer, Property Owners of 224.8 acres south of Rockfield Road, north of Holy Hill Road, west of Goldendale Road and east of US41/STH45; Ordinance to Amend the 2020 Land Use Plan Map and a Rezoning Application

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

### **SUMMARY EXPLANATION:**

Zilber Property Group, agent for Towne Realty Inc. and Brian & Kevin Kazmierczak, Richard & Mary Stephan and Frank & Mary Wiedmeyer, property owners, are requesting approval of the following amendments to the Village's 2020 Future Land Use Plan Map for 224.8 acres and a rezoning application for 151.3 acres located east of US41, west of Goldendale Road, north of Holy Hill Road and south of Rockfield Road.

### 2020 Land Use Plan (LUP) Map amendments:

- Change approximately 224.8 acres classified as "Mixed Use" to "Industrial/Office" (see Exhibit A) including the 151.3 acres owned by the Property Owners and additional land area recommended by Village staff;
- Expand the 2020 Sanitary Sewer Service Area (SSA) boundary (see Exhibit B) to include the 151.3 acres owned by the Property Owners and additional land are contiguous to the existing SSA recommended by Village staff (subject to SEWRPC & MMSD approval)

### Zoning Code Map amendments:

- Change approximately 151.3 acres from A-1: Agricultural, A-2: Agricultural, Rs-1: Single-Family and Rs-2: Single-Family to M-1: Limited Industrial (see Exhibit C)

Zilber Property Group is requesting these changes to facilitate the construction of a 702,000 sqft industrial facility (office/warehouse) with possible expansion to 852,280 sqft, as well as, up to 1.4M sqft of additional "institutional quality" industrial development within the 151.3 acre area. Village staff is recommending that, in addition to the 151.3 acre Zilber properties, an additional 136 acres of land to the east and south also be included in the "Mixed Use" to "Industrial/Office" classification amendment, and, additional properties lying south and east also be included in the SSA boundary expansion to maintain contiguity with the existing SSA boundary that currently terminates near the Goldendale Road @ WSOR railroad.



**ATTACHMENTS:**

- ◆ 6/11/18 Staff Report
- ◆ 6/11/18 Plan Commission Meeting Minutes
- ◆ Draft 2020 Land Use Plan Amendment Ordinance
- ◆ Draft M-1 Zoning Ordinance

**PLAN COMMISSION RECOMMENDATIONS:**

**APPROVE** the proposed 2020 Land Use Plan (LUP) map amendments to change approximately 224.8 acres classified as “Mixed Use” to “Industrial/Office”; and to expand the 2020 Sanitary Sewer Service Area (SSA) boundary to include the 151.3 acres owned by the Property Owners and additional land are contiguous to the existing SSA recommended by Village staff.

**APPROVE** the proposed rezoning of approximately 151.3 acres from A-1: Agricultural, A-2: Agricultural, Rs-1: Single-Family and Rs-2: Single-Family to M-1: Limited Industrial subject to the following:

1. Rezoning of the properties totaling 151.3 acres is subject to approval of the proposed LUP Map amendments and creation of the proposed Tax Incremental District No. 8.

*NOTE: See enclosed Staff Report & Recommendation for exhibits showing the area and properties affected by the proposed LUP Map amendments and rezoning.*

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

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

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

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

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

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

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

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

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

Introduced by Trustee: \_\_\_\_\_

Adopted: \_\_\_\_\_, 2018

Vote:           Ayes: \_\_\_\_\_  
                  Nays: \_\_\_\_\_

\_\_\_\_\_  
Dean Wolter  
Village President

ATTEST:

\_\_\_\_\_  
Deanna Boldrey, Village Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
Brian Sajdak, Attorney

Published:

**TABLE 1.**

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

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

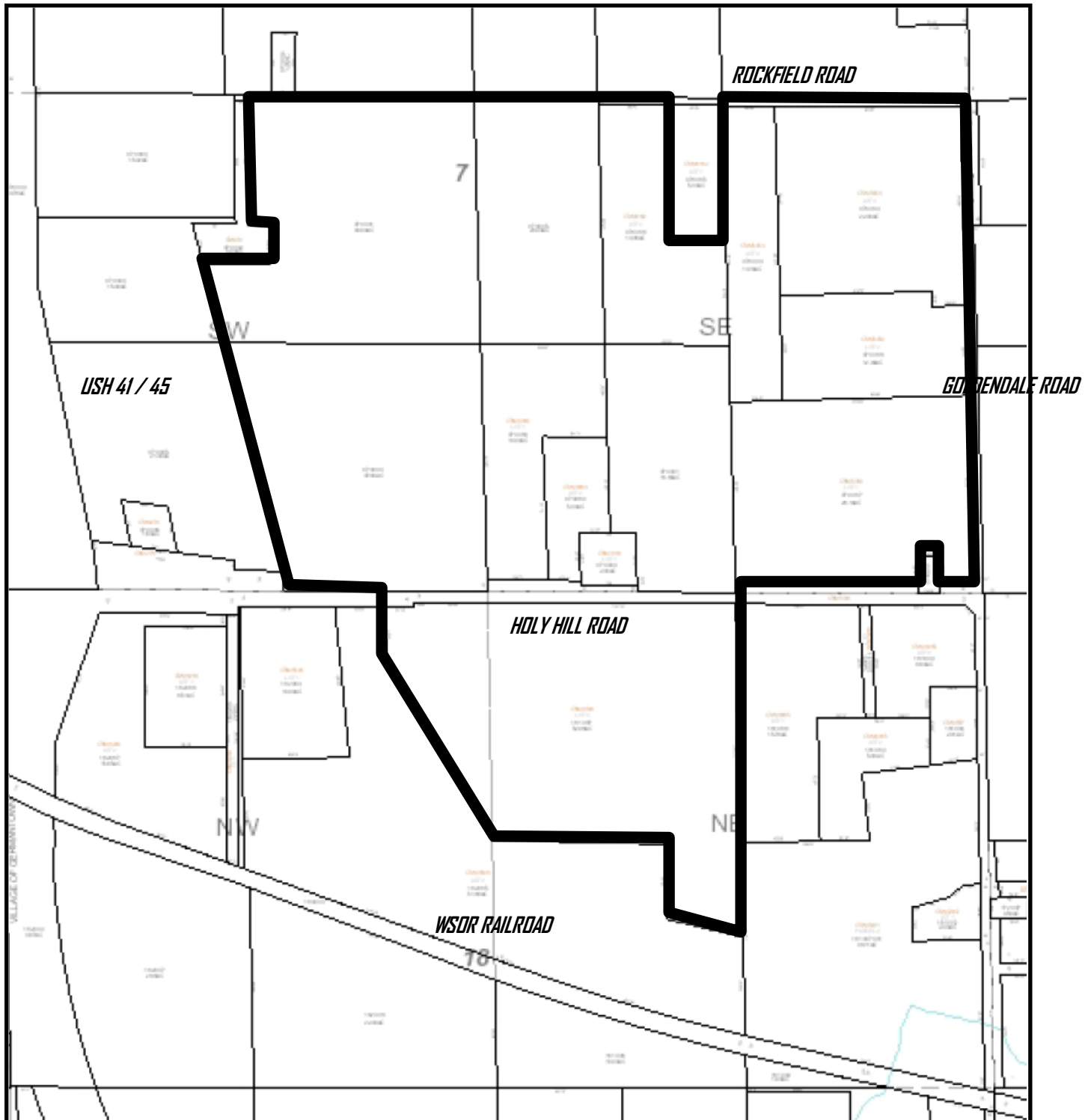
**TABLE 2.**

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

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

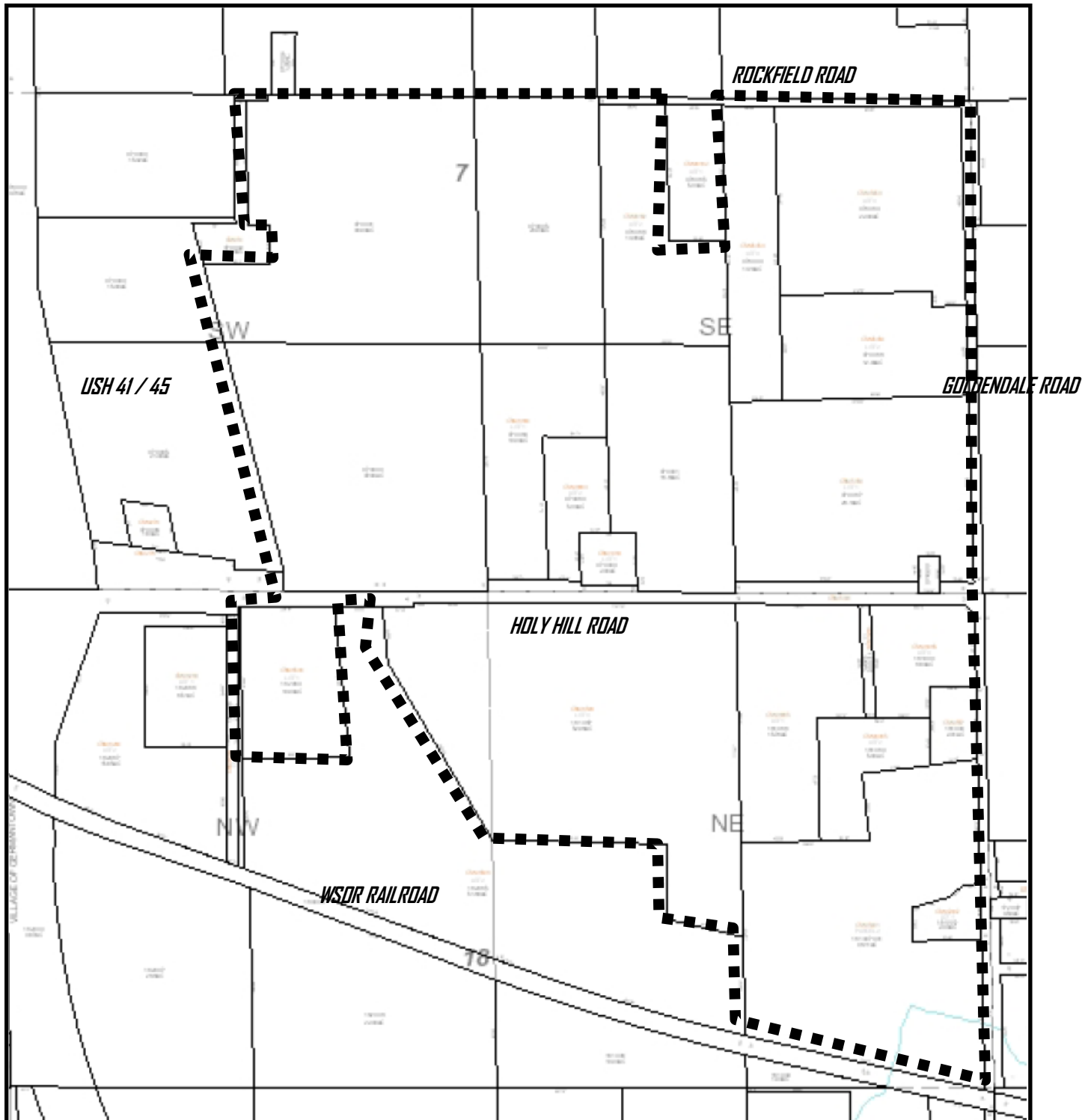
## EXHIBIT A

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



## EXHIBIT B

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



**ORDINANCE NO. 15-2018**

**AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP  
OF THE VILLAGE OF GERMANTOWN ZONING CODE**  
(Towne Realty Inc. d/b/a Zilber Property Group)

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

**SECTION 1.** That the zoning map of the Village of Germantown is amended by rezoning the following described properties from the A-1: Agricultural, A-2: Agricultural, Rs-1: Single-Family and Rs-2: Single-Family Districts to the M-1: Limited Industrial District:

| Tax Key Number | Acres | Current Zoning | Owner                                     |
|----------------|-------|----------------|-------------------------------------------|
| 073-991        | 40.9  | A-1            | Brian A Kazmierczak, Kevin J. Kazmierczak |
| 074-995        | 20.0  | A-1            | Brian A Kazmierczak, Kevin J. Kazmierczak |
| 074-986        | 14.4  | A-1            | Brian A Kazmierczak, Kevin J. Kazmierczak |
| 073-999        | 37.3  | A-1            | Brian A Kazmierczak, Kevin J. Kazmierczak |
| 074-983        | 13.1  | A-1            | Brian A Kazmierczak, Kevin J. Kazmierczak |
| 074-991        | 18.6  | A-2            | Brian A Kazmierczak, Kevin J. Kazmierczak |
| 074-984        | 5.0   | Rs-1           | Richard A. & Mary K. Stephan              |
| 074-993        | 2.0   | Rs-2           | Frank E. & Mary J. Wiedmeyer              |

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

Introduced by Trustee: \_\_\_\_\_  
Adopted: \_\_\_\_\_, 2018

Vote:           Ayes: \_\_\_\_\_  
                  Nays: \_\_\_\_\_

\_\_\_\_\_  
Dean Wolter, Village President

ATTEST:

\_\_\_\_\_  
\_\_\_\_\_, Village Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
Brian Sajdak, Attorney

Published:



## **NOTICE OF PUBLIC HEARING VILLAGE OF GERMANTOWN**

NOTICE is hereby given that a Public Hearing will be held before the Village of Germantown Village Board at the Germantown Village Hall located at N112 W17001 Mequon Road, Germantown, Wisconsin on the following date and at the time noted below (or soon thereafter):

DATE: Monday, June 18, 2018  
TIME: 7:00 p.m. or later

The public hearing is to hear any and all parties, their attorneys or agents, for or against applications filed for: (1) a 2020 Land Use Plan Map Amendment to change the classification from "Mixed Use" to "Industrial/Office" for the following described properties as shown on Exhibit A; and (2) a 2020 Land Use Plan Map Amendment to expand the 2020 Sanitary Sewer Service Area Boundary to include the following described properties as shown on Exhibit A (including other contiguous properties shown in Exhibit A as may be necessary to maintain geographic contiguity with the existing Sanitary Sewer Service Area):

Applicant/Agent: Towne Realty, Inc. D/B/A Zilber Property Group  
Property Owners: Brian A. & Kevin J. Kazmierczak, Richard A. & Mary K. Stephan and Frank E. & Mary J. Wiedmeyer  
Properties: TaxKey Nos. GTNV 073-991, GTNV 073-999, GTNV 074-983, GTNV 074-984, GTNV 074-986, GTNV 074-991, GTNV 074-993, GTNV 074-995

Applicant/Agent: William Wetterau  
Property Owners: GGWW LLC  
Properties: TaxKey Nos. GTNV 074-987, GTNV 074-988, GTNV 074-989, GTNV 074-990

Applicant/Agent: Andrew Bruce, MLG Capital  
Property Owners: MLG/RMS LTD Partnership  
Properties: TaxKey Nos. GTNV 181-987, GTNV 182-984

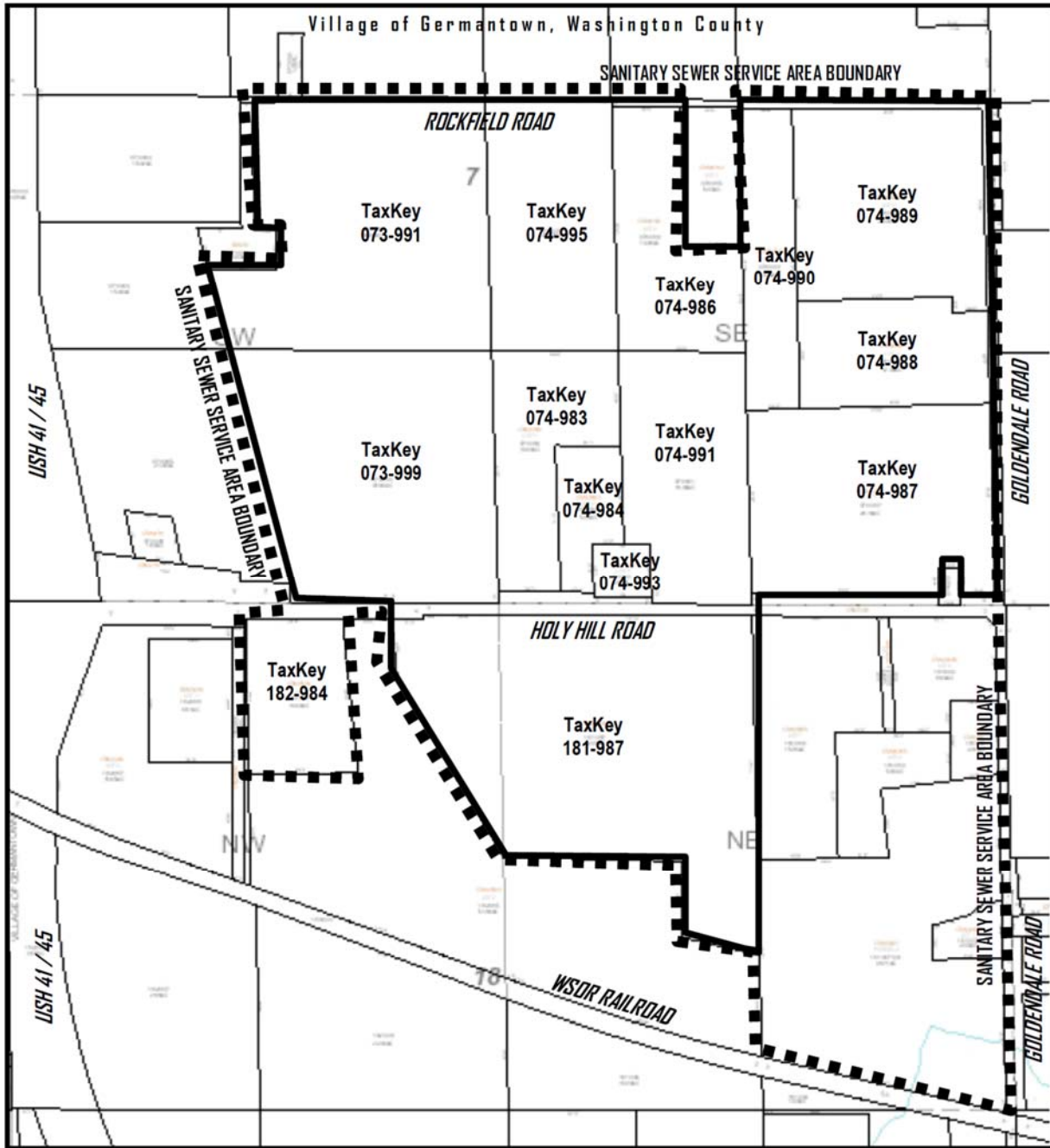
Further information about and copies of the proposed Plan Amendments can be inspected and obtained from Jeffrey W. Retzlaff, AICP, Community Development Director, in the Village of Germantown Community Development Department office in the Germantown Village Hall during the hours of 8:00 a.m. to 4:00 p.m. Monday through Friday..

Dated this 9th day of May 2018  
Deanna Boldrey, Village Clerk

To Be Published On: May 16<sup>th</sup> and May 23<sup>rd</sup>, 2018

## EXHIBIT A

Village of Germantown Properties subject of a 2020 Land Use Plan Map Amendment to change the classification from "Mixed Use" to "Industrial/Office" and expand the 2020 Sanitary Sewer Service Area



## **NOTICE OF PUBLIC HEARING VILLAGE OF GERMANTOWN**

NOTICE is hereby given that a Public Hearing will be held before the Village of Germantown Village Board at the Germantown Village Hall located at N112 W17001 Mequon Road, Germantown, Wisconsin on the following date and at the time noted below (or soon thereafter):

DATE: Monday, June 18, 2018  
TIME: 7:00 p.m. or later

The public hearing is to hear any and all parties, their attorneys or agents, for or against an application to amend the Village of Germantown Official Zoning Code Map by rezoning the following described properties from the "A-1: Agricultural District", "A-2: Agricultural District", "Rs-1: Single-Family District" and "Rs-2: Single-Family District" to the "M-1: Limited Industrial District" as shown in Exhibit A:

Applicant/Agent: Towne Realty, Inc. D/B/A Zilber Property Group  
Property Owners: Brian A. & Kevin J. Kazmierczak, Richard A. & Mary K. Stephan and Frank E. & Mary J. Wiedmeyer  
Properties: Parcel TaxKey Nos. GTNV 073-999, GTNV 073-991, GTNV 074-995, GTNV 074-983, GTNV 074-986, GTNV 074-991, GTNV 074-984, GTNV 074-993

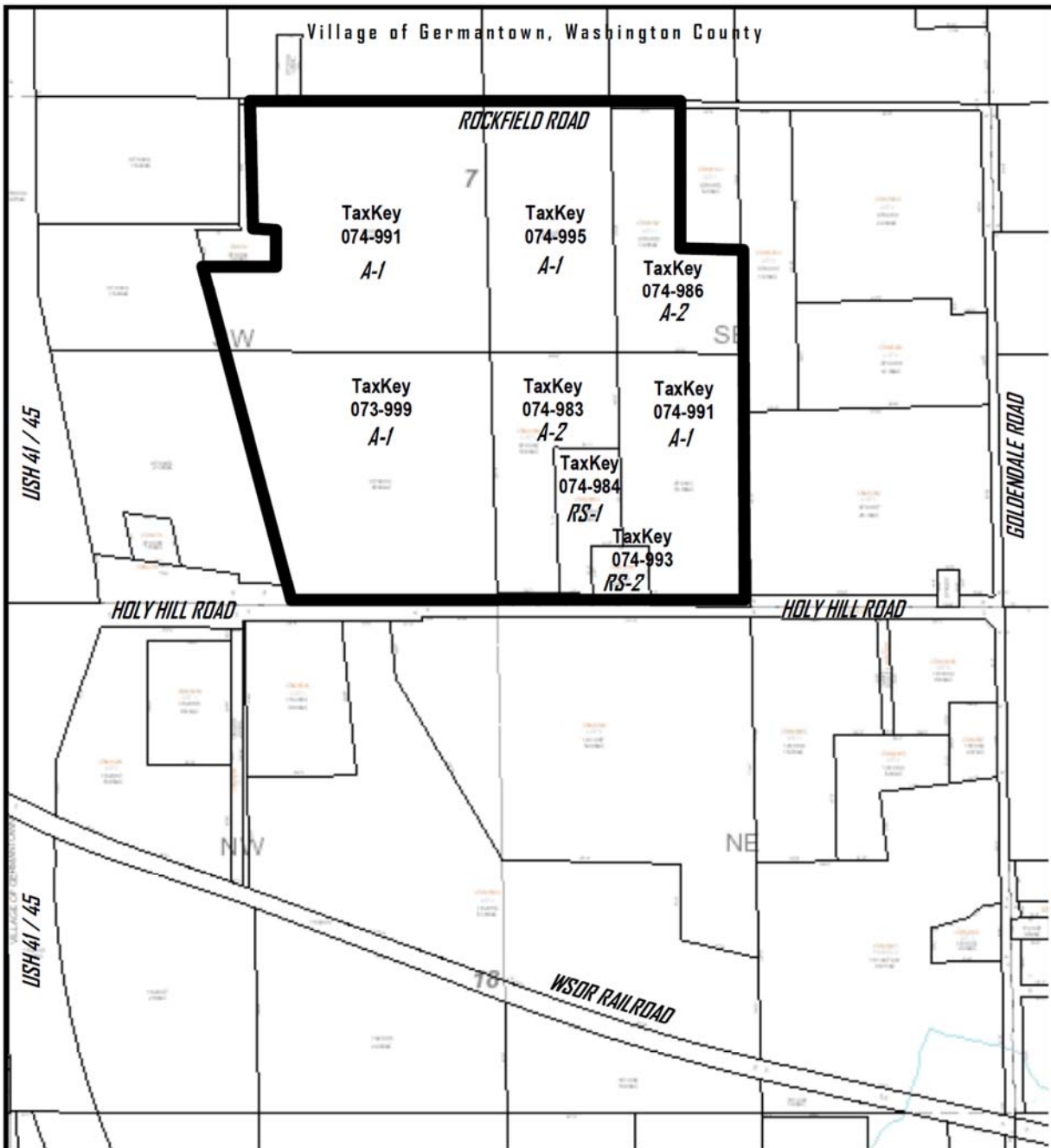
A copy of the application is on file with and available for inspection in the Village of Germantown Community Development Department located in the Germantown Village Hall during the hours of 8:00 a.m. to 4:00 p.m. Monday through Friday.

