

Revised

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

MEETING: REGULAR MEETING OF THE VILLAGE BOARD

DATE AND TIME: MONDAY, AUGUST 19, 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.

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

Please be advised per §19.84(2), information will be received from the public. It is the policy of this municipality that there be a three (3) minute time period, per person, with time extension per the Chief Presiding Officer's discretion; be further advised that there may be limited discussion on the information received, however, no action will be taken under public comments. (15 minutes)

VII. **CONSENT AGENDA:**

- A. Approval of Minutes: August 5, 2019 Regular Village Board Meeting.
- B. Accounts payable/payroll
 - 1. August 6, 2019 Payroll (Hourly) \$ 274,834.75
 - 2. August 10, 2019 Accounts Payable \$ 1,240,847.35
 - 3. August 15, 2019 Payroll (Salary) \$ 109,908.81
- C. Operator's Licenses: Genevieve LaLonde, Julie Vicenzi, Kevin Walker.
[Recommended]

VIII. **PUBLIC HEARING:**

- A. Gehl Foods, LLC, Agent for AGNL Dairy LLC, Property Owner of N116 W15970, N116 W16060, N116 W16076 & N116 W16150 Main Street & W160 N11736 Crusader Court. Rezoning Application to Create a Planned Development District (PDD) and Rezone 17.36 acres from the B-3: General Business & M-1: Limited Industrial District into the Planned Development District (PDD). (Public Hearing Only.)

- B. Veridian Homes LLC, Agent for the Germantown School District, Property Owner – N104 W14942 Donges Bay Road, GTNV 263-988. Application to Rezone 14.7 Acres from A-2: Agricultural to Rs-5: Single-Family Residential Zoning District for a 24-Lot Residential Development.
- C. Matthew & Michelle Stephan, Property Owners of 19.8-Acres on Rockfield Road ½ Mile West of Goldendale Road. Application to Rezone 19.8 Acres from A-2: Agricultural & Rs-1: Single-Family Residential to the A-1: Agricultural Zoning District.

IX. OLD BUSINESS:

- A. **Ordinance 11-2019** to Rezone from the A-2: Agricultural Zoning District to the Rs-5: Single-Family Residential Zoning District to develop a 24-lot single family residential subdivision – Veridian Homes, Agent for the Germantown School District, N104 W14942 Donges Bay Road (approximate) 14.7 Acres, Tax Key GTNV 263-988.

X. NEW BUSINESS:

- A. **Resolution 50-2019**, Authorizing the Redemption of the Village of Germantown Series 2010A, General Obligation Refunding Bonds and Series 2012A General Obligation Promissory Notes.
- B. **Ordinance 12-2019**, to Rezone 19.8 Acres from A-2: Agricultural & Rs-1: Single-Family Residential to the A-1: Agricultural Zoning District - Matthew & Michelle Stephan, Property Owners of 19.8-Acres on Rockfield Road ½ Mile West of Goldendale Road.
- C. Final Subdivision Plat for a 37-Lot Single-Family Residential Subdivision (Harvest Hills) for Baudhuin Surveying & Engineering, Agent for Top Leaf Development LLC, Harvest Hills Subdivision LLC & Alan & Lynda Luther, Property Owners of 107 Acres South of Freistadt Road, North of Elm Lane and West of Wasaukee Road.

XI. ADJOURNMENT.

The next regular meeting of the Village Board will be on Monday, September 16, 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
August 5, 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, Myers, Warren, Wing, and Zabel. Trustee Miller absent excused. Also present: Administrator Kreklow, Clerk Braunschweig, Attorney Sajdak, Director Rath, Director Retzlaff, Director Schroeder, Director Ratayczak, Manager Tucker, and Intern Andrew Martin.

PLEDGE OF ALLEGIANCE:

PRESIDENT'S REPORT:

Nothing to Report.

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

Trustees provided information on upcoming meeting dates and times.

Trustee Hughes reminded everyone of National Night Out on August 6, 2019.

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

Brian Dolk of Germantown came to the podium and requested an ordinance restricting unmanned, unregistered drones.

Joletta Kerpan, Winnebago Circle, Hubertus, on behalf of the Germantown Kiwanis, came to the podium to thank everyone for attending the Taste of Germantown. She thanked the Village Departments and Trustees and volunteers.

Brian Dolk of Germantown came to the podium a second time and read a prepared statement. He requested the suspension of work permitted at the Kinderburg Site and indefinitely suspend Veridian Homes rezoning. He requested the suspension until all investigations into the alleged potential unethical and criminal wrong doing by Veridian Homes and School Board are complete. He spoke against the Veridian Homes development and School Board. He continued that if the hearings are not suspended he will file complaints with outside agencies.

Village Administrator reported that to his knowledge there are no investigations or reviews of the school district or Veridian Homes at this point. There is room for differences of opinion on the development of Veridian Homes and rezoning. There can be criticism of the processes for notifications. Internally we have reviewed notifications and are doing a better job communicating with the public. To his knowledge there have been no violations of code of ethics or legal standards. This is true for school board as well. Individuals are encouraged to continue to have interest and raise concerns and air them. From what he has seen and observed he has not seen anything that would rise to the level of ethics violation.

CONSENT AGENDA:

- A. Approval of Minutes: July 15, 2019 Regular Village Board Meeting.
 - B. Accounts payable/payroll
 - 1. July 15, 2019 Payroll (Salary) \$ 109,882.96
 - 2. July 23, 2019 Payroll (Hourly) \$ 264,594.91
 - 3. July 25, 2019 Accounts Payable \$ 986,743.47
 - 4. July 31, 2019 Payroll (Salary) \$ 109,121.32
 - 5. July 31, 2019 Accounts Payable \$ 30,472.92
 - C. Operator's Licenses: Afia Allen, Amy Boehler, Mary Buck, Jareth Cardenas, Stephen Hamilton, Matthew Jones, Katelyn Kaad, Austin Luszak, Adam Maciejczak, Samantha Schreiner, Lisa Turchi, Courtney Ziegelbauer. [Recommendation Forthcoming]
 - D. Operator's License: Micheal O'Brien - Rhodes [Recommended Denial Forthcoming]
- The following items were forwarded from **Public Works** with a unanimous recommendation.
- E. Resolution 49-2019, Developer Agreement – Heritage Park North Subdivision.
 - F. Wastewater Utility - Service Body with Crane Purchase from Olson Trailer and Body in an amount not to exceed \$42,436.
 - G. Change Order – Fahrner Asphalt Sealcoat Contract in an amount not to exceed \$45,500, to include the micro surfacing of Willow Creek Road from Amy Belle Road to Appleton Avenue.

MOTION (Baum/Myers) to approve Consent Agenda Items A-G, except D. Myers and Hughes requested to pull Item D. Roll Call Vote Carried Unanimously.

D. Operator's License: Micheal O'Brien - Rhodes [Recommended Denial Forthcoming]

MOTION (Hughes/Myers) to Approve the Operator's License Micheal O'Brien – Rhodes. Motion carried unanimously.

OLD BUSINESS:

None.

PUBLIC HEARING:

None.

NEW BUSINESS:

Class "B" Fermented Malt Beverage and Class C Liquor License, August 5, 2019 – June 30, 2020, for Old Germantown LLC, W148N12696 Pleasant View Drive, Scott and Georgene Sommer, Owners.

Premise license approvals are conditional upon completion of all documentation, compliance of all code violations/permits/ requirements and monies owed to the village paid prior to issuance of licenses in addition to any other conditions noted.

MOTION (Baum/Myers) to Approve Class "B" Fermented Malt Beverage and Class C Liquor License, August 5, 2019 – June 30, 2020, for Old Germantown LLC, W148N12696 Pleasant View Drive, Scott and Georgene Sommer, Owners. Premise license approvals are conditional upon completion of all documentation, compliance of all code violations/permits/ requirements and monies owed to the village paid prior to issuance of licenses in addition to any other conditions noted. Motion Carried Unanimously.

Temporary Outside Premise Extension Request, Gamroth's Kuhburg Junction, W140N10385 Fond du Lac Avenue, August 10, 2019 3 PM – 10 PM. Backyard Area with Tent and Smoking Area for Pig Roast Party with Outdoor Serving Station.

MOTION (Kaminski/Baum) to Approve Temporary Outside Premise Extension Request, Gamroth's Kuhburg Junction, W140N10385 Fond du Lac Avenue, August 10, 2019 3 PM – 10 PM. Backyard Area with Tent and Smoking Area for Pig Roast Party with Outdoor Serving Station. Motion Carried Unanimously.

Change of Agent, Kristi O'Connor, Pick n Save #357. N112W16200 Mequon Road.

MOTION (Baum/Kaminski) to Approve Change of Agent, Kristi O'Connor, Pick n Save #357. N112W16200 Mequon Road. Motion Carried Unanimously.

Change Order – Dielectric Utilities to Kruczek Construction in an amount not to exceed \$872,494 for the Extension of Public Sanitary Sewer and Watermain.

MOTION (Myers/Kaminski) to Approve Change Order – Dielectric Utilities to Kruczek Construction in an amount not to exceed \$872,494 for the Extension of Public Sanitary Sewer and Watermain. Zabel questioned if the extension was part of the original TID 8 project. Administrator Kreklow clarified that the TID Plan did not detail specific streets; however, it did include the line item. This was not discussed during the review of the TIF proposal. Administrator Kreklow reported that the financial advisor had agreed that we can adjust within the overall TID as the extension is acceptable within the TID Plan. Roll Call Vote Carried. Zabel voted no.

MOTION (Baum/Myers) to Suspend the Rules and take items out of order to Item F. Motion Carried Unanimously.

Germantown Business Development Loan Pool Application – Stix Golf Entertainment. The Village Board May Convene Into Closed Session Per Wi. 19.85(1)(E) Deliberating Or Negotiating The Acquisition Of Public Property, The Investing Of Public Funds, Or Conducting Other Specified Public Business, Whenever Competitive Or Bargaining Reasons Require A Closed Session And May Re-Enter Open Session To Take Such Action As It Deems Appropriate.

The Village Board did not go into Closed Session for this item.

MOTION (Myers/Hughes) to Approve Germantown Business Development Loan Pool Application – Stix Golf Entertainment. The Village is not Financially Responsible for the loan. This is not out of the Village of Germantown Budget. Roll Call Vote Carried Unanimously.

Tourism Commission Presentation – Andrew Martin.

Administrator Kreklow introduced Intern Andrew Martin. Intern Martin reviewed different Tourism Commissions in the State and their Organization and Structure and the use of room tax.

Martin reviewed the State Law and Structure of the Room Taxes. He reviewed how Germantown is unique and has been grandfathered in because the Room Tax has been in place for a longer period of time. Germantown retains more than 30% of room tax money for the general fund.

Martin reviewed the comparisons of other case study communities. Middleton, Wauwatosa, and West Allis were reviewed in depth.

Martin concluded with recommendations for the Germantown Tourism Commission. He recommended that the Tourism Commission provide brief quarterly reports to the Village Board, develop and adopt an annual budget, and have well defined vision and goals that are aligned with the Village Board.

Intergovernmental Agreement with the Germantown School District for the Use of Facilities for Park and Recreation Programs. The Village Board May Convene into closed session per Wis. Stats. §19.85 (1) (e) For the Purpose of Deliberating or negotiating the contract, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session and may convene into open session to take such action as it deems appropriate; and,

The Village Attorney Sajdak advised that the Village Board did not have to go into closed session.

The Village Board did not go into Closed Session for this item.

Administrator Kreklow gave an overview of the item. He started with background and history that the prior intergovernmental agreement expired last August. We have operated without an agreement for approximately one year. Recently in Early June a Proposed Intergovernmental Agreement was drafted by the School District Staff. The Village Board voted to agree to that draft.

The School District Superintendent communicated with the Village Administrator that the School Board voted to hold the Intergovernmental Agreement until there is resolution to the Donges Bay, Veridian Home Proposal.

Additionally, the School District changed policy regarding the priority for the Village Park and Recreation Programs. Previously, the Village Recreational Programs were a second priority behind the School District. The School District has now bumped the Village priority to a three, except for Kids Klub Programs which remains in the second priority level.

The fall and winter programs have been published. Administrator Kreklow has requested that a disclaimer be added to registrations for programs at the school, that we cannot guarantee that the program will be offered as it is dependent on the School District.

President Wolter commented that it was the understanding that we were dealing with a final draft. Concessions were made.

Discussion ensued of the Kennedy School Gym Floor. The previous agreement allowed for the refinishing of the Kennedy School Gym Floor. Administrator Kreklow reported that the School District does not have access to the funds. It was part of the previous agreement.

Discussion ensued that the programs are for the benefit of the residents.

Discussion ensued that the Village has reached out to the School District inviting the School District to Joint meetings. The School District rejected the meetings.

Director Schroeder commented that the Park and Recreation Commission recently voted to increase some of the program fees. Registration for the programs start on Monday.

On a typical year the scheduling request for facilities is made prior to July 1st understanding that there may be adjustments. There could be impacts with scheduling. There will be communication with the families. Village Staff is cooperating with School Staff.

