

VILLAGE OF GERMANTOWN
N112 W17001 MEQUON ROAD
GERMANTOWN, WI 53022

MEETING: REGULAR MEETING OF THE VILLAGE BOARD

DATE AND TIME: MONDAY, March 18, 2019 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.
- A. Proclamation National Surveyors Week, March 17 – March 23, 2019.
- 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. APPOINTMENTS:**
- A. Building Construction Oversight Committee Appointment
Member Peter Nilles Present – 04/30/2021
- VIII. CONSENT AGENDA:**
- A. Approval of Minutes: March 4, 2019 Regular Village Board Meeting.
- B. Accounts payable/payroll
- | | | | |
|----|----------------|------------------|---------------|
| 1. | March 10, 2019 | Accounts Payable | \$ 877,215.28 |
| 2. | March 6, 2019 | Payroll (Hourly) | \$ 248,138.09 |
| 3. | March 15, 2019 | Payroll (Salary) | \$ 107,332.75 |
- C. Operator’s Licenses: Syed Akif, Bradley Daleiden, Lori Doubeck, Emily Lipke.
[Recommended]

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

D. Resolution 23-2019 Village Labor and Equipment Rates.

E. Germantown High School two Water Main Easements and one Sanitary Sewer Easement.

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

F. Resolution 22-2019, Budget Amendment – Resolution to Carry Over 2018 Capital Fund and General Fund Projects.

G. Resolution 24-2019, Amendment to Resolution 4-10, Establishing a Special Non-Lapsing and Non-Reverting Operating Fund for Germantown Park and Recreation Department and for its Administration.

IX. OLD BUSINESS:

A. Resolution 20-2019, Contract with Ayres Associates Phase 1 Professional Services, Firemen's Park Multi-Purpose Shelter Building Project in an amount not to exceed \$14,055.

X. PUBLIC HEARING:

A. None.

XI. NEW BUSINESS:

A. Resolution 21-2019, Schedule of Fees Amendment – New Medications and Procedures.

B. Conditional Use Permit application by Diversified Engineering, Agent for Waste Management of Wisconsin, Property Owner, N96 W13840, W13600 & W13640 County Line Road to operate a 35,035 sqft Truck Maintenance Facility and install a 10,000 above-ground fuel storage tank (AST).

C. Resolution 26-2019, Amendments to the Wrenwood Planned Development District (PDD) General Development Plan (GDP) and Conditions and Restrictions adopted under Resolution No. 2018. Carity Land Corporation and Neumann Developments, Agents for Briscoe Development & Management Inc., Property Owner of 147 Acres located South of Freistadt Road, East of the Canadian National Railroad, North of Mequon Road and West of Country Aire Drive.

D. Library Director – Presentation of Staff Restructuring Project & 2018 Annual Report.

E. Resolution 25-2019 – Resolution Authorizing the Borrowing of Not to Exceed \$3,075,000; and Providing for the Issuance and Sale of General Obligation Promissory Notes Therefor.

- F. Meridian Germantown LLC / Wal-Mart Stores, Inc claim of excessive real estate tax. The Village Board may convene into closed session per Wis. Stats. §19.85(1)(g) for the purpose of conferring with Legal Counsel who is rendering advice concerning strategy to be adopted by the Village with respect to litigation in which it is involved or is likely to become involved and then may reconvene into open session to take such action as it deems appropriate.

XII. ADJOURNMENT.

The next regular meeting of the Village Board will be on Monday, April 1, 2019 at 7:00 p.m.

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

**VILLAGE OF GERMANTOWN
VILLAGE BOARD MEETING MINUTES
March 4, 2019**

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

ROLL CALL: Present: President Wolter, Trustees Baum, Hughes, Kaminski, Miller, Myers, Warren, Wing, and Zabel. Also present: Administrator Kreklow, Clerk Braunschweig, Attorney Sajdak, Director Schroeder, Director Smith, Manager Tucker, Katie Rodger, Patti Heinen, Director Ratayczak, and Captain Snow.

PLEDGE OF ALLEGIANCE:

PRESIDENT'S REPORT:

No Report.

**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: February 18, 2019 Regular Village Board Meeting.

B. Accounts payable/payroll

1. February 20, 2019	Payroll (Hourly)	\$ 239,950.67
2. February 25, 2019	Accounts Payable	\$ 1,581,850.86
3. February 28, 2019	Payroll (Salary)	\$ 106,831.10
4. February 28, 2019	Accounts Payable	\$ 68,354.42

C. Operator's Licenses: Terry Burkholder, Julie Kussman. [Recommendation Forthcoming]

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

D. Resolution 16-2019, Chargeback of Delinquent 2017 Personal Property.

MOTION (Baum/Myers) to approve Consent Agenda Items A-D. Zabel requested item E to be voted on separately. Roll Call Vote Carried Unanimously.

E. Resolution 17-2019, Dissolve / Terminate TID #4.

MOTION (Zabel/Baum) to approve Resolution 17-2019, Dissolve / Terminate TID #4. Zabel commented on the importance of the termination of TID #4 as it is closing early. Monies will be sent to the taxing jurisdictions this fall. Roll Call Vote Carried Unanimously.

OLD BUSINESS:

Resolution 19-2019, Facility Usage Agreement Between the Village of Germantown and the Germantown School District.

Director Schroeder came to the podium. He gave an updated analysis of the bullet points from the agreement. The agreement changed from three years to two years.

The Village is considered a Priority 2 Group for scheduling; and Group 4 in regards to fees, which is 75% of the rate fee. Director Schroeder was told the 75%/25% ratio came from the School Resource Officer Calculation. The fees are effective May 15, 2019, except for Kids Club rates which will be phased in over the two year agreement.

The Germantown High School tennis courts are excluded from the fee rates as they are open to the public to use. There was federal grant funding for the tennis courts.

Estimations are at \$174,000 annually. Alternative sites for summer programs are being looked at. This could reduce the fees from \$79,000 to \$10,000.

The School Year Programs are estimated to be at \$71,000 for the first year and \$95,000 for the second year.

Summer locations are being finalized. Program fee changes will be discussed at the Park and Recreation Commission on March 20th. 2019-2020 estimated costs are \$81,000. 2020-2021 estimated costs are \$105,000

Discussion ensued of the request to turn over the capital fund balance in the Village Recreation Facility Fee Fund of \$28,346.

Discussion ensued of the fees and what they are based on and the break-down of the fees. The cost analysis to support the fee structure has been requested to the school district several times.

Motion (Miller/Warren) to Approve Resolution 19-2019, Facility Usage Agreement Between the Village of Germantown and the Germantown School District with the amendment that the Village Retains the Recreation Facility Capital Fund that held a balance of \$28,346 as of December 2018.

The construction of the agreement was discussed. This was not a negotiated agreement. There were discussions that took place and then in January of this year the conversations stopped. The document was received after approval by school board. The Village was not involved in the drafting of the document here today. Discussion ensued of the fees and future changes in the fees.

Discussion ensued of the documentation to find their numbers. This has been requested several times but not received. Timing of the School District Budget versus the Village Budget was discussed.

Amendment Motion (Zabel/Kaminski) that Section 5, Fees Associated with Programming and Usage to be amended to state under paragraph one: "The current fee schedule is attached hereto as Addendum B, shall govern during the term of this agreement and then after the term of the agreement, may change no more frequently than annually by the board and subject to input and review by the Village Attorney. Amendment Motion Carried, Myers voted no.

Amendment Motion (Zabel/Miller) that the Facility Usage Agreement Between the Village and the School District is subject to the Village Attorney review and acceptance. Amendment Motion Carried.

The Original Motion as Amended Roll Call Vote Carried. Baum, Myers, and Zabel voted no.

PUBLIC HEARING:

None.

NEW BUSINESS:

Resolution 20-2019, Contract with Ayres Associates Phase 1 Professional Services, Firemen's Park Multi-Purpose Shelter Building Project in an amount not to exceed \$18,205.

Motion (Baum/Miller) to Approve Resolution 20-2019, Contract with Ayres Associates Phase 1 Professional Services, Firemen's Park Multi-Purpose Shelter Building Project in an amount not to exceed \$18,205.

Discussion ensued if the work could be done internally by the Village Engineering Department.

Village President Wolter excused himself at 8:15 p.m.

Motion (Zabel/Myers) to appoint Trustee Baum as Chair Pro Tem. Motion carried unanimously.

Phase one of the project is for infrastructure associated with the building project such as: sewer, water, electrical service, pathways and pathway lighting, removal and relocation of basketball courts.

Director Ratayczak commented that the department can get the sewer and water component completed. The lighting component would remain.

Director Schroeder commented that the timing would be fall 2019.

There are large Public Works projects coming up and additional development coming the next few months that need attention of the engineering staff.

Amendment to Postpone Motion (Zabel/Myers) to postpone the item to the next Village Board meeting and allow staff to review. Motion carried. Warren voted no.

Resolution 18-2019, Telecommuting Policy.

Motion by (Myers/Miller) to Approve Resolution 18-2019, Telecommuting Policy.

The item came from General Government and Finance. Administrator Kreklow read portions of the policy. Motion carried. Zabel voted no.

Police Department - Squad Car Purchase Request.

Captain Snow reported on the item. Option one allows for the purchase of two 2017 models. They are more expensive because they were not state contract bids. Confident it is possible to stay within the \$87,000.

Motion (Kaminski/Warren) to approve option one for Squad Car Purchases not to exceed \$87,000.

Amendment Motion (Zabel/Kaminski) to approve option two for Squad Car Purchase in an amount not to exceed \$92,928, if option one is not available. There will be a transfer of \$6,000 from the Capital Fund. Amendment Motion Carried.

Original Motion as Amended Roll Call Vote Carried.

Easement for We-Energies on Pressure Booster / Reducing Station at W204N12333 Goldendale Road.

Motion (Kaminski/Warren) to Approve the Easement for We-Energies on Pressure Booster / Reducing Station at W204N12333 Goldendale Road.

Motion carried unanimously.

Discussion of Strategy with regard to Potential Hildebrand Claim. The Village Board may convene into closed session per Wis. Stats. §19.85(1)(g) for the purpose of conferring with Legal Counsel who is rendering advice concerning strategy to be adopted by the Village with respect to litigation in which it is involved or is likely to become involved and then may reconvene into open session to take such action as it deems appropriate.

Motion by Myers, second by Miller to go into closed session and include the Village Board, Village Attorney, Administrator Kreklow, and Director Smith at 8:31 P.M. Motion Carried Unanimously.

The Village Board Reconvened in open session at 8:50 P.M.

ADJOURNMENT.

ADJOURNMENT: There being no further business, the meeting adjourned at 8:50 P.M. p.m.

The next regular meeting of the Village Board will be on Monday, March 18, 2019 at 7:00 p.m.

Deanna B. Braunschweig

Deanna B. Braunschweig, WCMC/CMC
Village Clerk

PROCLAMATION

**NATIONAL SURVEYORS WEEK
MARCH 17-23, 2019**

WHEREAS, there are more than 40,000 professional land surveyors in the United States; and

WHEREAS, the nature of surveying has changed dramatically since the Colonial Era when the profession was defined by the description' and location of land boundaries; today, surveying has expanded to include engineering surveys to utilized in the study and selection of engineering construction, geodetic surveys to determine precise global positioning for military and civilian activities, cartographic surveys used for mapping and charting; and

WHEREAS, professional surveyors provide important services through the use of sophisticated equipment and techniques, such as satellite-borne remote sensing devices, and automated positioning, measuring, recording and plotting equipment; and

WHEREAS, the role of the surveyor has been, and continues to be integral in the development and advancement of our municipalities, our state, and our nation; and

WHEREAS, citizens of the Village of Germantown, Wisconsin are encouraged to recognize professional land surveyors, and the important work they do for our communities and state, and to reflect on the historical contributions of surveying and the new technologies that are constantly modernizing this honored profession.

NOW, THEREFORE, as President of the Village of Germantown, I do hereby proclaim March 17-23, 2019 as **NATIONAL SURVEYORS WEEK** in the Village of Germantown

Dean Wolter
Village President

ATTEST: _____
Deanna Braunschweig
Village Clerk



Wisconsin Society of Land Surveyors

Affiliated with the National Society of Professional Surveyors



March 12, 2019

President Dean Wolter
Village of Germantown
N112 W17001 Mequon Road
Germantown, Wisconsin, 53022

RE: National Surveyors Week Proclamation

Dear President Wolter,

Please accept this letter as a request to issue a "National Surveyors Week" proclamation declaring March 17-23, 2019, National Surveyors Week in the Village of Germantown

In Recognition of the significant contributions made by the surveyors of the United States, President Ronald Reagan Proclaimed the week beginning March 11, 1984 as "National Surveyors Week" (see attached). Since that time, a National Surveyors Week was established by the National Society of Professional Surveyors as an annual event to bring public recognition to the surveying profession and the vital services surveyors provide to the advancement and betterment of human welfare. During this week, thousands of professional surveyors throughout the country will take part in local activities designed to introduce a new generation to the profession and highlight the use of technology in their day-to-day work.

A copy of an example proclamation is enclosed. Thank you in advance for your support of the National Society of Professional Land Surveyors, the Wisconsin Society of Land Surveyors, and the surveying profession. Please contact me if you have any questions.

Sincerely,

Bob Beilfuss, P.L.S.
Past-President
Wisconsin Society of Land Surveyors

**VILLAGE OF GERMANTOWN
WASHINGTON COUNTY**

RESOLUTION NO. 23-2019

ESTABLISHING VILLAGE LABOR AND EQUIPMENT RATES

WHEREAS, the Village of Germantown may be requested for personnel or equipment to assist in a project that staff prepares a list of rates to be charged for labor and equipment. For 2019 staff is recommending a 2% rate increase for labor and 3% rate increase for equipment; and,

WHEREAS, the Public Works and Highway Committee unanimously recommended approval of the attached 2019 rates; and,

NOW THEREFORE BE IT RESOLVED, that the Village Board approves of the attached Labor and Equipment rates.

Introduced by: _____

Adopted: _____

Vote: Ayes: _____ Nays: _____

Dean M. Wolter, Village President

ATTEST:

Deanna B. Braunschweig, WCMC/CMC
Village Clerk

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

MEETING DATE: March 18, 2019

AGENDA ITEM: Consent

ITEM TITLE: Village Labor & Equipment Rates - 2019

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

SUMMARY EXPLANATION:

As the Village may be requested for personnel or equipment to assist in a project, staff typically prepares a list of rates to be charged for labor and equipment. For 2019 staff is recommending a 2.5% rate increase for labor and a 3% rate increase for equipment.

ATTACHMENT: ORDINANCE_____ RESOLUTION_____ OTHER X

Proposed Labor and Equipment Rates for 2019.

RECOMMENDATION:

The Public Works and Highway Committee unanimously approved the 2019 rates. Therefore, staff is recommending the Village Board approve the rates as presented for the 2019 Labor and Equipment Rates.

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.

LABOR RATES -- 2019			
VILLAGE OF GERMANTOWN			
	Annual Hourly Rates		
POSITION DESCRIPTION	2017	2018	2019
Director of Public Works	\$73.65	\$75.12	\$77.00
Village Engineer	\$62.05	\$63.29	\$64.87
Project Engineer	\$53.45	\$54.52	\$55.88
Engineer Tech III / Land Surveyor	\$46.89	\$47.83	\$49.02
Land Surveyor/Survey Crew w/Robot	\$136.33	\$139.06	\$142.53
Highway Superintendent	\$53.13	\$54.19	\$55.55
Zoning Administrator/Planner	\$60.36	\$61.57	\$63.11
Civil Engineer	\$39.57	\$40.36	\$41.37
Record Drawing Documentation Preparation	\$47.06	\$48.00	\$49.20
Construction Inspection	\$47.06	\$48.00	\$49.20
Highway Maintenance Worker II	\$44.57	\$45.46	\$46.60
Highway Operators (Traffic Signals)	\$51.75	\$52.79	\$54.10
Water Superintendent	\$53.13	\$54.19	\$55.55
Waste Water Superintendent	\$53.13	\$54.19	\$55.55
Utility Operator	\$45.73	\$46.64	\$47.81
Clerical	\$36.05	\$36.77	\$37.69
NOTE: 2019 rates reflect a 2.5% increase to the 2018 wages.			

EQUIPMENT RATES -- 2019

VILLAGE OF GERMANTOWN

Annual Hourly Rates

EQUIPMENT DESCRIPTION	2017	2018	2019
Cruz-Air	\$64.07	\$65.99	\$67.97
Case Backhoe & Loader	\$37.82	\$38.95	\$40.12
Michigan Loader	\$48.33	\$49.78	\$51.27
Case/John Deer Loader/Snow Plow	\$81.95	\$84.41	\$86.94
Case/John Deer Loader/Snow Blower	\$111.36	\$114.70	\$118.14
Single Axle Dump Truck (5yd)	\$34.67	\$35.71	\$36.78
Single Axle Dump Truck w/Plow/Aux. Wing/Sander (5 yd)	\$55.68	\$57.35	\$59.07
Tandem Axle Dump Truck	\$46.23	\$47.62	\$49.05
Tandem Axle Dump Truck w/Plow/Aux. Wing/Sander	\$68.29	\$70.34	\$72.45
Quad Axle Dump Truck		\$85.00	\$87.55
1-Ton Patrol Truck (2-3 yd)	\$26.27	\$27.06	\$27.87
1-Ton Truck w/Plow	\$32.57	\$33.55	\$34.55
Truck w/Water Jetter w/Aux. Power Unit	\$52.53	\$54.11	\$55.73
Aerial Lift Truck	\$65.14	\$67.09	\$69.11
3500- Truck w/ Utility Box & Crane			\$65.00
Pickup Truck	\$20.49	\$21.10	\$21.74
Pickup Truck w/Plow	\$29.42	\$30.30	\$31.21
Self Propelled Vibrating Roller	\$39.92	\$41.12	\$42.35
Self Propelled Non-Vibratory Roller	\$36.77	\$37.87	\$39.01
185 cfm Air Compressor (Portable)	\$29.42	\$30.30	\$31.21
Street Sweeper 40 Hp w/Front Mounted Broom	\$38.87	\$40.04	\$41.24
Vacuum Sweeper	\$86.15	\$88.73	\$91.40
Vac All	\$90.35	\$93.06	\$95.85
Sewer line Televising Truck	\$121.87	\$125.53	\$129.29
Combination Sewer Machine (pipe jetter & vac)	\$147.08	\$151.49	\$156.04
Mini Excavator	\$51.50	\$53.05	\$54.64
Skid Steer Loader w/Bucket	\$33.62	\$34.63	\$35.67
Skid Steer Loader w/Snow Blower/Broom	\$36.77	\$37.87	\$39.01
20" Enclosed Trailer			\$15.00
REX Valve Turner			\$83.00
10' Utility Trailer			\$12.00
Tar Kettle	\$35.72	\$36.79	\$37.90
Motorized Mower (24" & Under)	\$13.93	\$14.35	\$14.78
Motorized Mower (25"-47")	\$19.44	\$20.02	\$20.62
Motorized Mower (48" & larger)	\$22.59	\$23.27	\$23.97
Tractor w/Sickle or Flail Mower	\$48.33	\$49.78	\$51.27

EQUIPMENT RATES -- 2019			
VILLAGE OF GERMANTOWN			
Annual Hourly Rates			
EQUIPMENT DESCRIPTION	2017	2018	2019
Chain Saw	\$12.88	\$13.27	\$13.66
Hydraulic Saw	\$12.88	\$13.27	\$13.66
Hydraulic Pruner	\$12.88	\$13.27	\$13.66
Chipper	\$42.02	\$43.28	\$44.58
Generator (225 Kw)	\$59.88	\$61.68	\$63.53
Generator (Under 10 Kw)	\$26.27	\$27.06	\$27.87
Trailer Mounted Vacuum Excavator & Valve Turner	\$88.25	\$90.90	\$93.62
6 " Pump/Hose	\$32.57	\$33.55	\$34.55
4" Pump/Hose	\$27.32	\$28.14	\$28.98
3" Pump/Hose	\$22.59	\$23.27	\$23.97
Barricades-----DAILY COST	\$3.15	\$3.24	\$3.34
Traffic Control Signs-----DAILY COST	\$1.58	\$1.63	\$1.68
NOTE: 2019 rates reflect a 3% increase of 2018 rates			

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

MEETING DATE: March 18, 2019

AGENDA ITEM: Consent

ITEM TITLE: Germantown High School – Public Utility Easements

SUBMITTED BY: Bob Beilfuss, P.L.S., Village Surveyor

SUMMARY EXPLANATION:

Due to the installation of new sanitary sewer and water main lines around the High School expansion, and, as these are public utilities located on school property, new easements were generated to cover the areas where the new utilities were constructed.

The easements will allow the Village access to repair and/or maintain the infrastructure.

ATTACHMENT: ORDINANCE _____ RESOLUTION _____ OTHER _____

RECOMMENDATION:

The Public Works Committee unanimously approved the two Sanitary Sewer Easements and one Water Main Easement for the Germantown High School.

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.

Document Number	20' Water Main Easement
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This space reserved for recording data:

Return to: Village of Germantown
PO BOX 337
Germantown, WI 53022

This 20 foot Water Main Easement (the “Easement”) is made by and between GERMANTOWN SCHOOL DISTRICT (“Grantor”), and the VILLAGE OF GERMANTOWN, a Wisconsin municipal corporation (“Grantee”), as of the date signed by Grantor set forth below.

FOR AND IN CONSIDERATION of the sum of One (\$1.00) Dollar and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, owners and Grantors of the lands herein described do hereby grant unto the Village of Germantown, Washington County, Wisconsin (Grantee), an easement with the right, permission and authority to enter upon, construct, install, maintain, in, through, under, across, and upon the following described tract of land:

A 20 foot wide Watermain Easement located on, over and across Lot 1 of Certified Survey Map No. 6808, being located in a part of the Northeast 1/4 of the Southwest 1/4 of Section 21, Town 9 North, Range 20 East, in the Village of Germantown, Washington County, Wisconsin, now being more particularly bounded and described as follows:

Commencing at the Northeast Corner of the said Southwest 1/4 Section; Thence South 00°57’57” East and along the East line of the said Southwest 1/4 Section and the centerline of “River Lane”, 254.49 feet to a point; Thence South 89°02’52” West, 60.00 feet to a point on the West Right-of-Way line of said “River Lane” and the place of beginning of lands hereinafter described;

Thence South 00°57’57” East and along the said West Right-of-Way line, 20.00 feet to a point; Thence South 89°02’52” West, 271.22 feet to a point; Thence North 45°57’08” West, 26.85 feet to a point; Thence North 44°02’52” East, 20.00 feet to a point; Thence South 45°57’08” East, 18.57 feet to a point; Thence North 89°02’52” East, 262.93 feet to the point of beginning of this description.

Said Easement contains 5,796 Square Feet (or 0.1331 Acres) of land, more or less.

The location of the easement hereinbefore described with respect to the premises of the Grantor is shown on the drawing attached hereto, marked "Exhibit A", and made a part hereof.

Grantors hereby warrant that they have legal title to the lands which are the subject of this easement and that they have lawful authority to grant this easement. Further, Grantors shall defend the Village of Germantown in its exercise of rights under the easement herein granted against any defect in title to the land involved or the right of the Grantors to make the grant herein contained.

The right, permission and authority is also granted said Grantee, to trim and/or cut down certain trees and/or brush where said trees and/or brush interfere with the existing water main and maintenance of the facilities or represent a hazard to such facilities. The restoration, however, does not apply to any brush or trees which may be removed at any time pursuant to the rights herein granted.

Grantee shall perform such regular and customary, or extraordinary or emergency maintenance, repairs or replacement to the improvements as it shall deem necessary and appropriate. Upon completion of any such work, Grantee shall backfill to approximate the pre-existing grade. Grantor, Grantor’s successors and assigns, or the tenants of either shall be responsible for the restoration of topsoil, turf or other landscaping, or surface paving disturbed as a result of such work undertaken by Grantee.

The Grantor(s), their successors and assigns, covenant(s) and agree(s) to restrict the use of the land included in the easement described hereinabove as follows:

- (1) The land will only be put to uses consistent with this easement such as lawn areas, driveways and small and easily movable structures that will not interfere with access to facility or its appurtenances, with the exception of item (3), below.
- (2) No obstruction of access to the facility or its appurtenances shall be created in the future and that no building, trees or other structures or items that may interfere with inspection, maintenance or repair shall be located in the space over and within vertical planes located on both sides of the facility and/or its appurtenances.
- (3) The surface elevation of the land within the easement shall not be raised or lowered more than four (4) inches without the prior written approval of the Village Engineer of the Grantee.

In consideration of the foregoing grant of 20 foot Water Main Easement and the covenants herein contained, Grantor and Grantee agree that (i) Grantor, in and upon developing Grantor's Land, may freely install laterals and connections to and utilize all improvements installed by Grantor pursuant to this Easement (including the water systems of which they are part) in accordance with the Village of Germantown Code, (ii) from and after the acceptance of dedication of the Water Main to be installed in the easement granted hereunder. Grantee will indemnify and hold Grantor, including its members, officer, employees, successors and assigns, harmless from and against any and all claims, litigation, liability, loss, injury, damage, cost and/or expense on account of injury to or death of any person or persons whomsoever in any way arising out of caused, connected with, or attributed to the Easement, this agreement or the rights herein granted, and Grantee, will defend by counsel satisfactory to Grantor any suit or action brought against same based on any alleged injury, death, or damage and shall pay all damages, costs and expenses, including attorneys' fees connected therewith or resulting therefrom, and (iii) in connection with the hook-up by Grantor to the municipal water distribution system and the municipal sanitary sewer system, the Village of Germantown shall levy upon Grantor only charges of general applicability to and for utilization of Village of Germantown water main and sanitary sewer facilities and improvements; no special or unique, tax, special assessment, tap fee, connection charge, capitalization, recovery fee, reclamation charge, or any other charge not generally levied upon one connecting to the municipal water distribution system and sanitary sewer systems shall be assessed to or against Grantor or Grantor's land in connection, with such hook-ups.

Grantor(s), their successors and assigns, covenant(s) and agree(s) to permit and allow Grantee to have facility and its appurtenances to be installed at such time and in such location as Grantee may deem necessary.

Grantee and its agents shall have the right to enter upon the premises of the Grantor for the purpose of exercising its rights herein acquired. Grantee agrees to restore or cause to have restored said premises, as nearly as is reasonably possible, to the condition existing prior to such entry by the Grantee or its agents. The restoration, however, does not apply to any brush or trees which may be removed at any time pursuant to the rights herein granted.

The said Grantor(s), has/have caused these presents to be signed and sealed this _____ day of _____, 2019.

GERMANTOWN SCHOOL DISTRICT

By: Bob Soderberg
Title: School Board President

STATE OF WISCONSIN

COUNTY OF _____

Personally came before me this _____ day of _____, 2019 , the above named Bob Soderberg, School Board President, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Print Name: _____
Notary Public, _____ County, WI
My commission expires: _____

VILLAGE OF GERMANTOWN ACCEPTANCE

ACCEPTED BY The Village of Germantown on _____, 2019
Date

_____, 2019
Dean Wolter - Village President

_____, 2019
Deanna Boldrey - Village Clerk

Document Number	20' Water Main Easement
-----------------	-------------------------

This space reserved for recording data:

Return to: Village of Germantown
PO BOX 337
Germantown, WI 53022

This 20 foot Water Main Easement (the “Easement”) is made by and between GERMANTOWN SCHOOL DISTRICT (“Grantor”), and the VILLAGE OF GERMANTOWN, a Wisconsin municipal corporation (“Grantee”), as of the date signed by Grantor set forth below.

FOR AND IN CONSIDERATION of the sum of One (\$1.00) Dollar and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, owners and Grantors of the lands herein described do hereby grant unto the Village of Germantown, Washington County, Wisconsin (Grantee), an easement with the right, permission and authority to enter upon, construct, install, maintain, in, through, under, across, and upon the following described tract of land:

A 20 foot wide Watermain Easement located on, over and across Lot 1 of Certified Survey Map No. 6808, being located in a part of the Northeast 1/4 of the Southwest 1/4 of Section 21, Town 9 North, Range 20 East, in the Village of Germantown, Washington County, Wisconsin, now being more particularly bounded and described as follows:

Commencing at the Northeast Corner of the said Southwest 1/4 Section; Thence South 89°02’59” West and along the North line of the said Southwest 1/4 Section, 1317.64 feet to a point; Thence South 01°56’16” East and along the West line of said Certified Survey Map No. 6808, 489.01 feet to the point of beginning of lands hereinafter described;

Thence North 88°03’44” East, 29.91 feet to a point; Thence South 85°22’51” East, 40.98 feet to a point; Thence South 45°21’25” East, 22.88 feet to a point; Thence North 64°57’04” East, 47.46 feet to a point; Thence North 76°57’01” East, 36.61 feet to a point; Thence North 89°02’51” East, 170.11 feet to a point; Thence South 00°57’09” East, 20.00 feet to a point; Thence South 89°02’51” West, 167.99 feet to a point; Thence South 76°57’01” West, 32.39 feet to a point; Thence South 64°57’04” West, 37.96 feet to a point; Thence South 45°21’25” East, 11.57 feet to a point; Thence North 56°08’44” East, 3.40 feet to a point; Thence South 33°51’16” East, 20.00 feet to a point; Thence South 56°08’44” West, 3.57 feet to a point; Thence South 21°13’02” East, 21.61 feet to a point; Thence South 04°11’51” East, 117.75 feet to a point; Thence South 47°49’43” East, 63.36 feet to a point; Thence South 87°42’54” East, 49.18 feet to a point; Thence North 88°48’16” East, 133.63 feet to a point; Thence North 57°49’06” East, 18.38 feet to a point; Thence South 32°10’54” East, 20.00 feet to a point; Thence South 57°49’06” West, 14.20 feet to a point; Thence South 11°47’40” East, 41.70 feet to a point; Thence North 89°22’37” East, 5.70 feet to a point; Thence South 00°37’23” East, 20.00 feet to a point; Thence South 89°22’37” West, 3.56 feet to a point; Thence South 07°07’05” East, 30.80 feet to a point; Thence South 48°39’57” East, 14.92 feet to a point; Thence North 89°53’39” East, 35.58 feet to a point; Thence South 82°45’25” East, 49.83 feet to a point; Thence South 74°52’56” East, 205.29 feet to a point; Thence South 15°07’04” West, 20.00 feet to a point; Thence North 74°52’56” West, 203.91 feet to a point; Thence North 82°45’25” West, 47.17 feet to a point; Thence South 89°53’39” West, 41.86 feet to a point; Thence North 48°39’57” West, 30.07 feet to a point; Thence North 07°07’05” West, 59.34 feet to a point; Thence North 11°47’40” West, 37.87 feet to a point; Thence South 88°48’16” West, 128.71 feet to a point; Thence North 87°42’54” West, 57.04 feet to a point; Thence North 47°49’43” West, 78.62 feet to a point; Thence North 04°11’51” West, 122.76 feet to a point; Thence North 21°13’02” West, 24.49 feet to a point; Thence North 45°21’25” West, 54.52 feet to a point; Thence North 85°22’51” West, 32.55 feet to a point; Thence South 88°03’44” West, 28.77 feet to a point; Thence North 01°56’16” West, 20.00 feet to the point of beginning of this description.

Said Easement contains 24,359 Square Feet (or 0.5592 Acres) of land, more or less.

The location of the easement hereinbefore described with respect to the premises of the Grantor is shown on the drawing attached hereto, marked "Exhibit A", and made a part hereof.

Grantors hereby warrant that they have legal title to the lands which are the subject of this easement and that they have lawful authority to grant this easement. Further, Grantors shall defend the Village of Germantown in its exercise of rights under the easement herein granted against any defect in title to the land involved or the right of the Grantors to make the grant herein contained.

The right, permission and authority is also granted said Grantee, to trim and/or cut down certain trees and/or brush where said trees and/or brush interfere with the existing water main and maintenance of the facilities or represent a hazard to such facilities. The restoration, however, does not apply to any brush or trees which may be removed at any time pursuant to the rights herein granted.

Grantee shall perform such regular and customary, or extraordinary or emergency maintenance, repairs or replacement to the improvements as it shall deem necessary and appropriate. Upon completion of any such work, Grantee shall backfill to approximate the pre-existing grade. Grantor, Grantor's successors and assigns, or the tenants of either shall be responsible for the restoration of topsoil, turf or other landscaping, or surface paving disturbed as a result of such work undertaken by Grantee.

The Grantor(s), their successors and assigns, covenant(s) and agree(s) to restrict the use of the land included in the easement described hereinabove as follows:

- (1) The land will only be put to uses consistent with this easement such as lawn areas, driveways and small and easily movable structures that will not interfere with access to facility or its appurtenances, with the exception of item (3), below.
- (2) No obstruction of access to the facility or its appurtenances shall be created in the future and that no building, trees or other structures or items that may interfere with inspection, maintenance or repair shall be located in the space over and within vertical planes located on both sides of the facility and/or its appurtenances.
- (3) The surface elevation of the land within the easement shall not be raised or lowered more than four (4) inches without the prior written approval of the Village Engineer of the Grantee.

In consideration of the foregoing grant of 20 foot Water Main Easement and the covenants herein contained, Grantor and Grantee agree that (i) Grantor, in and upon developing Grantor's Land, may freely install laterals and connections to and utilize all improvements installed by Grantor pursuant to this Easement (including the water systems of which they are part) in accordance with the Village of Germantown Code, (ii) from and after the acceptance of dedication of the Water Main to be installed in the easement granted hereunder. Grantee will indemnify and hold Grantor, including its members, officer, employees, successors and assigns, harmless from and against any and all claims, litigation, liability, loss, injury, damage, cost and/or expense on account of injury to or death of any person or persons whomsoever in any way arising out of caused, connected with, or attributed to the Easement, this agreement or the rights herein granted, and Grantee, will defend by counsel satisfactory to Grantor any suit or action brought against same based on any alleged injury, death, or damage and shall pay all damages, costs and expenses, including attorneys' fees connected therewith or resulting therefrom, and (iii) in connection with the hook-up by Grantor to the municipal water distribution system and the municipal sanitary sewer system, the Village of Germantown shall levy upon Grantor only charges of general applicability to and for utilization of Village of Germantown water main and sanitary sewer facilities and improvements; no special or unique, tax, special assessment, tap fee, connection charge, capitalization, recovery fee, reclamation charge, or any other charge not generally levied upon one connecting to the municipal water distribution system and sanitary sewer systems shall be assessed to or against Grantor or Grantor's land in connection, with such hook-ups.

Grantor(s), their successors and assigns, covenant(s) and agree(s) to permit and allow Grantee to have facility and its appurtenances to be installed at such time and in such location as Grantee may deem necessary.

Grantee and its agents shall have the right to enter upon the premises of the Grantor for the purpose of exercising its rights herein acquired. Grantee agrees to restore or cause to have restored said premises, as nearly as is reasonably possible, to the condition existing prior to such entry by the Grantee or its agents. The restoration, however, does not apply to any brush or trees which may be removed at any time pursuant to the rights herein granted.

The said Grantor(s), has/have caused these presents to be signed and sealed this _____ day of _____, 2019.

GERMANTOWN SCHOOL DISTRICT

By: Bob Soderberg
Title: School Board President

STATE OF WISCONSIN

COUNTY OF _____

Personally came before me this _____ day of _____, 2019 , the above named Bob Soderberg, School Board President, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Print Name: _____
Notary Public, _____ County, WI
My commission expires: _____

VILLAGE OF GERMANTOWN ACCEPTANCE

ACCEPTED BY The Village of Germantown on _____, 2019
Date

_____, 2019
Dean Wolter - Village President

_____, 2019
Deanna Boldrey - Village Clerk

H:\C400\495\17007-01\Survey\ESMT-EXHIBITS\885DEX01_WATERMAIN EASEMENT.dwg



WATERMAIN EASEMENT LINE TABLE								
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
W1	S89°22'37"W	3.56'	W17	S64°57'04"W	37.96'	W33	N47°49'43"W	78.62'
W2	S0°37'23"E	20.00'	W18	S76°57'01"W	32.39'	W34	N87°42'54"W	57.04'
W3	N89°22'37"E	5.70'	W19	S89°02'51"W	167.99'	W35	S88°48'16"W	128.71'
W4	S11°47'40"E	41.70'	W20	S0°57'09"E	20.00'	W36	N11°47'40"W	37.87'
W5	S57°49'06"W	14.20'	W21	N89°02'51"E	170.11'	W37	N7°07'05"W	59.34'
W6	S32°10'54"E	20.00'	W22	N76°57'01"E	36.61'	W38	N48°39'57"W	30.07'
W7	N57°49'06"E	18.38'	W23	N64°57'04"E	47.46'	W39	S89°53'39"W	41.86'
W8	N88°48'16"E	133.63'	W24	S45°21'25"E	22.88'	W40	N82°45'25"W	47.17'
W9	S87°42'54"E	49.18'	W25	S85°22'51"E	40.98'	W41	N74°52'56"W	203.91'
W10	S47°49'43"E	63.36'	W26	N88°03'44"E	29.91'	W42	S15°07'04"W	20.00'
W11	S4°11'51"E	117.75'	W27	N1°56'16"W	20.00'	W43	S74°52'56"E	205.29'
W12	S21°13'02"E	21.61'	W28	S88°03'44"W	28.77'	W44	S82°45'25"E	49.83'
W13	S56°08'44"W	3.57'	W29	N85°22'51"W	32.55'	W45	N89°53'39"E	35.58'
W14	S33°51'16"E	20.00'	W30	N45°21'25"W	54.52'	W46	S48°39'57"E	14.92'
W15	N56°08'44"E	3.40'	W31	N21°13'02"W	24.49'	W47	S7°07'05"E	30.80'
W16	S45°21'25"E	11.57'	W32	N4°11'51"W	122.76'			



DATE: 02-05-19

Document Number	20' Sanitary Sewer Easement
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This space reserved for recording data:

Return to: Village of Germantown
PO BOX 337
Germantown, WI 53022

This 20 foot Sanitary Sewer Easement (the “Easement”) is made by and between the GERMANTOWN SCHOOL DISTRICT (“Grantor”), and the VILLAGE OF GERMANTOWN, a Wisconsin municipal corporation (“Grantee”), as of the date signed by Grantor set forth below.

FOR AND IN CONSIDERATION of the sum of One (\$1.00) Dollar and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, owners and Grantors of the lands herein described do hereby grant unto the Village of Germantown, Washington County, Wisconsin (Grantee), an easement with the right, permission and authority to enter upon, construct, install, maintain, in, through, under, across, and upon the following described tract of land:

A 20 foot wide Sanitary Sewer Easement located on, over and across Lot 1 of Certified Survey Map No. 6808, being located in a part of the Northeast 1/4 of the Southwest 1/4 of Section 21, Town 9 North, Range 20 East, in the Village of Germantown, Washington County, Wisconsin, now being more particularly bounded and described as follows:

Commencing at the Northeast Corner of the said Southwest 1/4 Section; Thence South 00°57’57” East and along the East line of the said Southwest 1/4 Section and the centerline of “River Lane,” 549.38 feet to a point; Thence South 89°22’17” West, 60.00 feet to a point on the West Right-of-Way line of said “River Lane” and the place of beginning of lands hereinafter described;

Thence South 00°57’57” East and along the said West Right-of-Way line, 20.00 feet to a point; Thence South 89°22’17” West, 103.54 feet to a point; Thence North 00°57’08” West, 285.96 feet to a point; Thence South 89°02’52” West, 359.63 feet to a point; Thence South 66°50’54” West, 130.54 feet to a point; Thence South 89°06’09” West, 183.64 feet to a point; Thence South 38°53’04” West, 162.73 feet to a point; Thence South 00°57’08” East, 157.10 feet to a point; Thence South 89°05’58” West, 20.00 feet to a point; Thence North 00°57’08” West, 164.33 feet to a point; Thence North 38°53’04” East, 179.35 feet to a point; Thence North 89°06’09” East, 189.08 feet to a point; Thence North 66°50’54” East, 130.53 feet to a point; Thence North 89°02’52” East, 383.55 feet to a point; Thence South 00°57’08” East, 286.08 feet to a point; Thence North 89°22’17” East, 83.54 feet to the point of beginning of this description.

Said Easement contains 27,996 Square Feet (or 0.6427 Acres) of land, more or less.

The location of the easement hereinbefore described with respect to the premises of the Grantor is shown on the drawing attached hereto, marked "Exhibit A", and made a part hereof.

Grantors hereby warrant that they have legal title to the lands which are the subject of this easement and that they have lawful authority to grant this easement. Further, Grantors shall defend the Village of Germantown in its exercise of rights under the easement herein granted against any defect in title to the land involved or the right of the Grantors to make the grant herein contained.

The right, permission and authority is also granted said Grantee, to trim and/or cut down certain trees and/or brush where said trees and/or brush interfere with the existing water main and maintenance of the facilities or represent a hazard to such facilities. The restoration, however, does not apply to any brush or trees which may be removed at any time pursuant to the rights herein granted.

Grantee shall perform such regular and customary, or extraordinary or emergency maintenance, repairs or replacement to the improvements as it shall deem necessary and appropriate. Upon completion of any such work, Grantee shall backfill to approximate the pre-existing grade. Grantor, Grantor’s successors and assigns, or the tenants of either shall be responsible for the restoration of topsoil, turf or other landscaping, or surface paving disturbed as a result of such work undertaken by Grantee.

The Grantor(s), their successors and assigns, covenant(s) and agree(s) to restrict the use of the land included in the easement described hereinabove as follows:

- (1) The land will only be put to uses consistent with this easement such as lawn areas, driveways and small and easily movable structures that will not interfere with access to facility or its appurtenances, with the exception of item (3), below.
- (2) No obstruction of access to the facility or its appurtenances shall be created in the future and that no building, trees or other structures or items that may interfere with inspection, maintenance or repair shall be located in the space over and within vertical planes located on both sides of the facility and/or its appurtenances.
- (3) The surface elevation of the land within the easement shall not be raised or lowered more than four (4) inches without the prior written approval of the Village Engineer of the Grantee.

In consideration of the foregoing grant of 20 foot Sanitary Sewer Easement and the covenants herein contained, Grantor and Grantee agree that (i) Grantor, in and upon developing Grantor's Land, may freely install laterals and connections to and utilize all improvements installed by Grantor pursuant to this Easement (including the water systems of which they are part) in accordance with the Village of Germantown Code, (ii) from and after the acceptance of dedication of the Sanitary Sewer to be installed in the easement granted hereunder. Grantee will indemnify and hold Grantor, including its members, officer, employees, successors and assigns, harmless from and against any and all claims, litigation, liability, loss, injury, damage, cost and/or expense on account of injury to or death of any person or persons whomsoever in any way arising out of caused, connected with, or attributed to the Easement, this agreement or the rights herein granted, and Grantee, will defend by counsel satisfactory to Grantor any suit or action brought against same based on any alleged injury, death, or damage and shall pay all damages, costs and expenses, including attorneys' fees connected therewith or resulting therefrom, and (iii) in connection with the hook-up by Grantor to the municipal water distribution system and the municipal sanitary sewer system, the Village of Germantown shall levy upon Grantor only charges of general applicability to and for utilization of Village of Germantown water main and sanitary sewer facilities and improvements; no special or unique, tax, special assessment, tap fee, connection charge, capitalization, recovery fee, reclamation charge, or any other charge not generally levied upon one connecting to the municipal water distribution system and sanitary sewer systems shall be assessed to or against Grantor or Grantor's land in connection, with such hook-ups.

Grantor(s), their successors and assigns, covenant(s) and agree(s) to permit and allow Grantee to have facility and its appurtenances to be installed at such time and in such location as Grantee may deem necessary.

Grantee and its agents shall have the right to enter upon the premises of the Grantor for the purpose of exercising its rights herein acquired. Grantee agrees to restore or cause to have restored said premises, as nearly as is reasonably possible, to the condition existing prior to such entry by the Grantee or its agents. The restoration, however, does not apply to any brush or trees which may be removed at any time pursuant to the rights herein granted.

The said Grantor(s), has/have caused these presents to be signed and sealed this _____ day of _____, 2019.

GERMANTOWN SCHOOL DISTRICT

By: Bob Soderberg
Title: School Board President

STATE OF WISCONSIN

COUNTY OF _____

Personally came before me this _____ day of _____, 2019 , the above named Bob Soderberg, School Board President, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Print Name: _____
Notary Public, _____ County, WI
My commission expires: _____

VILLAGE OF GERMANTOWN ACCEPTANCE

ACCEPTED BY The Village of Germantown on _____, 2019
Date

_____, 2019
Dean Wolter - Village President

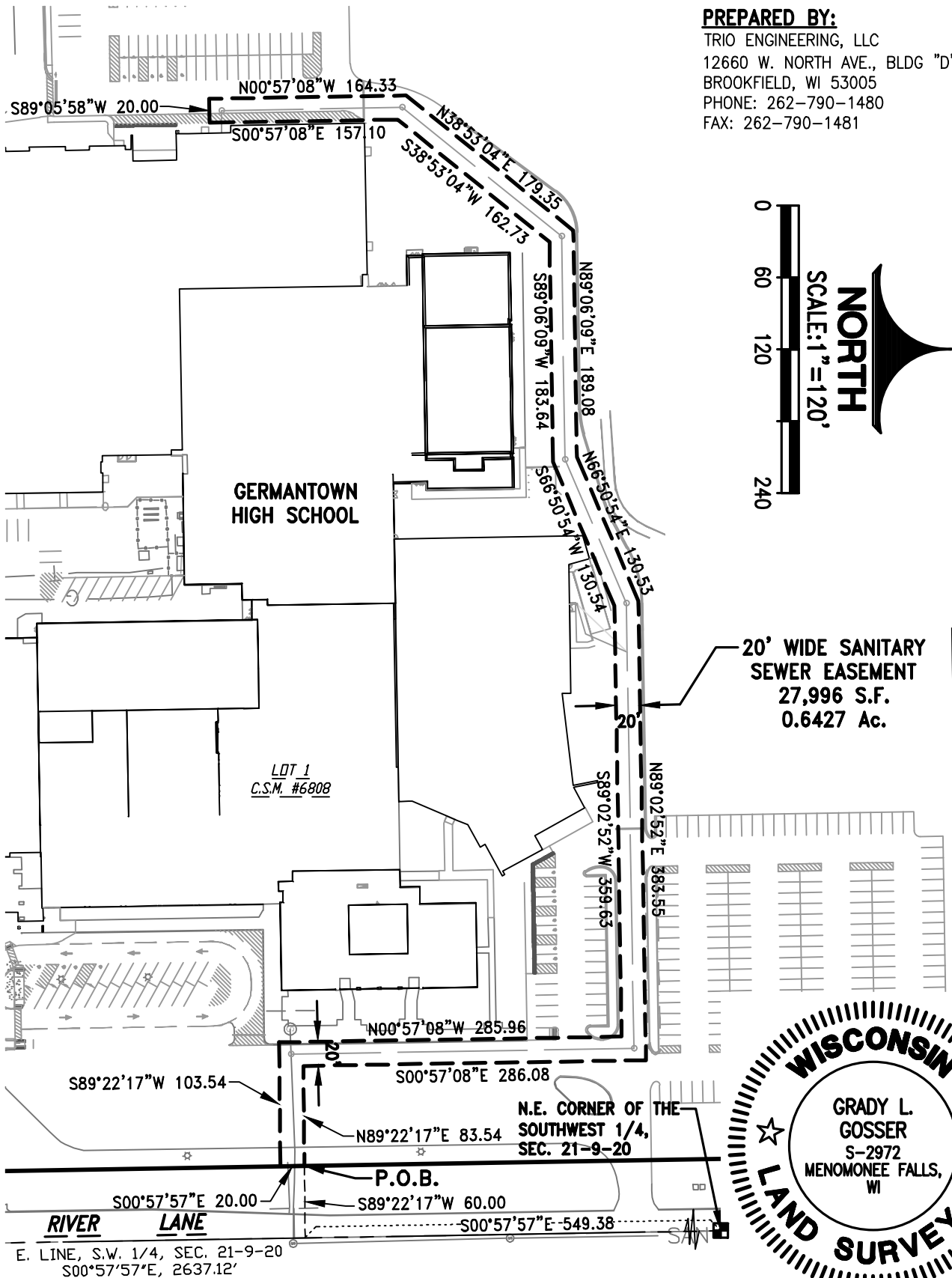
_____, 2019
Deanna Boldrey - Village Clerk

EXHIBIT "A"

20' WIDE SANITARY SEWER EASEMENT

PREPARED BY:

TRIO ENGINEERING, LLC
12660 W. NORTH AVE., BLDG "D"
BROOKFIELD, WI 53005
PHONE: 262-790-1480
FAX: 262-790-1481



THIS EXHIBIT WAS PREPARED BY GRADY L. GOSSER, P.L.S. (S-2972)

DATE: 02-05-19

Deanna Braunschweig

From: Janice Wick
Sent: Thursday, March 7, 2019 4:05 PM
To: Deanna Braunschweig
Subject: Public Works Committee Agenda Items - VB March 18, 2019
Attachments: Back-up - VB - Mar. 18, 2019.docx; Back-up - VB - Mar. 18, 2019.docx; High School 20' Sanitary Sewer Easement 020519.docx; High School 20' Watermain 1 Easement 020519.docx; High School 20' Watermain 2 Easement 020519.docx; BACKUP VB Village Labor Equipmetn Rates - 2019.docx; Equipment Rates 2019.xlsx; Labor Rates 2019.xlsx

CONSENT AGENDA:

GERMANTOWN HIGH SCHOOL – PUBLIC UTILITY EASEMENTS:

MOTION made by Zabel, seconded by Hughes to forward to the Village Board with a positive recommendation two Sanitary Sewer Easements and one Water Main Easement for the Germantown High School.

Motion carried unanimously.

VILLAGE LABOR & EQUIPMENT RATES:

MOTION made by Zabel, seconded by Hughes to forward to the Village Board with a positive recommendation to approve the 2019 Village Labor and Equipment Rates as presented by staff.

Motion carried unanimously.

2019 Budget - Amendment
APPROVING AMENDMENTS TO THE 2019 BUDGET
Capital Account and General Fund Carry Over

WHEREAS, the Village Board of the Village of Germantown approved the appropriation of funds for operations for the year 2019, and,

WHEREAS, funds for various Capital Projects and General Fund expenditures that were included in the 2018 Budget have not been fully expensed, and;

WHEREAS, staff is requesting the following amounts be used for projects that are still ongoing, or permission to use other excess funds attributed to another capital project toward the list of projects/equipment detailed in the attached listing. \$870,084 for General Fund and \$1,799,412.00 for Capital Fund 40, and,

NOW THEREFORE BE IT RESOLVED, by the Village Board of the Village of Germantown that the 2018 Budget be amended according to the attached list, and

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

Introduced by: _____

Date Adopted: _____

Vote: Ayes: _____ Nays: _____

Dean M. Wolter, Village President

ATTEST:

Deanna Braunschweig, WCMC/CMC
Village Clerk

Budget Amendment Resoution

Carry Over Projects & Equipment Purchases - 2018 to 2019

Capital Projects Fund

Account	Department	Description	Purpose	Amount	2019	
					Original Budget	Amended
40-521-570-8460	Police	Commuication Equipment	Radio Console Update	67,240	0	67,240
40-522-570-8520	Fire	Vehicles	Refurbish Ladder Truck	194,824	0	194,824
40-519-570-8200	Village Hall	Misc Capital Projects	Electronic Sign	35,000	0	35,000
40-519-570-8221	Building & Grounds	Police Department	Impound Garage	49,572	0	49,572
40-541-570-8892	Engineering	Stormwater Relay		365,063	0	365,063
40-541-570-8902	Engineering	Flooding Mitigation		50,000	0	50,000
40-541-570-8913	Engineering	MS4 Program	Evaluation & Improvements	98,000	0	98,000
40-541-570-8901	Sidewalk	Inspection & Repair	Program	10,000	0	10,000
40-542-570-8810	Public Works	Asphalt Paving	Asphalt Paving	534,485	1,675,000	2,209,485
40-542-570-8850	Public Works	Street Improvements	Cty LineTraffic Signal & Cabinet Upgrades, Video Detection	73,812	0	73,812
40-542-570-8850	Public Works	Street Improvements	Video Detection Appleton/Cty Q	40,000	0	40,000
40-552-570-8310	Recreation	Land Improvements	Fireman's Park Pathways	73,280	800,000	873,280
40-552-570-8310	Recreation	Land Improvements	Spassland Park Basketball	30,000		30,000
40-552-570-8450	Recreation	Other Equipment	Spassland/Haupt Strasse Playground Projects	17,413	60,000	77,413
				1,638,689	2,535,000	4,173,689

Use of Existing Capital Funds to Offset 2019 Projects & Equipment

Account	Department	Description	Purpose	Amount
40-521-570-8450	Police	Equipment	Body Worn/Squad Cameras	72,323
40-546-570-8400	Recycle	Other Equipment	Brush Bucket for Loader	18,400
40-517-570-8430	Data Processing	Computer	Central Exchange Server	50,000
40-519-570-8200	Building & Grounds	Misc Bld & Grounds	Portion of the cost of Electronic Sign	20,000
				160,723

General Fund

Account	Department	Description	Purpose	Amount	Original Budget	
					Amended	
10-519-570-8222	Fire Department	Misc Equipment	Nitrogen Generation System	29,205	0	29,205
10-519-570-8251	Library	Misc Equipment	Nitrogen Generation System	20,000	35,000	55,000
10-518-520-1900	General Government	Salaries & Benefits		60,490	86,008	146,498
10-524-530-3100	Community Development	Inspection - General Supplies	Permit Tracking Software	1,926	2,300	4,226
10-541-570-8100	Engineering	Misc Equipment	Bridge Repair	10,000	0	10,000
10-542-570-8100	Highway		Locator	2,500	52,000	87,854
10-542-570-8100	Highway	Storm Sewer Projets		23,354		
10-542-570-8100	Highway	GIS Electrical Layer		10,000		
10-542-530-3530	Highway	Snow & Ice Material/Supp	Salt	16,588	205,000	221,588
10-542-530-3505	Highway	Asphalt Paving	Asphalt Paving	423,339	450,000	873,339
10-563-530-4400	Community Development	Planning - Contracted Services	Contracted Services	75,315	15,000	90,315
10-551-+++----	Library	County Carry over	Various Accounts (pending Library Board Approval)	31,187		31,187
10-567-530-7950	Municipal Development	Hotel Motel Tax		158,655		158,655
10-552-570-8200	Recreation	Skatepark Repair		4,865	27,500	35,025
10-552-570-8200	Recreation	Spassland Tennis Crt		2,660		
				870,084	872,808	1,742,892

**VILLAGE OF GERMANTOWN
WASHINGTON COUNTY**

RESOLUTION NO. 24-2019

**AMENDMENT TO RESOLUTION 4-10, ESTABLISHING A SPECIAL NON-LAPSING
AND NON-REVERTING OPERATING FUND FOR GERMANTOWN PARK AND
RECREATION DEPARTMENT AND FOR ITS ADMINISTRATION**

WHEREAS, with Resolution 4-10 on January 18, 2010, the Village created the Germantown Park and Recreation Department Special Non-Lapsing Fund for user program facility fees; and,

WHEREAS, the Village entered into a Facility Usage Agreement with the Germantown School District on March 4, 2019. The Village Board amended the agreement to retain the Germantown Park and Recreation Department Special Non-Lapsing Fund Balance; and,

WHEREAS, the General Government and Finance Committee met on March 11th and recommended an amendment to Resolution 4-10, a Resolution Establishing a Special Non-Lapsing and Non-Reverting Operating Fund for Germantown Park and Recreation Department and for its Administration. The recommended amendment follows:

2. Purpose of fund

The purpose of the Germantown Park and Recreation Department special NonLapsing Operating Fund is to allow for the use of program fees to assist with the maintenance and improvement of any Village indoor ~~or and~~ outdoor facility, ~~Village or School District owned~~, used by the Park and Recreation Department; and,

NOW THEREFORE BE IT RESOLVED, that the Village Board approves of the revisions to Resolution 4-10.