Dated this 9th day of May 2018  
Deanna Boldrey, Village Clerk

To Be Published On: May 16<sup>th</sup> and May 23<sup>rd</sup>, 2018

# EXHIBIT A

## Village of Germantown Properties Subject of a Zoning Code Map Amendment



# 2020 LAND USE PLAN MAP AMENDMENT & REZONING APPLICATIONS

6/11/18 Plan Commission Meeting

## Zilber Property Group / Towne Realty Inc.

Village Planner Report

Germantown, Wisconsin

### Summary

Zilber Property Group, agent for Towne Realty Inc. and Brian & Kevin Kazmierczak, Richard & Mary Stephan and Frank & Mary Wiedmeyer, property owners, are requesting approval of amendments to the Village's 2020 Future Land Use Plan Map for 224.8 acres and a rezoning application for 151.3 acres located east of US41, west of Goldendale Road, north of Holy Hill Road and south of Rockfield Road.

**Location:** East of USH41, west of Goldendale Road, north of Holy Hill Road and south of Rockfield Road

### Agent/

**Property Owners:** Jason Lueders  
Towne Realty/Zilber PG  
9560 58<sup>th</sup> PI Suite 350  
Kenosha, WI

Brian & Kevin Kazmierczak  
Richard & Mary Stephan  
Frank & Mary Wiedmeyer  
Germantown, WI

**Current LUP Map:** Mixed Use

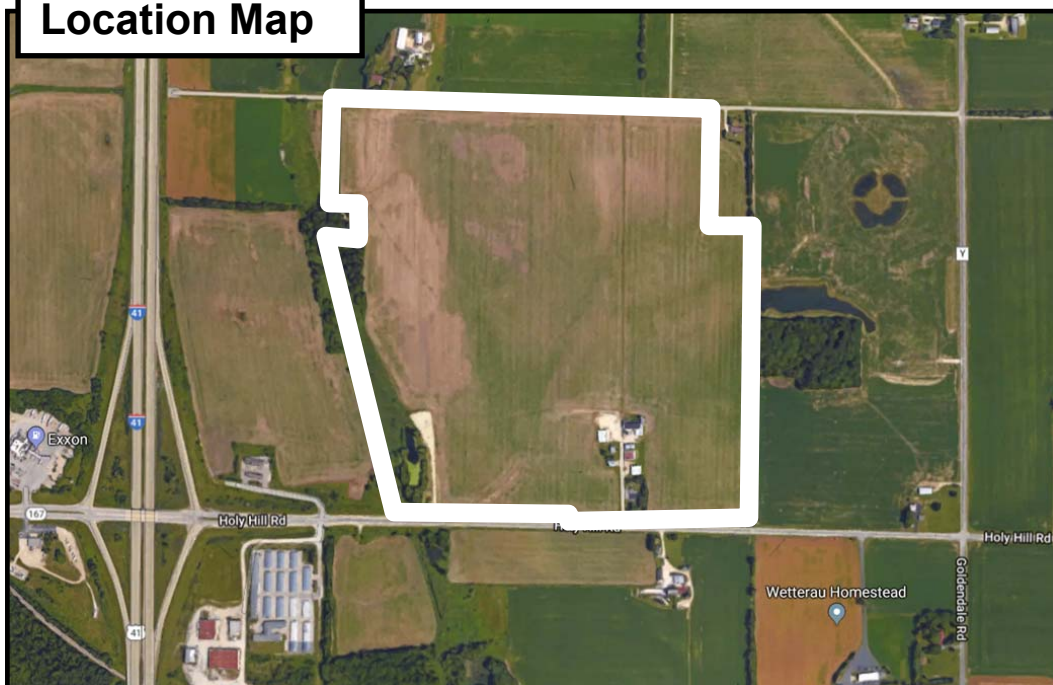
**Proposed LUP Map:** Industrial/Office

**Current Zoning:** A-1 & A-2: Agricultural, Rs-1  
& Rs-2: Single-Family

**Proposed Zoning:** M-1: Limited Industrial

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

### Location Map



---

**Proposal/Background**

Zilber Property Group, agent for Towne Realty Inc. and Brian & Kevin Kazmierczak, Richard & Mary Stephan and Frank & Mary Wiedmeyer, property owners, are requesting approval of amendments to the Village's 2020 Future Land Use Plan Map for 224.8 acres and a rezoning application for 151.3 acres located east of US41, west of Goldendale Road, north of Holy Hill Road and south of Rockfield Road.

The following 2020 Land Use Plan (LUP) Map amendments are proposed:

- Change approximately 224.8 acres classified as "Mixed Use" to "Industrial/Office" (see Exhibit A) including the 151.3 acres owned by the Property Owners and additional land area recommended by Village staff;
- Expand the 2020 Sanitary Sewer Service Area (SSA) boundary (see Exhibit B) to include the 151.3 acres owned by the Property Owners and additional land are contiguous to the existing SSA recommended by Village staff (subject to SEWRPC & MMSD approval)

The following Zoning Code Map amendments (i.e. rezoning) are proposed:

- Change approximately 151.3 acres from A-1: Agricultural, A-2: Agricultural, Rs-1: Single-Family and Rs-2: Single-Family to M-1: Limited Industrial (see Exhibit C)

As indicated in the LUP Amendment and Rezoning applications, on behalf of the Property Owners, the Zilber Property Group is requesting these changes to facilitate the immediate construction of a 702,000 sqft industrial facility (office/warehouse) with possible expansion to 852,280 sqft, and, additional future "institutional quality" industrial development (up to 1,408,650 sqft) within their properties totaling 151.3 acres (see draft "Germantown Corporate Park - Concept Plan" Exhibit D & E).

**Staff Comments**LUP Map Amendment: Land Use Classifications

As shown on the current 2020 Land Use Plan (LUP) map, the 151.3 acres of land is located within a larger area classified under (3) different land use categories intended for some form of urban/suburban development to take advantage of the accessibility to US41 and the Village's last developable interchange area.

The 151.3 acres subject of the Zilber corporate park proposal is currently classified as "MIXED USE", which was intended for a combination of commercial, office and residential uses with a general "step-down" in development intensity from the regional commercial area at the US41 interchange to multi-family land uses to the east and then single-family and agricultural land uses beyond that (east of Goldendale Road and north of Rockfield). Because the Zilber proposal is intended for relatively low-intensity corporate office and industrial uses and does not include any commercial or residential components, a LUP Map amendment to re-classify the area is required. The proposal is to amend the map classification of the area from "Mixed Use" to "Industrial/Office".

While the general trend in retail sales continues to grow, other trends are seriously changing how communities look at future commercial development. Traditional brick-and-mortar commercial businesses continue to struggle as foot traffic continues to decline. E-commerce continues to rise and consumer expectations of what the shopping experience should be varies dramatically based on generational influences, "Baby-boomers", "Gen X-ers", "Millennials" and now the tech-born "Gen-Z-ers").

Other industry-specific changes in both the regional and local economy that cannot be ignored are the direct and indirect effects of the \$10 billion Foxconn investment and development in Racine County. It's well documented that such large investments in the local and regional economy create additional economic activity generated by Foxconn's suppliers, employees, spillovers to existing firms, and potential spinoffs resulting from such development. Spillover effects, both good and not so good, in the form of new and expanded businesses, as well as, relocating businesses affected by increases in employee wages and decreases in the labor supply, are or will affect industrial markets throughout Wisconsin, including Washington County and Germantown.

In light of these changes, as well as, continuing local attitudes (negatively) toward "Big Box" retailers, multi-family apartments and other high-density residential land uses, all of which having changed significantly since the original 2020 Plan was adopted in 2004, the proposed amendment to the basic land use classifications from "Mixed Use" to "Industrial/Office" for the Holy Hill Road corridor appear both reasonable and warranted if the Village wants to be leverage the opportunities of accessibility and land availability along the last "developable" interchange in the Village. To that end, Village staff is recommending that, in addition to the 151.3 acre Zilber properties, an additional 73.5 acres of land also be included in the "Mixed Use" to "Industrial/Office" classification amendment.

#### LUP Map Amendment: Sewer Service Area (SSA) Boundary

In addition to the LUP Map classification amendment, and as a prerequisite for any/all development in the Holy Hill Road area, regardless of its LUP Map classification, Zilber is requesting an expansion of the Village's Sanitary Sewer Service Area (SSA) to include the 151.3 acres. To do so, the Village has expanded the potential SSA to include: (1) the minimum land area necessary to accommodate the physical extension of the sewer and water facilities and maintain contiguity with the existing SSA boundary along Goldendale Road south of the WSOR railroad (that is currently being extended north from Freistadt Road as a result of the Speaker Corporation campus expansion and Tax Incremental District #7 improvements); and (2) the maximum area and level of expected development that can be served by the size and location of the sewer and water facilities to be extended to and within the area.

With that said, other land owners within the area, both north and south of Holy Hill Road east of US41 have expressed their desire to have their land included within the proposed SSA expansion. Such requests are likely to be considered by Village staff and the Village Board prior to final action on the current LUP Map amendment, or, in the future as actual development proposals for those other properties are presented to the Village.

#### Tax Incremental District (TID#8)

Along with but not necessarily part of the actual LUP Map and rezoning amendment applications being considered, there is a companion request by the Zilber Group for the Village to create a Tax Incremental District (TID) to help finance the infrastructure improvements and incentives necessary for development to occur in this area. Consideration of the creation of TID#8 by the Plan Commission is a separate but dependent proposal.

Zoning Code Map Amendment: M-1: Limited Industrial Rezoning

The LUP Map classification and SSA boundary amendments are necessary prerequisites for the Zoning Code amendment to change the zoning map designation for the 151.3 acres from the districts to the M-1: Limited Industrial Zoning District. The M-1 District is the Village's zoning district for corporate office and industrial development, as is the case with our Germantown Business Park and Willow Creek Business Park. The concept plan in Exhibits D & E generally depict how the 151.3 acres of land is intended to develop in Phase 1 (Exhibit E) and at buildout (Exhibit D), subject to the review and approval of detailed site development and building plans by the Plan Commission. If the LUP Map and Zoning Code amendments are approved by the Villager Board (tentatively scheduled for public hearing and action on June 18), detailed plans for Phase 1 of the overall development, including the initial 702,000 sqft office/warehouse building will be submitted for plan Commission review/approval in July.

**VILLAGE PLANNER RECOMMENDATION:**

## 2020 LUP Map Amendments

**APPROVE** the proposed 2020 Land Use Plan (LUP) map amendments to change approximately 224.8 acres classified as "Mixed Use" to "Industrial/Office" (Exhibit A); and to expand the 2020 Sanitary Sewer Service Area (SSA) boundary to include the 151.3 acres owned by the Property Owners and additional land are contiguous to the existing SSA recommended by Village staff (Exhibit B).

**VILLAGE PLANNER RECOMMENDATION:**

## Rezoning

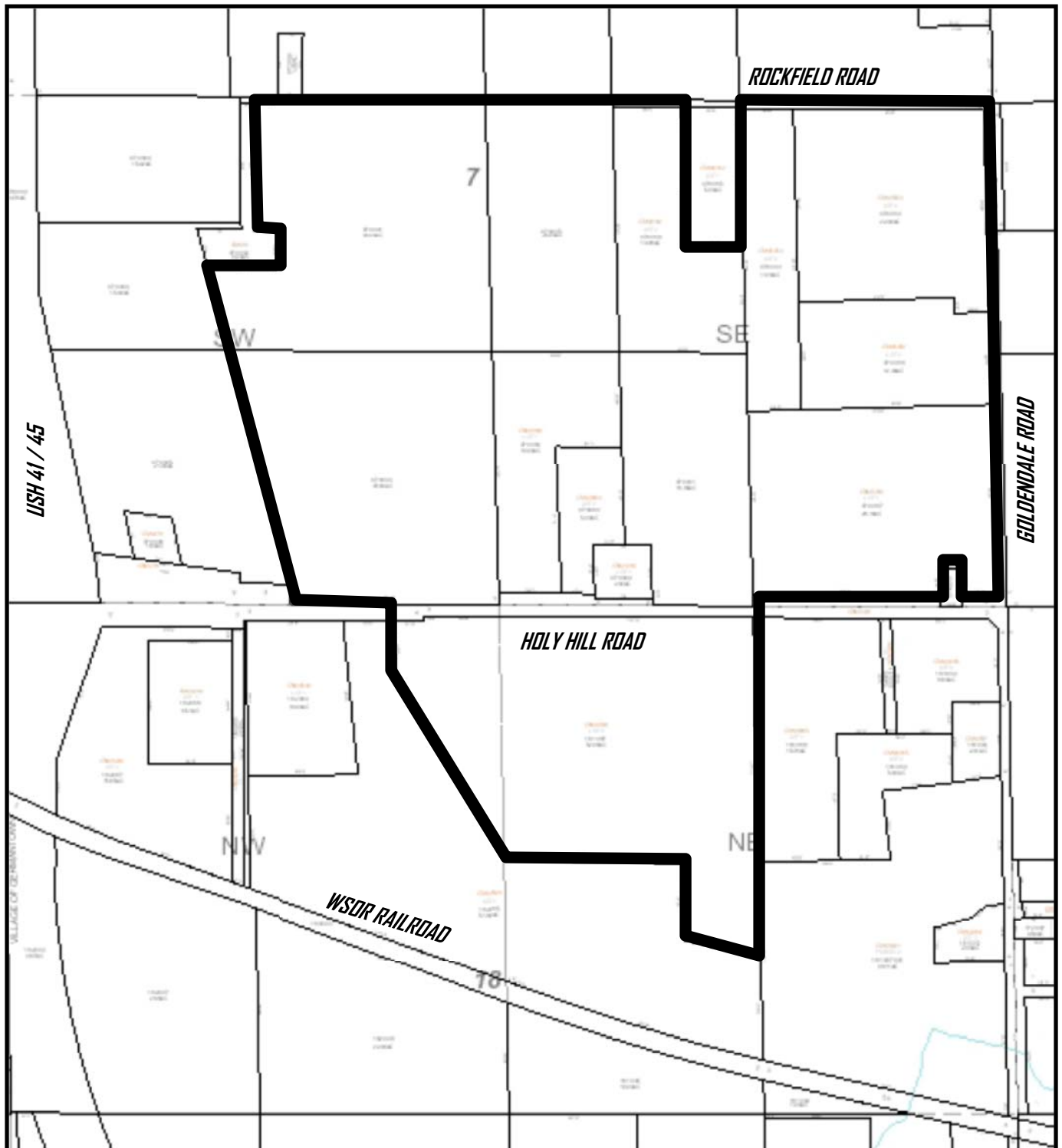
**APPROVE** the proposed rezoning of approximately 151.3 acres from A-1: Agricultural, A-2: Agricultural, Rs-1: Single-Family and Rs-2: Single-Family to M-1: Limited Industrial subject to the following:

1. Rezoning of the properties totaling 151.3 acres is subject to approval of the proposed LUP Map amendments and creation of the proposed Tax Incremental District No. 8.



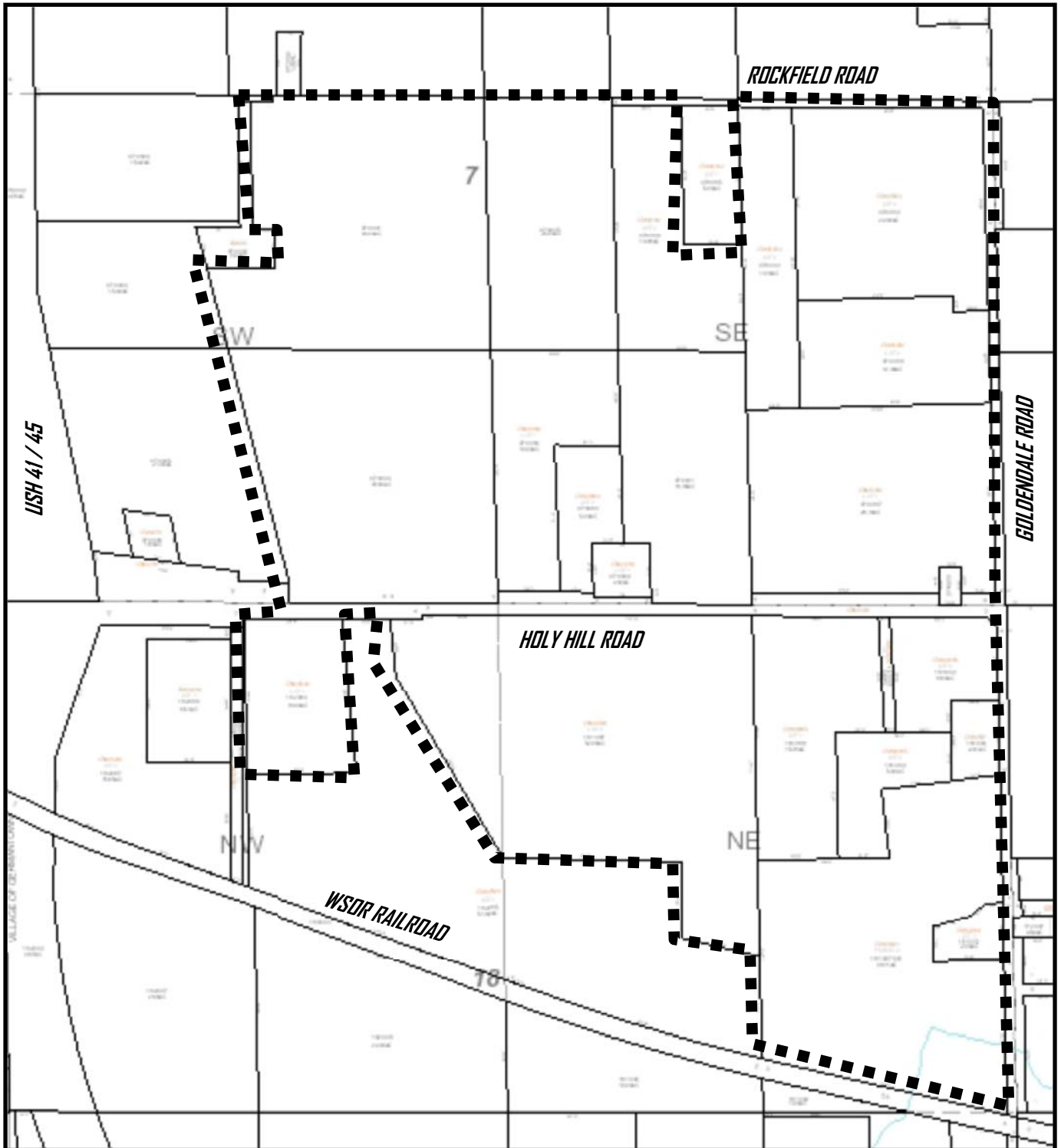
## EXHIBIT A

Village of Germantown Properties subject of a 2020 Land Use Plan Map Amendment to  
**Change classification from “Mixed Use” to “Industrial/Office”**



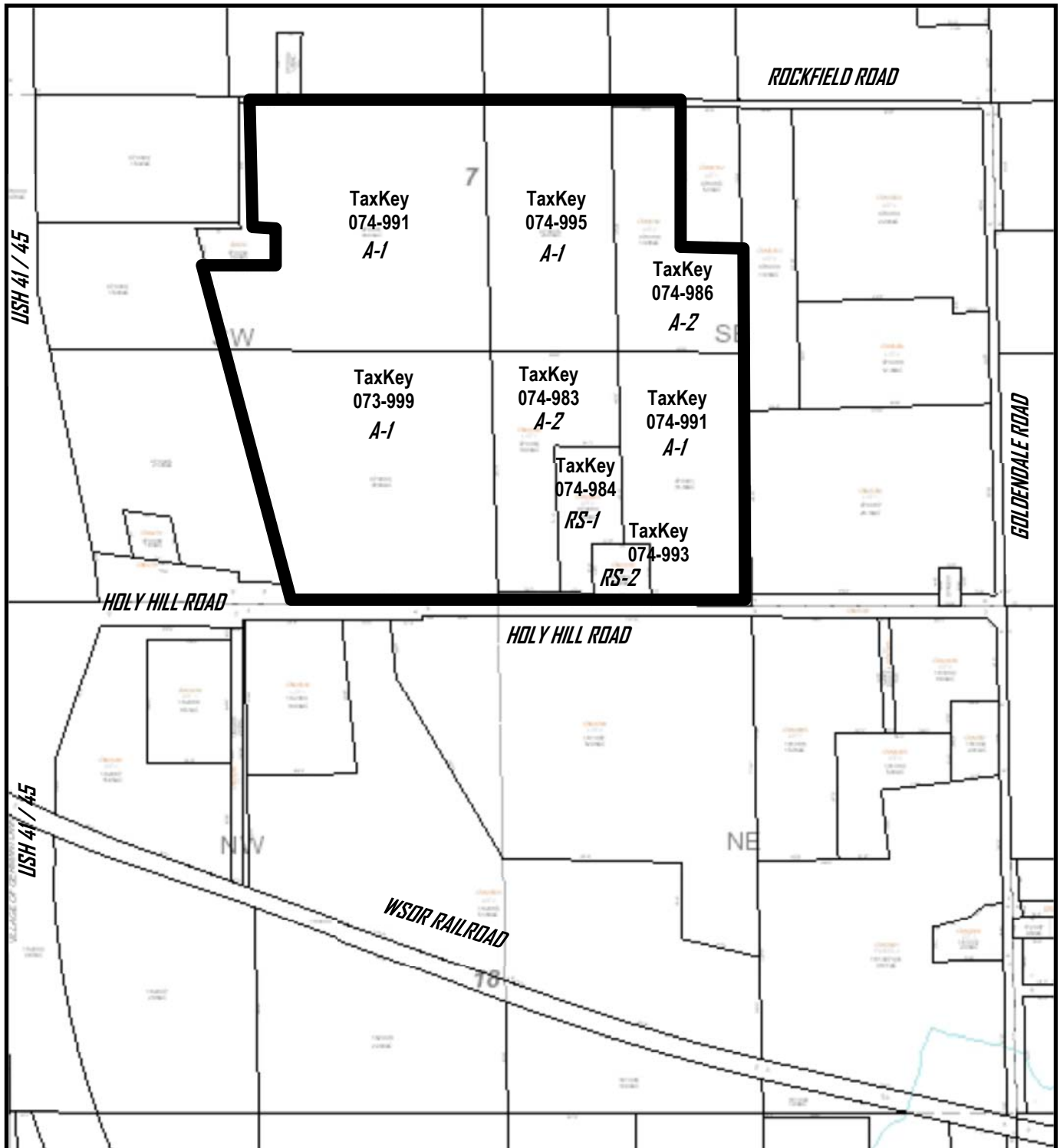
## EXHIBIT B

Village of Germantown Properties subject of a 2020 Land Use Plan Map Amendment to  
**Expand the Sanitary Sewer Service Area (SSA)**