Motion (Zabel/Baum) Postpone any action on the Intergovernmental Agreement until the Staff and School District provide an acceptable agreement. Motion Carried Unanimously.

Notice of Claim to the Village of Germantown from the Germantown School District. 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.

Discussion started in open session. The Clerk's Office was served with the Claim on August 1. The Claim has been sent to the insurance. The insurance has not yet responded.

The Claim is in regard to the rezoning of the School District Property and the Veridian home proposal. The rezoning is scheduled to return to the Plan Commission on August 12th and Village Board on August 19th.

There is a timeframe in place to respond to the claim. The costs to the claim were discussed. Basically, the papers are served to the Village of Germantown Residents.

Brandy Peterson of Windsong came to the podium. She questioned how much the School Board is wanting for property. She has emailed the School Board Members. She would like a community pool and recreation center.

MOTION (Baum/Myers) to go into closed session and include the Village Board, Village Attorney, Administrator Kreklow, Director Retzlaff, and Clerk Braunschweig at 8:21 p.m. Roll Call Vote Carried Unanimously.

The Village Board reconvened to open session at 8:55 p.m.

ADJOURNMENT.

ADJOURNMENT: There being no further business, the meeting adjourned at 8:55 p.m.

The next regular meeting of the Village Board will be on Monday, August 19, 2019 at 7:00 p.m.

Respectfully Submitted,
Deanna B. Braunschweig, WCMC/CMC
Village Clerk

NOTICE OF PUBLIC HEARING VILLAGE OF GERMANTOWN

NOTICE is hereby given that a public hearing will be held by the Village of Germantown Plan Commission and Village Board at the Germantown Village Hall located at N112 W17001 Mequon Road, Germantown, Wisconsin on the following dates and times noted below (or soon thereafter):

PLAN COMMISSION: Monday, August 12, 2019 at 6:30 p.m.

VILLAGE BOARD: Monday, August 19, 2019 at 7:00 p.m.

The purpose of said hearings is to hear any and all parties, their attorneys or agents, for or against the application(s) filed to: (1) create a Planned Development District (PDD) Zoning District for the property described below with an underlying M-1: Limited Industrial Zoning District; and (2) Rezone the property described below from the B-3: General Business Zoning District and M-1: Limited Industrial Zoning District to the newly created M-1 PDD: Limited Industrial Zoning District:

Applicant: Gehl Foods, LLC, Agent for AGNL Dairy LLC, Property Owner

Property: A total of 17.36 acres comprised of N116 W15970 Main Street (Tax Key: GTNV 221-964-001), N116 W16060 Main Street (Tax Key: GTNV 221-057), N116 W16076 Main Street (Tax Key: GTNV 221-056), N116 W11736 Crusader Court (Tax Key: GTNV 221-963), N116 W16150 Main Street (Tax Key: GTNV 221-091)

Main Street Plant:

Address: N116 W15970, N116 W16060 and N116 W16076 Main Street

Tax Parcels: GTNV 221-964-001, GTNV 221-056, GTNV 221-057

Legal Description: Outlot 19 and 20 of Assessor's Plat and Lot 1 CSM 6802 in the Northeast ¼ of Section 22, Town 9 North, Range 20 East, in the Village of Germantown, Washington County, Wisconsin. Parcel Area: 9.51 acres

Crusader Court Plant:

Address: N116 W11736 Crusader Court

Tax Parcel: GTNV 221-963

Legal Description: Lot 1 CSM 5470 in the Northeast ¼ of Section 22, Town 9 North, Range 20 East, in the Village of Germantown, Washington County, Wisconsin. Parcel Area: 7.21 acres

Main Street Office Site:

Address: N116 W16150 Main Street

Tax Parcel: GTNV 221-091

Legal Description: Lot 2 CSM 5648 in the Northeast ¼ of Section 22, Town 9 North, Range 20 East, in the Village of Germantown, Washington County, Wisconsin. Parcel Area: 0.64 acres

A copy of the application and a map showing the property described above are on file and available for inspection at the Community Development Department-Planning & Zoning Services office at the Germantown Village Hall during the hours of 8:00 a.m. to 4:00 p.m. Monday through Friday, or, on the Village's website by following this link:

<http://www.village.germantown.wi.us/589/5318/Current-Projects-Under-Review>

Deanna Braunschweig, Village Clerk

Dated this 18th day of July 2019

To Be Published On: July 24th and July 31st 2019

BUSINESS OF THE VILLAGE BOARD GERMANTOWN, WI

MEETING DATE: August 19, 2019

AGENDA ITEM: Public Hearing [ONLY-NO ACTION]

ITEM TITLE: Gehl Foods LLC, Gehl Foods, LLC, Agent for AGNL Dairy LLC, Property Owner of N116 W15970, N116 W16060, N116 W16076 & N116 W16150 Main Street & W160 N11736 Crusader Court. Rezoning Application to Create a Planned Development District (PDD) and Rezone 17.36 acres from the B-3: General Business & M-1: Limited Industrial District into the Planned Development District (PDD)

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

SUMMARY EXPLANATION:

Gehl Foods, LLC, Agent for AGNL Dairy LLC, Property Owner of N116 W15970, N116 W16060, N116 W16076 & N116 W16150 Main Street & W160 N11736 Crusader Court. Rezoning Application to Create a Planned Development District (PDD) and Rezone 17.36 acres from the B-3: General Business & M-1: Limited Industrial District into the Planned Development District (PDD).

Creation of the PDD is a necessary step to an overall proposal by Gehl Foods to combine two small residential parcels on Main Street, raze four existing structures on Main Street adjacent to the production facility, and construct a 22,500 sqft building addition and 49-stall parking lot expansion to the production facility located at N116 W15970 Main Street, and, a 46-stall parking lot renovation to the Gehl Foods office building property located at N116 W16150 Main Street.

PLAN COMMISSION RECOMMENDATION:

TABLE action on the proposed Gehl Foods Planned Development District (PDD) Rezoning [Certified Survey Map and Site Plan applications] subject to the following condition:

1. All of the outstanding items and issues identified in the following review memos shall be addressed and (as necessary) reflected in additional information and/or revised plans submitted to Village Staff for further review, comment and approval prior to scheduling for Plan Commission review/approval: (a) July 26, 2019 memo from Village Surveyor, Bob Beilfuss; (b) July 25, 2019 memo from Public Works Director, Larry Ratayczak; (c) August 9, 2019 memo from Public Works Director, Larry Ratayczak; (d) August 8, 2019 memo from Community Development Director, Jeff Retzlaff; (e) Fire Department request for an approved fire lane meeting applicable NFPA requirements be provided from Main Street through the site to the Crusader Court @ Fond du Lac Avenue intersection.

APPLICATION, PLANS & RELATED DOCUMENTS:

All relevant documents, including applications, plans, supporting information, the staff report & recommendation, Plan Commission meeting minutes (when available) and draft ordinance and conditional use permit are included in the PDF digital file distributed by the Village Clerk.

PLANNED DEVELOPMENT DISTRICT (PDD) REZONING, CERTIFIED SURVEY MAP (CSM) & SITE PLAN APPLICATIONS

8/12/19 Plan Commission Meeting

Gehl Foods LLC / ANGL DAIRY LLC

Village Planner Report

Germantown, Wisconsin

Summary

Steve Schulz, agent for Gehl Foods LLC, and ANGL Dairy LLC, property owners, is seeking approval to create a "Gehl Foods Planned Development District" (PDD) and rezone three (3) properties into the PDD, a certified survey map (CSM) to combine three parcels and site development & building plans for a proposed 22,500 sqft building and 49-stall parking lot expansion to the food production facility located at N116 W15970 Main Street and a 46-stall parking lot renovation for the proposed Gehl Foods headquarters building located at N116 W16150 Main Street.

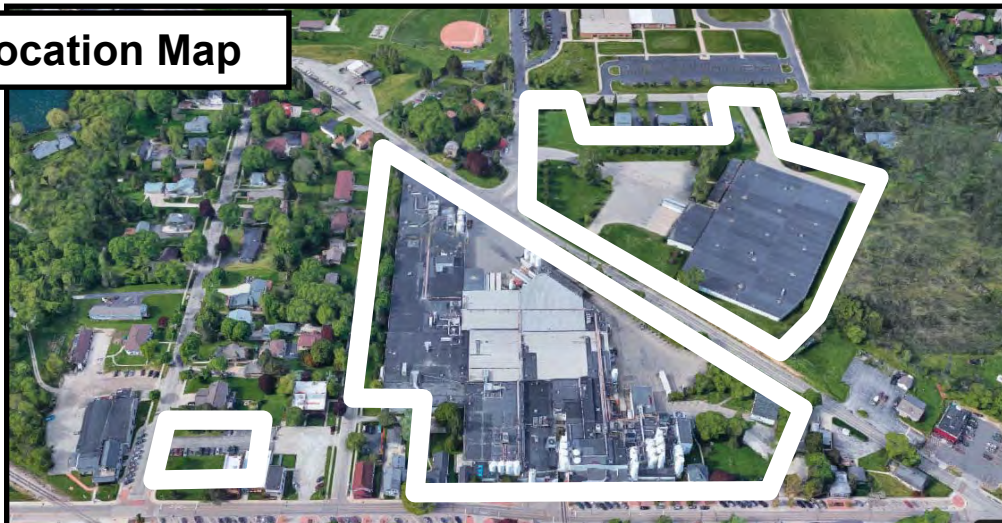
Property Location: N116 W15970 Main Street (Food Production Facility)
N116 W16150 Main Street (Office Building/Parking Lot)
W160 N11736 Crusader Court (Office/Warehouse Facility)

Property Owners: Gehl Foods LLC ANGL Dairy LLC
N116 W15970 Main Street 111 South Wacker Drive
Germantown, WI 53022 Chicago, IL 60606

Current Zoning: N116 W15970 Main Street: M-1: Limited Industrial
N116 W16150 Main Street: B-3: General Business
W160 N11736 Crusader Court: B-3: General Business w/ CUP

Adjacent Land Uses		Zoning
North	Business/Institutional	B-3/I
South	Business/Residential	B-3
East	Business/Residential	B-3
West	Business/Residential	B-3/Rs-6

Location Map



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Background/Proposal

Steve Schulz, agent for Gehl Foods LLC, and ANGL Dairy LLC, property owners, is seeking approval to create a “Gehl Foods Planned Development District” (PDD) and rezone three (3) properties into the PDD, a certified survey map (CSM) to combine three parcels and site development & building plans for a proposed 22,500 sqft building and 49-stall parking lot expansion to the food production facility located at N116 W15970 Main Street and a 46-stall parking lot renovation for the proposed Gehl Foods headquarters building located at N116 W16150 Main Street.

As detailed in the narratives (dated June 4 and June 17), Gehl Foods states that market demand is driving the need to expand the Main Street production facility. The building addition will enable Gehl Foods to install two new “low acid aseptic” cartoning lines to increase capacity and allow redundancy with their California-based production facility. The addition will allow additional growth in the form of two more cartoning lines and technological and equipment upgrades.

The overall proposal requires the three applications submitted (PDD Rezoning, CSM & Site Plan) and includes the following actions:

1. Combine the last two (2) existing residential lots (B-3: General Business District) located in the northeast corner of the Church Street @ Main Street intersection with the adjacent production facility property to the east and north (M-1: Limited Industrial District); [see **Certified Survey Map (CSM)** detail below]
2. Create a new “Gehl Foods” Planned Development District (PDD) to include the three (3) Gehl Foods properties: [see **PDD/Rezoning** detail below]
 - a. N116 W15970 Main Street (Food Production Facility)
 - b. N116 W16150 Main Street (Office Building/Parking Lot)
 - c. W160 N11736 Crusader Court (Office/Warehouse Facility)
3. Raze the remaining four (4) residential/commercial structures located in the northeast corner of the Church @ Main Street intersection;
4. Construct a 22,500 sqft addition to the food production facility (expansion into the area where the 4 residential/commercial structures were removed); [see **Site Plan** detail below]
5. Improve/expand a 49-stall paved parking lot on the east side of the food production facility property (replaces an existing gravel drive and previously removed barn); [see **Site Plan** detail below]
6. Improve/expand a 46-stall parking lot on the Gehl Foods office building property; [see **Site Plan** detail below]

NOTE: This proposal or components thereof have been the topic of previous Plan Commission “consultation reviews” conducted back on June 25, 2018 and again last month, July 8, 2019. As stated in the meeting minutes for both consultations (see attached), the Plan Commission is/was concerned with razing the existing homes, in part due to previous commitments by Gehl Foods to not raze the homes, as well as, visual appearance of the expanded building and storage tanks without visual buffering and/or landscaping.

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Certified Survey Map (CSM) Application

The purpose for the CSM is to combine three parcels owned by ANGL Dairy LLC and/or Gehl Foods LLC into one parcel. Two residential parcels located in the northeast corner of the Church @ Main Street intersection are proposed to be combined with the larger Gehl Foods parcel upon which the main production facility is located. Once combined, the existing residential/commercial structures on these two parcels will be razed to create the space needed for the proposed 22,500 sqft building addition. The other two residential structures to be razed are already owned by Gehl Foods and attached to the larger parcel as a result the CSM and rezoning applications that were approved by the Village in May 2017. At that time, Gehl Foods obtained approval to combine and rezone two other small parcels on the north side of Main street to accommodate a previously proposed plan to install up to ten (10) stainless steel storage silos (14' dia. by 42' tall) also in the southwest corner of the existing facility.