Introduced by: _____

Adopted: _____

Vote: Ayes: _____ Nays: _____

Dean M. Wolter, Village President

ATTEST:

Deanna B. Braunschweig, WCMC/CMC
Village Clerk

RESOLUTION No. 4-10

A Resolution establishing a special non-lapsing and non-reverting operating fund for the Germantown Park and Recreation Department and for Administration

WHEREAS, the Germantown Park and Recreation Department collects program fees and corporate donations in its normal operation; and

WHEREAS, the Germantown Park and Recreation Department would like to add to the program fees charged, an additional fee component to be collected and used exclusively for improvements and maintenance to facilities, said charge to be known as the "Facility Fee"; and

WHEREAS, the Germantown Park and Recreation Department has requested that the Germantown Village Board establish a special non-lapsing and non-reverting operating fund for park and recreation purposes; into which all of the Facility Fees, and corporate donations earmarked for such purpose, will be deposited and from which improvements and maintenance for facilities used by the Park and Recreation Department may be funded; and

WHEREAS, the Germantown Village Board has determined that it is in the public interest to establish such special non-lapsing and non-reverting "Facility Fees Fund" for park and recreation purposes and a system to receive, hold and disburse such monies;

NOW THEREFORE, THE VILLAGE BOARD OF THE VILLAGE OF
GERMANTOWN, WASHINGTON COUNTY, WISCONSIN, RESOLVES
AS FOLLOWS:

NON-LAPSING OPERATING FUND

1. Creation of fund.

The Village of Germantown hereby creates and establishes a specific non-lapsing and non-reverting fund to be known as the Germantown Park and Recreation Department Special Non-Lapsing Operating Fund, into which an added user program fee component to be charged to users, referred to as "Facility Fees", and corporate donations to the Germantown Park and Recreation Department earmarked by the donor for such purpose, shall be deposited.

2. Purpose of fund

The purpose of the Germantown Park and Recreation Department special NonLapsing Operating Fund is to allow for the use of program fees to assist with

the maintenance and improvement of any Village indoor ~~or and~~ outdoor facility, ~~Village or School District owned~~, used by the Park and Recreation Department.

3. Responsibility for fund

The Treasurer of the Village of Germantown shall be responsible for receiving all funds to be deposited in such account and shall keep records as to the amounts received, the manner of their receipt, any disbursements and a current balance in such fund at all times.

4. Deposit of funds

Upon receipt from the Director of Germantown Park and Recreation Department, the Germantown Finance Department shall weekly deposit all Facility Fees into the Germantown Park and Recreation Department Special Non-Reverting Operating Fund.

5. Limitations on the use of funds

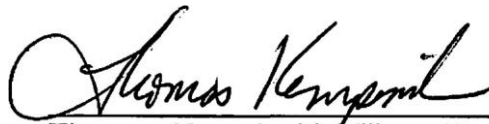
All Facility Fees placed in the special non-reverting operating fund may not be withdrawn except for the purposes for which the fund was created. Disbursements shall be made strictly in accordance with Village policy.

Introduced by Trustee: Vanderheiden

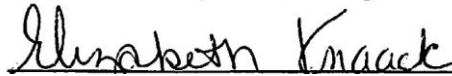
Adopted: January 18 ,

2010 Vote: Ayes: 9 Nays:

ATTEST



Thomas Kempinski, Village President



Elizabeth Knaack, Village Clerk

**VILLAGE OF GERMANTOWN
GENERAL GOVERNMENT & FINANCE COMMITTEE
MEETING MINUTES
March 11, 2019**

CALL TO ORDER: The meeting was called to order at 5:30 p.m. by Chairperson Zabel.

ROLL CALL: Present: Chairperson Zabel, Trustee Members: Miller, and Kaminski. Trustee Baum was absentee excused. Also present: Clerk Braunschweig, Finance Director Rath, and Director Schroeder.

APPROVAL OF MINUTES: February 18, 2019 – **MOTION (Kaminski/Miller) to approve. Motion carried unanimously.**

PUBLIC COMMENT: No public comment.

NEW BUSINESS:

- A. Ehler's Investment Advisory Agreement Renewal.
MOTION (Miller/Kaminski) to Approve of Ehler's Investment Advisory Agreement Renewal. Ken Herdeman and Maureen Haulson of Ehlers were present. Ken presented information on the investments and answered questions. Ken pointed out that the LGIP interest rates were up. The investments are meant to be over a long period of time. Ken and Director Rath will review the current investment policy. Motion carried unanimously.
- B. Resolution 22-2019, Budget Amendment – Resolution to Carry over 2018 Capital Fund and General Fund Projects.
MOTION (Kaminski/Miller) to Recommend Approval of Resolution 22-2019, Budget Amendment – Resolution to Carry over 2018 Capital Fund and General Fund Projects. Motion carried unanimously.
- C. Review Possible Changes in structure of the Recreation Facility Fund.
Motion (Kaminski/Miller) to Recommend amendments to Resolution 4-10, removal of the Village or School District owned language and the addition of Village indoor or outdoor facility. Motion carried unanimously.

OLD BUSINESS:

- A. Update on Fire Station 1.
No Updates.

REPORTS:

- A. **Monthly Year to Date Financials:**
1. Revenue and Expense Report All Funds: Finance Director Rath reviewed the reports. The Water utility reserve balance nearly depleted as there is 2-3 months in reserve. There will be a water rate increase.
 2. Health and Dental Plans: Director Rath reviewed the reports.
Impact Fees Financial Reports: The report was reviewed. The balance for new projects and payments. Zabel commented on the impact fees for the Menomonee Falls and Grace Development Agreement.
- B. **Accounts Payable:** February 25, 2019 payables were reviewed.
- C. **Code Violation Reports:** The reports were reviewed.
1. Building Inspection Department.
 2. Planning Department.
- D. **C.I.P. PROJECTS:** The reports were reviewed.

- E. **Letter of Credit Summaries:** The Letter of Credit Summaries were reviewed. Presbyterian Homes is coming up on April 28.
1. Building Inspection Department – Reviewed.
 2. Public Works Department– Reviewed.
 3. Planning Department – None.
- F. **Summary of all Village Contracts:** There was no report.

SCHEDULE NEXT MEETING: The next meeting will be on April 16, 2019 at 6:00 pm.

ADJOURNMENT: Chairman Zabel adjourned the meeting at 6:08 p.m.

Respectfully Submitted,

Deanna Braunschweig

Deanna Braunschweig
Village Clerk

**VILLAGE OF GERMANTOWN
WASHINGTON COUNTY**

RESOLUTION NO. 20-2019

**CONTRACT WITH AYRES ASSOCIATES PHASE 1 PROFESSIONAL SERVICES,
FIREMEN'S PARK MULTI-PURPOSE SHELTER BUILDING PROJECT IN AN
AMOUNT NOT TO EXCEED \$14,055**

WHEREAS, In June of 2018, the Village Board Approved to contract with Ayres Associates for the Firemen's Park Shelter design services. In November 2018, Ayres presented a project consisting of renderings, recommended shelter location, and costs; and,

WHEREAS, at the February 4, 2019 Village Board meeting, the Village Board approved of the monies in the CIP Budget to complete phase 1 of the project. Phase 1 of the project consists of materials and labor to install sewer, water and electrical service, pedestrian lighting, pathways, and re-location of existing basketball court; and,

WHEREAS, the Park and Recreation Commission recommended approval of a contract with Ayers Associates for Phase 1 Firemen's Park Multi-Purpose Shelter Building in an amount not to exceed \$18,205; and,

WHEREAS, at the March 4th Village Board meeting the item was postponed for further departmental review. Staff is recommending to contract with Ayres Associates for project design and preparation of construction documents ready for public bidding for a total of \$14,055. The Village Engineering Department will proceed with construction administration and inspection services.

NOW THEREFORE BE IT RESOLVED that the Village Board of the Village of Germantown, does hereby approve the contract with Ayers Associates for Phase 1 Firemen's Park Multi-Purpose Shelter Building in an amount not to exceed \$14,055, and the Village Engineering Department will proceed with construction administration and inspection services.

Introduced by: _____

Adopted: _____

Vote: Ayes: ____ Nays: ____

Dean M. Wolter, Village President

ATTEST:

Deanna B. Braunschweig, WCMC/CMC
Village Clerk

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

MEETING DATE: Monday, March 18, 2019

AGENDA ITEM: New Business

ITEM TITLE: Firemen's Park Shelter Project – Review & Approval on Professional Services Contract with Ayres Associates for Phase 1 Improvements

SUBMITTED BY: Mark Schroeder, Park & Recreation Director

SUMMARY EXPLANATION:

In June 2018, the Village Board approved the recommendation of the Park & Recreation Commission to contract with Ayres Associates for project conceptual design services. In November 2018, following several meetings with project stakeholders and the Germantown Park & Recreation Commission, Ayres presented a project report consisting of conceptual renderings, recommended shelter location, and probable construction costs for the shelter building, utilities, and related site amenities such as pathways, electrical service, and pedestrian lighting.

At the February 4, 2019 meeting, the Germantown Village Board approved monies in the 2019 CIP Budget to complete Phase 1 of the project. Phase 1 will consist of materials and labor to install sewer, water, and electrical service, pedestrian lighting, pathways, and re-location of the existing basketball court. Monies were also earmarked for consultant services for developing plans and specifications (site, grading, sewer/water/lighting) and contract documents suitable for bidding purposes, as well as construction inspection services.

This item was tabled on March 4th. Staff is recommending to contract with Ayres Associates for project design and preparation of construction documents ready for public bidding for a total of \$14,055. The village engineering department will handle construction administration and inspection services for the project.

ATTACHMENT: ORDINANCE_____ RESOLUTION__X__ OTHER_____

RECOMMENDATION:

At the February 20th, 2019 Park & Recreation Commission Meeting, motion made by Commissioner Miller, seconded by Commissioner Stapelman, to send forth a positive recommendation to the Village Board to approve a contract with Ayres Associates for Phase 1 Professional Services for the Firemen's Park Multi-Purpose Shelter Building Project in an amount not to exceed \$18,205. Motion carried unanimously. Monies to come from 2019 CIP Budget Account #40-552-570-8310.

**VILLAGE OF GERMANTOWN
WASHINGTON COUNTY**

RESOLUTION NO. 21-2019

**SCHEDULE OF FEES AMENDMENT –
NEW MEDICATIONS AND PROCEDURES**

WHEREAS, the Village of Germantown does have a fee schedule for ambulance and EMT services and medication provided by the Village of Germantown Fire Department; and,

CURRENTLY, the Village of Germantown Fire Department now has Paramedic Service that allows more procedures and medications; and,

WHEREAS, a list of the new medications and procedures is attached; and,

NOW THEREFORE BE IT RESOLVED, that the Village Board approves of the Amendment to the Schedule of Fees with the Addition of New Medications and Procedures as attached.

Introduced by: _____

Adopted: _____

Vote: Ayes: _____ Nays: _____

Dean M. Wolter, Village President

ATTEST:

Deanna B. Braunschweig, WCMC/CMC
Village Clerk

The Business of the Germantown Public Safety Committee

Submitted by: Chief John Delain

Agenda Item: New Business

Meeting Date: 3/4/2019

Item Name: Medic Medications and Procedure charges

Agenda item description:

As a paramedic service there are more medications that can be given and more procedures that can be done. Attached is a list of proposed charges for these new medications and procedures. We are asking for a positive recommendation to the Village Board to move ahead with these changes.

Back up included: ☒ yes No ☐

Germantown Fire Department Proposed EMS Charges for New Medications / Procedures

1. End Tidal CO2 Detector - \$45.00
2. Needle Decompression - \$60.00
3. Pericardiocentesis - \$200.00
4. Res-Q-Pod – Remove, no longer used
5. Adenosine - \$80.00
6. Amiodarone - \$150.00 – Second Dose \$200.00
7. Lorazepam - \$30.00
8. Atropine - \$30.00
9. Diphenhydramine - \$25.00
10. 50% Dextrose - \$25.00
11. Epinephrine 1:10,000 - \$35.00
12. Fentanyl - \$30.00
13. Ketamine - \$45.00
14. Lorazepam - \$30.00
15. Magnesium Sulfate - \$30.00
16. Midazolam - \$40.00
17. Ondansetron - \$40.00
18. Saline Flush - \$5.00
19. Sodium Bicarbonate - \$30.00
20. Solu-Medrol - \$40.00
21. Nor-epinephrine - \$30.00
22. Tranexamic Acid (TXA) - \$25.00

Charge Comparison

Base Rate / Mileage / Other

	JACKSON ALS1	ALLENTON ALS1	MEQUON ALS2	1/1/2018 THIENSVILLE ALS2	12/5/2017 GERMANTOWN ALS1	WEST BEND ALS2	ELM GROVE ALS2	T. OF WAUKESHA ALS1
BLS (Resident)	\$650.00	\$575.00	\$550.00	\$565.50	\$550.00	\$575.00	\$600.00	\$500.00
BLS (Non-Resident)	\$650.00	\$575.00	\$600.00	\$616.80	\$650.00	\$725.00	\$725.00	\$650.00
BLS No Transport (Resident)	\$200.00	\$125.00						\$105.00
BLS No Transport (Non-Resident)	\$200.00	\$125.00						\$155.00
ALS 1 (Resident)	\$950.00	\$800.00	\$600.00	\$678.48	\$725.00	\$700.00	\$775.00	\$600.00
ALS 1 (Non-Resident)	\$950.00	\$800.00	\$675.00	\$771.00	\$825.00	\$850.00	\$925.00	\$750.00
ALS 1 No Transport (Resident)	\$200.00	\$275.00	\$75.00	\$128.50			\$325.00	
ALS 1 No Transport (Non-Resident)	\$200.00	\$275.00	\$125.00	\$179.90			\$425.00	
ALS 2 (Resident)		\$975.00	\$775.00	\$796.70	\$775.00	\$765.00	\$785.00	\$675.00
ALS 2 (Non-Resident)		\$975.00	\$875.00	\$899.50	\$875.00	\$915.00	\$925.00	\$800.00
ALS 2 No Transport (Resident)		\$275.00						
ALS 2 No Transport (Non-Resident)		\$275.00						
ALS Non Emergency (Resident)			\$650.00					
ALS Non Emergency (Non-Resident)			\$625.00					
ALS No Transport - Deceased (Resident)				\$359.80				
ALS No Transport - Deceased (Non - Res)				\$411.20				
Intercept Rate PM					\$250.00			
Intercept Rate	\$300.00	\$300.00						
Intercept Rate + supplies						\$300.00		
Intercept ALS 1				\$771.00				
Intercept ALS 2				\$899.50				
Intercept Rate w/o transport + supplies	\$100.00					\$300.00		
ALS Interfacility (Resident)						\$500.00		
ALS Interfacility (Non-Resident)						\$655.00		
Interfacility Level ALS2 (Resident)						\$700.00		
Interfacility Level ALS2 (Non-Resident)						\$855.00		
Stand-by (staffed ambulance)								
Return Trip		\$600.00			\$375.00	\$500.00		
Non Transport Intercept						\$300.00		
No Transport								
No Transport non-resident								
No Transport with services					\$200.00			
No Transport no service					\$0.00			
No Transport 0-3								

[illegible][illegible]

Supplies

	JACKSON ALS1	ALLENTON ALS2	MEQUON ALS2	THIENSVILLE ALS2	GERMANTOWN ALS 2	WEST BEND ALS2	ELM GROVE ALS2	T. OF WAUKESHA ALS2
AED 1ST RESPONDER		\$100.00						
ADVANCED AIRWAYS	\$80.00	\$100.00	\$120.00	\$123.36	\$110.00	\$75.00	\$75.00	\$65.00
ADVANCED AIRWAYS-RESP			\$225.00	\$231.30				
AIRWAY W/ CRIC								
AIRWAY W/O CRIC								
AMBU BAG								
AUTOPULSE								\$225.00
AUTOPULSE BAND								
BACK RAFT BLS								
BACK RAFT ALS								
BAG VALVE MASK	\$30.00	\$35.00						
BGM TEST GLUCOMETER STRIPS								
C-COLLAR								
CAPNOCHECK	\$20.00							
CAPNOGRAPHY ADAPTER								
CPAP	\$85.00	\$125.00	\$100.00	\$128.50	\$125.00	\$85.00	\$85.00	\$85.00
COMBITUBE								
CRICHOIDTHYROTOMY KIT			\$200.00	\$205.60		\$30.00		
END TIDAL/CO2 DETECTOR	\$20.00			\$51.40	\$45.00			
GASTRIC TUBE AIRWAY								
HALO CHEST SEALS								
HEADBLOCKS BLS								
HEADBLOCKS ALS								
HOT PACK		\$5.00						
LUCAS								
NASOPHARYNGEAL AIRWAY								
NEEDLE DECOMPRESSION					\$60.00			
PULSE OXIMETRY		\$5.00						
RESTRAINTS		\$50.00						
SPINAL IMMOBILIZATION BLS		\$20.00						
SPINAL IMMOBILIZATION ALS		\$20.00						
SUPPLIES - ALS	\$50.00	\$70.00	\$65.00	\$66.82	\$125.00	\$50.00	\$55.00	\$40.00
SUPPLIES - BLS	\$50.00	\$70.00	\$65.00	\$66.82	\$100.00	\$50.00	\$55.00	\$40.00
SUPPLIES - DEFIB	\$90.00	\$105.00	\$150.00		\$100.00		\$75.00	\$85.00
SUPPLIES - DEFIB - ALS				\$154.20		\$75.00		
SUPPLIES - DEFIB - BLS			\$100.00	\$102.80		\$75.00		
SUPPLIES - EKG						\$75.00		
SUPPLIES - EKG - ALS			\$100.00		\$85.00	\$75.00		\$45.00

SUPPLIES - EKG - ALS 12 LEAD
 SUPPLIES - EKG - ALS 4 LEAD
 SUPPLIES - EKG - BLS
 SUPPLIES - EKG - BLS 4 LEAD
 ICE PACK / HEAT PACK
 I-GEL
 IO START OBESE
 IO START
 IV START
 ORAL / NASAL AIRWAY
 OB KIT / BURN KIT
 MEGA MOVER 1500
 MEGA MOVER CHAIR
 PERICARDIOCENTESIS
 PHUMOTHORAX KIT
 PRESSURE INFUSER
 TOURNIQUET
 RESQPOD
 SALT AIRWAY
 SPLINTING
 SUCTION CANISTER BLS
 SUCTION CANISTER ALS
 TRAUMA KIT
 WOUND CARE

		\$70.00		\$102.80			\$75.00	\$25.00	
				\$102.80			\$75.00	\$25.00	
			\$100.00			\$85.00	\$75.00		\$45.00
		\$60.00		\$102.80			\$75.00	\$25.00	
		\$250.00	\$160.00	\$164.48	\$250.00		\$150.00	\$120.00	\$150.00
\$50.00	\$20.00		\$80.00	\$82.24	\$65.00		\$60.00	\$65.00	\$50.00
\$35.00	\$20.00		\$35.00	\$35.98	\$50.00		\$50.00		\$45.00
				\$41.12			\$20.00		
				\$17.48			\$16.00		
			\$200.00	\$205.60	\$200.00				
			\$100.00	\$102.80	\$100.00				
		\$75.00							
			\$150.00	\$125.00	REMOVE		\$75.00		\$100.00
		\$10.00							
		\$50.00							
		\$50.00							
		\$10.00							

Drugs / Medications

JACKSON ALS1	ALLENTON ALS2	MEQUON ALS2	THIENSVILLE ALS2	GERMANTOWN ALS2	WEST BEND ALS2	ELM GROVE ALS2	T. OF WAUKESHA ALS2
ACTIVATED CHARCOAL							
ADENOSINE		\$80.00					\$40.00
ADENOSINE (ADENOCARD) 30MG		\$80.00					
ADENOSINE 3MG/ML 2ML					\$50.00		
ADENOSINE 3MG/ML 4ML					\$70.00		
ADENOSINE-12 MG			\$82.24			\$100.00	
ADENOSINE-6 MG (ADENOCARD)			\$82.24	\$80.00	\$50.00	\$60.00	
ALBUTEROL	\$5.00	\$35.00	\$30.84	\$30.00	\$20.00	\$25.00	\$10.00
AMIODARONE		\$150.00	\$154.20	\$150.00		\$50.00	
AMIODARONE 150 MG/ML 3ML SDV					\$20.00		\$10.00
AMIODARONE DRIP							
AMIODARONE-2ND DOSE		\$200.00	\$205.60	\$200.00		\$100.00	
AMIODARONE-30MG						\$200.00	\$20.00
AMYL NITRATE							
ASPIRIN	\$5.00	\$5.00	\$5.14	\$10.00		\$25.00	\$5.00
ATIVAN-LORAZEPAM		\$28.00		\$30.00	\$40.00		\$10.00
ATROPINE		\$30.00	\$30.84	\$30.00	\$20.00	\$25.00	\$10.00
ATROPINE HIGH DOSE							
ATROVENT	\$5.00	\$15.00	\$15.42	\$35.00	\$15.00	\$25.00	\$10.00
BENADRYL / DIPHENHYDRAMINE		\$25.00	\$30.84	\$25.00	\$10.00	\$25.00	\$10.00
DIPHENHYDRAMINE IV/M							
DUODOTE							
BRETYLIUM 500 MG							\$10.00
CALCIUM CHLORIDE		\$30.00	\$30.84				\$10.00
CALCIUM CHLORIDE INJ 10% 10ML					\$20.00		
CARDIZEM		\$50.00	\$51.40				\$75.00
COMPazine / PROCHLORPERAZINE		\$30.00					
D5 INJECTION							
D5W			\$30.84				
D10W 500CC							
DECADRON / DEXAMETHASONE 10MG							\$10.00
DEXTROSE		\$25.00	\$30.84	\$30.00		\$25.00	\$10.00
DEXTROSE - SALINE					\$2.00		
D5W 100 CC							
D5W 250 CC							
DEXTROSE 5% 250ML IV BAG							
DEXTROSE 5% WATER 500MG					\$2.00		
DEXTROSE 50%	\$15.00	\$30.00	\$30.84				
DEXTROSE-WATER	\$20.00			\$25.00	\$2.00		

NITRO	\$4.00	\$30.00	\$25.00	\$30.84	\$25.00	\$15.00	\$25.00	\$10.00
NITRO OINTMENT						\$10.00		
NORMAL SALINE	\$32.00	\$10.00	\$40.00	\$41.12		\$0.00		\$10.00
NORMAL SALINE 100ML								
NORMAL SALINE 250ML							\$28.00	
NORMAL SALINE 500ML							\$28.00	
NORMAL SALINE 1000ML					\$75.00		\$28.00	
ONDANSETRON (ZOFTRAN)				\$51.40		\$15.00	\$32.00	\$10.00
OXYGEN	\$60.00	\$60.00	\$75.00	\$77.10	\$70.00	\$60.00	\$60.00	\$60.00
OXYGEN W/ CPAP								
PLAVIX (CLOPIDOGREL)								
PROCAINAMIDE			\$25.00					
PROMETHAZINE							\$25.00	
ROCURIONIUM						\$5.00		
ROMAZICON / FLUMAZENIL								
SALINE FLUSH	\$2.00		\$5.00	\$5.14	\$5.00	\$1.00		
SALINE LOCK		\$25.00						
SODIUM BICARBONATE			\$30.00	\$30.84	\$30.00	\$15.00	\$25.00	\$10.00
SODIUM CHLORIDE								
SOLU-MEDROL					\$40.00			
SOLUMEDROL (UP TO 40 MG)								
SOLUMEDROL (41 TO 125 MG)								
SOLU-MEDROL 125 MG ACT-O-VIAL						\$15.00		
SOLUMEDROL UP TO 125 MG								
STERILE WATER								
SUCCINYLCHOLINE						\$20.00		
TERBUTALINE								
TETRACAINE								
THIAMINE								
TYLENOL								
VALIUM / DIAZAPAM			\$30.00			\$30.00	\$29.00	\$120.00
VASOPRESSIN			\$30.00			\$20.00		
VECURIONIUM			\$30.00			\$20.00		
VERSED				\$30.84				
XOPENEX			\$25.00					
LEVOPHED / Norepi					\$30.00			
TXA					\$25.00			

BUSINESS OF THE VILLAGE BOARD GERMANTOWN, WI

MEETING DATE: March 18, 2019

AGENDA ITEM: New Business (CONDITIONAL USE PERMIT)

ITEM TITLE: Nick Berner, Diversified Engineering Inc., Agent for Waste Management of WI, Property Owner, N96 W13840 County Line Road; Conditional Use Permit (CUP) to operate a 35,035 sqft Truck Maintenance Facility

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

SUMMARY EXPLANATION:

Nick Berner, agent for Waste Management of WI (WM) is requesting approval of a Conditional Use Permit (CUP) to operate a 35,035 sqft truck maintenance facility from the property located at N96 W13840 County Line Road.

The facility is proposed for the 8.15-acre parcel formerly occupied by WM's Port-O-Let storage operation and extend onto portions of the adjacent 35.6-acre parcel. WM intends to combine adjoining parcels owned by WM located north of County Line Road, east of STH 145/Fond du Lac Avenue, and west of WM's private driveway known as "Midlands Drive" that serves other WM operations (i.e. Orchard Ridge Gas-to-Electric Power Plant, the former WM Healthcare Solutions medical waste recycling operation building, and the WM compost operation). This land combination will be accomplished by certified survey map (CSM) pending approval of the CUP.

The proposed truck maintenance facility will replace the existing WM operation in Menomonee Falls located at W124 N8925 Boundary Road. The building will have office space and a "pre-launch" area for 90-100 waste removal/recycling and a 14-bay truck compressed natural gas (CNG) maintenance facility. The WM fleet of waste removal/recycling vehicles is transitioning from diesel to compressed natural gas (CNG) over a planned 5-year timeframe. A series of trusses supporting an overhead CNG refueling system will be installed in the north parking lot providing each truck stall a retractable refueling hose, overhead lighting, cameras and fire detection devices. Underground pipes will provide CNG from the on-site CNG compound to the truss refueling system.

The operation is expected to serve up to thirty (30) full and part-time office staff and up to 100 truck drivers. Hours of operation are proposed to be 3:30a.m. to 12 midnight, Monday through Friday, and, 5:00am to 12 noon on Saturday.

A public hearing of the CUP application and proposed operation was conducted at both the February 11 and March 11 Plan Commission meetings.

Nick Berner, agent for Waste Management of WI, Property Owner
Conditional Use Permit
Page 2

ATTACHMENTS:

- ◆ 3/11/19 Staff Report
- ◆ 3/11/19 Plan Commission Meeting Minutes
- ◆ Draft CUP

PLAN COMMISSION RECOMMENDATIONS:

APPROVE a conditional use permit (CUP) for Agent for Waste Management of WI, Property Owner to operate a 35,035 sqft Truck Maintenance Facility from the property located at N96 W13840 County Line Road subject to (8) conditions*.

** See Draft CUP for recommended conditions.*

*** The Plan Commission also conditionally approved the site development & building plans subject to (11) conditions (including a requirement for the land combination CSM to be filed within 120 days after CUP action (if approved)).*

CUP #xx – 19

Document No.

CONDITIONAL USE PERMIT

Document Title

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

Whereas the Applicant:

Waste Management of Wisconsin, Inc., Property Owner

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

Now, therefore, this permit is issued to the Applicant to permit the construction and operation of a Truck Maintenance Facility pursuant to Section 17.34(3)(c) and the installation and use of a 10,000 gal above-ground fuel storage tank pursuant to Section 17.34(3)(b) of the Village's Zoning Code.

Name & Return Address:

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

Parcel Identification No:

GTNV 363-996 & 363-986

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

N96 W13840 County Line Road (Tax Key: GTNV 363-996)

Lot 2 of Certified Survey Map No. 4247 in the SW ¼ of the SW ¼ of Section 36, Town 9 North, Range 20 East, in the Village of Germantown, Washington County, Wisconsin, containing approximately 8.15 acres.

N96 W13600 & W13640 County Line Road (Tax Key: GTNV 363-986)

All that part of the Southwest ¼ of Section 36 Township 9 North, Range 20 east, Village of Germantown, Washington County Wisconsin, bounded and described as follows:
 COMMENCING at the West ¼ corner of the said Section 36; thence N88°13'49.7" E, along the North Line of the said SW ¼ Section 36 684.747 feet to the point of beginning of this description; thence continuing along the said North line, 845.663 feet; thence S 01°45' 50.53" E, 1241.501 feet; thence South 87°54'15.49" W, 79.981 feet; thence S 01°45' 50.53" E, 1400.00 feet to a point on the South Line, 263.23 feet; thence N 2°05'44.2" W, 363.00 feet; thence S 87°54'15.77" W and parallel to the said South Line, 120.00 feet; thence S 2°05'44.2"E, 363.00 feet to a point on the said South Line; thence S 87°54'15.77" W, 79.49 feet; thence N 01°26'25.02" W, 660.00 feet to the point of beginning of this description and containing approximately 35.63 acres.

Pursuant to the following condition(s):

1. The uses and activities allowed on the property shall be limited to those uses and activities and relative locations specified in the conditional use permit (CUP) and site plan application materials dated January 4, 2019, and supporting documents including a February 11, 2019 letter from Lynn Morgan, and a March 1, 2019 letter from Diversified Engineering Inc. The physical facilities from which said uses and activities are permitted include those as presented in the detailed site development and building plans dated March 1, 2019. Days and hours of operation shall be limited to those specified in the CUP application and supporting materials submitted to the Village. This permit shall include the right to install and use a 10,000 gal above-ground storage fuel tank (AST) to be installed on the site.
2. All temporary and permanent exterior signs require a permit and shall comply with all current sign regulations. Off-premise advertising and directional signage is regulated by the Village and requires a permit if/when allowed.
3. In the event the Village receives complaints regarding noise negatively affecting the nearby residential areas that is coming from the truck maintenance facility operation, including but not limited to noise from truck-mounted backup alarms, WM will cooperate with the Village in resolving the issue. WM has indicated that they will replace the backup alarms with "white noise" warning devices if this noise becomes a problem.
4. The LED fixtures proposed for installation and use on the building and site have the ability to be dimmed at no or low activity periods during the day. WM shall provide a mutually-agreeable schedule or plan detailing when and to what lighting levels the building and/or site lighting will operate and be dimmed on the site should be prepared and submitted to the Village as part of the operational plan. In the event the Village receives complaints regarding light and/or glare coming from the truck maintenance facility site that is not Village Code compliant or becomes public nuisance negatively affecting the nearby residential areas, WM will cooperate with the Village in resolving the issue.
5. No trash, recyclables or other waste material that may create an odor negatively affecting the nearby residential areas shall be kept on the property or in the waste removal/recycling trucks stored on the property.
6. If the use, activities and/or operation subject of this permit falls out of conformity with the conditions herein, or where there is a change in the nature, character, intensity or extent of the permitted conditional uses and activities which cause special problems or harmful effects associated with the permitted uses and activities that were not revealed or anticipated at the time this CUP was granted, or, where conditions imposed by this CUP that were anticipated to mitigate or eliminate harmful effects associated with the uses and activities but are subsequently insufficient to do so, or, for similar cause based upon consideration for the public comfort, safety, and welfare, this conditional use permit may be terminated or modified by the Village Board by the amendment to or addition of conditions after public hearing thereon.
7. WM intends to combine a series of adjacent parcels pending approval of the CUP and site development and building plans. WM shall file the certified survey map (CSM) for purposes of combining their parcels within (90) days after Village Board approval of this CUP.
8. WM shall prepare and submit to the Village an updated wetland delineation for the property to ensure site development does not encroach into any wetland or the Village's 25' wetland setback. The CSM shall be submitted to the Village within (120) days after Village Board approval of this CUP.

Granted by the Village Board of the Village of Germantown, Washington County, Wisconsin
on the _____ day of _____, 2019.

Dean Wolter, Village President

ATTEST:

Deanna Boldrey, Village Clerk

STATE OF WISCONSIN) SS
WASHINGTON COUNTY)

Personally came before me this _____ day of _____, 2019, the above
named Dean Wolter, Village President, and Deanna Boldrey, Village Clerk, to me known to be
the persons who executed the foregoing instrument and acknowledged the same.

{type or print name of Notary on this line}

{signature of Notary on this line}

Notary Public, State of Wisconsin
My Commission Expires: _____

ACCEPTANCE OF TERMS AND CONDITIONS BY OPERATOR

I, _____, representing Waste Management of Wisconsin, Inc., hereby accept the terms and conditions set forth in this Permit, and realize that non-adherence to the terms and conditions as stated hereon may result in the revocation of this Permit by the Village of Germantown.

Dated this ____ day of _____, 2019

{type or print name on this line}

{signature on this line}

Agent for Waste Management of Wisconsin, Inc., Property Owner

STATE OF WISCONSIN) SS
_____ COUNTY)

Personally came before me this ____ day of _____, 2019, being the above named _____, to me known to be the person who executed the foregoing instrument and acknowledged the same.

{type or print name of Notary on this line}

{signature of Notary on this line}
Notary Public, State of Wisconsin
My Commission Expires: _____

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

CONDITIONAL USE PERMIT (CUP) APPLICATION & SITE PLAN REVIEW

3/11/19 Plan Commission Meeting

Waste Management of Wisconsin Inc.

Village Planner Report

Germantown, Wisconsin

Summary

Nick Berner, Diversified Engineering Inc., agent for Waste Management of WI, property owner, is requesting approval of a Conditional Use Permit (CUP) to operate and site development and building plans for a 35,035 sqft truck maintenance facility from the property located at N96 W13840 County Line Road.

Location: N96 W13840 County Line Road

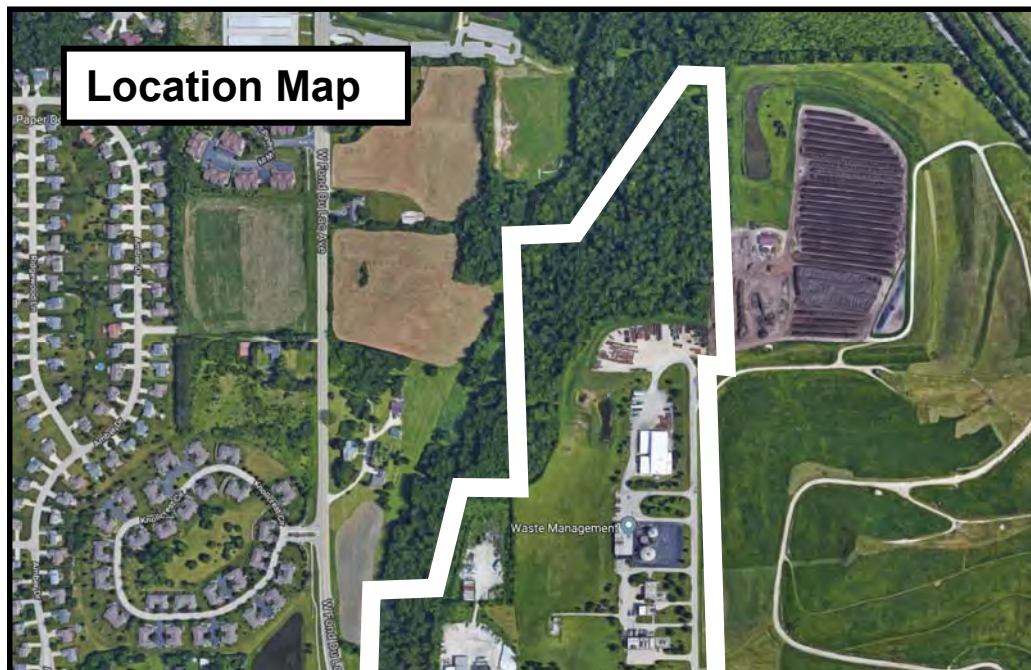
**Applicant/
Property Owner:**

Nick Berner, PE
Diversified Engineering
New Philadelphia, OH

Don Smith, PE
Waste Management of WI
Chicago, IL

Zoning: M-2: General Industrial

Adjacent Land Uses		Zoning
North	Agricultural/Industrial	A-1/M-2
South	Industrial (Menomonee Falls)	n/a
East	Industrial (retired landfill)	M-2
West	Residential/Business	Rd-2/Rs-1/B-3



Proposal

Nick Berner, Diversified Engineering Inc., agent for Waste Management of WI (WM), property owner, is requesting approval of a Conditional Use Permit (CUP) to operate and site development and building plans for a 35,035 sqft truck maintenance facility from the property located at N96 W13840 County Line Road.

As detailed in the January 9 project narrative and site development plans, the existing buildings and site improvements on the 8.15-acre parcel formerly occupied by WM's Port-O-Let storage operation will be re-developed to accommodate the proposed truck maintenance facility. The facility will extend onto portions of the adjacent 35.6-acre parcel to the east. As noted in the application, WM intends to combine a total of four adjoining parcels owned by WM located north of County Line Road, east of STH 145/Fond du Lac Avenue, and west of the private internal driveway commonly referred to as "Midlands Drive" that serves other WM operations (i.e. Orchard Ridge Gas-to-Electric Power Plant, the former WM Healthcare Solutions medical waste recycling operation building, and the WM compost operation). This land combination will be accomplished with a certified survey map (CSM) submitted to the Village pending approval of the conditional use permit and site development & building plan applications.

The proposed truck maintenance facility includes a 35,035 sqft pre-engineered metal building that will serve as a new location for the existing operations and staffing at the Menomonee Falls facility located at W124 N8925 Boundary Road.

The west 9,750 sqft of the building will have office space for thirty (30) staff and a "launch" area serving 90-100 waste hauling truck drivers (office/assembly space for pre-route communications and management). The east 25,285 sqft will have space for a 14-bay truck compressed natural gas (CNG) maintenance facility. The WM vehicle fleet of waste removal/recycling vehicles is transitioning from one that operates with diesel fuel to a fleet of vehicles powered entirely by compressed natural gas (CNG) that results in low or no particulate emissions, greenhouse gases and less noise than comparable diesel-powered trucks. The transition is expected to take a period of five years. A series of trusses supporting an overhead CNG refueling system will be installed in the north parking lot providing each parking stall a retractable refueling hose (Sheet A1.2). Overhead lighting, cameras and fire detection devices will be installed to and above the truss system. Underground pipes will provide CNG from the on-site CNG compound to the truss refueling system.

The operation is expected to serve up to thirty (30) full and part-time office staff and up to 100 truck drivers. Hours of operation are proposed to be 3:30a.m. to 12 midnight, Monday through Friday, and, 5:00am to 12 noon on Saturday.

In addition to the office and maintenance facility components of the building, site improvements include:

- 166 employee/visitor vehicle parking stalls (44 additional future stalls)
- 100 waste removal/recycling vehicle parking stalls
- Compressed natural gas (CNG) compound & fueling station
- (2) access driveways serving the facility

Parking, Access and Traffic Circulation

Primary access to the new truck maintenance facility will be provided by the existing westernmost driveway on County Line Road. Secondary access will be provided to/from a new driveway connection linking the parking area north of the facility to the existing internal roadway commonly referred to as "Midlands Drive"; a north-south roadway intersecting County Line Road approximately 1,000 feet east of the primary access driveway.

On-site parking includes 166 parking stalls for employees/visitors located south and west of the maintenance facility. An additional 44 stalls can be constructed in a secondary parking area west of the main driveway and parking area south of the building for a total of 210 parking stalls (vs. 207 stalls recommended under the Village's guidelines) to serve both the truck maintenance facility. An additional 100 parking stalls for waste removal/recycling trucks are provided north of the building that will be enclosed by a secure 6' high chain link fence with controlled access gates.

Utilities

Public water and sanitary sewer lateral lines will be extended to the site from existing mains in County Line Road. Water is provided by the Village of Menomonee Falls. Sanitary sewer is provided by Germantown. All other essential utility services including gas, electric, etc. will utilize existing connections.

Storm Water Management

Impervious area across the entire 46.03 acre site will be approximately 11.8 acres (25.7%) leaving 74.3% open space (maximum impervious allowed is 50% in the M-2: General Industrial District).

As shown on the Storm Water Management Plan (Sheet C1.8), the facility will be served by two (2) storm water retention basins. One basin is located west of the building and primary driveway into the site and the second basin located in the northeast portion of the site. On-site storm sewers, catch basins, roof drains, ditching and swales will be used to divert run-off into the two basins.

Landscaping

A detailed landscaping plan (Sheet L1.0) shows landscape items comprised of evergreen, deciduous and ornamental trees, shrubs, perennials, and grasses installed at the primary driveway entrance, in landscaped medians in the parking lots around the south and east perimeter of the south parking lot and along the south side of the maintenance building. A low-level berm will be installed east of the parking area with

additional evergreen trees to supplement and enhance the existing landscaping along County Line Road.

Existing chain link fencing around the existing Port-O-Let operation will be removed and replaced with new 6' chain link fencing around the maintenance building and parking area for the waste removal/recycling trucks. Controlled gates will be installed at two points of entry/exit to the north parking area and maintenance building (Sheet X1.1).

Lighting. Exterior lighting of the site and SMT building will include:

- (24) 102W 12,500 Lumen LED fixtures w/ 5000K “white” color mounted on 20' poles and 2'5" concrete bases (22'6" max fixture mounted height) along the primary and secondary driveways and within the parking areas;
- (10) 207W 25,500 Lumen LED fixtures w/ 4000K “white” color wall mounted on the building at a height of 25';
- (5) 249W 32,700 Lumen LED fixtures w/ 5000K “white” color mounted on 20' poles and 2'5" concrete bases (22'6" max fixture mounted height) at the east end of the truss refueling systems and at the CNG compound and quick refueling station in the north parking area;
- (68) 74W 10,500 Lumen LED fixtures surface mounted to the truss system at a height of 19';
- (11) 29W 3,200 Lumen LED wall sconce fixtures mounted on the north, west and south elevations of the office building at a height of 12 feet.

Signage

One (1) 6' high x 12' wide (72 sqft) wall sign is proposed on the side (west) façade of the office building facing the parking lot. The sign is comprised of aluminum plates surface mounted to the metal wall panel. No lighting is proposed. No other signage is proposed at this time. A separate sign permit will be submitted for a future monument sign along County Line Road.

Staff Comments

Consistency with Village's Land Use Plan & M-2 Zoning District.

The 2020 Land Use Plan map classifies this property as “Industrial/Office”. The current zoning of the property (and adjacent WM parcels to the east) is M-2: General Industrial. The proposed truck maintenance facility can be allowed within the M-2 District with a conditional use permit (CUP) under Section 17.35(c) of the M-2 District regulations.

At the initial public hearing, Plan Commission members and staff expressed concern with potential site lighting, noise and odor associated with the new maintenance facility. As discussed, representatives for WM explained that no trash or recyclables will be kept on the maintenance facility site. WM also indicated that in the event that noise becomes a problem for the surrounding residential area (specifically the “beep-beep-beep” noise from truck-mounted backup alarms), they will replace the backup alarms with “white noise” warning devices. These commitments should be made part of any conditional use permit.

Site lighting is addressed as part of the site plan submittal. The lighting fixtures and associated levels are generally consistent with the Village's fixture requirements and recommended lighting levels for industrial uses/activities. WM staff indicated that the LED fixtures proposed for the site will have the ability to be dimmed at non-activity times during the day. A more detailed plan for when and how lighting will be dimmed on the site should be prepared and submitted to the Village as part of the operational plan for the operation and review and approval as a condition of approval.

It has been pointed out that the Village of Menomonee Falls is the current provider of public water to the WM property and other existing buildings in their "complex" in Germantown. The Germantown Fire Department has been working cooperatively with WM and Menomonee Falls staff to ensure adequate water supply and pressure is provided to the proposed maintenance facility. As a result, WM will be replacing and installing new fire hydrants in and around the proposed facility. All parties agreed that a pressure testing will be done to ensure adequate fire flows are available.

Further, Menomonee Falls has maintenance jurisdiction over the segment of County Line Road east of STH145/Fond du Lac Avenue. The Village Engineer for Menomonee Falls has requested traffic counts projected for the maintenance facility operation at the time a driveway permit is request by WM. That traffic information will be used to determine what, if any, intersection and/or driveway improvements, e.g. turn-lanes, bypass or acceleration lanes, may be required on County Line Road at either of the two driveway intersections.

The landscape plan is adequate except for the street tree requirement along County Line Road. While most of the trees proposed on the site are evergreen trees, additional deciduous trees are required to satisfy the street tree requirement. The landscape plan needs to be revised to address this deficiency. At a minimum, additional street trees in an amount equal to one (1) tree per 50 feet of road frontage shall be added to the plan and installed in addition to the site landscaping already shown in the landscape plan. Further, the landscape plan specifies 3" caliper White Spruce and Black Hills Spruce trees. Unlike deciduous trees, evergreen trees are typically discussed in terms of total height (vs. trunk caliper) under the Village's landscaping and street tree guidelines. A typical planted size of evergreen trees in Germantown is a minimum of 6-8 feet. If the 3" caliper evergreen trees that WM intends to install as shown on the landscape plan are, in fact, a minimum of 6'-8', nothing more needs to be done. However, if a 3" caliper evergreen tree is less than 6' in height, the landscape plan needs to be revised to reflect a minimum planted height of 6'-8' for evergreen trees.

An accessory use proposed for the facility is a 10,000 gal above-ground storage tank (AST) for diesel fuel used by the WM fleet as it transitions to a CNG-powered fleet over the next 5 years. In the M-2: General Industrial District, more than one AST over 5,000 gal capacity requires a conditional use permit and compliance with the Village's AST regulations under Chapter 11.071 of the Municipal Code. The proposed 10,000 gal AST needs to be added to the list of uses in any approved CUP for the proposed facility.

As discussed previously, WM intends to combine a number of adjacent parcels it owns pending approval of the CUP and Site Plans. While not required in order to commence site preparation and development, WM should be required to file a certified survey map (CSM) for purposes of combining their parcels within (90) days after Village Board action on the CUP application.

The WM site contains wetlands on the west side of the property associated with the navigable Nor-X-Way Channel that meanders through the wooded area north and west of the proposed facility. An updated wetland delineation is required for the property to ensure site development does not encroach into any wetland or the Village's 25' wetland setback. As shown on the site plans, development is proposed in a manner that does not come close to, much less encroach into, the wetland areas as previously identified by the WisDNR. Nonetheless, a delineation is needed and should be required to be prepared and submitted to the Village within (90) days after Village board action on the CUP (if approved).

Finally, WM has provided a clarification to information provided at the February 11 2019 public hearing regarding the CNG operation. At that time it was stated that the CNG to be used on the property did not contain the same odorant found in gas supplied to homes and businesses. At this time WM indicates the CNG used at this facility will contain the same odorant.

Inspection Services

Inspection Services has indicated that the submission of state-approved plans will be required prior to issuing a building permit along with the required \$20,000 occupancy bond.

Fire Department/Police Department

The Fire Department has been working cooperatively with WM regarding the issues of providing adequate fire flow and hydrants to the site. The Fire Department is recommending approval of the project subject to the following additional requirements not already reflected in the plans:

1. The existing Knox Box shall be relocated to a mutually-agreeable location approved by the Germantown Fire Department;
2. The maintenance building and office will require fire sprinkler protection per IBC 903.2.9.1;
3. The Fire Department Connection (FDC) location shall be approved by the Germantown Fire Department;
4. A new main gate shall be installed at the southeast corner of the fenced area on the south side of the maintenance parking lot;
5. State approval is required for the 10,000 gal above-ground diesel fuel storage tank.

All exterior doors (except primary entrance) shall be clearly marked with reflective 5" or larger letters/numbers to aid emergency personnel access as required by the Police Department.

Engineering

The Village Engineer, Surveyor and Public Works Department staff has identified a few technical issues, plan corrections and code-based requirements that need to be addressed and/or incorporated into the site development and building plans. (see February 12, 2019 Village Engineer memo). WM has responded to these items in a March 1, 2019 letter and revised plans and supplemental information. WM's responses contained in their March 1, 2019 letter should be made conditions of approval for the Site Plans.

Village Planner Recommendation:**Conditional Use Permit**

APPROVE a conditional use permit (CUP) for Waste Management of WI (WM), property owner to develop and operate a 35,035 sqft truck maintenance facility from the property located at N96 W13840 County Line Road subject to the following conditions:

1. The uses and activities allowed on the property shall be limited to those uses and activities and relative locations specified in the conditional use permit (CUP) and site plan application materials dated January 4, 2019, and supporting documents including a February 11, 2019 letter from Lynn Morgan, and a March 1, 2019 letter from Diversified Engineering Inc. The physical facilities from which said uses and activities are permitted include those as presented in the detailed site development and building plans dated March 1, 2019. Days and hours of operation shall be limited to those specified in the CUP application and supporting materials submitted to the Village. This permit shall include the right to install and use a 10,000 gal above-ground storage fuel tank (AST) to be installed on the site.
2. All temporary and permanent exterior signs require a permit and shall comply with all current sign regulations. Off-premise advertising and directional signage is regulated by the Village and requires a permit if/when allowed.
3. In the event the Village receives complaints regarding noise negatively affecting the nearby residential areas that is coming from the truck maintenance facility operation, including but not limited to noise from truck-mounted backup alarms, WM will cooperate with the Village in resolving the issue. WM has indicated that they will replace the backup alarms with "white noise" warning devices if this noise becomes a problem.
4. The LED fixtures proposed for installation and use on the building and site have the ability to be dimmed at no or low activity periods during the day. WM shall provide a mutually-agreeable schedule or plan detailing when and to what lighting levels the building and/or site lighting will operate and be dimmed on the site should be prepared and submitted to the Village as part of the operational plan. In the event the Village receives complaints regarding light and/or glare coming from the truck maintenance facility site that is not Village Code compliant or becomes public nuisance negatively affecting the nearby residential areas, WM will cooperate with the Village in resolving the issue.
5. No trash, recyclables or other waste material that may create an odor negatively affecting the nearby residential areas shall be kept on the property or in the waste removal/recycling trucks stored on the property.
6. If the use, activities and/or operation subject of this permit falls out of conformity with the conditions herein, or where there is a change in the nature, character, intensity or extent of the permitted conditional uses and activities which cause special problems or harmful effects associated with the permitted uses and activities that were not revealed or anticipated at the time this CUP was granted, or, where conditions imposed by this CUP that were anticipated to mitigate or eliminate harmful effects associated with the uses and activities but are subsequently insufficient to do so, or, for similar cause based upon consideration for the public comfort, safety, and welfare, this conditional use permit may be terminated or modified by the Village Board by the amendment to or addition of conditions after public hearing thereon.

Village Planner Recommendation:
Conditional Use Permit (*cont*)

7. WM intends to combine a series of adjacent parcels pending approval of the CUP and site development and building plans. WM shall file the certified survey map (CSM) for purposes of combining their parcels within (120) days after Village Board approval of this CUP.
8. WM shall prepare and submit to the Village an updated wetland delineation for the property to ensure site development does not encroach into any wetland or the Village's 25' wetland setback. The CSM shall be submitted to the Village within (90) days after Village Board approval of this CUP.

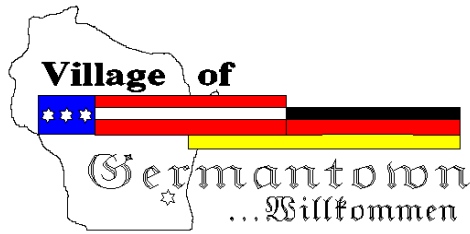
VILLAGE PLANNER RECOMMENDATION:**Site Development & Building Plans**

APPROVE the site development and building plans for a 35,035 sqft truck maintenance facility from the property located at N96 W13840 County Line Road subject to the following conditions:

1. This approval is subject to all the conditions and requirements set forth herein and adopted by the Plan Commission. Approval is granted for the architectural and engineering plan set dated March 1, 2019, and the site plan application materials dated January 4, 2019, and supporting documents including a February 11, 2019 letter from Lynn Morgan, and a March 1, 2019 letter from Diversified Engineering Inc., unless superseded by subsequent plan sheets approved by the Village Planner or Engineer pursuant to revisions required herein and/or by the Plan Commission.
2. All landscaping, screening, grading, paving, storm water management, utility and other improvements that are not fire-safety related as shown on the approved site plans shall be installed as proposed prior to issuance of an occupancy permit unless a cash bond or letter of credit in an amount equal to 120 percent of the estimated installation and material costs reviewed and approved by the Village is submitted to the Village as necessary to ensure that installation of the proposed features and improvements will be completed within one (1) year after issuance of the occupancy permit.
3. The following items shall be provided as required by the Village Fire Department: (a) a Knox Box shall be located and installed to a mutually-agreeable location approved by the Germantown Fire Department; (b) the maintenance building and office will require fire sprinkler protection per IBC 903.2.9.1; (c) the Fire Department Connection (FDC) location shall be approved by the Germantown Fire Department; (d) a new man gate shall be installed at the southeast corner of the fenced area on the south side of the maintenance parking lot at a mutually-agreed to location and design with the Germantown fire Department; (e) State approval is required for the 10,000 gal above-ground diesel fuel storage tank.
4. All exterior doors (except primary entrance) shall be clearly marked with reflective 5" or larger letters/numbers to aid emergency personnel access as required by the Police Department.
5. All technical issues, corrections and plan requirements identified by the Village Engineer and Public Works Department staff (see February 12, 2019 Village Engineer memo) shall be addressed and reflected in revised plans and/or supplemental information reviewed and approved by Village staff prior to issuance of a building permit (excluding "early start" site clearing and footing/foundation work approved by the Village and/or WI DSPS).
6. WM shall cooperate with the Germantown Fire Department and Menomonee Falls engineering and water utility to ensure adequate water supply and fire flow pressure is provided to the proposed maintenance facility, including conducting pressure testing. WM shall install new fire hydrants and/or other water system improvements required by Menomonee Falls.
7. State approved plans and a \$20,000 occupancy bond are required by the Building Inspection Department as part of the building permit application.
8. WM shall prepare and submit to the Village an updated wetland delineation for the property to ensure site development does not encroach into any wetland or the Village's 25' wetland setback. The CSM shall be submitted to the Village within (90) days after Village Board approval of the CUP. In the event development encroaches into a wetland or 25' wetland setback, WM shall obtain the necessary WisDNR and Village permits, or, modify the site development accordingly.