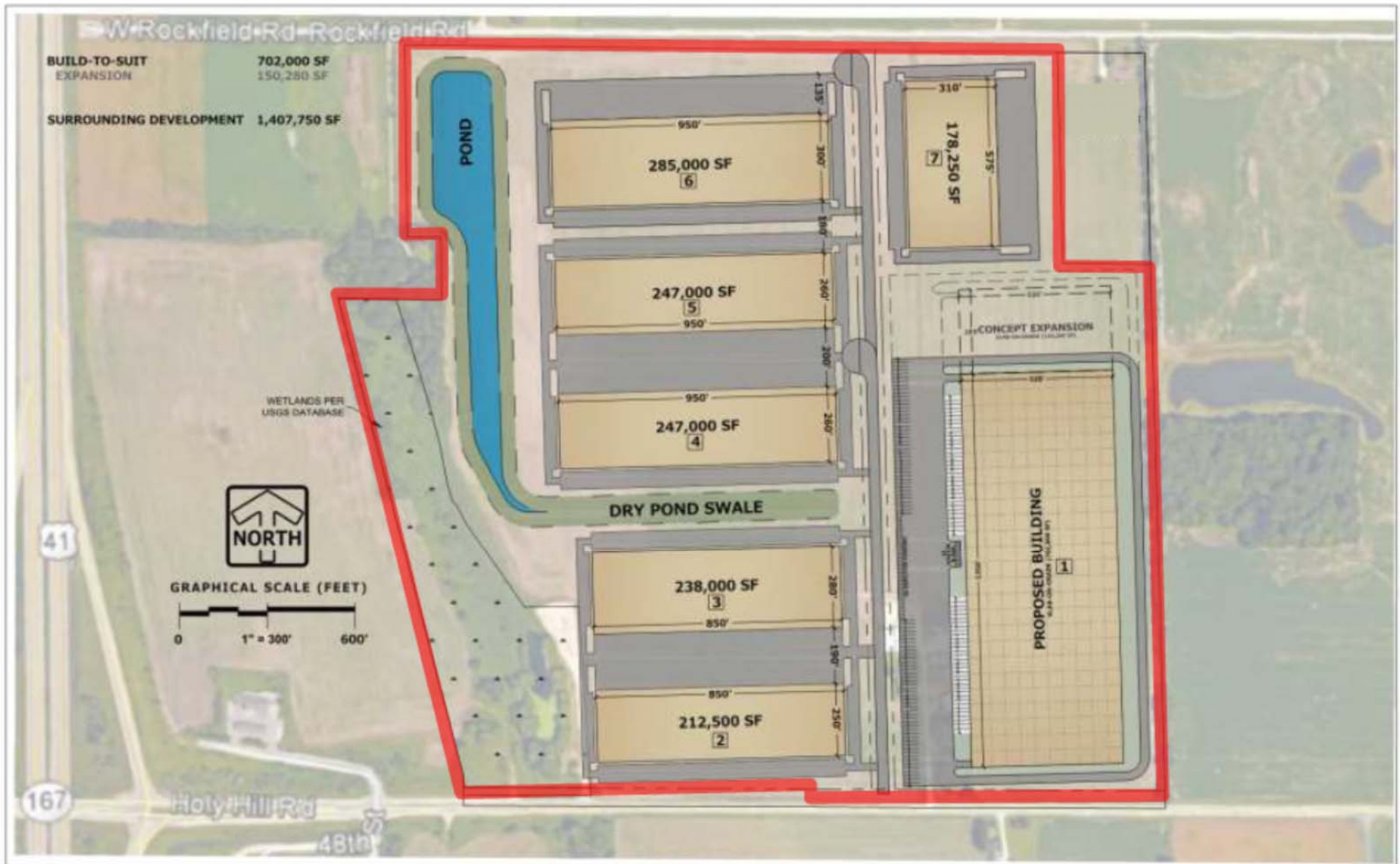


## EXHIBIT C

Village of Germantown Properties subject of a Zoning Code Map amendment to  
Rezone from the A-1: Agricultural, A-2: Agricultural, Rs-1: Single-Family & Rs-2: Single-Family Districts  
to the M-1: Limited Industrial District



# EXHIBIT D



GERMANTOWN CORPORATE PARK - CONCEPT PLAN DRAFT | GERMANTOWN, WI

05/17/2018

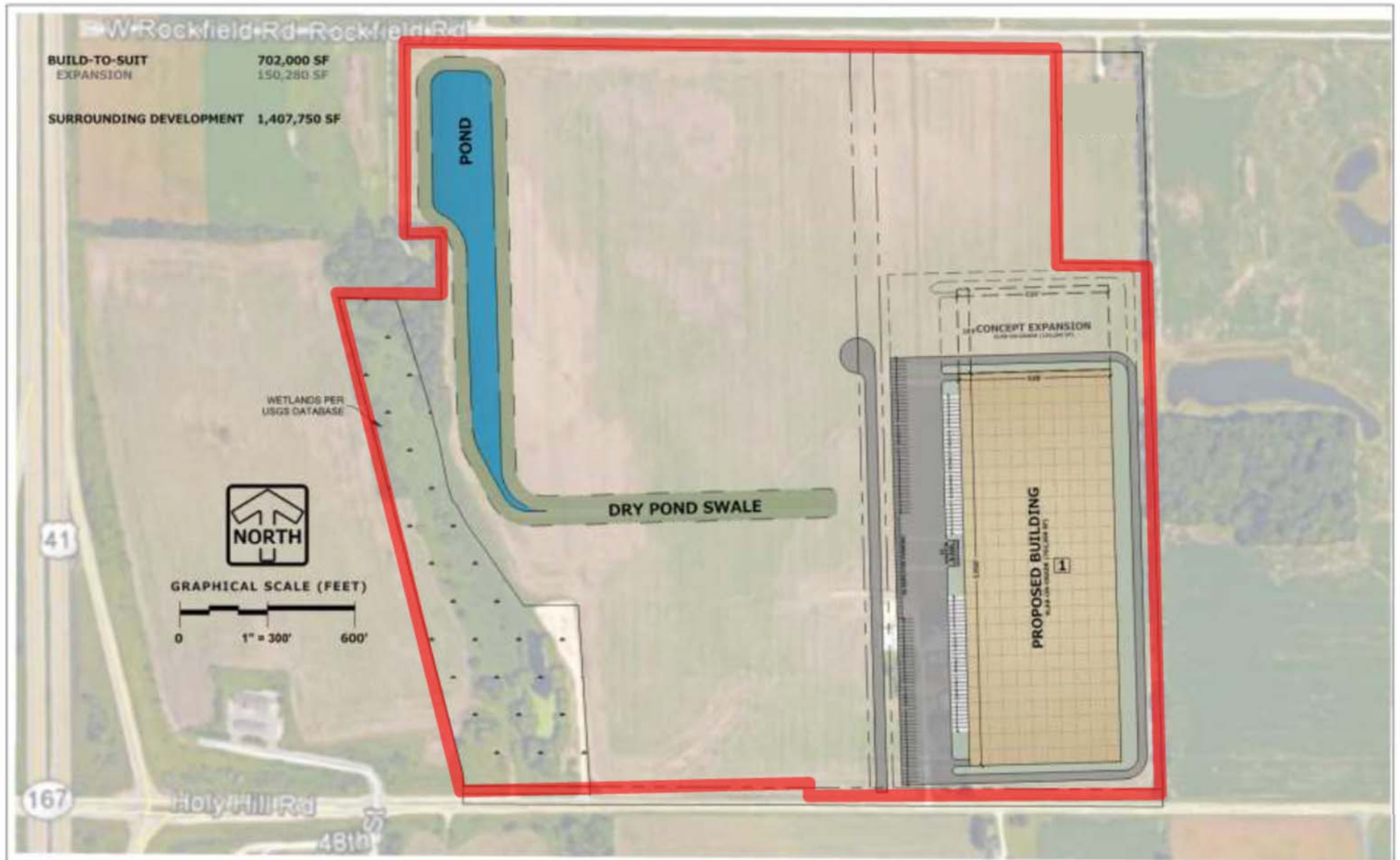
PINNACLE ENGINEERING GROUP

15850 W. BLUEMOUND ROAD | SUITE 210 | BROOKFIELD, WI 53005 | WWW.PINNACLE-ENGR.COM | ADMIN@PINNACLE-ENGR.COM

PLAN | DESIGN | DELIVER



## EXHIBIT E



Village of



Germantown

...Willkommen

Fee Must Accompany Application

☒ \$1,165

Paid

Date 5-9-18

☐ \$200

PC Consultation Only

Paid

Date

## COMPREHENSIVE PLAN AMENDMENT APPLICATION

Please read and complete this application carefully. All applications must be signed and dated. Attach additional sheets and/or include supplemental information in support of your application.

### APPLICANT OR AGENT:

TOWNE REALTY, INC. D/B/A ZILBER PROPERTY GROUP

ATTN: JASON LUEDERS

Address: 9560 58TH PLACE, SUITE 350

KENOSHA, WI 53144

Phone: 414-274-2641

FAX:

E-Mail: JASON.LUEDERS@ZILBER.COM

### PROPERTY OWNER(S):

SEE ATTACHED PROPERTY OWNER(S) SUMMARY

Address:

Phone:

FAX:

E-Mail:

### ☒ REQUEST TO AMEND LAND USE MAP

Current Land Use Map Designation(s):

AG

Proposed Land Use Map Designation(s):

M-1 LIMITED INDUSTRIAL DISTRICT

Address of Property, Parcel ID Number(s) or General Location (¼ section ¼ section):

SEE ATTACHED PROPERTY OWNER(S) SUMMARY

Legal Description of Property or Area (metes and bounds description):

Attach separate legal description if necessary

SEE ATTACHED PROJECT AREA MAP

PLEASE NOTE THE NUMBERS ON THE PROJECT AREA MAP CORRELATE WITH PARCELS NOTED ON THE PROPERTY OWNER(S) SUMMARY

Size of Property or Area:

Acres: 151.31 Square Feet: 6,591,064

## Comprehensive Plan Amendment Application

Page 2 of 3

### Land Use and Zoning of Adjacent Properties (example: residential; Rs-2):

#### VILLAGE OF GERMANTOWN TO COMPLETE

| Adjacent Property Land Uses |  | Zoning |
|-----------------------------|--|--------|
| North                       |  |        |
| South                       |  |        |
| East                        |  |        |
| West                        |  |        |

### ☒ ~~REQUEST TO AMEND PLAN TEXT~~

#### ~~Section(s) of Comprehensive Plan to be Amended:~~

#### ~~Proposed Text Amendment:~~

Attach separate pages as necessary

### Detailed Explanation and Justification for Proposed Amendment(s):

Required for both Land Use Amendment and Text Amendments  
Attach separate pages as necessary

A REQUEST TO AMENDMENT TO THE 2020 LAND USE PLAN MAP IS BEING MADE IN CONJUNCTION WITH AN APPLICATION TO REZONE THE PROPERTY CONTAINED IN THE PROJECT AREA FROM AGRICULTURAL TO M-1 LIMITED INDUSTRIAL DISTRICT CLASSIFICATION TO FACILITATE THE IMMEDIATE CONSTRUCTION OF A 700,000 ± SF INDUSTRIAL FACILITY, AS WELL AS THE FUTURE DEVELOPMENT OF UP TO AN ADDITIONAL 1,400,000 ± SF OF INSTUTIONAL-QUALITY INDUSTRIAL SPACE WITHIN THE PROJECT AREA.

THE CURRENT MIXED-USE CLASSIFICATION IDENTIFIED FOR THE PROJECT AREA NOTED IN THE 2020 LAND USE PLAN PROVIDES FOR COMMERICAL, RETAIL AND RESIDENTIAL USES, HOWEVER THE PROPOSED LAND USE IS INDUSTRIAL. CONSEQUENTLY, THE LAND USE PLAN MUST BE CHANGED FROM MIXED-USE TO INDUSTRIAL.

## Comprehensive Plan Amendment Application

Page 3 of 3

### APPLICATION SUBMITTAL REQUIREMENTS (to be submitted at time of application):

#### All Amendment Applications:

- ☒ Complete Application Form (Affidavit of Understanding and signatures required)
- ☒ Application Fee
- ☐ Additional Sheet(s) for explanation of and justification for proposed amendment(s)

#### Land Use Plan Map Amendment Only:

- ☒ Legal Description of the land subject of map amendment in electronic/digital file format (e.g. Microsoft Word)
- ☒ Detailed Plat of Survey or Site Plan of the land subject to the map amendment at a scale of 1" = 50' or other suitable scale necessary to accurately present:
  - o Exterior boundary of the land subject of the map amendment
  - o Concept plan showing general size, shape and relative location of existing and future roads, lots, structures, wetlands, floodplain or other natural features, environmental etc. as may be necessary to further explain and/or support the proposed map amendment.

SEE ATTACHED PROPERTY OWNER(S) SUMMARY, PROJECT AREA MAP AND CONCEPT SITE PLAN & LOCATION MAP

### AFFIDAVIT OF UNDERSTANDING

Please read and indicate that you understand and agree to the following (initials in box):



I understand that Village Staff, the Plan Commission and/or the Village Board may request additional information to properly evaluate this application and failure to provide such information may be sufficient justification to deny this application;



I understand that, regardless of the justification and/or information provided in support of my application, the Village is under no obligation to approve my application nor amend the Comprehensive Plan as requested;



I am aware that the approval of an application to amend the Land Use Plan Map only amends the Land Use Map and does not otherwise revise or change the zoning of the land affected by the Map amendment, and, if I am applying for a Map amendment in order to pursue actual development of the land affected by the amendment, I may be required to obtain separate permits and/or approvals (e.g. rezoning, land division, site plan, etc.) from the Village or other agencies as a prerequisite to the development of such land.

### ALL APPLICATIONS MUST BE SIGNED BY THE APPLICANT/AGENT AND PROPERTY OWNER(S)

Applicant/Agent

Date

5/8/17

Applicant/Agent

Date

SEE ATTACHED LETTER FROM PROPERTY OWNER(S)

Property Owner

Date

Property Owner

Date





**Village of**  
  
**Germantown**  
*Willkommen*

**FEES MUST BE PAID AT TIME OF APPLICATION**

- ☐ \$200 Plan Commission Consultation
- ☒ \$1,085 Rezoning
- ☐ \$1,240 PDD < 5 acres
- ☐ \$2,095 PDD 5-20 acre site
- ☐ \$3,460 PDD > 20 acre site

Date Paid: 5-9-8 Received by: 

---

## REZONING & PDD APPLICATION

Pursuant to Section 17.51 of the Municipal Code

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

**1 APPLICANT OR AGENT**  
TOWNE REALTY, INC. D/B/A ZILBER PROPERTY GROUP  
9560 58TH PLACE, SUITE 350  
KENOSHA, WI 53144  
ATTN: JASON LUEDERS  
Phone (     ) 414-274-2641  
Fax (     )  
E-Mail JASON.LUEDERS@ZILBER.COM

**PROPERTY OWNER**  
SEE ATTACHED PROPERTY OWNER(S) SUMMARY  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
Phone (     )  
\_\_\_\_\_

| <b>2 PROPERTY ADDRESS OR GENERAL LOCATION</b> | <b>TAX KEY NUMBER</b> |
|-----------------------------------------------|-----------------------|
| <u>SEE ATTACHED PROPERTY OWNER(S) SUMMARY</u> |                       |

**3 REZONING REQUEST**

|                          |                                                               |
|--------------------------|---------------------------------------------------------------|
| <u>FROM</u><br><u>AG</u> | <u>TO</u><br><u>M-1 LIMITED INDUSTRIAL</u><br><u>DISTRICT</u> |
|--------------------------|---------------------------------------------------------------|

**4 METES AND BOUNDS LEGAL DESCRIPTION OF PROPERTY – REQUIRED**

Attach pages as necessary

SEE ATTACHED PROJECT AREA MAP

PLEASE NOTE THE NUMBERS ON THE PROJECT AREA MAP CORRELATE WITH PARCELS NOTED ON THE PROPERTY OWNER(S) SUMMARY

## PURPOSE OF REZONING REQUEST

Briefly describe why the applicant is rezoning the property. Include a description of the proposed use, including any new construction and number of employees, if applicable

REZONING OF THE PROPERTY FROM AGRICULTURE TO M-1 LIMITED INDUSTRIAL DISTRICT IS REQUIRED TO FACILITATE THE IMMEDIATE CONSTRUCTION OF A 700,000 ± SF INDUSTRIAL FACILITY, AS WELL AS THE FUTURE DEVELOPMENT OF UP TO AN ADDITIONAL 1,400,000 ± SF OF INSTITUTIONAL-QUALITY INDUSTRIAL SPACE.

## 6 SUPPORTING DOCUMENTATION:

- ☒ Plat of Survey (1:100)  
SEE ATTACHED PROJECT AREA MAP
- ☒ Site Plan and elevations for new construction (can be conceptual)  
SEE ATTACHED CONCEPT SITE PLAN & LOCATION MAP AND CONCEPT ELEVATIONS
- ☐ \_\_\_\_\_
- ☐ \_\_\_\_\_

## 7 READ AND INITIAL THE FOLLOWING:

JL I understand that the Village is under no obligation to rezone property and that density and lot coverages provided in the Zoning Code are maximums. Actual build out will depend on myriad factors including topography and other natural conditions, surrounding neighborhood context and the detailed design of a project.

JL I understand that Village Staff, Plan Commission and/or Village Board may request additional information to properly evaluate this request and failure to provide such information may in itself be sufficient cause to deny the petition.

JL I am aware that this rezoning shall go into effect immediately upon the final approval of the Village Board and its execution of the rezoning ordinance (PER ATTACHED PROPERTY OWNER LETTER)

## 8 SIGNATURES – ALL APPLICATIONS MUST BE SIGNED BY OWNER!

[Signature]  
Applicant

5/8/12  
Date

SEE ATTACHED LETTER FROM PROPERTY OWNER(S)  
Owner \_\_\_\_\_ Date \_\_\_\_\_

May 4, 2018

The Honorable Village President  
and Members of the Village Board  
Germantown, WI, 53022

Dear Village President and Members of the Village Board:

We are the owner of the property listed below. Towne Realty, Inc., ("Towne"), has certain contract rights to purchase the property. We consent to Towne's application to rezone the property located at Parcel Numbers: GTNV 073991, GTNV 073999, GTNV 074995, GTNV 074991, GTNV 074986 and GTNV 074983, from A-1 Agricultural to M-1 Limited Industrial District, provided that no rezoning is final until Towne or its assigns has taken title to the Property.

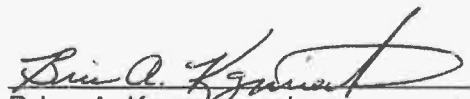
The purpose of the rezoning is to permit industrial uses in conformity with M-1 Zoning for the land.

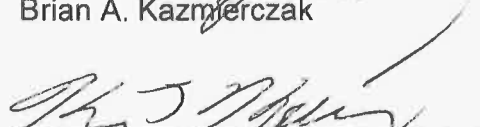
Towne has attached, in their submittal, its conceptual development plan including building and site development, as required by Section 17.43 of the Village of Germantown Zoning Ordinance, and a receipt of the rezoning fee. Towne understand that development of the referenced property proposed for rezoning is required to be consistent with the conceptual development plans submitted with their rezoning petition.

Please inform me and Towne Realty, Inc., of the date this item will be reviewed by the City Plan Commission. The meeting notice should be sent to *W202 N1420 Merkel Drive, Germantown, WI 53022* and to *TOWNE REALTY, INC., ATTN: CHAD NAVIS, 710 N. PLANKINTON AVE., MILWAUKEE, WI, 53203.*

If you any questions regarding the rezoning please contact Chad Navis at 414-274-2642.

Sincerely,

  
Brian A. Kazmierczak

  
Kevin J. Kazmierczak

May 4, 2018

The Honorable Village President  
and Members of the Village Board  
Germantown, WI, 53022

Dear Village President and Members of the Village Board:

We are the owner of the property listed below. Towne Realty, Inc., ("Towne"), has an interest in pursuing certain contract rights to purchase the property. We consent to Towne's application to rezone the property located at Parcel Numbers: GTNV 074984, from A-1 Agricultural to M-1 Limited Industrial District, provided that no rezoning is final until Towne or its assigns has taken title to the Property.

The purpose of the rezoning is to permit industrial uses in conformity with M-1 Zoning for the land.

Towne has attached, in their submittal, its conceptual development plan including building and site development, as required by Section 17.51 of the Village of Germantown Zoning Ordinance, and a receipt of the rezoning fee. Towne understand that development of the referenced property proposed for rezoning is required to be consistent with the conceptual development plans submitted with their rezoning petition.

Please inform me and Towne Realty, Inc., of the date this item will be reviewed by the City Plan Commission. The meeting notice should be sent to *N128W21030 Holy Hill Rd, Richfield, WI 53076* and to *TOWNE REALTY, INC., ATTN: CHAD NAVIS, 710 N. PLANKINTON AVE., MILWAUKEE, WI, 53203.*

If you any questions regarding the rezoning please contact Chad Navis at 414-274-2642.