Planned Development District (PDD) Rezoning Application

Gehl Foods proposes to create a unique Planned Development District (PDD) for their three (3) properties in the Main Street area:

1. N116 W15970 Main Street (Food Production Facility)
2. N116 W16150 Main Street (Office Building/Parking Lot)
3. W160 N11736 Crusader Court (Office/Warehouse Facility)

The reason for wanting to create a new zoning district specifically for Gehl Foods is that the current production facility, including the building, parking, loading and other impervious areas on the 9.51 acre parcel already exceeds the maximum amount of impervious area allowed (80 percent of the total parcel area) in the current M-1: Limited Industrial Zoning District. Even with the combination of the two small residential parcels with the CSM, the amount of impervious area exceeds the maximum amount allowed. The PDD regulations provide the opportunity to do so.

The Planned Development District (PDD) zoning designation creates the ability to relax the basic restrictions in the underlying or base zoning districts (e.g. setbacks, lot coverage, building height) and other applicable zoning code provisions (e.g. parking stall size). As presented in the supporting documentation, the proposed PDD is intended to be applied as an overlay zoning district to all three properties to make necessary revisions to the underlying or base zoning district regulations that apply to each in order to make the building and site improvements proposed.

As indicated in the supporting documents, Gehl Foods is proposing to create a PDD with the following revisions to the underlying zoning districts that apply to the three properties:

Main Production Facility (N116 W15970 Main Street; M-1: Limited Industrial District)

- Increase the maximum impervious area coverage from 80 to 85 percent, provided total impervious area for all parcels does not exceed a maximum of 80 percent;

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- Reduce minimum front/street yard building setback from 30 to 24 feet;
- Increase maximum building height from 45 to 50 feet (or higher if required by Plan Commission for proposed clock tower; currently not proposed)

Office Building/Parking Lot (N116 W16150 Main Street; B-3: General Business District)

- Reduce minimum parking stall size from 180 to 162 sqft;
- Reduce minimum parking lot setback from a residential district from 50 to 2 feet;
- Decrease maximum impervious area coverage from 90 to 80 percent, provided the total impervious area for all parcels does not exceed a maximum of 80 percent;

Office/Warehouse Facility (W160 N11736 Crusader Ct; B-3: General Business District)

- Decrease maximum impervious area coverage from 90 to 80 percent, provided the total impervious area for both parcels does not exceed a maximum of 80 percent;

In effect, the most significant aspect of the proposed PDD is to establish both a parcel-specific and an overall or cumulative maximum impervious area requirement of 80 percent for all of the three Gehl Foods parcels. Put another way, the proposed PDD would allow more impervious area than allowed under the zoning on the Main Production Facility property in exchange for keeping the amount of impervious area lower than allowed on one or both of the other parcels.

As part of the proposed PDD, Gehl Foods has identified the following contributions and/or amenities directly and indirectly related to the overall improvements and facility expansion:

1. Dedication or conveyance of the parcel located at the corner of Main Street @ Fond du Lac Avenue to the Village for realignment of the Main Street intersection, and, community green space (consistent with the recommendations in the Village's "Main Street-Saxony Village Connectivity" Plan);
2. Enhanced pedestrian-friendly sidewalk improvements along Main Street @ Church Street
3. Increases in Village property taxes, water consumption/sanitary flow & associated revenue
4. Increased employment opportunities (30-35 new positions expected)
5. Improved sight vision @ Church Street @ Main Street intersection
6. Possible public/shared use of the parking lot on the office building property (discussed on July 8 by Gehl Foods as a possible amenity, but not specifically stated in the supporting documents)

Site Plan Application (Site Development & Building Plans)

Detailed site development & building plans (where necessary) have been prepared for proposed improvements on two of the three Gehl Foods parcels:

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Main Production Facility (N116 W15970 Main Street)

Once the two residential parcels have been combined with the main property and the 4 residential buildings razed, Gehl Foods proposes to expand their production facility and expand/improve a parking lot on the east side of the site with the following characteristics:

Site Improvements

- Construct a 49-stall paved parking lot w/ standard 180 sqft stalls, curb & gutter; access to Main Street and internally to north side of property will not change;
- Construct a bioretention storm water management basin w/ a new storm sewer installed in the Main Street right-of-way connecting to an existing storm sewer inlet
- Remove/relocate an existing 5' wide sidewalk along the north side of Main Street w/ stamped concrete and street tree landscaping to match existing along Main Street
- Street tree & building foundation landscaping along Main & Church Street

Building Improvements

- 22,500 sqft building addition to the production facility; including:
 - five (5) storage silo alcove (12' dia x 44'6" height)
 - pre-cast concrete walls w/ "old world Germanic" exposed timber appearance complimentary to existing Main Street structures
 - plexiglass faux window features
 - 14' dia. clock tower feature w/ stone & steeple-type roof

Office Building/Parking Lot (N116 W16150 Main Street; a.k.a. "Insurance Building")

Separate from the main production facility, Gehl Foods owns the old insurance building on the north side of Main Street west between Church Street and Park Avenue. Gehl Foods intends to restore the building for future office uses and expand & restore the existing paved parking lot with the following characteristics:

Site Improvements

- Construct a 46-stall paved parking lot w/ reduced size stalls (162 sqft), curb & gutter with direct access to Park Avenue only (replacement of curbing on the east side of the parking lot at the property line will prohibit cross-access to/from the parking lot serving the new "Precinct" and Barley Pop restaurants.
- Construct a bioretention storm water management basin w/ new storm sewer (if needed) connecting to an existing storm sewer inlet in the Main Street right-of-way;
- Construct new dumpster enclosure located within the parking lot

Staff Comment*Community Development Department*

The desire/need to expand the Gehl Foods facility and make the proposed building and site improvements has been discussed with the Plan Commission in the past, including the July 8, 2019 PC meeting, in June 2018, and in May 2017, when Gehl Foods obtained approval to combine and rezone two small parcels on the north side of Main street to accommodate a previously proposed plan to install up to ten (10) stainless steel storage silos (14' dia. by 42' tall) also in the southwest corner of the existing facility (now shown as only five silos incorporated into the current 22,500 sqft addition (see attached elevation drawings and renderings).

In both previous discussions with the Plan Commission, the following issues were raised by staff and/or the Plan Commission that have not yet been adequately addressed nor resolved such that the current 22,500 sqft expansion can move forward:

1. The Village's desire to preserve the architectural appearance (if nothing else) of the remaining residential structures along Main Street;
2. The incremental "erosion of the residential and historic character" of Main Street resulting from previous Gehl Foods' property acquisitions and building & parking lot expansions;
3. The Village's current plan for Main Street to develop into a pedestrian-friendly retail and entertainment area (as discussed and planned for in the Village's 2020 Comprehensive plan);
4. The fact that existing development, including buildings, parking and accessory structures on the Gehl Foods properties already exceed the maximum amount of impervious area allowed under the general M-1: Limited Industrial Zoning District within which the facility is located;
5. Two remaining land parcels (and the two existing dwellings thereon) owned by Gehl Foods and located at the Church Street intersection where the plant expansion is proposed are separate from the existing facility property and currently zoned B-3: General Business and NOT in the M-1 District required for the plant expansion to move forward;

The Plan Commission will need to consider these issues first and foremost before considering whether or not the proposed expansion is acceptable and able to move forward. The Gehl Foods proposal addresses Items #4 and #5 above and are required in order for the proposal to move forward. However, and discussion and cooperation between the Village and Gehl Foods is desperately needed sooner rather than later to address Items #1, #2 & #3 above either concurrently or before the Village decides to approve the creation of a special PDD zoning district for Gehl Foods and their proposed building and site improvements.

#

To that end, Staff is recommending that action on the PDD/Rezoning, CSM and Site Plan applications until after the scheduled public hearings with the Plan Commission and Village Board. Public comment and feedback concerning the Gehl Foods proposal will assist the Village Board, Plan Commission and Staff with future discussions about and consideration of the Gehl Foods proposal.

Moreover, Staff has identified a number of outstanding issues and technical items that need to be address concerning the CSM and Site Plans and applications that have been submitted. Staff is recommending that all of the outstanding items and issues identified in the following review memos be resolved and reflected in additional information and/or revised plans submitted to Village Staff for further review:

- July 26, 2019 memo from Village Surveyor, Bob Beilfuss
- July 25, 2019 memo from Public Works Director, Larry Ratayczak
- August 9, 2019 memo from Public Works Director, Larry Ratayczak
- August 8, 2019 memo from Community Development Director, Jeff Retzlaff

Fire Department

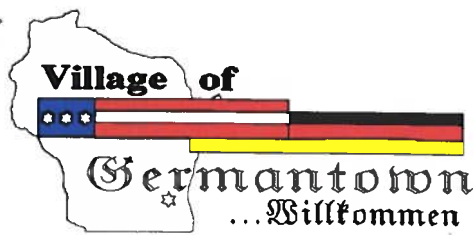
The Fire Department continues to raise the issue that there is a lack of adequate accessibility to and around the main production facility; specially in the areas along the north and east sides of the property. The Fire Department is requesting that an approved fire lane meeting applicable NFPA requirements be provided from Main Street through the site to the Crusader Court @ Fond du Lac Avenue intersection.

VILLAGE PLANNER RECOMMENDATION:

Certified Survey Map (CSM)

TABLE action on the proposed Gehl Foods Certified Survey Map (CSM), Planned Development District (PDD) Rezoning and Site Plan applications subject to the following conditions:

1. All of the outstanding items and issues identified in the following review memos shall be addressed and (as necessary) reflected in additional information and/or revised plans submitted to Village Staff for further review, comment and approval prior to scheduling for Plan Commission review/approval: (a) July 26, 2019 memo from Village Surveyor, Bob Beilfuss; (b) July 25, 2019 memo from Public Works Director, Larry Ratayczak; (c) August 9, 2019 memo from Public Works Director, Larry Ratayczak; (d) August 8, 2019 memo from Community Development Director, Jeff Retzlaff; (e) Fire Department request for an approved fire lane meeting applicable NFPA requirements be provided from Main Street through the site to the Crusader Court @ Fond du Lac Avenue intersection.



Engineering Department Memorandum

To: Jeff Retzlaff Village Planner

CC:

From: Bob Beilfuss, PLS, Village Surveyor

Date: July 16, 2019

Re: Gehl's CSM

Jeff,

Here are my review comments for the CSM received 7-8-2019.

Certified Survey Map

Applicant or Owner: Gehl's Foods, LLC

Land Surveyor/Firm: Chris Jackson, PLS – CJ Engineering

1. A 3"x3" square as measured from the top and right edge of the paper is required by the Washington County Register of Deeds for recording information on the first sheet of this CSM document.
2. A notary signature block is required for all signatures including Village plan commission and Board approval certificates. Please add the notary signature blocks as needed.
3. Incorrect Village Clerk's name on the Village Board Certificate. The current clerk's name is Deanna Braunschweig, WCMC/CMC
4. The Section Number in the Village Board Certificate is incorrect.

No further review comments.

Document Approval and Recording

For this CSM to be approved by the Village Board and recorded at the Washington County Register of Deeds, the document must be provided to the Village Clerk's office in a completed format including all original signatures of the owner and lending institution, original seals of the professional land surveyor on the recordable media the Wednesday prior to the scheduled Village Board meeting.

This includes the CADD file.

Any documents or digital files not submitted by the due date or contain outstanding technical review comments that have not been addressed, will be moved to the next scheduled Village Board meeting agenda.

Document Submittals and Data Conversion

July 16, 2019

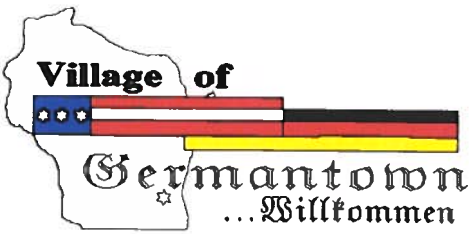
As of October 2005, the Village of Germantown requires a digital copy of all Certified Survey Maps, Condominium Plats and Subdivision Plats in addition to the documents as required by Wisconsin Statute and Village Ordinances as part of the land division approval.

Prior to Recording the Certified Survey Map or Subdivision Plat, The professional land surveyor is responsible for submitting a copy of the AutoCad drawing file (.dwg) of the document in version 2018 on compact disk (CD) or via email to the Village Surveyor.

All digital professional land surveyor seals and signatures will be purged from the digital copy prior to submittal.

The model space of the drawing will be done in Wisconsin State Plane Coordinate System, South Zone (NAD 1927 datum) and the Grid Bearing basis.

Prior to Recording the Certified Survey Map or Final Subdivision Plat, the Village Engineering Department will verify that the boundary markers have been installed as described on the submitted map. All boundary corners are to be clearly marked in the field by the professional land surveyor of record.