VILLAGE PLANNER RECOMMENDATION:Site Development & Building Plans (*cont.*)

9. All landscaping, screening, grading, paving, storm water management, utility and other improvements that are not fire-safety related as shown on the approved site plans shall be installed as proposed prior to issuance of an occupancy permit unless a cash bond or letter of credit in an amount equal to 120 percent of the estimated installation and material costs reviewed and approved by the Village is submitted to the Village as necessary to ensure that installation of the proposed features and improvements will be completed within one (1) year after issuance of the occupancy permit.
10. WM shall revise the landscape plan to address the Village's street tree requirements. At a minimum, additional street trees in an amount equal to one (1) tree per 50 feet of road frontage of the existing Port-O-Let parcel shall be added to the plan and installed in addition to the site landscaping already shown in the landscape plan. Further, the landscape plan specifies 3" caliper White Spruce and Black Hills Spruce trees. Unlike deciduous trees, evergreen trees are typically discussed in terms of total height (vs. trunk caliper) under the Village's landscaping and street tree guidelines. A typical planted size of evergreen trees in Germantown is a minimum of 6-8 feet. If the 3" caliper evergreen trees that WM intends to install as shown on the landscape plan are, in fact, a minimum of 6'-8', nothing more needs to be done. However, if a 3" caliper evergreen tree is less than 6' in height, the landscape plan needs to be revised to reflect a minimum planted height of 6'-8' for evergreen trees.
11. WM shall cooperate with the Menomonee Falls engineering and highway departments to ensure adequate road and intersection capacity and level of service is provided to the proposed maintenance facility and adjacent road system, including the driveway intersections onto County Line road and the Fond du Lac Ave/STH145 intersection. WM shall install and/or contribute to the cost of all road and intersection improvements deemed necessary as a result of or contribution of traffic generated to/from the proposed truck maintenance facility as required by the Menomonee Falls Village Engineer.



Engineering Department Memorandum

To : Larry Ratayczak, Public Works Director
From : Eric Nitschke, Village Engineer
Date : February 12, 2019
Re : Development Review for Waste Management's Proposed Truck Maintenance Facility

Larry,

Included you will find the review comments pertaining to the Waste Management Truck Maintenance Facility from myself and staff.

Waste Management Truck Maintenance Facility – Site Review

1. Sanitary comments
 - a. All new sanitary, regardless of diameter, will be constructed per Village details and specifications.
 - b. The existing lateral shall be evaluated for the feasibility of reuse. Documentation of the inspection shall be furnished to the Village prior to any construction.
2. Water comments
 - a) Water will be provided from the Village of Menomonee Falls. Germantown requires service to be metered with a Germantown meter for billing.
 - b) There are to be no shared water meters.
3. Highway comments
 - a. Awaiting comments from Washington County regarding access to County Trunk Highway Q.
4. Engineering comments
 - a. This project may require an NOI based on the pond locations in relation to the wetlands and navigable waterway just to the west. Please work with WisDNR to verify.
 - b. Page 3 and page 5 of the Storm Water Report (SWR) refers to TR-55 Type II rainfall data. NOAA Atlas 14 rainfall data is to be used throughout the analysis.
 - c. Water quality calculations are to be provided in the Storm Water Report.

- d. Best Management Practices (BMP's) are to be utilized to address water quality in sub-basin 1.
- e. Show time of concentration (TC) assumptions on page 4 of the SWR.
- f. The outfall locations for all three sub-basins are to be stabilized beyond the specified rip-rap, as well as utilize level spreaders to protect the downslope area from erosion.
- g. There is a question regarding the proposed ditches on the north and west side of the site.
 - i. Sizing calculations should be provided for the ditches.
 - ii. A minimum 1% slope is required.
 - iii. Erosion matting in the ditches is required.
 - iv. Maintenance of ditches may be an issue. Please provide snow storage locations on the plans. Snow storage should not be in a location that compromises the drainage plan. (As an example, refer to the NE corner of the parking lot in sub-basin 3.)
 - v. The northern pond will discharge through the ditches rather than over the designed emergency spillway. This should be corrected.
 - vi. The western pond may not have enough freeboard from the top of berm to the 100-year elevation. This may also create a problem in the ditches just to the north of the proposed pond.
- h. Provide inlet capacity calculations.
- i. Provide storm sewer calculations.
- j. 100-year overland flow routes are to be identified on the plans.
- k. For the tracking pad utilize WisDNR Trackout Control Practices Technical Standard 1057.
- l. Follow WisDNR Wet Detention Pond Technical Standard 1001 to determine if the proposed ponds require liners.
- m. The outlet structures are to have anti-seep collars.
- n. A detailed erosion control plan is required. The current plan does not provide construction sequencing or level of detail necessary to prevent erosion from leaving the site.
- o. Construction sequencing should address the removal of the easterly construction entrance.
- p. A pond maintenance agreement must be submitted and approved prior to occupancy.
- q. Remove the "Additional Parking Area" on sheet C1.3 or account for the additional impervious area in the Storm Water Management Plan.
- r. On sheet C1.10 details of light-duty and heavy-duty asphalt are to be provided.
- s. On sheet A1.0 the women's locker room is to have an additional partition or doorway between the entrance and the locker room area.

Finally, please refer to the memo that Bob Beilfuss provided on January 21, 2019 regarding the land division and dedication review.

From: Steve Smith [ssmith@germantownfiredept.com]
Sent: Monday, February 04, 2019 5:12 PM
To: Jeff Retzlaff
Cc: John Delain
Subject: GFD Plan Commission comments for 2/11/2018

Jeff:

Waste Management on County Line Road. Site Plan and Conditional use permit. Approval recommended with following:

1. Since all of the property is owned by Waste Management our comments include the existing site.

[NJB] OK.

1. Supply (3) additional approved fire hydrants looping to existing watermain along existing east access road (formerly Midlands drive) to the new fire hydrant near new office building on the south side. Hydrant locations and painted color to be determined.

[NJB] I would like to set up a time to meet and perhaps either walk the site or sit and review the plans to see what locations you would like to place the additional hydrants. Fire hydrant flow to be 2500gpm. GFD can meet on site for hydrant placement. When?

1. This site is supplied by the village of Menomonee Falls water department.

[NJB] Correct.

Who will be conducting required flushing and hydro testing?

[NJB] Testing will be coordinated by the site GC following project bidding.

All tests will comply with the requirements by the Village of Menomonee Falls water utility for water service or fireline installation, or subsequent requirements for the Village of Germantown. Ok.

Backflow preventers may be required, not reducing water flows to new hydrants.

[NJB] Our mechanical engineer is aware and will examine further during building plan MEP design. OK.

1. What is the normal flow of trucks using the new west access. East Drive may needed to be widen. Will the manual gate near CNC compound be open?

[NJB] The truck general traffic flow will be staged in launches at 4:00am/5:15am/6:00am. Each launch will consist of 30-35 trucks, with launching procedure to exit the east drive. As trucks complete routes throughout the day, they will return via the western entrance. At 25', we feel the East drive is sufficient for anticipated traffic loading. The manual gate near the CNG compound will be opened for launch operations. OK, now that we understand traffic flows and additional fire hydrants on site.

1. Truck maintenance building and office will likely require fire sprinkler protection per IBC 903.2.9.1 State approved plans required. FDC location to be approved by GFD.

[NJB] Correct, both the maintenance shop and office will be fire sprinkler protected.

1. Is the CNG compound open to atmosphere? (no roof) [NJB] There is no roof, the compound is open to atmosphere

1. Local GFD permit fees and inspections required.
[NJB] OK.

1. Install man gate at SE corner of fenced area on south side of the truck maintenance lot.

2. There are a large number of retaining walls on site. Can the actual height be noted on each end of the walls?

3. Existing Knox box (emergency fire department access) needs to be relocated to location to be approved by GFD.

4. State approval required for 10K Fuel station.

We have been working with Nick Berner of Diversified Engineering. Color key Blue first comments by GFD. Red= Nick Berner, Green GFD reply.

Thanks-

FI Steven Smith
Germantown Fire Dept
N115W18752 Edison Dr
Germantown WI 53022-3136

(262) 502 4701

ssmith@germantownfiredept.com



WASTE MANAGEMENT

W132 N10487 Grant Drive
Germantown, Wisconsin 53022

February 11, 2019

Jeff Retzlaff, AICP, Director
Community Development Department
Village Planner & Zoning Administrator
Village of Germantown
N112 W17001 Mequon Road
Germantown, WI 53022-0337

RE: Partial response to staff review comments concerning Conditional Use Permit & Site Plan Applications

Dear Mr. Retzlaff:

This letter provides information requested in items 1a.-j of your February 6, 2019 staff review comments regarding our conditional use permit & site plan applications.

1. Please provide a more thorough explanation/description of the following operational aspects of the proposed facility:
 - a. What activities are expected to be going on during the 3:45a.m. to 12 midnight hours of the day? Specifically, during the 3:45 to 8:00a.m. and 10:00pm to 12 midnight time periods?

Activities throughout each day will include:

Fleet: Fueling and maintenance of our waste and recycling collection vehicles and container delivery vehicles

Hub: Overnight vehicle parking and terminus for driver arrivals and departures; driver training and management

Sales: Base of operations for north metro sales associates and sales support

3:45 a.m. - 8 a.m.

- Managers, administrative staff, a.m. technicians and drivers arrive in waves dependent on start times
- Trucks launch in three waves (currently at 4 a.m., 5:15 a.m. and 6 a.m.); most will not return until end of workday

8 a.m. – 4 p.m.

- Sales staff arrives; some remain on site throughout day, others depart
- Managers arrive and depart throughout day
- a.m. technicians conduct vehicle maintenance and repair; occasionally depart to service vehicle in field
- Container delivery and roll-off vehicles may arrive and depart to retrieve/drop off empty boxes

- Trucks begin returning for day as early as 2 p.m. as each truck completes its route, drivers conduct post-trip vehicle inspections, fuel their vehicles and then depart in their personal vehicles for day
- p.m. technicians arrive for 3 p.m. shift

4 p.m. – 10 p.m.

- Almost all trucks have returned by 4 p.m.
- Managers, sales and admin depart by 6 p.m.
- p.m. technicians continue servicing vehicles

10 p.m. – 12 a.m.

- p.m. technicians complete nightly vehicle maintenance and repair

b. What activities and/or services will be conducted on the property and in the two building(s)?

Please see response a., above.

The floor plan indicates sales offices. What operations or activities other than truck maintenance will be conducted?

The facility will house a small team (approximately 11 people) of inside and outside sales associates and sales administrators.

Are other business operations being re-located to this facility? From where?
No other operations are relocating to this facility.

c. What products, materials, vehicles (type, number, etc.) and other equipment will be kept/stored on the property?

	Current	Projected, 5 years
Products	None	None
Materials	Vehicle parts, tires, fluids	Comparable
Vehicles	• Diesel fueled waste collection vehicles, various types, ~ 80 • Light- and heavy-duty pick-up trucks, ~ 9 • Container delivery trucks, 3 • Boom trucks, 3	• Waste collection vehicles, various types, up to 100, primarily fueled by compressed natural gas • Light- and heavy-duty pick-up trucks, ~ 9 • Container delivery trucks, 3-4 • Boom trucks, 3
Other Equipment	• Truck fueling equipment • Empty waste containers, number fluctuates • Forklift • Truck lift • Tools typical of truck repair • Typical office equipment such as computers, servers, copiers, printers etc.	• Truck fueling equipment • Empty waste containers, number fluctuates • Forklift • Truck lift • Tools typical of truck repair • Typical office equipment such as computers, servers, copiers, printers etc.

d. How does the CNG compound function as part of the operation?

Waste Management has been operating compressed natural gas (CNG) trucks since the 1990s. Today we run more than 6,000 of our trucks on CNG, the world's largest fleet of heavy-duty CNG-fueled vehicles.

CNG trucks use the same gas used for heating and cooking, but compressed for storage. Natural gas is a domestic fuel and reduces reliance on foreign fuels. Compared to diesel, CNG significantly reduces emissions, and CNG trucks are also quieter.

The CNG compound accesses existing public utility natural gas pipelines and compresses the gas (5-300 PSI) to high pressure for storage onboard the CNG vehicles (3600 PSI). Minimal quantities of fuel are stored at the CNG station. Gas storage is used to buffer between the fueling demand and compressor start-up time. Compound equipment includes compressors, dispensers and dryers.

The compound supplies CNG to truck fueling systems in the truck parking area. When trucks are parked for the day, the drivers attach their trucks to the fueling system and the truck's onboard tanks recharge overnight.

e. What is the estimated amount of vehicle (non-truck) and truck traffic expected to be generated to/from the property on a daily and 6:00 to 8:00am and 4:00 to 6:00p.m. peak-hour basis?

	Daily Total	6-8 a.m.	4-6 p.m.
Vehicle Trips	60-70	30-35	30-35
Truck Trips	200	0-5	25-40

f. What is the expected traffic distribution to/from the property along the adjacent road system (i.e. % of traffic expected to travel in which directions on which adjacent streets)?

Please see provided table.

	a.m. employee arrivals and p.m. departures	a.m. facility departures				p.m. facility returns	
		East drive, east-bound		West drive, west- bound		Return from east	Return from north
Truck	none	50%	30% continue east on Hwy. Q 10% turn north on Wausaukee 60% turn south on Boundary	50%	25% continue west on Hwy. Q 25% turn north on Hwy. 145 50% turn south on Hwy. 145	60% originating from landfill (Boundary Rd. to Hwy. Q to base). Almost all will use west driveway.	40% originating from Grant Drive recycling facility (of which half will approach from Hwy. 145 and half from Wausaukee Rd. Almost all will use west driveway.
Vehicle	Roughly half of employees will arrive and depart to work from the east and half from the west. All will use the west driveway.						

g. What is the planned traffic circulation within the site? Specifically, will truck traffic enter & exit exclusively from the west driveway on County Line Road, the east driveway (a.k.a. Midland Drive), or both?

Both, please see response f above. Both drives will be used for morning launches, however the western driveway will be used for end-of-day return to base. Passenger vehicles will use the west drive exclusively.

h. Trucks & other vehicles to be serviced within the maintenance facility building
Collection trucks and container delivery trucks will be serviced within the maintenance building. No passenger vehicles or other equipment will be maintained at this location.

i. How the pull-through and back-in vehicle **“launch” process will be work and** monitored to reduce/prohibit the sort of back-up warning device noise nearby residents will be concerned with?

Truck backing is unlikely to generate noise that will create a nuisance. If back-up alarms do become a nuisance, we have identified a low-impact alarm that can be installed on our trucks. The low-impact alarm greatly reduces the audible range and softens the noise type for the alarm. It is not known whether pull-through launching can be accommodated.

j. What is the proposed timing/duration for the exterior lighting? Specifically, the lighting plan indicates fixtures with dimming capabilities. Will the property be lit to the fullest extent capable with the proposed lighting fixtures on a 24/7 basis?

No. Full lighting will be needed from 3:45 to sunrise, and again from sunset to 6 p.m. (whichever is earlier). Overnight, only the maintenance building and select security lights will be lit.

Review question 2

The M-2 Zoning District (Section 17.43 Zoning Code) allows above-ground storage tanks as a permitted accessory use, but only one (1) tank up to 5,000 gal. capacity. Additional AST storage may be permitted with a conditional use permit (CUP) under 17.43(3). The proposal includes one (1) AST with 10,000 gal. capacity. We will add the 10,000 gal AST to the list of proposed uses to the CUP application. Are there **any other AST's or underground storage tanks** proposed on the site or within the maintenance building?

The site is designed to have one (1) 10,000 gal AST as noted on the site plan. No other proposed UST or AST storage tanks are proposed at the site or within the building. The maintenance building will house various vehicle maintenance fluids within UL 142 flame shield, dual-wall tanks not to exceed 500 gallon storage capacity. These fluids will consist of but are not limited to anti-freeze, transmission fluid, vehicle oil, and grease.

We hope this information facilitates your review and will be providing responses to the additional questions in the near future.

Sincerely,

/s/

Lynn Morgan
Manager of Public Affairs



March 1, 2019

Jeffrey W. Retzlaff, AICP
Community Development Director
Zoning Administrator
Village of Germantown, WI
N112 W17001 Mequon Road
Germantown, WI 53022

RE: Waste Management Truck Maintenance Facility: Staff Review Comments, Plan Commission Hearing Note

Community Development Department

Community Development Department Review Comments 1 & 2:

These were responded to on February 8, 2019, however Table 1 provided in response to question 2.f. was incorrect. A corrected Table 1 is attached.

Community Development Department – Review comment 3:

As noted on Sheet C1.1 in the Site Plan set, a certified survey map (CSM) is required in order to combine the four (4) adjoining parcels owned by WM. According to preliminary discussions with the Village Public Works/Highway Department, the Village is likely to agree to vacate the 66' x 413' section of public right-of-way so that it, too, can be incorporated into the WM property. A recommended condition of approval for both the CUP and Site Plan applications will require WM to file a CSM application within a prescribed period of time after (and assuming) approval of the CUP.

Response: Upon CUP approval, all required certified survey maps, parcel incorporation, and application processes will be completed prior to site construction.

Community Development Department – Review comment 4:

As discussed, a wetland delineation is required. Given that the proposed improvements appear to avoid the wetlands based on the representation of the current, unverified wetland boundary shown on the plans, it's unlikely that the storm water basin and future parking lot along the west side of the property will be affected if the verified wetland boundary is located further to the east. Nonetheless, we need a copy of the wetland delineation report once completed and, if necessary, revised site plan sheets depicted the verified wetland boundary. DNR & ACOE wetland delineation concurrence letter(s) are also required if appropriate.

Response: A wetland delineation will be completed at the earliest available time as weather permits. After which time all required set-backs will be clearly marked and all necessary site adjustments made. A final site plan with clear boundary offsets will be sent to the required village representatives.

Community Development Department – Review comment 5:

The existing paved parking lot (and possibly the building) associated with the port-a-let facility appear to fall within the 25' wetland setback from the unverified boundary. What removal and/or restoration work will be done in this area and how will the wetland be protected?

Response: The area will have E&S BMPs along the western edge of the existing hard surface and existing structure to protect the wetland from construction activities. The existing structure and hard surface within the final wetland boundary offset will then be demolish, back filled and graded to drain, top soil spread and seeded. Once approved vegetation growth has been reached, the E&S controls will be removed and any additional areas seeded as needed.

Community Development Department – Review comment 6:

In addition to the 25' wetland setback, the Village requires a min. 75' setback from the high water mark of any navigable water. The Nor-X-Way Channel (main tributary to the Menomonee River) located along the west side of the WM property is a navigable waterway and subject to the Village's 75' "no touch" setback. The navigable waterway OHWM, 100-year floodplain, wetland boundary and respective 75' and 25' setbacks need to be clearly shown on the appropriate site plan sheets (and on the future CSM).

Response: A wetland delineation will be completed at the earliest available time as weather permits. At which time the ordinary high water mark for the Nor-X-Way channel will be established along with the necessary 75' "no touch" setback. An approximate Nor-X-Way centerline, assumed ordinary high water mark and additional 75' setback boundary locations have been shown on the plan set and highlighted on sheet C1.3. Once the field locations have been determined all necessary site adjustments will be made to abide to the 75' setback. A final site plan with clear boundaries and setbacks will be sent to the required village representatives.

Community Development Department – Review comment 7:

Apart from the building elevations shown on Sheet A2.0, there is no detail showing how the over-head CNG refueling stations work or appear. Are there underground or overhead pipes to be installed leading from the CNG compound to the individual parking stalls? If overhead, what structures are proposed? What do they look like? Similarly, the lighting plan shows quite a number of lighting fixtures (68) to be surface-mounted at the end of the parking stalls. Surface-mounted to what?



Response: An elevation detail for the CNG truss fueling system has been added to the plan set on sheet A1.2. This detail calls out the elevations and locations of lighting and overhead pipes. All pipes feeding to the trusses from the compound will be below ground.

Community Development Department – Review comment 8:

Elevations are required for all four sides of the building. Sheet A2.0 only shows the west and north elevations. The elevation facing County Line Road will be critical for the Plan Commission. A color rendering of the building is also required. The elevation plans need to include elevation, dimension and material call-outs or notes (roof height is measured to the peak and should be shown to help determine code compliance for building height.

Response: Sheet A2.0 has been updated to include color rendering elevations for all sides of the proposed building and additional callouts for heights and materials.

Community Development Department – Review comment 9:

No signage or sign “placeholder” is shown. If eventually proposed, any ground-mounted monument sign will require a minimum setback of 5’ from the sign base to the nearest property line. Separate sign permit approval will be required (see 17.46 of the Zoning Code for sign regulations). If the wall-mounted WM logo shown on sheet A2.0 is the only signage proposed, can you provide a supplemental sheet indicating details for this sign; including materials, dimensions, lighting (if any). We can include approval of that sign as part of the site plan approval (and any monument signage proposed if similar details showing compliance with 17.46 are also provided). Please note that the existing “Port-O-Let” monument sign at the west driveway does not comply with the Village’s sign regulations. If the desire is to modify this sign with a new panel for the truck maintenance facility, said modifications will be required to meet current requirements (including address coordinates, landscaping around the base, lighting restrictions, etc.).

Response: At this time, Waste Management intends to place a monument sign along County Line Road, however the exact material and size has not yet been determined. It will be our intent to apply for a separate permit approval for the signage at a later date. The WM logo on the building will be aluminum and no lighting will be provided that is not currently shown on the plan set.

Community Development Department – Review comment 10:

The proposed site lighting (shown in the lighting plan Sheet X1.0) indicates the fixtures will be mounted on 30’ tall poles. The Village’s maximum height for exterior fixtures on free-standing poles is 25’ including any base material. Please revise the plan accordingly.

Response: All fixtures have been adjusted to be within the 25' maximum height for exterior fixtures, see sheet X1.0.

Community Development Department – Review comment 11:

A roof plan sheet is required and needs to show any/all roof-mounted mechanicals (assumed dimensions if no details available). The Plan Commission may require screening of any roof-top mechanicals (if any proposed) depending on the number, dimensions and relative location of any RTU's proposed.

Response: The building plans do not include any roof top mounted units. All fan locations have been noted on the elevation views shown on sheet A1.1.

Community Development Department – Review comment 12:

The parking calculations note on Sheet C1.3 indicates that an additional parking area with 44 stalls will be installed "... if required for future tenant". Please explain what future tenant may operate from the property and when that might occur. Will the additional parking area be constructed to the same standard as the other vehicle parking area? e.g. curb & gutter, landscaped islands, etc. Has the additional impervious surface for this additional parking area been accounted for in the storm water analysis? If so, please indicate as much on the plan sheet(s) and/or notes so that it's clear this future parking area is proposed to be included in the initial site plan approval (and not require separate approval if nothing changes in the design/layout between the original proposal and whenever the additional parking area is needed).

Response: The future parking area has been removed from the plan set. The site will utilize the proposed 166 spaces noted on the plans.

Community Development Department – Review comment 13:

New fencing (i.e. 6' woven-wire "cyclone") is shown on the plan around the perimeter of the building and north parking area. Please include a detail drawing showing the proposed fence appearance, specifications and any accessories added on top (e.g. barb-wire, pigeon spikes, etc.).

Response: A fencing exhibit has been added to the plan set, sheet X1.1 depicting the fencing to be removed and the location of the new fencing. A detail for the proposed fence has also been added to this sheet.

Community Development Department – Review comment 14:

What will be done with the existing fencing and gates around the frontage/perimeter of the property? If any portion is retained, how will it be integrated into the proposed fencing?



Response: A fencing exhibit has been added to the plan set, sheet X1.1 depicting the fencing to be removed and the location of the new fencing with tie-in locations noted along the frontage to the east side of the property.

Community Development Department – Review comment 15:

Street trees are required along the County Line Road property frontage (deciduous with min. 3" dia). The deciduous trees included in the proposed landscaping along County Line Road are acceptable, however, the proposed planting size @ 2" is less than required. Please increase the planting size for the deciduous trees along County Line to 3" min. (As far as the remaining frontage to the east along the other parcels that are intended to be combined, the existing landscaping will suffice).

Response: The landscaping along the front and east side of the property has been adjusted to reflect the natural area utilizing deciduous and evergreen rather than the previously proposed design. All planting has been noted to 3" min.

Community Development Department – Review comment 16:

The proposed landscaping along the south and east sides of the new parking area closest to County Line Road is sparse. Because the plant materials are shown in the landscaping plan Sheet L1.0 at full growth (e.g. 2" dia deciduous trees shown with 35' crown dia, 5-gal Spirea @ 5' spacing shown with 5' dia spread) the plan appears more "robust" than reality.

Response: The landscaping along the front and east side of the property has been adjusted to reflect the natural area utilizing deciduous and evergreen rather than the previously proposed design.

Community Development Department – Review comment 17:

Although the Zoning Code (Section 17.43(5)(b)2.ii) is non-specific in terms of the minimum type or quantity of landscaped features to be included, a "rule of thumb" deemed acceptable by the Plan Commission for similar industrial-type development projects has been a minimum of two deciduous trees, two evergreen trees and 15-20 shrubs (deciduous, evergreen or combination of both) per 1,000 sqft of landscaped area (typically 10' wide x 100' long). The current proposal has approximately two deciduous trees and 10 shrubs per 1000 sqft. Staff recommends increasing the number of trees along the south side of the parking area from 8 to 16 and include a mix of deciduous (with a minimum of 8 to satisfy the street tree requirement) and evergreen to better buffer the parking lot, and, increase the number of evergreen and deciduous shrubs. In addition, you may want to consider increasing the height of the berm shown along County Line Road with more undulation and less of a "soldier row" look to the plantings.

Response: The landscaping along the front and east side of the property has been adjusted to reflect the natural area utilizing deciduous and evergreen rather than the previously proposed design.

Fire Department

Fire Department – Review comments address previously:

Response: We have meet with Steve Smith on site to discuss his comments. Additional information is being gathered for the existing hydrants along the existing east drive. All other comments have been addressed and a follow up with Steve will be done once all flow information is received.

Village Surveyor

Village Surveyor – Review comment 1:

(Comment is an abstract from the Land Division Dedication Review Narrative, dated 1/21/19) The proposed location of the new facility crosses the common boundary line between the two tracts of land. For this to happen, Engineering would need the two tracts combined with a new Certified Survey Map (CSM).

The new CSM would include a 60' R/W dedication across the unplatted portion of the easterly tract. I (Bob Belifuss) would propose we vacate the existing R/W strip in return for the new R/W dedication. This strip is not offering any benefit to the village currently.

Response: Upon CUP approval, all required certified survey maps, parcel incorporation, and application processes will be completed prior to site construction. In addition to any required village R/W incorporation or replatting.

Village Surveyor – Review comment 2:

(Comment is an abstract from the Land Division Dedication Review Narrative, dated 1/21/19) The section of roadway on CTH-Q is not under Village's jurisdiction for maintenance. This could be under Washington County or the Village of Menomonee Falls jurisdiction.

Response: The section of CTH-Q is under the Village of Menomonee Falls jurisdiction. We have meet with the village engineer and will continue to work with their department to fulfill all requirements for the future facility access.

Village Surveyor – Review comment 3:



(Comment is an abstract from the Land Division Dedication Review Narrative, dated 1/21/19) I noticed on the proposed grading plan that they are proposing construction of two (2) new detention ponds with forebays. We will need a stormwater maintenance agreement between WM and the Village for the new ponds. This would include a pond certificate once the pond has been constructed and established.

Response: A pond maintenance agreement will be completed by Waste Management prior to site construction permits.

Village Surveyor – Review comment 4:

(Comment is an abstract from the Land Division Dedication Review Narrative, dated 1/21/19) All plans, maps and Certified Survey Maps need to be signed and sealed by a Wisconsin Professional Land Surveyor and a Wisconsin Professional Engineer.

Response: Upon completion of site wetland and stream delineation and necessary offsets, the plans will be stamped by a Wisconsin Professional Land Surveyor. Following site delineation offsets, necessary grading changes, site geotechnical exploration, wall design completion, and final pavement design the plans will be stamped by a Wisconsin Professional Engineer.

Public Works/Engineering Department

Public Works/Engineering Department – Review comment 1:

Sanitary comments

- a. All new sanitary, regardless of diameter, will be constructed per Village details and specifications.**
- b. The existing lateral shall be evaluated for the feasibility of reuse. Documentation of the inspection shall be furnished to the Village prior to any construction.**

Response: The sanitary has been adjusted to tie-in a new lateral to the existing manhole along north side of CHT-Q. The existing lateral will be evaluated for tie-in feasibility but we will plan to cut, cap and abandon the existing location lateral. All new sanitary will be constructed per Village details and specifications. All documentation on existing lateral inspection will be sent to required Village of Germantown staff prior to construction.

Public Works/Engineering Department – Review comment 2:

Water comments

a. Water will be provided from the Village of Menomonee Falls. Germantown requires service to be metered with a Germantown meter for billing.

b. There are to be no shared water meters.

Response: The Village of Menomonee Falls is requiring a Menomonee Falls water meter on their line. Would a meter on the sanitary outlet for the site suffice for billing purposes? Please advise.

Public Works/Engineering Department – Review comment 3:

Highway comments

a. Awaiting comments from Washington County regarding access to County Truck Highway Q.

Response: The section of CTH-Q is under the Village of Menomonee Falls jurisdiction. We have met with Menomonee Falls' engineer and will continue to work with their department to fulfill all requirements for the future facility access.

Public Works/Engineering Department – Review comment 4: (Responses at each sub-comment)

Engineering comments

a. This project may require an NOI based on the pond locations in relation to the wetlands and navigable waterway just to the west. Please work with WisDNR to verify.

Response: A NOI will be required for the site construction. Following final site construction plans an NOI will be furnished prior to construction.

b. Page 3 and page 5 of the Storm Water Report (SWR) refers to TR-55 Type II rainfall data. NOAA Atlas 14 rainfall data is to be used throughout the analysis.

Response: NOAA Atlas 14 rainfall data is used in the analysis. TR-55 is referenced because procedures outlined in that document were utilized to determine the approximate required size of each detention pond.

c. Water quality calculations are to be provided in the Storm Water Report.

Response: Water quality calculations showing detention pond's ability to remove 80% TSS have been added to the SWR.

d. Best Management Practices (BMP's) are to be utilized to address water quality in sub-basin 1.

Response: BMP's for sub-basin 1 is the reduction of impervious area. Sheet 2 of the SWR discusses the reduction in impervious area for sub-basin I. Also, table 1 – sheet 3 of the SWR shows a breakdown of impervious areas for each sub-basin.

e. Show time of concentration (TC) assumptions on page 4 of the SWR.

Response: Time of concentration notes have been added to sheet 4 (SWR). Procedures outlined in Part 630 of the National Engineering Handbook Chapter 15, Section 630.1502 (a) "Watershed Lag Method" were used to estimate the time of concentration. Steps for determining the longest flow path and average land slope have been elaborated in the SWR.

f. The outfall locations for all three sub-basins are to be stabilized beyond the specified rip-rap, as well as utilize level spreaders to protect the downslope area from erosion.

Response: Rip-Rap protection has been extended on the site plan. Level spreaders have been added near the boundary of the site outlet points. See plan set sheet C1.8.

g. There is a question regarding the proposed ditches on the north and west side of the site.

i. Sizing calculations should be provided for the ditches.

Response: Ditch sizing and shear stress calculations have been added under section 2.7 in the SWR.

ii. A minimum 1% slope is required.

Response: All ditch grades have been adjusted to minimum of 1%.

iii. Erosion matting in the ditches is required.

Response: Shear stress calculations were completed for each of the 4 major channels. Based on the shear stress results, a Class II, Type B matting will be adequate for each channel. A list of allowable ECRM has been added to the SWR and callouts for the ditch lines have been added to the site plan sheet C1.8.

iv. Maintenance of ditches may be an issue. Please provide snow storage locations on the plans. Snow storage should not be in a location that

compromises the drainage plan. (As an example, refer to the NE corner of the parking lot in sub-basin 3.)

Response: A snow pile exhibit has been added to the plan set. See sheet X1.2.

- v. The northern pond will discharge through the ditches rather than over the designed emergency spillway. This should be corrected.**

Response: The site grading plan has been revised so that all areas along the top of ditch berm are at or higher than the emergency spillway. This shall ensure water reaches and flows through the emergency spill way before backing up and overtopping the ditch berm.

- vi. The western pond may not have enough freeboard from the top of berm to the 100-year elevation. This may also create a problem in the ditches just to the north of the proposed pond.**

Response: The western pond berm has been raised 6" to elevation 777.50'. The emergency spillway elevation has been set to elevation 777.00'. The 100 year 24 hour storm flow depth is determined to be elevation 776.41'.

This satisfies the WisDNR criteria stated in conservative practice standard 1001 "ensure top of embankment, after settling, is a minimum 1 vertical foot above the flow depth for the 100 year 24 hour storm event."

This also satisfies Village of Germantown's Stormwater Management Requirements of aligning the emergency spillway elevation 6" above the 100 year storm elevation.

- h. Provide inlet capacity calculations.**

Response: Inlet capacity calculations have been added to the SWR.

- i. Provide storm sewer calculations.**

Response: Storm sewer calculations have been added to the SWR.

- j. 100-year overland flow routes are to be identified on the plans.**

Response: Storm Water Management Exhibit in the SWR now shows the overland flow routes.



k. For the tracking pad utilize WisDNR Trackout Control Practices Technical Standard 1057.

Response: The construction entrances have been noted, and the WisDNR Trackout Control Practices Technical Standard 1057 will be noted and detailed on the final site construction plans.

l. Follow WisDNR Wet Detention Pond Technical Standard 1001 to determine if the proposed ponds require liners.

Response: Pond liner requirements will be re-evaluated pending site geotechnical investigation. The existing site contains a stormwater retention pond that is currently not lined, so it is anticipated that clay rich, low permeable soils, will be present in the immediate pond locations or readily available on site.

m. The outlet structures are to have anti-seep collars.

Response: 4'x4' anti-seep collars have been added to the outlet pipe details in the SWR. To be spaced a minimum of every 20'.

n. A detailed erosion control plan is required. The current plan does not provide construction sequencing or level of detail necessary to prevent erosion from leaving the site.

Response: Construction sequencing has been added as an exhibit. Please see sheets X2.0 – X2.4.

o. Construction sequencing should address the removal of the easterly construction entrance.

Response: Construction sequencing has been added as an exhibit. Please see sheets X2.0 – X2.4.

p. A pond maintenance agreement must be submitted and approved prior to occupancy.

Response: A pond maintenance agreement will be completed by Waste Management prior to site construction permits.

q. Remove the "Additional Parking Area" on sheet C1.3 or account for the additional impervious area in the Storm Water Management Plan.

Response: The additional parking area has been removed from the site plan.

r. On sheet C1.10 details of light-duty and heavy-duty asphalt are to be provided.

Response: Detail sections have been added to the hard surface plan. Note these are subject to change pending site geotechnical investigation. See sheet, C1.10

h. On sheet A1.0 the women's locker room is to have an additional partition or doorway between the entrance and the locker room area.

Response: An additional door has been added to the floor plan. See sheet A1.1.

Note re 2/11/2019 Plan Commission Discussion

At the Plan Commission meeting February 11th, there was a discussion regarding whether compressed natural gas used on the property will contain an odorant. Since then, we have verified that the gas does in fact contain the same odorant found in gas supplied to homes and other businesses. We apologize for any confusion.

Attachments: Corrected Table 1

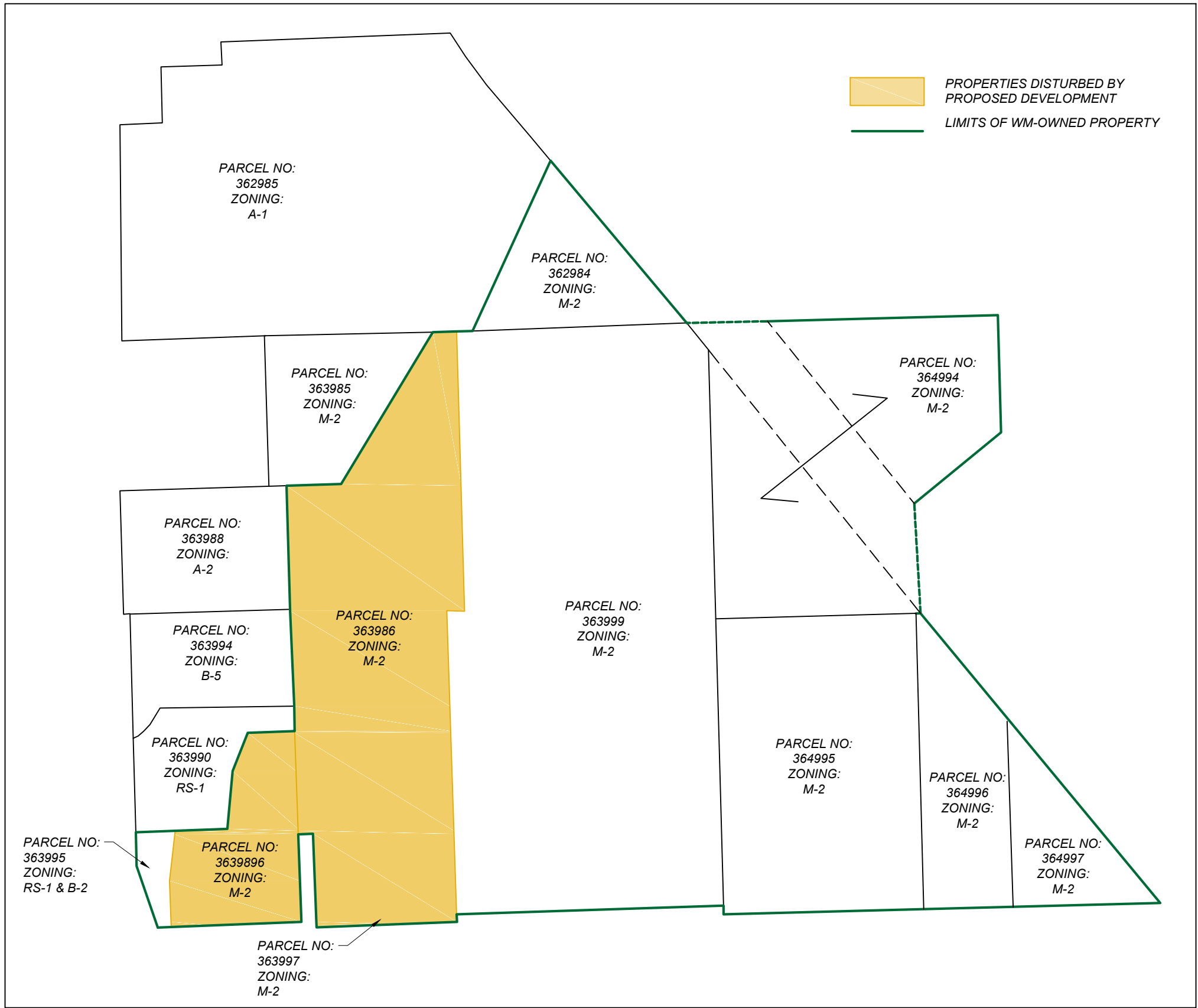
	a.m. employee arrivals and p.m. departures	a.m. facility departures	p.m. facility returns
Truck	none	100% via east drive About 60% turn east on Hwy. Q. Of those, roughly 30% continue east on Hwy. Q, 10% turn north on Wausaukee Rd., and 60% turn south on Boundary Rd. About 40% turn west on Hwy. Q. Of those, roughly 25% continue west on Hwy. Q, 25% turn north on Hwy. 145, and 50% turn south on Hwy. 145	Return from east 60% originating from landfill (Boundary Rd. to Hwy. Q to base). Almost all will use west driveway. Return from north 40% originating from Grant Drive recycling facility (of which approximately half will approach from Hwy. 145 and half from Wausaukee Rd.) Almost all will use west driveway.
Vehicle	Roughly half of employees will arrive and depart to work from the east and half from the west. All will use the west driveway.		

PLANS FOR:

WASTE MANAGEMENT TRUCK MAINTENANCE FACILITY

N96 W13840 COUNTY LINE RD.

GERMANTOWN, WI 53022



ADJACENT PROPERTY ZONING MAP:

SCALE: 1" = 500'



SITE MAP

SCALE: 1" = 200'

PROJECT CONTACTS:

CIVIL ENGINEER:



DIVERSIFIED ENGINEERING INC.
NICK BERNER, P.E.
175 RAY AVE NE
NEW PHILADELPHIA, OH 44663
PHONE: (330) 364-1631
EMAIL: nberner@div-eng.com

OWNER:



WASTE MANAGEMENT OF WISCONSIN, INC.
DONALD SMITH, P.E.
PO BOX 1450
CHICAGO, IL 60690-1450
PHONE: (262) 808-6039
EMAIL: dsmith@wm.com

SITE INFORMATION:

PARCEL NO. 1:	GTNV_363996	PARCEL NO. 2:	GTNV_363986	FEMA:	COMMUNITY NUMBER:	550472
TAX KEY	M2	TAX KEY	M2	PANEL #:	SUFFIX:	0379
ZONING	8.15 AC.	ZONING	35.63 AC.	DATE OF FIRM:	FIRM ZONE:	D
TOTAL ACREAGE		TOTAL ACREAGE		BFE:		11/20/2013
						A
						769 FT.

BENCHMARKS:

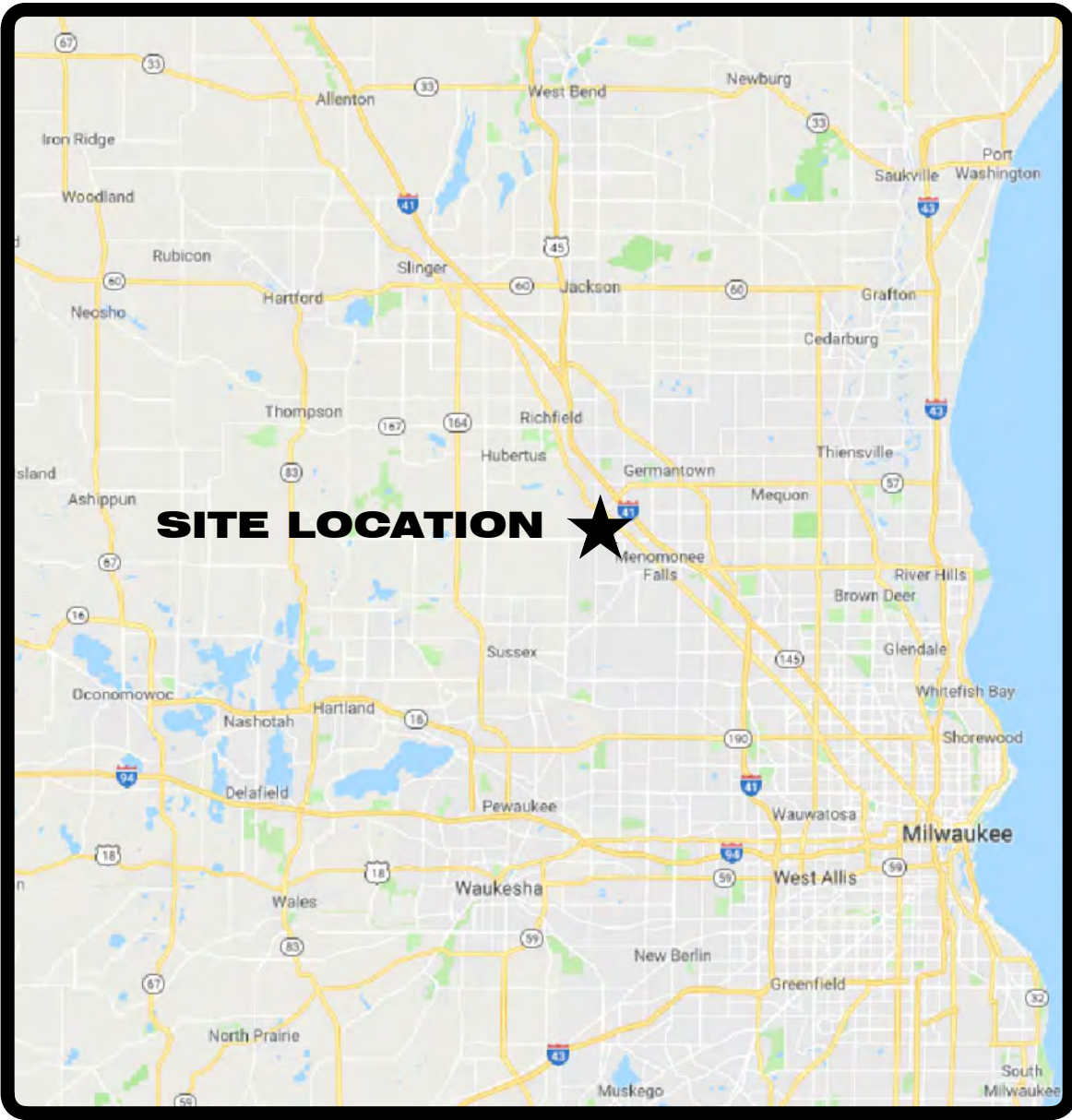
WASHINGTON COUNTY BENCH MARK NO.	102	NATIONAL GEODETIC VERTICAL DATUM OF 1929
DATUM:	766.809	
ELEVATION:		
DETAILED DESCRIPTION:	BENCHMARK 102 IS A CHISELED SQUARE SET IN THE TOP OF THE EASTERLY 60-INCH-DIAMETER CONCRETE CULVERT PIPE	

LEGAL DESCRIPTION:

PARCEL NO. 1: (363996)
LOT 2 - CSM4247 V28 P30 PT OF SW SW V1013 P676 SEC 36-9-20 8.15 AC.

PARCEL NO. 2: (363986)
PT NW SW V747 P264 EXC PT SOLD SEC 36-9-20

NOTE: LOTS TO BE COMBINED PRIOR TO PERMIT.



DRAWING INDEX:

GENERAL		LANDSCAPING	
G1.0	COVER	L1.0	SITE LANDSCAPING PLAN
CIVIL		EXHIBITS	
C1.0	SYMBOLS LEGEND & GENERAL NOTES	X1.0	SITE PHOTOMETRIC PLAN
C1.1	EXISTING CONDITIONS PLAN	X1.1	SITE FENCING EXHIBIT
C1.2	SITE DEMOLITION PLAN	X1.2	SITE SNOW REMOVAL EXHIBIT
C1.3	SITE ZONING MAP	X2.0	EROSION CONTROL PLAN - PHASE I
C1.4	SITE IMPROVEMENT PLAN	X2.1	EROSION CONTROL PLAN - PHASE II
C1.5	ENLARGED SITE IMPROVEMENT PLAN	X2.2	EROSION CONTROL PLAN - PHASE III
C1.6	SITE GRADING PLAN	X2.3	EROSION CONTROL PLAN - PHASE IV
C1.7	ENLARGED SITE GRADING PLAN	X2.4	EROSION CONTROL PLAN - PHASE V
C1.8	STORM WATER MANAGEMENT PLAN	ARCHITECTUAL	
C1.9	SITE UTILITY PLAN	A1.0	EXTERIOR ELEVATIONS
C1.10	HARD SURFACE KEY PLAN	A1.1	FLOOR PLANS
		A1.2	CNG TRUSS STRUCTURE TYPICAL DETAIL

ISSUED FOR REVIEW 03/01/2019

ABBREVIATIONS

R/W	- Right-of-Way
P/L	- Adjoiner Property Line
℄	- Centerline
P.O.B.	- Place/Point of Beginning
P.O.C.	- Place/Point of Commencement
Rad	- Radius
Arc	- Arc Length
Δ	- Delta Angle
ChL	- Chord Length
ChB	- Chord Bearing
Calc.	- Calculated
Msd.	- Measured
Dd.	- Deed
(Record)	- Actual
N.R.D.	- No Recorded Distance
F.F.E.	- Finished Floor Elevation
CMP	- Corrugated Metal Pipe
DI	- Ductile Iron
HDPE	- High Density Polyethylene
PVC	- Polyvinyl Chloride
RCP	- Reinforced Concrete Pipe
VCP	- Vitrified Clay Pipe

LINEWORK

	- Guadrail
	- Fence (As Noted)
	- Wood Fence (As Noted)
	- Steel Fence (As Noted)
	- Sanitary Sewer
	- Storm Sewer
	- Water Line
	- Underground Gas Pipeline
	- Underground Electric
	- Underground Lighting
	- Underground Telephone
	- Underground Cable T.V.
	- Underground Fiberoptics
	- Overhead Utilities
	- Field Tile
	- Gravel Area
	- Concrete Area
	- No Parking Area
	- Building Area
	- 1' Elevation Contour
	- 5' Elevation Contour

STANDARD/ROADWAY

	- Iron Pin Set
	- Drill Hole or Railroad Spike Set
	- Iron Pin Found
	- Iron Pipe Found
	- Monument Found as Noted
	- Stone Monument Found
	- Monument Box
	- Sign
	- Air Condition Unit
	- Monitoring Well
	- Bollard Post
	- Parking Meter
	- Air Pump
	- Bollard Light / Ground Light
	- Grease Trap
	- Ground Light
	- Mail Box
	- Basketball Hoop
	- Gate Entry Key Pad
	- Flag Pole
	- Interstate Highway
	- United States Highway
	- State Highway
	- County Highway
	- Autumn Blaze Red Maple
	- Moonglow Juniper
	- Endless Summer Hydrangeas
	- Pasture Rose

UTILITIES

	- Manhole
	- Storm Manhole
	- Curb Inlet Basin w/ Grate
	- Catch Basin
	- Storm Vault
	- Cleanout
	- Sanitary Manhole
	- Sanitary Vault
	- Water Stand Pipe
	- Fire Hydrant
	- Post Indicator Valve
	- Water Valve
	- Water Meter
	- Water Manhole
	- Water Backflow Preventer
	- Water Vault
	- Water Curb Box
	- Gas Meter
	- Gas Valve
	- Gas Curb Box
	- Fiberoptic Manhole
	- Cable T.V. Pedestal
	- Electric Meter
	- Electric Transformer
	- Electric Manhole
	- Electric Vault
	- Telephone Pedestal
	- Telephone Manhole
	- Telephone Booth
	- Telephone Vault
	- Traffic Vault
	- Signal Pull Box
	- Power Pole
	- Traffic Pole
	- Telephone Pole
	- Flag Pole
	- Light Pole
	- Guy Wire
	- Utility Vault
	- Underground Utility Marker
	- Vacuum
	- Unknown Valve

ALTA/MISC

	- Encroachment
	- Easement Circle
	- Easement Alt. 1
	- Easement Alt. 1
	- Label 1
	- Label 2
	- Regular Parking Count
	- Handicap Parking Count
	- Handicap Space

GENERAL PLAN NOTES:

- All necessary preventative measures will be taken to keep damage from occurring to adjacent structures such as utilities, tree, poles, structures, and private property during the progress of this work. Any and all damages that occur due to construction activities shall be repaired or replaced by the contractor at no expense to the owner.
- All material excavated or used in the laying of the pipe will be located and stockpiled in a way not to endanger the public, the personnel on the job, or block natural drainage patterns.
- DEWATERING:**
Contractor is responsible for any and all necessary dewatering activities for any excavation.
- ROOF DRAIN NOTE:**
Roof drains, foundation drains, and other clean water connections to sanitary sewer system are strictly prohibited.
- NOTIFICATION:**
Any time utilities are involved, other than city water and sewer, notify Wisconsin One Call at 1-800-242-8511 three (3) working days prior to excavation.
- EROSION CONTROL:**
Contractor to allow no silt or erosion to enter existing/proposed storm sewer system or water courses during construction phase. Contractor shall use erosion control measures such as inlet filters and ditch check dams in accordance with Wisconsin D.O.T. Specifications.
- All grass areas to be disturbed shall have topsoil removed and stockpiled prior to excavation. Upon completion of construction, a 6" minimum of topsoil shall be replaced, then seeded and mulched (in accordance with the Wisconsin D.O.T. Specifications). All disturbed areas are to be graded to have positive drainage.
- Underground utilities were plotted from records and field observations and actual locations may deviate from the plans. Contractor shall be responsible for verifying location of all underground utilities within the project area.
- Contractor shall exercise caution within and adjacent to his work areas so as not to damage existing facilities. Any facilities that are damaged due to the contractors operations shall be repaired or replaced by the contractor to original or better condition at no expense to the owner.
- TRACKING OF MUD UPON PUBLIC WAYS**
It shall be the duty of the contractor to supervise the handling of all traffic entering and leaving the work area to prevent mud or debris of any nature from being tracked onto the sidewalks and streets of the city.
- MATERIAL DISPOSAL**
The contractor shall not dump any waste materials on the Owner's property without the written permission of the Owner, or another property without the written permission of the owner or lessor thereof. When such permission is granted, dumping shall be subject to regulations prescribed by the Engineer.
- PROTECTION OF TREES**
All trees within the construction area not specified for removal are to be protected by the contractor. Care shall be taken to insure the roots are not cut. The contractor shall be responsible for replacing any damaged trees of the same size and kind as damaged. Damaged tree branches shall be properly trimmed immediately after damage.
- CONCRETE PROTECTIONS**
The contractor shall protect the finish of all freshly placed concrete from vandalism until the concrete has taken its initial set. The contractor shall be responsible for any damage to the concrete finish caused by vandals due to his failure to protect the concrete.

MAINTENANCE OF TRAFFIC:

- Contractor shall submit a maintenance of traffic plan to Waste Management, Maintenance Supervisor and Diversified Engineering for review and approval 15 days prior to start of work.
- Contractors maintenance of traffic plan shall be in accordance with Wisconsin D.O.T. Specifications.
- The contractor shall furnish and maintain all necessary safeguards such as barricades, satisfactory barriers, lighting, flaggers, and such other traffic control devices as provided in Wisconsin D.O.T. Specifications.
- All construction traffic control signs used for the project shall conform to the current "Manual of Uniform Traffic Control Devices" and shall be provided, erected, and maintained by the contractor.