Sincerely,

  
Richard A Stephan

May 8, 2018

The Honorable Village President  
and Members of the Village Board  
Germantown, WI, 53022

Dear Village President and Members of the Village Board:

We are the owner of the property listed below. Towne Realty, Inc., ("Towne"), has an interest in pursuing certain contract rights to purchase the property. We consent to Towne's application to rezone the property located at Parcel Numbers: GTNV 074993, from A-1 Agricultural to M-1 Limited Industrial District, provided that no rezoning is final until Towne or its assigns has taken title to the Property.

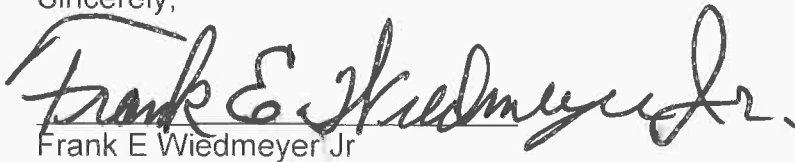
The purpose of the rezoning is to permit industrial uses in conformity with M-1 Zoning for the land.

Towne has attached, in their submittal, its conceptual development plan including building and site development, as required by Section 17.51 of the Village of Germantown Zoning Ordinance, and a receipt of the rezoning fee. Towne understand that development of the referenced property proposed for rezoning is required to be consistent with the conceptual development plans submitted with their rezoning petition.

Please inform me and Towne Realty, Inc., of the date this item will be reviewed by the City Plan Commission. The meeting notice should be sent to *W204 N13164 Goldendale Rd, Richfield, WI* and to *TOWNE REALTY, INC., ATTN: CHAD NAVIS, 710 N. PLANKINTON AVE., MILWAUKEE, WI, 53203.*

If you any questions regarding the rezoning please contact Chad Navis at 414-274-2642.

Sincerely,

  
Frank E Wiedmeyer Jr

May 8, 2018

Village of Germantown  
Rezoning & Comprehensive Plan Amendment Application Parcel Information

**Applicant:**

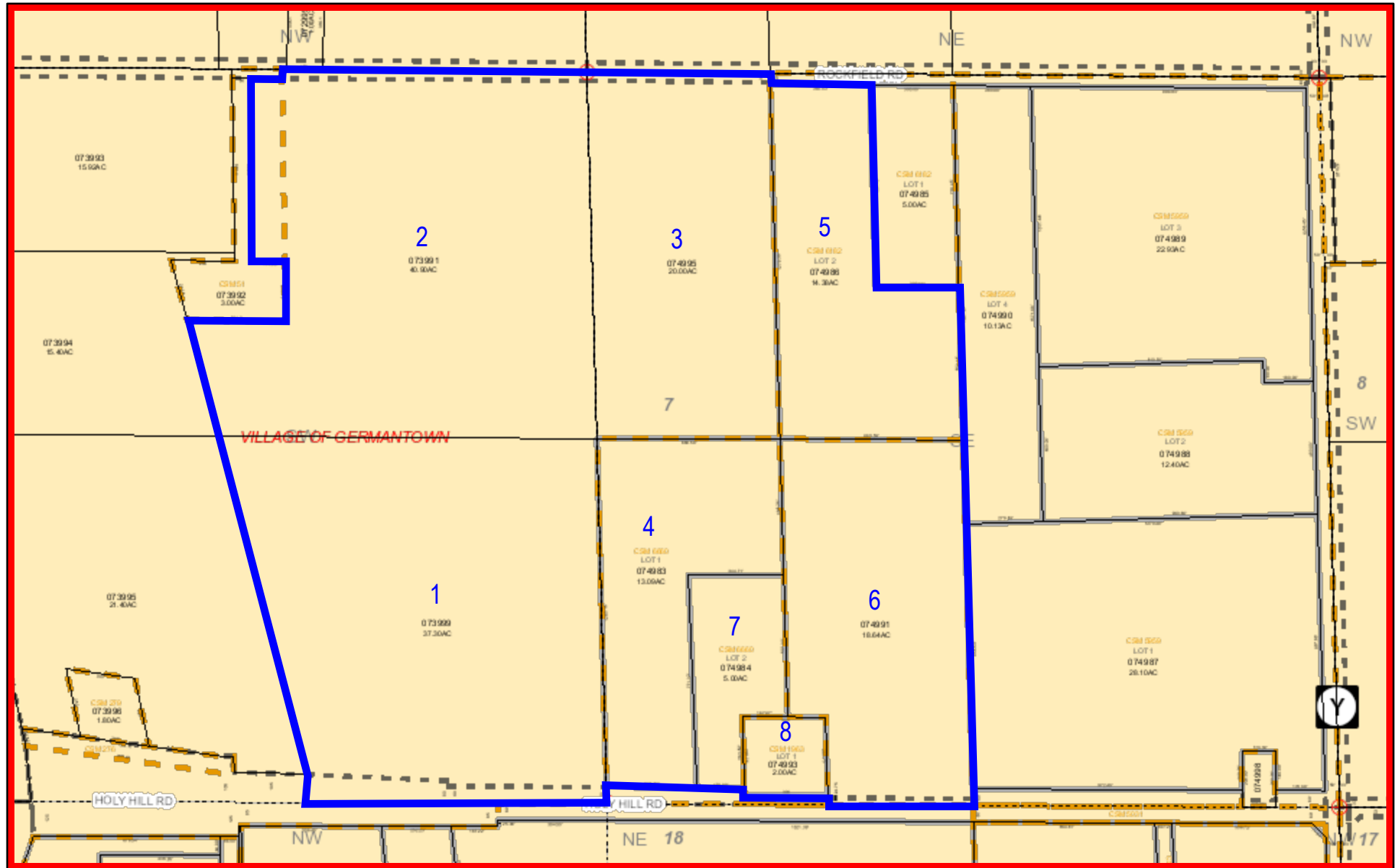
Towne Realty, Inc. D/B/A Zilber Property Group  
9560 58<sup>th</sup> Place, Suite 650  
Kenosha, WI 53144  
Contact: Jason Lueders  
Phone: 414-274-2641  
Email: [jason.lueders@zilber.com](mailto:jason.lueders@zilber.com)

**1. Property Owner(s) Summary:**

| PARCEL                    |             | CONTACT                                                                                    | DESCRIPTION                                           | ACRES     |
|---------------------------|-------------|--------------------------------------------------------------------------------------------|-------------------------------------------------------|-----------|
| 1                         | GTNV_073999 | BRIAN A KAZMIERCZAK, KEVIN J<br>KAZMIERCZAK<br>W202N11420 MERKEL DR<br>GERMANTOWN WI 53022 | PT SE SW DOC<br>1308664 SEC 7-9-<br>20                | 37.30 AC  |
| 2                         | GTNV_073991 | BRIAN A KAZMIERCZAK, KEVIN J<br>KAZMIERCZAK<br>W202N11420 MERKEL DR<br>GERMANTOWN WI 53022 | PT N1/2 SW+PT<br>CSM 51 DOC<br>1308664 SEC 7-9-<br>20 | 40.90 AC  |
| 3                         | GTNV_074995 | BRIAN A KAZMIERCZAK, KEVIN J<br>KAZMIERCZAK<br>W202N11420 MERKEL DR<br>GERMANTOWN WI 53022 | W1/2 NW SE DOC<br>1308664 SEC 7-9-<br>20              | 20.00 AC  |
| 4                         | GTNV_074983 | BRIAN A KAZMIERCZAK, KEVIN J<br>KAZMIERCZAK<br>W202N11420 MERKEL DR<br>GERMANTOWN WI 53022 | W 1/2 SW SE CSM<br>6660 LOT 1 DOC<br>1308664          | 13.09 AC  |
| 5                         | GTNV_074986 | BRIAN A KAZMIERCZAK, KEVIN J<br>KAZMIERCZAK<br>W202N11420 MERKEL DR<br>GERMANTOWN WI 53022 | PT OF NW SE<br>CSM 6182 LOT 2<br>DOC 1308664          | 14.38 AC  |
| 6                         | GTNV_074991 | BRIAN A KAZMIERCZAK, KEVIN J<br>KAZMIERCZAK<br>W202N11420 MERKEL DR<br>GERMANTOWN WI 53022 | E1/2 SW SE (EXC<br>CSM 1963) DOC<br>1308664           | 18.64 AC  |
| 7                         | GTNV_074984 | RICHARD A STEPHAN, MARY K STEPHAN<br>N128W21030 HOLY HILL RD<br>RICHFIELD WI 53076         | W 1/2 SW SE CSM<br>6660 LOT2 DOC<br>1396801           | 05.00 AC  |
| 8                         | GTNV_074993 | FRANK E WIEDMEYER, MARY J<br>WIEDMEYER<br>W204N13164 GOLDENDALE RD<br>RICHFIELD WI 53076   | CSM 1963 PT SW<br>SE DOC<br>1271133+1391655           | 02.00 AC  |
| TOTAL PROJECT AREA ACRES: |             |                                                                                            |                                                       | 151.31 AC |

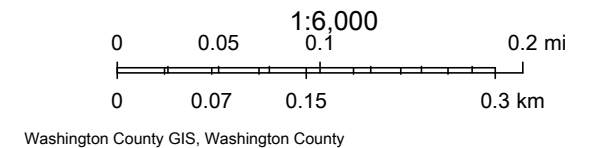
# PROJECT AREA MAP

ATTACHMENT TO REZONING & COMPREHENSIVE PLAN AMENDMENT APPLICATIONS - DATED 05/08/2018



May 8, 2018

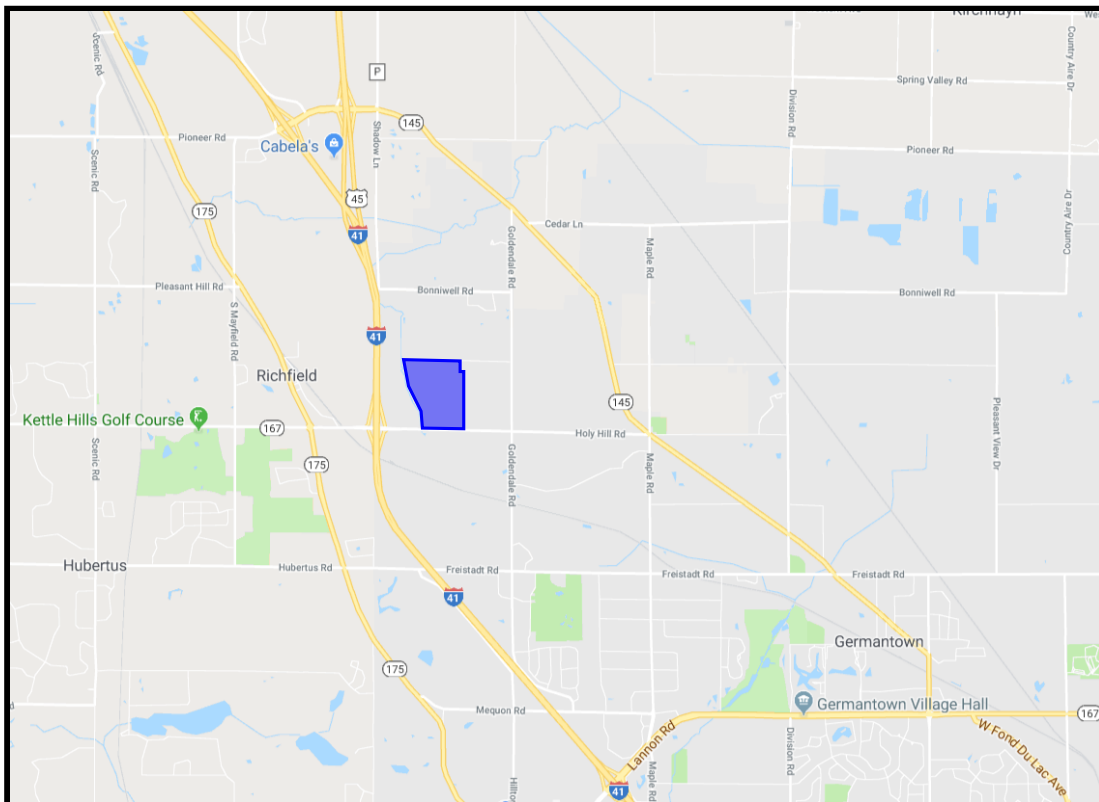
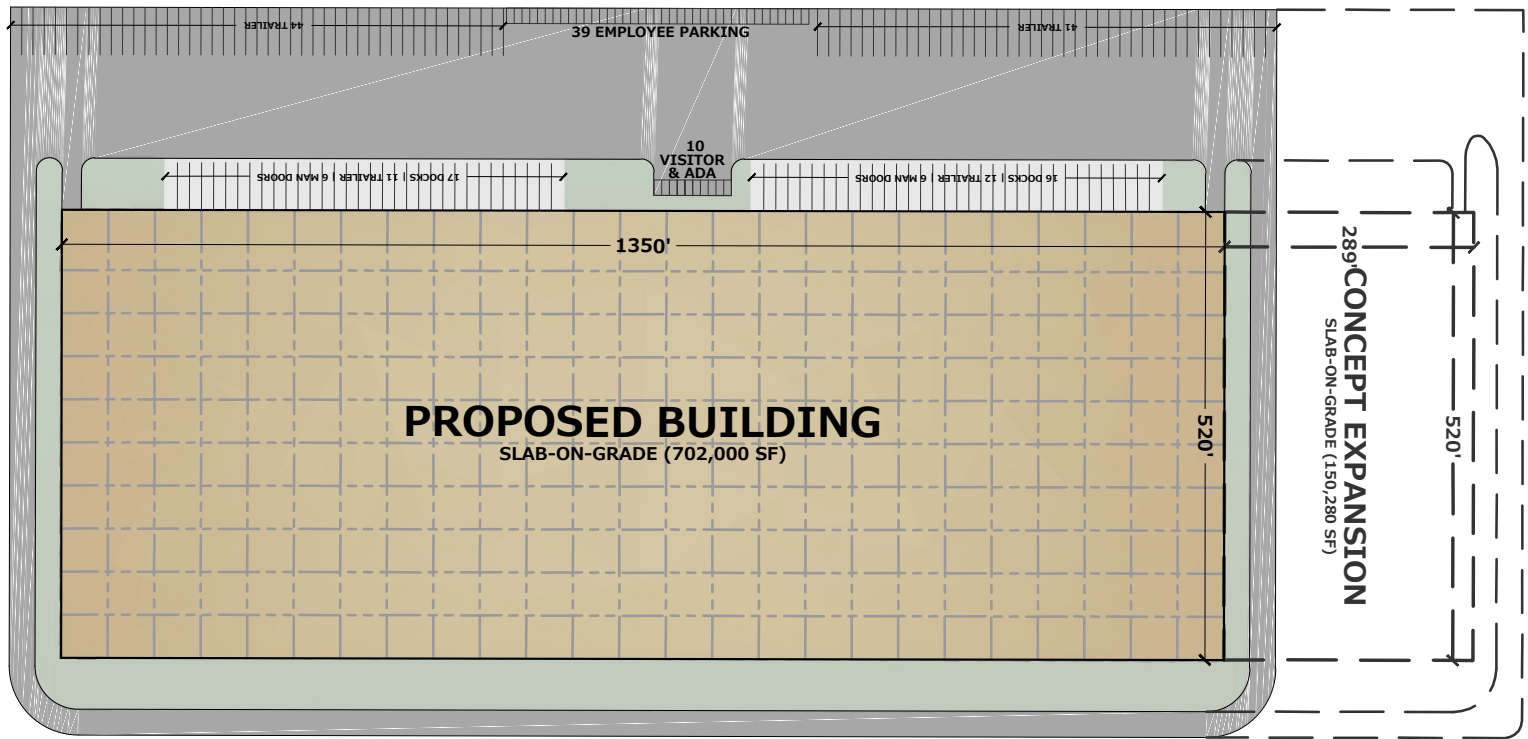
- |                            |                             |                    |               |
|----------------------------|-----------------------------|--------------------|---------------|
| CountyBoundary             | Washington County Landmarks | Public Open Spaces | Meander Line  |
| City, Village or Town Hall | Airports                    | Current Parcel     | PLSS Monument |
| Libraries                  | Trails                      | Landhook           | PLSS Boundary |





# CONCEPT SITE PLAN & LOCATION MAP

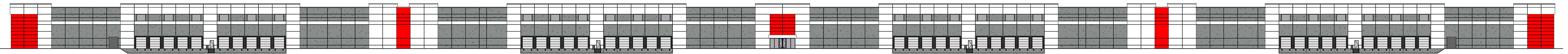
ATTACHMENT TO REZONING & COMPREHENSIVE PLAN AMENDMENT APPLICATIONS - DATED 05/08/2018







SIDE ELEVATION





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

**MEETING DATE:** June 18, 2018

**AGENDA ITEM:** Public Hearing & New Business **[ORDINANCE & RESOLUTION]**

**ITEM TITLE:** Phylmack LLC, agent for Speaker Properties LLC and the J.W. Speaker Corporation, property owners, has submitted a proposal to amend the Speaker Corporation PDD by adding additional land to the PDD, modifying the General Development Plan (GDP), and revising certain restrictions in the Conditions & Restrictions Resolution (Res. No. 26-17).

Speaker Properties LLC, Agent for Francis & Dolores Mayer, etal., Thomas & Joan Roskopf, and Phylmack LLC, Property Owners 144.2 acres of land east of Goldendale Road and north of Freistadt Road (Parcels GTNV#173-992, 173-993, 173-987 & 174-985); proposed 2020 Land Use Plan Map Amendments & a Rezoning Application

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

### **SUMMARY EXPLANATION:**

The 144-acre Speaker Corporation Planned Development District (PDD) was created in December 2017. The General Development Plan (GDP) dated December 11, 2017 established the general parameters guiding all future development within the PDD area, including the approximate size, location and orientation of buildings, overall density of development, location of access driveways and intersections, and the extent and location of landscaping and buffering relative to adjacent land uses.

At this time, the Speaker Corporation has submitted a proposal to amend the PDD by: (1) amending the overall size and boundary of the PDD by rezoning and adding a small amount of adjacent land (three residential parcels); (2) modifying the General Development Plan (GDP) by adding the three parcels to the plan and changing the relative location of two of the proposed buildings (SMT and Design Center buildings); and (3) modifying certain language in the Conditions & Restrictions Resolution (Res. No. 26-17) regarding the timing of landscape planning for the “future” development area.

Pursuant to the Planned Development District regulations, the Plan Commission determined that the proposed PDD amendments are “significant” changes that require a public hearing concurrent with the Village Board’s consideration and action on the proposed amendments.

### **ATTACHMENTS:**

- ◆ 5/14/18 Staff Report
- ◆ 5/14/18 Plan Commission Meeting Minutes
- ◆ Draft M-1/PDD Rezoning Ordinance
- ◆ Draft Resolution Adopting REVISED Conditions & Restrictions

**PLAN COMMISSION RECOMMENDATIONS:**

APPROVE the proposed PDD amendments for the Speaker Corporation PDD, including: (1) amending the overall size and boundary of the PDD by rezoning and adding adjacent land; (2) modifying the General Development Plan (GDP) by changing the relative location of the SMT and Design Center buildings; and (3) modifying certain language in the Conditions & Restrictions Resolution (Res. No. 26-17) regarding the timing of landscape planning for the “future” development area subject to the following conditions:

1. The original General Development Plan (GDP) dated December 11, 2017 is replaced by the amendment GDP dated May 8, 2018.
2. The proposed amendments shall be codified into a revised Conditions & Restrictions resolution to be considered for approval by the Village Board, including language addressing the agreement between Speaker and John Wagie allowing the 1.8-acre property to be used for residential purposes through June 2019.
3. The existing tree line between the Neuland Subdivision and the west side of the proposed SMT building shall be enhanced with supplemental tree plantings and/or berming. Said landscaping enhancements shall be reflected in the required landscape plan to be submitted concurrent with Phase I development (east-west driveway and SMT building construction).
4. That portion of the requirement under Section 5 in the original Conditions & Restrictions Resolution (Res. No. 26-17) that requires “... a detailed landscaping and buffer plan for the north perimeter of Lot 1 adjacent to the WSOR railroad and south perimeter of Outlot 3 as shown on the GDP shall be prepared and submitted to the Plan Commission for review and approval prior to commencement of construction of the Goldendale Road access driveway and utility installation” shall be deferred for a period of two (2) years after construction of the east-west driveway has commenced, or, July 1, 2020, whichever date occurs first.

*NOTE: The Plan Commission recommendation (above) and four conditions are reflected in the draft resolution.*

## **NOTICE OF PUBLIC HEARING VILLAGE OF GERMANTOWN**

NOTICE is hereby given that a Public Hearing will be held before the Village of Germantown Village Board at the Germantown Village Hall located at N112 W17001 Mequon Road, Germantown, Wisconsin on the following date and at the time noted below (or soon thereafter):

DATE: Monday, June 18, 2018  
TIME: 7:00 p.m. or later

The purpose of said hearing is to hear any and all parties, their attorneys or agents, for or against the applications filed by the following petitioners for: (1) a rezoning application to rezone the following described parcels from the Rs-3: Single-Family District or Rs-4: Single-Family District to the M-1/PDD District under the J.W. Speaker Corporation Planned Development District ("Speaker PDD"); and (2) amendments to the Speaker PDD General Development Plan (GDP) and Conditions and Restrictions adopted under Resolution No. 26-17:

Petitioners: Phylmack LLC, Property Owner and Agent for Speaker Properties, LLC and John A. Wagie, Property Owners

Property: Parcel 1: W200 N12108 Josephine Drive (Tax Key No. 173-032)  
Parcel 2: W200 N12122 Josephine Drive (Tax Key No. 173-033)  
Parcel 3: N121 W19996 Dalebrook Drive (Tax Key No. 173-989)

Rs-3 to M-1/PDD Rezoning Area (Parcel 1 & 2):

Lot 1 and Lot 2 of Block 5 in NEULAND Subdivision, and lands in the Southwest One-quarter (1/4) of Section Seventeen (17), in Township Nine (9) North, Range Twenty (20) East, in the Village of Germantown, Washington County, Wisconsin, bounded and described as follows: Beginning at the Southwest corner of said Lot 1 and the easterly line of Josephine drive; thence North 01°16'33" West along the West line of said Lot 1 a distance of 191.93 feet to a point on the West line of said Lot 2; thence North 03°28'03" West along said West line 97.13 feet to a point on the North line of said Lot 2; thence North 75°00'27" East along said North line 173.33 feet to a point on the West line of Lot 1 of Certified Survey Map No. 6215; thence South 01°17'44" East along said West line 330.76 feet to a point on the North line of Dale Brook Drive; thence South 88°57'27" West along said North line 164.78 feet to the point of beginning. Containing 51,304 square feet or 1.1777 acres.