Engineering Department Memorandum

To : Jeffrey W. Retzlaff, AICP, Planning Director/Zoning Administrator
From : Lawrence Ratayczak, P.E., Director of Public Works
Date : July 25nd, 2019
Re : Gehl Food Addition – Site Plan Review

Items Reviewed:

1. Civil Plan Set (C1.0, C2.0, C2.1 pages)

Dated: 07-15-2019

General Comments:

1. Please respond to each item below. **A written response addressing each item shall be included in your submittal.**
2. The submitted plans have been reviewed for general conformance with State and Village design guidelines. Additional comments could arise as a result of the plan completion and modifications. The items listed below will need to be fully resolved before the Engineering Dept. can recommend a formal approval of the plans and permit for construction.
3. This project will require a WRAPP/NOI from the DNR. Please submit a copy of the approved permit prior to final approval.
4. The project will require DSPS plumbing and infiltration system review and approval. Please provide a copy of the DSPS approval prior to engineering approval
5. As-builts prepared to Village standards shall be prepared and provided to the Village post-construction (for all applicable items).
6. A professional engineer's original seal is to be affixed, signed and dated on the final set of construction plans.
7. Contact Frank Rosecky, 262-250-4722 for a utility permit.
8. All homes that will be razed for this addition will need to have the water and sanitary laterals abandoned by following our abandonment policy in the developer's manual. The water meters have been pulled. Coordination with the utility one week prior would be helpful in the distribution shut down. Please note the following requirements on the plan:
 - 6.7.11 Abandonments-¾" to 2" water laterals, remove corp, saddle and all associated fittings at the main. It may be required to remove and replace any damaged portion of the main where the tap was made. Install a Smith Blair 261 stainless steel repair clamp or Romac SS1, minimum 12" in width. Remove existing curb stop 3' below finished grade fill with gravel.
 - 4" and larger water laterals-cut existing lateral at the connection point with the Village's water main, fill abandoned portion with cement. Install a MJ cap or inside Mj plug on existing T, install Buttress. If any portion of the existing water main or fittings are leaking or damaged, cut and remove T-connection installing a new section of C-900 water main and two Hymax or Romac couplers. Baggy wrap installation.
9. As a guide to the review response: Items in italics are resolved or acknowledged, items in regular font are to be addressed yet, items in Bold are additional feedback to remaining original comment.

C1.0 Site Plan

1. Is the proposed parking lot entrance off main street intended to be for two way traffic? Please dimension width of existing drive and add pavement arrows and signage to indicate traffic directions.
2. Proposed parking lot shall meet the minimum ADA parking space requirements. Either add ADA parking spaces or show where an adequate number of spaces are provided elsewhere on-site.
3. Clearly denotes areas of proposed asphalt pavement and concrete.
4. Plan is difficult to read and determine what is existing to remain and what is proposed. Clearly denote limits of existing to remain and proposed improvements.
5. Proposed driveway approach from Church Street shall match Village standards. Add Village standard detail to the plan set.
6. Provide a warning sign for the rail spur as required by the MUTCD

C2.0 Site, Grading, Utility, and Erosion Control Plan

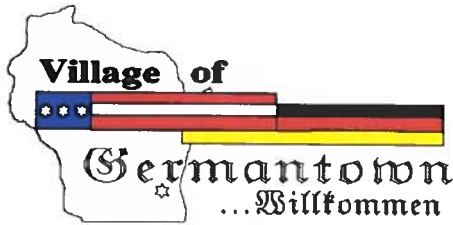
1. Label finished floor elevation of proposed addition.
2. Label finished floor elevation of existing wood frame building adjacent to the bio-retention basin.
3. Proposed storm sewer manhole within the ROW will be considered public shall match Village standards. Add Village standard detail to the plan set.
4. Proposed storm sewer between the proposed manhole and the existing catch basin will be considered public and shall meet Village standards. Storm sewer between the manhole and the Bio-retention basin will be private.
5. Storm sewer work within the ROW requires slurry backfill. Please add a note to indicate this.
5. Provide detailed spot elevations for the proposed sidewalk and existing back of curb along main street.
6. Provide spot elevations for the match in points on the proposed driveway connection on Church Street.
7. Please add a construction sequence to the plan. Specifically show the sequence as it relates to construction of the bioretention basin.
8. How will the bioretention basin area be protected during construction? Recommend this area be protected from construction traffic and sediment until the site stabilized. Show erosion matting on the side slopes.
9. Show erosion matting or stabilization measures for all slopes greater than 4:1.
10. Plans show an existing chain link fence to remain at the bioretention basin. Provide additional detail on how the emergency overflow will function with a fence running across it.
11. Show construction entrances and tracking pad or other method meeting WDNR requirements to control tracking.
12. How will the roof of the proposed addition drain? Is a storm sewer connection needed?

C2.1 Construction Details

1. Please add the following details:
 - Concrete sidewalk
 - Driveway entrance
 - Village standard curb
 - Village standard storm manhole
 - Cleanout detail
2. Bioretention basin detail:
 - Please provide more information on the perforated PVC pipe that will be used. WDNR technical standards call for the perforations to be smaller than the pea gravel. Typical perforated PVC pipe has large diameter holes.
 - Add the sand / native soil interface layer as required by WDNR tech standards
 - Recommend revising the detail to remove the bark mulch at the surface. The mulch tends to float and block the outlet.

Stormwater Management Report

1. Provide information on the seasonal high groundwater elevation and show that required separation distances between the bottom of the basin and groundwater per WDNR and DSPS are met.
1. Clarify the amount of impervious noted under the green infrastructure section. The MMSD green infrastructure requirement applies to the net impervious area, which based on the paragraph above the green infrastructure section, is 0.26 acres.
2. For WinSLAMM – Revise the model to include the entire area draining to the bioretention basin not just the proposed pavement.
2. For WinSLAMM - Adjust the infiltration rate fraction (side) to 0.01 for the bioretention basin (WinSLAMM will not allow 0.00)
3. For WinSLAMM - Infiltration rate for the engineered soil shall be 3.6 in/hr.
4. For WinSLAMM – Revise the winter season dates to 12/6 and 3/28
5. Edit the maintenance requirements to remove information about wet detention basins.



Engineering Department Memorandum

To : Jeffrey W. Retzlaff, AICP, Planning Director/Zoning Administrator
From : Lawrence Ratayczak, P.E., Director of Public Works
Date : August 9, 2019
Re : Gehl Food Addition – Site Plan Review – Office Building Parking Lot

Items Reviewed:

1. Civil Plan Set (C1.0)

Dated: June 10, 2019

General Comments:

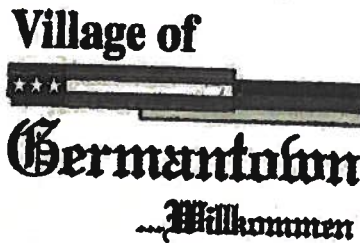
1. Please respond to each item below. **A written response addressing each item shall be included in your submittal.**
2. The submitted plans have been reviewed for general conformance with State and Village design guidelines. This review is only based on the site plan that was submitted, detailed construction plans will be required and additional comments will likely arise as a result of the plan completion and modifications. The items listed below will need to be fully resolved before the Engineering Dept. can recommend a formal approval of the plans and permit for construction.
3. A detailed grading plan is required.
4. An erosion control plan is required.
5. Construction Details are required.
6. This project appears to add more than 5,000 SF of impervious surface, but less than 0.50 ac. A stormwater management plan meeting the MMSD chapter 13 green infrastructure requirements shall be submitted.
7. The project will require DSPS plumbing and infiltration system review and approval. Please provide a copy of the DSPS approval prior to engineering approval
8. As-builts prepared to Village standards shall be prepared and provided to the Village post-construction (for all applicable items).
9. A professional engineer's original seal is to be affixed, signed and dated on the final set of construction plans.
10. Contact Frank Rosecky, 262-250-4722 for a utility permit.
11. As a guide to the review response: Items in italics are resolved or acknowledged, items in regular font are to be addressed yet, items in Bold are additional feedback to remaining original comment.

C1.0 Site Plan

1. ADA parking spaces do not appear to meet code requirements. A minimum of 1 van parking space is required. The required access aisle shall extend the entire length of the parking space.
2. Driveway entrance shall meet village standards.

August 9, 2019

3. Dimension between the proposed parking lot and property boundary. Specifically the pinch point on the north side of the lot.
4. Shows areas of asphalt pavement, concrete pavement, and concrete sidewalk.



- Fee must accompany application
- ☐ \$700 Minor Addition
 - ☐ \$1,240 Construction <10,000 SF
 - ☒ \$2,095 Construction 10,000 SF to 50,000
 - ☐ \$3,460 Industrial Construction >50,000 SF
 - ☐ \$3,460 Commercial Construction >50,000
 - ☐ \$200 Plan Commission Consultation
 - ☐ \$125 Fire Department Plan Review

PAID \$ DATE 6-17-19

SITE PLAN REVIEW APPLICATION

Pursuant to Section 17.43 of the Municipal Code

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

1 APPLICANT OR AGENT

Steve Schulz, PMP
c/o Gehl Foods, LLC
N116W15970 Main Street
Germantown, WI 53022
Phone (262) 735-7139
E-Mail sschulz@gehlfoods.com

PROPERTY OWNER

Gordon J. Whiting
Angelo Gordon
111 South Wacker Drive
Chicago, IL 60606
Phone (312) 763-5100
E-Mail _____

2 PROPERTY ADDRESS

N116W15970 Main Street, Germantown, WI 53022

3 NEIGHBORING USES - Specify name and type of use, e.g. Enviro Tech - Industrial, Smith - Residential, etc.

North	South	East	West

4 READ AND INITIAL THE FOLLOWING:

- SUS I am aware of the Village of Germantown ordinance requiring fire sprinklers in most new construction.
- SUS I understand that all new development is subject to Impact and/or Connection Fees that must be paid before building permits will be issued.
- SUS I understand that an incomplete application will be withdrawn from the Plan Commission agenda and that all resubmissions to the Plan Commission are subject to a new application fee.

5 SIGNATURES - ALL APPLICATION MUST BE SIGNED BY OWNER!

SUS 6-13-19
Applicant Date

T. O. V. 6/14/19
Owner Date



Village of

Germantown

Willkommen

FEES MUST BE PAID AT TIME OF APPLICATION

- ☐ \$200 Plan Commission Consultation
- ☐ \$1,085 Rezoning
- ☐ \$1,240 PDD < 5 acres
- ☒ \$2,095 PDD 5-20 acre site
- ☐ \$3,480 PDD > 20 acre site

Date Paid: 6-17-19 Received by: 6-17-19

REZONING & PDD APPLICATION

Pursuant to Section 17.51 of the Municipal Code

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

1 APPLICANT OR AGENT

Steve Schulz, PMP

c/o Gehl Foods, LLC

N116W15970 Main Street

Germantown, WI 53022

Phone (262) 735-7139

Fax ()

E-Mail ssschulz@gehlfoods.com

PROPERTY OWNER

Gordon J. Whiting

Angelo Gordon

111 South Wacker Drive

Chicago, IL 60606

Phone (312) 763-5100

2 PROPERTY ADDRESS OR GENERAL LOCATION

N116W15970 Main Street, Germantown, WI 53022

TAX KEY NUMBER

221964001

3 REZONING REQUEST

FROM

B3 & M1

TO

PDD

4 METES AND BOUNDS LEGAL DESCRIPTION OF PROPERTY - REQUIRED

Attach pages as necessary

See attached

PURPOSE OF REZONING REQUEST

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

To combine separate lots into a PDD for purposes of adding a building addition and parking and also bringing us back into compliance with green space requirements.

6 SUPPORTING DOCUMENTATION:

- ☒ Plat of Survey (1:100)
- ☒ Site Plan and elevations for new construction (can be conceptual)
- ☐ _____
- ☐ _____

7 READ AND INITIAL THE FOLLOWING:

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

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

SJS I am aware that this rezoning shall go into effect immediately upon the final approval of the Village Board and its execution of the rezoning ordinance

8 SIGNATURES – ALL APPLICATIONS MUST BE SIGNED BY OWNER!

SJS
Applicant
6-14-19
Date

T. [Signature]
Owner
6/14/19
Date



Village of

Germantown

Willkommen

Fee must accompany application

☐ \$2,900 with public improvements

☒ \$1,960 no public improvements

Paid \$ Date 6-17-19

CERTIFIED SURVEY MAP APPLICATION

Pursuant to Section 18.06 of the Municipal Code

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

1 APPLICANT OR AGENT

Steve Schulz, PMP

c/o Gehl Foods, LLC

N116W15970 Main Street

Germantown, WI 53022

Phone (262) 735-7139

Fax ()

E-Mail ssschulz@gehlfoods.com

PROPERTY OWNER

Gordon J. Whiting

Angelo Gordon

111 South Wacker Drive

Chicago, IL 60606

Phone (312) 763-5100

PROPERTY ADDRESS OR GENERAL LOCATION

TAX KEY NUMBER

2 N116W15970 Main Street, Germantown, WI

3 PURPOSE OF LAND SPLIT

To incorporate OL 19 & 20 on the northeast corner of Main Street and Church Street into the abutting Lot 1

Will the land split require rezoning?