CALL BEFORE YOU DIG !
WISCONSIN LAW REQUIRES EXCAVATORS TO NOTIFY THE PROTECTION SERVICE AT LEAST THREE (3) BUSINESS DAYS BUT NOT MORE THAN TEN (10) CALENDAR DAYS PRIOR TO EXCAVATION

Wisconsin One Call Notification Center
www.diggershotline.com
811 or 1-800-242-8511

WASTE MANAGEMENT

PROJECT: TRUCK MAINTENANCE FACILITY
GERMANTOWN, WI

SHEET TITLE: SYMBOLS LEGEND & GENERAL NOTES

SHEET NO:

C1.0

JOB NO:
ENG-1465

FORM 100-1000 (Rev. 12-1-00)													
ISSUE DATE		03/01/2019		SCALE		NO SCALE		CTR INT.					
SURVEYED BY		COM		CHECKED BY		NJB		NJB					
DRAWN BY		DSW		APPROVED BY		NJB		NJB					
REV	DATE	DESCRIPTION								DWN BY	DES BY	CHK BY	APP BY



Diversified Engineering Inc.
CONSULTING ENGINEERS & SURVEYORS
1700 PARK AVENUE
NEW PHILADELPHIA, OH 44663
Phone: (330) 364-4431
Fax: (330) 364-4431
www.derside-eng.com
info@derside-eng.com



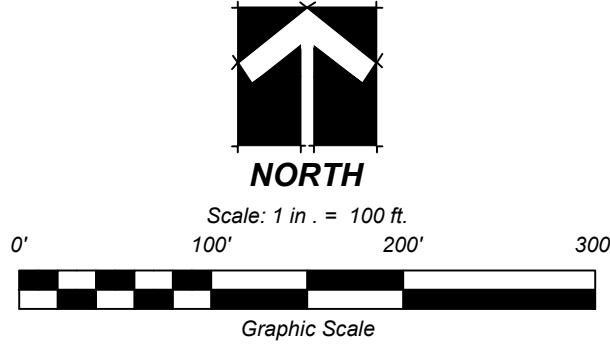
EXISTING CONDITIONS PLAN
Scale: 1" = 100'

BOUNDARY NOTES:

Waste Management Parcels 363995, 363996, 363997, 363998 and the existing ~0.58ac. parcel "Public Right of Way" off of County Line Rd. to be combined to one contiguous parcel at a later date.

GENERAL NOTES:

- A. All existing utilities are shown herein as reference only and are based on record of the various utility companies and a field survey. Contractor is responsible for determining the exact locations of all utilities prior to any construction activities.
- B. All existing conditions, topography, utilities, and property information are taken from a survey of land situated in the Village of Germantown, State of Wisconsin, by surveyors: Construction Quality Management, Inc., 2679 Continental Drive, Green Bay, WI. 54311, ph: (920) 465-3911, fx: (920) 465-3913 and Diversified Engineering, Inc., 175 Ray Avenue, NE, New Philadelphia, OH. 44663, ph: (330) 364-1631, fx: (330) 364-4031.

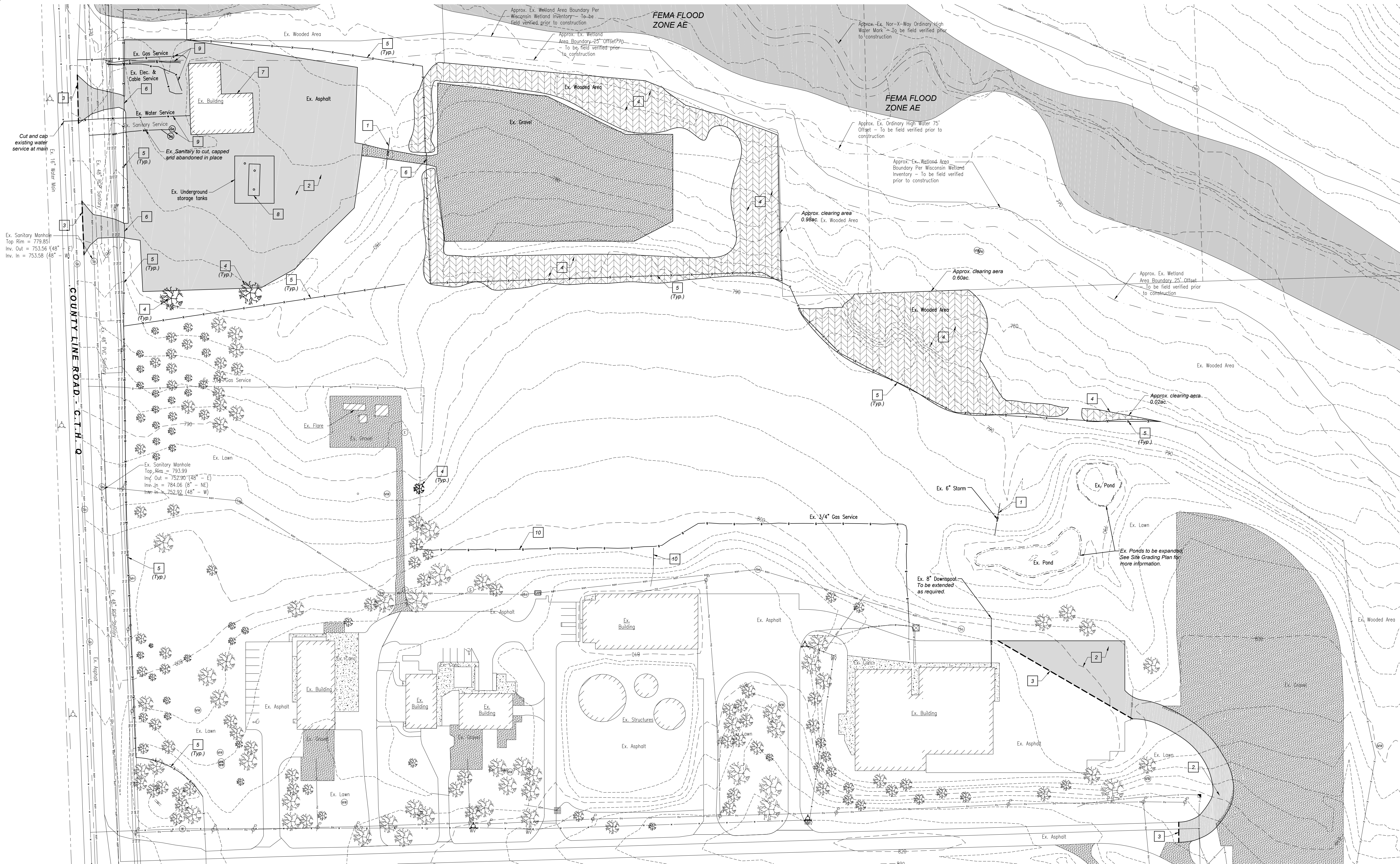


ISSUE DATE		SCALE		1" = 100'		CTR INT.		2'	
SURVEYED BY		COM		CHECKED BY		NJB			
DRAWN BY		DSW		APPROVED BY					
REV	DATE	DESCRIPTION				DWN BY	DES BY	CHK BY	APP BY

Diversified Engineering Inc.
CONSULTING ENGINEERS & SURVEYORS
175 RAY AVENUE, NE
NEW PHILADELPHIA, OH 44663
PH: (330) 364-1631
FX: (330) 364-4031
WWW.DIVERSIFIED-ENG.COM

WASTE MANAGEMENT
PROJECT: TRUCK MAINTENANCE FACILITY
GERMANTOWN, WI
SHEET TITLE: EXISTING CONDITIONS PLAN

SHEET NO:
C1.1
JOB NO:
ENG-1465



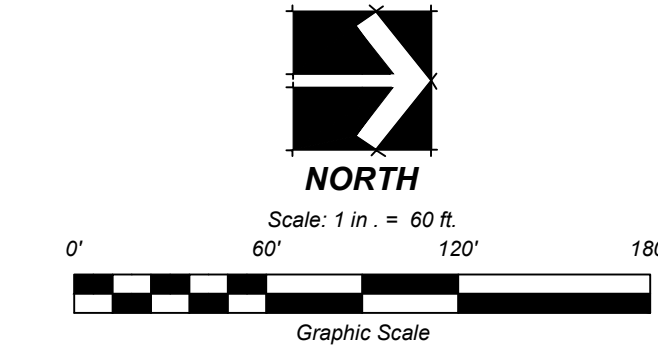
SITE DEMOLITION PLAN
Scale: 1" = 60'

KEYED NOTES:

- 1.) Remove storm water pipe. Demolition debris shall be hauled off-site.
- 2.) Remove asphalt pavement section and base material. Demolition debris shall be hauled off-site.
- 3.) Full depth asphalt saw cut line.
- 4.) Clear, grub and completely remove stump.
- 5.) Remove fence and appurtenances. Demolition debris shall be hauled off-site.
- 6.) Remove gate and appurtenances. Coordinate any electrical disconnection with Electrical Contractor. Demolition debris shall be hauled off-site.
- 7.) Remove building. Coordinate any utility disconnection with associated trade. Demolition debris shall be hauled off-site.
- 8.) Remove underground storage tanks. Coordinate any utility disconnection with associated trade. Demolition debris shall be hauled off-site.
- 9.) Existing building utility services to be cut, capped and abandoned in place. Demolition debris shall be hauled off-site.
- 10.) Relocate 3/4" gas service to location show in drawings.

GENERAL NOTES:

- A. At start of project and prior to demolition of existing conditions, contractor shall be in contact with adjacent property owners, city representative, and site representative to coordinate demolition timing.
- B. Contractor to remove and dispose of all debris and other materials resulting from demolition and construction operations, disposal will be in accordance with all local, state, and federal regulations governing such operations.
- C. Contractor shall take all precautions necessary to avoid damage to adjacent properties during construction phases of this project. Contractor will be solely responsible for damage to neighboring properties occurring as a result of construction activities.
- D. All existing utilities are shown herein as reference only and are based on record of the various utility companies. Contractor is responsible for determining the exact locations and depths of all utilities prior to demolition activities.
- E. Contractor shall provide traffic control in accordance with the state manual on uniform traffic control devices.
- F. Prior to starting demolition, it is the responsibility of the contractor to obtain all permits, tap fees, bond fees, and inspection fees required by local and state governmental agencies.
- G. All landfill tipping fees shall be paid by the Contractor.
- H. Utilities shall be removed and the trenches backfilled with approved backfill material. Backfill material shall be placed in maximum eight inch lifts and compacted in accordance with the geotechnical report or to a minimum of 95% of the maximum dry density as determined by ASTM D-1557 modified proctor method +/- 3% optimum moisture content.
- I. Contractor shall not burn debris or use explosives.
- J. Contractor shall be responsible for all phasing of demolition when the demolition may impact traffic, access, or utilities to neighbors or facilities to remain and other surrounding infrastructure or facilities.
- K. Conduct demolition operations to ensure minimal interference with roads, sidewalks, and any other adjacent occupied facilities.
- L. Do not close or obstruct roads, sidewalks, or any other occupied facilities without permission from the local authority having jurisdiction and/or property owners.
- M. The contractor shall be responsible for ensuring the construction site and surrounding areas are free of accumulated debris.



LEGEND:

- Existing Asphalt to be Removed
- Existing Wooded area to be cleared
- Proposed Full-depth Saw Cut Line

ISSUE DATE		03/01/2019	SCALE		1" = 60'	CTR INT		2'
SURVEYED BY		COM	CHECKED BY		NJB			
DRAWN BY		DSW	APPROVED BY					
REV	DATE	DESCRIPTION						

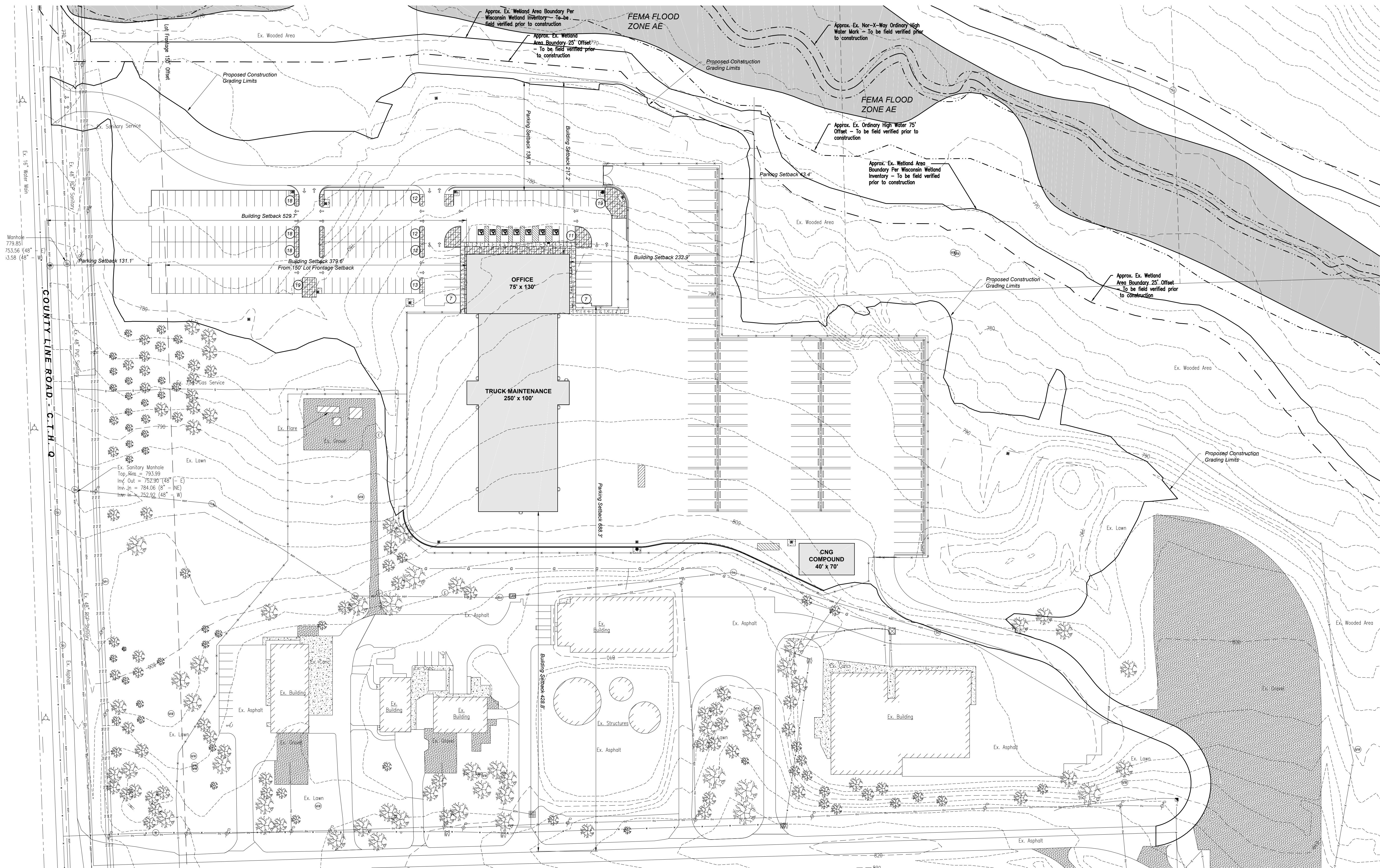
Diversified Engineering Inc.
CONSULTING ENGINEERS & SURVEYORS
1500 PARKWAY
NEW PHILADELPHIA, OH 44663
Tel: (330) 364-4431
Fax: (330) 364-4431
www.derside-eng.com
EPA 9001-2015 Registered

WASTE MANAGEMENT
PROJECT: TRUCK MAINTENANCE FACILITY
GERMANTOWN, WI
SHEET TITLE: SITE DEMOLITION PLAN

SHEET NO:

C1.2

JOB NO:
ENG-1465



SITE DEMOLITION PLAN
Scale: 1" = 60'

LOT COVERAGE NOTES:

Lot square footage total:	2,005,005 S.F.
Impervious surface percentage:	25.7%
Green space percentage:	74.3%
Percent permitted (over/under):	under 48.6%

*NOTE: Proposed Coverage includes existing development on the parcel where applicable.

PARKING BREAKDOWN

Total Parking Spaces (Public)	= 159
Total Parking Spaces (Handicap)	= 7
Typical Parking Space Dimension:	10' x 20' (Unless otherwise noted)

SETBACK NOTES:

Required Front yard Setback:	30'
Required Side yard Setback:	25'
Required Rear yard Setback:	25'
Required Lot Frontage Setback:	150'

PARKING CALCULATIONS:

Professional Office Space:	
Office Area:	9,750 S.F.
Office Employees:	128 Persons
Required parking one space per 200 S.F. + 1/2 space per employee	
- 9,750 S.F. / 200 S.F. = 49 Spaces	
- 128 Persons / 2 = 64 Spaces	
- Total Required Office Spaces = 113 Spaces	

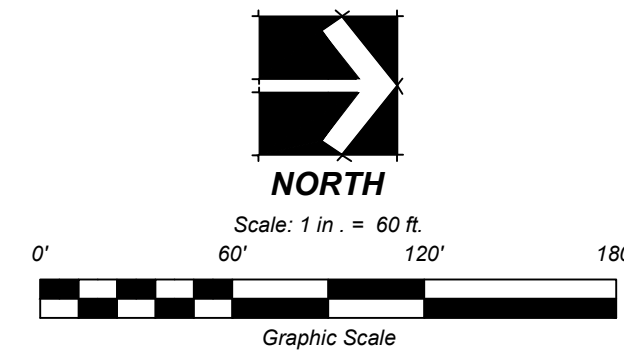
Auto Repair Space:	
Auto Repair Area:	19,500 S.F.
Auto Repair Employees:	16 Persons

Required parking one space per 250 S.F. + 1 space per employee	
- 19,500 S.F. / 250 S.F. = 78 Spaces	
- 16 Persons = 16 Spaces	
- Total Required Auto Repair Spaces = 94 Spaces	

Required Spaces:
Total required spaces = 207 Spaces per code

Provided Spaces:
159 Standard Spaces
7 Accessible Spaces
166 Total Spaces Provided

*NOTE: Additional parking area if required for future tenant = 44 spaces, bringing total available spaces to 210 parking spaces, meeting required parking spaces per code.



LEGEND:

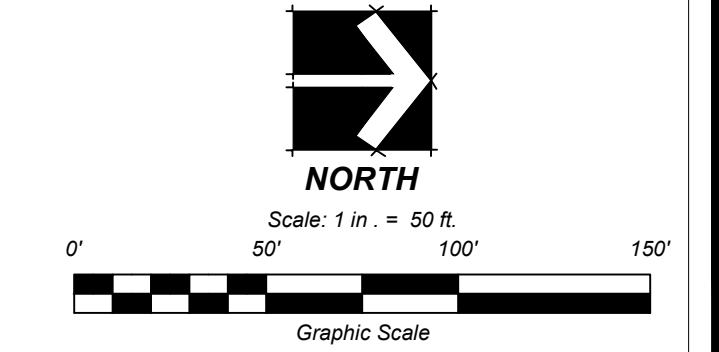
- (8) Proposed Parking Space Count Indicator
- Proposed Construction Grading Limits
- *Approximate Wetland Boundary per WisDNR
- *Approximate Wetland Boundary 25' Offset
- *Approximate Nor-X-Way Centerline
- *Approximate Nor-X-Way Ordinary High Water Mark
- *Approximate Nor-X-Way Ordinary High Water Mark 75' offset
- FEMA Flood Zone AE - Map Number 55131C0379D
- Proposed Landscaping Area, See Site Landscaping Plan for further coordination
- * - Boundary & offset to be field verified prior to construction

ISSUE DATE	03/07/2019	SCALE	1" = 60'	CTR INT.	2'	
SURVEYED BY	COM	CHECKED BY	NJB			
DRAWN BY	DSW	APPROVED BY				
REV	DATE	DESCRIPTION	DWN BY	DES BY	CHK BY	APP BY

Diversified Engineering Inc.
CONSULTING ENGINEERS & SURVEYORS
150 PARKWAY E, SUITE 200
NEW PHILADELPHIA, OH 44663
Phone: (330) 364-4331
Fax: (330) 364-4331
Email: info@diversified-eng.com
Website: www.diversified-eng.com

WASTE MANAGEMENT
PROJECT: TRUCK MAINTENANCE FACILITY
GERMANTOWN, WI
SHEET TITLE: SITE ZONING MAP

SHEET NO:
C1.3
JOB NO:
ENG-1465



Proposed Parking Space Count Indicator
Proposed Chain Link Fence
Proposed Landscaping Area. See Site Landscaping Plan for further coordination

Total Parking Spaces (Public) = 159
Total Parking Spaces (Handicap) = 7
Typical Parking Space Dimension: 10' x 20' (Unless otherwise noted)

ISSUE DATE	03/01/2019	SCALE	1" = 50'	CTR INT.	2'
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REV	DATE	DESCRIPTION	OWN BY DES BY CHK BY APP BY		



WASTE MANAGEMENT	
PROJECT:	TRUCK MAINTENANCE FACILITY GERMANTOWN, WI
SHEET TITLE:	SITE IMPROVEMENT PLAN

SHEET NO:

C1.4

JOB NO:
ENG-1465

Scale: 1" = 50'

- 1.) Grass area (slope to drain). Retaining wall construction and construction of drainage system.
- 2.) 6" concrete curb.
- 3.) 4" concrete sidewalk.
- 4.) Integral concrete curb and wall.
- 5.) Proposed light-duty asphalt pavement.
- 6.) Proposed heavy-duty concrete pavement.
- 7.) Block Retaining Wall.
- 8.) Concrete truck wheel stop.

- 9.) Reinforced Concrete Apron.
- 10.) Frost footing at man doors.
- 11.) Proposed Landscaping: (Shown for reference in "Landscaping Plan".
- 12.) Swing Gate Operator & Concrete Pad provided by "LiftMaster Elite Series" Model CSW24U, 1.
- 13.) 6' high chain link security fence / access gate.
- 14.) Taper curb.
- 15.) Pavement painting: 4" wide yellow striping.

- 16.) *Pavement marking: Yellow directional arrow.*
- 17.) *Proposed site lighting: By E.C. (shown for reference). See site electrical plan.*
- 18.) *Pedestal for gate operator access control key pad, furnished and installed by G.C. Conduit to pedestal by E.C., wiring by Access Control installer.*
- 19.) *Proposed relocated 3/4" gas service line location.*
- 20.) *Concrete parking bumper.*

*NOTE: See "SITE PLAN REVIEW SUBMITTAL PACKET" for typical construction details.

A. Provide smooth transition from newly paved areas to existing paved areas as necessary. The existing edge of pavement shall be free of all loose debris at all areas where proposed pavement meets existing pavement. The edge of existing pavement shall be properly sealed with a tack coat material in all areas where new asphalt pavement is indicated to join existing.	D. All pavement markings depicting parking spaces, accessible parking spaces, access aisles and no parking signage shall be applied with mechanical equipment and templates at the locations and lengths shown on the plans and at all locations where the existing pavement is replaced (unless otherwise specified) and shall meet all applicable requirements of state department of highway specifications, unless otherwise specified.
B. Contractor is responsible for locating and verifying all existing underground utilities prior to construction, and is responsible for any damage to existing construction.	E. Contractor shall be solely responsible for and take all precautions necessary to avoid damage to adjacent properties during the construction phases of this project.
C. All dimensions to face of curb or edge of concrete unless otherwise noted.	F. All construction methods and materials must conform to

- | | |
|--|--|
| <p>D. All pavement markings depicting parking spaces, accessible parking spaces, access aisles and no parking signage shall be applied with mechanical equipment and templates at the locations and lengths shown on the plans (two coats all locations). Paint shall be yellow in color (unless otherwise specified) and shall meet all applicable requirements of state department of highway specifications unless otherwise specified.</p> | <p>current standards and specifications of the federal, state, county, city or local requirements, whichever has jurisdiction.</p> |
| <p>E. Contractor shall be solely responsible for and take all precautions necessary to avoid damage to adjacent properties during the construction phases of this project.</p> | <p>A. If excavated and/or disturbed areas indicated as "grass" or "mowed lawn" are noted on the plans, the contractor shall adaptive turf seed mix after finish grading unless otherwise noted. All newly seeded areas shall have a minimum of 6" of topsoil, hard soil down 1" from parent elevation. Contractor to supply straw mulch where grass seed has been planted.</p> |
| <p>F. All construction methods and materials must conform to</p> | <p>H. All radii indicated on plans shall be constructed as circular.</p> |
| <p></p> | <p>I. Resurface or reconstruct at least to original conditions all</p> |

current standards and specifications of the federal, state, county, city or local requirements, whichever has jurisdiction.

- G. All excavated and/or disturbed areas indicated as "grass area" (per keyed note #1), are to be seeded with a locally adaptive turf seed mix after finish grading unless otherwise noted. All newly seeded areas shall have a minimum of 6" of topsoil. Hold soil down 1" from pavement elevation. Contractor to supply straw mulch where grass seed has been planted.
- H. All radii indicated on plans shall be constructed as circular.
- I. Resurface or reconstruct at least to original conditions all

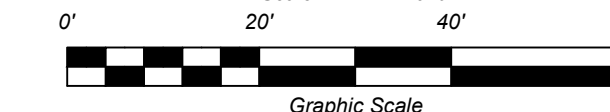
areas where traffic by contractors, subcontractors or suppliers have damaged existing pavement, lawns or other improvements during construction, after construction work is complete.

- J. The contractor shall verify all dimensions and elevations in the field prior to the start of construction. The contractor shall be responsible for all field dimensions and elevations during the entire construction schedule. If any discrepancies are found in these plans from actual field dimensions, the contractor shall contact the engineer immediately.

JOB NO:
ENG-1465



Scale: 1 in. =



Scale: 1" = 20'

ISSUE DATE		03/07/2019		SCALE		AS NOTED		CTR INT.		2'		
SURVEYED BY		COM		CHECKED BY		N/B						
DRAWN BY		DSW		APPROVED BY		N/B						
REV	DATE	DESCRIPTION										
REV	DATE	DWN BY	CHK BY	APP BY								



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MISSISSAUGA, ONTARIO L4X 1L3
Tel: (905) 875-8888

WASTE MANAGEMENT

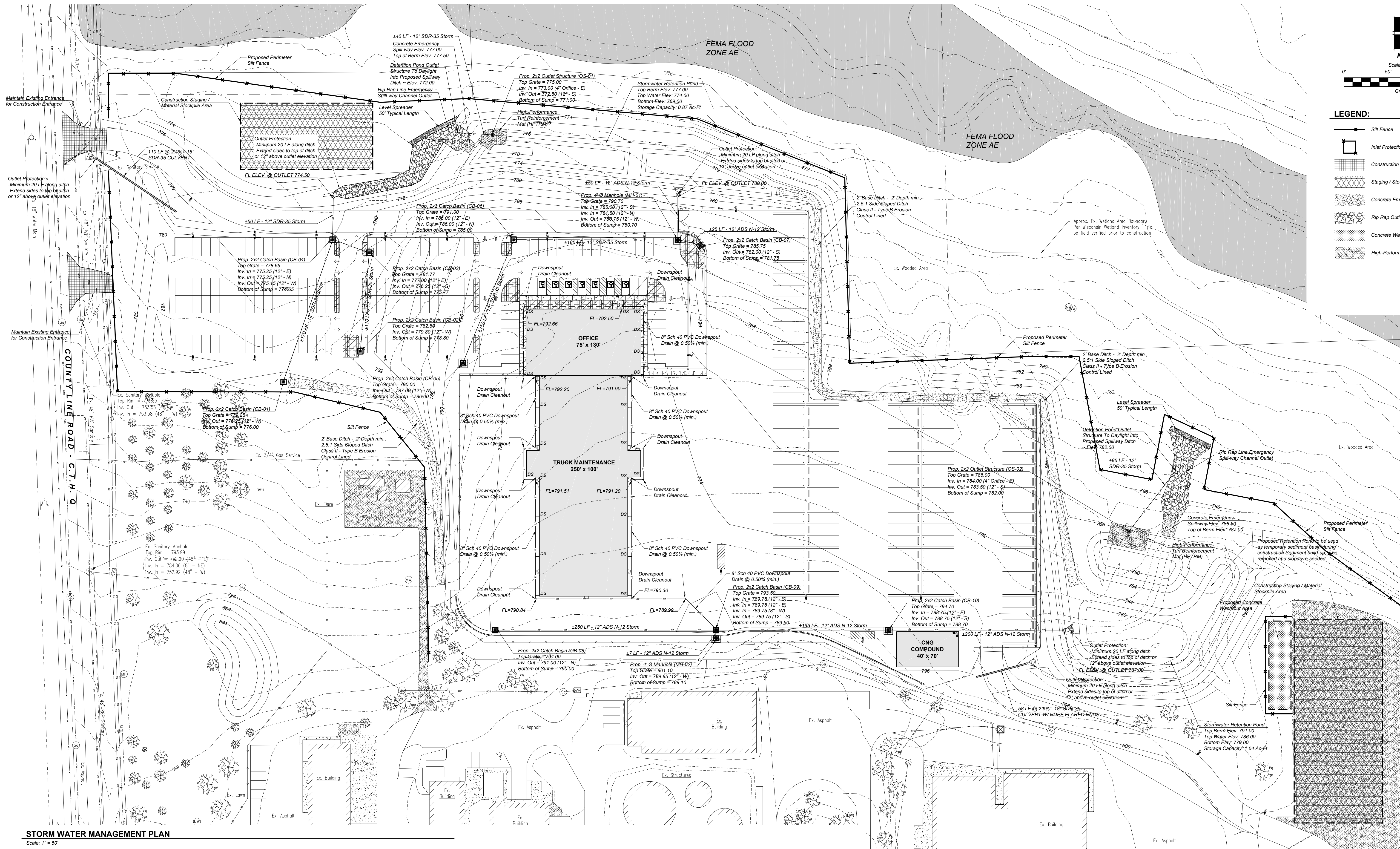
TRUCK MAINTENANCE FACILITY

GERMANTOWN, WI
ENLARGED SITE GRADING PLAN

SHEET NO:

C1.7

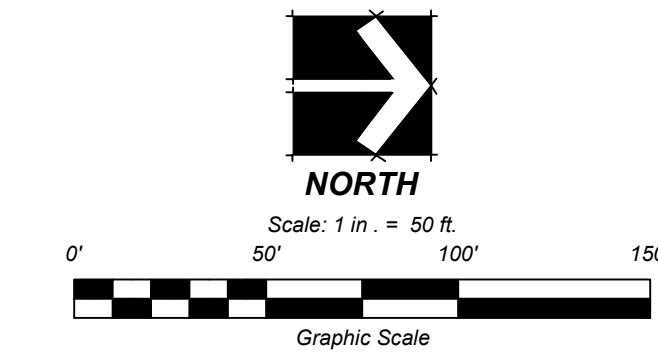
JOB NO:
ENG-1465



STORM WATER MANAGEMENT PLAN
Scale: 1" = 50'

GENERAL NOTES:

- STREET SWEEPING:** Streets directly adjacent to construction entrances and receiving traffic from the development area shall be cleaned daily to remove sediment tracked off-site.
- INTERNAL INSPECTION AND MAINTENANCE:** All controls on the development shall be inspected at least once every seven (7) calendar days and within 24 hours after any storm event greater than one-half (0.5) inch of rain per 24 hour period by the Owner.



LEGEND:

- Silt Fence
- Inlet Protection
- Construction Entrance
- Staging / Stockpile Area
- Concrete Emergency Spill-way
- Rip Rap Outlet Protection
- Concrete Wash-out Area
- High-Performance Turf Reinforcement Mat

ISSUE DATE	SCALE	1" = 50'	CTR. INT.	2"
03/07/2019	1" = 50'			
SURVEYED BY	CHECKED BY	NJB		
DRAWN BY	APPROVED BY			
REV	DATE	DESCRIPTION	DWN BY	DES BY
				CHK BY / APP BY

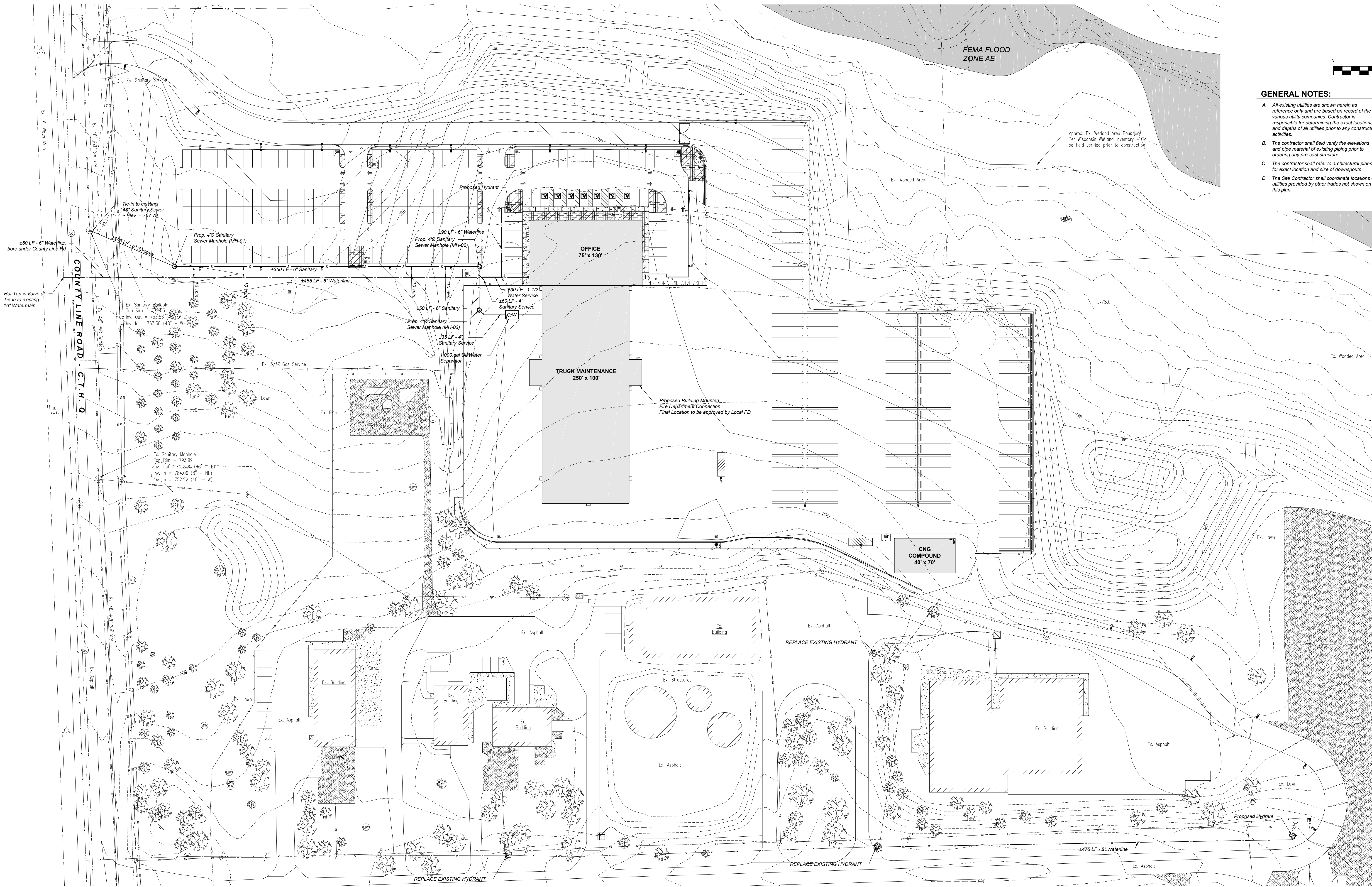


PROJECT:	WASTE MANAGEMENT
TRUCK MAINTENANCE FACILITY	
GERMANTOWN, WI	
SHEET TITLE:	STORM WATER MANAGEMENT PLAN

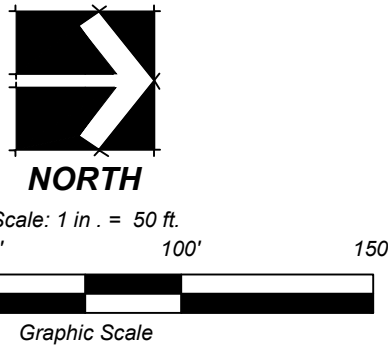
SHEET NO:

C1.8

JOB NO:
ENG-1465



SITE UTILITY PLAN
Scale: 1" = 50'



GENERAL NOTES:

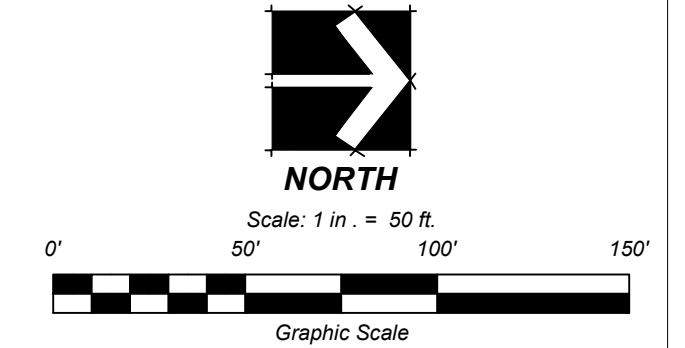
- A. All existing utilities are shown herein as reference only and are based on record of the various utility companies. Contractor is responsible for determining the exact locations and depths of all utilities prior to any construction activities.
- B. The contractor shall field verify the elevations and pipe material of existing piping prior to ordering any pre-cast structure.
- C. The contractor shall refer to architectural plans for exact location and size of downspouts.
- D. The Site Contractor shall coordinate locations of utilities provided by other trades not shown on this plan.

REV	DATE	DESCRIPTION	APPROVED BY	DATE	ISSUE DATE
					03/07/2019

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WASTE MANAGEMENT
PROJECT: TRUCK MAINTENANCE FACILITY
GERMANTOWN, WI
SHEET TITLE: SITE UTILITY PLAN

SHEET NO:
C1.9
JOB NO:
ENG-1465



 Proposed light-duty asphalt pavement, see detail on this sheet

 Proposed heavy-duty concrete pavement, see detail on this sheet

[illegible]

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WASTE MANAGEMENT

PROJECT: TRUCK MAINTENANCE FACILITY
GERMANTOWN, WI

SHEET TITLE: HARD SURFACE KEY PLAN

SHEET NO:
C1.10
JOB NO:
ENG-1465



1. Verify all conditions and dimensions shown on the plans at the site prior to commencement of work. Notify the Landscape Architect of any discrepancies. The contractor shall notify utility companies and verify the exact location of utility easements and all utilities in the field prior to commencement of excavation or construction activities.
2. All work shall conform to the Village of Germantown and S.U.D.A.S. standards unless noted otherwise.
3. Underground utilities shown are for information only, locations have not been verified. Contractor shall contact Wisconsin One-Call and verify location of existing underground utilities before commencing any excavation to avoid damage. The contractor shall be responsible for repair of a damage caused by construction activities. Exercise extreme care in excavating and working around existing site features and utilities. Verify location and condition of all utilities. Field adjust plant locations so as to avoid conflicts with utilities.
4. Verify plant counts. If quantities in planting schedule vary from landscape plan graphic, graphic shall prevail.
5. Locate plant material by measuring off of the drawing to the nearest 6" and stake where trees will be located. The Landscape Architect will review prior to planting.
6. Align and equally space in all directions tree, shrub and perennials designated per these drawings and typical details.
7. Backfill soil (planting soil) for tree pits shall consist of a mixture of two parts top soil and one part compost. Remove soil excavated from tree planting area and dispose of off site.
8. Remove existing topsoil and stockpile on site; topsoil to be incorporated into soils at a later date.
9. Finish grade of planter areas shall be 3 inches below adjacent curb or structure to allow for 3" of mulch depth.
10. All landscape beds shall be approved with DURADECK 5" steel lawn edging as manufacturing by the J.D. Russell Company (800-886-9709) or equivalent. Edging shall be hot rolled steel in black or in an electrostatically applied powder coat surface paint, black in color.
11. New trees shall meet the minimum standards of ANSI Z60.1, Latest Edition. Plants shall be freshly dug or well-established in container as applicable; not root-bound in the container. Trees with broken or unidentified leader, broken or mushy root balls, lopsided growth, or weak open structure (in the opinion of the landscape architect) will not be acceptable.
12. The contractor shall submit at least one nursery photograph of each type of tree species for approval by the landscape architect prior to shipping and installation. Most species are matched so the specimens must have consistent branching heights and habits within groups. The landscape architect will use the submitted photographs as a standard of comparison for each tree species installed on site.
13. Wood mulch for tree rings and where indicated on the plan shall be 3" deep, composed of cedar or cypress wood of uniform color and kind, fibrous nature (2-4 inches in length). Do not use walnut. Do not use chips. Apply pre-emergence herbicide over the top of all wood mulch. Mulch rings around new trees shall be minimum 6" in diameter. Thoroughly water mulched areas, rake to a smooth finished surface.
14. Planting beds next to the building and parking lot islands shall be 3" deep washed river rock mulch over weed barrier fabric. Fabric shall be a woven polypropylene, 3.5 to 4.0 ounce products. Apply pre-emergence herbicide over the top of all rock mulch.
15. All plants shall be maintained and watered by the contractor through substantial completion.
16. No trees, bushes, or vegetation existing on site to remain.

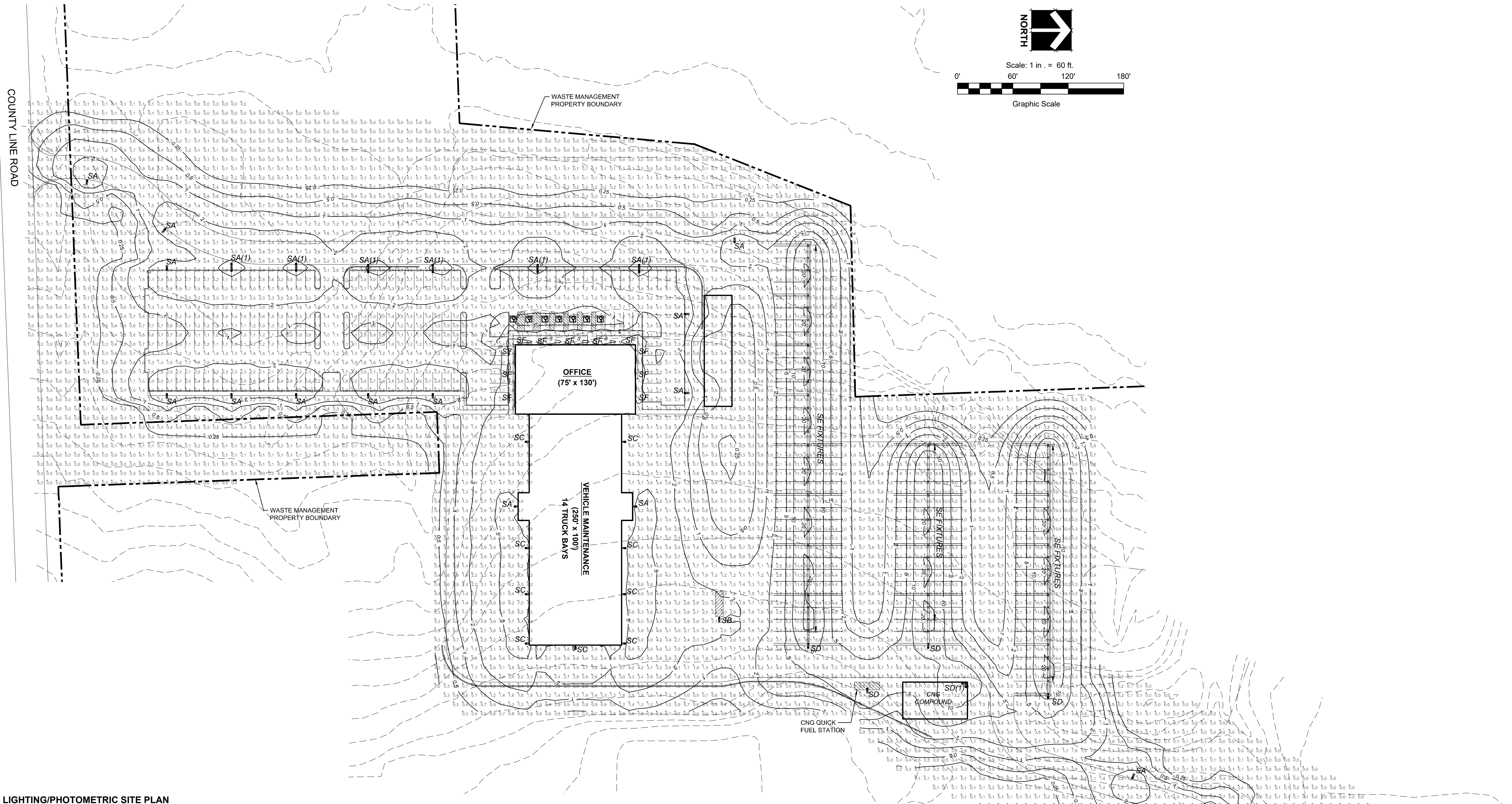
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<i>WASTE MANAGEMENT</i>
PROJECT: TRUCK MAINTENANCE FACILITY GERMANTOWN, WI
SHEET TITLE: SITE LANDSCAPING PLAN

SHEET NO:

L1.0

JOB NO:
ENG-1465



LIGHTING/PHOTOMETRIC SITE PLAN
SCALE: 1" = 60'

SITE LIGHTING FIXTURE SCHEDULE							
FIXTURE ID/SYMBOL:	FIXTURE QTY:	LAMP TYPE:	LAMP LUMENS:	FIXTURE WATTS:	DESCRIPTION:	MANUFACTURER CATALOG NO.:	VOLTAGE: MOUNTING:
SA	18	5K LED	12,500	102W	(1) @ 90°, LED AREA LUMINAIRE, D-SERIES SIZE 1, WITH TYPE IV MEDIUM DISTRIBUTION, 277V, WET LISTED, COLOR=DARK BRONZE, PROVIDE FIXTURE WITH DIMMING DRIVER AND ROAM INTEGRAL DIMMING NODE. MOUNT AT 90° ON 20" ROUND TAPERED ALUMINUM POLE RTA20-8E-DM19AS-DOBXD.	LITHONIA, DSX1 LED-P3-50K-T4M-MVOLT-PERS-DOBXD	277 POLE (MOUNT HT. 22'-6")
SA(1)	6	5K LED	12,500	102W	(2) @ 180°, LED AREA LUMINAIRE, D-SERIES SIZE 1, WITH TYPE IV MEDIUM DISTRIBUTION, 277V, WET LISTED, COLOR=DARK BRONZE, PROVIDE FIXTURE WITH DIMMING DRIVER AND ROAM INTEGRAL DIMMING NODE. MOUNT AT 180° ON 20" ROUND TAPERED ALUMINUM POLE RTA20-8E-DM28AS-DOBXD.	LITHONIA, DSX1 LED-P3-50K-T4M-MVOLT-PERS-DOBXD	277 POLE (MOUNT HT. 22'-6")
SB	1	5K LED	25,500	207W	(1) @ 90°, LED AREA LUMINAIRE, D-SERIES SIZE 1, WITH TYPE IV MEDIUM DISTRIBUTION, 277V, WET LISTED, COLOR=DARK BRONZE, PROVIDE FIXTURE WITH DIMMING DRIVER AND ROAM INTEGRAL DIMMING NODE. MOUNT AT 90° ON 20" ROUND TAPERED ALUMINUM POLE RTA20-8E-DM19AS-DOBXD.	LITHONIA, DSX1 LED-P8-50K-TSM-MVOLT-PERS-DOBXD	277 POLE (MOUNT HT. 22'-6")
SC	9	5K LED	25,000	207W	LED WALL LUMINAIRE, D-SERIES SIZE 1, WITH TYPE IV MEDIUM DISTRIBUTION, 277V, 5000K, WET LOCATION LISTED. COLOR = DARK BRONZE, PROVIDE FIXTURE WITH DIMMING DRIVE AND ROAM INTEGRAL DIMMING NODE.	LITHONIA, DSX1 LED-P8-50K-T4M-MVOLT-PERS-DOBXD	277 WALL (MOUNT HT. 26'-0")
SD	4	5K LED	32,700	249W	(1) @ 90°, LED AREA LUMINAIRE, LSI SLM SERIES, WITH FT FORWARD THROW) DISTRIBUTION, 277V, WET LISTED, COLOR=BLACK, MOUNT AT 90° ON 20" ROUND TAPERED ALUMINUM POLE RTPB8-A155-20-D90-BLK.	LSI, SLM-LED-30L-SIL-FT-UNV-DIM-50-70CRI-BLK	277 POLE (MOUNT HT. 22'-6")
SD(1)	1	5K LED	32,700	249W	(2) @ 90°, LED AREA LUMINAIRE, LSI SLM SERIES, WITH FT FORWARD THROW) DISTRIBUTION, 277V, WET LISTED, COLOR=BLACK, MOUNT AT 90° ON 20" ROUND TAPERED ALUMINUM POLE RTPB8-A155-20-D90-BLK.	LSI, SLM-LED-30L-SIL-FT-UNV-DIM-50-70CRI-BLK	277 POLE (MOUNT HT. 22'-6")
SE	68	5K LED	10,500	74W	LED SURFACE MOUNT, STANDARD SYMMETRIC DISTRIBUTION, 277V, 5000K, WET LOCATION LISTED, COLOR = WHITE	LSI, CRUS-SC-LED-LW-50-JE-WHT	277 SURFACE MOUNT ON TRUSS (±19'-0")
SF	11	5K LED	3,214	29W	LED ARCHITECTURAL WALL SCENE, QUARTER SPHERE WITH TYPE II DISTRIBUTION, 277V, 5000K, WET LOCATION LISTED, COLOR = DARK BRONZE	LITHONIA, WSQ LED-P2-50K-SR2-MVOLT-DOBXD	277 WALL (MOUNT HT. 12'-0")

Z:\Users\David.Davis\Documents\DWG\100 - WMS Maintenance Facility - 277V Lighting\100 - WMS Maintenance Facility - 277V Lighting.dwg 2/28/2019 3:45 PM

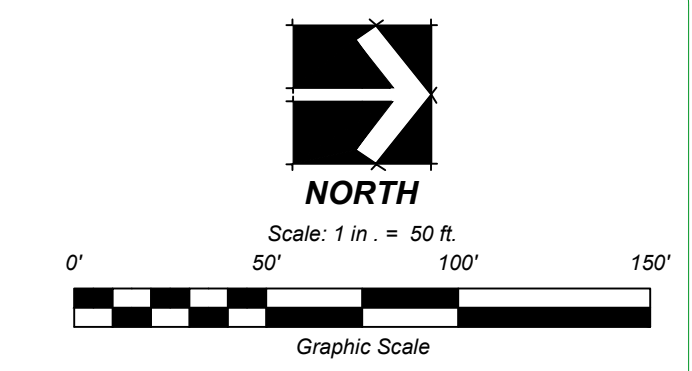
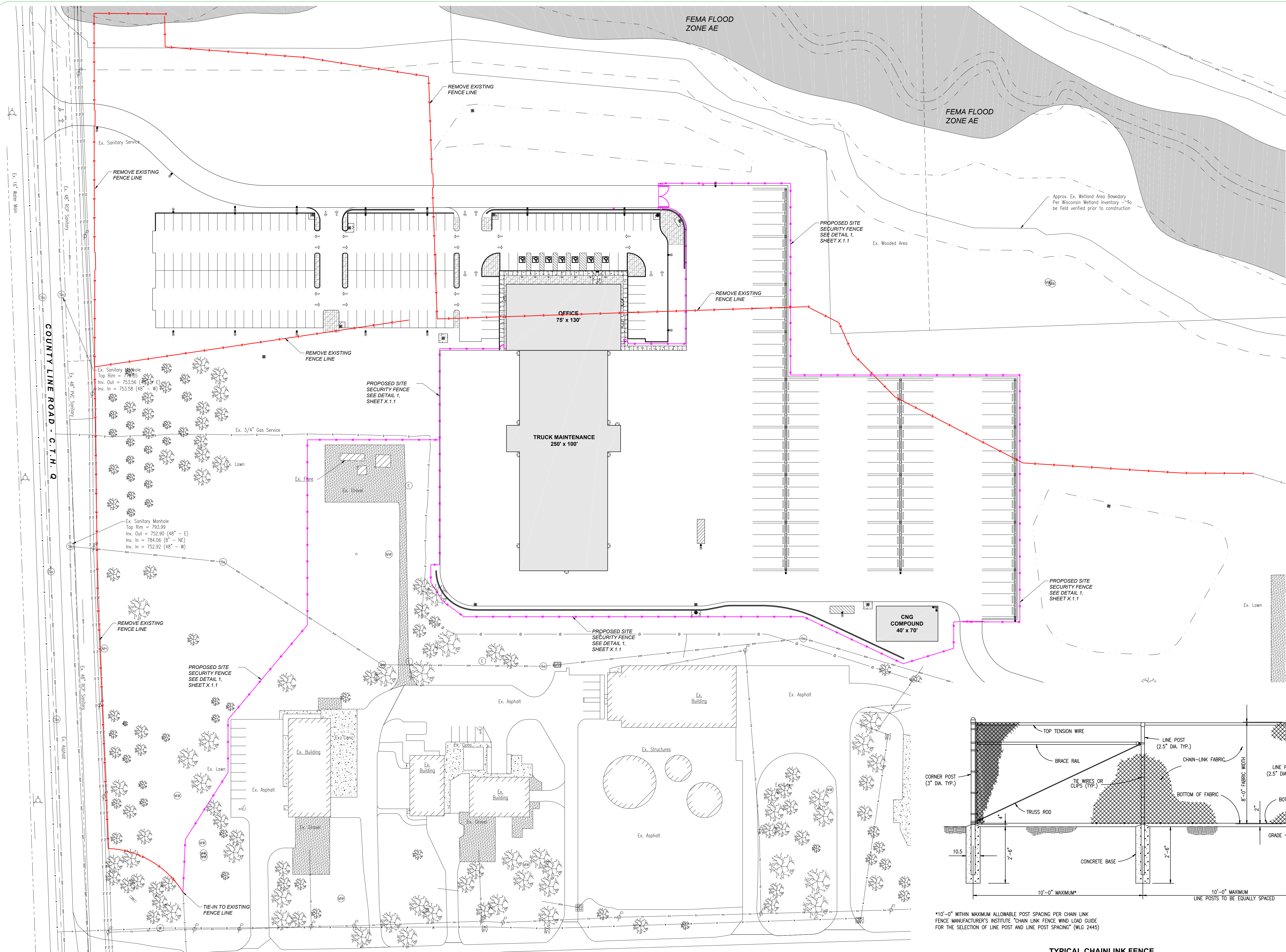
ISSUE DATE: 2/28/2019
SCALE: 1" = 60'
CTR INT.: 2'

SURVEYED BY: BWS
DRAWN BY: BWS
CHECKED BY: BWS
APPROVED BY: BWS

REV: DATE DESCRIPTION
DWN BY: DES BY: CHK BY: APP BY:

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www.diversified-eng.com

WASTE MANAGEMENT
PROJECT: TRUCK MAINTENANCE FACILITY
GERMANTOWN, WI
SHEET TITLE: CONDITIONAL USE PERMIT
PROPOSED LIGHTING/PHOTOMETRIC PLAN
SHEET NO: 1/1
PROJECT NO: ENG-1465