Rs-4 to M-1/PDD Rezoning Area (Parcel 3):

Being a part of the Southwest One-quarter (1/4) of Section Seventeen (17), in Township Nine (9) North, Range Twenty (20) East, in the Village of Germantown, Washington County, Wisconsin, bounded and described as follows: Commencing at the Southwest corner of said Section; thence North 89°53'45" East along the South line of 1/4 Section 1305.77 feet to a point; thence North 01°17'44" West along the West line of Lot 1 of Certified Survey Map No. 6215 and its Southerly extension 549.55 feet to the point of beginning of lands described hereinafter; thence continue North 01°17'44" West 362.00

feet to a point; thence North  $88^{\circ}42'16''$  East 222.00 feet to a point on the West line of said Lot 1; thence South  $01^{\circ}17'44''$  East along said West line 362.00 feet to a point; thence South  $88^{\circ}42'16''$  West 222.00 to the point of beginning. Containing 80,364 square feet or 1.8449 acres.

A copy of the application(s) is on file in the Village of Germantown Community Development Department (Planning & Zoning Services) and is available for public inspection during the hours of 8:00 a.m. to 4:00 p.m. Monday through Friday.

Dated this 15<sup>th</sup> day of May, 2018.  
Deanna Boldrey, Village Clerk

To Be Published On: May 30<sup>th</sup> and June 6<sup>th</sup>, 2018

**Phylmack LLC, Agent for Speaker Properties LLC and J.W. Speaker Corporation** – N121 W19996 Dalebrook Drive, Lot 1 and 2 in Block 5 of Neuland Subdivision on Josephine Drive. Proposal to amend the Speaker Corporation PDD by adding additional land to the PDD, modifying the General Development Plan and revising certain restrictions in the Conditions & Restrictions Resolution. Planner Retzlaff summarized the proposal.

***MOTION Laszewski second Baum that the proposed PDD amendments are “Significant” changes that require a public hearing concurrent with the Village Board’s consideration and action on the proposed amendments.***

Discussion followed. Trustee Baum said he supports the motion because adding 3 additional lots and not putting the trees in on the north will bring the residents out because that was a main issue of theirs to start the buffering today so there is growth in the future. Planner Retzlaff said the lots were already owned by Speaker at the time the PDD was created but were not included. Chairman Wolter commented that no development would occur on the 3 lots.

***MOTION carried unanimously.***

***MOTION Baum second Laszewski to Approve the proposed PDD amendments for the Speaker Corporation PDD, including: (1) amending the overall size and boundary of the PDD by rezoning and adding adjacent land; (2) modifying the General Development Plan (GDP) by changing the relative location of the SMT and Design Center buildings; and (3) modifying certain language in the Conditions & Restrictions Resolution (Res. No. 26-17) regarding the timing of landscape planning for the “future” development area subject to the following conditions:***

- 1. The original General Development Plan (GDP) dated December 11, 2017 is replaced by the amendment GDP dated May 8, 2018.***
- 2. The proposed amendments shall be codified into a revised Conditions & Restrictions resolution to be considered for approval by the Village Board, including language addressing the agreement between Speaker and John Wagie allowing the 1.8-acre property to be used for residential purposes through June 2019.***
- 3. The existing tree line between the Neuland Subdivision and the west side of the proposed SMT building shall be enhanced with supplemental tree plantings and/or berming. Said landscaping enhancements shall be reflected in the required landscape plan to be submitted concurrent with Phase I development (east-west driveway and SMT building construction).***
- 4. That portion of the requirement under Section 5 in the original Conditions & Restrictions Resolution (Res. No. 26-17) that requires “... a detailed landscaping and buffer plan for the north perimeter of Lot 1 adjacent to the WSOR railroad and south perimeter of Outlot 3 as shown on the GDP shall be prepared and submitted to the Plan Commission for review and approval prior to commencement of construction of the Goldendale Road access driveway and utility installation” shall be deferred for a period of two (2) years after construction of the east-west driveway has commenced, or, July 1, 2020, whichever date occurs first.***

***MOTION to Amend Baum second Kimmler to remove Condition #4 and not defer the landscaping for two years.***

Discussion continued. Planner Retzlaff explained the request is that the preparation of the landscape plan for the area south of the railroad, along with the installation of some trees, be deferred until a site development plan comes forward. The staff recommendation supports the request to defer the pre-planning of that area, but for a period of no more than 2 years. It does not eliminate the landscape requirement but simply defers it to a later date. Commissioner Williams asked if the proposed driveway could be seen from Isabelle Farms subdivision. Commissioner Kimmler said a few houses would be able to see the driveway. Planner Retzlaff stated there is an existing tree line along the rail road on both the north side and south side and the intention is to supplement that as shown on the general development plan. He said the supplemental landscaping is not intended to obscure the view of the driveway 100 percent from the north.

Discussion continued on the type of trees currently planted along the railroad tracks. Jaime Speaker explained he is still committed to do the north buffer but it's an issue of timing due to a number of delays with the project. After getting into the details, they were required to shift the buildings. He said they need to submit the site plan and road plans for review. All he is asking for is a 2-year deferral to have more time to come up with something reasonable on the northern boundary and get the southern landscaping in now. He will then come back to propose a plan for the north buffer. He also asked the Commission to consider this a minor change to the PDD.

***MOTION to Amend Fails 3-3 (Wolter, Nilles, Williams against).***

***MOTION to Amend Kimmler second Nilles to have the planning for both the north and south area completed right away and delay planting along the north side until November 1, 2019.***

Trustee Baum said they are asking to delay planning the landscaping on the north, so it can be done with more thought after the road goes in. Chairman Wolter further commented that the request to delay is only for the north section and that there is a very robust berming and planting section to the south. He added that there is a significant storm water issue in the area that needs to be addressed and would go along with the landscaping plan to hopefully lessen some of the issues for the subdivision to the south. It may be difficult to provide that kind of detailed plan in order to make the schedule for the next Plan Commission meeting.

***MOTION to Amend Fails 5-1 (Kimmler).***

***MOTION to Approve the PDD Amendments carried unanimously.***

**MGS Manufacturing Group – W190 N11701 Moldmakers Way.** MSI General, agent for MGS is seeking approval of site development and building plans for a 26,880 sqft building addition and partial raised roof expansion to the existing manufacturing facility. Planner Retzlaff summarized the proposal.

***MOTION Baum second Nilles to Approve the site development & building plans for the 26,880 sqft building addition and 13,000 sqft partial raised roof expansion to the existing MGS***

## RESOLUTION NO. R 48-18

### AMENDING RESOLUTION NO. 26-17 AND THE CONDITIONS AND RESTRICTIONS FOR THE SPEAKER CORPORATION PLANNED DEVELOPMENT DISTRICT ("SPEAKER CORPORATION PDD")

---

**WHEREAS**, Speaker Properties LLC, property owner (hereinafter the "Developer") has applied for an M-1: Limited Industrial Planned Development District (M-1/PDD) to be applied onto the subject parcels located in the Village of Germantown as generally described in Exhibit A attached hereto; and

**WHEREAS**, Section 17.27(4) of the Village of Germantown Municipal Code allows for the adoption of conditions and restrictions for Planned Development Districts (PDD) that modify the basic allowances, limitations, and bulk regulations of the underlying zoning district, as well as, allow for the establishment of specific uses, bulk regulations, density standards, yard setbacks, etc. to ensure proper development, operation and maintenance of the proposed development set forth in the General Development Plan; and

**WHEREAS**, the Village of Germantown Plan Commission on December 11, 2017, reviewed the M-1/PDD rezoning application and forwarded a positive recommendation regarding both the rezoning and General Development Plan to the Village Board;

**NOW, THEREFORE BE IT RESOLVED** that the Village Board of the Village of Germantown hereby adopts the following specific conditions and restrictions that shall apply to all development on and the use of property within the PDD:

1. **PURPOSE AND INTENT.** The Speaker Corporation PDD (SC-PDD) is intended to provide for the orderly and attractive development and operation of a mix of professional office and light manufacturing and assembly uses where such activities are conducted within enclosed buildings developed within a low-density, campus-like setting. The SC-PDD will be comprised of stand-alone sites and buildings located within the SC-PDD that collectively support and serve the day-to-day office, research & design, manufacture and assembly, warehouse and distribution functions of the Speaker Corporation's overall business operation. The development sites and buildings will be designed, located and constructed with a consistent architectural theme, high-quality materials, generous landscaping, and in a manner that does not negatively impact surrounding properties and residents and that does protect and preserve the existing environmental features located within the SC-PDD. Further, it is intended that future development, land uses and activities within the SC-PDD be compatible with adjacent and surrounding residential and agricultural development, and, enhance the economic stability and quality of life in the Village of Germantown.
2. **GENERAL DEVELOPMENT PLAN (GDP).** The General Development Plan (Exhibit B dated May 8, 2018 ~~December 11, 2017~~) for the Speaker Corporation PDD establishes the basic parameters for all development within the PDD, including the approximate size and orientation of buildings, density



of development, setbacks, location of access roadways and driveways, and the general location and extent of landscaping and buffering. While all future development within the PDD shall be generally consistent with the GDP, the GDP does not grant specific site development or building approval. Detailed Site Development and Building Plans shall be prepared and submitted to the Village Plan Commission for review and approval prior to the issuance of any building permit(s) consistent with the requirements of Sections 17.27(5), (6) & (7) of the Zoning Code. Proposed modifications and/or revisions to the GDP shall be reviewed consistent with Section 17.27(9) of the Zoning Code.

a. PHASING.

- i. Future development within the SC-PDD is intended to occur in phases with the construction of the Goldendale access driveway and sanitary sewer and water utilities installed prior to or concurrent with Phase 1 site and building development. However, the phasing plan shown on the GDP is intended to be a general guideline for future development within the SC-PDD. The phasing plan is not intended to be a rigid restriction on or requirement for the timing or sequencing of development within the SC-PDD.
- ii. The general timing of and specific use, size, or relative location and orientation of Phase 4 “future development” on Lot 1 has not yet been determined. One potential development plan for Phase 4 that has been discussed is the potential relocation of the Speaker Corporation’s existing Whitney Drive facility to a new facility constructed on Lot 1.

b. OUTLOTS.

- i. The four (4) “Outlots” shown on the GDP are areas that cannot be developed given the existence of sensitive environmental features, e.g. wetland, floodplain, navigable stream, and the Speaker Corporation’s desire to preserve and protect these features.
- ii. Outlot #3 contains a small wetland area but will remain undeveloped to preserve and enhance the existing tree line along the common property line shared with the Neuland residential subdivision, and, within the open space buffer area south of the proposed Goldendale Road access driveway.

c. LOT 1 and OUTLOT #3 LANDSCAPING AND BUFFERING.

- i. The GDP indicates the approximate location, type, size and shape of undulating earth forms (berms), tree and other landscape plantings to be installed in those areas for purposes of providing an adequate visual buffer between the surrounding residential areas and the internal access driveway and future “Phase 4” development of Lot 1 (previously referred to as the “Mayer/Neu Property”).
- ii. The Speaker Corporation intends to construct and install said tree plantings along the north perimeter of Lot 1 and tree

plantings and berms along the south side of the access driveway on Outlot #3 prior to or concurrent with Phase 1 and Phase 2 development of Lot 2 and Lot 3 (as shown on the GDP). The specific time frame for implementation of the landscaping and buffer plan required herein shall be established in cooperation with the Plan Commission and as part of the plan landscaping and buffer approval.

- iii. A detailed landscaping and buffer plan shall be prepared and submitted for Village approval as required herein.
- iv. Additional landscaping to enhance the visual buffering, e.g. plantings, berms, fences, may be required as deemed necessary as part of a specific site development and building plan required at the time actual development occurs.

d. **STORM WATER MANAGEMENT.**

- i. The GDP indicates the approximate and anticipated location, size and shape of storm water management ponds necessary to serve future access driveway construction and site development within the SC-PDD.
- ii. The Speaker Corporation intends to construct and install said storm water management facilities as needed concurrent with Phase 1 and Phase 2 development of Lot 2 and Lot 3 (as shown on the GDP). Storm water management plans for the storm water facilities to be installed prior to or as part of construction of the internal driveway shall be presented to the Plan Commission for review. The specific time frame for implementation of storm water management shall be established in cooperation with the Plan Commission and as part of the plan approval. Supplemental storm water management plans and facilities will be required as part of each specific site development and building plan required at the time development occurs as required under Section 4.

3. **PERMITTED LAND USES.** Permitted Principal, Accessory, Conditional and Temporary Uses allowed within the SC-PDD are set forth below. Unless otherwise provided below, uses not specifically listed are prohibited.

a. **PRINCIPAL USES**

- i. Light Manufacturing, Fabrication and Assembly Uses
- ii. Professional Offices
- iii. Research, Development and Testing Facilities
- iv. Warehouse and Distribution Facilities ancillary to the primary function
- v. Corporate Training, Meeting & Education Facilities
- vi. Agricultural uses that involve crop production, cultivation and grazing (excluding large-scale livestock and poultry operations)

b. **ACCESSORY USES**

- i. Off-street parking and loading areas

- ii. Storage of vehicles, equipment, products or non-hazardous materials used in conjunction with a principal use within an attached or detached and completely enclosed building
- iii. Auxiliary power generators (only to be run for exercise purposes between the hours of 9:00 a.m. and 5:00 p.m. and only be operated for functionality when there is a power outage)
- iv. Land conservation practices

c. CONDITIONAL USES

- i. Child day care facilities licensed by and in compliance with all applicable State and local regulations
- ii. An unclassified or unspecified use not listed herein may be permitted provided that such use is similar in the operational characteristics as a principal use listed herein, and, is compatible with, directly supports, or is mutually beneficial to the operation of the existing uses within the SC-PDD. If the Plan Commission determines that an unclassified or unspecified use is similar in character to a principal use, the unclassified or unspecified use will only be allowed following review and approval by both the Plan Commission and the Village Board in accordance with the procedures established in Section 17.42 (Conditional Uses).

d. TEMPORARY USES

- i. See Section 17.07(2a).

e. N121 W19996 Dalebrook Drive (Tax Key No. 173-989). The Speaker Corporation has an agreement with the current owner, John A. Wagie, of a 1.8-acre parcel located at N121 W19996 Dalebrook Drive (currently zoned Rs-3: Single-Family and used for residential purposes) to acquire said parcel for purposes of including it in the SC-PDD. That agreement includes a stipulation that the current owner may continue to utilize said parcel for residential purposes through June, 2019. Therefore, and notwithstanding the land combination and rezoning approvals granted by the Village that enable the Speaker Corporation to attach and include this 1.8-acre parcel into the SC-PDD and overall Speaker Corporation campus expansion plan, the Village will allow the existing 1.8-acre area and existing dwelling to continue to be used for residential purposes until July 1, 2019. After that date, the Speaker Corporation is responsible for ceasing said residential use, removing the existing dwelling and accessory structures, and restoring the site to the conditions and use reflected in the adopted GDP.

4. **SITE PLAN APPROVAL REQUIRED.** Consistent with the requirements of Section 17.27(5) through (7), all development within the SC-PDD shall be subject of detailed site development and building plans submitted for review and approval by the Plan Commission in accordance with the requirements and procedures in Section 17.43 prior to issuance of a building permit.

5. **PERIMETER LANDSCAPING & BUFFER PLAN REQUIRED.**

- a. Notwithstanding the requirements in Section 4. above, the GDP indicates the approximate location, shape and size of landscape plantings to be designed-in-detail and installed at the north edge of the 'Mayer-Neu' property, directly south of the RR right of way, for the purposes of providing an adequate visual buffer between the surrounding residential areas to the north and any future development on the 'Mayer-Neu' parcel. A detailed landscape plan shall be submitted to the Village Plan Commission for review and approval no later than two (2) years after construction of the east-west driveway has commenced, or, July 1, 2020, whichever date is expected to occur first. The actual installation of the landscaping features, plantings, etc., subject of said landscape plan may be deferred until future development of this area has been approved by the Village. a detailed landscaping and buffer plan for the north perimeter of Lot 1 adjacent to the WSOR railroad and south perimeter of Outlot 3 as shown on the GDP shall be prepared and submitted to the Plan Commission for review and approval prior to commencement of construction of the Goldendale Road access driveway and utility installation. Said landscaping and buffer plan shall take into consideration existing topography, existing vegetation, existing visibility and existing distance separation from the surrounding residential areas to the south (Neuland Subdivision) and to the north (Isabell Farms Subdivision) to determine the type, amount, density, height, and other characteristics of the undulating earth forms (berms) and tree plantings (where applicable) that will be necessary to provide an adequate visual buffer between said residential areas and the internal access driveway and future "Phase 4" development of Lot 1 (previously referred to as the "Mayer/Neu Property"). NOTE: the required "visual buffer" is not intended to be nor provide a 100 percent visual barrier of the view from all vantage points within the surrounding residential areas, but rather to provide an effective (albeit partial) obstructed view of the developed area, buildings and traffic traveling within the SC-PDD.
- b. The undulating earth forms (berms) should be designed consistent with the Village's berm regulations under Section 17.57.
- c. The existing tree line between the Neuland Subdivision and the west side of the proposed SMT building shall be enhanced with supplemental tree plantings and/or berming. Said landscaping enhancements shall be reflected in the required landscape plan to be submitted concurrent with Phase I development.

6. **ACCESS.** Access to development within the SC-PDD shall be from the private access driveway shown on GDP. No other direct access to/from Goldendale Road, Freistadt Road, Josephine, etc. shall be permitted. Direct access to/from these public roads to any undeveloped lots or outlots for agricultural and land conservation/maintenance purposes is permitted if no other reasonable means of access to these areas is available.

7. **SITE DEVELOPMENT AND BUILDING REQUIREMENTS.** Unless otherwise set forth below, all site development and building shall be in accordance with the lot, building and other applicable bulk requirements set forth in the underlying M-1: Limited Industrial Zoning District and other applicable Zoning Code regulations.

a. **LOT AND BUILDING REQUIREMENTS**

- i. Lot Area (minimum) 15 acres
  - ii. Lot Width (minimum) 300 feet
  - iii. Lot Frontage (minimum) 50 feet
  - iv. Principal & Accessory Building Setbacks (minimum)
    1. Goldendale Road 100 feet
    2. Freistadt Road 100 feet
    3. WSOR Railroad 100 feet
    4. Residential District 200 feet
    5. Front/Street yard 50 feet (from internal access road)
    6. Side yard 25 feet
    7. Rear yard 25 feet
  - v. Building Height (maximum)
    1. Principal Building 45 feet
    2. Accessory building 25 feet
  - vi. Parking Setbacks (minimum)
    1. Goldendale Road 50 feet
    2. Freistadt Road 50 feet
    3. WSOR Railroad 50 feet
    4. Residential District 50 feet
    5. Front/Street yard 25 feet
    6. Side yard 25 feet
    7. Rear yard 25 feet
  - vii. Lot Coverage (maximum) 50 percent impervious area maximum across the entire 144.2-acre PDD area and 70 percent maximum lot coverage of a single lot.
- b. **PARKING** (see Section 17.45).
  - i. Stall Area (minimum) 162 sqft
  - ii. Stall Number not to exceed (1) stall/shift/employee
- c. **ARCHITECTURAL DESIGN AND BUILDING ORIENTATION.**
  - i. The relative location and orientation of a building on a site, building architecture and design, and the use and placement of windows and other functional and decorative architectural

devices should be considered and used to minimize potential light trespass or any other potentially negative impact on adjacent and surrounding residential property.

d. BUILDING MATERIALS.

- i. The development sites and buildings will be designed, located and constructed with a consistent architectural theme, high-quality materials, landscaping, and in a manner that protects and preserves the existing environmental features consistent with current buildings located on the same site.

e. HVAC MECHANICALS.

- i. All electrical, heating, cooling and other mechanical structures, and air handling units, regardless of location and whether roof or ground-mounted, shall be concealed by landscaping and/or by decorative architectural screening materials which are an integral part of the building design. Roof-mounted units shall be screened from view from adjacent public roadways including Isabelle Farms Drive, Meadow Brook Court and Prairie Ridge Court.

f. WASTE AND RECYCLING FACILITIES & ENCLOSURES.

- i. All waste and recycling dumpsters shall be screened in the same architectural style and materials of the principal building on the property and include landscaping. Dumpsters should be screened from all residential areas, public rights-of-way or adjacent properties.

g. OUTSIDE STORAGE.

- i. Incidental and short-term storage of vehicles, trailers, materials and finished products visible from residential properties and public rights-of-way shall be screened. The type of screening shall be in the same architectural character of the building on the property.

h. EXTERIOR LIGHTING.

- i. All exterior site and building lighting shall utilize “dark sky compliant” fixtures and technology, and, be consistent with the Village’s “Outdoor Lighting Guidelines”. Lighting plans and equipment specifications are reviewed and approved by the Plan Commission as part of the Site Plan approval process.

8. SIGNAGE.

- a. One (1) monument sign shall be permitted to be installed at each access driveway intersection at Goldendale Road and Freistadt Road consistent with the Village’s sign regulations and reviewed and approved by the Plan Commission.
- b. Signage for each development site and building shall be permitted consistent with the Village’s sign regulations and reviewed and

approved by the Plan Commission.

9. **APPLICABILITY OF MUNICIPAL CODE.** Unless otherwise set forth herein, all other applicable zoning and development regulations contained in the Germantown Municipal Code (e.g. Shoreland-Wetland Zoning, Floodplain Zoning, Subdivision) shall apply to development and land use within the SC-PDD. In the event a requirement, restriction or limitation set forth herein conflicts with a similar requirement, restriction or limitation found in another section of the Municipal Code, the most stringent requirement, restriction or limitation shall apply.
10. **EASEMENTS.**  
In the event that the existing parcels that comprise the SC-PDD are not combined, storm water management facility, driveway cross-access and/or other easements regarding such facilities may be required.
11. **LAND DIVISIONS.**  
The GDP indicates that specific lots upon which future development within the SC-PDD will occur, and, specific outlots that will remain undeveloped. If the creation of these lots and outlots into separate parcels is intended as shown (vs. being developed as separate "building sites" within one large property), the process of dividing the land into separate lots (or combining the parcels into one parcel) will be required prior to or concurrent with site plan approval for development. For example, prior to or concurrent with the submittal of detailed site plans for Phase 1 development on what is referred to as the "Roskopf Property", a certified survey map (CSM) land division application would be prepared and submitted to create the lots as presented in the adopted GDP Lot 2, Lot 3 and Outlot 4 as shown on the GDP dated December 11, 2017.