Yes

From B3 & M1

To PDD

4 READ AND INITIAL THE FOLLOWING:

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

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

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

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

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

SUS Applicant 7 Date 6-14-19

T. A. Owner 6/14/19 Date



June 4, 2019

Mr. Retzlaff

Gehl Foods, LLC is requesting a Plan Commission Consultation to discuss a proposed addition at our facility located at N116W15970 Main Street. Our goal is to submit a PDD application and the building addition application for approval at the August 12th Planning Commission meeting.

This requested consultation will be for design review of the building addition only.

Project Description:

Gehl's has a need to add production space to keep up to date on current marketing requirements. The proposed addition will give us the potential of adding five new production lines (while only removing one outdated line). The new increase in production will also increase employment by approx. 30 people for the four new lines. The fifth new line and the line being removed will balance out on employment.

The addition will be approx. 22,500 square feet which will square off our existing building to the southwest (the corner of Main & Church Streets). There will be four houses razed to make room for this addition. All four houses are currently owned by Gehl's or Angelo Gordon. Angelo Gordon will take possession of all the properties in the coming weeks.

July 19, 2019

Mr. Retzlaff

On Monday, July 15th, I submitted the missing engineering drawings from CJ engineering for the PDD application submitted on June 17th, 2019. One addition that we made was to relocate the sidewalk to the north and install the paver brick stamped concrete that was done in other areas on Main Street. Moving the sidewalk will allow people to walk side-by-side and not have to negotiate the utility poles and streetlamps. We also added the standard street trees to the paver brick area. Another benefit to the new addition will be better seating areas for the various Germantown parades. Lastly, this will drastically improve the vision triangle on Church Street and Main Street. Many drivers assume there is no one coming from the east on Main as they start turning west off of Church onto Main. I know I have been cut-off there many times over the years.

Today, July 19th, I delivered the revised design for the Gehl addition. The initial design was poorly received by the Plan Commission with a recommendation to come back with something



fabulous. The design I delivered today is my interpretation of fabulous. I realize this is way past the deadline for the August meeting, but it was my understanding from the June consult with the Plan Commission that the PDD would not be approved until a design was approved. Due to the PDD being on the agenda for August, I thought I had better show some design improvements on the addition. It is my hope that this new design can replace the old rejected design that was submitted for site plan approval on June 17.

If there are any questions or more information required, please feel free to contact me.

Thanks,

Steve Schulz, PMP | Sr. Project Leader

Office: 262.735.7139 | email: sschulz@gehlfoods.com

Gehl Foods, LLC | N116 W15970 Main Street, Germantown, WI 53022



www.gehlfoods.com



June 17, 2019

Mr. Retzlaff

Gehl Foods, LLC is proposing a PDD for our properties and a building addition at our facility located at N116W15970 Main Street.

Project Description:

Marketplace demand is driving a need to expand the Gehl's Main Street manufacturing facility. To meet this need, Gehl's is proposing a building expansion that will allow for the immediate installation of two new low acid aseptic cartoning lines. The building addition and two new lines will require an increase of 30-35 employees. This installation allows Gehl's to increase capacity in a highly constrained market and allows our company some redundancy with our California-based manufacturing facility. The proposed building expansion also allows for future growth within the facility. After the first two lines are installed, we would be able to install two additional new lines and replace a current aging production line with newer, more efficient technology.

Other than increased employment, additional benefits to the Village would be increases in property taxes, water consumption, sanitary waste flow, electricity and natural gas. There would also be taxes on the building materials and incidental benefits from all the contractors working in the area for a period of about 18 months.

The addition will be approx. 22,500 square feet which will square off our existing building to the southwest (the corner of Main & Church Streets). There will be four houses razed to make room for this addition. All four houses are currently owned by Gehl's or Angelo Gordon. Angelo Gordon will take possession of all the properties in the coming weeks.

If there are any questions or more information required, please feel free to contact me.

Thanks,

Steve Schulz, PMP | Sr. Project Leader

Office: 262.735.7139 | email: sschulz@gehlfoods.com

Gehl Foods, LLC | N116 W15970 Main Street, Germantown, WI 53022

Gehl Foods Inc. is requesting the following parcels be rezoned from M-1 and B-3 to PDD:

Main Street Plant:

Address: N116 W15970, N116 W16060 and N116 W16076 Main Street

Tax Parcels: GTNV_221964001, GTNV_22110561, GTNV_22191057

Existing Zoning: M-1 and B-3

Proposed Zoning: PDD

Legal Description: Outlot 19 and 20 of Assessor's Plat, and Lot 1 CSM 6802, in the Northeast ¼ of Section 22, Town 9 North, Range 20 East, in the Village of Germantown, Washington County, Wisconsin.

(The parcels will be combined with a new CSM)

Parcel Area: 9.51 acres

Existing Impervious Area: 7.63 acres (80%)

Proposed Impervious Area: 7.85 Acres (83%)

Reason for Rezoning:

To construct a building addition to the Plant at the southwest corner of the site and to expand and improve the parking lot for the employees.

Benefits to the Village:

Taxes; Jobs; Additional parking on site removes need to use Main Street parking spaces, improved storm water management and drainage as a result of constructed a new bio-retention basin on site, increase landscape area near the new building addition. Gehl Foods, Inc. is also willing to convey or dedicate the parcel on the south east corner of the block (Outlot 8 of Assessor's Plat) to the Village for the realignment of the Main Street and Fond Du Lac Avenue intersection and creation of Community Greenspace in accordance with the "Connection of Saxony Village" Plan.

Requested Variation from the base Zoning requirements:

To increase the Impervious surface from a Maximum 80% to a maximum of 85%.

Crusader Court Plant:

Address: N116 W11736 Crusader Court

Tax Parcel: GTNV_221963

Existing Zoning: M-1

Proposed Zoning: PDD

Legal Description: Lot 1 CSM 5470, in the Northeast ¼ of Section 22, Town 9 North, Range 20 East, in the Village of Germantown, Washington County, Wisconsin.

Parcel Area: 7.21 acres

Existing Impervious Area: 3.74 acres (52%)

Proposed Impervious Area: 3.74 Acres (52%)

Reason for Rezoning:

There are no proposed and anticipated improvements for this parcel. It is included on the rezoning request to offset the total impervious area for this and the Main Street Properties.

Benefits to the Village:

As a condition for the approval of the PDD zoning, Gehl Foods Inc. agrees to limit the total impervious area for both the Main Street Plant site and the Crusader Court site to 80% or less, matching the underlining zoning.

Requested Variation from the based Zoning:

None

Main St and Park Ave. Office Site:

Address: N116 W16150 Main Street

Tax Parcel: GTNV_221091

Existing Zoning: B-3

Proposed Zoning: PDD

Legal Description: Lot 2 CSM 5648, in the Northeast ¼ of Section 22, Town 9 North, Range 20 East, in the Village of Germantown, Washington County, Wisconsin.

Parcel Area: 0.64 acres

Existing Impervious Area: 0.33 acres (52%)

Proposed Impervious Area: 0.51 Acres (80%)

Reason for Rezoning:

To expand and improve the parking lot for the employees.

Benefits to the Village:

Taxes; Jobs; Additional parking on site removes need to use Main Street parking spaces, improved storm water management and drainage as a result of constructed a new bio-retention basin on site.

Requested Variation from the base Zoning requirements:

To reduce the parking setback

Total Land Area: 17.36 acres

Total Existing Impervious Area: 11.70 acres (67%)

Total Proposed Impervious Area: 12.10 acres (70%)

Net Increase in Impervious Area: 0.40 acres



Legal Descriptions:

Description of N116W15970 Main Street (Tax ID 221964001):

Lot 1 of Certified Survey Map 6802. Being a combining of Lot 1 of Certified Survey Map No. 4474 as recorded in Volume 30 on pages 28-31 of Certified Maps of Washington County and Parcel 1 of Certified Map No. 3915 as recorded in Volume 25 on Pages 49-52 of Certified Survey Maps of Washington County, all being in the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ and the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 22, Town 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin.

Description of N116W16076 Main Street (Tax ID 221056):

Outlot No. 19 of ASSESSOR'S PLAT, in the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 22, Township 9 North, Range 20 East, in the Village of Germantown, Washington County, Wisconsin.

Description of N116W16060 Main Street (Tax ID 221057):

Outlot 20 in ASSESSOR'S PLAT, Village of Germantown, Southwest $\frac{1}{4}$ of Northeast $\frac{1}{4}$, Section 22, Township 9 North of Range 20 East, Washington County, Wisconsin.

Description of N116W16150 Main Street (Tax ID 221091):

Lot 2 of Certified Survey Map No. 5648, as recorded in Volume 41 on pages 45-48 of Certified Survey Maps of Washington County, being a division of all of Lot 1 and 2 in map of Walterlin's Addition to South Germantown and all of Outlot 3 and 4 of Assessor's Plat of the Village of Germantown SW $\frac{1}{4}$, NE $\frac{1}{4}$ Section 22, all being located in the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 22, Town 9 North, Range 20 East, in the Village of Germantown, Washington County, Wisconsin

Description of W160N11736 Crusader Court (Tax ID 221963):

Lot 1 of Certified Survey Map No. 5470, as recorded in Volume 39 on Page 92 of Certified Survey Maps of Washington County, being part of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 22, Town 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin

CUP # 08-15
Document No.

CONDITIONAL USE PERMIT
Document Title

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

ADOPTING AMENDMENTS TO ORIGINAL CUP #5-01

Whereas the Applicant:

Gehl Foods LLC, Property Owner

agrees to comply with all applicable codes and ordinances of the Village of Germantown, Wisconsin, and further agrees that all work done, activities and the use of the property pursuant to the permission granted herewith will conform to the applications and drawings filed with and conditions of approval granted by the Village Board for the purpose of obtaining this permit.

To permit the operation of a warehouse and indoor storage facility (approximately 108,000 square feet) in accordance with Section 17.30(3)(ff) of the Municipal Code.

1401 560



RECORDED
March 28, 2016 10:50 AM
SHARON A MARTIN
REGISTER OF DEEDS
WASHINGTON COUNTY, WI
Recording Fee Paid: \$30.00

Name & Return Address:

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

Parcel Identification No:

GTNV 221-963

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

That part of Outlot 3 of the Assessor's Plat, located in the SE ¼ of the NE ¼ of Section 22, T9N, R20E, Village of Germantown, Washington County, WI, bounded and described as follows:

Commencing at the northeast corner of said Section 22; thence S88°44'35" W, along the north line of said Section 22, 1322.30 feet, thence S01°45'25" E, 1599.40 feet, thence N88°39'35" E, 60.00 feet to the intersection of the east right of way line of Crusader Court and the south right of way line of Williams Drive, said point being the point of beginning of lands to be described; thence continuing N88°39'35" E along said south right of way line, 169.00 feet to the northwest corner of Certified Survey Map No 1191, thence S05°00'35" W along the west line of said CSM, 140.86 feet to the southwest corner of said CSM, thence N88°39'35" E along the south line of said CSM, 359.47 feet to the southeast corner of Parcel 3 of said CSM, thence N11°50'25" W along the east line of said Parcel 3, 142.38 feet to the northeast corner of said parcel 3, said point lying in the south right of way line of Williams Drive; thence N88°39'35" E along said south right of way line, 61.53 feet, thence S11°50'25" E, 232.24 feet, thence N78°09'35" E, 120.00 feet to a point west line of Pleasant Hill Estates a recorded subdivision, thence S11°50'25" E along said west line, 129.44 feet, thence S28°20'20" W along said west line, 351.05 feet to the northwest corner of Lot 5 of the Assessor's Plat; thence S47°50'20" W along the west line of said Lot 5, 148.84 feet to a point in the northeasterly right of way line of W Fond du Lac Avenue (STH 145), thence N51°22'16" W along said northwesterly right of way line, 405.63 feet, thence N51°06'16" W along said northwesterly right of way line, 216.92 feet to a point in the east right of way line of Crusader Court, thence N36°01'18" E along said East right of way line, 53.90 feet, thence N01°45'42" W along said East right of way line, 292.54 feet to the point of beginning.

Parcel contains 7.419 +/- acres

Tax Key No: 221-963

Address: W160 N111736 Crusader Court

Pursuant to the following condition(s):

1. A certified survey map shall be submitted, combining the separate parcels identified as tax key numbers 221 992, 221 993 and 221 994 into one parcel.
2. A final site plan will contain a mature planting buffer between the building and all residential lot lines. Applicant will be responsible for the maintenance/replacement of the landscaping per the final landscaping plan.
3. Crusader Court shall be redesigned and rebuilt at the applicant's expense with the proper truck turning radius, as approved by the Engineering Department.
4. Per Trans 233, Wis DOT approval is required for the certified survey map and the building location along S T H 145 (currently 55 feet from centerline).
5. Final architectural plans shall include a nice facade along Fond du Lac Avenue, south elevation.
6. The trucking activity will be active only between the hours of 6:00 7:00 a.m. and 10:00 6:00 p.m., provided that the only trucking activity allowed from 6:00 to 7:00a.m. and from 6:00 to 10:00 p.m. shall be conducted by trucks owned by Gehl Foods LLC and operated by Gehl Foods LLC employees transporting goods between Gehl Foods LLC facilities.
7. The site shall meet all fire safety concerns of the Village Fire Department including a fire access road around the building an access drive off Williams Drive, which will be maintained by the applicant.
8. A painted cross walk will be placed on Fond du Lac Avenue, along the west side of Park Avenue and on Park Avenue approximately 200 feet north of Fond du Lac Avenue Flashing yellow light signal and crossing identification signs will be installed north and south of the proposed striped cross walk on Fond du Lac Avenue A 6 foot wide asphalt path shall be constructed from the service drive in Firemen's Park east to the west property line of Kennedy Middle School, skirting the northern edge of the existing baseball field (Assignment of costs and responsibility to be set forth in a Development Agreement).
9. 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 use which causes special problems or harmful effects otherwise associated with the use to be no longer ameliorated or eliminated, or where conditions imposed were anticipated to ameliorate or eliminate harmful effects associated with the use but are insufficient to do so, or for similar cause based upon consideration for the public comfort, safety, and welfare, the conditional use permit may be terminated or modified by the Village Board by the amendment to or addition of conditions after public hearing thereon.