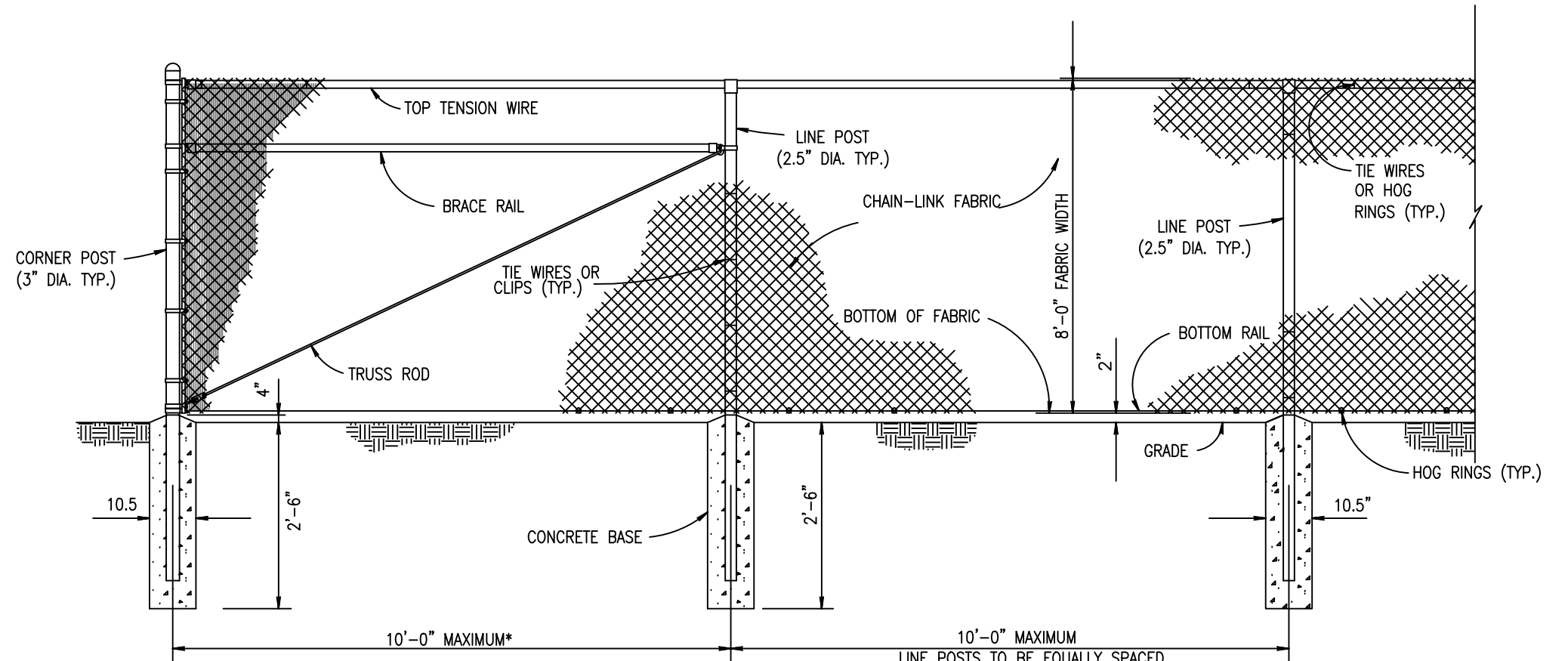


LEGEND:

Proposed Fence Removal

Proposed Chain Link Fence

SITE FENCING PLAN
Scale: 1" = 50'



*10'-0" WITHIN MAXIMUM ALLOWABLE POST SPACING PER CHAIN LINK FENCE MANUFACTURER'S INSTITUTE "CHAIN LINK FENCE WIND LOAD GUIDE FOR THE SELECTION OF LINE POST AND LINE POST SPACING" (WLG 2445)

TYPICAL CHAINLINK FENCE

DETAIL
SCALE: NOT TO SCALE

1
X1.1

REV	DATE	DESCRIPTION	APPROVED BY	DATE

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1100 PARKWAY DRIVE, SUITE 100
NEW PHILADELPHIA, OH 44663
TEL: (330) 341-8433
WWW.DIVERSIFIED-ENG.COM

WASTE MANAGEMENT

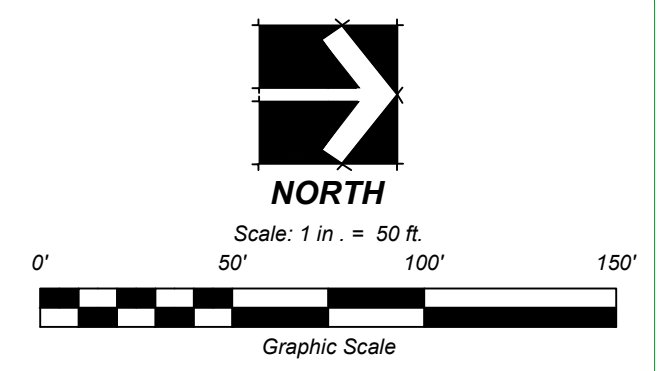
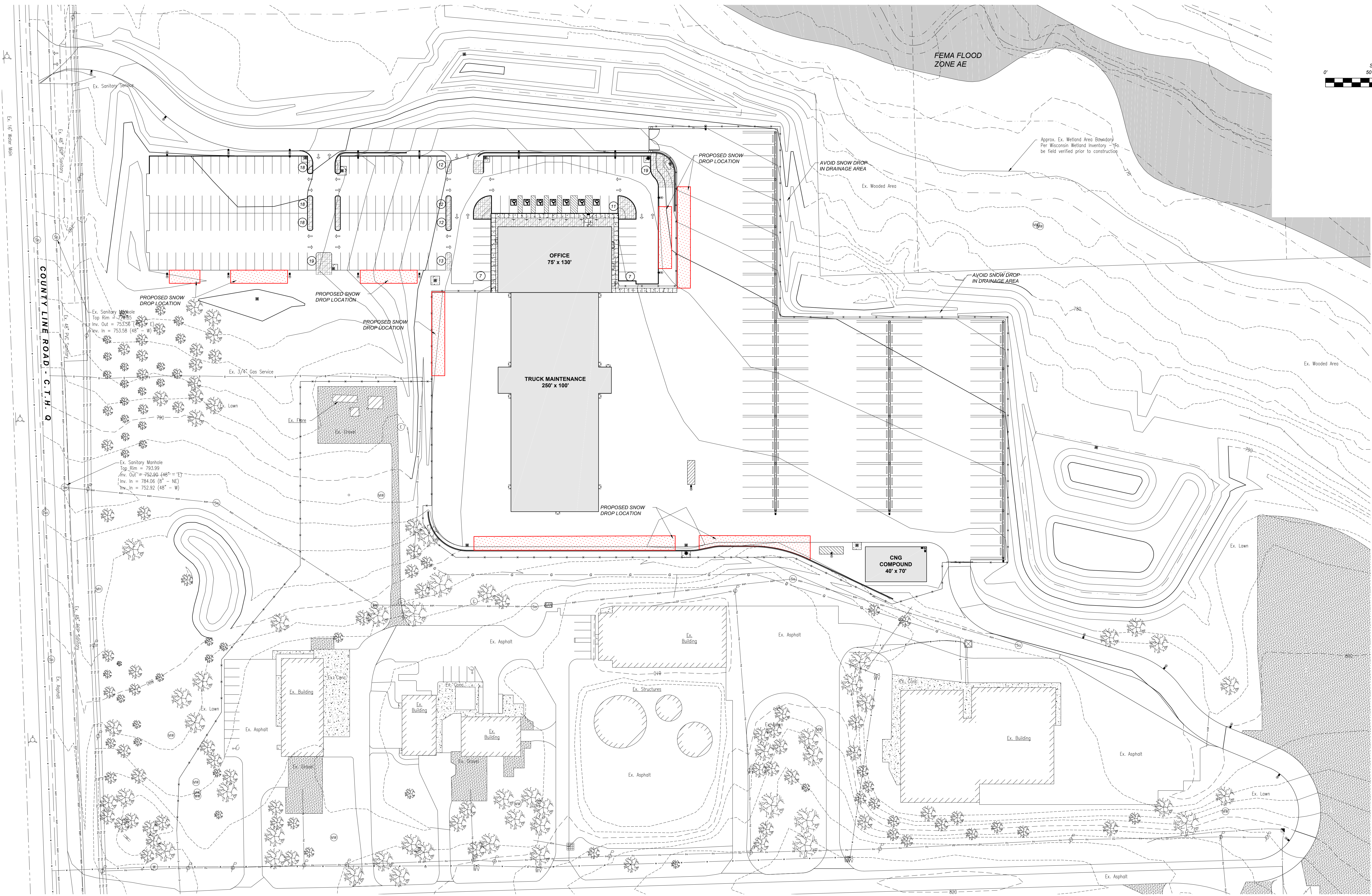
PROJECT: TRUCK MAINTENANCE FACILITY
GERMANTOWN, WI

SHEET TITLE: SITE FENCING EXHIBIT

SHEET NO:

X1.1

JOB NO:
ENG-1465



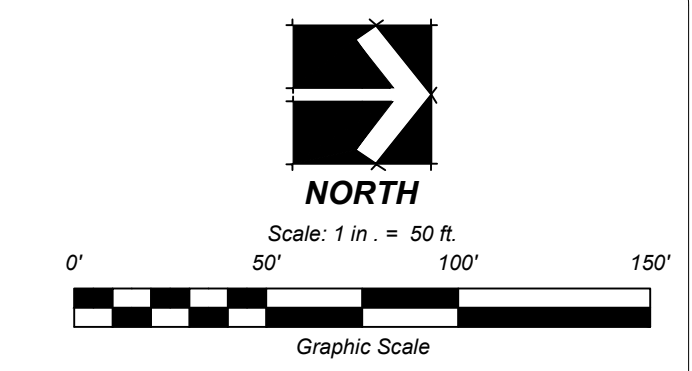
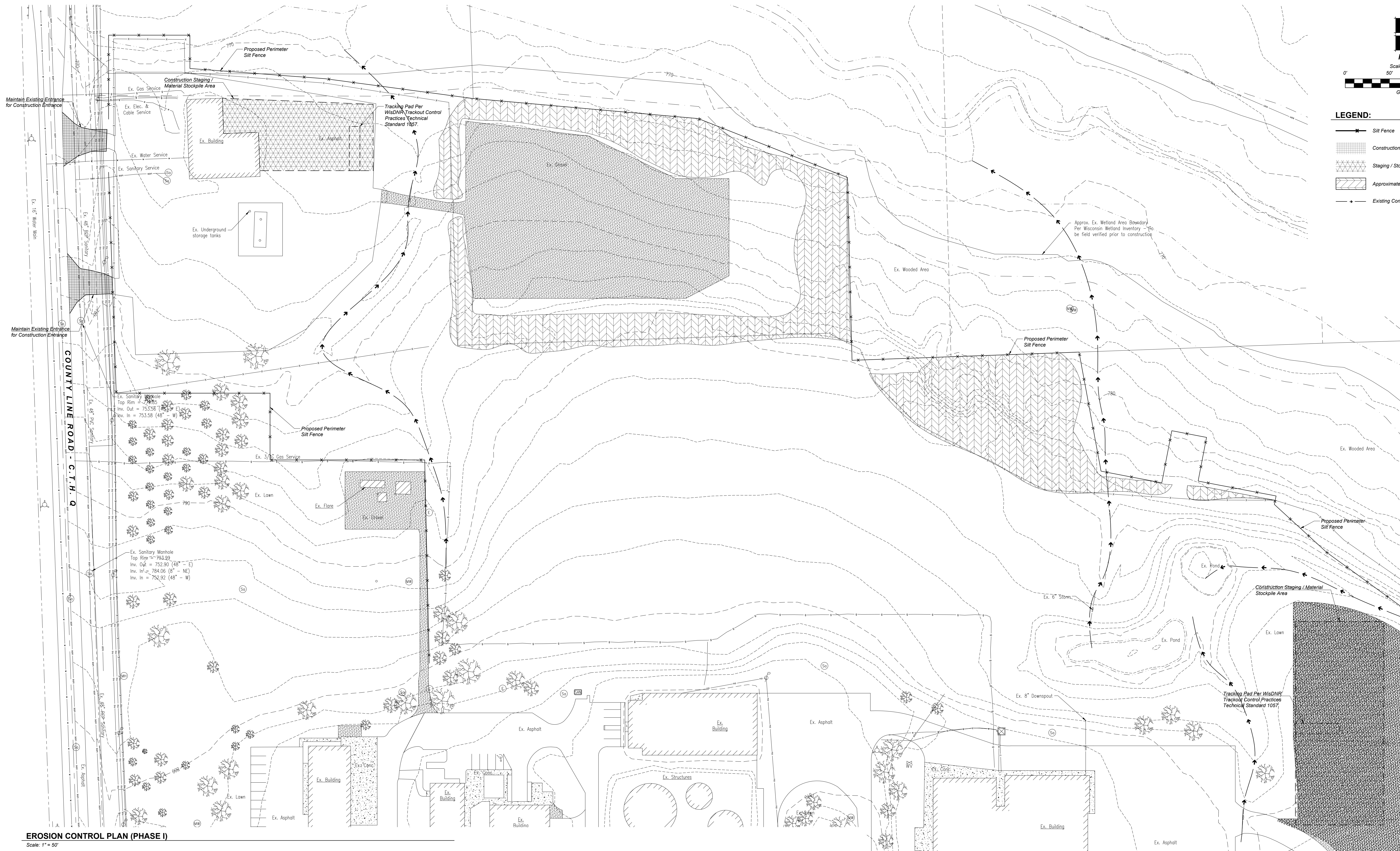
SNOW REMOVAL PLAN
Scale: 1" = 50'

REV	DATE	DESCRIPTION	APPROVED BY	CHECKED BY	DATE	ISSUE DATE
						03/07/2019

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www.derside-eng.com
EPA 9001:2015 Registered

WASTE MANAGEMENT
PROJECT: TRUCK MAINTENANCE FACILITY
GERMANTOWN, WI
SHEET TITLE: SITE SNOW REMOVAL EXHIBIT

SHEET NO:
X1.2
JOB NO:
ENG-1465



- LEGEND:**
- Silt Fence
 - Construction Entrance
 - Staging / Stockpile Area
 - Approximate Tree Clearing Limits
 - Existing Conditions Primary Flow Direction

EROSION CONTROL PLAN (PHASE I)

Scale: 1" = 50'

GENERAL NOTES:

- STREET SWEEPING:** Streets directly adjacent to construction entrances and receiving traffic from the development area shall be cleaned daily to remove sediment tracked off-site.
- INTERNAL INSPECTION AND MAINTENANCE:** All controls on the development shall be inspected at least once every seven (7) calendar days and within 24 hours after any storm event greater than one-half (0.5) inch of rain per 24 hour period by the Owner.
- SEEDING AND MULCHING:** All disturbed areas shall be permanently seeded upon completion of grading activities.
- All erosion and sediment control BMPs shown on plan are for reference and are to be field verified as required to meet, at minimum, all local, state, and federal regulations governing such operations.**

EROSION AND SEDIMENT CONTROL BASIC PRINCIPLES:

- Minimize open area by phasing or sequencing construction and preserving existing vegetation where possible.
- Divert storm water away from disturbed or exposed areas when possible.
- Install BMPs to control erosion and sediment and manage storm water.
- Inspect the site regularly and properly maintain BMPs, especially after rainstorms.
- Revise the plan as site conditions change during construction and improve the plans if BMPs are not effectively controlling erosion and sediment.
- Keep the construction site clean by putting trash in trash cans, keeping storage bins covered, and preventing or removing excess sediment on roads and other impervious surfaces.

CONSTRUCTION SEQUENCING NOTES (PHASE I):

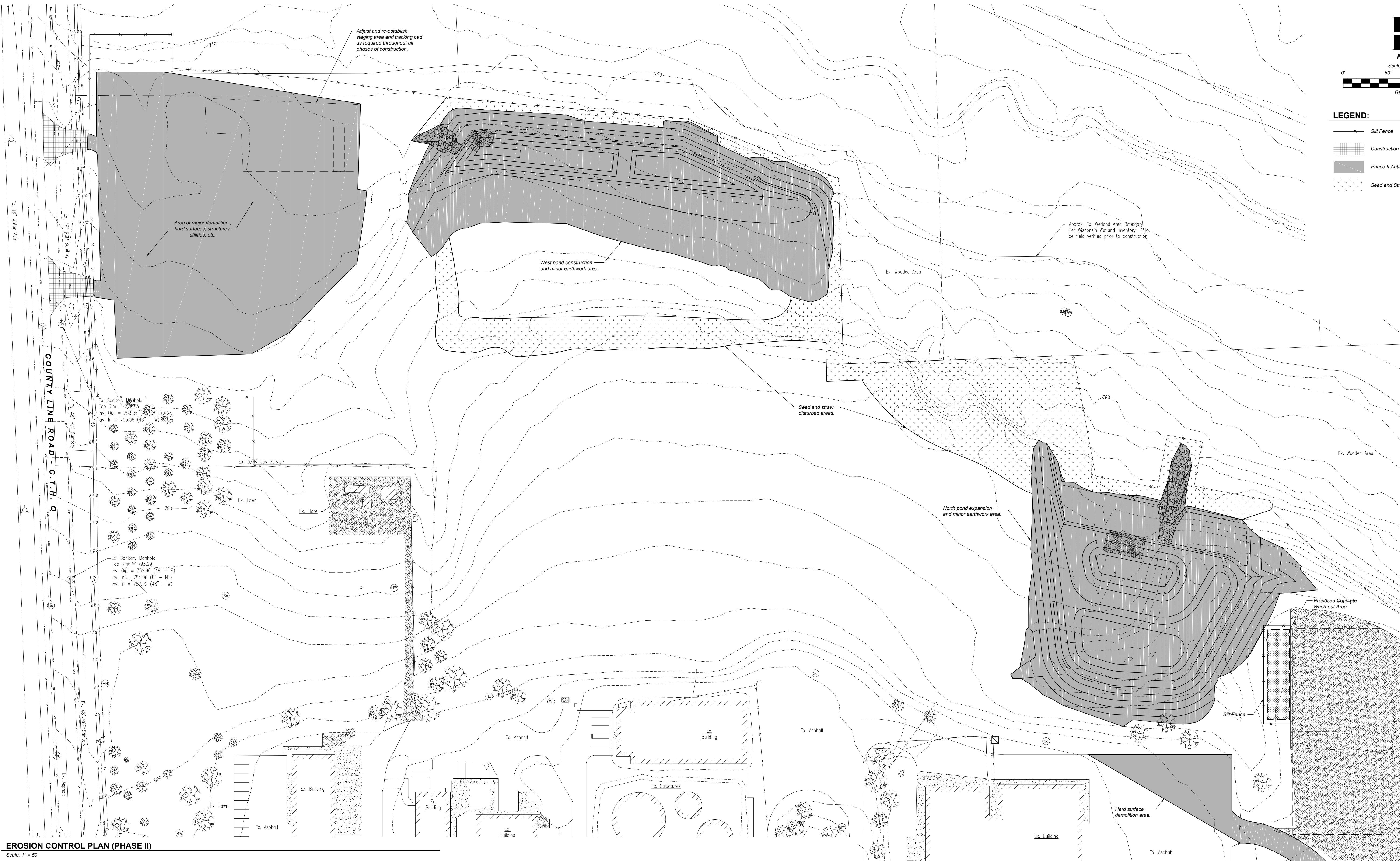
- Utilize / maintain existing site entrances as construction entrances.
- Establish construction staging areas / tracking pads.
- Install perimeter silt fence.
- Clearing and grubbing.
- Minor demolition, fences, gates, etc.

ISSUE DATE	03/07/2019	SCALE	1" = 50'	CTR INT.	2'
SURVEYED BY	COM	CHECKED BY	NJB		
DRAWN BY	DSW	APPROVED BY			
REV	DATE	DESCRIPTION	DWN BY	DES BY	CHK BY / APP BY

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WASTE MANAGEMENT
PROJECT: TRUCK MAINTENANCE FACILITY
GERMANTOWN, WI
SHEET TITLE: EROSION CONTROL PLAN
(PHASE I)

SHEET NO:
X2.0
JOB NO:
ENG-1465



EROSION CONTROL PLAN (PHASE II)

Scale: 1" = 50'

GENERAL NOTES:

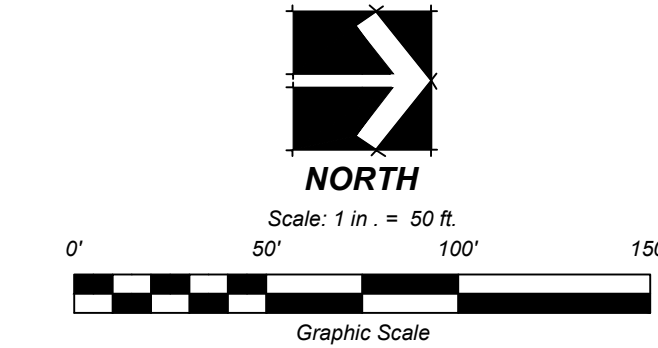
- STREET SWEEPING:** Streets directly adjacent to construction entrances and receiving traffic from the development area shall be cleaned daily to remove sediment tracked off-site.
- INTERNAL INSPECTION AND MAINTENANCE:** All controls on the development shall be inspected at least once every seven (7) calendar days and within 24 hours after any storm event greater than one-half (0.5) inch of rain per 24 hour period by the Owner.
- SEEDING AND MULCHING:** All disturbed areas shall be permanently seeded upon completion of grading activities.
- All erosion and sediment control BMPs shown on plan are for reference and are to be field verified as required to meet, at minimum, all local, state, and federal regulations governing such operations.**

EROSION AND SEDIMENT CONTROL BASIC PRINCIPLES:

- Minimize open area by phasing or sequencing construction and preserving existing vegetation where possible.
- Divert storm water away from disturbed or exposed areas when possible.
- Install BMPs to control erosion and sediment and manage storm water.
- Inspect the site regularly and properly maintain BMPs, especially after rainstorms.
- Revise the plan as site conditions change during construction and improve the plans if BMPs are not effectively controlling erosion and sediment.
- Keep the construction site clean by putting trash in trash cans, keeping storage bins covered, and preventing or removing excess sediment on roads and other impervious surfaces.

CONSTRUCTION SEQUENCING NOTES (PHASE II):

- West retention pond construction and north retention pond expansion.
- Major demolition, hard surfaces, structures, utilities, etc.
- Minor earthwork.
- Seed and straw disturbed areas.



LEGEND:

- Silt Fence
- Construction Entrance
- Phase II Anticipated Active Work Area
- Seed and Straw Areas

ISSUE DATE	03/07/2019	SCALE	1" = 50'	CTR INT.	2'	
SURVEYED BY		COM	CHECKED BY	NJB		
DRAWN BY		DSW	APPROVED BY	NJB		
REV	DATE	DESCRIPTION	DWN BY	DES BY	CHK BY	APP BY
			</			

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WASTE MANAGEMENT

PROJECT: TRUCK MAINTENANCE FACILITY
GERMANTOWN, WI

SHEET TITLE: EROSION CONTROL PLAN
(PHASE II)

SHEET NO:

X2.1

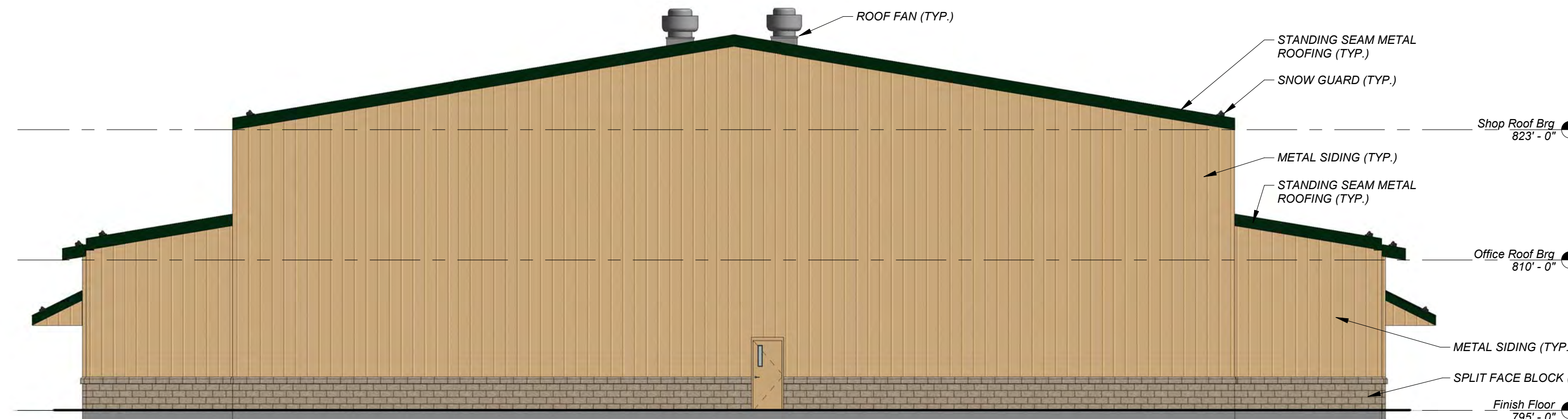
JOB NO:
ENG-1465



OB NO:
WG-1465



1 East Exterior Elevation
3/32" = 1'-0"



2 West Exterior Elevation
1" = 10'-0"



3 North Exterior Elevation
3/32" = 1'-0"



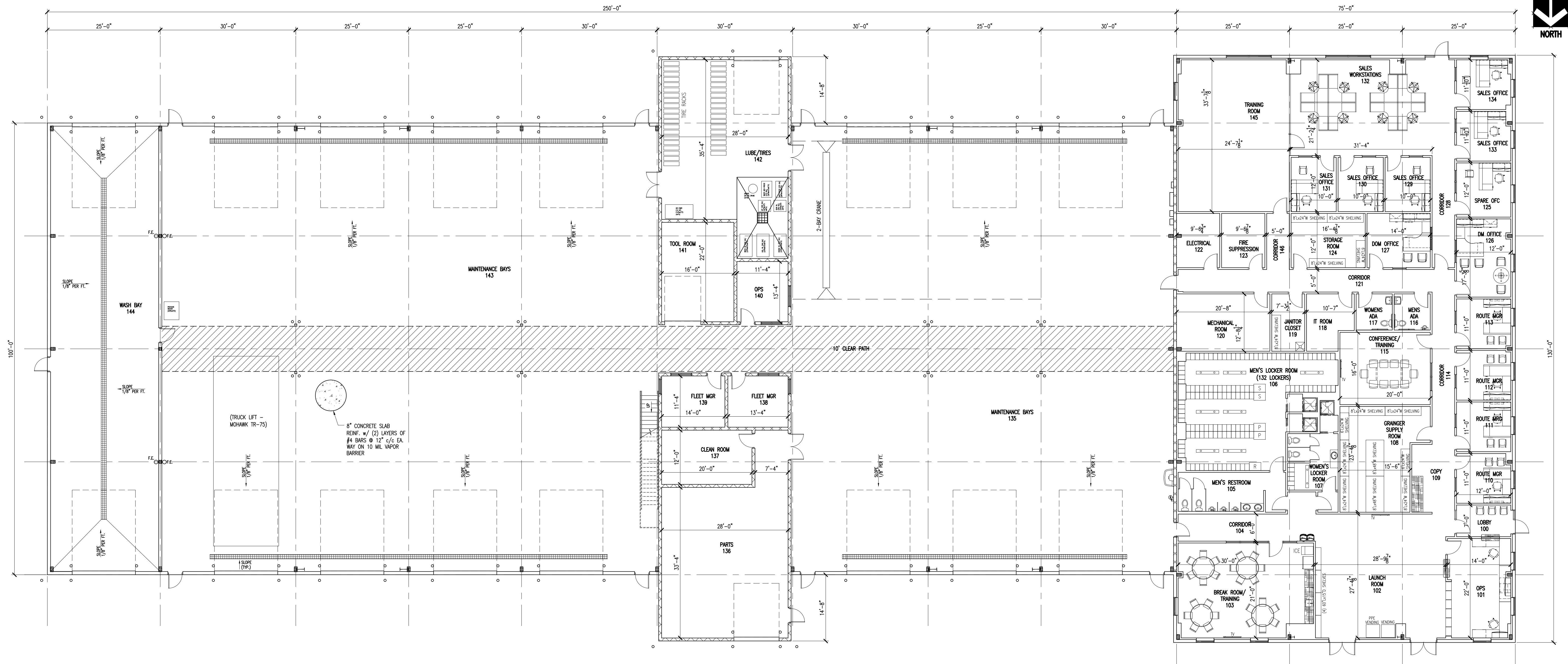
4 South Exterior Elevation
3/32" = 1'-0"

ISSUE DATE		02/28/19	SCALE		As indicated	CTR INT.			
SURVEYED BY		N/A		CHECKED BY		BWS			
DRAWN BY		CRM		APPROVED BY		NJB			
REV	DATE	DESCRIPTION				DWN BY	DES BY	CHK BY	APP BY

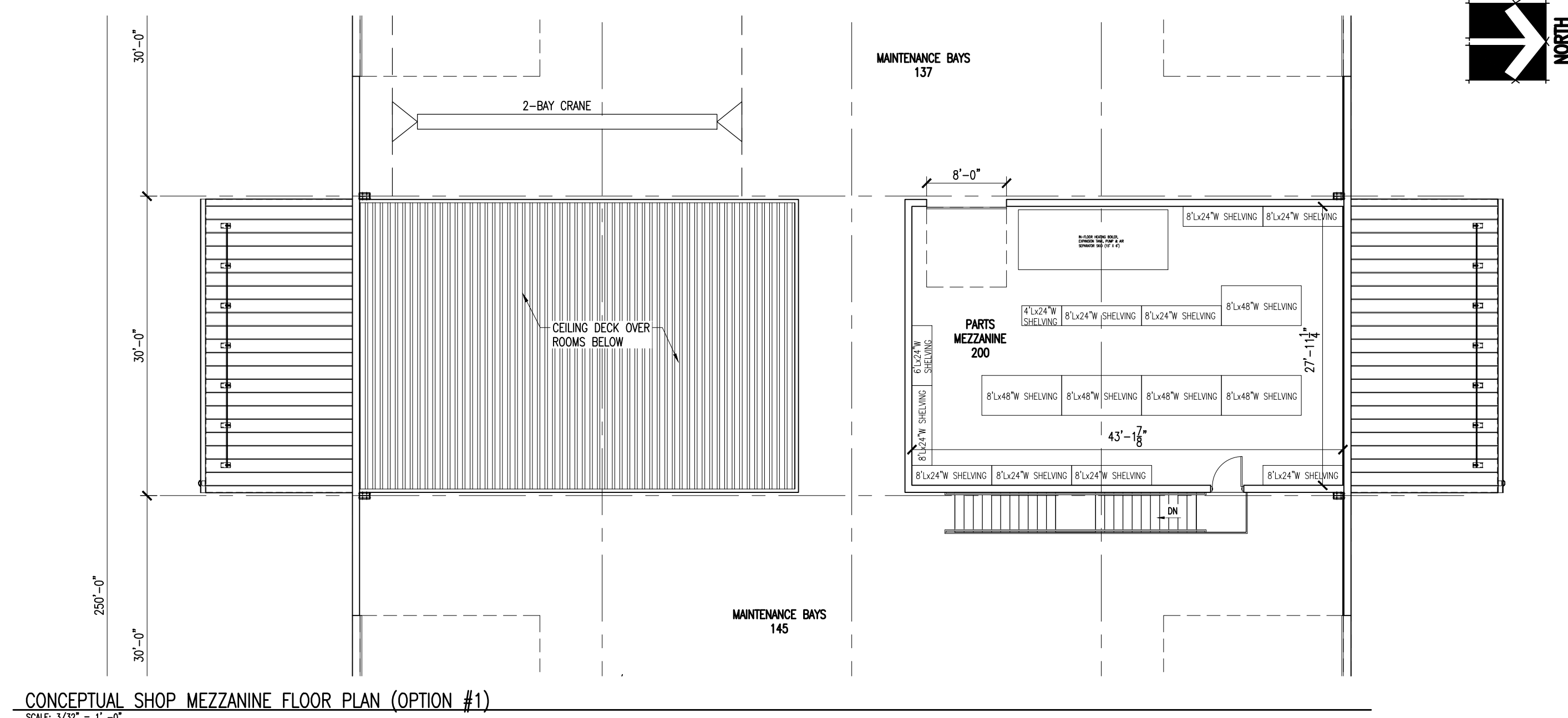


WASTE MANAGEMENT	
PROJECT: TRUCK MAINTENANCE FACILITY GERMANTOWN, WI	
SHEET TITLE: EXTERIOR ELEVATIONS	

SHEET NO:
A1.0



CONCEPTUAL OVERALL FLOOR PLAN (OPTION #1)



CONCEPTUAL SHOP MEZZANINE FLOOR PLAN (OPTION #1)

SQUARE FOOTAGE TABULATION

OVERALL SQUARE FOOTAGE (GROSS)

OFFICE/ADMINISTRATION = 9,750 SF
 MAINTENANCE SHOP/WASH BAY = 25,715 SF
 TOTAL = 35,465 SF

SQUARE FOOTAGE BY ROOM (NET)

ROOM ID	SQ. FOOTAGE	ROOM ID	SQ. FOOTAGE
100	84	124	196
101	293	125	144
102	793	126	208
103	610	127	168
104	182	128	129
105	207	129	120
106	186	130	120
107	186	131	120
108	400	132	645
109	68	133	128
110	132	134	128
111	132	135	8,347
112	132	136	952
113	132	137	240
114	244	138	151
115	320	139	159
116	64	140	151
117	64	141	352
118	118	142	1,087
119	93	143	10,842
120	263	144	2,360
121	306	145	820
122	114	146	62
123	114	200	1,206

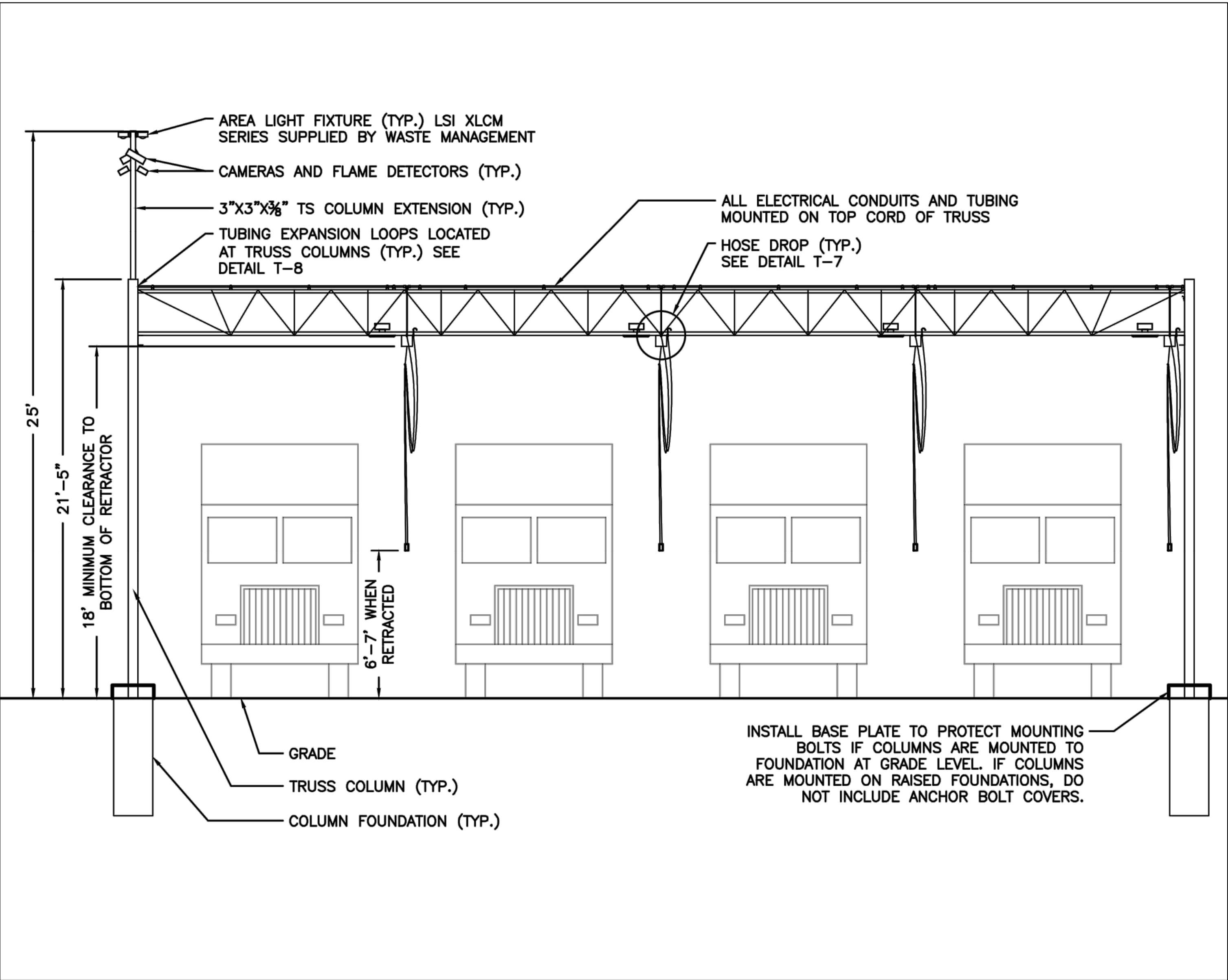
ISSUE DATE		3/01/2019	SCALE		3/32" = 1'-0"	CTR INT.		--
SURVEYED BY		---	CHECKED BY		NJB			
DRAWN BY		CRM	APPROVED BY		NJB			
REV	DATE	DESCRIPTION				DWN BY	DES BY	CHK



WASTE MANAGEMENT
 PROJECT: TRUCK MAINTENANCE FACILITY
 GERMANTOWN, WI
 SHEET TITLE: CONCEPTUAL FLOOR PLAN

SHEET NO:

A1.1



TYPICAL CNG TRUSS

DETAIL 1
SCALE: NOT TO SCALE A1.2

WASTE MANAGEMENT

PROJECT: TRUCK MAINTENANCE FACILITY
GERMANTOWN, WI

SHEET TITLE: CNG TRUSS STRUCTURE TYPICAL DETAIL

ISSUE DATE: 03/07/2019

SCALE: 1" = 50'

CTR INT: 2'

SURVEYED BY: COM

CHECKED BY: NJB

DRAWN BY: DSW

APPROVED BY:

REV: DATE DESCRIPTION

DWN BY: DES BY: CHK BY: APP BY:

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JOB NO:
ENG-1465

Catalog # :

Project :

Prepared By :

Date :



Slice Medium - SLM Outdoor LED Area Light

The Slice's sleek design makes it perfectly-suited for Commercial & Industrial applications, while its cost-effective die-cast aluminum housing makes its acquisition cost very competitive. The Slice offers high performance silicone optics, die cast aluminum housing, 42,000+ lumens and is available with integral Airlink Synapse controls.

Features & Specifications

Optical System

- State-of-the-Art one piece silicone optic sheet delivers industry leading optical control with an integrated gasket to provide IP66 rated sealed optical chamber in 1 component.
- Proprietary silicone refractor optics provide exceptional coverage and uniformity in IES Types 2, 3, 5W, FT and FTA.
- Silicone optical material does not yellow or crack with age and provides a typical light transmittance of 93%.
- Zero uplight.
- Available in 5000K, 4000K, 3000K, and 2700K color temperatures per ANSI C78.377. Also Available in Phosphor Converted Amber with Peak intensity at 610nm.
- Minimum CRI of 70.
- Integral Louver (IL) option available for improved back-light control without sacrificing street side performance. See page 5 for more details.

Electrical

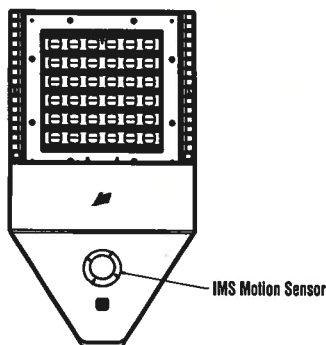
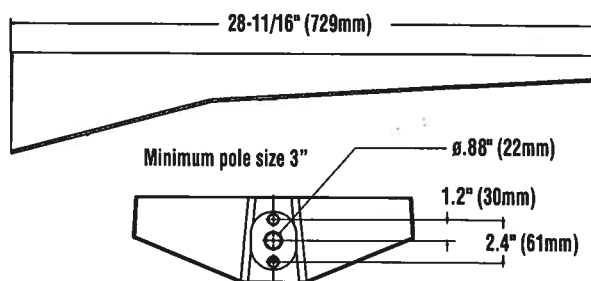
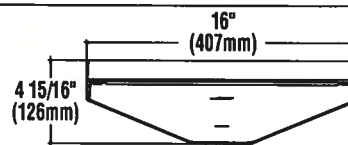
- High-performance driver features over-voltage, under-voltage, short-circuit and over temperature protection.
- 0-10V dimming (10% - 100%) standard.
- Standard Universal Voltage (120-277 Vac) Input 50/60 Hz or optional High Voltage (347-480 Vac).
- L80 Calculated Life: >100k Hours (See Lumen Maintenance on Page 3)
- Total harmonic distortion: <20%
- Operating temperature: -40°C to +50°C (-40°F to +122°F). 42L lumen package rated to +40°C.
- Power factor: >.90
- Input power stays constant over life.
- Field replaceable surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).
- High-efficacy LEDs mounted to metal-core circuit board to maximize heat dissipation
- Terminal block provided accepts up to 10ga wire.
- Components are fully encased in potting material for moisture resistance. Driver complies with FCC standards. Driver and key electronic components can easily be accessed.



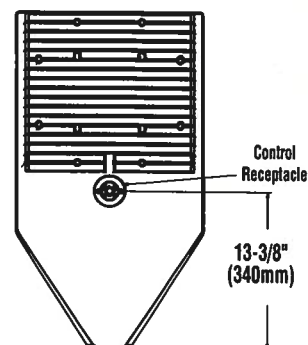
IP66

RoHS
COMPLIANTARRA
Funding CompliantcUL
LISTED

Product Dimensions



Bottom View



Top View



Slice Medium - SLM Outdoor LED Area Light

Features & Specifications (Cont.)

Construction

- Rugged die-cast aluminum housing contains factory prewired driver and optical unit. Cast aluminum wiring access door located underneath.
- Designed to mount to square poles.
- Luminaire is proudly manufactured in the U.S. of U.S. and imported parts.
- IP66 rated luminaire protects integral components from harsh environments.
- 3G rated for ANSI C136.31 high vibration applications
- Fixtures are finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling. Other standard LSI finishes available. Consult factory.
- Shipping weight: 30 lbs in carton.

Controls

Wireless Controls System

To make this fixture AirLink ready, simply order one of the following options:

- a. The integrated **Wireless Lighting Controller**: ALSC or ALSCH (see ordering guide) as the controls option, or
- b. Integrated Wireless Controller option (above) with integrated motion sensor: ALSCS (ordering guide for mounting heights) or
- c. The 7-Pin Photoelectric Control Receptacle: CR7P as the controls option; and either the **5-Pin** or **7-Pin Twist Lock Controller**: ALSC UNV TL5 or ALSC UNV TL7 as an accessory

To see how the components of AirLink system work together, reference the diagram in the controls section of this specsheet. For more information on our AirLink products, visit our website: www.lsi-airlink.com/airlink-synapse/

Stand-Alone Controls

- The integral passive infrared motion sensor (IMS) activates switching of luminaire light levels (see the controls section for more details).
- The 7-pin ANSI C136.41-2013 photocontrol receptacle option (CR7P) is available for twist lock photocontrols or wireless control modules.
- The Button Type Photocells (PCI) are capable of switching luminaires ON/OFF in response to the amount of available daylight.

Installation

- A single fastener secures the hinged door, underneath the housing and provides quick & easy access to the electrical compartment for installing/servicing.
- Included terminal block provides quick and easy on-site wiring.
- Utilizes LSI's traditional 3" drill pattern for easy fastening of LSI products. (See drawing on page 1)

Warranty

- LSI LED Fixtures carry a 5-year warranty.

Listings

- Listed to UL 1598 and UL 8750.
- RoHS Compliant.
- American Recovery and Reinvestment Act Funding Compliant.
- IDA compliant; with 3000K color temperature selection.
- Title 24 Compliant; see local ordinance for qualification information.
- Suitable For wet Locations.
- IP66 rated Luminaire. IP66 rated optical chamber.
- 3G rated for ANSI C136.31 high vibration applications

Performance

ELECTRICAL DATA (AMPS)*

Lumens	Watts	120V	208V	240V	277V	347V	480V
9L	68.2	0.6A	0.3A	0.3A	0.2A	0.2A	0.1A
12L	93.1	0.8A	0.4A	0.4A	0.3A	0.3A	0.2A
18L	148.5	1.2A	0.7A	0.6A	0.5A	0.4A	0.3A
24L	188.8	1.6A	0.9A	0.8A	0.7A	0.5A	0.4A
30L	248.6	2.1A	1.2A	1.0A	0.9A	0.7A	0.5A
36L	317.8	2.6A	1.5A	1.3A	1.1A	0.9A	0.7A
42L	393.4	3.3A	1.9A	1.6A	1.4A	1.1A	0.8A

*Electrical data at 25C (77F). Actual wattage may differ by +/-10%

ELECTRICAL DATA - PHOSPHOR CONVERTED AMBER (AMPS)*

Lumens	Watts	120V	208V	240V	277V	347V	480V
9L	74.3	0.6A	0.4A	0.3A	0.3A	0.2A	0.2A
12L	102.9	0.9A	0.5A	0.4A	0.4A	0.3A	0.2A

*Electrical data at 25C (77F). Actual wattage may differ by +/-10%

RECOMMENDED LUMEN MAINTENANCE¹(24-42L)

Ambient	Initial ²	25 hr ²	50 hr ²	75 hr ²	100 hr ²
0-40 C	100%	100%	97%	94%	92%

RECOMMENDED LUMEN MAINTENANCE¹(9-18L)

Ambient	Initial ²	25 hr ²	50 hr ²	75 hr ²	100 hr ²
0-50 C	100%	96%	91%	87%	83%

1- Lumen maintenance values at 25C are calculated per TM-21 based on LM-80 data and in-situ testing.

2- In accordance with IESNA TM-21-11, Projected Values represent interpolated value based on time durations that are within six times the IESNA LM-80-08 total test duration for the device under testing.

3- In accordance with IESNA TM-21-11, Calculated Values represent time durations that exceed six times the IESNA LM-80-08 total test duration for the device under testing

DELIVERED LUMENS*

Lumen Package	Distribution	Phosphor Converted Amber (Peak 610nm)			Wattage
		Delivered Lumens	Efficacy	BUG Rating	
9L	2	5958	80	B2-U0-G1	74
	2 IL	3735	50	B0-U0-G1	
	3	6196	83	B1-U0-G1	
	3 IL	4205	56	B0-U0-G1	
	5W	5528	74	B3-U0-G1	
	FT	5922	79	B1-U0-G2	
	FT IL	3712	50	B0-U0-G1	
	FTA	5997	80	B2-U0-G2	
12L	FTA IL	4254	57	B0-U0-G1	103
	2	7559	73	B2-U0-G2	
	2 IL	4738	46	B0-U0-G1	
	3	7860	76	B2-U0-G2	
	3 IL	5335	52	B0-U0-G1	
	5W	7013	68	B3-U0-G2	
	FT	7513	73	B2-U0-G2	
	FT IL	4709	46	B0-U0-G2	
	FTA	7608	74	B2-U0-G2	
	FTA IL	5397	52	B0-U0-G1	

*LED Chips are frequently updated therefore values are nominal

LUMINAIRE EPA CHART - SLM

Tilt Degree				Tilt Degree			
Single	0°	30°	45°	T90°	0°	30°	45°
Single	0.5	2.1	2.6	T90°	1.2	2.9	3.6
D180°	1.1	2.1	2.6	TN120°	1.3	4.4	5.4
D90°	0.9	2.5	3.1	Q90°	1.2	2.9	3.6

Specifications and dimensions subject to change without notice.



Slice Medium - SLM Outdoor LED Area Light

DELIVERED LUMENS*															
Lumen Package	Distribution	CRI	2700K CCT			3000K CCT			4000K CCT			5000K CCT			Wattage
			Delivered Lumens	Efficacy	BUG Rating	Delivered Lumens	Efficacy	BUG Rating	Delivered Lumens	Efficacy	BUG Rating	Delivered Lumens	Efficacy	BUG Rating	
9L	2	70	8349	122	B2-U0-G2	8576	125	B2-U0-G2	9396	137	B2-U0-G2	9784	143	B2-U0-G2	69
	2 IL	70	5185	76	B0-U0-G1	5326	78	B0-U0-G1	5835	85	B0-U0-G1	6076	89	B0-U0-G1	
	3	70	8571	125	B1-U0-G2	8804	129	B1-U0-G2	9646	141	B2-U0-G2	10044	147	B2-U0-G2	
	3 IL	70	6283	92	B0-U0-G2	6454	94	B0-U0-G2	7071	103	B0-U0-G2	7363	107	B0-U0-G2	
	5W	70	8158	119	B3-U0-G2	8380	122	B3-U0-G2	9181	134	B3-U0-G2	9560	140	B4-U0-G2	
	FT	70	8337	122	B2-U0-G2	8563	125	B2-U0-G2	9382	137	B2-U0-G2	9769	143	B2-U0-G2	
	FT IL	70	5393	79	B0-U0-G2	5540	81	B0-U0-G2	6069	89	B0-U0-G2	6320	92	B0-U0-G2	
	FTA	70	8459	123	B2-U0-G2	8689	127	B2-U0-G2	9520	139	B2-U0-G2	9913	145	B2-U0-G2	
	FTA IL	70	6200	91	B1-U0-G1	6369	93	B1-U0-G1	6978	102	B1-U0-G1	7266	106	B1-U0-G1	
12L	2	70	11157	119	B2-U0-G2	11461	122	B2-U0-G2	12556	134	B3-U0-G2	13075	139	B3-U0-G2	94
	2 IL	70	6929	74	B1-U0-G1	7117	76	B1-U0-G2	7798	83	B1-U0-G2	8119	86	B1-U0-G2	
	3	70	11454	122	B2-U0-G2	11766	125	B2-U0-G2	12890	137	B2-U0-G2	13423	143	B2-U0-G2	
	3 IL	70	8396	89	B0-U0-G2	8625	92	B0-U0-G2	9449	101	B0-U0-G2	9839	105	B0-U0-G2	
	5W	70	10902	116	B4-U0-G2	11199	119	B4-U0-G2	12269	131	B4-U0-G2	12775	136	B4-U0-G2	
	FT	70	11141	119	B2-U0-G2	11444	122	B2-U0-G2	12538	133	B2-U0-G3	13055	139	B2-U0-G3	
	FT IL	70	7207	77	B0-U0-G2	7403	79	B0-U0-G2	8110	86	B0-U0-G2	8445	90	B0-U0-G2	
	FTA	70	11304	120	B2-U0-G2	11612	124	B2-U0-G2	12722	135	B2-U0-G2	13247	141	B2-U0-G2	
	FTA IL	70	8286	88	B1-U0-G1	8511	91	B1-U0-G1	9325	99	B1-U0-G1	9710	103	B1-U0-G1	
18L	2	70	16714	112	B3-U0-G3	17168	115	B3-U0-G3	18809	126	B3-U0-G3	19586	131	B3-U0-G3	150
	2 IL	70	10379	69	B1-U0-G2	10662	71	B1-U0-G2	11681	78	B1-U0-G2	12163	81	B1-U0-G2	
	3	70	17158	115	B2-U0-G3	17625	118	B2-U0-G3	19310	129	B3-U0-G3	20107	134	B3-U0-G3	
	3 IL	70	12578	84	B1-U0-G3	12920	86	B1-U0-G3	14155	95	B1-U0-G3	14739	99	B1-U0-G3	
	5W	70	16331	109	B4-U0-G2	16776	112	B4-U0-G2	18379	123	B4-U0-G2	19138	128	B5-U0-G3	
	FT	70	16689	112	B3-U0-G3	17143	115	B3-U0-G3	18781	126	B3-U0-G4	19557	131	B3-U0-G4	
	FT IL	70	10795	72	B1-U0-G2	11089	74	B1-U0-G2	12149	81	B1-U0-G3	12651	85	B1-U0-G3	
	FTA	70	16934	113	B3-U0-G3	17395	116	B3-U0-G3	19058	127	B3-U0-G3	19844	133	B3-U0-G3	
	FTA IL	70	12412	83	B1-U0-G1	12750	85	B1-U0-G2	13969	93	B1-U0-G2	14546	97	B1-U0-G2	
24L	2	70	20880	112	B3-U0-G3	22701	121	B4-U0-G3	24276	130	B4-U0-G3	24784	133	B4-U0-G3	187
	2 IL	70	13100	70	B1-U0-G2	14243	76	B1-U0-G2	15231	81	B1-U0-G2	15550	83	B1-U0-G2	
	3	70	21739	116	B3-U0-G3	23636	126	B3-U0-G4	25275	135	B3-U0-G4	25804	138	B3-U0-G4	
	3 IL	70	15828	85	B1-U0-G3	17209	92	B1-U0-G3	18403	98	B1-U0-G4	18788	100	B1-U0-G4	
	5W	70	20632	110	B5-U0-G3	22432	120	B5-U0-G3	23988	128	B5-U0-G3	24490	131	B5-U0-G3	
	FT	70	21611	116	B3-U0-G4	23496	126	B3-U0-G4	25126	134	B3-U0-G4	25652	137	B3-U0-G4	
	FT IL	70	13692	73	B1-U0-G3	14886	80	B1-U0-G3	15919	85	B1-U0-G3	16252	87	B1-U0-G3	
	FTA	70	21496	115	B3-U0-G3	23371	125	B3-U0-G3	24992	134	B3-U0-G3	25515	136	B3-U0-G3	
	FTA IL	70	15226	81	B1-U0-G2	16555	89	B1-U0-G2	17703	95	B2-U0-G2	18073	97	B2-U0-G2	
30L	2	70	26581	108	B4-U0-G3	28900	117	B4-U0-G3	30905	125	B4-U0-G3	31551	128	B4-U0-G3	247
	2 IL	70	16677	68	B1-U0-G2	18132	73	B1-U0-G2	19390	79	B1-U0-G2	19796	80	B1-U0-G2	
	3	70	27675	112	B3-U0-G4	30089	122	B3-U0-G4	32176	130	B3-U0-G4	32850	133	B3-U0-G4	
	3 IL	70	20150	82	B1-U0-G4	21908	89	B1-U0-G4	23428	95	B1-U0-G4	23918	97	B1-U0-G4	
	5W	70	26266	106	B5-U0-G3	28557	116	B5-U0-G3	30538	124	B5-U0-G4	31177	126	B5-U0-G4	
	FT	70	27512	111	B3-U0-G4	29912	121	B3-U0-G4	31987	130	B3-U0-G4	32656	132	B3-U0-G5	
	FT IL	70	17430	71	B1-U0-G3	18951	77	B1-U0-G4	20266	82	B1-U0-G4	20690	84	B1-U0-G4	
	FTA	70	27365	111	B3-U0-G3	29752	120	B4-U0-G3	31816	129	B4-U0-G3	32482	132	B4-U0-G3	
	FTA IL	70	19384	78	B2-U0-G2	21075	85	B2-U0-G2	22537	91	B2-U0-G2	23008	93	B2-U0-G2	
36L	2	70	32214	102	B4-U0-G3	35025	111	B4-U0-G3	37454	118	B4-U0-G3	38238	121	B4-U0-G4	317
	2 IL	70	20212	64	B1-U0-G2	21975	69	B1-U0-G3	23499	74	B2-U0-G3	23991	76	B2-U0-G3	
	3	70	33540	106	B3-U0-G4	36466	115	B3-U0-G5	38996	123	B3-U0-G5	39812	126	B3-U0-G5	
	3 IL	70	24421	77	B1-U0-G4	26551	84	B1-U0-G4	28393	90	B1-U0-G4	28987	92	B1-U0-G5	
	5W	70	31832	101	B5-U0-G4	34609	109	B5-U0-G4	37010	117	B5-U0-G4	37785	119	B5-U0-G4	
	FT	70	33342	105	B3-U0-G5	36251	114	B3-U0-G5	38766	122	B4-U0-G5	39577	125	B4-U0-G5	
	FT IL	70	21125	67	B1-U0-G4	22968	73	B1-U0-G4	24561	78	B1-U0-G4	25075	79	B1-U0-G4	
	FTA	70	33164	105	B4-U0-G3	36058	114	B4-U0-G4	38559	122	B4-U0-G4	39366	124	B4-U0-G3	
	FTA IL	70	23492	74	B2-U0-G2	25541	81	B2-U0-G2	27313	86	B2-U0-G2	27885	88	B2-U0-G2	
42L	2	70	36785	94	B4-U0-G3	39994	103	B5-U0-G4	42768	110	B5-U0-G4	43663	112	B5-U0-G4	390
	2 IL	70	23079	59	B1-U0-G3	25093	64	B2-U0-G3	26833	69	B2-U0-G3	27395	70	B2-U0-G3	
	3	70	38299	98	B3-U0-G5	41640	107	B4-U0-G5	44528	114	B4-U0-G5	45460	117	B4-U0-G5	
	3 IL	70	27886	72	B1-U0-G4	30319	78	B1-U0-G5	32422	83	B1-U0-G5	33100	85	B1-U0-G5	
	5W	70	36349	93	B5-U0-G4	39520	101	B5-U0-G4	42261	108	B5-U0-G4	43145	111	B5-U0-G4	
	FT	70	38073	98	B4-U0-G5	41395	106	B4-U0-G5	44266	114	B4-U0-G5	45192	116	B4-U0-G5	
	FT IL	70	24122	62	B1-U0-G4	26226	67	B1-U0-G4	28045	72	B1-U0-G4	28632	73	B1-U0-G4	
	FTA	70	37870	97	B4-U0-G4	41174	106	B4-U0-G4	44030	113	B4-U0-G4	44951	115	B4-U0-G4	
	FTA IL	70	26825	69	B2-U0-G2	29165	75	B2-U0-G2	31188	80	B2-U0-G2	31841	82	B2-U0-G2	

*LED Chips are frequently updated therefore values are nominal

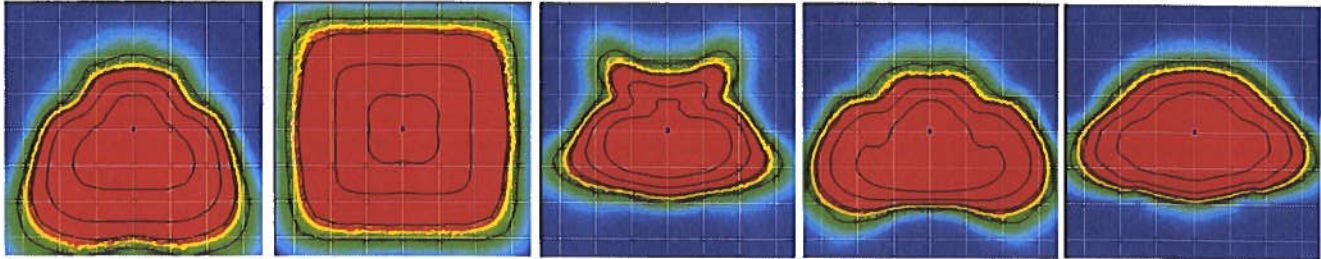
Specifications and dimensions subject to change without notice.