Introduced by: \_\_\_\_\_

Adopted: \_\_\_\_\_, 2018

Vote: Ayes: \_\_\_\_ Nays: \_\_\_\_

\_\_\_\_\_  
Dean Wolter, Village President

ATTEST:

\_\_\_\_\_  
\_\_\_\_\_, Village Clerk



**EXHIBIT A**

**Speaker Corporation Planned Development District (PDD)  
Boundary Legal Description**

The following parcels comprise the entire Speaker Corporation Planned Development District (PDD):

(Tax Key #173-992 and Tax Key #173-993; a.k.a. "Mayer/Neu Property")

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

Commencing at the Northwest corner of said 1/4 Section; thence South 01°14'33" East along the West line of said 1/4 of said Section 123.85 feet to the South line of the Wisconsin & Southern Railroad lands and the point of beginning of the lands hereinafter described; thence: South 77°11'31" East along said South line 1343.65 feet to a point; thence South 01°17'44" East along the West line of Lot 1 of Certified Survey Map No 6215 a distance of 1283.76 feet to a point; thence South 75°00'27" West along the North line the of Neuland Subdivision 403.42 feet to a point, thence North 43°39'33" West along said North line 180.00 feet to a point; thence North 54°19'33" West along said North line 380.00 feet to a point; thence North 38°28'33" West along said North line 49.79 feet to a point; thence South 87°00'27" West along said North line 250.00 feet to a point; thence South 14°59'33" East along said North line 40.00 feet to a point; thence South 82°45'51" West along said North line 218.24 feet to a point on the West line of SW 1/4, Section 17; thence North 01°14'33" West along said West line 1374.37 feet to the point of beginning. Along with Part of the Northwest 1/4 and Southwest 1/4 of the Southwest 1/4 of Section 17, Town 9 North, Range 20 East, in the Village of Germantown, Washington County, Wisconsin, described as follows: Commencing at the Southwest corner of said 1/4 Section; thence North 89°53'45" East along the South line of said 1/4 of said Section 1301.98 feet to the point of beginning of the lands hereinafter described; thence North 01°04'33" West 217.16 feet to a point; thence South 89°57'33" West 3.57 feet to the Southeast corner of Lot 6, Block 1 of Neuland Subdivision; thence North 01°02'33" West along the East line of said Lot 392.27 feet to a point on the south line of Dalebrook Drive; thence North 88°57'27" East along said south line 5.05 feet to a point; thence South 01°17'44" East along the West line of Lot 1 of Certified Survey Map No. 6215 a distance of 549.55 feet to a point on aforesaid South line; thence South 89°53'45" West along said South line 3.78 feet to the point of beginning. Said lands containing 39.74 acres more or less.

(Lot 1 of CSM #6702 and Tax Key #173-987; a.k.a. "Roskopf Property")

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

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

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

W200 N12108 Josephine Drive (Tax Key No. 173-032)

W200 N12122 Josephine Drive (Tax Key No. 173-033)

Lot 1 and Lot 2 of Block 5 in NEULAND Subdivision, and lands in the Southwest One-quarter (1/4) of Section Seventeen (17), in Township Nine (9) North, Range Twenty (20) East, in the Village of Germantown, Washington County, Wisconsin, bounded and described as follows: Beginning at the Southwest corner of said Lot 1 and the easterly line of Josephine drive; thence North 01°16'33" West along the West line of said Lot 1 a distance of 191.93 feet to a point on the West line of said Lot 2; thence North 03°28'03" West along said West line 97.13 feet to a point on the North line of said Lot 2; thence North 75°00'27" East along said North line 173.33 feet to a point on the West line of Lot 1 of Certified Survey Map No. 6215; thence South 01°17'44" East along said West line 330.76 feet to a point on the North line of Dale Brook Drive; thence South 88°57'27" West along said North line 164.78 feet to the point of beginning. Containing 51,304 square feet or 1.1777 acres.

N121 W19996 Dalebrook Drive (Tax Key No. 173-989)

Being a part of the Southwest One-quarter (1/4) of Section Seventeen (17), in Township Nine (9) North, Range Twenty (20) East, in the Village of Germantown, Washington County, Wisconsin, bounded and described as follows: Commencing at the Southwest corner of said Section; thence North 89°53'45" East along the South line of 1/4 Section 1305.77 feet to a point; thence North 01°17'44" West along the West line of Lot 1 of Certified Survey Map No. 6215 and its Southerly extension 549.55 feet to the point of beginning of lands described hereinafter; thence continue North 01°17'44" West 362.00 feet to a point; thence North 88°42'16" East 222.00 feet to a point on the West line of said Lot 1; thence South 01°17'44" East along said West line 362.00 feet to a point; thence South 88°42'16" West 222.00 to the point of beginning. Containing 80,364 square feet or 1.8449 acres.

**EXHIBIT B**

**Speaker Corporation Planned Development District (PDD)  
General Development Plan**

*{Attach General Development Plan Dated May 8, 2018}*

DRAFT

**ORDINANCE NO. 16-2018**

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

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

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

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

Parcel 1: W200 N12108 Josephine Drive (Tax Key No. 173-032)

Parcel 2: W200 N12122 Josephine Drive (Tax Key No. 173-033)

Parcel 3: N121 W19996 Dalebrook Drive (Tax Key No. 173-989)

(Parcel 1 & 2):

Lot 1 and Lot 2 of Block 5 in NEULAND Subdivision, and lands in the Southwest One-quarter (1/4) of Section Seventeen (17), in Township Nine (9) North, Range Twenty (20) East, in the Village of Germantown, Washington County, Wisconsin, bounded and described as follows: Beginning at the Southwest corner of said Lot 1 and the easterly line of Josephine drive; thence North 01°16'33" West along the West line of said Lot 1 a distance of 191.93 feet to a point on the West line of said Lot 2; thence North 03°28'03" West along said West line 97.13 feet to a point on the North line of said Lot 2; thence North 75°00'27" East along said North line 173.33 feet to a point on the West line of Lot 1 of Certified Survey Map No. 6215; thence South 01°17'44" East along said West line 330.76 feet to a point on the North line of Dale Brook Drive; thence South 88°57'27" West along said North line 164.78 feet to the point of beginning. Containing 51,304 square feet or 1.1777 acres.

(Parcel 3):

Being a part of the Southwest One-quarter (1/4) of Section Seventeen (17), in Township Nine (9) North, Range Twenty (20) East, in the Village of Germantown, Washington County, Wisconsin, bounded and described as follows: Commencing at the Southwest corner of said Section; thence North 89°53'45" East along the South line of 1/4 Section 1305.77 feet to a point; thence North 01°17'44" West along the West line of Lot 1 of Certified Survey Map No. 6215 and its Southerly extension 549.55 feet to the point of beginning of lands described hereinafter; thence continue North 01°17'44" West 362.00 feet to a point; thence North 88°42'16" East 222.00 feet to a point on the West line of said Lot 1; thence South 01°17'44" East along said West line 362.00 feet to a point; thence South 88°42'16" West 222.00 to the point of beginning. Containing 80,364 square feet or 1.8449 acres.

**SECTION 2.** That the zoning map of the Village of Germantown is amended by rezoning from the Rs-3: single-Family District to the J.W. Speaker Corporation M-

1/Planned Development District (M-1/PDD) the following described parcels:

Parcel 1: W200 N12108 Josephine Drive (Tax Key No. 173-032)

Parcel 2: W200 N12122 Josephine Drive (Tax Key No. 173-033)

Lot 1 and Lot 2 of Block 5 in NEULAND Subdivision, and lands in the Southwest One-quarter (1/4) of Section Seventeen (17), in Township Nine (9) North, Range Twenty (20) East, in the Village of Germantown, Washington County, Wisconsin, bounded and described as follows: Beginning at the Southwest corner of said Lot 1 and the easterly line of Josephine drive; thence North 01°16'33" West along the West line of said Lot 1 a distance of 191.93 feet to a point on the West line of said Lot 2; thence North 03°28'03" West along said West line 97.13 feet to a point on the North line of said Lot 2; thence North 75°00'27" East along said North line 173.33 feet to a point on the West line of Lot 1 of Certified Survey Map No. 6215; thence South 01°17'44" East along said West line 330.76 feet to a point on the North line of Dale Brook Drive; thence South 88°57'27" West along said North line 164.78 feet to the point of beginning. Containing 51,304 square feet or 1.1777 acres.

**SECTION 3.** That the zoning map of the Village of Germantown is amended by rezoning from the Rs-4: Single-Family District to the J.W. Speaker Corporation M-1/Planned Development District (M-1/PDD) the following described properties:

Parcel 3: N121 W19996 Dalebrook Drive (Tax Key No. 173-989)

Being a part of the Southwest One-quarter (1/4) of Section Seventeen (17), in Township Nine (9) North, Range Twenty (20) East, in the Village of Germantown, Washington County, Wisconsin, bounded and described as follows: Commencing at the Southwest corner of said Section; thence North 89°53'45" East along the South line of 1/4 Section 1305.77 feet to a point; thence North 01°17'44" West along the West line of Lot 1 of Certified Survey Map No. 6215 and its Southerly extension 549.55 feet to the point of beginning of lands described hereinafter; thence continue North 01°17'44" West 362.00 feet to a point; thence North 88°42'16" East 222.00 feet to a point on the West line of said Lot 1; thence South 01°17'44" East along said West line 362.00 feet to a point; thence South 88°42'16" West 222.00 to the point of beginning. Containing 80,364 square feet or 1.8449 acres.

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

Introduced by Trustee: \_\_\_\_\_  
Adopted: \_\_\_\_\_, 2018

Vote:           Ayes: \_\_\_\_\_  
                  Nays: \_\_\_\_\_

\_\_\_\_\_  
Dean Wolter, Village President

ATTEST:

\_\_\_\_\_  
Deanna Boldrey, Village Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
Brian Sajdak, Attorney

Published:

# PLANNED DEVELOPMENT DISTRICT (PDD) AMENDMENT & REZONING APPLICATION

5/14/18 Plan Commission Meeting

## Speaker Corporation PDD / J.W. Speaker Corporation

Village Planner Report

Germantown, Wisconsin

### Summary

Phylmack LLC, agent for Speaker Properties LLC and the J.W. Speaker Corporation, property owners, has submitted a proposal to amend the Speaker Corporation PDD by adding additional land to the PDD, modifying the General Development Plan (GDP), and revising certain restrictions in the Conditions & Restrictions Resolution.

**Location:** East of Goldendale Road, north of the Neuland Subdivision and south of the Wisconsin & Southern (WSOR) Railroad

**Agent/  
Property Owner:** George Lehnerer, CFO, J.W. Speaker Corporation  
N120 W19434 Freistadt Road  
Germantown, WI

**Current Zoning:** Rs-3: Single-Family & Rs-4: Single-Family  
**Proposed Zoning:** M-1/PDD

| Adjacent Land Uses |             | Zoning  |
|--------------------|-------------|---------|
| North              | Industrial  | M-1/PDD |
| South              | Residential | Rs-4    |
| East               | Industrial  | M-1/PDD |
| West               | Residential | Rs-4    |





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**Background**

The 144-acre Speaker Corporation PDD was created in December 2017. The General Development Plan (GDP) dated December 11, 2017 established the general parameters guiding all future development within the PDD area, including the approximate size, location and orientation of buildings, overall density of development, location of access driveways and intersections, and the extent and location of landscaping and buffering relative to adjacent land uses.

**Proposal**

At this time, agents for the J.W. Speaker Corporation have submitted a proposal to amend the Speaker Corporation PDD by (1) amending the overall size and boundary of the PDD by rezoning and adding a small amount of adjacent land; (2) modifying the General Development Plan (GDP) by changing the relative location of two of the proposed buildings; and (3) modifying certain language in the Conditions & Restrictions Resolution (Res. No. 26-17) regarding the timing of landscape planning for the “future” development area.

The amendment includes a change to the “General Development Plan” (GDP) and is reflected in a revised GDP dated May 8, 2018 (see attached). When compared to the original/adopted GDP dated December 11, 2017 (copy also attached), the most significant changes are in the middle section of the area to be developed west of the existing facility.

As indicated in the original/adopted GDP, there is a 1.8-acre parcel located at the eastern end of Dalebrook Drive (previously owned by John Wagie), that is called out as a “Potential Acquisition”. This parcel was intended to be made part of the original PDD but the timing of Speaker acquiring this parcel did not coincide with creation of the PDD. Speaker is now in the process of acquiring the Wagie property and wants to proceed with adding it into the overall PDD. Speaker’s agreement with the previous owner is to allow residential use of the property until June, 2019.

In addition to the Wagie parcel, Speaker would also like to add the two (2) unbuildable lots located adjacent to the Wagie parcel on the east side of Josephine Drive to the Speaker PDD. As indicated in the proposed GDP, once these parcels are added to the PDD, the area will be combined into the overall Speaker property and eventually restored to natural open space.

As indicated in the original GDP, the proposed Design Center building is shown on the north side of the new east-west driveway and the proposed Surface Mount Technology (SMT) building is shown on the south side. Due to some topographical constraints affecting construction, and, a stronger desire to preserve as much of the existing wooded area north of the east-west driveway as possible, Speaker proposes to move the Design Center to the south side of the driveway and shift the SMT building slightly to the west. Parking areas that will serve the two buildings have also been reconfigured along the east-west driveway in the vicinity of the SMT and Design Center buildings. Additional berming and landscaping has been added immediately west of SMT building and westernmost parking area to enhance the buffer provided to the residents in the Neuland Subdivision.

Finally, Speaker proposes to defer the detailed landscape planning & installation of the proposed berming and landscaping originally proposed for the “Phase 4 Future” development adjacent to Goldendale Road until development is proposed (this area is shown as Lot 2 in the proposed GDP). Speaker has proposed modifying the language in Section 5 of the Conditions & Restrictions Resolution as noted below:

5. **PERIMETER LANDSCAPING & BUFFER PLAN REQUIRED.**

- a. ~~Notwithstanding the requirements in Section 4. above, the GDP indicates the approximate location, shape and size of landscape plantings to be designed-in-detail and installed at the north edge of the ‘Mayer-Neu’ property, directly south of the RR right of way, for the purposes of providing an adequate visual buffer between the surrounding residential areas to the north and any future development on the ‘Mayer-Neu’ parcel. Such landscape plantings to be designed and installed at the time of proposed future development.~~ a detailed landscaping and buffer plan for the north perimeter of Lot 1 adjacent to the WSOR railroad and south perimeter of Outlot 3 as shown on the GDP shall be prepared and submitted to the Plan Commission for review and approval prior to commencement of construction of the Goldendale Road access driveway and utility installation. Said landscaping and buffer plan shall take into consideration existing topography, existing vegetation, existing visibility and existing distance separation from the surrounding residential areas to the south (Neuland Subdivision) and to the north (Isabell Farms Subdivision) to determine the type, amount, density, height, and other characteristics of the undulating earth forms (berms) and tree plantings (where applicable) that will be necessary to provide an adequate visual buffer between said residential areas and the internal access driveway and future “Phase 4” development of Lot 1 (previously referred to as the “Mayer/Neu Property”). NOTE: the required “visual buffer” is not intended to be nor provide a 100 percent visual barrier of the view from all vantage points within the surrounding residential areas, but rather to provide an effective (albeit partial) obstructed view of the developed area, buildings and traffic traveling within the SC-PDD.

**Staff Comments**

Changes to a PDD go through the PDD amendment process requiring both Plan Commission and Village Board approval. As stated in Section 17.27 of the Zoning Code, the overall intent of the Planned Development (PD) overlay District is to “...*permit greater flexibility...more creative design...while providing a higher level of amenities...while providing the Village with assurances that the project will retain the character envisioned at the time of approval*”.

As required under Section 17.27(9) of the Zoning Code, the Plan Commission must determine if the proposed amendments to the Speaker PDD are “minor”, or, if the proposed amendments are significant enough to “...materially affect the intended design of the project and the impact of the project on neighboring uses”. (NOTE: A finding that

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*the change is a “minor” change means that the Plan Commission recommendation can be considered by the Village Board without a public hearing; a “substantial” change requires a public hearing before the Village Board renders a decision on the proposed change).*

With regard to the proposed amendments to the Speaker PDD, it is Staff’s opinion and recommendation that the proposed amendments are significant changes to the PDD and warrant a public hearing as part of the Village Board’s review of the Speaker Corporation amendment proposal.

### Rezoning

The Wagie property was always intended to be acquired and included in the Speaker PDD. Issues regarding the actual timing of its acquisition conflicted with the timing for creating the PDD. Since the 1.8-acre parcel is/was not essential to overall PDD development plan, the PDD was created without this parcel being included, although it is noted on the adopted GDP that the parcel is a “Potential acquisition”. The other two parcels east of Josephine Drive and adjacent to the Wagie property are heavily wooded, contain some wetland and have generally been considered unbuildable. To further enforce Speaker’s commitment to not develop these parcels and further enhance the buffer between the residential area along the PDD perimeter, the parcels are proposed to be added to the PDD and eventually restored as open space. To accomplish this, the Wagie parcel and the two smaller lots east of Josephine Drive in the Neuland Subdivision will be rezoned into the Speaker PDD and eventually combined by certified survey map (CSM) into the overall property.

Speaker has indicated that their agreement with the previous owner provides that the Wagie property can continue to be used for residential purposes by the Wagie family through June, 2019. After that time, the existing buildings will be removed and the property restored to open space. Staff supports this amendment if language is added to the Conditions & Restrictions Resolution addressing the agreement and allowance to use the 1.8-acre property for residential by the current owner through June, 2019.

### GDP Modifications

Staff supports the proposed changes to the GDP that modify the relative location of the SMT and Design Center buildings within the site. Because the buildings are shifted further west and south, opportunity is created to preserve a greater amount of the existing natural buffer of trees and vegetation on the site; further enhancing the buffer from the Isabelle Farms Subdivision to the north. Along with the building and parking lot location changes, additional berming along the south side of the east-west driveway is proposed. Staff supports these modifications provided that the existing tree line shown between the Neuland Subdivision and the west side of the proposed SMT building is enhanced with supplemental tree plantings.

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Modifications to Certain Conditions & Restrictions

At the time the original PDD was created, there was significant discussion about the need to create and/or enhance the buffer between the area south of the railroad closest to the Isabelle Farms Subdivision. Although there was speculation that this area would eventually be developed, it is/was identified as “Phase 4” (of 4 phases of development) with no particular time table for development. It was widely viewed that, in the meantime, the buffer area along the railroad could be planned with trees installed so that by the time development of the area was proposed, there would already be some established buffering in place. Speaker is now asking that the requirement to pre-plan the landscaping and buffering, as well as, the installation of trees in this area immediately south of the railroad be deferred until the time when development is proposed.

While staff understands the potential problems associated with pre-planning the landscaping for a development site without knowing the type, amount and extent of development that might occur, the reasons for requiring not only the design of the type, amount and location of plantings but actually installing some of those trees to “get a head start” on the creation of a functional buffer have not changed. Further, the PDD Conditions & Restrictions already includes minimum setbacks of 100 feet and 50 feet between buildings and parking areas, respectively from the WSOR railroad. Since development will be prohibited within these 50 and 100 setback areas regardless of what type, amount and extent of development is eventually proposed, a lot can be done to design and create the required buffer within those setbacks and regardless of the timing of development.

With that understanding, staff could support deferring that portion of the requirement under Section 5 in the Conditions & Restrictions Resolution for 1-3 years from the current deadline, i.e. “...prior to commencement of construction of the Goldendale Road access driveway and utility installation”. Deferring this requirement would enable Speaker to focus its landscaping and buffering efforts along the south side of the east-west driveway closer to the Neuland Subdivision.

### **Village Planner Recommendation**

**FIND** that the proposed PDD amendments are “significant” changes that require a public hearing concurrent with the Village Board’s consideration and action on the proposed amendments.

### **Village Planner Recommendation**

**APPROVE** the proposed PDD amendments for the Speaker Corporation PDD, including: (1) amending the overall size and boundary of the PDD by rezoning and adding adjacent land; (2) modifying the General Development Plan (GDP) by changing the relative location of the SMT and Design Center buildings; and (3) modifying certain language in the Conditions & Restrictions Resolution (Res. No. 26-17) regarding the timing of landscape planning for the “future” development area subject to the following conditions:

1. The original General Development Plan (GDP) dated December 11, 2017 is replaced by the amendment GDP dated May 8, 2018.
2. The proposed amendments shall be codified into a revised Conditions & Restrictions resolution to be considered for approval by the Village Board, including language addressing the agreement between Speaker and John Wagie allowing the 1.8-acre property to be used for residential purposes through June, 2019.
3. The existing tree line between the Neuland Subdivision and the west side of the proposed SMT building shall be enhanced with supplemental tree plantings and/or berming. Said landscaping enhancements shall be reflected in the required landscape plan to be submitted concurrent with Phase I development (east-west driveway and SMT building construction).
4. That portion of the requirement under Section 5 in the original Conditions & Restrictions Resolution (Res. No. 26-17) that requires “... a detailed landscaping and buffer plan for the north perimeter of Lot 1 adjacent to the WSOR railroad and south perimeter of Outlot 3 as shown on the GDP shall be prepared and submitted to the Plan Commission for review and approval prior to commencement of construction of the Goldendale Road access driveway and utility installation” shall be deferred for a period of two (2) years after construction of the east-west driveway has commenced, or, July 1, 2020, whichever date occurs first.

Village of



Germantown

Willkommen

Fee Must Accompany Application

☒ \$820

Paid

Date

5-9-18

☐ \$200

PC Consultation Only

Paid

Date

## PLANNED DEVELOPMENT DISTRICT (PDD) AMENDMENT APPLICATION

Applications NOT signed by the Property Owner(s) will not be accepted. Attach additional sheets and/or include supplemental information in support of your application.

**APPLICANT OR AGENT:**

**Phylmack, LLC**

**Address:** c/o J.W. Speaker Corporation

N120W19434 Freistadt Rd.

Germantown, WI 53022

**Phone:** (262) 532-2101

**FAX:** (262) 532-2121

**E-Mail:** lehnererg@jwspeaker.com

**PROPERTY OWNER(S): SAME**

**Address:** Note that property will be owned by Phylmack, LLC by May 15, 2018 based on a contract currently in place.

**Phone:**

**FAX:**

**E-Mail:**

**PDD Name & Resolution No.:** Speaker Corporation PDD

**Legal Description of Property or Area (metes and bounds description):**

See attached exhibits for the 1.8449 acres currently being purchased and lots 1 and 2 of block 5. The desire is to annex these into the current Speaker Corporation PDD.

Check all that apply:

- ☐ REQUEST TO AMEND PDD ZONING
- ☒ REQUEST TO AMEND PDD GENERAL DEVELOPMENT PLAN
- ☐ REQUEST TO AMEND PDD CONDITIONS & RESTRICTIONS

**Planned Development District (PDD) Amendment Application**  
Page 2 of 3

**List of Proposed Amendment(s) (include Resolution # and Condition #):**

Annex the 1.8449 acres currently being purchased and lots 1 and 2 of block 5 per the attached exhibits into the current Speaker Corporation PDD.