Conditional Use Permit (CUP) # 18-15
Gehl Foods LLC
Village of Germantown, Germantown, Wisconsin
Page 3 of 4

Granted by the Village Board of the Village of Germantown, Washington County, Wisconsin
on the 16th day of November, 2015.

ATTEST:

Barbara K. D. Goeckner
Barbara K. D. Goeckner, Village Clerk

Dean Wolter
Dean Wolter, Village President

STATE OF WISCONSIN) SS
WASHINGTON COUNTY)

Personally came before me this 4th day of February, 2016, the above
named Dean Wolter, Village President, and Barbara K. D. Goeckner, Village Clerk, to me
known to be the persons who executed the foregoing instrument and acknowledged the same.

Timmerly Tamborino
{type or print name of Notary on this line}
Timmerly Tamborino
{signature of Notary on this line}

Notary Public, State of Wisconsin
My Commission Expires: 3.20.16

ACCEPTANCE OF TERMS AND CONDITIONS BY PROPERTY OWNER

As authorized agent for the property owner, Gehl Foods Inc., I 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 1st day of March, 2016

Tim Preuminger
Authorized Agent (PRINT NAME)

[Signature]
Signature

STATE OF WISCONSIN) SS
Washington COUNTY)

Personally came before me this 01 day of March, 2016, being the above named Tim Preuminger, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Elizabeth Kamnetz
Notary Public
State of Wisconsin

Elizabeth Kamnetz
(type or print name of Notary on this line)
[Signature]
(signature of Notary on this line)

Notary Public, State of Wisconsin
My Commission Expires: 02/02/2019

residents to the south and east and also to the north with more tree lines.

MOTION carried unanimously.

MOTION Baum second Laszewski to Approve the two (2) Certified Survey Maps (CSM) to combine parcels for the Speaker campus subject to the following conditions:

- 1. The CSM's shall be revised to contain and/or refer to appropriate cross-access and storm water management easements to be recorded prior to or concurrent with recording the CSM's.***
- 2. The CSM's shall be revised to show the parking, building and other setbacks specifically created for the Speaker PDD.***

MOTION carried unanimously.

Gehl Foods, LLC, N116 W16076 Main Street & N116 W16060 Main Street.

Consultation for possible rezoning and creation of a Planned Development District (PDD) for the Gehl Foods Main Street Campus. Planner Retzlaff summarized the new proposal. He said Gehl's Foods has acquired two residential lots on Main Street adjacent to the primary parcel and wants to combine the lots with the primary parcel, rezone them from the B-3: General Business District to the M-1: Limited Industrial Zoning District to further expand the plant. However, the expansion proposal puts the site over the 80 percent maximum impervious area allowed in the M-1 district. They are proposing to create a Planned Development District to help accommodate the additional impervious area by pulling all the Gehl properties along Main Street together into the Planned Development District which could then shift open space percentages around, so the plant could expand and some other benefit for the Main Street area could be proposed. Gehl's has supplied a Master Plan for their facility on Main Street which includes adding a parking area for an additional 50 parking stalls and expanding the plant where the residential buildings were acquired. A lengthy discussion followed.

Trustee Baum said he has been working on a plan with Gehl's and stated Gehl's is willing to improve the Main Street area. Their intent is to remove the residential houses for further expansion. He asked what the vision for Main Street is and what's left to improve.

Chairman Wolter and Planner Retzlaff were concerned because last year Gehl's had a strong commitment to preserve the houses and keep a house face to Main Street, but now they're going to take down the houses. Trustee Baum said based on what they want to build there is no room for anything else except the warehouse. Chairman Wolter asked if the other historic buildings Gehl's owns be taken down next. Discussion continued if there was anywhere left for an entertainment district on Main Street. Stacy Cooke, Gehl's, offered to remove the glass block windows and replace them with aluminum frosted windows and to also improve front façade on Main Street to make it more architecturally pleasing. She said they could make the addition look similar to the historic part of the building to make look like it was constructed at the same time. She said Gehl's is willing to work with the Village.

Planner Retzlaff said we need to either draw a line in the sand or abandon the idea of an entertainment district. But we haven't given up on the residential area. Chairman Wolter said he would appreciate anything Gehls can do to replicate the style of the original building. Trustee Baum said they are willing to enhance the entire street façade of that block. Chairman Wolter said he'd like to see a couple renditions of what it could look like. Commissioner Kimmeler said there needs to be something to break up the view point with trees and landscaping. He added that Main Street is the only area in Germantown that has any character.

Discussion continued. Dean said the neighborhood will be involved in the process. He said there should be some provision for parking on the weekend and a better façade either an old-style replication or a new distinctly different look. A corner park would be appreciated.

Planner Retzlaff doesn't like the incremental approach for expanding.

Trustee Baum said they're willing to dress up the building to make it more pleasant in order to reduce the greenspace requirement. Chairman Wolter said they need to show what they're giving compared to what they are getting. What will the amenities look like? He's not willing to give up the residential feel for the area. And how will the site look in the next 10 to 15 years. Ms. Cooke said she will talk to the CEO to find out what they're plans are for the Main Street facility and if they're looking to further expand they will need to look elsewhere.

ANNOUNCEMENTS: Chairman Wolter stated there is a special Village Board meeting after the Public Works meeting tomorrow night. He added the 4th of July festivities will be held Fireman's Park with fireworks at dusk.

ADJOURNMENT: There being no further business, the meeting was adjourned at 8:21 p.m.

Respectfully submitted,

Lori Johnson
Planning Assistant

DISCUSSION

Gehl Foods LLC – N116 W15970 Main Street. Site Plan Consultation for a 22,500 sqft industrial building addition. Planner Retzlaff summarized the proposal. He explained in order to accommodate the building expansion, a planned development district needs to be created.

Steve Schulz, Gehl Foods, explained that only 5 silos are proposed instead of 10 and they will try to match the existing façade of the older part of the building and will imitate the windows on the south elevation. Commissioner Laszewski said the west corner is super unattractive and looks like a big blah, concrete warehouse. He said it needs some feature on the corner. Commissioner Kimmler commented on the revitalization of Main Street and that tearing down 4 older houses doesn't seem like it fits in with what the Village sees for the future. Commissioner Shadid said he thought this would happen and that they can take the houses down if they want. He added that the houses have no significance. Chairman Baum said they can take the houses down, but they don't have the ability to put addition because they don't have enough impervious area. Planner Retzlaff explained the parcels would also need to be rezoned and combined with the larger parcel. Commissioner Williams asked if there is a conflict of interest because Graef has prepared the plans for Gehls. Planner Retzlaff said he may need to consult with the Village attorney.

Chairman Baum said several Trustees will be against the PDD when it goes to the Village Board. He said Gehls will need to bring forth a package that shows how fabulous this can be what you're going to give to the village to make this spectacular before several Trustees will agree to the PDD. It is not fabulous right now. Mr. Schulz agreed. Baum said the fabric of main street is being eroded and maybe they will build out everything possible in the surrounding properties. Trustee Wing spoke about what has happened in the past and the promises from Gehls that never happened. He said you need to decide if you want an industrial park or an entertainment district.

Mr. Schulz said he will work with the architects to improve the look of the building. Planner Retzlaff asked if any tradeoffs were being discussed. Mr. Schulz indicated the bank property could provide public parking in the evening and Gehls would be willing to dedicate the corner lot on Main Street and Fond du lac Avenue to the Village for a small park or to improve traffic. Trustee Baum said he needs to see how grand this could be before he would think about approving it. He needs a master plan for Main Street from Gehls.

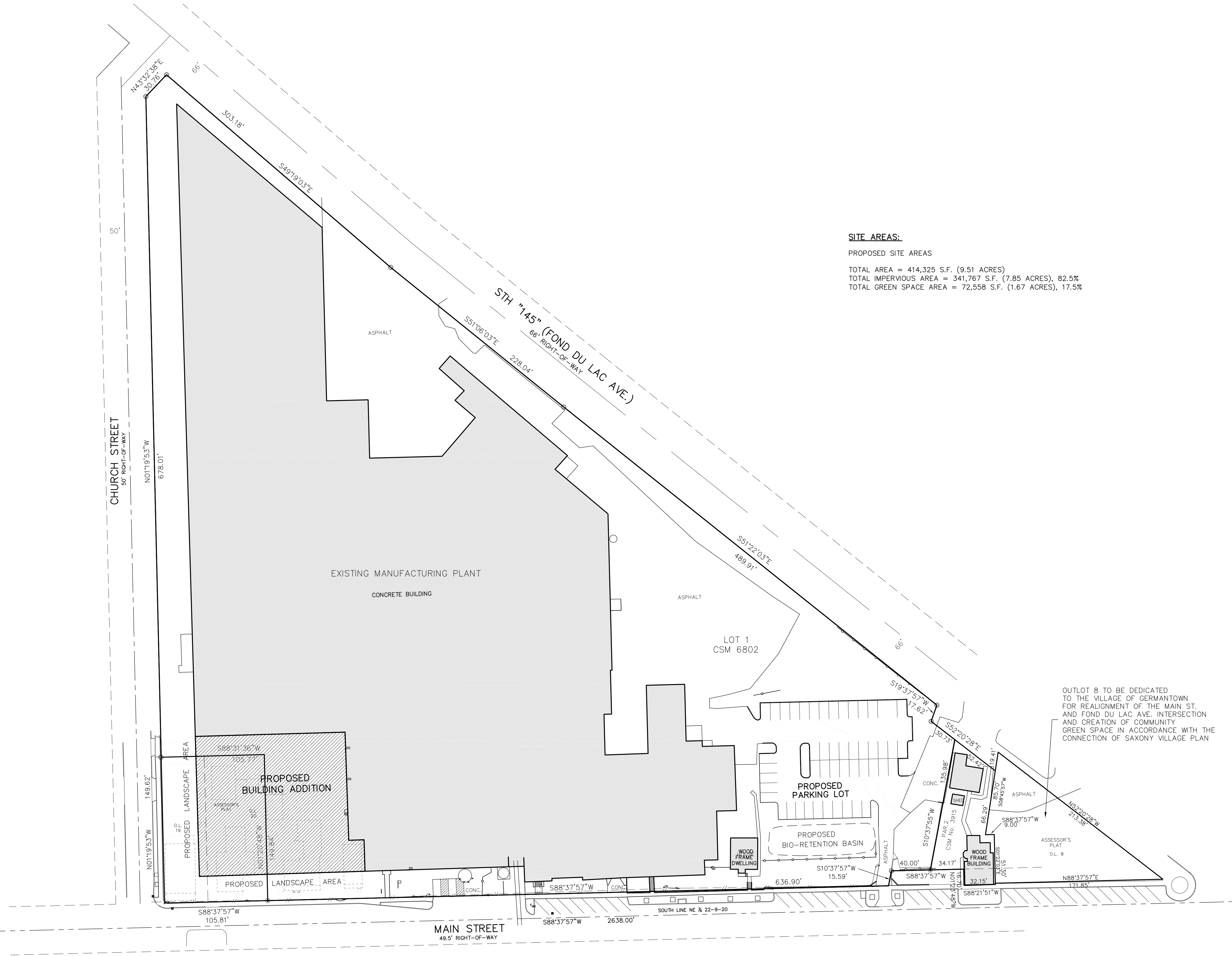
This item was for discussion only. No action was taken.

ANNOUNCEMENTS: The 2050 Comprehensive Plan Open House will be held on July 23rd from 6:00 pm to 8:00 pm at the Germantown Community Library.

ADJOURNMENT: There being no further business, the meeting was adjourned at 8:54p.m.