Slice Medium - SLM Outdoor LED Area Light

Performance (Cont.)

All published luminaire photometric testing performed to IESNA LM-79 standards. ISO footcandle plots below demonstrate the Slice (SLM) light patterns only. Not for total fixture output. For complete specifications and IES files, see website.



FT

5W

FTA

Type 3

Type 2

Ordering Guide

TYPICAL ORDER EXAMPLE: **SLM LED 36L SIL FTA UNV DIM 50 70CRI ALSCS04 BRZ IL**

Luminaire Prefix	Light Source	Lumen Package*	Light Output	Distribution	Orientation ¹	Voltage	Driver
SLM Slice Medium	LED	9L - 9,000 lms 12L - 12,000 lms 18L - 18,000 lms 24L - 24,000 lms 30L - 30,000 lms 36L - 36,000 lms 42L - 42,000 lms *Consult factory for programmable wattages and lumen packages	SIL - Silicone	2 - Type 2 3 - Type 3 5W - Type 5 Wide FT - Forward Throw FTA - Forward Throw Automotive	(blank) - standard L - Optics rotated left 90 R - Optics rotated right 90	UNV - Universal Voltage (120-277V) HV - High Voltage (347-480V)	DIM - 0-10V Dimming (0-10%)

Color Temp	Color Rendering	Controls (Choose One)	Finish	Options
50 - 5,000 CCT 40 - 4,000 CCT 30 - 3,000 CCT ² 27 - 2,700 CCT ³ AMB - Phosphor Converted Amber ^{2,3}	70CRI - 70 CRI	(Blank) - None <u>Wireless Controls System</u> ALSC - AirLink Synapse Control System⁴ ALSCH - AirLink Synapse Control System Host / Satellite^{4,5} ALSCS01 - AirLink Synapse Control System with 8-12' Motion Sensor⁴ ALSCHS01 - AirLink Synapse Control System Host / Satellite with 8-12' Motion Sensor^{4,5} ALSCS02 - AirLink Synapse Control System with 12-20' Motion Sensor⁴ ALSCHS02 - AirLink Synapse Control System Host / Satellite with 12-20' Motion Sensor^{4,5} ALSCS04 - AirLink Synapse Control System with 20-40' Motion Sensor⁴ ALSCHS04 - AirLink Synapse Control System Host / Satellite with 20-40' Motion Sensor^{4,5} <u>Stand-Alone Controls</u> EXT - 0-10v Dimming (from external signal) IMS0M1 - Integral Motion Sensor 8-12' 120-277V^{4,6} IMS0M2 - Integral Motion Sensor 12-20' 120-277V^{4,6} IMS0M4 - Integral Motion Sensor 20-40' 120-277V^{4,6} IMS0M1HV - Integral Motion Sensor 8-12' 347-480V⁶ IMS0M2HV - Integral Motion Sensor 12-20' 347-480V⁶ IMS0M4HV - Integral Motion Sensor 20-40' 347-480V⁶ CR7P - 7 Pin Control Receptacle ANSI C136.41⁷ <u>Button Type Photocells</u> PCI120 - 120V PCI208-277 - 208-277V PCI347 - 347V	BRZ - Bronze BLK - Black GPT - Graphite MSV - Metallic Silver WHT - White PLP - Platinum Plus SVG - Satin Verde Green	(Blank) - None IL - Integral Louver HSS¹



Slice Medium - SLM Outdoor LED Area Light

Accessory Ordering Information⁸

Description	Order Number	Description	Order Number
PC120 Photocell for use with CR7P option (120V) ⁹	122514	DFK208, 240 Double Fusing (208V, 240V)	DFK240
PC208-277 Photocell for use with CR7P option (208V, 240V, 277V) ⁹	122515	DFK480 Double Fusing (480V)	DFK480
PC347 Photocell for use with CR7P option (347V) ⁹	122516	DFK347 Double Fusing (347V)	DFK347
PC480 Photocell for use with CR7P option (480V) ⁹	1225180	XSRPP - Round Pole Adapter for 5" Poles ¹⁰	379968CLR
ALSC UNV TL5 - Airlink 5Pin Twist Lock Controller ^{4,9}	661409	IL - Integral Louver HSS	684812
ALSC UNV TL7 - Airlink 7Pin Twist Lock Controller ^{4,9}	661410	Universal Mounting Bracket (UMB) ¹⁰	684616CLR
PMOS24 - 24V Pole-Mount Occupancy Sensor (ALSC/H Compatible) ¹⁰	663284CLR	Adjustable Slip Fitter (ASF) ¹⁰	688138CLR
IMS/PC Remote Configurator Tool	584929	Pole Quick Mount Bracket - Square Pole ¹⁰	687073CLR
X3RPP - Round Pole Adapter for 3" Round Tapered Poles ¹⁰	408273CLR	Pole Quick Mount Bracket - 4-5" Round Pole ¹⁰	689903CLR
X4RPP - Round Pole Adapter for 4" Poles ¹⁰	379967CLR	15° Tilt Pole Quick Mount Bracket - Square Pole ¹⁰	688003CLR
FK120 Single Fusing (120V)	FK120	15° Tilt Pole Quick Mount Bracket - 4-5" Round Pole ¹⁰	689905CLR
FK277 Single Fusing (277V)	FK277	BKS X80 WM * CLR Wall Mount Bracket ¹⁰	382132CLR

FOOTNOTES:

- 1 - Not available on "Type 5W" distribution.
- 2 - Consult Factory for availability.
- 3 - Only available in 9L and 12L Lumen Packages
- 4 - Not available in HV.
- 5 - Consult Factory for Site Layout
- 6 - IMS is field adjustable, via a hand held Remote Configurator Tool, which must be ordered separately. See Accessory Ordering Information.

7 - Control device must be ordered separately. 7 pin standard. See Accessory Ordering Information.

8 - Accessories are shipped separately and field installed.

9 - Factory installed CR7P option required. See Options.

10 - "CLR" denotes finish. See Finish options.

Accessories/Options

Integral Louver (IL)

Accessory Integral Louver available for improved back-light control without sacrificing street side performance. LSI's Integral Louver (IL) option delivers backlight control that significantly reduces light spill behind the pole for applications with pole locations close to adjacent properties. The integrated louvers' design maximizes forward-reflected light while - reducing glare, maintaining the optical distribution selected, and most importantly, eliminating light trespass. The Integral louver rotates with the optical distribution.

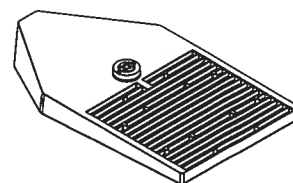
Luminaire Shown with Integral Louver (IL)



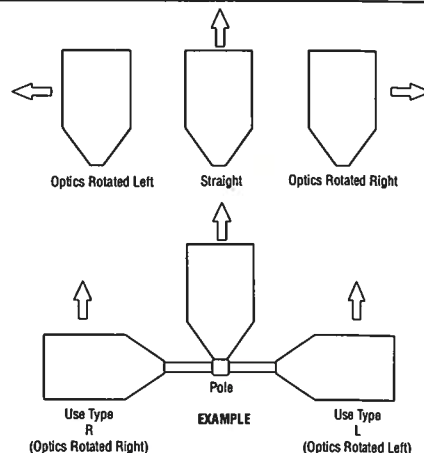
7 Pin Photoelectric Control

7-pin ANSI C136.41-2013 control receptacle option available for twist lock photocontrols or wireless control modules. Control accessories sold separately. Dimming leads from the receptacle will be connected to the driver dimming leads (Consult factory for alternate wiring).

Fixture Shown with CR7P



Optics Rotation





Slice Medium - SLM Outdoor LED Area Light

Stand-alone Controls: Occupancy Sensor (IMS)

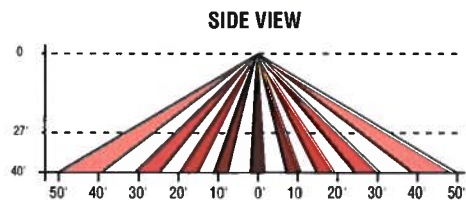
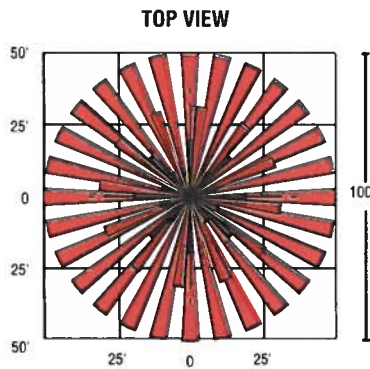
The integral passive infrared motion sensor activates switching of luminaire light levels. Standard Factory settings: High level light is activated and increased to full bright upon detection of motion. Lowlight level (10% maximum drive current) is activated when target zone is absent of motion activity for ~5 minutes. See coverage diagram for detection cone.

The Remote Configurator Tool allows for easy and safe programming of each luminaire from ground level. See the [Remote Configurator User Guide](#) for programming instructions.

When ordering the Stand-alone Occupancy Sensor on the fixture, you must include IMS (see ordering guide for mounting height options) as the controls option in the fixture nomenclature.

To order as a motion sensor with the AirLink Wireless Control System, see ordering guide under "Wireless Controls System" and select the ALSCS controls option with the desired mounting height.

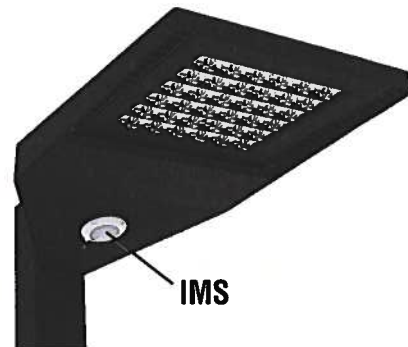
IMS Coverage Diagrams



Remote Configurator Tool



Luminaire Shown with IMS





Slice Medium - SLM Outdoor LED Area Light



AirLink™
enabled by Synapse®

The AirLink enabled by Synapse Wireless Lighting Control System is the perfect solution for commercial, industrial and municipal applications, such as: auto dealerships, parking lots, garages, shopping complexes and warehouses.

AirLink utilizes robust wireless communication via 2.4 GHz Self-Healing Mesh Network which not only increases reliability and accuracy of system, but also eliminates single point of failure.

The flexibility of the system make it perfect for new construction and retrofit projects. The user-friendly AirLink web application is accessible through any device with an internet connection and allows for complete customization of the system's features.

Some capabilities of the system include: occupancy/vacancy sensing, daylight harvesting, scheduling, high-end trim, dimming, zone control, BMS integration and energy monitoring.

The AirLink System

Wireless controls & sensors



Wireless &
Override Switches



Occupancy/Vacancy
& Daylight Sensors



AirLink-integrated
Fixtures



AirLink-compatible
Fixtures



Circuit & Zone
Controllers

Centralized control & integration



Site Manager Controller



Gateway Module



WiFi, Cellular or
Ethernet Connection

Simple-to-use software



AirLink Site Manager: Lighting
control web app

Contact LSI Controls



Sales
controls.sales@lsi-industries.com



Support
controls.support@lsi-industries.com
1 (800) 436-7800 (support, option 8)

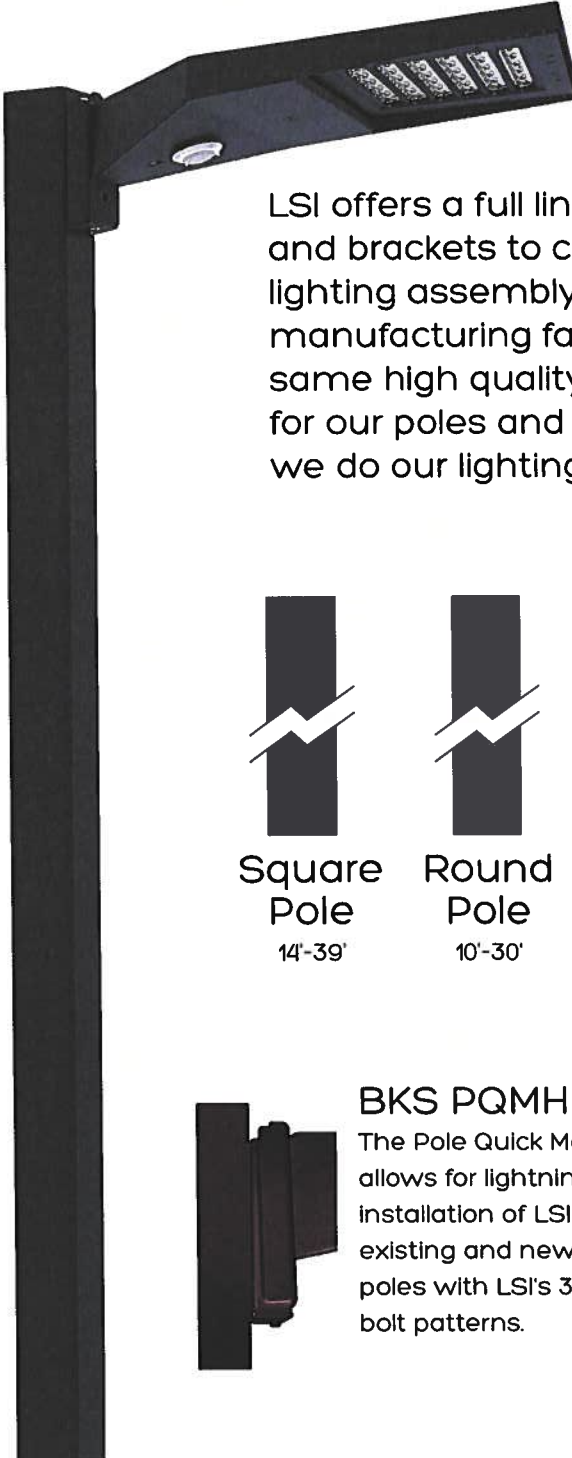


More information
For more information on AirLink, visit our
website at www.lsi-airlink.com



Slice Medium - SLM Outdoor LED Area Light

poles & Brackets



LSI offers a full line of poles and brackets to complete your lighting assembly. Our USA manufacturing facility has the same high quality standards for our poles and brackets as we do our lighting fixtures.



BKA UMB CLR

The 3G rated Universal Mounting Bracket (UMB) allows for seamless integration of LSI Luminaires onto existing or new construction poles. The UMB bracket was designed specifically for square or round (tapered/straight) poles with (2) mounting hole spaces between 3.5"-5".



Square Pole
14'-39'



Round Pole
10'-30'



Tapered Pole
20'-39'



BKA ASF CLR

The adjustable Slip Fitter is a 3G rated rugged die cast aluminum adapter to mount LSI luminaires onto a 2" (51mm) IP, 2.375" (60mm) O.D. tenon. The Adjustable Slip Fitter can be rotated 180° allowing for tilting LSI luminaires up to 45° and 90° when using a vertical tenon.



BKS PQMH CLR

The Pole Quick Mount Bracket allows for lightning fast installation of LSI luminaires onto existing and new construction poles with LSI's 3" or 5" standard bolt patterns.



BKS PQM15 CLR

The Pole Quick Mount Bracket allows for preset 15° uptilt of LSI luminaires for greater throw of light and increased vertical illumination as well as fast installation onto poles with LSI's 3" or 5" bolt pattern.



WSQ LED

Architectural Wall Sconce



Inverted available with
WLU option only.

Specifications Luminaire

Height: 9-3/8"
(23.8 cm)

Width: 18"
(45.7 cm)

Depth: 9"
(22.8 cm)

Weight: 17 lbs
(7.7 kg)

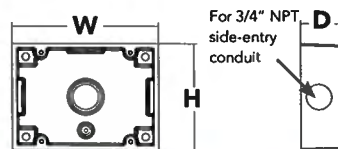


Optional Back Box (BBW)

Height: 4"
(10.2 cm)

Width: 5-1/2"
(14.0 cm)

Depth: 1-1/2"
(3.8 cm)



Catalog
Number

Notes

Type
Fixture SF

Hit the Tab key or mouse over the page to see all interactive elements.

Introduction

Classic Architectural Wall Sconce with the LED technology. Long-life, maintenance-free product with typical energy savings of 80% compared to metal halide versions. The integral battery backup option provides emergency egress lighting, without the use of a back-box or remote gear, so installations maintain their aesthetic integrity. The WSQ LED is ideal for replacing existing 50 – 250W metal halide wall-mounted products. The expected service life is 20+ years of nighttime use.

Ordering Information

EXAMPLE: WSQ LED P2 40K SR3 MVOLT DDBTXD

WSQ LED	P2	50K	SR2	MV ₊			DDBXD
Series	Performance Package	Color Temperature	Distribution	Voltage	Mounting	Options	Finish (required)
WSQ LED	P1 P2 P3 P4	30K 40K 50K	SR2 Type II SR3 Type III SR4 Type IV	MVOLT ¹ 120 208 240 277 347 480	Shipped included (blank) Surface mount Shipped separately² BBW Surface-mounted back box	Shipped installed PE Photoelectric cell, button type ³ SF Single fuse (120, 277, 347V) ³ DF Double fuse (208, 240, 480V) ³ DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately) E20WC Emergency battery backup, CEC compliant (18W, -20°C) ⁴ E10WH Emergency battery backup, CEC compliant (10W, 5°C) ⁴ WLU Wet location door for up orientation ⁵ PIR Motion/ambient light sensor ⁶ DS Dual switching ⁷ SPD Separate Surge Protection ⁸ Shipped separately VG Vandal guard WG Wire guard	DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DSSXD Sandstone DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white DSSTXD Textured sandstone

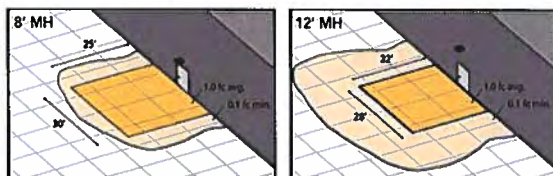
Emergency Battery Operation

The emergency battery backup (E20WC & E10WH options) is integral to the luminaire - no external housing required! This design provides reliable emergency operation while maintaining the aesthetics of the product. All E20WC & E10WH configurations include an independent secondary driver with an integral relay to immediately detect AC power loss.

The emergency battery will power the luminaire for a minimum duration of 90 minutes (maximum duration of three hours) from the time supply power is lost, per [International Building Code Section 1006](#) and [NFPA 101 Life Safety Code Section 7.9](#), provided luminaires are mounted at an appropriate height and illuminate an open space with no major obstructions.

The examples below show illuminance of 1 fc average and 0.1 fc minimum of the P1 power package Type IV product in emergency mode.

WSR P1 LED 40K SR4 MVOLT E20WC
10' x 10' Gridlines
8' and 12' Mounting Height



NOTES

- MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
- Not available with 480V option.
- Single fuse (SF) requires 120V, 277V or 347V options. Double fuse (DF) requires 208V, 240V or 480V options.
- Not available with 347V or 480V. Not available with WLU.
- WLU not available with PIR, E20WC or E10WH.
- See PIR Table for default settings.
- Only available with P3 & P4 packages. Provides 50/50 luminaire operation via two independent drivers and light engines on two separate circuits. Not available with E20WC, E10WH, WLU, SF, or DF. When ordered with photocell (PE) or motion sensor (PIR), only the primary power source leads will be controlled.
- See electrical section on page 2 for more details.



One Lithonia Way • Conyers, Georgia 30012 • Phone: 800.279.8041 • www.lithonia.com
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WSQ-LED
Rev. 10/30/18

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts.

Performance Package	System Watts (WVOLT)	Dist. Type	30K (3000K, 70CRI)		40K (4000K, 70CRI)		50K (5000K, 70CRI)	
			Lumens	LPW	Lumens	LPW	Lumens	LPW
P1	20W	SR2	2,111	108	2,251	115	2,305	118
		SR3	2,104	108	2,244	115	2,298	117
		SR4	2,053	105	2,189	112	2,242	115
P2	29W	SR2	2,943	101	3,139	108	3,214	110
		SR3	2,934	101	3,129	107	3,204	110
		SR4	2,863	98	3,053	105	3,126	107
P3	40W	SR2	4,500	114	4,799	122	4,913	125
		SR3	4,486	114	4,784	122	4,898	125
		SR4	4,377	111	4,667	119	4,779	122
P4	61W	SR2	6,159	102	6,567	108	6,724	111
		SR3	6,139	101	6,547	108	6,703	110
		SR4	5,991	99	6,388	105	6,541	108

Motion/Ambient Sensor Default Settings

	Dimmed State	High Level (when triggered)	Photocell Operation	Ramp-up Time	Dwell Time	Ramp-down Time
*PIR	3V (37%) Output	10V (100%) Output	Enabled @ 5FC	3 sec	5 min	5 min

*PIR USES SF007

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient	Normalized Lumen Multiplier
0°C	1.05
10°C	1.03
20°C	1.01
25°C	1.00
30°C	0.99
40°C	0.97

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the MRW LED P4 platform in a 25°C ambient, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25000	50000	100000	L90
Lumen Maintenance Factor	1	0.96	0.95	0.92	>60000

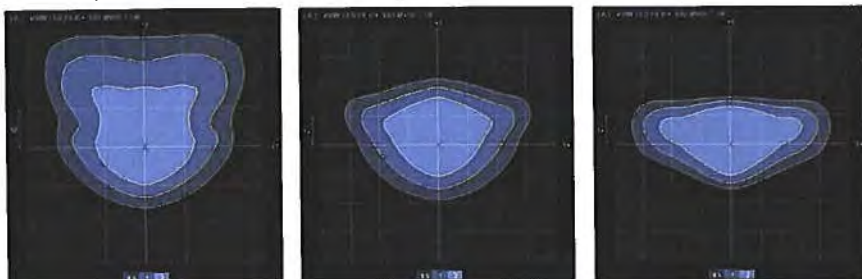
Electrical Load

Power Package	System Watts	Current (A)					
		120V	208V	240V	277V	347V	480V
P1	20W	0.17	0.10	0.09	0.08	0.06	0.05
P2	29W	0.26	0.15	0.13	0.12	0.09	0.07
P3	40W	0.37	0.21	0.18	0.16	0.13	0.09
P4	61W	0.59	0.33	0.18	0.25	0.19	0.14

Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's [WSQ LED homepage](#).

Isofootcandle plots for the WSQ LED P4 40K SR2, SR3, and SR4. Distances are in units of mounting height (12').



FEATURES & SPECIFICATIONS

INTENDED USE

The classic architectural shape of the WSQ LED was designed for applications such as hospitals, schools, malls, restaurants, and commercial buildings. The long life LEDs and driver make this luminaire nearly maintenance-free.

CONSTRUCTION

The die-cast aluminum housing integrates secondary heat sinks to optimize thermal transfer from the internal light engine heat sinks and promote long life. The driver is mounted in direct contact with the casting for a low operating temperature and long life. The die-cast door frame is fully gasketed with a one-piece solid silicone gasket to keep out moisture and dust, providing an IP65 rating for the luminaire.

FINISH

Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Standard Super Durable colors include dark bronze, black, natural aluminum, sandstone and white. Available in textured and non-textured finishes.

OPTICS

Precision-molded acrylic lenses are engineered for superior distribution, uniformity, and spacing in wall-mount applications. Light engines are 4000K (70 CRI). The WSQ LED has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

ELECTRICAL

Light engine(s) consist of 8 high-efficacy LEDs mounted to a metal core circuit board and integral aluminum heat sinks to maximize heat dissipation and promote long life (100,000 hrs at 25°C, L77). Class 2 electronic driver has a power factor >90%, THD <20%, and a minimum 6 KV surge protection. When ordering the SPD option, a separate surge protection device is installed within the luminaire which meets a minimum Category C low operation (per ANSI/IEEE C62.41.2).

INSTALLATION

A universal mounting plate with integral mounting support arms allows the fixture to hinge down for easy access while making wiring connections.

LISTINGS

CSA certified to U.S. and Canadian standards. Light engines are IP66 rated; luminaire is IP65 rated and suitable for wet locations when mounted with the lenses down. WLU option offers wet location listing in "up" orientation. Rated for -30°C minimum ambient. DesignLights Consortium® (DLC) Premium qualified product and DLC qualified product. Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

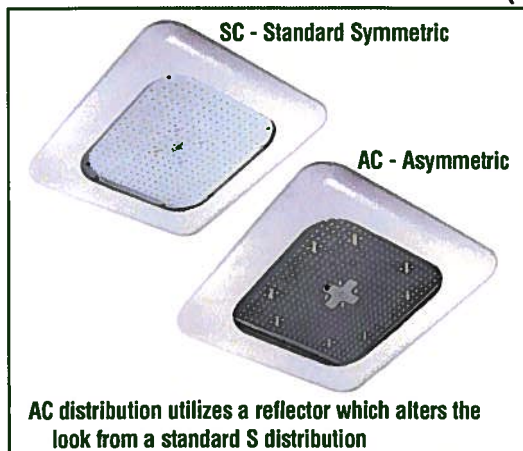
WARRANTY

5-year limited warranty. Complete warranty terms located at: www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx.

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.



LED CANOPY LIGHT - LEGACY™ (CRUS)



DOE LIGHTING FACTS

Department of Energy has verified representative product test data and results in accordance with its Lighting Facts Program. Visit www.lightingfacts.com for specific catalog strings.

US & Int'l. patents pending.

HOUSING - Low profile, durable die-cast, aluminum construction, providing a reliable weather-tight seal.

LEDS - Features an array of select, mid-power, high brightness, high efficiency LED chips; 5000K color temperature, 70 CRI (nominal).

DRIVE CURRENT - Choice of Very Low Wattage (VLW), Low Wattage (LW), Super Saver (SS), High Output (HO) or Very High Output (VHO).

OPTICS / DISTRIBUTION - Choice of Symmetrical or Asymmetrical, which directs light through a clear tempered glass lens, to provide a uniform distribution of light to vertical and horizontal surfaces.

OPTICAL UNIT - Features an ultra-slim 7/8" profile die-cast housing, with a flat glass lens. Unit is water-resistant, sealed to an IP67 rating. Integral designed heat sink does not trap dirt and grime, ensuring cool running performance over the life of the fixture.

PRESSURE STABILIZING VENT - Luminaire assembly incorporates a pressure stabilizing vent breather to prevent seal fatigue and failure.

HAZARDOUS LOCATION - Designed for lighter than air fuel applications. Product is suitable for Class 1 Division 2 only when properly installed per LSI installation instructions (consult factory).

DRIVER - State-of-the-art driver technology superior energy efficiency and optimum light output. Driver components are fully encased in potting for moisture resistance. Complies with IEC and FCC standards. 0-10 V dimming supplied standard with all drive currents.

DRIVER HOUSING - Die-cast aluminum, wet location rated driver/electrical enclosure is elevated above canopy deck to prevent water entry, provide easy "knock-out" connection of primary wiring and contributes to attaining the lowest operating temperatures available. Seals to optical housing via one-piece molded silicone gasket.

OPERATING TEMPERATURE - -40°C to 50°C (-40°F to +122°F)

ELECTRICAL - Universal voltage power supply, 120-277 VAC, 50/60 HZ input. Drivers feature two-stage surge protection (including separate surge protection built into electronic driver) meets IEEE C62.41.2-2002, Scenario 1, Location Category C.

FINISH - Standard color is white and is finished with LSI's DuraGrip® polyester powder coat process. DuraGrip withstands extreme weather changes without cracking or peeling.

INSTALLATION - One person installation. No additional sealant required. Installs in a 12" or 16" deck pan. Deck penetration consists of a 4" hole, simplifying installation and water sealing. Unit is designed to quickly retrofit into existing Scottsdale (4") hole as well as openings for Encore and Encore Top Access and to reconnect wiring for the SC/ECTA without having to relocate the conduit. Retro panels are available for existing Encores (see back page) as well as kits for recessed and 2x2 installations (see separate spec sheets). Support brackets are provided standard, to prevent sagging of deck.

SHIPPING WEIGHT - 27 pounds (single pack), 48 pounds (double pack).

EXPECTED LIFE - Minimum 60,000 to 100,000 hours depending upon the ambient temperature of the installation location. See LSI web site for specific guidance.

WARRANTY - Limited 5-year warranty.

LISTING - UL and ETL listed to UL 1598, UL 8750 and other U.S. and International safety standards. Suitable for wet locations.

PHOTOMETRICS - Please visit our web site at www.lsi-industries.com for detailed photometric data.

Consult Factory

Class 1, Division 2 - Available on LW and SS

T5 Temperature Classification - The surface temperature of this product will not rise above 100°C., within a 40°C ambient.

Gas Groups A,B,C, and D - Group A: Acetylene / Group B: Hydrogen / Group C: Propane and Ethylene / Group D: Benzene, Butane, Methane & Propane.

This product, or selected versions of this product, meet the standards listed below. Please consult factory for your specific requirements.



IP67



Project Name _____ Fixture Type _____
Catalog # _____

08/28/17

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LSI INDUSTRIES INC.

LED CANOPY LIGHT - LEGACY™ (CRUS)

LUMINAIRE ORDERING INFORMATION

TYPICAL ORDER EXAMPLE: **CRUS SC LED HO 50 UE WHT**

Prefix	Distribution ¹	Light Source	Drive Current	Color Temperature	Input Voltage	Finish	Options
CRUS	SC - Standard Symmetric AC - Asymmetric	LED	VLW - Very Low Watt LW - Low Watt SS - Super Saver HO - High Output VHO - Very High Output	50 - 5000K	UE - Universal Voltage (120-277V) 347 - 480V	WHT - White BRZ - Bronze BLK - Black	HL - Hazardous location available on LW and SS

FOOTNOTES:

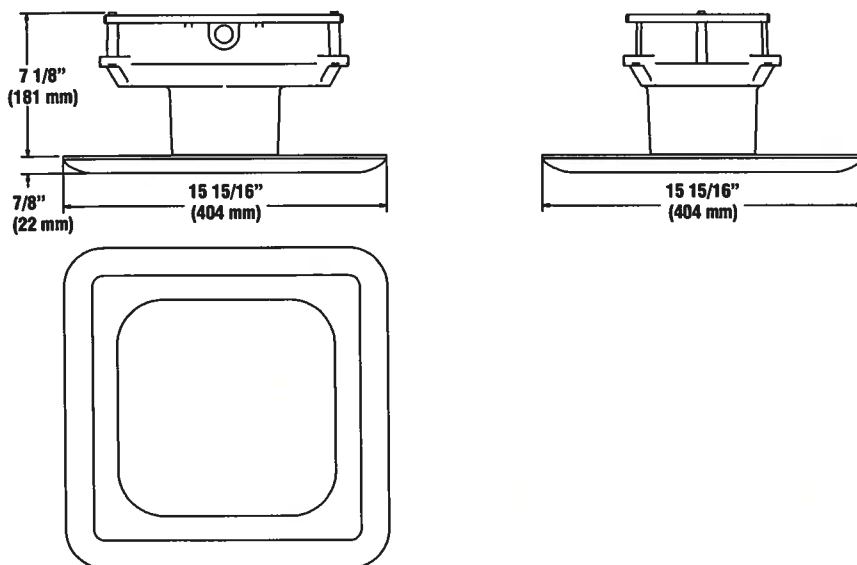
1- AC distribution utilizes a reflector which alters the look from a standard S distribution.

ACCESSORY ORDERING INFORMATION

(Accessories are field installed)

Description	Order Number	Description	Order Number
Retrofit Panels - EC / ECTA / SCF to CRU, for 16" Deck Panel	525946	Kit - Hole Plugs and Silicone (enough for 25 retrofits) ¹	1320540
Retrofit Panels - ECTA / SCF to CRU, for 12" Deck Panel	530281	1- Consists of (25) 7/8" hole plugs and (1) 10.3 oz tube of RTV	
Retrofit 2x2 Cover Panel Blank (no holes)	357282		
Retrofit RIC Cover Panel Blank (no holes)	354702		

DIMENSIONS



LIGHT OUTPUT - CRUS

		Lumens		Watts SC/AC	LPW	
		SC	AC		SC	AC
Cool White	VLW - Very Low Watt	9055	7632	61	148	125
	LW - Low Watt	10525	8884	74	142	120
	SS - Super Saver	13674	11595	98	140	118
	HO - High Output	18633	15145	132	141	115
	VHO - Very High Output	22418	17262	159	141	109



Project Name _____ Fixture Type _____
Catalog # _____

08/28/17

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Village of Germantown Board

MEETING DATE: March 18, 2019
PLACEMENT: New Business
AGENDA ITEM(S): XI. D.
SUBMITTED BY: Trisha Smith, Library Director

SUMMARY EXPLANATION:

Attached are documents summarizing the Germantown Community Library staff organizational study and the 2018 Annual Report document.

The Germantown Community Library has conducted a staff organizational study. Ideas for this structure began in late 2017 and a Youth Services Department was formed in January 2018. Adjustments were made throughout 2018 with an intensive study of current procedures and observations of other libraries. During this time, we created a Circulation Manager position and began to work with staff on improved efficiencies in their individual duties and procedures. Staff then completed several documents that were used to evaluate restructuring of the staff organization structure and job duties. In October 2018, many changes were made including assigning staff to service teams, changing the length of shifts and number of staff working each shift, and altering Circulation Desk and back workroom procedures. The Library Page II position was also reworked to handle van delivery and incoming and outgoing material on hold. Due to restructuring and two staff vacancies, we were recently able to hire five additional part-time positions to fill in staffing needs. We also gave salary adjustments to staff based on their years of services and increased job duties to be more in line with other Village of Germantown and neighboring library staff in equivalent positions.

With this staff organizational study, the Germantown Community Library also had the opportunity to evaluate the staff workroom and various service desk areas. Our staff workroom redesign project incorporates new service teams and aims to make better use of our staff work areas in order to create efficient and accurate procedures.

The goals of the new structure include:

- Increased level and efficiencies of services to patrons.
- Increased programming and community involvement.
- Reduce inefficiencies among library staff and increase productivity.
- Create a structure that included mid-management levels to support quality services with increased library use.

General Timeline:

- 2018: Visited neighboring libraries.
- August 2018: Staff completed time studies during a two-week period and Library Employee Questionnaire. Management reviewed observations, data, and staff input to create a model of team services and restricted staff duties

- September 2018: All staff completed Position Analysis Questionnaire. Three weeks of various trials involving circulation desk and backroom procedures were completed.
- October 2018: Completed Staff Position Questionnaire to determine priority for assigning staff into service teams. Met with all staff members to assign teams, adjust scheduled hours, and outline final job duties.
- December 2019: Reviewed all job descriptions.
- January 2019: Added five new part-time positions. Approval of all documents at Library Board Meeting.
- February 2019: Annual reviews and acceptance of new job descriptions with staff.

We feel that our new organizational staff structure has:

- Created a team environment and mid-management levels that allow staff to specialize in a service area while accommodating for gaps due to absences or work-related commitments.
- Allowed for specialist training and staff development in skills that can be used to better meet the needs of patrons and the community.
- Reduced inefficiencies among procedures and increase productivity of job duties.

Future goals:

- Continue to re-evaluate job duties and staff procedures to create better efficiencies of services to patrons.
- Continue to look for better ways to utilize time to better serve library patrons and the community.
- Focus on improved customer services in all service areas and facilitate monthly training sessions for Youth Services and Adult Services staff.
- Facilitate acquisitions and pre-processing models to create efficiencies in Technical Services department to save time and create increased output of library material available for the public.
- Facilitate improved communication among all service teams and staff members including all staff, team leader, and department meetings.
- Facilitate additional programming, computer literacy, and community outreach opportunities.
- Facilitate self-checkout and open holds to create an option for patron convenience and privacy.

Approved items at the Germantown Community Library Board meeting on January 23, 2019:

A. Germantown Community Library Staff Organization Map

This map outlines the staff organization of the Germantown Community Library. It also includes relationships between Village of Germantown governing bodies and Village of Germantown employees.

Solid black lines indicate direct supervisor to employee relationships and Board to Director relationships. Dotted lines indicate governing bodies that oversee departments or individuals.

Positions in red indicate full-time management level positions.

B. Approval of Job Descriptions

A chart is included that outlines each position, full-time or part-time status, average hours per week, number of staff, if it is a new position, position they report to, and the primary responsibilities.

Job descriptions approved include:

- 1.) Library Director
- 2.) Assistant Director
- 3.) Circulation Manager
- 4.) Adult Services Librarian
- 5.) Adult Services Assistant
- 6.) Youth Services Librarian
- 7.) Youth Services Assistant
- 8.) Youth Services Intern
- 9.) Technical Services Assistant
- 10.) Library Specialist
- 11.) Library Page II
- 12.) Library Page I

C. Approval of Staff Positions

As a result of the new structure, eight staff members were reassigned to new positions. Five new employees were also hired in January 2019 to fill vacant positions.

D. Approval of Additional 1.5% Wage Increase with Village of Germantown Funding.

This increase was equivalent to the 1.5% increase that all Village of Germantown employees were given in 2019. This was approved by the Village of Germantown Board on January 7, 2019. The 1.5% increase would be based on the employee's 2018 wage and prorated to January 1, 2019. It would not be given to any employees that were hired after January 1, 2019.

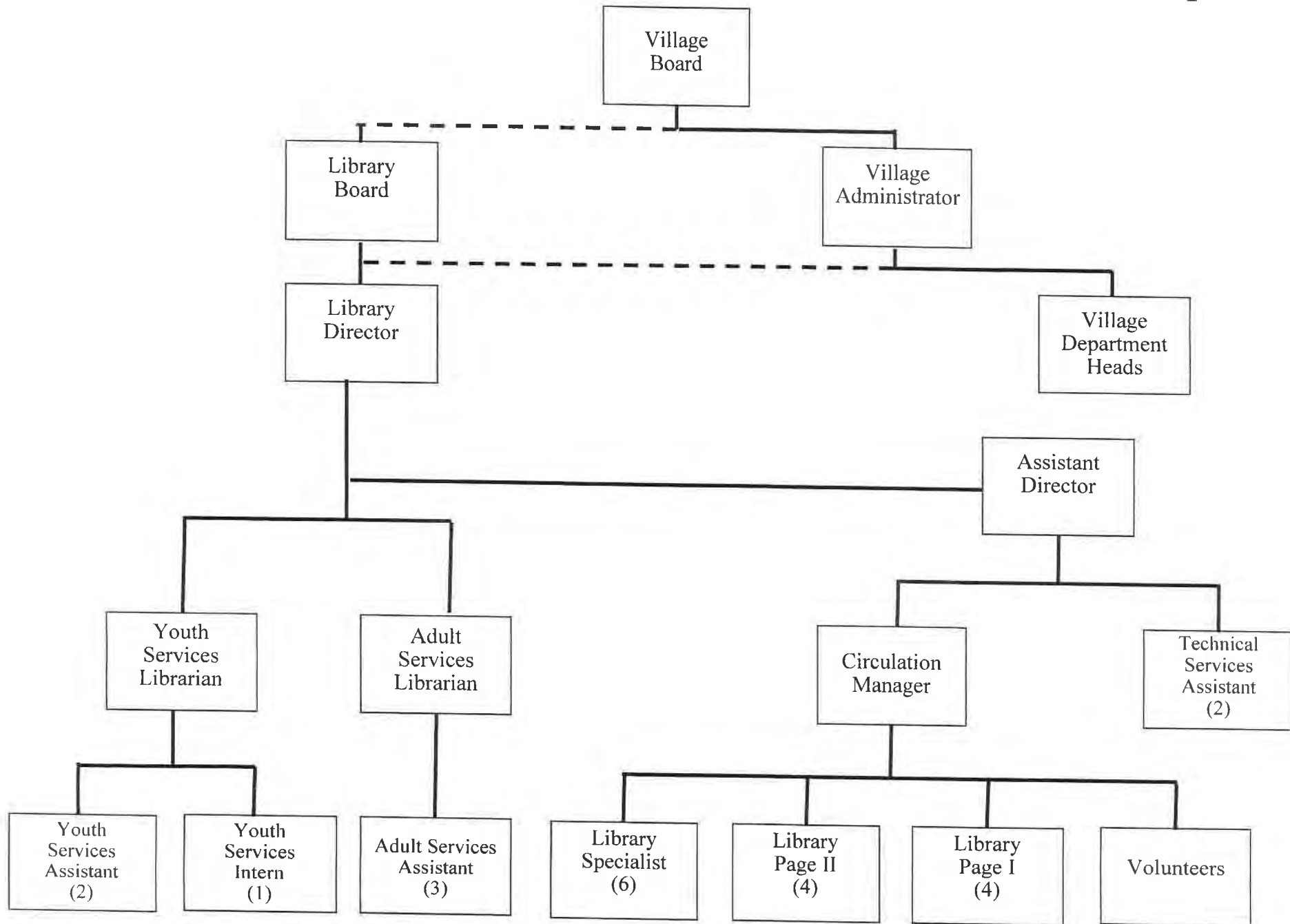
F. Approval of Staff Wage Adjustments

These adjustments would be equivalent to the amount budgeted for 2019.

A variety of factors were considered when assigning new wages to each employee including:

- Equivalent wages for positions for Village of Germantown staff
- Equivalent wages for positions for library staff in neighboring libraries
- Years of services (some employees did not receive raises for several years)
- Increased job duties based on new job descriptions
- Promotion to a new position

Germantown Community Library Staff Organization Map



	Full or Part-time	Hours Per Week	Number of Staff	New Position	Reports To	Primary Responsibilities
Library Director	full-time	40	1	no	Library Board	Overseeing of all departments and staff, general library operations, material collections, annual budget, patron and access services, programming, and community outreach and involved in library, village, community, county, system, state and other required organizations.
Assistant Director	full-time	40	1	yes	Library Director	Overseeing the Circulation and Technical Services departments, technology, database management, statistical reports, daily operations, and building maintenance and assisting the Library Director in budgeting, policies and procedures and long-range planning.
Circulation Manager	full-time	35-40	1	no (2018)	Assistant Director	Supervising staff in the Circulation department (Library Specialist, Library Page II, Library Page I and volunteers), overseeing Circulation policies and procedures, and managing the patron database.
Adult Services Librarian	full-time	40	1	yes	Library Director	Supervising staff in the Adult Services Department, assisting patrons at the Adult Reference Desk, collection development, computer literacy, programming, and community outreach.
Adult Services Assistant	part-time	24-25	3	yes	Adult Services Librarian	Assisting patrons at the Adult Reference Desk, collection development, computer literacy, programming, and community outreach.
Youth Services Librarian	full-time	40	1	no (2017)	Library Director	Supervising staff in the Youth Services Department, assisting patrons at the Youth Services Desk, collection development, programming, and community outreach.
Youth Services Assistant	part-time	23-29	2	no (2018)	Youth Services Librarian	Assisting patrons at the Youth Services Desk, programming, processing and cataloging material, and community outreach.
Youth Services Intern	seasonal	40	1	yes	Youth Services Librarian	Assisting patrons at the Youth Services Desk, programming, community outreach, and marketing. A current Library Page II would move into this position.
Technical Services Assistant	part-time	29	2	yes	Assistant Director	Processing, cataloging, and mending library material.
Library Specialist	part-time	22-29	6	no	Circulation Manager	Assisting customers and the Circulation Desk and processing incoming and outgoing material in the back workroom.
Library Page II	part-time	13-22	4	no (2017)	Circulation Manager	Unloading the system delivery bins, pulling and processing holds, shelving, cleaning, and inventory of library material and filling in at the Circulation Desk and back workroom.
Library Page I	part-time	13-22	4	no	Circulationn Manager	Shelving, cleaning, and inventory of library material.

Library Employee Questionnaire

Name: _____

Position: _____

List your main tasks (all blanks do not need to be filled):

This image shows a single sheet of white paper with horizontal blue or grey ruling lines. The lines are evenly spaced and run across the width of the page. There are approximately 20 lines visible. The paper appears to be a standard notebook page.

Order tasks in order of preference (1=I really enjoy this task and would hate to give it up, 10+=I really don't think this tasks and would be happy for another staff member to take this over)

List why you picked the first 1-2 tasks:

List why you picked the last 1-2 tasks:

What could the library do to help you do your job better (ex: better instruction, training, etc.)

List any comments when considering reorganization of library staff and job tasks and any "wish list" items for considerations:

General Comments:

Your signature

Supervisor signature

Name:

Date:

Assigned Shift (Start/End Time):

Time	Service Desk Assignment	Dutes Performed
	☐ Circulation Desk ☐ Roaming ☐ Reference Desk ☐ Youth Services Desk ☐ Unassigned	
	☐ Circulation Desk ☐ Roaming ☐ Reference Desk ☐ Youth Services Desk ☐ Unassigned	
	☐ Circulation Desk ☐ Roaming ☐ Reference Desk ☐ Youth Services Desk ☐ Unassigned	
	☐ Circulation Desk ☐ Roaming ☐ Reference Desk ☐ Youth Services Desk ☐ Unassigned	
	☐ Circulation Desk ☐ Roaming ☐ Reference Desk ☐ Youth Services Desk ☐ Unassigned	

Library Employee Questionnaire (pt 2)

Name: _____

Circulation Assistant

Circ Front (Circ Desk)
Circ Back (Bookdrop)

A: 8:45 a.m. - 3:00 p.m.
B: 3:00 p.m. - 8:15 p.m.
Split on Fri / Full on Sat

No added hours

1 night & 1-2 sat

Reports to Circulation
Supervisor

Reference Assistant

Adult/Youth Reference
Programming & Outreach
Marketing
Technology Assistance
Ordering/Collection Development

A: 8:45 a.m. - 1:00 p.m.
B: 1:00 p.m. - 5:00 p.m.
C: 5:00 p.m. - 8:15 p.m.
Full on Sat

Some added hours for programs
& outreach

at least 1 night & 1-2 sat

Reports to Library Director
(Adult Services Librarian)

Tech Services Assistant

Receiving Orders
Cataloging
Processing
Mending
Database Projects/Inventory

Varies/Mostly weekdays

No added hours

Varies/Mostly weekdays

Reports to Administrative Assistant

Please list in order for preference (1 = first choice & 3 = last choice). You can use a number more than once.

_____ Circulation Assistant

_____ Reference Assistant

_____ Tech Services Assistant

Would you be willing to change your "free day?" _____YES _____NO _____DEPENDS ON THE DAY

Please list any days of the week or times that you are not able to work and we will try to take this into consideration (use back if needed):

General Comments (use back if needed):

Your signature & Date

Supervisor signature & Date

BUSINESS OF THE VILLAGE BOARD GERMANTOWN, WI

MEETING DATE: March 18, 2019

AGENDA ITEM: New Business (RESOLUTION)

ITEM TITLE: Neumann Companies Inc., agent for Bill Carity, Carity Land Corp, and Briscoe Development & Management Inc., property owner; Wrenwood Planned Development District (PDD) General Development Plan and Conditions & Restrictions Resolution Amendments

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

SUMMARY EXPLANATION:

Neumann Companies Inc., agent for Bill Carity, Carity Land Corp, and Briscoe Development & Management Inc., property owner, is seeking approval of amendments to the Wrenwood Planned Development District (PDD) General Development Plan and Conditions & Restrictions Resolution affecting the multi-family condominium component of the Wrenwood residential development.

Neumann Companies Inc., a prospective developer preparing to acquire and develop a portion of the Wrenwood project and agent for the current owner & developer, Carity Land Corp and Briscoe Development, is seeking approval of amendments to the Wrenwood General Development Plan (GDP) and the Conditions & Restrictions resolution affecting the list of allowable land uses in and front yard building setbacks for the multi-family condominium area of the development. Specifically, the proposal is to add/revise language in the existing list of conditions to:

1. Add "a clubhouse building with outdoor amenity" to the list of allowable uses (amendment to Condition No. 2)
2. Reduce the minimum front/street yard building setback for the multi-family condominium buildings from 35 to 25 feet (amendment to Condition No. 10)

A public hearing of the proposed amendments was conducted at the March 11 Plan Commission meeting.

ATTACHMENTS:

- ◆ 3/11/19 Staff Report
- ◆ 3/11/19 Plan Commission Meeting Minutes
- ◆ Draft Resolution

PLAN COMMISSION RECOMMENDATIONS:

APPROVE the proposed amendments to the Wrenwood Planned Development District (PDD) General Development Plan and Conditions & Restrictions Resolution as proposed subject to the following conditions:

1. The clubhouse is not made available for commercial purposes;
2. The building design, architecture and materials are comparable to those used for the condominium buildings;
3. Construction of the clubhouse commences no later than occupancy of the 22nd condominium dwelling unit.
4. The "Proposed Site Plan" dated 1-18-2019 shall be made part of the General Development Plan (GDP).

*** See Draft Resolution for recommended text changes to incorporate the proposed amendments as recommended for approval by the Plan Commission.*

RESOLUTION No. 26 - 2019

AMENDING RESOLUTION NO. R28-2018 CONTAINING CONDITIONS AND RESTRICTIONS FOR THE WRENWOOD PLANNED DEVELOPMENT DISTRICT ("WRENWOOD PDD")

WHEREAS, Briscoe Development & Management Inc., property owner (hereinafter the "Developer") was granted a Planned Development District (PDD) overlay on the subject property that has underlying Rs-5: Residential Single-Family and Rm-2: Residential Multi-Family zoning districts in the Village of Germantown more particularly described on Exhibit A attached hereto (the "Wrenwood PDD") which was originally granted by the Village Board on April 16, 2018; 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; and

WHEREAS, on March 11, 2019 the Germantown Plan Commission reviewed a proposal by Neumann Companies Inc., agent for Bill Carity, Carity Land Corp, and Briscoe Development & Management Inc., property owner, to amend the Wrenwood (PDD) General Development Plan and Conditions & Restrictions Resolution affecting the multi-family condominium component of the Wrenwood residential development;

NOW, THEREFORE, BE IT RESOLVED, that the Village Board of the Village of Germantown hereby approves and adopts the text amendments set forth below to Resolution No. R28-2018 as follows:

SECTION 1. Condition 1 is amended as follows where words underlined are to be added and words stricken are to be deleted:

1. GENERAL DEVELOPMENT PLAN (GDP). The General Development Plan (Exhibit B dated March 2, 2018 and the Site Plan dated January 18, 2019 for the condominium area) establishes the basic parameters for development within the Wrenwood PDD including the approximate size and orientation of lots, density of development, setbacks, location of internal roadways and intersections to the adjacent road system, and the general location and extent of landscaping, buffering and recreational trails. While all development within the Wrenwood PDD shall be generally consistent with the GDP, the GDP does not grant specific site development or building approval. Subsequent Village approvals shall be required as a prerequisite for development, including but not limited to a subdivision plat and condominium plat.