**Detailed Explanation and Justification for Proposed Amendment(s):**

Desire to annex the above mentioned properties into the existing Speaker Corporation PDD for development by J.W. Speaker Corporation and related entity expansion plans per the general site plan. The recent acquisition of the Dalebrook property enables this amendment which was contemplated when the PDD was originally developed, but was unable to be included since there was no contract to purchase the property. Note that Phylmack, LLC will own the property prior to May 15, 2018 based on a fully executed purchase contract for that property.



**APPLICATION SUBMITTAL REQUIREMENTS** (to be submitted at time of application):

All Amendment Applications:

- ☒ Complete Application Form (Affidavit of Understanding and signatures required)
- ☒ Application Fee
- ☒ Detailed explanation of and justification for proposed amendment(s)
- ☒ Detailed explanation of if and how the proposed amendment(s) will affect other aspects of the development included within the PDD

General Development Plan Amendment Only:

- ☒ Legal Description of the land subject of map amendment in electronic/digital file format (e.g. Microsoft Word)
- ☒ Revised or New General Development Plan at a scale of 1" = 50' or other suitable scale necessary to accurately present:
  - o Exterior boundary of the land subject of the map amendment
  - o All existing and/or proposed features to be included in the development

**AFFIDAVIT OF UNDERSTANDING**

**Please read and indicate that you understand and agree to the following** (initials in box):



I understand that Village Staff, the Plan Commission and/or the Village Board may request additional information to properly evaluate this application and failure to provide such information may be sufficient justification to deny this application;



I understand that, regardless of the justification and/or information provided in support of my application, the Village is not obligated to approve my application nor amend the PDD as requested;



I am aware that the approval of an application to amend a PDD only amends the General Development Plan and/or conditions & Restrictions Resolution and does not otherwise revise or change the zoning of the land affected by the amendment(s), and, I may be required to obtain separate permits and/or approvals (e.g. site plan, building permits, etc.) from the Village or other agencies as a prerequisite to actual or continued development of such land.

**ALL APPLICATIONS MUST BE SIGNED BY THE APPLICANT/AGENT AND PROPERTY OWNER(S)**

Applicant/Agent

Date

Applicant/Agent

Date

Property Owner

Date

Property Owner

Date

# EXHIBIT

J.W. Speaker Corporation

### LEGAL DESCRIPTION

Being a part of the Southwest One-quarter (1/4) of Section Seventeen (17), in Township Nine (9) North, Range Twenty (20) East, in the Village of Germantown, Washington County, Wisconsin, bounded and described as follows;

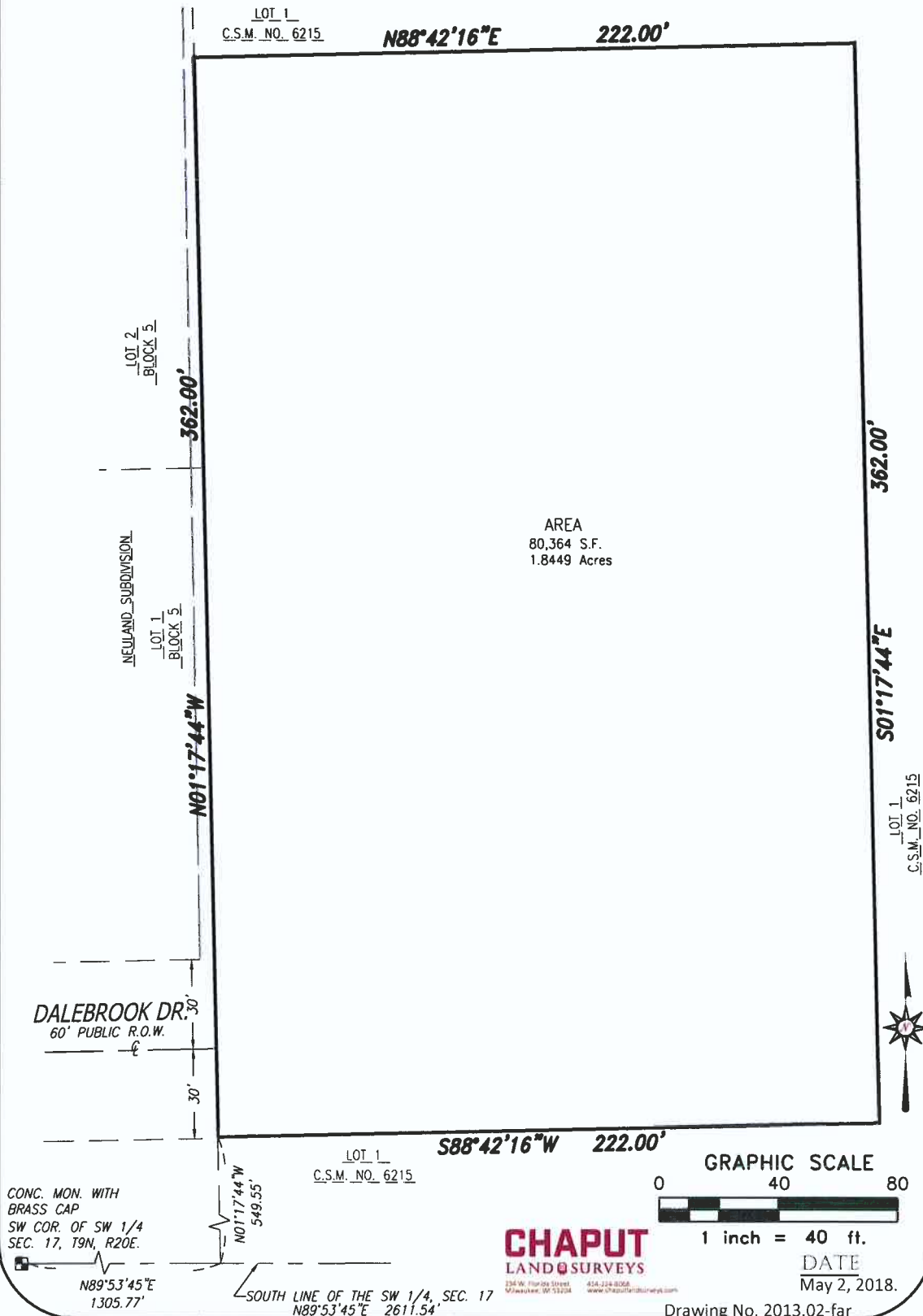
Commencing at the Southwest corner of said Section; thence North 89°53'45" East along the South line of 1/4 Section 1305.77 feet to a point; thence North 01°17'44" West along the West line of Lot 1 of Certified Survey Map No. 6215 and its Southerly extension 549.55 feet to the point of beginning of lands described hereinafter; thence continue North 01°17'44" West 362.00 feet to a point; thence North 88°42'16" East 222.00 feet to a point on the West line of said Lot 1; thence South 01°17'44" East along said West line 362.00 feet to a point; thence South 88°42'16" West 222.00 to the point of beginning.

## BASIS OF BEARINGS

Bearings are referenced to the Wisconsin State Plane Coordinate System (South Zone), in which the South line of the SW 1/4 bears N89°53'45"E.

LAND AREA

The Land Area of the subject property is 80,364 square feet or 1.8449 acres.



# EXHIBIT

## CLIENT

J.W. Speaker Corporation

## LEGAL DESCRIPTION

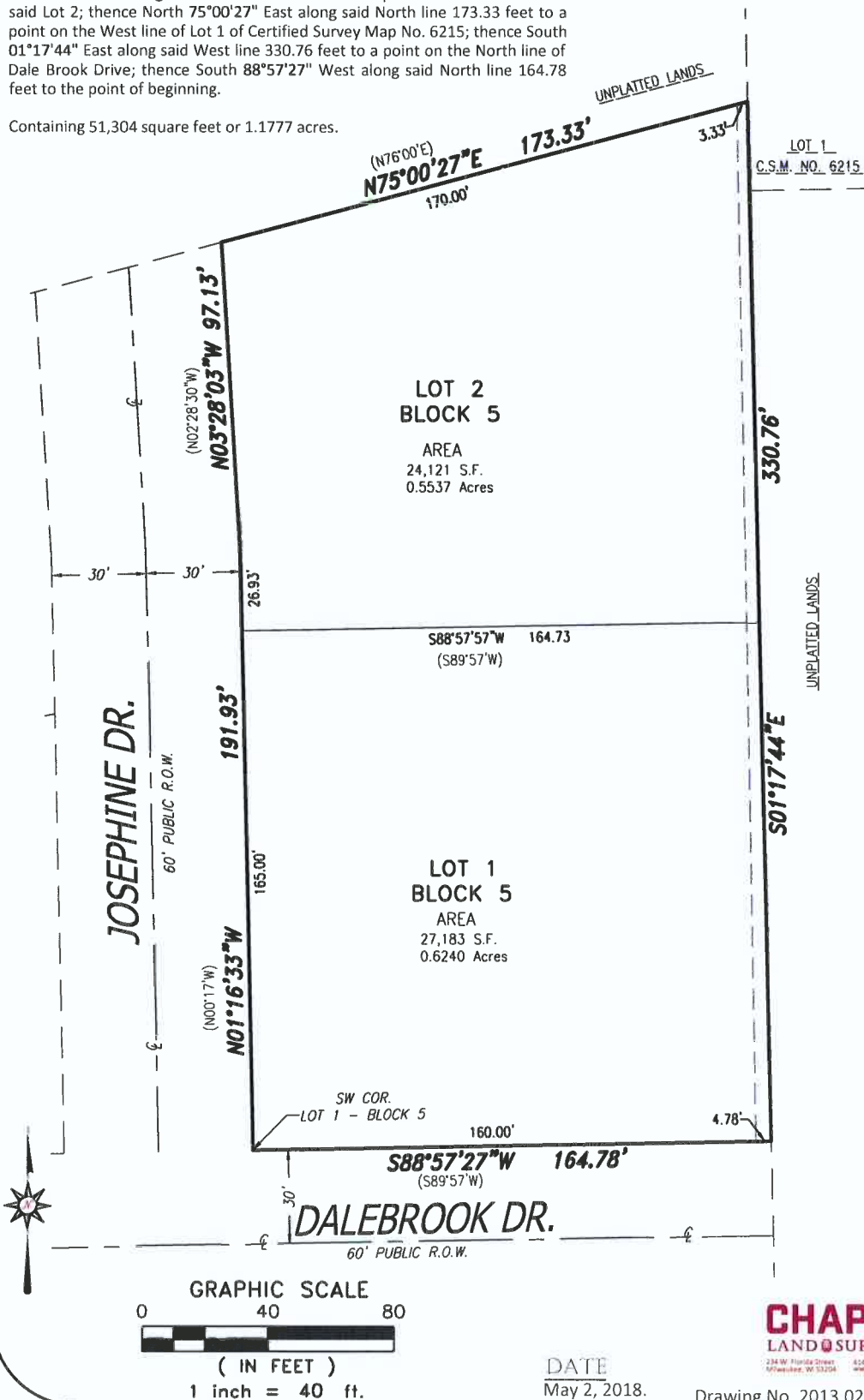
Lot One (1) and Two (2) of Block Five (5) in NEULAND Subdivision, and lands in the Southwest One-quarter (1/4) of Section Seventeen (17), in Township Nine (9) North, Range Twenty (20) East, in the Village of Germantown, Washington County, Wisconsin, bounded and described as follows;

Beginning at the Southwest corner of said Lot 1 and the easterly line of Josephine drive; thence North  $01^{\circ}16'33''$  West along the West line of said Lot 1 a distance of 191.93 feet to a point on the West line of said Lot 2; thence North  $03^{\circ}28'03''$  West along said West line 97.13 feet to a point on the North line of said Lot 2; thence North  $75^{\circ}00'27''$  East along said North line 173.33 feet to a point on the West line of Lot 1 of Certified Survey Map No. 6215; thence South  $01^{\circ}17'44''$  East along said West line 330.76 feet to a point on the North line of Dale Brook Drive; thence South  $88^{\circ}57'27''$  West along said North line 164.78 feet to the point of beginning.

## BASIS OF BEARINGS

Bearings are referenced to the Wisconsin State Plane Coordinate System (South Zone), in which the South line of the SW 1/4 bears  $N89^{\circ}53'45''E$ .

Containing 51,304 square feet or 1.1777 acres.



## RESOLUTION NO. 26-17

### ADOPTING CONDITIONS AND RESTRICTIONS FOR THE SPEAKER CORPORATION PLANNED DEVELOPMENT DISTRICT ("SPEAKER CORPORATION PDD")

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**WHEREAS**, Speaker Properties LLC, property owner (hereinafter the "Developer") has applied for an M-1: Limited Industrial Planned Development District (M-1/PDD) to be applied onto the subject parcels located in the Village of Germantown as generally described in Exhibit A attached hereto; and

**WHEREAS**, Section 17.27(4) of the Village of Germantown Municipal Code allows for the adoption of conditions and restrictions for Planned Development Districts (PDD) that modify the basic allowances, limitations, and bulk regulations of the underlying zoning district, as well as, allow for the establishment of specific uses, bulk regulations, density standards, yard setbacks, etc. to ensure proper development, operation and maintenance of the proposed development set forth in the General Development Plan; and

**WHEREAS**, the Village of Germantown Plan Commission on December 11, 2017, reviewed the M-1/PDD rezoning application and forwarded a positive recommendation regarding both the rezoning and General Development Plan to the Village Board;

**NOW, THEREFORE BE IT RESOLVED** that the Village Board of the Village of Germantown hereby adopts the following specific conditions and restrictions that shall apply to all development on and the use of property within the PDD:

1. **PURPOSE AND INTENT.** The Speaker Corporation PDD (SC-PDD) is intended to provide for the orderly and attractive development and operation of a mix of professional office and light manufacturing and assembly uses where such activities are conducted within enclosed buildings developed within a low-density, campus-like setting. The SC-PDD will be comprised of stand-alone sites and buildings located within the SC-PDD that collectively support and serve the day-to-day office, research & design, manufacture and assembly, warehouse and distribution functions of the Speaker Corporation's overall business operation. The development sites and buildings will be designed, located and constructed with a consistent architectural theme, high-quality materials, generous landscaping, and in a manner that does not negatively impact surrounding properties and residents and that does protect and preserve the existing environmental features located within the SC-PDD. Further, it is intended that future development, land uses and activities within the SC-PDD be compatible with adjacent and surrounding residential and agricultural development, and, enhance the economic stability and quality of life in the Village of Germantown.
2. **GENERAL DEVELOPMENT PLAN (GDP).** The General Development Plan (Exhibit B dated December 11, 2017) for the Speaker Corporation PDD establishes the basic parameters for all development within the PDD, including the approximate size and orientation of buildings, density of development, setbacks, location of access roadways and driveways, and the general location and extent of landscaping and buffering. While all future

development within the PDD shall be generally consistent with the GDP, the GDP does not grant specific site development or building approval. Detailed Site Development and Building Plans shall be prepared and submitted to the Village Plan Commission for review and approval prior to the issuance of any building permit(s) consistent with the requirements of Sections 17.27(5), (6) & (7) of the Zoning Code. Proposed modifications and/or revisions to the GDP shall be reviewed consistent with Section 17.27(9) of the Zoning Code.

a. PHASING.

- i. Future development within the SC-PDD is intended to occur in phases with the construction of the Goldendale access driveway and sanitary sewer and water utilities installed prior to or concurrent with Phase 1 site and building development. However, the phasing plan shown on the GDP is intended to be a general guideline for future development within the SC-PDD. The phasing plan is not intended to be a rigid restriction on or requirement for the timing or sequencing of development within the SC-PDD.
- ii. The general timing of and specific use, size, or relative location and orientation of Phase 4 “future development” on Lot 1 has not yet been determined. One potential development plan for Phase 4 that has been discussed is the potential relocation of the Speaker Corporation’s existing Whitney Drive facility to a new facility constructed on Lot 1.

b. OUTLOTS.

- i. The four (4) “Outlots” shown on the GDP are areas that cannot be developed given the existence of sensitive environmental features, e.g. wetland, floodplain, navigable stream, and the Speaker Corporation’s desire to preserve and protect these features.
- ii. Outlot #3 contains a small wetland area but will remain undeveloped to preserve and enhance the existing tree line along the common property line shared with the Neuland residential subdivision, and, within the open space buffer area south of the proposed Goldendale Road access driveway.

c. LOT 1 and OUTLOT #3 LANDSCAPING AND BUFFERING.

- i. The GDP indicates the approximate location, type, size and shape of undulating earth forms (berms), tree and other landscape plantings to be installed in those areas for purposes of providing an adequate visual buffer between the surrounding residential areas and the internal access driveway and future “Phase 4” development of Lot 1 (previously referred to as the “Mayer/Neu Property”).
- ii. The Speaker Corporation intends to construct and install said tree plantings along the north perimeter of Lot 1 and tree plantings and berms along the south side of the access driveway on Outlot #3 prior to or concurrent with Phase 1 and

Phase 2 development of Lot 2 and Lot 3 (as shown on the GDP). The specific time frame for implementation of the landscaping and buffer plan required herein shall be established in cooperation with the Plan Commission and as part of the plan landscaping and buffer approval.

- iii. A detailed landscaping and buffer plan shall be prepared and submitted for Village approval as required herein.
- iv. Additional landscaping to enhance the visual buffering, e.g. plantings, berms, fences, may be required as deemed necessary as part of a specific site development and building plan required at the time actual development occurs.

d. STORM WATER MANAGEMENT.

- i. The GDP indicates the approximate and anticipated location, size and shape of storm water management ponds necessary to serve future access driveway construction and site development within the SC-PDD.
- ii. The Speaker Corporation intends to construct and install said storm water management facilities as needed concurrent with Phase 1 and Phase 2 development of Lot 2 and Lot 3 (as shown on the GDP). Storm water management plans for the storm water facilities to be installed prior to or as part of construction of the internal driveway shall be presented to the Plan Commission for review. The specific time frame for implementation of storm water management shall be established in cooperation with the Plan Commission and as part of the plan approval. Supplemental storm water management plans and facilities will be required as part of each specific site development and building plan required at the time development occurs as required under Section 4.

3. PERMITTED LAND USES. Permitted Principal, Accessory, Conditional and Temporary Uses allowed within the SC-PDD are set forth below. Unless otherwise provided below, uses not specifically listed are prohibited.

a. PRINCIPAL USES

- i. Light Manufacturing, Fabrication and Assembly Uses
- ii. Professional Offices
- iii. Research, Development and Testing Facilities
- iv. Warehouse and Distribution Facilities ancillary to the primary function
- v. Corporate Training, Meeting & Education Facilities
- vi. Agricultural uses that involve crop production, cultivation and grazing (excluding large-scale livestock and poultry operations)

b. ACCESSORY USES

- i. Off-street parking and loading areas

- ii. Storage of vehicles, equipment, products or non-hazardous materials used in conjunction with a principal use within an attached or detached and completely enclosed building
- iii. Auxiliary power generators (only to be run for exercise purposes between the hours of 9:00 a.m. and 5:00 p.m. and only be operated for functionality when there is a power outage)
- iv. Land conservation practices

c. CONDITIONAL USES

- i. Child day care facilities licensed by and in compliance with all applicable State and local regulations
- ii. An unclassified or unspecified use not listed herein may be permitted provided that such use is similar in the operational characteristics as a principal use listed herein, and, is compatible with, directly supports, or is mutually beneficial to the operation of the existing uses within the SC-PDD. If the Plan Commission determines that an unclassified or unspecified use is similar in character to a principal use, the unclassified or unspecified use will only be allowed following review and approval by both the Plan Commission and the Village Board in accordance with the procedures established in Section 17.42 (Conditional Uses).

d. TEMPORARY USES

- i. See Section 17.07(2a).

4. **SITE PLAN APPROVAL REQUIRED.** Consistent with the requirements of Section 17.27(5) through (7), all development within the SC-PDD shall be subject of detailed site development and building plans submitted for review and approval by the Plan Commission in accordance with the requirements and procedures in Section 17.43 prior to issuance of a building permit.

5. **PERIMETER LANDSCAPING & BUFFER PLAN REQUIRED.**

- a. Notwithstanding the requirements in Section 4. above, a detailed landscaping and buffer plan for the north perimeter of Lot 1 adjacent to the WSOR railroad and south perimeter of Outlot 3 as shown on the GDP shall be prepared and submitted to the Plan Commission for review and approval prior to commencement of construction of the Goldendale Road access driveway and utility installation. Said landscaping and buffer plan shall take into consideration existing topography, existing vegetation, existing visibility and existing distance separation from the surrounding residential areas to the south (Neuland Subdivision) and to the north (Isabell Farms Subdivision) to determine the type, amount, density, height, and other characteristics of the undulating earth forms (berms) and tree plantings (where applicable) that will be necessary to provide an adequate visual buffer between said residential areas and the internal access driveway and future "Phase 4" development of Lot 1 (previously referred to as the "Mayer/Neu Property"). NOTE: the required "visual buffer" is not



intended to be nor provide a 100 percent visual barrier of the view from all vantage points within the surrounding residential areas, but rather to provide an effective (albeit partial) obstructed view of the developed area, buildings and traffic traveling within the SC-PDD.