SECTION 2. Condition 2 is amended as follows where words underlined are to be added and words stricken are to be deleted:

2. PERMITTED LAND USES. Permitted Principal, Accessory, Conditional and Temporary Uses allowed within the Wrenwood PDD shall be as set forth in Rs-5: Residential Single-Family and Rm-2: Residential Multi-Family Zoning Districts Section 17.30 of the Zoning Code including a clubhouse building with outdoor amenity allowed as a permitted use in the Rm-2: Residential Multi-Family District subject to the following restrictions:

- a. The clubhouse is not made available for commercial purposes;
- b. The building design, architecture and materials are comparable to those used for the condominium buildings;
- c. Construction of the clubhouse commences no later than occupancy of the 22nd condominium dwelling unit.

SECTION 3. Condition 10 is amended as follows where words underlined are to be added and words ~~stricken~~ are to be deleted:

10. **SITE DEVELOPMENT AND BUILDING REQUIREMENTS.**

Unless otherwise modified as set forth below, all development and building shall be in accordance with the lot, building and other applicable bulk requirements set forth in the applicable underlying Rs-5: Single-Family or Rm-2: Multi-Family Zoning Districts and other applicable Zoning Code regulations:

Modifications to the Rs-5: Single-Family District

- a. LOT AND BUILDING REQUIREMENTS
 - i. Lot Width (minimum) 90 feet
 - ii. Principal Building Setbacks (minimum)
 1. Side Yard 12 feet

Modifications to the Rm-2: Multi-Family District

- b. LOT AND BUILDING REQUIREMENTS
 - i. Lot Size (minimum) None (allow condominium development of entire area provided total number of units does not exceed sixty (60) units; maximum number of buildings does not exceed fifteen (15) and maximum number of units per building does not exceed four (4) units per building
 - ii. Principal Building Setback (minimum)
 1. Street/Front Yard 25 feet

Resolution No. R__ - 2019
Amendment to the Wrenwood Planned Development District (PDD)

Page 3 of 3

Introduced by Trustee: _____

Adopted: March 18, 2019

Vote: Ayes: _____
 Nays: _____

Dean Wolter, Village President

ATTEST:

Deanna B. Braunschweig, WCMC/CMC Village Clerk

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

PLANNED DEVELOPMENT DISTRICT (PDD)

3/11/19 Plan Commission Meeting

Wrenwood

Carity Land Corporation / Briscoe Development & Management Inc.

Village Planner Report

Germantown, Wisconsin

Summary

Neumann Companies Inc., agent for Bill Carity, Carity Land Corp, and Briscoe Development & Management Inc., property owner, is seeking approval of amendments to the Wrenwood Planned Development District (PDD) General Development Plan and Conditions & Restrictions Resolution affecting the multi-family condominium component of the Wrenwood residential development.

Property Location: Freistadt Road, Mequon Road & Country Aire Drive

Applicant/

Property Owner:	Bryan Lindgren Neumann Companies Inc. N27W24025 Paul Ct Pewaukee, WI	Michael Briscoe Briscoe Development & Mgmt 250 Executive Drive Ste 301 Brookfield, WI
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Current Zoning: Rs-5: Single-Family Residential & Rm-2: Multi-Family Residential

Adjacent Land Uses		Zoning
North	Residential	Rs-1
South	Residential/Industrial	Rs-2/M-1
East	Residential/Agricultural	A-1/Rs-2
West	Residential/Agricultural/Industrial	Rs-5/A-1/M-2



Background

In April 2018, Carity Land Corp. and Briscoe Development obtained approval for the Wrenwood Planned Development District (PDD) with specific conditions and restrictions governing use and development adopted by Resolution No. 28-2018 (copy attached). The preliminary subdivision plat was subsequently approved in August 2018.

As shown on the attached Wrenwood General Development Plan (GDP), the residential development was approved for a total of 202 total residential units, including: 142 single-family residential lots and a maximum 60 multi-family condominium units.

The Wrenwood development is comprised of two (2) primary clusters of development bisected by a large environmental corridor through the middle of the property. A total of 95 single-family lots are approved for the north cluster with access (only) to Freistadt Road to the north. The remaining 47 single-family lots and the 60-unit condominium area is approved for the south cluster with access (only) to Country Aire Drive. Access between the north and south residential clusters and throughout the environmental corridor and “central park” area is provided by a pedestrian trail.

Proposal

At this time, Neumann Companies Inc., a prospective developer preparing to acquire and develop a portion of the Wrenwood project and agent for the current owner & developer, Carity Land Corp and Briscoe Development, is seeking approval of amendments to the Wrenwood General Development Plan (GDP) and the Conditions & Restrictions resolution affecting the land uses in and building setback for the multi-family condominium area of the development. As indicated in the application and supporting documents, Neumann Companies proposes to revise the GDP and conditions & restrictions to:

1. Add “a clubhouse building with outdoor amenity” to the list of allowable uses (amendment to Condition No. 2);
2. Reduce the minimum front/street yard building setback for the multi-family condominium buildings from 35 to 25 feet (amendment to Condition No. 10);

NOTE: Neumann has submitted a concept plan for the condominium component of the development that indicates a reduction in the total number of condominium units allowed under the Wrenwood PDD from 60 to 44 units. However, since the PDD currently allows “no more than sixty (60) multi-family dwelling units...”, the construction of 44 units is consistent with the PDD conditions & restrictions and, therefore, there’s no reason to amend the PDD for this particular change.

Staff Comments

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*”.

Under Section 17.27(9) of the Zoning Code, the Plan Commission is required to determine if the proposed amendments are “minor”, or, if the proposed amendments are “substantial” enough so as to “...materially affect the intended design of the project and the impact of the project on neighboring uses”. A finding that the change is a “minor” change means that the Plan Commission recommendation can be considered by the Village Board without first being presented for public hearing. A finding that the change is “substantial” requires a public hearing before the Village Board can render a decision on the proposed change.

In anticipation of a finding that the proposed amendments are “significant”, staff has scheduled a public hearing of the proposed amendments. Consequently, regardless of the Plan Commission’s findings, the Village Board will be able to consider and act on the proposed amendments.

Amendment 1: *Add “a clubhouse building with outdoor amenity” to the list of allowable uses under Condition No. 2*

As noted in the application, Neumann explains that a clubhouse with an outdoor amenity is a desirable feature for condominium residents. It will provide a gathering space for resident and condominium community activities. Although “non-commercial clubs, fraternities, lodges and meeting places” can be allowed with a conditional use permit, staff supports adding a clubhouse as a permitted accessory use to the condominium development provided that:

1. The clubhouse is not used for commercial purposes;
2. The building design, architecture and materials are comparable to those used for the condominium buildings;
3. Construction of the clubhouse commences no later than occupancy of the 22nd condominium dwelling unit.

Amendment 2: *Reduce the minimum front/street yard building setback for the multi-family condominium buildings from 35 feet to 25 feet under Condition No. 10*

The Rm-2: Multi-Family Zoning District has a “standard” minimum front/street yard building setback of 35 feet. Neumann explains that the reduced setback will enable construction of the building to be closer to the internal roadway (Glenwood Court) and, in so doing, further away from the proposed single-family dwellings in Wrenwood and the existing two-family dwelling not part of the Wrenwood development near the Country Aire intersection. The reduced setback also provides greater flexibility for overall site design and layout of the condominium buildings and buffering around the perimeter (see attached “Proposed Site Plan” dated 1-18-2019).

Staff supports the reduced front/street yard setback to create more flexibility for the overall site design, building layout and perimeter landscape berming & buffering.

Overall, the proposed amendments are consistent with the intent of what a PDD is to be used for: improved site design and flexibility. The amendments really only affect the relative location and appearance of the proposed buildings. The amendments do NOT increase or otherwise affect density of the development as previously approved.

With that said, staff recommends an additional amendment to add the proposed “Site Plan” for the condominium area as an addendum to the General Development Plan (GDP). This plan effectively locks in the relative location and orientation of the proposed multi-family buildings and clubhouse.

Fire Department

No comment.

Public Works Department/Village Engineer

No comment.

Village Planner Recommendation

FIND that the proposed amendments collectively constitute a substantial change such that a public hearing of the proposed amendments is warranted as a prerequisite for any Village Board consideration and action on the proposed amendments.

APPROVE the proposed amendments to the Wrenwood Planned Development District (PDD) General Development Plan AND Conditions & Restrictions Resolution as proposed subject to the following conditions:

1. The clubhouse is not made available for commercial purposes;
2. The building design, architecture and materials are comparable to those used for the condominium buildings;
3. Construction of the clubhouse commences no later than occupancy of the 22nd condominium dwelling unit.
4. The “Proposed Site Plan” dated 1-18-2019 shall be made part of the General Development Plan (GDP).

Village of



Germantown

Willkommen

Fee Must Accompany Application

☐ \$820 Paid _____ Date _____

☐ \$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:

Bill Carity
Neumann Developments Inc. - Bryan Lindgren

Address: 12730 W. North Ave
Brookfield, WI 53005

Phone: 262-785-1968

FAX: _____

E-Mail: carityland@sbcglobal.net
blindgren@neumanncompanies.com

PROPERTY OWNER(S):

Michael S. Briscoe

Address: 250 S. Executive Dr #300
Brookfield, WI 53005

Phone: 414-861-1988

FAX: _____

E-Mail: mike@briscoedev.com

PDD Name & Resolution No.:

Wrenwood PDD Resolution No. 28-2018

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

Attach separate legal description if necessary

Attached

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 #):

Attach Revised Plan(s) or Separate Pages as Necessary

We propose to amend the following conditions of the Wrenwood Plan Development District "Wrenwood PDD", Resolution No. 28-2018

Condition 2: A permitted Principal/Accessory use for the Rm-2 Residential Multi-Family Zoning district of the GDP to include a clubhouse building with outdoor amenity at the corner of Wrenwood Dr. and Glenwood Ct for use by the Condominium residents

Condition 10b.: Add item ii. Principal Building Setbacks (minimum)

1. Front Yard	25 feet
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Detailed Explanation and Justification for Proposed Amendment(s):

Attach Revised Plan(s) or Separate Pages as Necessary

We would like to amend Condition 2 as it is in our experience, and a request of our builder partner for the condominiums, that a clubhouse with outdoor amenity is a desirable feature for future residents of the condominium homes. This will provide a space for residents to gather, for community activities, and for future residents to host guests when additional space is needed.

We would like to amend condition 10 to reduce the front yard setback for the condominium buildings to 25 feet which will shorten the driveways saving up front costs as well as saving future maintenance cost for future residents. Also, reducing the front setback would allow the units to be pulled further from the existing residence, future single family residences, and the busier roads surrounding the property, creating a larger desirable buffer around the units. Additionally there are challenges in getting storm water flows behind the buildings to the treatment areas in the southwest of the development, and allowing the units to be moved toward the internal road would provide added space behind the units to be used for storm water purposes.

Thank you for your consideration.

Planned Development District (PDD) 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
- ☐ 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;

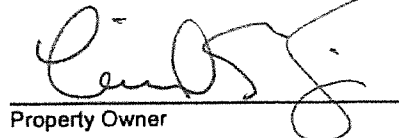


I am aware that the approval of an application to amend a PDD only amends the General Development Plan and/or conditions & Restrictions Resolution and does not otherwise revise or change the zoning of the land affected by the amendment(s), and, I may be required to obtain separate permits and/or approvals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

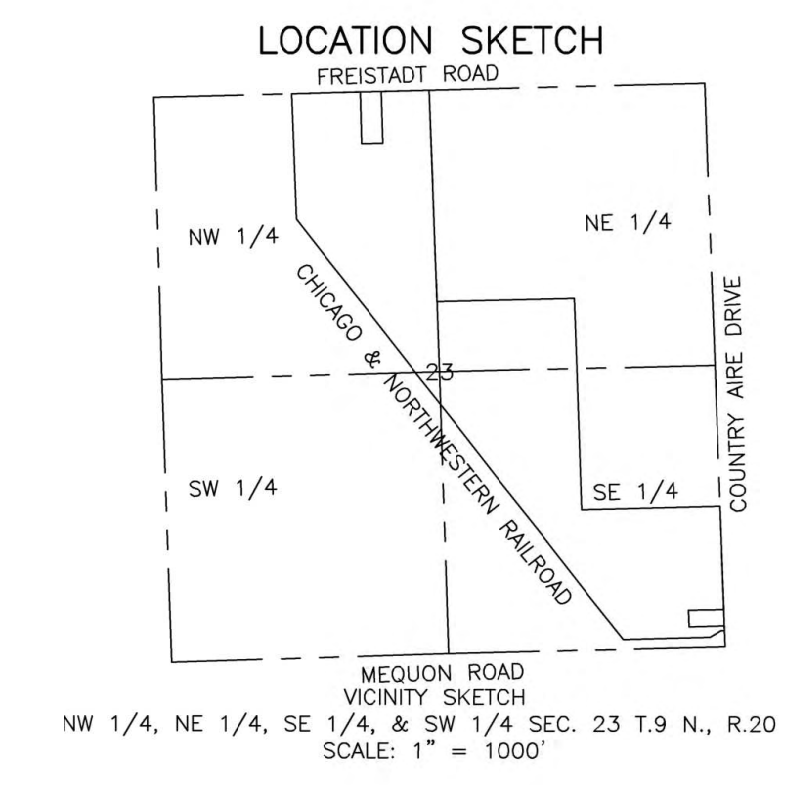
ALL APPLICATIONS MUST BE SIGNED BY THE APPLICANT/AGENT AND PROPERTY OWNER(S)

 1-11-19
Applicant/Agent Date

Applicant/Agent Date

 1/11/2019
Property Owner Date

Property Owner Date



Developed By:
NEUMANN
DEVELOPMENTS, INC.
N27 W24025 Paul Court
Pewaukee, WI 53072



12660 W. North Avenue, Brookfield, Wisconsin

REFERENCE BEARING: ALL BEARINGS ARE REFERENCED TO THE SOUTH LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 23-9-20 WHICH HAS A BEARING OF N 88°35'03" E. (WISCONSIN STATE PLANE COORDINATE SYSTEM SOUTH ZONE).

THERE SHALL BE NO DIRECT VEHICULAR ACCESS FROM ANY RESIDENTIAL LOTS TO MEQUON ROAD, FREISTADT ROAD, OR COUNTRY AIRE DRIVE EXCEPT THROUGH THE PUBLIC ROADS AS SHOWN.

LIMITS OF PRIMARY ENVIRONMENTAL CORRIDOR, AND WETLANDS DELINEATED BY NATURAL RESOURCES INC. AND SURVEYED BY PIONEER ENGINEERING AND SURVEYING, LLC. IN JUNE OF 2003.

ACCESS RESTRICTION CLAUSE:
ALL LOTS AND BLOCKS ARE HEREBY RESTRICTED SO THAT NO OWNER, POSSESSOR, USER, LICENSEE OR OTHER PERSON MAY HAVE ANY RIGHT OF DIRECT VEHICULAR INGRESS FROM OR EGRESS TO ANY HIGHWAY LYING WITHIN THE RIGHT-OF-WAY OF S.T.H. "167" OR MEQUON RD.; IT IS EXPRESSLY INTENDED THAT THIS RESTRICTION CONSTITUTE A RESTRICTION FOR THE BENEFIT OF THE PUBLIC AS PROVIDED IN THE s. 236.293, STATS. AND SHALL BE ENFORCEABLE BY THE DEPARTMENT OR IT'S ASSIGNS. ANY ACCESS ALLOWED BY SPECIAL EXCEPTION SHALL BE CONFIRMED AND GRANTED ONLY THROUGH THE DRIVEWAY PERMITTING PROCESS AND ALL PERMITS REVOCABLE.

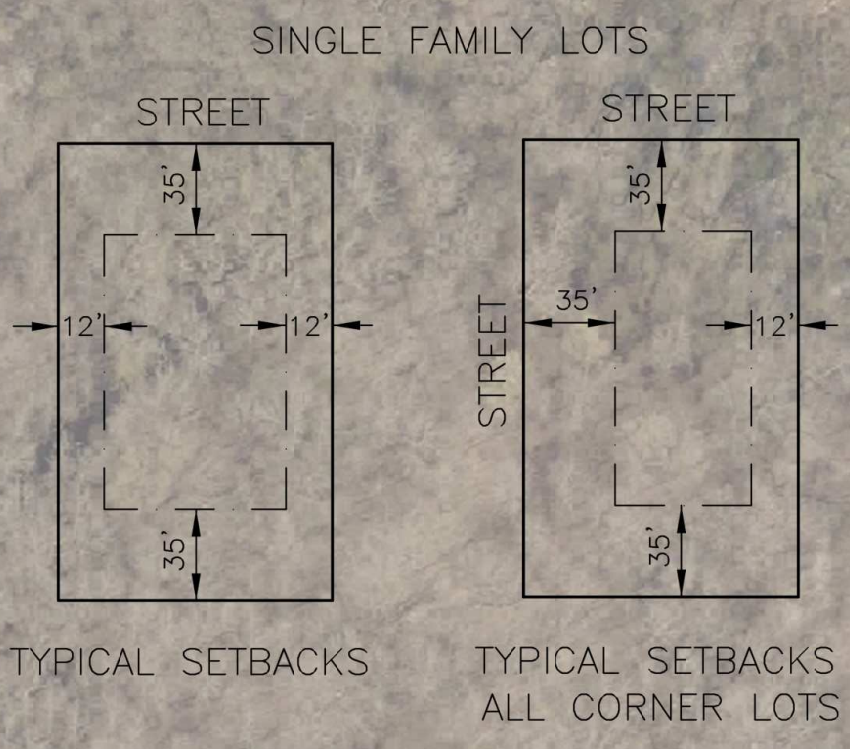
THE LOTS OF THIS LAND DIVISION MAY EXPERIENCE NOISE AT LEVELS EXCEEDING THE LEVELS IN s. TRANS 405.04, TABLE 1. THESE LEVELS ARE BASED ON FEDERAL STANDARDS. THE DEPARTMENT OF TRANSPORTATION AND THE VILLAGE OF GERMANTOWN ARE NOT RESPONSIBLE FOR ABATING NOISE FROM EXISTING STATE TRUNK HIGHWAYS OR CONNECTING HIGHWAYS, IN THE ABSENCE OF ANY INCREASE BY THE DEPARTMENT OF THE HIGHWAY'S THROUGH-LANE CAPACITY.

NO IMPROVEMENTS OR STRUCTURES ARE ALLOWED BETWEEN THE RIGHT-OF-WAY LINE AND THE HIGHWAY SETBACK LINE. IMPROVEMENTS AND STRUCTURES INCLUDE, BUT ARE NOT LIMITED TO SIGNS, PARKING AREAS, DRIVEWAYS, WELLS, SEPTIC SYSTEMS, DRAINAGE FACILITIES, BUILDINGS AND RETAINING WALLS. IT IS EXPRESSLY INTENDED THAT THIS RESTRICTION IS TO THE BENEFIT OF THE PUBLIC AS PROVIDED IN SECTION 236.293, WISCONSIN STATE STATUTES; AND SHALL BE ENFORCEABLE BY THE WISCONSIN DEPARTMENT OF TRANSPORTATION OR IT'S ASSIGNS. FOR MORE INFORMATION CONTACT THE WISCONSIN DEPARTMENT OF TRANSPORTATION.

NO STRUCTURE OR IMPROVEMENT OF ANY KIND IS PERMITTED WITHIN THE VISION CORNER, NO VEGETATION WITHIN THE VISION CORNER MAY EXCEED 30 INCHES IN HEIGHT.

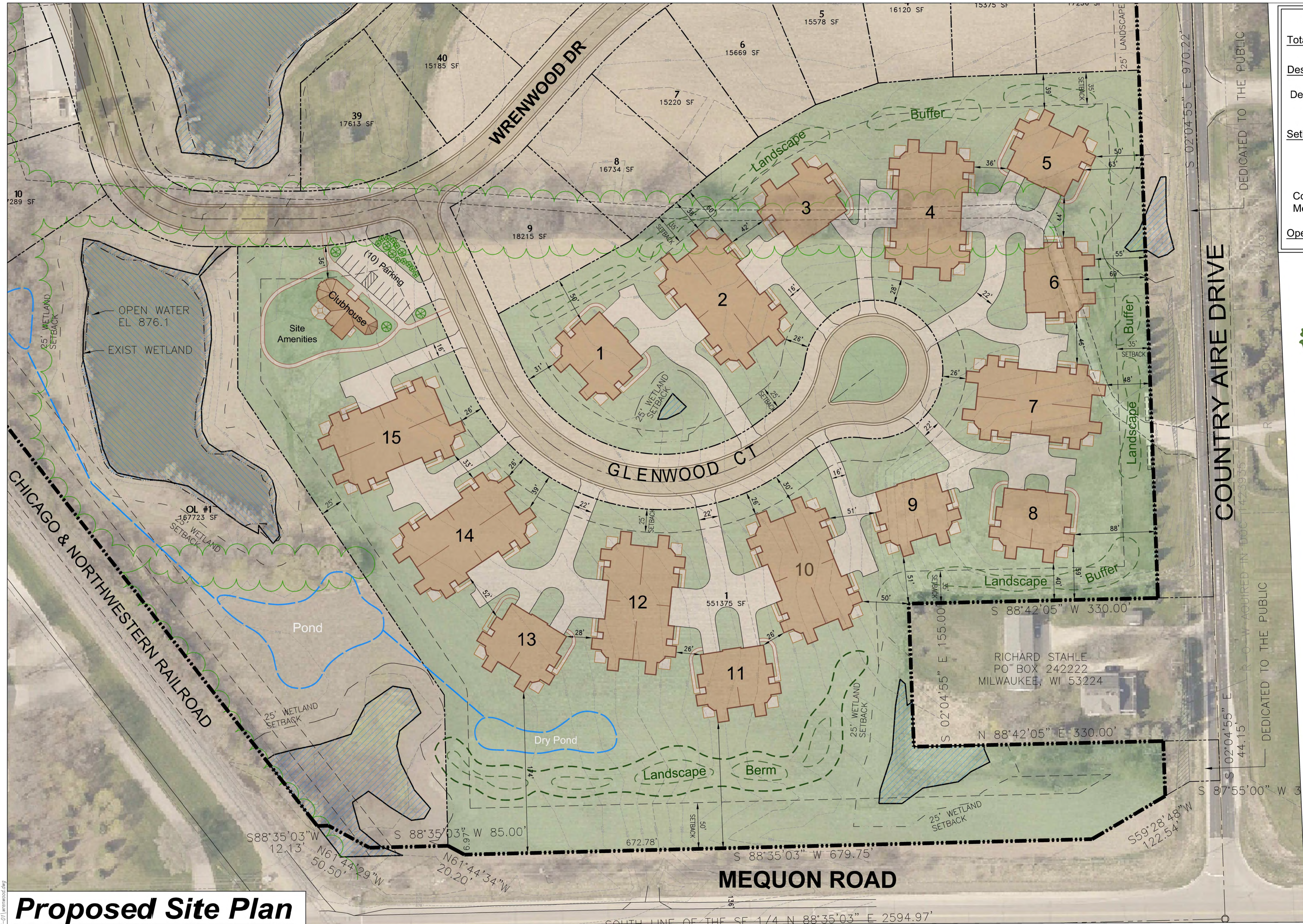
OUTLOT OWNERSHIP:
THE OWNERS OF THE RESIDENTIAL LOTS WITHIN THIS SUBDIVISION SHALL EACH OWN AN EQUAL UNDIVIDED FRACTIONAL INTEREST IN OUTLOTS 1, 2, 3, 4, 6, 7, 8, 9 AND 10 OF THIS SUBDIVISION. WASHINGTON COUNTY SHALL NOT BE LIABLE FOR FEES OR SPECIAL CHARGES IN THE EVENT THEY BECOME THE OWNER OF ANY LOT OR OUTLOT IN THE SUBDIVISION BY REASON OF TAX DELINQUENCY.

OUTLOT 5 IS FOR THE LIFT STATION AND TO BE DEEDED TO THE VILLAGE OF GERMANTOWN.



SURVEYORS DESCRIPTION:
BEING A PART OF THE NORTHWEST QUARTER (NW 1/4), NORTHEAST QUARTER (NE 1/4), SOUTHEAST QUARTER (SE 1/4) AND SOUTHWEST QUARTER (SW 1/4) OF SECTION 23, TOWN 9 NORTH, RANGE 20 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 23, THENCE NORTH 02° 04'55" WEST ALONG THE EAST LINE OF SAID SECTION 23 150.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF STATE TRUNK HIGHWAY 167 AND THE PLACE OF BEGINNING OF THE LANDS HERE-IN-AFTER DESCRIBED; THENCE SOUTH 87°55'00" WEST ALONG SAID NORTH RIGHT-OF-WAY 33.00 FEET; THENCE SOUTH 59°28'48" WEST ALONG SAID NORTH RIGHT-OF-WAY, 122.54 FEET; THENCE SOUTH 88°35'03" WEST ALONG SAID NORTH RIGHT-OF-WAY 675.75 FEET; THENCE NORTH 61°44'34" WEST ALONG THE SAID NORTH RIGHT-OF-WAY LINE 20.20 FEET; THENCE SOUTH 88°35'03" WEST ALONG THE NORTH RIGHT-OF-WAY LINE 85.00 FEET; THENCE NORTH 61°44'29" WEST ALONG THE SAID NORTH RIGHT-OF-WAY LINE 50.50 FEET; THENCE SOUTH 88°35'03" WEST ALONG THE SAID NORTH RIGHT-OF-WAY LINE 12.13 FEET TO THE EAST RIGHT-OF-WAY LINE OF THE CHICAGO & NORTHWESTERN RAILROAD; THENCE NORTH 37°49'50" WEST ALONG SAID EAST RIGHT-OF-WAY LINE 4952.24 FEET TO THE WEST LINE OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION 23; THENCE NORTH 88°33'05" WEST ALONG SAID WEST LINE 1118.07 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF COUNTY TRUNK HIGHWAY "F"; THENCE NORTH 88°33'05" EAST ALONG THE SAID SOUTH RIGHT-OF-WAY LINE 64.20 FEET; THENCE SOUTH 01°26'55" EAST 430.60 FEET; THENCE NORTH 88°33'05" EAST 200.00 FEET; THENCE NORTH 01°26'55" WEST 40.60 FEET TO THE SAID SOUTH RIGHT-OF-WAY LINE; THENCE NORTH 88°33'05" WEST ALONG THE SAID SOUTH RIGHT-OF-WAY LINE 86.88 FEET; THENCE SOUTH 01°26'55" EAST 22.00 FEET; THENCE NORTH 88°33'05" EAST ALONG THE SAID SOUTH RIGHT-OF-WAY LINE 362.83 FEET TO THE EAST LINE OF THE NORTHEAST QUARTER (NE 1/4); THENCE SOUTH 02°05'06" EAST ALONG SAID EAST LINE 1925.89 FEET; THENCE NORTH 88°38'40" EAST 1291.29 FEET TO THE EAST LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4); THENCE SOUTH 02°05'12" EAST ALONG SAID EAST LINE 661.15 FEET TO THE WEST LINE OF THE SOUTHWEST QUARTER (SE 1/4); THENCE SOUTH 88°40'56" WEST ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER (SE 1/4) 16.50 FEET; THENCE SOUTH 01°56'51" EAST 1303.95 FEET; THENCE NORTH 88°37'59" EAST 16.50 FEET TO THE EAST LINE OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4); THENCE SOUTH 01°36'51" EAST ALONG THE SAID EAST LINE 16.50 FEET TO THE NORTH LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4); THENCE NORTH 88°37'59" EAST 1294.40 FEET TO THE EAST LINE OF THE SOUTHEAST QUARTER (SE 1/4); THENCE SOUTH 02°04'55" EAST ALONG SAID EAST LINE 970.62 FEET; THENCE SOUTH 88°42'05" WEST 330.00 FEET; THENCE SOUTH 02°04'55" EAST 155.00 FEET; THENCE NORTH 88°42'05" EAST 330.00 FEET TO THE EAST LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 23; THENCE SOUTH 02°04'55" EAST ALONG SAID EAST LINE 44.15 FEET TO THE PLACE OF BEGINNING.
CONTAINING 6,332.063 SQUARE FEET OR 145.3628 ACRES OF LAND.

DEVELOPMENT SUMMARY			
<u>Residential Development:</u> 142 single family lots 44 condominium units		<u>SOUTH AREA</u>	
<u>Total Area:</u> 145.36 acres		Single Family = 47 lots	
<u>Overall Average Lot Size:</u> 17,403 s.f.		Minimum Lot Width = 90' at front setback	
<u>Single Family Setbacks:</u>		Minimum Lot Size = 15,000 s.f.	
Front Yard: = 35'		Average Lot Size = 16,589 s.f.	
Side Yard: = 12'		<u>Condominium = 44 units</u>	
Rear Yard: = 35'		15 buildings	
		+ Clubhouse & Site Amenity Area	
		<u>NORTH AREA</u>	
		Single Family = 95 lots	
		Minimum Lot Width = 90' at front setback	
		Minimum Lot Size = 15,000 s.f.	
		Average Lot Size = 17,806 s.f.	



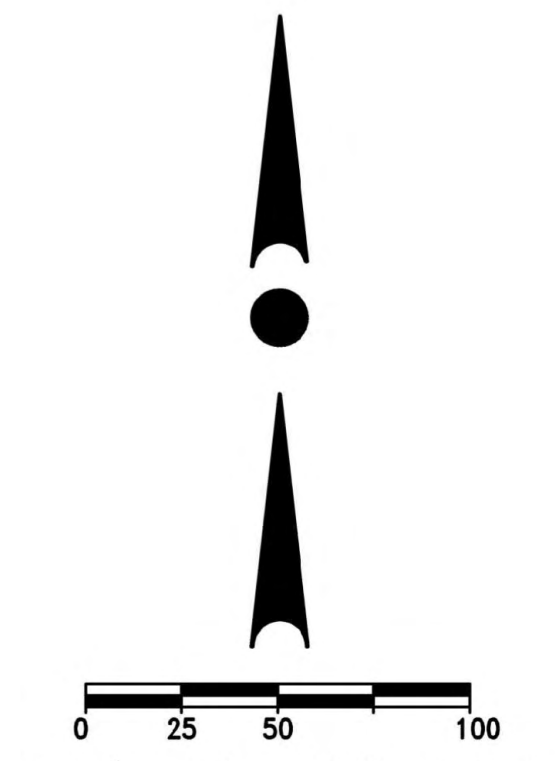
DEVELOPMENT SUMMARY	
Total Area (Lot 1)	12.66 acres (Wetland = 0.2 acres)
Description:	44 unit (15 buildings) Condominium Community
Density:	3.47 units/acre
Setbacks (per PDD):	
Front Yard:	= 25'
Side Yard:	= 25'
Rear Yard:	= 35'
Building - Building:	= 25'
Country Aire Dr:	= 35'
Mequon Rd:	= 50'
Open Space:	8.1 acres (64% of site)

Developed By:

N27 W24025 Paul Court
Pewaukee, WI 53072



12660 W. North Avenue, Brookfield, Wisconsin



Scale: 1" = 50' (22"x34")
Scale: 1" = 100' (11"x17")

DATE: 01-18-2019

Proposed Site Plan

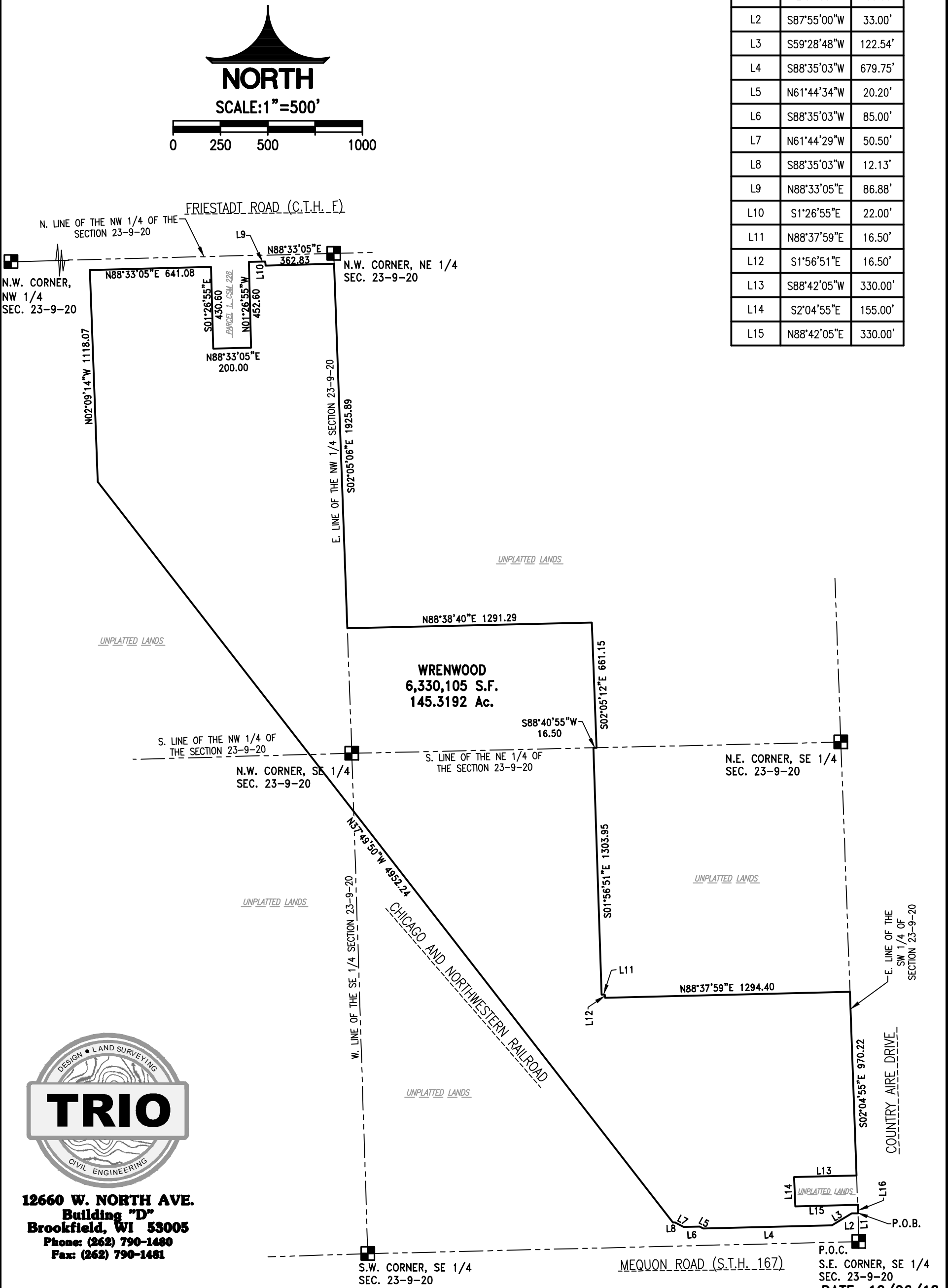
The Glen at Wrenwood - A Condominium Community
Village of Germantown, Wisconsin

EXHIBIT "A"
"WRENWOOD"

BEING A PART OF THE SOUTHEAST 1/4, NORTHEAST 1/4, NORTHWEST 1/4,
AND THE SOUTHWEST OF SECTION 23, TOWN 9 NORTH, RANGE 20 EAST, IN
THE VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN.

LINE TABLE:

Line #	BEARING	LENGTH
L1	N2°04'55"W	150.00'
L2	S87°55'00"W	33.00'
L3	S59°28'48"W	122.54'
L4	S88°35'03"W	679.75'
L5	N61°44'34"W	20.20'
L6	S88°35'03"W	85.00'
L7	N61°44'29"W	50.50'
L8	S88°35'03"W	12.13'
L9	N88°33'05"E	86.88'
L10	S1°26'55"E	22.00'
L11	N88°37'59"E	16.50'
L12	S1°56'51"E	16.50'
L13	S88°42'05"W	330.00'
L14	S2°04'55"E	155.00'
L15	N88°42'05"E	330.00'



H:\C900\953\17037-01\Survey\ESMT-EXHIBITS\Boundary Exhibit.dwg



12660 W. NORTH AVE.
Building "D"
Brookfield, WI 53005
Phone: (262) 790-1480
Fax: (262) 790-1481

WRENWOOD SUBDIVISION

Being a part of the Northwest 1/4, Northeast 1/4, Southeast 1/4 and Southwest 1/4 of Section 23, Town 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin. Being more particularly described as follows:

Commencing at the Southeast Corner of said Southeast 1/4, Thence North 02°04'55" West along the East line of said Southeast 1/4, 150.00 feet to the North Right-of-Way line of State Trunk Highway "167" and the place of beginning of the lands hereinafter described.

Thence South 87°55'00" West along said North line, 33.00 feet to a point; Thence South 59°28'48" West along said North line, 122.54 feet to a point; Thence South 88°35'03" West along said North line, 679.75 feet; Thence North 61°44'34" West along said North line, 20.20 feet to a point; Thence South 88°35'03" West along said North line, 85.00 feet to a point; Thence North 61°44'29" West along said North line, 50.50 feet to a point; Thence South 88°35'03" West along said North line, 12.13 feet to a point on the East Right-of-Way line of the "Chicago & Northwestern Railroad; Thence North 37°49'50" West along said East line, 4952.24 feet to the West line of the Northeast 1/4 of the Northwest 1/4 of said Section 23; Thence North 02°09'14" West along said West line, 1118.07 feet to the South Right-of-Way line of County Trunk Highway "F"; Thence North 88°33'05" East along said South line, 641.08 feet to a point on the West line of Certified Survey Map Number 228; Thence South 01°26'55" East along said West line, 430.60 feet to a point on the South line of said Certified Survey Map; Thence North 88°33'05" East along said South line, 200.00 feet to a point on the East line of said Certified Survey Map; Thence North 01°26'55" West along said East line, 452.60 feet to the South Right-of-Way line County Trunk Highway "F"; Thence North 88°33'05" East along said South line, 86.88 feet to a point; Thence South 01°26'55" East along said South line, 22.00 feet to a point; Thence North 88°33'05" East along said South line, 362.83 feet to the East line of the Northeast 1/4 of said Section 23; Thence South 02°05'06" East along said East line, 1925.89 feet to a point; Thence North 88°38'40" East 1291.29 feet to the East line of the Southwest 1/4 of the Northeast 1/4 of said Section 23; Thence South 02°05'12" East along said East line, 661.15 feet to the North line of the Southeast 1/4 of said Section 23; Thence South 88°40'55" West said North line, 16.50 feet to a point; Thence South 01°56'51" East 1303.95 feet to a point; Thence North 88°37'59" East 16.50 feet to the East line of the Northeast 1/4 of the Southeast 1/4; Thence South 01°56'51" East along said East line, 16.50 feet to the North line of the Southeast 1/4 of the Southeast 1/4; Thence North 88°37'59" East along said North line, 1294.40 feet to the East line of the Southeast 1/4; Thence South 02°04'55" East along said East line, 970.22 feet to a point; Thence South 88°42'05" West 330.00 feet to a point; Thence South 02°04'55" East 155.00 feet to a point; Thence North 88°42'05" East

330.00 feet to the East line of the Southeast 1/4 of said Section 23; Thence South 02°04'55" East along said East line, 44.15 feet to the point of beginning.

Said Parcel contains 6,330,105 Square Feet of 145.3192 Acres of land more or less.

**VILLAGE OF GERMANTOWN
WASHINGTON COUNTY
RESOLUTION NO. 28-2018**

**ADOPTING CONDITIONS AND RESTRICTIONS
FOR THE WRENWOOD PLANNED DEVELOPMENT DISTRICT
("WRENWOOD PDD")**

WHEREAS, Briscoe Development & Management Inc., property owner (hereinafter the "Developer") has applied for an Rs-5: Residential Single-Family and Rm-2: Residential Multi-Family Planned Development District (Rs-5/Rm-2/PDD) to be applied to the property located in the Village of Germantown as 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 in the General Development Plan; and

WHEREAS, the Village of Germantown Plan Commission on February 26, 2018, reviewed the Rs-5/Rm-2/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. **GENERAL DEVELOPMENT PLAN (GDP)**. The General Development Plan (Exhibit B dated March 2, 2018) establishes the basic parameters for development within the Wrenwood PDD including the approximate size and orientation of lots, density of development, setbacks, location of internal roadways and intersections to the adjacent road system, and the general location and extent of landscaping, buffering and recreational trails. While all development within the Wrenwood PDD shall be generally consistent with the GDP, the GDP does not grant specific site development or building approval. Subsequent Village approvals shall be required as a prerequisite for development, including but not limited to a subdivision plat and condominium plat.
2. **PERMITTED LAND USES**. Permitted Principal, Accessory, Conditional and Temporary Uses allowed within the Wrenwood PDD shall be as set forth in Rs-5: Residential Single-Family and Rm-2: Residential Multi-Family Zoning Districts Section 17.30 of the Zoning Code.
3. **ACCESS**. Access to all development within the Wrenwood PDD shall be limited to/from Freistadt Road and Country Aire Drive as shown on GDP.

4. **Residential Density, Unit Size and Type** — The project shall include a maximum of one-hundred forty-two (142) single-family dwelling units on individual platted lots no smaller than 15,000 square feet, and, no more than sixty (60) multi-family dwelling condominium units in residential buildings containing no more than four (4) condominium dwelling units per building. Development of the single-family residential area(s) shall be approved consistent with and pursuant to the Village's subdivision platting procedures. Development of the multi-family condominium area shall be consistent with and pursuant to the Village's Site Plan and Condominium Plat procedures.
5. **Open Space Ownership and Maintenance** — All open space shown on the General Development Plan shall be owned and maintained by a Homeowners Association in perpetuity. Maintenance guarantees shall be included in the Developer's Agreement.
6. **Street Improvements, Interior Road Construction and Ownership** — All internal roadways intended for dedication shall be approved by the Plan Commission and constructed to standards deemed acceptable to the Department of Public Works. Detailed cross sections shall be approved by the Public Works Committee. Pavement width shall not exceed 36 feet, curb face to curb face, but may be designed to a minimum dimension of 24 feet.
7. **Pedestrian Circulation** — The developer shall install a paved pedestrian path located within the central park/open space area between and connection the north and south residential areas as shown on the GDP. All other pedestrian trails within the development may be gravel or other material deemed acceptable by the Village. The construction of sidewalks along Country Aire Drive, Mequon Road and/or Freistadt Road shall be required as directed by the Village's Public Works Committee consistent with the Village's sidewalk plan.
8. **Specific Lighting and Landscaping Plans** — The developer shall submit specific lighting and landscaping plans and specifications to the Village for final approval prior to final plat approval. Lighting and landscaping including the installation of street trees shall comply with Village guidelines. The General Development Plan shall be used as a guide for the general location and character of landscaping, including location of buffers and street trees. Street lighting shall be installed at all access entrances/intersections along Freistadt Road and Country Aire Drive, and, at all internal road intersections within the development unless otherwise approved by the Village's Public Works Committee. Individual lot and lighting of the condominium area shall be installed as required under the Village's Subdivision Code (or as part of site plan approval by the Plan Commission for the condominium area).

9. **Expiration** — The developer shall obtain appropriate subdivision plat, developer agreement and other Village approvals and permits in a timely manner. If preliminary plat approval for any single-family area, or, a site development plan for the condominium area, whichever comes first, has not been submitted to and approved by the Village of Germantown within two (2) years from the date this PDD amendment has been approved by the Village Board, approval shall be deemed to have expired. If this requirement is not satisfied, the Wrenwood PDD and General Development Plan (GDP) shall become null and void and the property shall revert back to the previous A-1: Agricultural Zoning District.

10. **SITE DEVELOPMENT AND BUILDING REQUIREMENTS.**

Unless otherwise modified as set forth below, all development and building shall be in accordance with the lot, building and other applicable bulk requirements set forth in the applicable underlying Rs-5: Single-Family or Rm-2: Multi-Family Zoning Districts and other applicable Zoning Code regulations:

Modifications to the Rs-5: Single-Family District

a. **LOT AND BUILDING REQUIREMENTS**

- i. Lot Width (minimum) 90 feet
- ii. Principal Building Setbacks (minimum)
 - 1. Side Yard 12 feet

Modifications to the Rm-2: Multi-Family District

b. **LOT AND BUILDING REQUIREMENTS**

- i. Lot Size (minimum) None (allow condominium development of entire area provided total number of units does not exceed sixty (60) units; maximum number of buildings does not exceed fifteen (15) and maximum number of units per building does not exceed four (4) units per building

11. **APPLICABILITY OF MUNICIPAL CODE.**

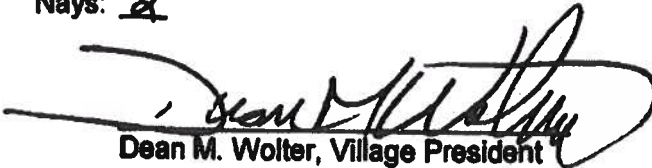
Unless otherwise set forth herein, all other applicable zoning and development regulations contained in the Germantown Municipal Code (e.g. Shoreland-Wetland Zoning, Floodplain Zoning, Subdivision) shall apply to development and land use within the SC-PDD. In the event a requirement, restriction or limitation 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.

Wrenwood Planned Development District (PDD)
Resolution No. 28-2018
Adopted April 16, 2018
Page 4 of 6

Introduced by: Trustee Baum

Adopted: April 16, 2018

Vote: Ayes: 5 Nays: 2


Dean M. Wolter, Village President

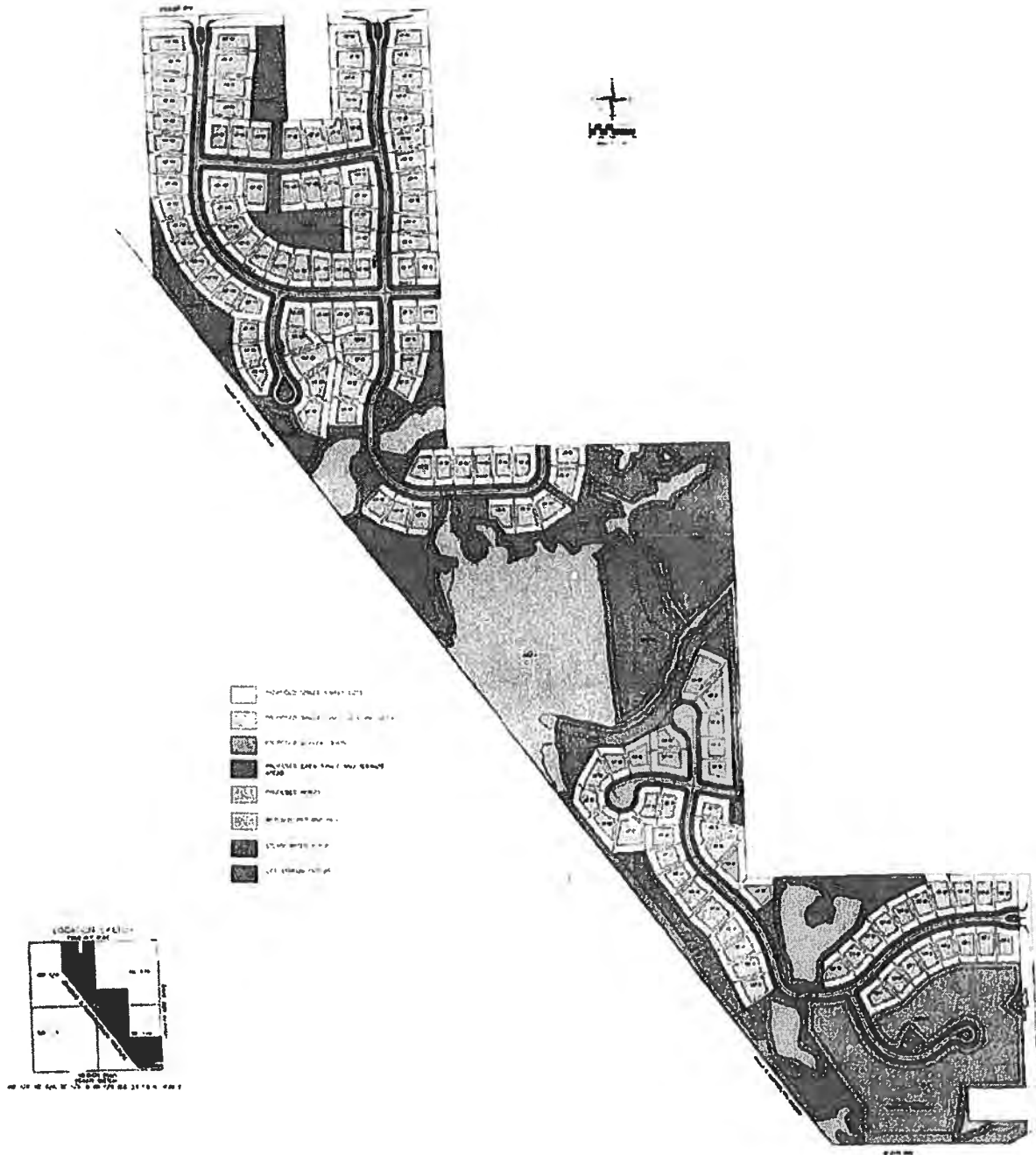
ATTEST:

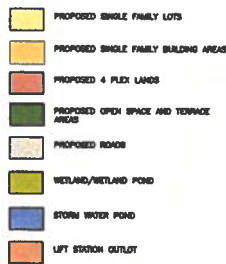
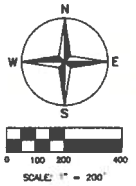
Deanna L. Boldrey
Deanna L. Boldrey, WCMC/ZMC
Village Clerk

[illegible]

EXHIBIT B

**Wrenwood Planned Development District (PDD)
General Development Plan
{See Attach General Development Plan Dated March 2, 2018}**





NO.	REVISIONS	BY	DATE	DESIGNED BY: K. K. KLUMBECK			PIONEER ENGINEERING AND SURVEYING, LLC. CONSULTANTS IN SUBDIVISIONS AND COMMERCIAL DEVELOPMENTS 3902 C.T.H. "B" JOHNSON CREEK, WI 53038 E-MAIL: kdpioneereng@ids.net CELL: 614 651-0490	WRENWOOD GENERAL DEVELOPMENT PLAN	MUNIC. PROJ. NO.	PIONEER PROJ. NO.		
			DRAWN BY: K. K. KLUMBECK	DATE: APRIL 12, 2018								
			CHECKED BY: K. K. KLUMBECK									
									VILLAGE OF GERMANTOWN	PIONEER SHT. NO. PAGE 1 OF 1		
									APPROVED BY _____	PIONEER FILE NO. 17-01.		

2018

ANNUAL REPORT

Germantown Community Library



Germantown Community Library
N112 W16957 Mequon Rd
Germantown, WI 53022
(262) 253-7760

www.germantownlibrarywi.org

Your place to learn, share, and grow in Germantown, Wisconsin.

2018 ANNUAL REPORT SUMMARY

GERMANTOWN COMMUNITY LIBRARY



18,151
Registered
Users

11,125
Reference
Questions



1,197



Uses of Study
& Meeting
Rooms

15,442

People
Attended

422

Programs

+ **20,591**

Participants
in Drop-in
Activities

47

Volunteers
Completed



1,076

Hours of Service



6,993 Public Computer
Logins

2,428 Databases
Logins

8,100 Wireless
Logins

420 Gale Courses
Taken



202,607
Print



88,890
Audio/Visual



30,881
Digital

= **322,378**

Items Checked Out

& **8,164** New Items
Added

2018 HIGHLIGHTS

16.2% increase in circulation

New Spanish, Graphic Novel & CD + BOOK Kit collections

Added Gale Courses & Pronunciator database

74.2% increase in program & outreach attendance

Expanded Early Literacy Area

THANKS
FOR AN
AMAZING
YEAR!

WWW.GERMANTOWNLIBRARYWI.ORG (262) 253-7760

Information

History

The Village of Germantown's first library was built in 1962 using a \$30,000 donation from long-time resident Emma Duerrwaechter. The 1,800 square foot building had 2,000 holdings. The population of Germantown was 622.

In 1981, a new library opened on Mequon Road. Over the next 20 years, the Village of Germantown's population continued to grow, as did library usage. Between 1987 and 1996, circulation increased by 61%. By the end of 2001, the library's holdings had increased to 83,896, and library circulation reached an all-time high of 202,720. The third Germantown Library building opened in 2002 on Mequon Road and was renamed the Germantown Community Library. This 26,000 square foot building can be expanded by 13,000 square feet in the future.

In December of 2016, the Germantown Community Library merged with 33 libraries in Washington, Dodge, Sheboygan and Ozaukee counties to become the Monarch Library System.

Germantown Community Library in 2018

The Germantown Community Library currently serves 19,982 residents in the Village of Germantown and over 11,000 additional residents of surrounding areas in Washington County. The collection holds over 147,500 physical items with overall circulation of 322,378 items in 2018.

The library strives to offer quality information, resources, and services to the community. In 2018, we saw large increases in areas such as circulation, program offerings and attendance, and use of digital resources. The library was also able to add Pronunicator (a foreign language database) and Gale Courses that allowed patrons access to over 360 free online courses.

Over the past year, we have begun several initiatives to enhance our marketing and outreach services to the public. We continue to transform into a community-focused library where access to information, creativity, education, and life-long learning remain as our core values. The library is excited to continue growing and finding new ways to better serve members of the community.

GERMANTOWN COMMUNITY LIBRARY BOARD MEMBERS

President:

Joyce Nelson

Vice President:

Charlene Brady

Treasurer:

Darlene Vosen

School District Representative:

Brenda O'Brian

Village Trustee:

Daniel Wing

Members:

Joletta Kerpan & Christa Potraz

MANAGEMENT STAFF

Library Director:

Trisha Smith

Assistant Director:

Connie Lloyd

Circulation Manager:

Diane Long

Youth Services Librarian:

Jackie Kolo

Adult Services Librarian:

Lynn Ratzmann

GENERAL INFORMATION

Germantown Community Library

N112 W16957 Mequon Rd

Germantown, WI 53022

(262) 253-7760

Website:

www.germantownlibrarywi.org

Facebook:

www.facebook.com/GermantownCommunityLibraryWI/

Director Email:

smithp@germantownlibrarywi.org

General Email:

germantownlibrary@germantownlibrarywi.org

Library Services

The Germantown Community Library provides residents of the Village of Germantown and surrounding communities with:

Print, Audio & Visual Material for Circulation

The Germantown Community Library currently has over 147,500 items available for check out. These items include books, DVDs & Blu-Rays, music CDs, audiobooks, book kits, and magazines. New collections included Juvenile and Young Adult Graphic Novels, CD & Book Kits, and material in Spanish. In 2018, the library added 8,164 new print, audio, and visual items and had a physical circulation count of 291,497 items.

Items can also be checked out from any of the 33 libraries in the Monarch Library System at no charge. Items are delivered daily through a van delivery service run by the System. In 2018, 36,972 items were received from other libraries and 35,148 items were loaned out to other libraries. If an item is not available through the Monarch Library System, a patron can also submit a statewide inter-library loan request.

Digital Material for Circulation

Through the Monarch Library System, the Germantown Community Library subscribes to the Wisconsin Digital Library through Overdrive and RB Digital. These services give patrons access to over 203,000 electronic books, audiobooks, videos, and magazines. In 2018, 30,881 digital items were circulated.

Material for Browsing

The Germantown Community Library subscribes to over 134 popular magazines. Current issues are available in the library for browsing. The library also has current issues of newspapers.

Databases

Provided by the Wisconsin Department of Public Instruction's Division for Libraries and Technology, BadgerLink gives patrons access to over 45 databases that include licensed content for personal interest, educational growth, and research. The Germantown Community Library also subscribes to individual databases including A to Z Databases, Ancestry, Price It!, and Pronunicator.

Gale Courses

New in 2018, Gale Courses provide access to over 360 free online courses on multiple topics of interest including personal development and career training. In its first year, 420 courses were accessed.

Library Services

Programs

The Germantown Community Library offers a wide variety of programs for patrons of all ages that promote education, personal growth, literacy, and entertainment. In 2018, over 15,442 people attended 422 programs. Some examples of programs include storytimes and creative play dates, crafting and art sessions, adult book groups, movies, Memory Cafés, summer performers, special children's events, classes, and adult speakers.

The library also offers drop-in activities. Two of the standard programs throughout the year include the Summer and Winter Reading Programs. Other activities include coloring, crafts, puzzles, raffles, and early literacy programs.

Services

The Germantown Community Library provides free internet access and Microsoft software on desktop or laptop computers, wireless Internet access, and scanning. A microfilm/fiche reader and typewriter is available for public use. Printing, photo copying and faxing services are also available for an additional cost.

Information & Research Assistance

The three service desks at the Germantown Community Library provide patrons with general information requests, research assistance, finding material through the online catalog, placing items on hold, and reader's advisory. The library also offers individual help in technology training in areas including basic computer and internet usage, printing and scanning, searching databases, accessing electronic material, and applying for jobs. Information on local organizations, events, education, and services is available in the lobby and in the Information Area.

Meeting & Study Rooms

The Germantown Community Library has a Community Room that is available for public use. The room can be divided into a small and large side and is able to be reserved up to three months in advance for \$25/hr (no charge for nonprofit groups). The library has three study rooms for individual or small group use that are available on a first-come-first-serve basis.

Spaces

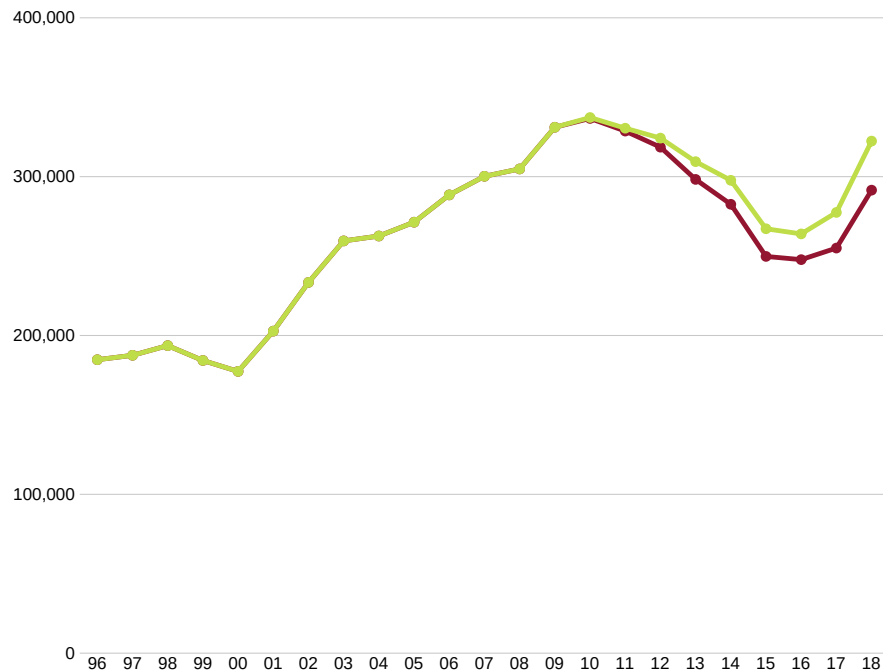
The Germantown Community Library provides patrons with a variety of areas for individual study and group work, tutoring, browsing and reading. The Children's Area contains interactive activities to encourage parents and children to engage in early literacy skills. The library provides a space for several community events each year including the Germantown Christmas Festival and the Germantown School District Art Show.

Circulation

Germantown 1996-2018

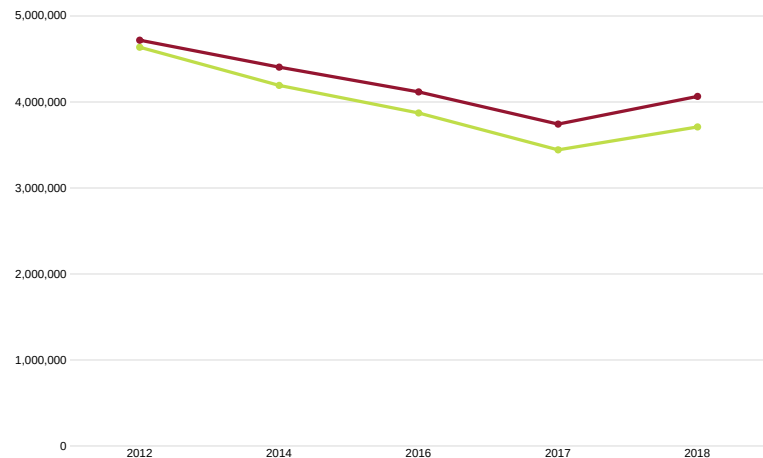
16.2% increase
in 2018

	Physical Circulation	Digital Circulation	Total	
96	184,756		184,756	
97	187,517		187,517	1.5%
98	193,634		193,634	1.5%
99	184,265		184,265	-4.9%
00	177,390		177,390	-3.7%
01	202,740		202,740	14.3%
02	233,421		233,421	15.1%
03	259,548		259,548	11.2%
04	262,623		262,623	1.2%
05	271,314		271,314	3.3%
06	288,515		288,515	6.3%
07	300,211		300,211	4.1%
08	304,856		304,856	1.5%
09	331,083		331,083	8.6%
10	336,638	589	337,227	1.9%
11	328,687	1,813	330,500	-2.0%
12	318,554	5,707	324,261	-1.9%
13	298,255	11,189	309,444	-4.6%
14	282,600	15,097	297,697	-3.8%
15	249,775	17,408	267,183	-10.3%
16	247,753	16,193	263,946	-1.2%
17	255,030	22,431	277,461	5.1%
18	291,497	30,881	322,378	16.2%



Monarch Library System 2012-2018

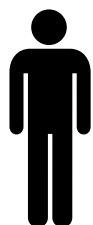
	Physical Circulation	Digital Circulation	Total	
12	4,636,910	82,012	4,718,922	
14	4,193,061	212,317	4,405,378	-6.6%
16	3,872,262	245,124	4,117,386	-6.5%
17	3,443,465	299,552	3,743,017	-9.1%
18	3,710,071	354,998	4,065,069	8.6%



8.6% increase
in 2018

Circulation

Physical Circulation by Target Age Group of Material*



Adult: 147,000

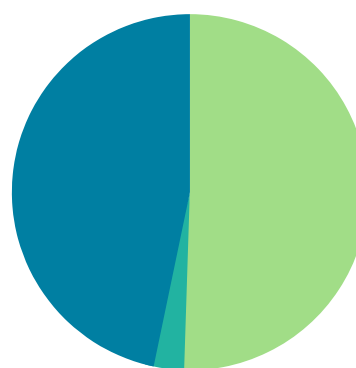
Juvenile
46.7%



:YA: 8,000



JUV: 136,000



Adult
50.5%

Young Adult
2.7%

Circulation by Type of Material*



Book: 200,000

Audiobook &
Playaway
4.3%



DVD &
Blu-Ray: 61,000

CD Music
4%

Magazine
0.9%

Digital
9.6%



Digital: 31,000

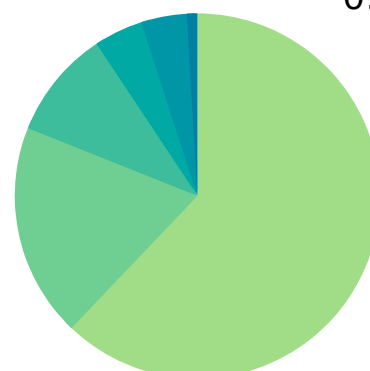


Audiobook &
Playaway: 14,000

DVD & Blu-Ray
18.9%



CD Music: 13,000



Book
62.1%

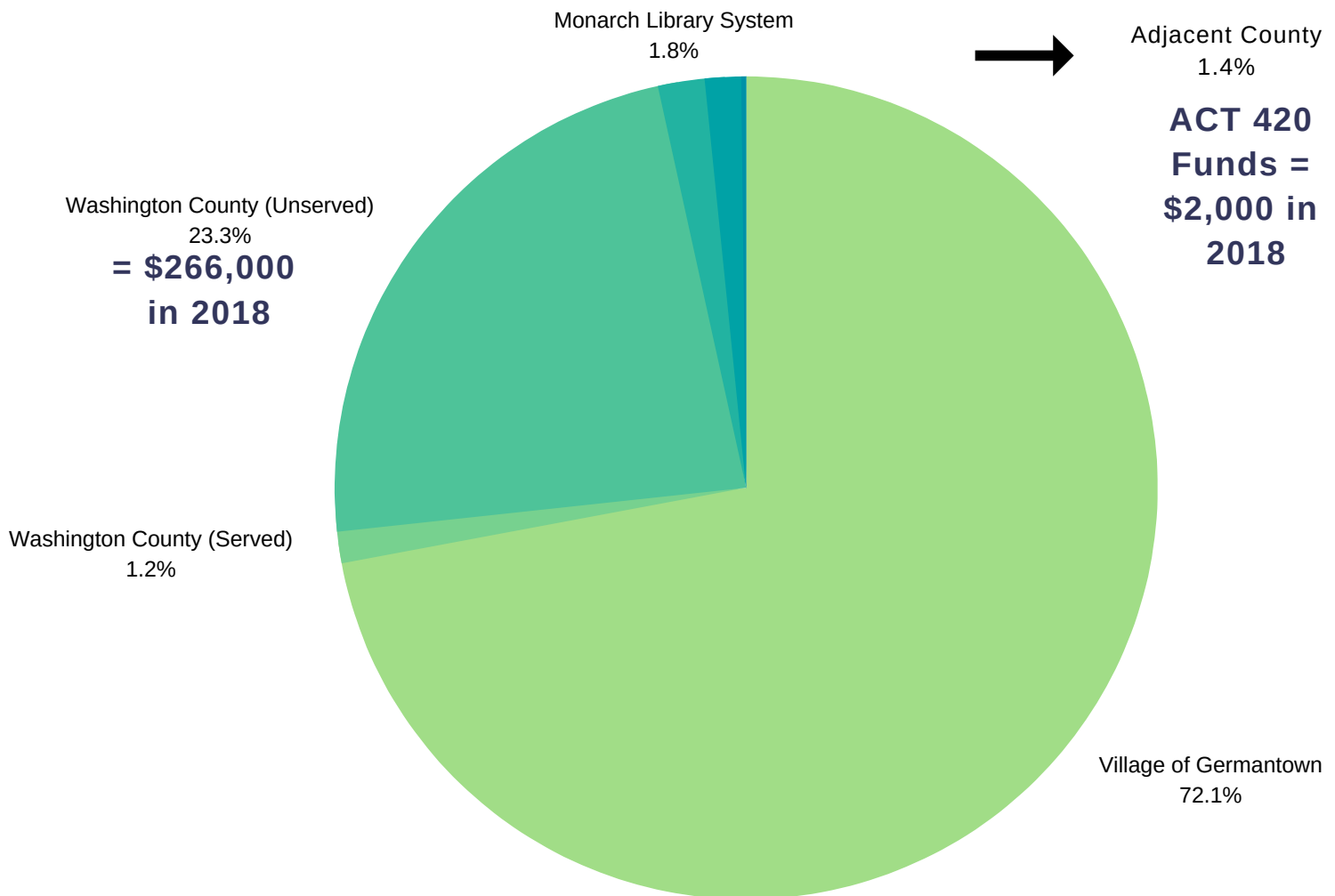


Magazine: 3,000

*Estimated Amounts to the Nearest \$1,000

Physical Circulation to Residents vs. Nonresidents

Village of Germantown	210,050	72.1%
Washington County (served: City of West Bend, City of Hartford, Village of Slinger, Village of Kewaskum)	3,606	1.2%
Washington County (non-served: Town of Germantown, Village of Richfield, Village of Jackson, Town of Jackson, Town of Erin, etc.)	67,793	23.3%
Monarch Library System	5,341	1.8%
Adjacent County	4,142	1.4%
State of Wisconsin	548	0.2%
Out of State	17	0.01%
	291,497	



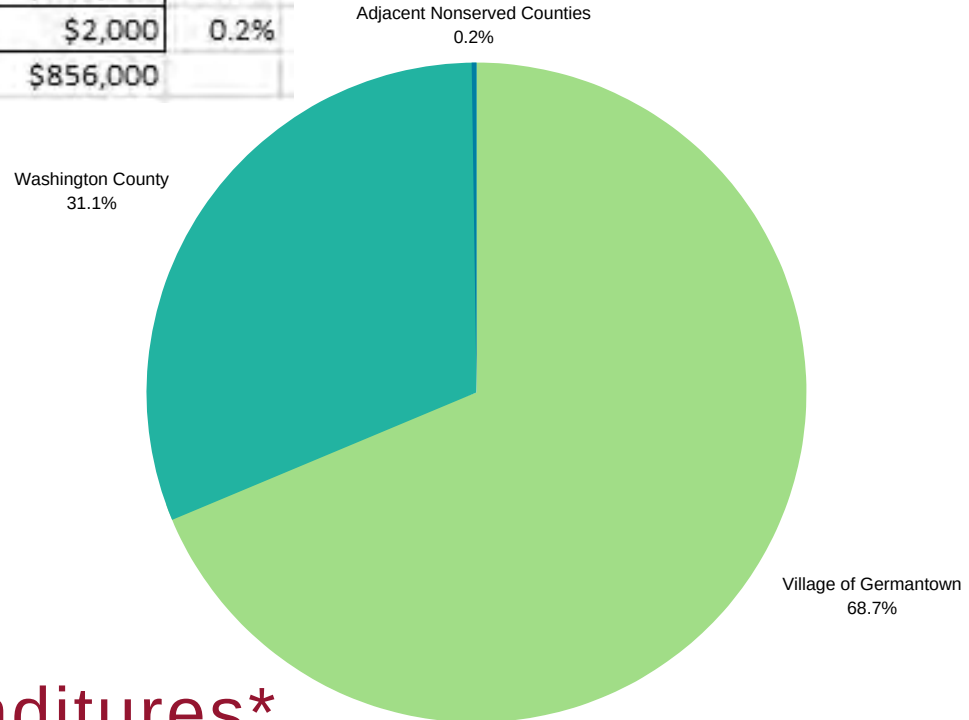
Served: municipality with a library
Non-served: municipality without a library

Funding

Operating Revenue*

Village of Germantown	\$588,000	68.7%
Washington County	\$266,000	31.1%
Adjacent Nonserved Counties	\$2,000	0.2%
	\$856,000	

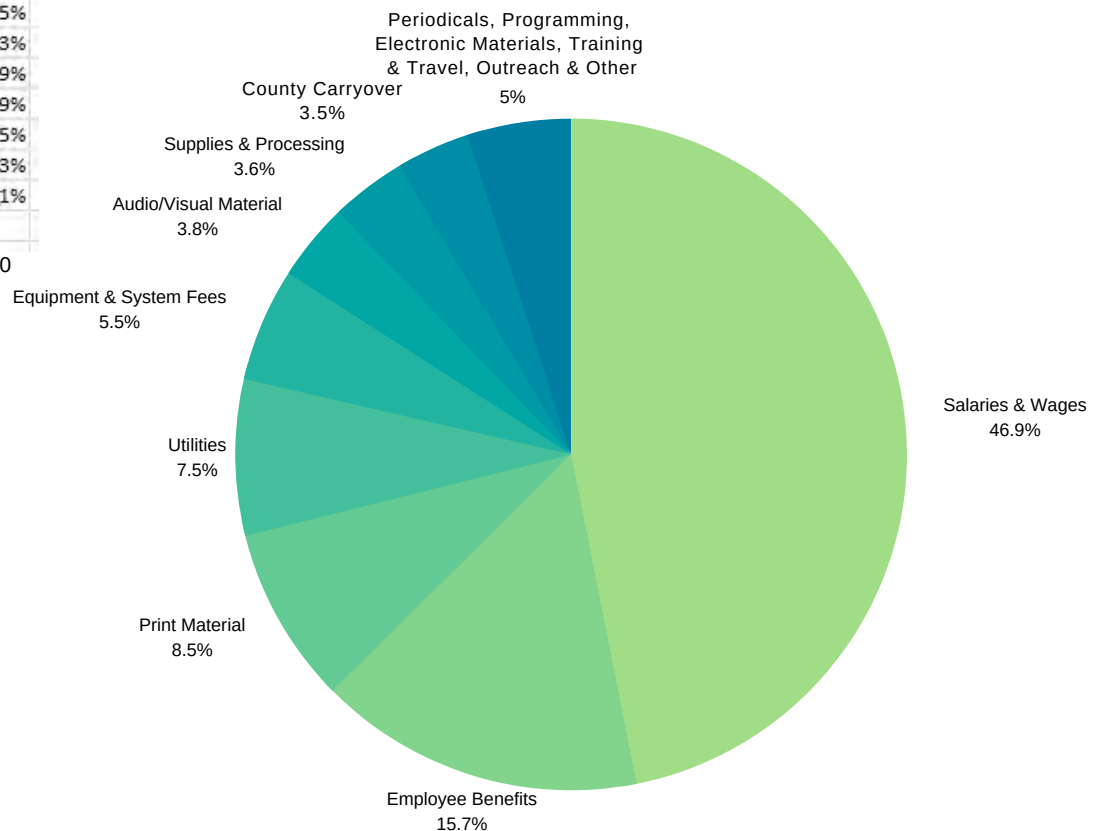
*Estimated Amounts to the Nearest \$1,000



Operating Expenditures*

Salaries & Wages	\$412,000	46.9%
Employee Benefits	\$138,000	15.7%
Print Materials	\$75,000	8.5%
Utilities	\$66,000	7.5%
Equipment & System Fees	\$48,000	5.5%
Audio/Visual Materials	\$33,000	3.8%
Supplies & Processing	\$32,000	3.6%
County Carryover	\$31,000	3.5%
Periodicals	\$11,000	1.3%
Programming	\$8,000	0.9%
Electronic Materials	\$8,000	0.9%
Training & Travel	\$4,000	0.5%
Outreach	\$3,000	0.3%
Other	\$10,000	1.1%
	\$879,000	

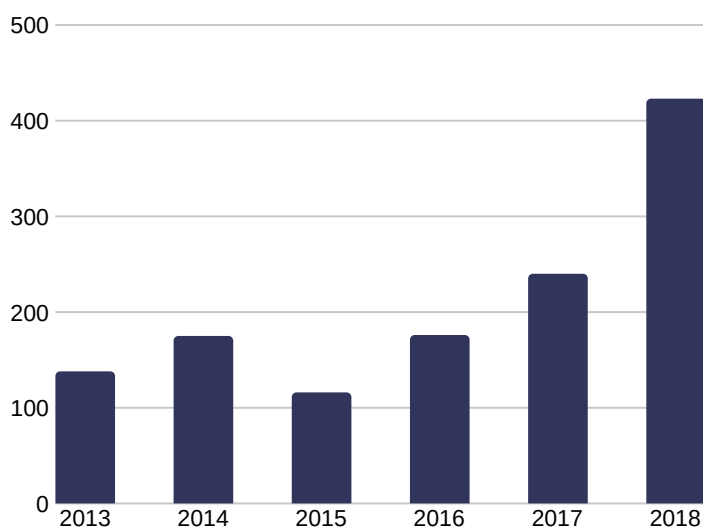
*Estimated Amounts to the Nearest \$1,000



Programs

Number of Programs Offered

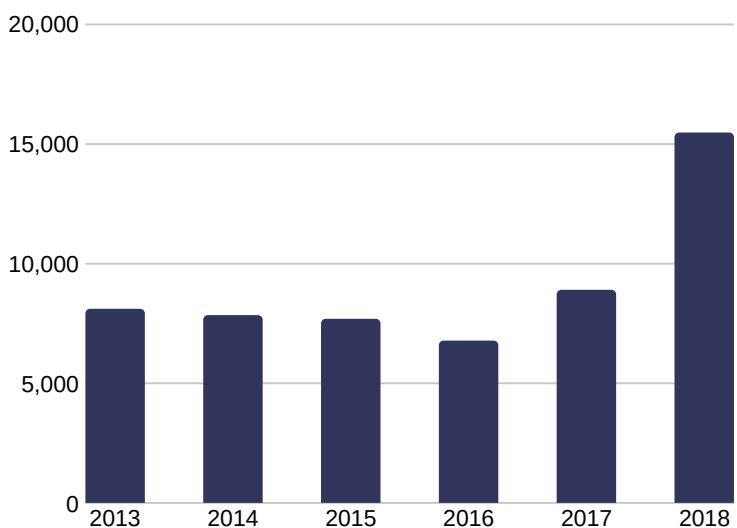
	2013	2014	2015	2016	2017	2018
Children (0-11)	107	161	102	142	150	243
Young Adult (12-17)	18	1	1	6	0	8
Adult (18+) & All Ages	12	12	12	27	89	171
Total	137	174	115	175	239	422



76.6%
increase in
2018

Total Program Attendance

	2013	2014	2015	2016	2017	2018
Children (0-11)	7,376	7,693	7,435	6,387	7,837	9,748
Young Adult (12-17)	601	14	120	54	0	180
Adult (18+) & All Ages	96	101	99	302	1,030	5,514
Total	8,073	7,808	7,654	6,743	8,867	15,442



74.2%
increase in
2018

Programs

The Wisconsin Department of Public Instruction defines a program as "a planned event scheduled by the library for a specific date and time, which introduces the group attending to any of the broad range of library services or activities which directly provides information to participants."

In 2018, the number of programs offered increased by 76.6% to 422 and the total attendance increased by 74.2% to over 15,000. Some examples of new programs included Memory Cafés, Discovery Academy, movie showings, computer literacy classes, and outreach events. All programs are offered at no cost to patrons and are primarily funded by donations. Programs at the Germantown Community Library in 2018 included:



Storytime

The library offers 4 weekly storytimes that include stories, movement, and music. Beginning in summer, we added a 9:30 a.m. session doubling our storytime offerings. Additional storytime sessions included Summer Saturday storytime and evening storytime in fall. We typically see 20-40 people at each storytime.



Youth Program Sessions

The library offered several children's program sessions throughout the year that meet each week for a period of 4 to 8 weeks. These included Read to Rover, Discovery Academy, Recorder Club, and a Coding Club. Craft Circle was also held once a month for all ages.



Thursday Performers

For eight weeks during the summer, the library offers two showings of hired performers. This year's line-up included juggling with Sean Emery, the Soda Pups dog show, and the Schlitz Audubon Nature Center. The total attendance for this program was over 2,000 people.



Special Youth Programs

The library offered a variety of special programs during the year. Some examples included a Frozen Party, Dr. Seuss Day, local author visits, storytime with the Milwaukee Ballet, and Grinch-mas. The library also participated in two system-wide events with the Monarch Library system. Attendance ranged from 60 to 400 people at each event.



Movies

In May 2018, we began to offer showings of movies. Some examples included an August series, monthly movies, and interactive movies for families.

Programs



Adult Book Groups

The library hosts 6 monthly book groups (1 new in 2018) that read a variety of genres. Attendance typically ranges from 4 to 16 people. Free coffee and hot chocolate are provided by the Friends of the Library.



Computer Literacy Classes

In 2018, the library partnered with other libraries in Washington County to provide monthly tablet programs called Tablet Tuesdays. Germantown provided classes on searching the Monarch catalog, coding, and genealogy.



Memory Cafes & Dementia Programs

In 2018, the library partnered with libraries in Waukesha County for monthly Memory Cafes - programs for those with memory loss and their caregivers. At the 3 cafes offered in Germantown, attendance ranged from 24 to 28 people. We also offered several informational programs through the Alzheimer's Association.



Special Adult Programs

The library is able to offer adult programs at least once a month. Topics included the history of spices, the Vietnam War, straw bale gardening, Monarch butterflies, and a performance by the Ancora String Quartet. Attendance was between 6 to 68 people and all programs concluded with a reception and refreshments.



Friends of the Library Programs

The Friends of the Library host an Annual Art Contest and Purchase Award Contest every October. This year's speaker was former garage band *Mourning Dayze*. The Friends also host a Holiday Book & Basket Sale in December and a Book Sale in March.



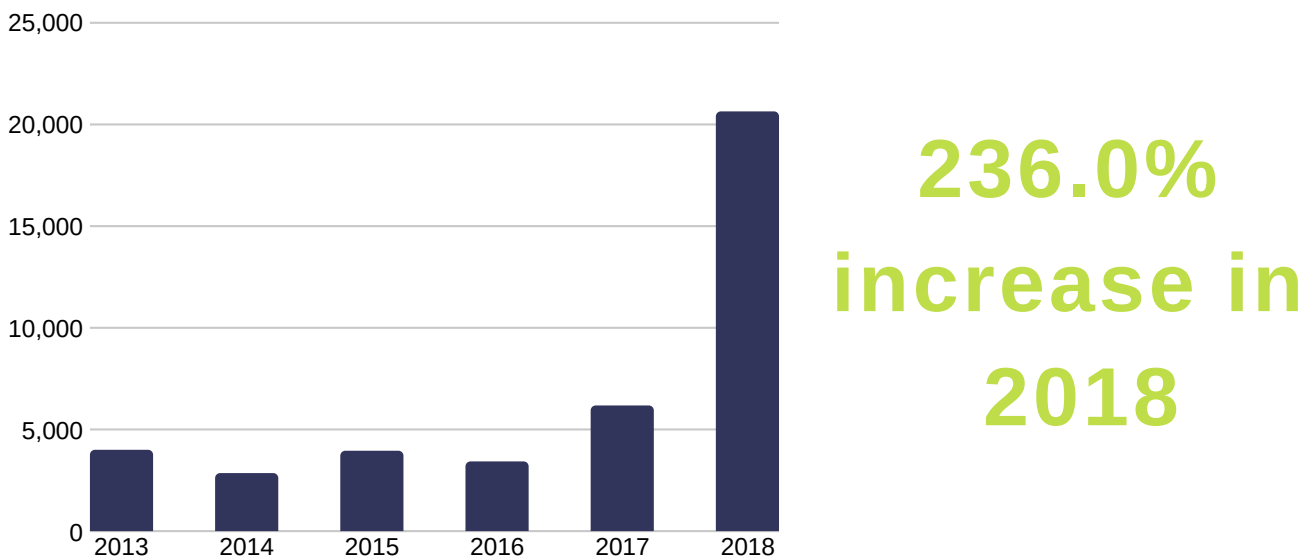
Outreach Programs

The Germantown Community Library participated in several outreach programs in 2018. Some examples of events we attended include the Village 4th of July festival, Richfield Days, NAC Night, Taste of Germantown, and Community Band Concerts. We also provided a number of services at schools and daycares and fund an Outreach Librarian through Washington County to provide services for local senior and assisted living facilities.

Drop-In Activities

Total Drop-In Activity Participation

	2013	2014	2015	2016	2017	2018
Children (0-11)	2,540	2,713	2,688	2,645	3,364	14,315
Young Adult (12-17)	1,408	1,089	1,213	731	921	1,366
Adult (18+) & All Ages	0	0	0	0	1,843	4,910
Total	3,948	3,802	3,901	3,376	6,128	20,591



2018 Summer & Winter Reading Programs

SUMMER

Children (0-11):

1,306 Participants (+16.4%)

5,660 Logs (+280.9%)

Young Adult (12-17):

126 Participants (+17.8%)

1,127 Logs (+23.0%)

Adult (18+):

168 Participants (+43.6%)

1,370 Logs (+106.6%)

WINTER (new in 2018)

Children (0-11):

379 Participants

703 Logs

Young Adult (12-17):

55 Participants

122 Logs

Adult (18+):

804 Participants

1,370 Logs

Drop-In Activities

The Wisconsin Department of Public Instruction defines a Drop-In Activity as "a planned, independent activity available for a definite time period which introduces participating individuals to any of the broad range of library services or activities which directly provide information to participants." The goal of these activities is to provide patrons with activities to complete in the library in addition to traditional material checkout. It also offers options for those who may not be able to attend regularly scheduled programs. In 2018, the participation for drop-in activities increased by 236.0% and included over 20,000 participants.

The library worked hard to offer a variety of different drop-in programs for all ages throughout the year. In addition to our traditional reading program, our goal was to provide the community with activities that encouraged creativity, community, and library participation. This summer, we continued to see growth across all ages for our Summer Reading Program. Our theme this year was 'Libraries Rock' and focused on music. We also added a new Winter Reading program that ran through January and February of 2018.

Drop-in activities at the Germantown Community Library in 2018 included:

Summer Reading Program (all ages)

A record number of people participated in the 2018 Summer Reading Program - a 18.9% increase from last year. Children ages 0 through 6th grade completed a series of 5 reading logs and received additional logs for raffle prizes. Young Adults and Adults completed a raffle entry for each book that they read to be entered to win free gift certificates, books, and DVDs.

The children's program had a completion rate of 66.8%.

Across all age groups, a total of 8,157 logs were turned in throughout the summer. This was over double the amount in 2017.



Winter Reading Program (all ages)

New in 2018, the Winter Reading Program encouraged patrons to read and visit the library in January through February - typically slow periods for general library use. A total of 1,238 people participated in the program and 2,195 logs were turned in. Children completed a Bingo card and then were able to fill out additional raffle tickets. Young adults and adults filled out an entry for every 3 items that were checked out to enter to win a variety of gift cards.



Drop-In Activities



Baby Lifelong Learning Welcome Bag

Starting in September 2017, this is a free bag for newborns to 12-month-olds containing a board book, bib, baby hat, and library and early literacy information. This program is 100% funded by the Friends of the Germantown Community Library. The library gave out over 40 bags in 2018.



1000 Books Before Kindergarten

This free program is geared for children 0-5 years. It encourages parents and caregivers to read 1000 books with their child before they enter Kindergarten and includes suggestions on early literacy activities. Children are encouraged to track their progress and return to the library every time they read 100 books. In 2018 over 80 children signed up for the program.



Youth Activity Table

A table in the Youth Services Area provides the library's youngest patrons with coloring pages and simple crafts to complete when they visit the library. The library also adds to this table with seasonal crafts or activities during the holidays or special events.



Young Adult & Adult Activity Table

A table near the Reference Desk provides adults and young adults with coloring pages and a community puzzle. A new puzzle is completed every 2 to 3 weeks.



Wishing Tree

In December, a Wishing Tree was placed in the lobby of the library. Patrons could list items they wanted added to the library collection or new programs or services that they would like to see at the library. We received over 150 suggestions.



Additional Drop-In Activities for All Ages

Additional drop-in activities included open voting for the Friends Art Contest, scavenger hunts, checkout clubs, a Baby Hat Drive for the CLICK for Babies Campaign, a Wisconsin Reads program, and a variety of raffle baskets offered throughout the year.

Highlighted Projects

Database Management & Technology

January: Gale Courses added
 January: Database clean up of 25+ years of data and editing of fines & fee notices
 April: Pronunciator foreign language database added
 July: Launch of Monarch2Go app
 September: Added receipt printers in all work areas

Programming, Outreach & Marketing

January: Joined Wild Plum Library Memory Project
 January: New Winter Reading Program for all ages
 March: New marketing display panels and organization of material
 September: New print marketing brochure for 4-month periods
 2018: Participated in 20 community events through outreach programs

Collections

January: New Children's & Young Adult Spanish Collections
 January: New Children's & Young Adult Graphic Novel Collections
 May: Re-processing and new shelf location for CD + Book Kit Collection

Building

February: Phase 1 of 2 of painting completed
 June: New shelving labels in all collections
 September: Expanded Early Literacy Area to include benches, puzzle storage, tables, and a Lego table
 December: MOMS Club Germantown-West donor tree added

Staff & Training

January: Reorganized staff duties to create two part-time Youth Services Assistants
 March: Reorganized staff duties to create a part-time Circulation Manager position
 July: Harassment training for all staff
 July: Addition of Library Specialist position at the Circulation Desk
 August: Start of Position Analysis to reorganize library staff and workroom

Looking Ahead to 2019 & Beyond

2019: Completion of staff reorganization project and update job descriptions
 2019: Provide staff with increased opportunities for training and continuing education
 2019: Completion of Phase 2 of painting project and update furniture
 2019: Continue weeding & collection clean up in all areas
 2019: Expand technology through online registration and community reservation
 2019: Implement pre-processing options through material vendors
 2019: Continue to expand library resources, marketing, programs and outreach
 2019/2020: Strategic Planning
 2019/2020: Expand services, programming, and volunteering for young adults
 2019/2020: Implement open holds and self-checkout stations

RESOLUTION NO. 25-2019

RESOLUTION AUTHORIZING THE BORROWING
OF NOT TO EXCEED \$3,075,000; AND
PROVIDING FOR THE ISSUANCE AND SALE OF
GENERAL OBLIGATION PROMISSORY NOTES THEREFOR

WHEREAS, it is necessary that funds be raised by the Village of Germantown, Washington County, Wisconsin (the “Village”) for the purpose of paying the costs of 2019 capital improvements including road and park improvements and equipment acquisition (the “Project”) and there are insufficient funds on hand to pay said costs;

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

WHEREAS, villages are authorized by the provisions of Section 67.12(12) of the Wisconsin Statutes to borrow money and to issue general obligation promissory notes for such public purposes.

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

Section 1. Authorization of the Notes. For the purpose of paying the costs of the Project, there shall be borrowed pursuant to Section 67.12(12) of the Wisconsin Statutes, the principal sum of not to exceed THREE MILLION SEVENTY-FIVE THOUSAND DOLLARS (\$3,075,000) from a purchaser to be determined by subsequent resolution of this Village Board (the “Purchaser”).

Section 2. Sale of the Notes. To evidence such indebtedness, the Village President and Village Clerk are hereby authorized, empowered and directed to make, execute, issue and sell to the Purchaser for, on behalf of and in the name of the Village, general obligation promissory notes aggregating the principal amount of not to exceed THREE MILLION SEVENTY-FIVE THOUSAND DOLLARS (\$3,075,000)(the “Notes”).

Section 3. Award of the Notes. The Finance Director (in consultation with the Village’s financial advisor, Ehlers & Associates, Inc.) shall prepare or cause to be prepared an Official Notice of Sale and an Official Statement and take other actions necessary for the sale and award of the Notes on April 15, 2019.

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

Adopted and recorded this 18th day of March, 2019.

Dean Wolter
Village President

(SEAL)

ATTEST:

Deanna Braunschweig
Village Clerk

March 18, 2019

Pre-Sale Report for

Village of Germantown, Wisconsin

\$3,075,000 General Obligation Promissory Notes,
Series 2019C

Village of



Germantown

Prepared by:

Philip Cosson, CIPMA
Senior Municipal Advisor

Maureen Holsen, CIPMA
Municipal Advisor

Executive Summary of Proposed Debt

Proposed Issue:	\$3,075,000 General Obligation Promissory Notes, Series 2019C
Purposes:	The proposed issue includes financing for the Village's 2019 Capital Projects. Debt service will be paid from ad valorem property taxes.
Authority:	The Notes are being issued pursuant to Wisconsin Statute(s): 67.12(12) The Notes will be general obligations of the Village for which its full faith, credit and taxing powers are pledged. The Notes count against the Village's General Obligation Debt Capacity Limit of 5% of total Village Equalized Valuation. Following issuance of the Notes, the Village's total General Obligation debt principal outstanding will be \$33,535,000, which is 25% of its limit. Remaining General Obligation Borrowing Capacity will be approximately \$101,403,830.
Term/Call Feature:	The Notes are being issued for a term of 10 years. Principal on the Notes will be due on March 1 in the years 2020 through 2029. Interest is payable every six months beginning March 1, 2020. The Notes will be subject to prepayment at the discretion of the Village on March 1, 2027 or any date thereafter.
Bank Qualification:	Because the Village is expecting to issue no more than \$10,000,000 in tax exempt debt during the calendar year, the Village will be able to designate the Notes as "bank qualified" obligations. Bank qualified status broadens the market for the Notes, which can result in lower interest rates.
Rating:	The Village's most recent bond issues were rated by Moody's Investors Service. The current ratings on those bonds are "Aa2". The Village will request a new rating for the Notes. If the winning bidder on the Notes elects to purchase bond insurance, the rating for the issue may be higher than the Village's bond rating in the event that the bond rating of the insurer is higher than that of the Village.
Basis for Recommendation:	Based on our knowledge of your situation, your objectives communicated to us, our advisory relationship as well as characteristics of various municipal financing options, we are recommending the issuance of Notes as a suitable option based on: The expectation this form of financing will provide the overall lowest cost of funds while also meeting the Village's objectives for term, structure and optional redemption.

	• The Village having adequate General Obligation debt capacity to undertake this financing. • The nature of the projects being financed, which will not generate user or other fees, that could be pledged to secure a revenue obligation.
Method of Sale/Placement:	We will solicit competitive bids for the purchase of the Notes from underwriters and banks. We will include an allowance for discount bidding in the terms of the issue. The discount is treated as an interest item and provides the underwriter with all or a portion of their compensation in the transaction. If the Notes are purchased at a price greater than the minimum bid amount (maximum discount), the unused allowance may be used to reduce your borrowing amount.
Premium Pricing:	In some cases, investors in municipal bonds prefer “premium” pricing structures. A premium is achieved when the coupon for any maturity (the interest rate paid by the issuer) exceeds the yield to the investor, resulting in a price paid that is greater than the face value of the bonds. The sum of the amounts paid in excess of face value is considered “reoffering premium.” The underwriter of the bonds will retain a portion of this reoffering premium as their compensation (or “discount”) but will pay the remainder of the premium to the Village. For this issue of Notes, any premium amount received that is in excess of the underwriting discount and any capitalized interest amounts must be placed in the debt service fund and used to pay a portion of the interest payments due on the Notes. The amount of premium allowed can be restricted in the bid specifications. Restrictions on premium may result in fewer bids but may also eliminate large adjustments on the day of sale and unintended results with respect to debt service payment impacts. Ehlers will identify appropriate premium restrictions for the Notes intended to achieve the Village’s objectives for this financing.
Other Considerations:	The Notes will be offered with the option of the successful bidder utilizing a term bond structure. By offering underwriters the option to “term up” some of the maturities at the time of the sale, it gives them more flexibility in finding a market for your Notes. This makes your issue more marketable, which can result in lower borrowing costs. In the event that the successful bidder utilizes a term bond structure, we recommend the Village retain a paying agent to handle responsibility for processing mandatory redemption/call notices associated with term bonds.
Review of Existing Debt:	We have reviewed all outstanding indebtedness for the Village and find that there are no refunding opportunities at this time. We will continue to monitor the market and the call dates for the Village’s outstanding debt and will alert you to any future refunding opportunities.

Continuing Disclosure:	Because the Village has more than \$10,000,000 in outstanding debt (including this issue) and this issue is over \$1,000,000, the Village will be agreeing to provide certain updated Annual Financial Information and its Audited Financial Statement annually, as well as providing notices of the occurrence of certain reportable events to the Municipal Securities Rulemaking Board (the “MSRB”), as required by rules of the Securities and Exchange Commission (SEC). The Village is already obligated to provide such reports for its existing bonds and has contracted with Ehlers to prepare and file the reports.
Arbitrage Monitoring:	Because the Notes are tax-exempt obligations, the Village must ensure compliance with certain Internal Revenue Service (IRS) rules throughout the life of the issue. These rules apply to all gross proceeds of the issue, including initial bond proceeds and investment earnings in construction, escrow, debt service, and any reserve funds. How issuers spend bond proceeds and how they track interest earnings on funds (arbitrage/yield restriction compliance) are common subjects of IRS inquiries. Your specific responsibilities will be detailed in the Certificate with Respect to Arbitrage and Other Tax Matters prepared by your Bond Attorney and provided at closing. We recommend that you regularly monitor compliance with these rules and/or retain the services of a qualified firm to assist you.
Investment of and Accounting for Proceeds:	In order to more efficiently segregate funds for this project and maximize interest earnings, we recommend using an investment advisor, to assist with the investment of bond proceeds, until they are needed to pay project costs. The Village currently works with Ehlers Investment Partners as their investment advisor, a subsidiary of Ehlers, and is able discuss an appropriate investment strategy for these bond proceeds.
Other Service Providers:	This debt issuance will require the engagement of other public finance service providers. This section identifies those other service providers, so Ehlers can coordinate their engagement on your behalf. Where you have previously used a particular firm to provide a service, we have assumed that you will continue that relationship. For services you have not previously required, we have identified a service provider. Fees charged by these service providers will be paid from proceeds of the obligation, unless you notify us that you wish to pay them from other sources. Our pre-sale bond sizing includes a good faith estimate of these fees, but the final fees may vary. If you have any questions pertaining to the identified service providers or their role, or if you would like to use a different service provider for any of the listed services please contact us. Bond Counsel: Griggs Law Office LLC Paying Agent: Bond Trust Services Corporation, if term bonds Rating Agency: Moody's Investors Service

Proposed Debt Issuance Schedule

Pre-Sale Review by Village Board:	March 18
Conference with Rating Agency:	Week of April 1
Distribute Official Statement:	Week of April 8
Village Board Meeting to Award Sale of the Bonds:	April 15
Estimated Closing Date:	May 2

Attachments

Existing Base Case (p. 5)

Estimated Sources and Uses of Funds (p. 6)

Estimated Proposed Debt Service Schedule (p. 7)

Bond Buyer Index (p. 8)

Ehlers Contacts

Municipal Advisors:	Philip Cosson	(262) 796-6161
	Maureen Holsen	(262) 796-6170
Disclosure Coordinator:	Peter Curtin	(262) 796-6187
Financial Analyst:	Mary Zywiec	(262) 796-6171

The Preliminary Official Statement for this financing will be sent to the Village Board at their home or email address for review prior to the sale date.



Existing Debt Service Sources of Repayment and Levy Impact Analysis

Abatement Sources										Projected Rate Impact			
YEAR	General Obligation Debt	Bid Premium Deposit to General Fund	TID #4	TID #6	TID #7	TID #8	Impact Fee Transfer	Interest Income / Rounding	Total of All Sources	Tax Levy for Debt	Projected Equalized Value ¹	Net Tax Rate	YEAR
2018	4,500,516	(43,399)	(1,484,570)	(184,713)	(17,885)	(142,762)	(60,000)	(2,999)	(1,793,566)	2,706,950	2,479,116,200	1.09	2018
2019	4,256,098	(147,934)	(869,804)	(184,713)	(75,750)	(142,762)	(62,000)	(6,001)	(1,488,963)	2,767,135	2,586,720,000	1.07	2019
2020	4,361,614		(881,131)	(332,463)	(75,750)	(292,013)			(1,581,356)	2,780,258	2,664,321,600	1.04	2020
2021	4,422,474		(890,721)	(327,963)	(193,950)	(454,513)			(1,867,146)	2,555,328	2,744,251,248	0.93	2021
2022	3,099,291			(451,513)	(190,350)	(462,563)			(1,104,425)	1,994,866	2,826,578,785	0.71	2022
2023	2,876,895			(441,713)	(186,750)	(540,163)			(1,168,625)	1,708,270	2,911,376,149	0.59	2023
2024	2,684,735			(479,513)	(183,150)	(545,213)			(1,207,875)	1,476,860	2,998,717,433	0.49	2024
2025	2,436,450			(515,313)	(189,400)	(579,188)			(1,283,900)	1,152,550	3,028,704,608	0.38	2025
2026	2,151,515			(500,113)	(200,275)	(591,838)			(1,292,225)	859,290	3,058,991,654	0.28	2026
2027	1,916,333			(511,438)	(200,850)	(627,875)			(1,340,163)	576,170	3,089,581,570	0.19	2027
2028	1,641,438			(509,138)	(196,350)	(651,750)			(1,357,238)	284,200	3,120,477,386	0.09	2028
2029	1,495,893			(506,538)	(265,725)	(723,630)			(1,495,893)		3,151,682,160	0.00	2029
2030	1,554,194			(503,094)	(332,850)	(718,250)			(1,554,194)		3,183,198,982	0.00	2030
2031	1,565,825			(493,875)	(323,700)	(748,250)			(1,565,825)		3,215,030,971	0.00	2031
2032	1,523,600			(479,025)	(314,325)	(730,250)			(1,523,600)		3,247,181,281	0.00	2032
2033	1,480,675			(463,625)	(304,800)	(712,250)			(1,480,675)		3,279,653,094	0.00	2033
2034	1,156,838			(462,963)		(693,875)			(1,156,838)		3,312,449,625	0.00	2034
2035	699,344					(699,344)			(699,344)		3,345,574,121	0.00	2035
2036	679,031					(679,031)			(679,031)		3,379,029,862	0.00	2036
2037	682,906					(682,906)			(682,906)		3,412,820,161	0.00	2037
2038	660,969					(660,969)			(660,969)		3,446,948,363	0.00	2038
2039	0								0		3,481,417,846	0.00	2039
TOTALS	45,846,631	(147,934)	(4,126,226)	(7,347,706)			(122,000)	(9,000)	(26,984,755)	18,861,876			

NOTES:

¹ Assumes actual value in 2018 & 2019, and 3% growth in 2020- 2024, and 1% growth each year after



2019- 2025 Capital Financing Plan Sizing

PRESALE ESTIMATES

2019C

GO Notes

Projects

Capital Projects

3,010,000

Project Needs

3,010,000

Issuance Expenses

Municipal Advisor

20,500

Bond Counsel

12,500

Paying Agent If terms

850

Rating

12,500

Underwriter Fees

30,750

Total Funds Needed

3,087,100

Less Interest

(15,050)

Rounding

2,950

Size of Issue

3,075,000



Projected Impact of 2019 Proposed Projects



Existing General Obligation Debt Only

	Equalized Value Projection ¹	Total Payment (P&I)	Total Less Non Levy Revenues	Net Debt Service Levy	Debt Service Tax Rate
YEAR					
2018	2,479,116,200	4,500,516	(1,793,566)	2,706,950	1.09
2019	2,586,720,000	4,256,098	(1,488,963)	2,767,135	1.07
2020	2,664,321,600	4,361,614	(1,581,356)	2,780,258	1.04
2021	2,744,251,248	4,422,474	(1,867,146)	2,555,328	0.93
2022	2,826,578,785	3,099,291	(1,104,425)	1,994,866	0.71
2023	2,911,376,149	2,876,895	(1,168,625)	1,708,270	0.59
2024	2,998,717,433	2,684,735	(1,207,875)	1,476,860	0.49
2025	3,028,704,608	2,436,450	(1,283,900)	1,152,550	0.38
2026	3,058,991,654	2,151,515	(1,292,225)	859,290	0.28
2027	3,089,581,570	1,916,333	(1,340,163)	576,170	0.19
2028	3,120,477,386	1,641,438	(1,357,238)	284,200	0.09
2029	3,151,682,160	1,495,893	(1,495,893)		
2030	3,183,198,982	1,554,194	(1,554,194)		
2031	3,215,030,971	1,565,825	(1,565,825)		
2032	3,247,181,281	1,523,600	(1,523,600)		
2033	3,279,653,094	1,480,675	(1,480,675)		
2034	3,312,449,625	1,156,838	(1,156,838)		
2035	3,345,574,121	699,344	(699,344)		
2036	3,379,029,862	679,031	(679,031)		
2037	3,412,820,161	682,906	(682,906)		
2038	3,446,948,363	660,969	(660,969)		
TOTALS		45,846,631	(26,984,755)	18,861,876	

General Obligation Notes, \$3,075,000				Less Abatement	Total Projected Debt Service less abatements	Net Debt Service Levy	Annual Levy Change	Debt Service Tax Rate	YEAR
Dated 5/2/19				Impact Fees ³					
Prin (3/1)	Est. Rate ²	Interest	Total						
						2,706,950		1.09	2018
						2,767,135	60,184	1.07	2019
50,000	1.83%	86,954	136,954	(40,000)	96,954	2,877,212	110,077	1.08	2020
310,000	1.85%	61,913	371,913	(40,000)	331,913	2,887,241	10,029	1.05	2021
315,000	1.87%	56,100	371,100	(40,000)	331,100	2,325,967	(561,274)	0.82	2022
320,000	1.92%	50,083	370,083	(40,000)	330,083	2,038,353	(287,614)	0.70	2023
330,000	1.99%	43,728	373,728	(40,000)	333,728	1,810,588	(227,766)	0.60	2024
335,000	2.10%	36,927	371,927	(20,000)	351,927	1,504,477	(306,111)	0.50	2025
340,000	2.18%	29,703	369,703	(20,000)	349,703	1,208,993	(295,484)	0.40	2026
350,000	2.30%	21,972	371,972	(20,000)	351,972	928,142	(280,851)	0.30	2027
360,000	2.41%	13,609	373,609	(20,000)	353,609	637,809	(290,333)	0.20	2028
365,000	2.54%	4,636	369,636	(20,000)	349,636	349,636	(288,174)	0.11	2029
									2030
									2031
									2032
									2033
									2034
									2035
									2036
									2037
									2038
3,075,000		405,624	3,480,624	(300,000)	3,180,624	22,042,500			TOTALS

Notes

¹ Assumes actual value in 2018 & 2019, and 3% growth in 2020- 2024, and 1% growth each year after

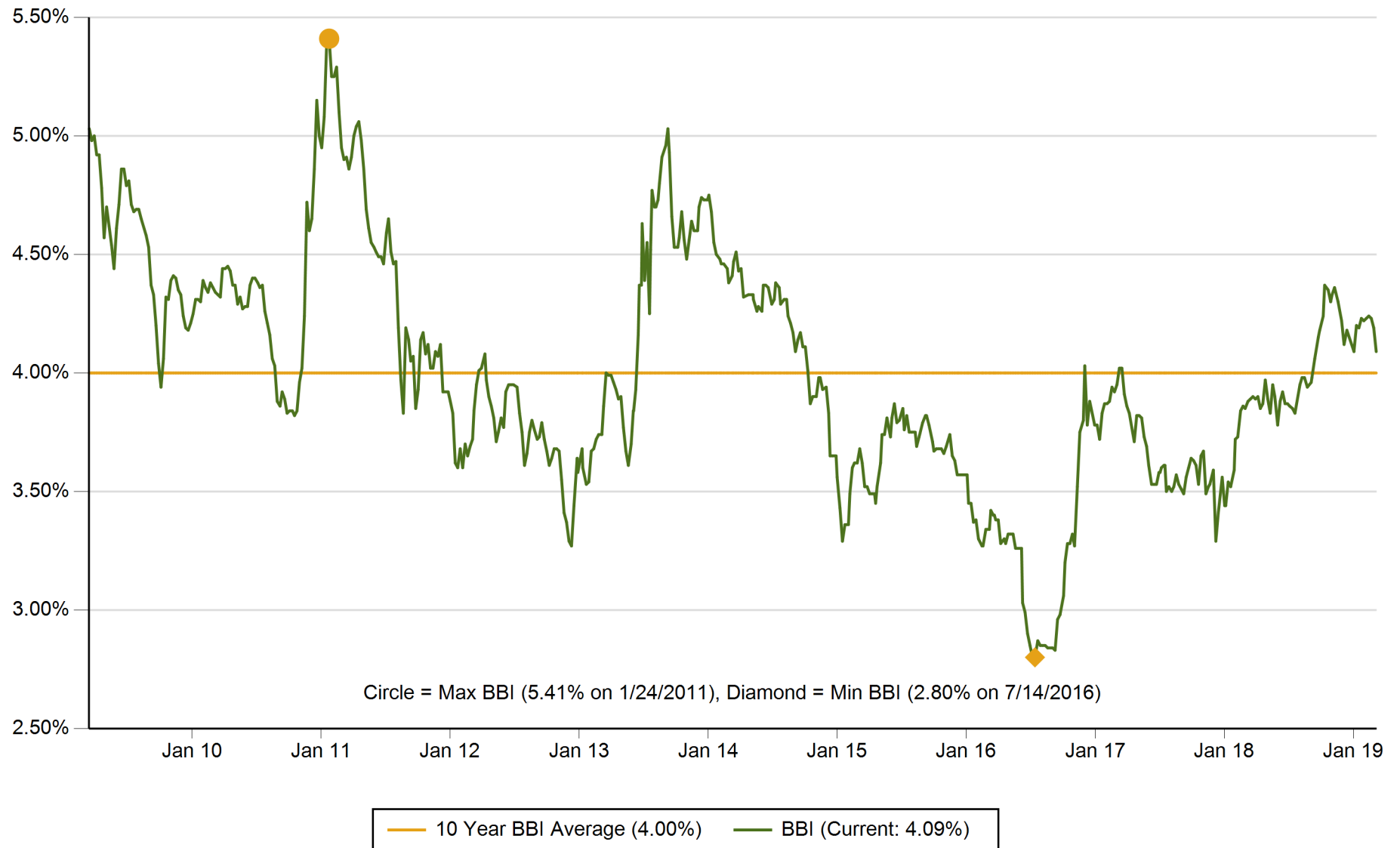
² Assumes rate scale with a "AA" 3/4/19 sale + .25 in 2019.

³ Estimated application of Impact Fees.

PRESALE ESTIMATES

10 YEAR TREND IN MUNICIPAL BOND INDICES

Weekly Rates March, 2009 - March, 2019



The Bond Buyer "20 Bond Index" (BBI) shows average yields on a group of municipal bonds that mature in 20 years and have an average rating equivalent to Moody's Aa2 and S&P's AA.

Source: The Bond Buyer