- b. The undulating earth forms (berms) should be designed consistent with the Village's berm regulations under Section 17.57.
6. **ACCESS.** Access to development within the SC-PDD shall be from the private access driveway shown on GDP. No other direct access to/from Goldendale Road, Freistadt Road, Josephine, etc. shall be permitted. Direct access to/from these public roads to any undeveloped lots or outlots for agricultural and land conservation/maintenance purposes is permitted if no other reasonable means of access to these areas is available.
  7. **SITE DEVELOPMENT AND BUILDING REQUIREMENTS.** Unless otherwise set forth below, all site development and building shall be in accordance with the lot, building and other applicable bulk requirements set forth in the underlying M-1: Limited Industrial Zoning District and other applicable Zoning Code regulations.
    - a. **LOT AND BUILDING REQUIREMENTS**
      - i. Lot Area (minimum) 15 acres
      - ii. Lot Width (minimum) 300 feet
      - iii. Lot Frontage (minimum) 50 feet
      - iv. Principal & Accessory Building Setbacks (minimum)
        1. Goldendale Road 100 feet
        2. Freistadt Road 100 feet
        3. WSOR Railroad 100 feet
        4. Residential District 200 feet
        5. Front/Street yard 50 feet (from internal access road)
        6. Side yard 25 feet
        7. Rear yard 25 feet
      - v. Building Height (maximum)
        1. Principal Building 45 feet
        2. Accessory building 25 feet
      - vi. Parking Setbacks (minimum)
        1. Goldendale Road 50 feet
        2. Freistadt Road 50 feet
        3. WSOR Railroad 50 feet
        4. Residential District 50 feet
        5. Front/Street yard 25 feet
        6. Side yard 25 feet
        7. Rear yard 25 feet

- vii. Lot Coverage (maximum) 50 percent impervious area maximum across the entire 144.2-acre PDD area and 70 percent maximum lot coverage of a single lot.
- b. PARKING (see Section 17.45).
  - i. Stall Area (minimum) 162 sqft
  - ii. Stall Number not to exceed (1) stall/shift/employee
- c. ARCHITECTURAL DESIGN AND BUILDING ORIENTATION.
  - i. The relative location and orientation of a building on a site, building architecture and design, and the use and placement of windows and other functional and decorative architectural devices should be considered and used to minimize potential light trespass or any other potentially negative impact on adjacent and surrounding residential property.
- d. BUILDING MATERIALS.
  - i. The development sites and buildings will be designed, located and constructed with a consistent architectural theme, high-quality materials, landscaping, and in a manner that protects and preserves the existing environmental features consistent with current buildings located on the same site.
- e. HVAC MECHANICALS.
  - i. All electrical, heating, cooling and other mechanical structures, and air handling units, regardless of location and whether roof or ground-mounted, shall be concealed by landscaping and/or by decorative architectural screening materials which are an integral part of the building design. Roof-mounted units shall be screened from view from adjacent public roadways including Isabelle Farms Drive, Meadow Brook Court and Prairie Ridge Court.
- f. WASTE AND RECYCLING FACILITIES & ENCLOSURES.
  - i. All waste and recycling dumpsters shall be screened in the same architectural style and materials of the principal building on the property and include landscaping. Dumpsters should be screened from all residential areas, public rights-of-way or adjacent properties.
- g. OUTSIDE STORAGE.
  - i. Incidental and short-term storage of vehicles, trailers, materials and finished products visible from residential properties and public rights-of-way shall be screened. The type of screening shall be in the same architectural character of the building on the property.

h. **EXTERIOR LIGHTING.**

- i. All exterior site and building lighting shall utilize “dark sky compliant” fixtures and technology, and, be consistent with the Village’s “Outdoor Lighting Guidelines”. Lighting plans and equipment specifications are reviewed and approved by the Plan Commission as part of the Site Plan approval process.

8. **SIGNAGE.**

- a. One (1) monument sign shall be permitted to be installed at each access driveway intersection at Goldendale Road and Freistadt Road consistent with the Village’s sign regulations and reviewed and approved by the Plan Commission.
- b. Signage for each development site and building shall be permitted consistent with the Village’s sign regulations and reviewed and approved by the Plan Commission.

9. **APPLICABILITY OF MUNICIPAL CODE.** Unless otherwise set forth herein, all other applicable zoning and development regulations contained in the Germantown Municipal Code (e.g. Shoreland-Wetland Zoning, Floodplain Zoning, Subdivision) shall apply to development and land use within the SC-PDD. In the event a requirement, restriction or limitation set forth herein conflicts with a similar requirement, restriction or limitation found in another section of the Municipal Code, the most stringent requirement, restriction or limitation shall apply.

10. **EASEMENTS.**

In the event that the existing parcels that comprise the SC-PDD are not combined, storm water management facility, driveway cross-access and/or other easements regarding such facilities may be required.

11. **LAND DIVISIONS.**

The GDP indicates that specific lots upon which future development within the SC-PDD will occur, and, specific outlots that will remain undeveloped. If the creation of these lots and outlots into separate parcels is intended as shown (vs. being developed as separate "building sites" within one large property), the process of dividing the land into separate lots (or combining the parcels into one parcel) will be required prior to or concurrent with site plan approval for development. For example, prior to or concurrent with the submittal of detailed site plans for Phase 1 development on what is referred to as the "Roskopf Property", a certified survey map (CSM) land division application would be prepared and submitted to create Lot 2, Lot 3 and Outlot 4 as shown on the GDP dated December 11, 2017.

Introduced by:

Trustee Baum

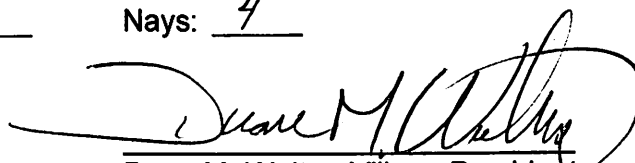
Adopted:

December 18, 2017

Vote:

Ayes: 5

Nays: 4

  
Dean M. Wolter, Village President

ATTEST:

  
Deanna L. Boldrey, WCMC/CMC  
Village Clerk

**EXHIBIT A**

**Speaker Corporation Planned Development District (PDD)  
Boundary Legal Description**

(Tax Key #173-992 and Tax Key #173-993; a.k.a. "Mayer/Neu Property")

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

Commencing at the Northwest corner of said 1/4 Section; thence South 01°14'33" East along the West line of said 1/4 of said Section 123.85 feet to the South line of the Wisconsin & Southern Railroad lands and the point of beginning of the lands hereinafter described; thence: South 77°11'31" East along said South line 1343.65 feet to a point; thence South 01°17'44" East along the West line of Lot 1 of Certified Survey Map No 6215 a distance of 1283.76 feet to a point; thence South 75°00'27" West along the North line the of Neuland Subdivision 403.42 feet to a point, thence North 43°39'33" West along said North line 180.00 feet to a point; thence North 54°19'33" West along said North line 380.00 feet to a point; thence North 38°28'33" West along said North line 49.79 feet to a point; thence South 87°00'27" West along said North line 250.00 feet to a point; thence South 14°59'33" East along said North line 40.00 feet to a point; thence South 82°45'51" West along said North line 218.24 feet to a point on the West line of SW 1/4, Section 17; thence North 01°14'33" West along said West line 1374.37 feet to the point of beginning. Along with Part of the Northwest 1/4 and Southwest 1/4 of the Southwest 1/4 of Section 17, Town 9 North, Range 20 East, in the Village of Germantown, Washington County, Wisconsin, described as follows: Commencing at the Southwest corner of said 1/4 Section; thence North 89°53'45" East along the South line of said 1/4 of said Section 1301.98 feet to the point of beginning of the lands hereinafter described; thence North 01°04'33" West 217.16 feet to a point; thence South 89°57'33" West 3.57 feet to the Southeast corner of Lot 6, Block 1 of Neuland Subdivision; thence North 01°02'33" West along the East line of said Lot 392.27 feet to a point on the south line of Dalebrook Drive; thence North 88°57'27" East along said south line 5.05 feet to a point; thence South 01°17'44" East along the West line of Lot 1 of Certified Survey Map No. 6215 a distance of 549.55 feet to a point on aforesaid South line; thence South 89°53'45" West along said South line 3.78 feet to the point of beginning. Said lands containing 39.74 acres more or less.

(Lot 1 of CSM #6702 and Tax Key #173-987; a.k.a. "Roskopf Property")

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

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

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

**EXHIBIT B**

**Speaker Corporation Planned Development District (PDD)  
General Development Plan**

*{Attach General Development Plan Dated December 11, 2017}*



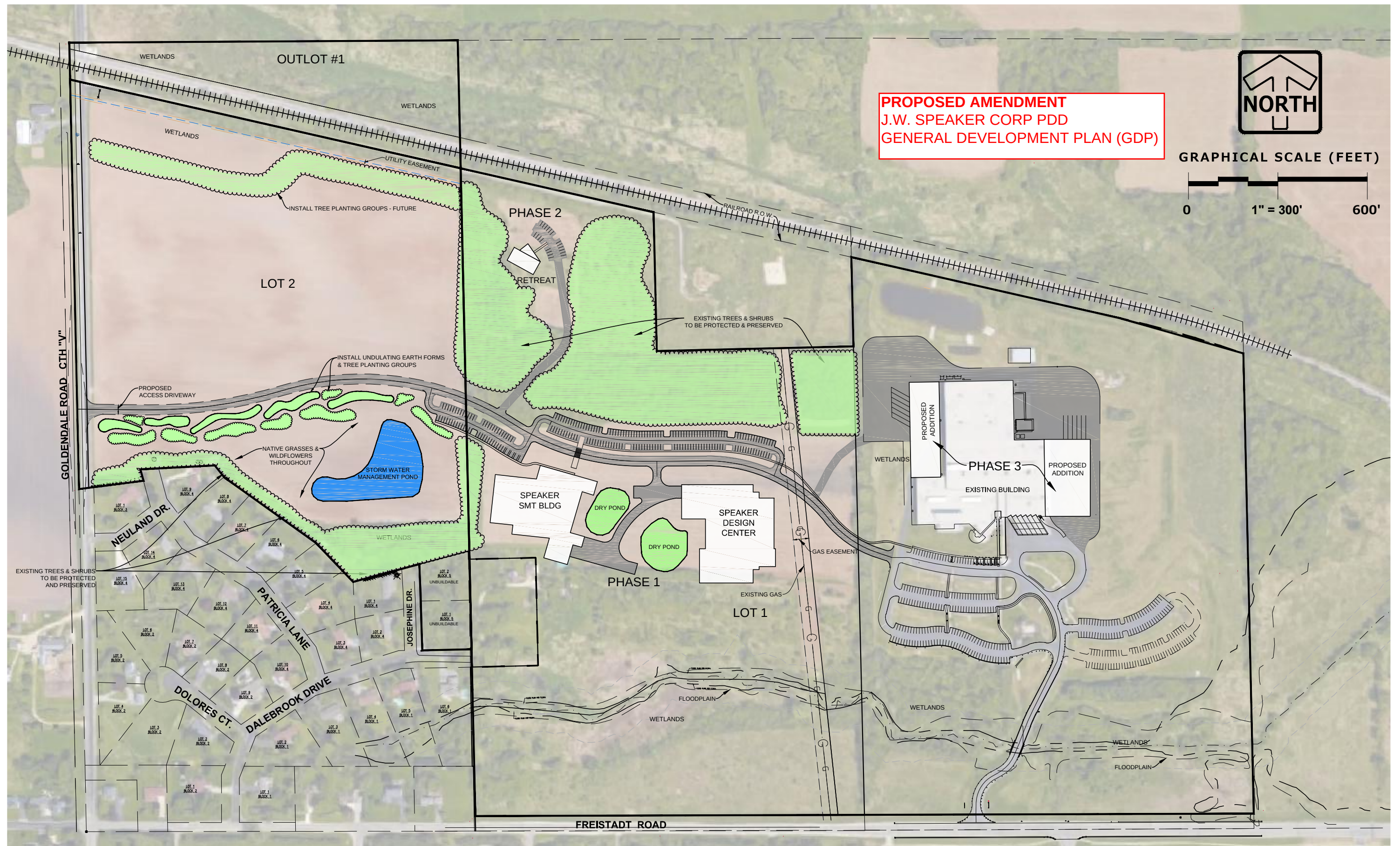


EXHIBIT 'B'  
JW SPEAKER PDD GENERAL DEVELOPMENT PLAN (GDP) (REVISED FROM DEC 11, 2017)









**The Kubala Washatko Architects, Inc.**  
W61 N617 Mequon Avenue  
Cedarburg, WI 53012  
p: 262.377.6039 | f: 262.377.2954

PROJECT

N120 W19801 Freistadt Rd.  
Germantown, WI 53022

OWNER



W120 W19434 Freistadt Rd.  
Germantown, WI 53022  
P: 262.251.6660

CIVIL ENGINEER



5850 W. Bluemound Road, Suite 210  
Brookfield, WI 53005  
Tel: 262.754.8888

LANDSCAPE DESIGN



W8181 County Road E  
Oxford, WI 53952  
e: 608.697.3169

DATE  
May 21, 2018

TKWA PROJECT NUMBER  
219417

SHEET TITLE

# Site Landscaping Plan

SHEET NUMBER

# C1.10

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PROJECT

J.W. SPEAKER  
Campus Plan

N120 W19801 Freistadt Rd  
Germantown, WI 53022



N120 W/19434 Freistadt Rd  
Germantown, WI 53022  
p. 262.251.6660

CIVIL ENGINEER

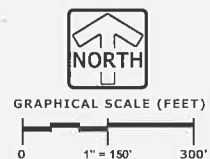


15850 W. Bluemound Road, Suite 210  
Brookfield, WI 53005  
p: 262.754.8888

LANDSCAPE DESIGN



W8181 County Road E  
Oxford, WI 53052  
p: 608.697.3169



May 18, 2018

TKWA PROJECT NUMBER

SHEET TITLE

## Overall Site Plan

SHEET NUMBER

## C1.1

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Item F. Award of Contract – 2018 Road Improvement Projects documents will be distributed at the Meeting.

STATE OF WISCONSIN    VILLAGE OF GERMANTOWN    WASHINGTON COUNTY

**RESOLUTION NO.    44-2018**

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**APPROVING AMENDMENTS TO THE 2018 BUDGET**

Establish a 2018 Budget for TID No. 7

---

WHEREAS, the Village Board of the Village of Germantown approved the 2018 Budget on November 18, 2017; and,

WHEREAS, TID No. 7 which is a 2018 creation was fully recognized as a district on January 2, 2018 when the Joint Review Board Approved Resolution 3-2018; and,

NOW THEREFORE BE IT RESOLVED, that the attached 2018 Budget for TID No. 7 is hereby approved.

Introduced by: \_\_\_\_\_

Adopted: \_\_\_\_\_

Vote: Ayes:\_\_\_\_\_    Nays:\_\_\_\_\_    Absent: \_\_\_\_\_

\_\_\_\_\_  
Dean M. Wolter, Village President

ATTEST:

\_\_\_\_\_  
Deanna L. Boldrey, WCMC/CMC  
Village Clerk

VILLAGE OF GERMANTOWN  
DETAILED REVENUE & EXPENSE REPORT  
BUDGET VS. ACTUAL WITH PERCENT VARIANCE  
FOR 12 PERIODS ENDING DECEMBER 31, 2018

FUND: T.I.F. #7 CAPITAL PROJECT FUND

| ACCOUNT<br>NUMBER                       | DESCRIPTION                    | DECEMBER<br>BUDGET | DECEMBER<br>ACTUAL | %<br>VARI-<br>ANCE | FISCAL<br>YEAR<br>BUDGET | FISCAL<br>YEAR-T0-DATE<br>ACTUAL | %<br>VARI-<br>ANCE |
|-----------------------------------------|--------------------------------|--------------------|--------------------|--------------------|--------------------------|----------------------------------|--------------------|
| -----                                   |                                |                    |                    |                    |                          |                                  |                    |
| TAXES                                   |                                |                    |                    |                    |                          |                                  |                    |
| REVENUES                                |                                |                    |                    |                    |                          |                                  |                    |
| TAXES                                   |                                |                    |                    |                    |                          |                                  |                    |
| 47-410-411-1150                         | TAXES - T.I.F. #7 INCREMENT    | 0.00               | 0.00               | 0.0                | 0.00                     | 0.00                             | 0.0                |
| 47-410-411-3400                         | 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                |
|                                         |                                |                    |                    |                    |                          |                                  |                    |
| MISCELLANEOUS REVENUES                  |                                |                    |                    |                    |                          |                                  |                    |
| REVENUES                                |                                |                    |                    |                    |                          |                                  |                    |
| INTEREST REVENUE                        |                                |                    |                    |                    |                          |                                  |                    |
| 47-480-481-1100                         | INTEREST ON INVESTMENTS        | 100.00             | 0.00               | 100.0              | 1,200.00                 | 0.00                             | 100.0              |
| -----                                   |                                |                    |                    |                    |                          |                                  |                    |
| TOTAL INTEREST REVENUE                  |                                | 100.00             | 0.00               | 100.0              | 1,200.00                 | 0.00                             | 100.0              |
|                                         |                                |                    |                    |                    |                          |                                  |                    |
| OTHER REVENUE                           |                                |                    |                    |                    |                          |                                  |                    |
| 47-480-489-9800                         | MISCELLANEOUS REVENUE          | 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  |                                | 100.00             | 0.00               | 100.0              | 1,200.00                 | 0.00                             | 100.0              |
|                                         |                                |                    |                    |                    |                          |                                  |                    |
| OTHER FINANCING SOURCES                 |                                |                    |                    |                    |                          |                                  |                    |
| REVENUES                                |                                |                    |                    |                    |                          |                                  |                    |
| PROCEEDS OF LONG TERM DEBT              |                                |                    |                    |                    |                          |                                  |                    |
| 47-490-491-1200                         | GENERAL OBLIGATION NOTES       | 206,666.66         | 0.00               | 100.0              | 2,480,000.00             | 0.00                             | 100.0              |
| 47-490-491-1300                         | PREMIUM ON ISSUANCE            | 2,325.41           | 0.00               | 100.0              | 27,905.00                | 0.00                             | 100.0              |
| -----                                   |                                |                    |                    |                    |                          |                                  |                    |
| TOTAL PROCEEDS OF LONG TERM DEBT        |                                | 208,992.07         | 0.00               | 100.0              | 2,507,905.00             | 0.00                             | 100.0              |
| TOTAL REVENUES: OTHER FINANCING SOURCES |                                | 208,992.07         | 0.00               | 100.0              | 2,507,905.00             | 0.00                             | 100.0              |
|                                         |                                |                    |                    |                    |                          |                                  |                    |
| PROJECT ADMIN & GENERAL EXP             |                                |                    |                    |                    |                          |                                  |                    |
| EXPENSES                                |                                |                    |                    |                    |                          |                                  |                    |
| SALARIES & WAGES                        |                                |                    |                    |                    |                          |                                  |                    |
| 47-571-510-1100                         | SALARIES & WAGES               | 1,250.00           | 0.00               | 100.0              | 15,000.00                | 1,710.84                         | 88.5               |
| -----                                   |                                |                    |                    |                    |                          |                                  |                    |
| TOTAL SALARIES & WAGES                  |                                | 1,250.00           | 0.00               | 100.0              | 15,000.00                | 1,710.84                         | 88.5               |
|                                         |                                |                    |                    |                    |                          |                                  |                    |
| FRINGE BENEFITS                         |                                |                    |                    |                    |                          |                                  |                    |
| 47-571-520-2100                         | SOCIAL SECURITY                | 95.66              | 0.00               | 100.0              | 1,148.00                 | 126.08                           | 89.0               |
| 47-571-520-2200                         | STATE RETIREMENT               | 83.75              | 0.00               | 100.0              | 1,005.00                 | 114.68                           | 88.5               |
| 47-571-520-2300                         | HEALTH INSURANCE               | 0.00               | 0.00               | 0.0                | 0.00                     | 0.00                             | 0.0                |



VILLAGE OF GERMANTOWN  
DETAILED REVENUE & EXPENSE REPORT  
BUDGET VS. ACTUAL WITH PERCENT VARIANCE  
FOR 12 PERIODS ENDING DECEMBER 31, 2018

FUND: T.I.F. #7 CAPITAL PROJECT FUND

| ACCOUNT<br>NUMBER                            | DESCRIPTION                    | DECEMBER<br>BUDGET | DECEMBER<br>ACTUAL | %<br>VARI-<br>ANCE | FISCAL<br>YEAR<br>BUDGET | FISCAL<br>YEAR-TO-DATE<br>ACTUAL | %<br>VARI-<br>ANCE |
|----------------------------------------------|--------------------------------|--------------------|--------------------|--------------------|--------------------------|----------------------------------|--------------------|
| -----                                        |                                |                    |                    |                    |                          |                                  |                    |
| SANITARY SEWER MAINS & IMPRV<br>EXPENSES     |                                |                    |                    |                    |                          |                                  |                    |
| OPERATING SUPPLIES & EXPENSES                |                                |                    |                    |                    |                          |                                  |                    |
| 47-578-530-3100                              | GENERAL EXPENSES               | 0.00               | 0.00               | 0.0                | 0.00                     | 0.00                             | 0.0                |
| 47-578-530-4300                              | CONTRACTED SERVICES-ENGINEERIN | 833.33             | 0.00               | 100.0              | 10,000.00                | 4,239.83                         | 57.6               |
| 47-578-530-4500                              | CONTRACTED SERV-CONSTRUCTION   | 98,166.66          | 0.00               | 100.0              | 1,178,000.00             | 0.00                             | 100.0              |
| 47-578-530-4900                              | CONTRACTED SERV-OTHER          | 0.00               | 0.00               | 0.0                | 0.00                     | 0.00                             | 0.0                |
| -----                                        |                                |                    |                    |                    |                          |                                  |                    |
| TOTAL OPERATING SUPPLIES & EXPENSES          |                                | 98,999.99          | 0.00               | 100.0              | 1,188,000.00             | 4,239.83                         | 99.6               |
| TOTAL EXPENSES: SANITARY SEWER MAINS & IMPRV |                                | 98,999.99          | 0.00               | 100.0              | 1,188,000.00             | 4,239.83                         | 99.6               |
|                                              |                                |                    |                    |                    |                          |                                  |                    |
| OTHER FINANCING USES<br>EXPENSES             |                                |                    |                    |                    |                          |                                  |                    |
| FISCAL AGENT FEES                            |                                |                    |                    |                    |                          |                                  |                    |
| 47-590-591-6200                              | PAYMENT TO ESCROW 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                     |                                |                    |                    |                    |                          |                                  |                    |
| 47-590-592-9310                              | TRANSFER TO DEBT SERV-PRIN     | 0.00               | 0.00               | 0.0                | 0.00                     | 0.00                             | 0.0                |
| 47-590-592-9320                              | TRANSFER TO DEBT SERV-INTEREST | 1,490.41           | 0.00               | 100.0              | 17,885.00                | 0.00                             | 100.0              |
| 47-590-592-9330                              | TRANSFER TO DEBT SERV- FEES    | 0.00               | 0.00               | 0.0                | 0.00                     | 0.00                             | 0.0                |
| -----                                        |                                |                    |                    |                    |                          |                                  |                    |
| TOTAL TRANSFERS TO OTHER FUNDS               |                                | 1,490.41           | 0.00               | 100.0              | 17,885.00                | 0.00                             | 100.0              |
|                                              |                                |                    |                    |                    |                          |                                  |                    |
| INCENTIVE REBATES                            |                                |                    |                    |                    |                          |                                  |                    |
| 47-590-593-9340                              | INCENTIVE REBATE               | 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         |                                | 1,490.41           | 0.00               | 100.0              | 17,885.00                | 0.00                             | 100.0              |
|                                              |                                |                    |                    |                    |                          |                                  |                    |
| TOTAL FUND REVENUES                          |                                | 209,092.07         | 0.00               | 100.0              | 2,509,105.00             | 0.00                             | 100.0              |
| TOTAL FUND EXPENSES                          |                                | 157,903.37         | 0.00               | 100.0              | 1,894,841.00             | 7,716.43                         | 99.5               |
| FUND SURPLUS (DEFICIT)                       |                                | 51,188.70          | 0.00               | 100.0              | 614,264.00               | (7,716.43)                       | (101.2)            |