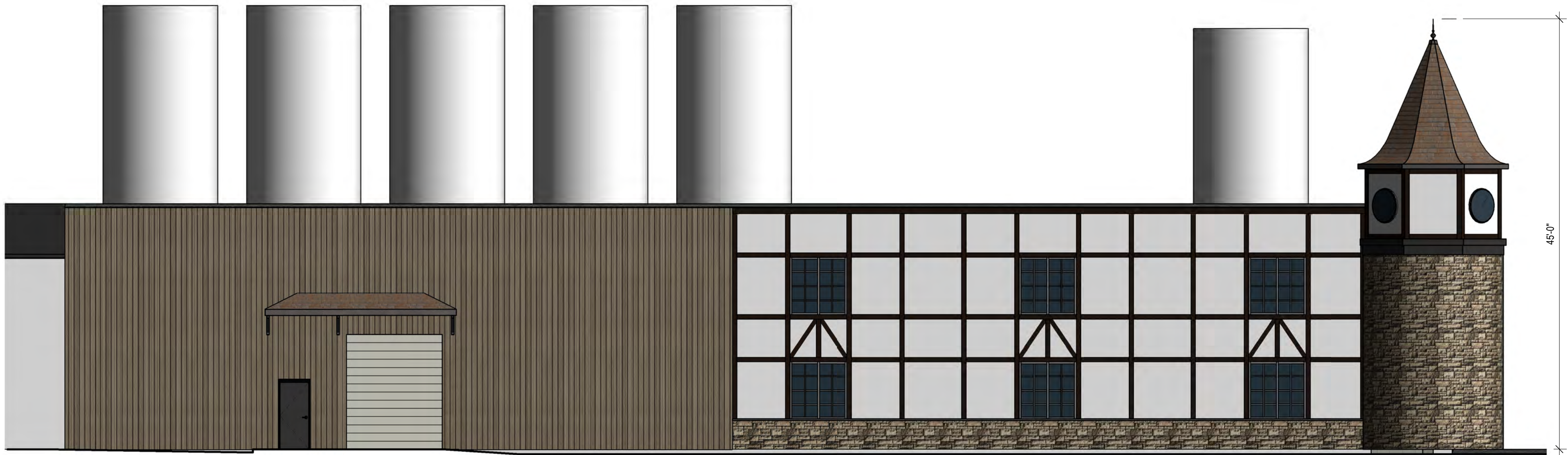
Respectfully submitted,

Lori Johnson
Planning Assistant





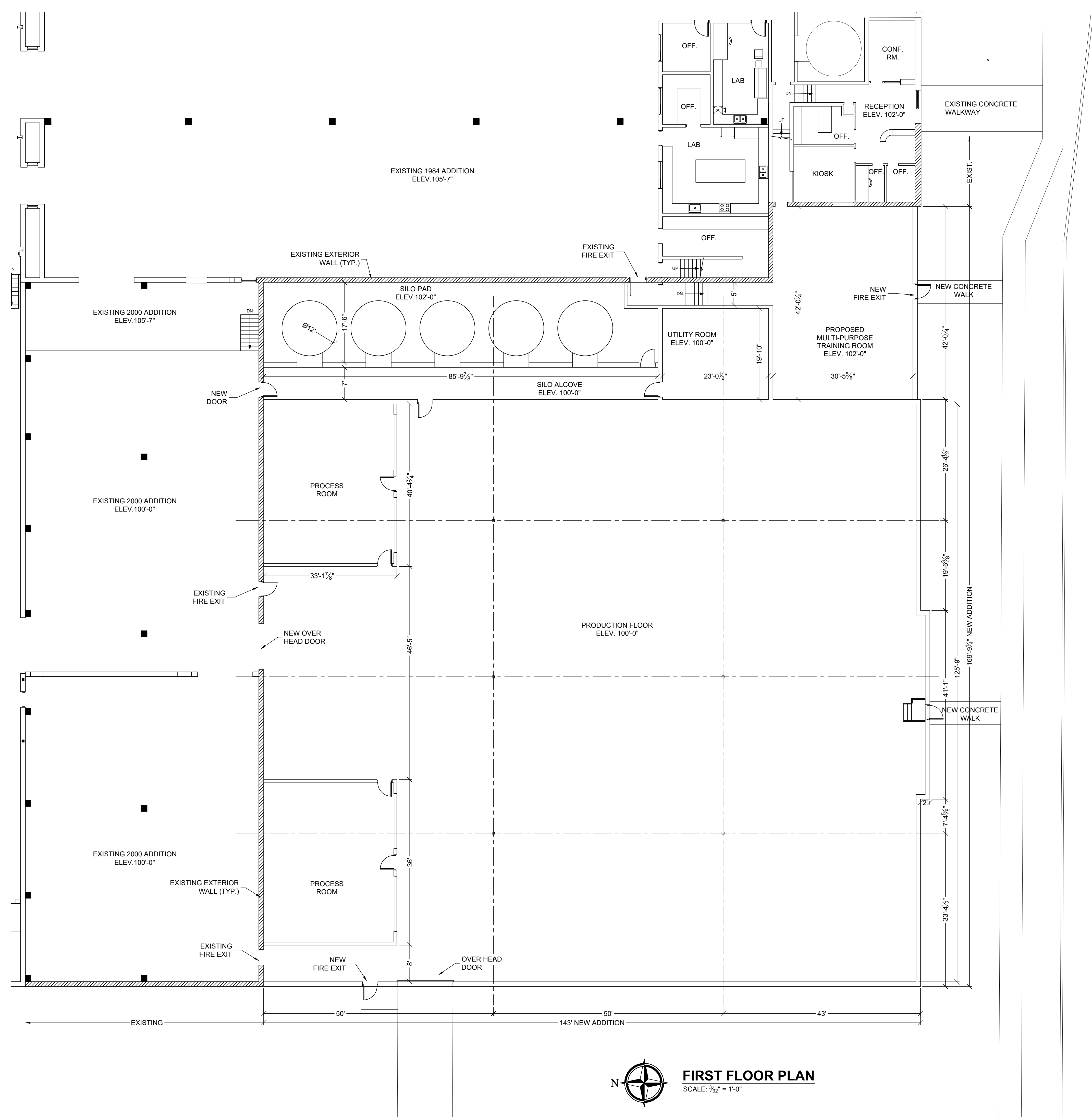
PROGRESS SET - NOT FOR CONSTRUCTION



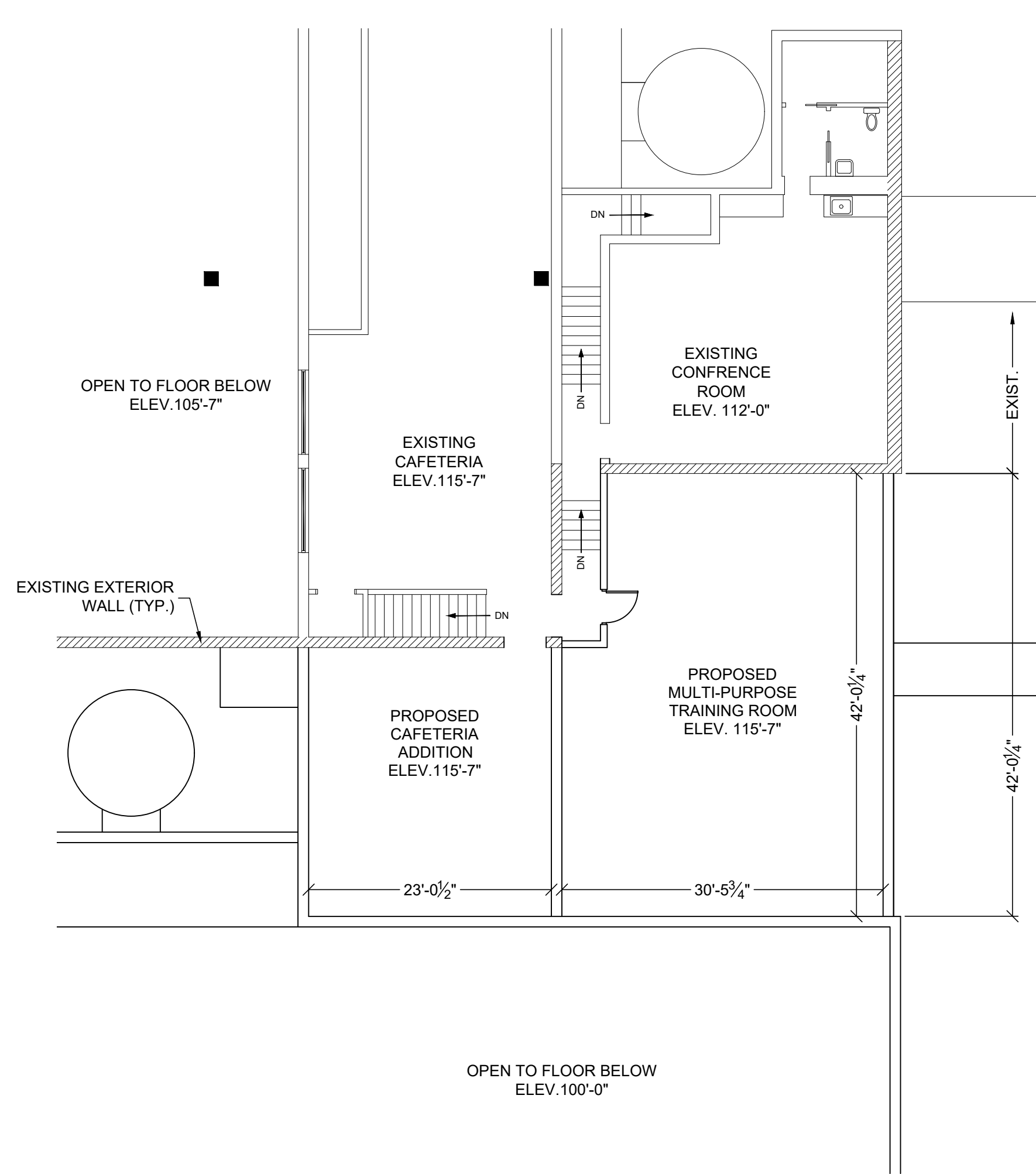
WEST ELEVATION



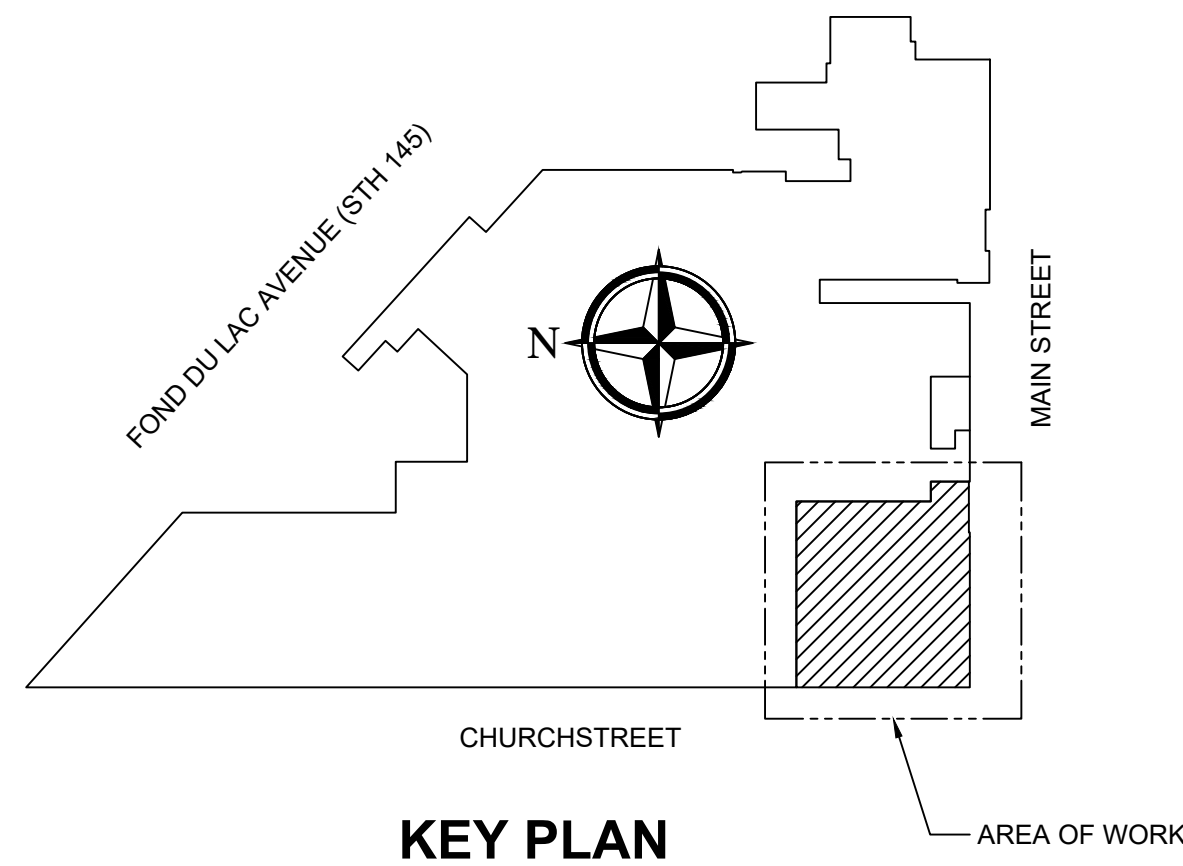
SOUTH ELEVATION



FIRST FLOOR PLAN
SCALE: 3/32" = 1'-0"



SECOND FLOOR PLAN
SCALE: 3/32" = 1'-0"



KEY PLAN

N116 W15970 Main Street
Germantown, WI
262.251.8570

Author: SSCHULZ

Edited By:

Date Created: 5.23.19

Type:

Notes:

Sheet Title:	PARTIAL FLOOR PLAN
Project:	PROPOSED BUILDING ADDITION
Description:	
Revised per review	
Drawn by ID:	
Detail Description:	

Edit Date: 7.19.19

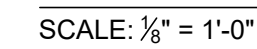
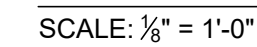
Edit Time:

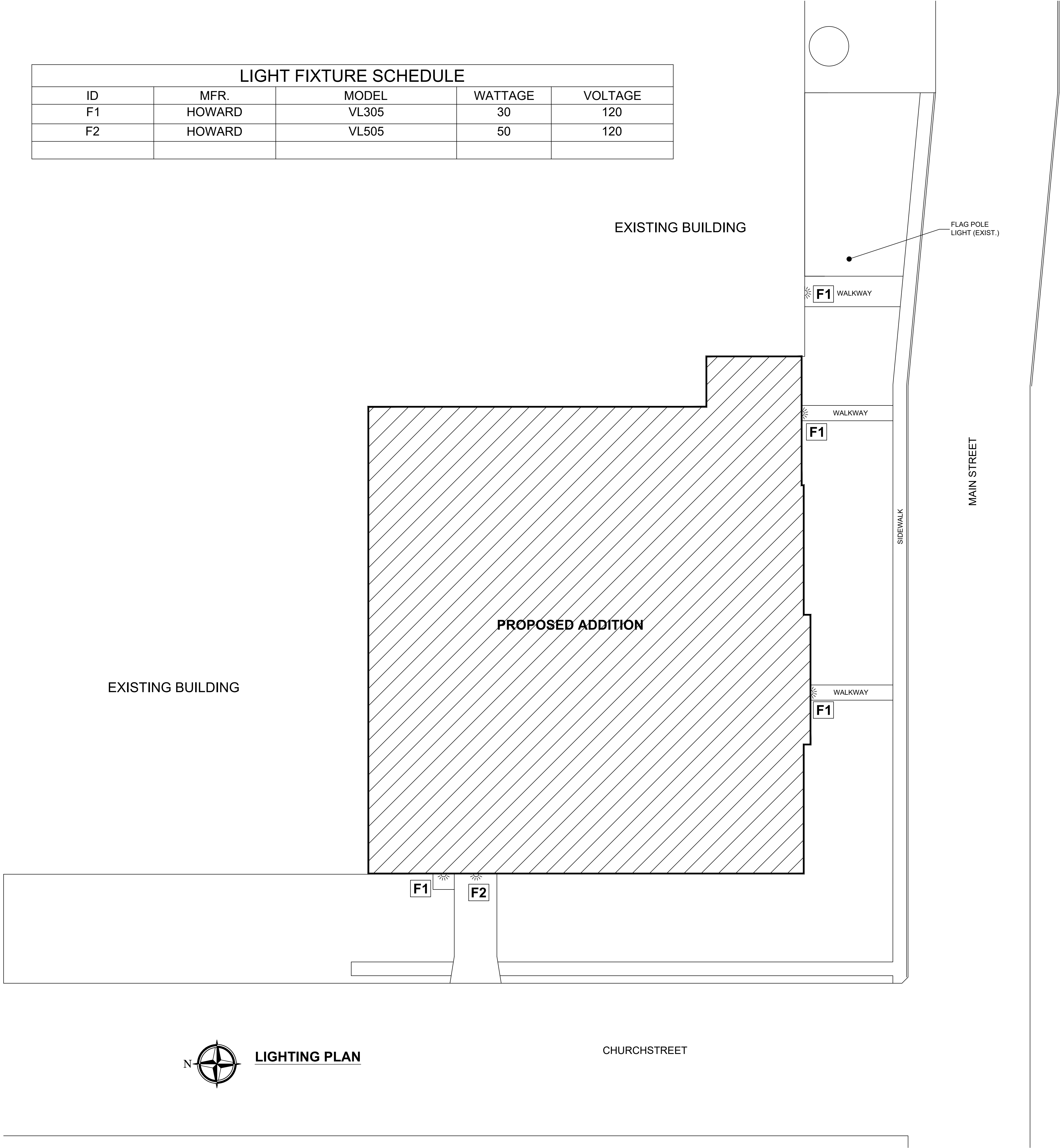
Version Author:

Version Editor:

Drawing No.

1 of 2





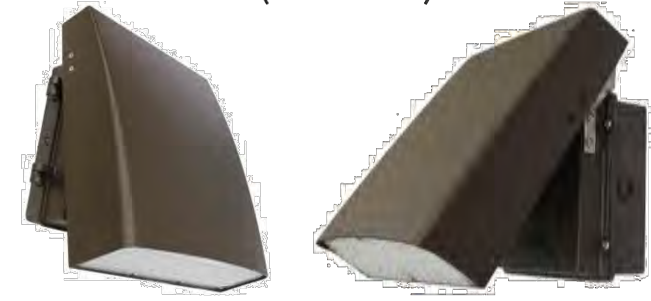
LIGHT FIXTURE SCHEDULE				
ID	MFR.	MODEL	WATTAGE	VOLTAGE
F1	HOWARD	VL305	30	120
F2	HOWARD	VL505	50	120



Specification Sheet

VL Series

Versalite LED Wallpack
12, 30, 50, 80, and 120W (120–277V)
40W and 100W (347–480V)



Description
Versalite VL Series Wallpack offers great energy savings compared to HID systems. It features a heavy-duty, spring-loaded hinge, which provides the flexibility of focusing light near the mounting surface (wallpack) or projecting light forward (flood).

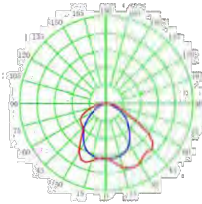
- Features**
- Die-Cast Housing
 - Bronze polyester powder coat finish
 - 69,000 hours maintenance-free operation to L₉₀*
 - Wall mount for wallpacks
 - Heavy-duty, spring-loaded hinge provides vertical adjustability of the luminaire housing up to 65°.
 - Adjustability provides for a range of lighting effects from full-cutoff downlight to forward throw.
 - Knurled notches securely retain rotated position even in demanding environments.

* L₉₀ hours are IES TM-21-11 calculated hours.

Ordering Information					
Model	Watts (W)	Lumens	Lm/W	CCT/ CRI	Voltage
VL125	12	1,320	111	5000K; CRI 83	120 – 277V
VL305	30	3,290	119		
VL505	50	5,280	107		
VL805	80	9,240	115		
VL1205	120	14,220	115		
VL405 ¹	40	4,200	115	5000K; CRI 83	347 – 480V
VL1005 ¹	100	12,130	122		

¹Not DLC listed. Not in stock, call for lead times.

Photometry



Project:	
Catalog#:	
Approved by:	

Applications

Wall Mount:

- Loading Docks
- Entrances
- Parking Areas
- Perimeter
- Underpasses

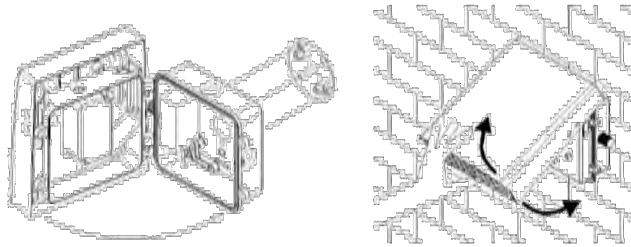
Flood Applications:

- Signage
- Building Façade
- Displays
- Security Lighting

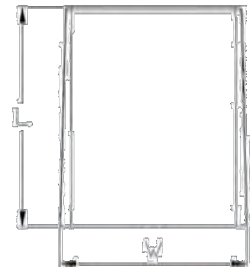
Warranty and Listings

- cULus listed for wet locations (-20°C to 40°C / -4°F to 104°F). ROHS compliant.
- P65 rated.
- Complies with FCC Part 15, class B.
- Complies with EN61000-4-5, surge immunity (1kV).
- 5-year warranty on all electronics and housing.

Mounting Options



Dimensions



Models	L (in.)	W (in.)	H (in.)
VL125	6	5	3.5
VL305, VL405, VL505	9	7.6	4.5
VL805, VL1005, VL1205	13	11	5.5

Specifications subject to change without notice.

Howard Lighting Products | 580 Eastview Drive | Laurel, MS 39443
(toll free) 800.956.3456 | (direct) 601.422.0033 | (fax) 601.422.1652
www.HowardLightingProducts.com

Page 1 of 1
Rev: 3/9/2018



N116 W15970 Main Street
Germantown, WI
262.251.8570

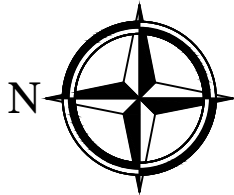
Author: SSCHULZ

Edited By:

Date Created: 6.16.19

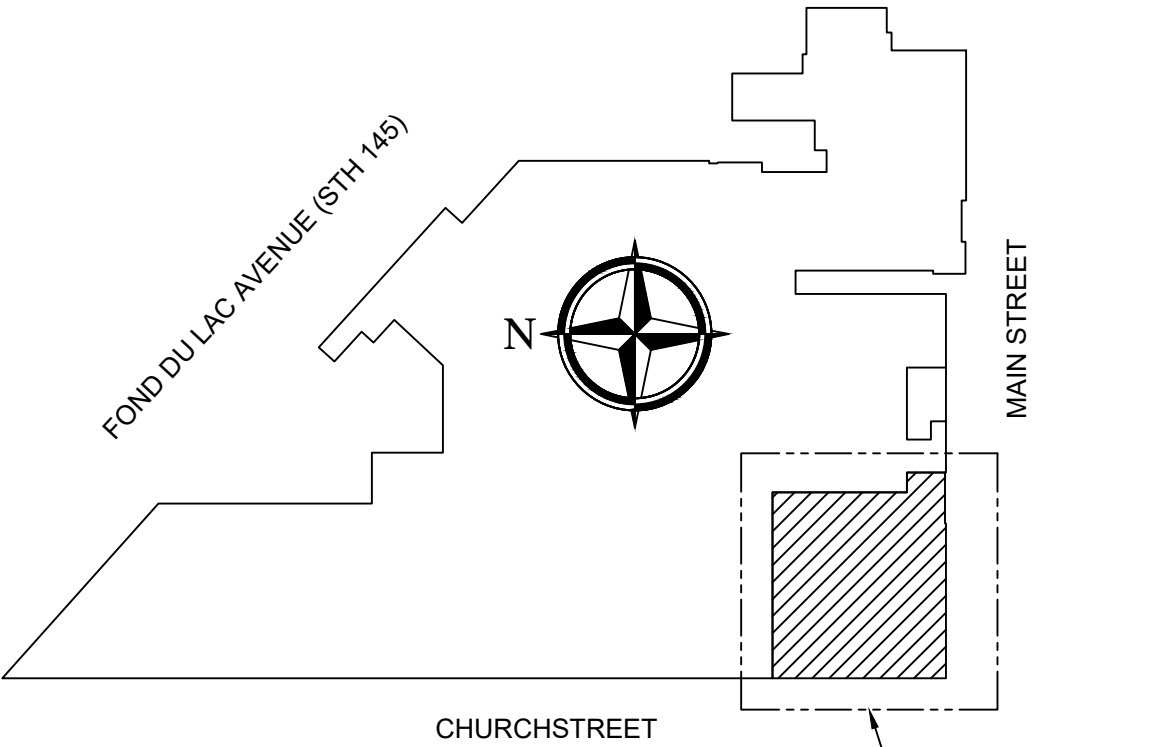
Type:

Notes:



LIGHTING PLAN

CHURCH STREET



KEY PLAN

Sheet Title: LIGHTING PLAN

Project: PROPOSED BUILDING ADDITION

Description: Revised per review

Drawn by ID:

Date/Team Description:

Edit Date: 7.18.19

Edit Time:

Version Author:

Version Editor:

Drawing No.



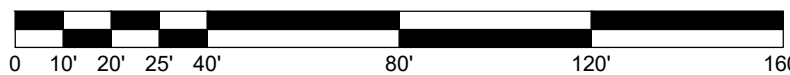
Lot Size: 314,068 sq. ft. (7.21 Acres)

Exist. Pavement: 55,808 sq. ft. (17.8%)

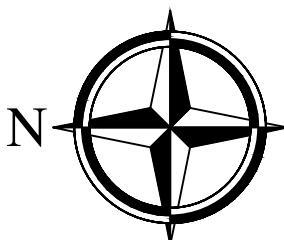
Exist. Bldg.: 107,141 sq. ft. (34.1%)

Exist. Coverage: 162,949 sq. ft. (51.9%)

Zone M-1 maximum coverage: 80%



SITE PLAN



 N116 W15970 Main Street Germantown, WI 53022 262.251.8570	Dr. By: SMS	REVISIONS	
	App. By:	△	
	Scale:	△	
	Date:	△	
	Dept.: Engineering	△	
PLAT PLAN W116 N11736 Crusader Court Germantown, WI		△	
		Release: 01	Print Date:
		Drawing No.	of

CERTIFIED SURVEY MAP NO.

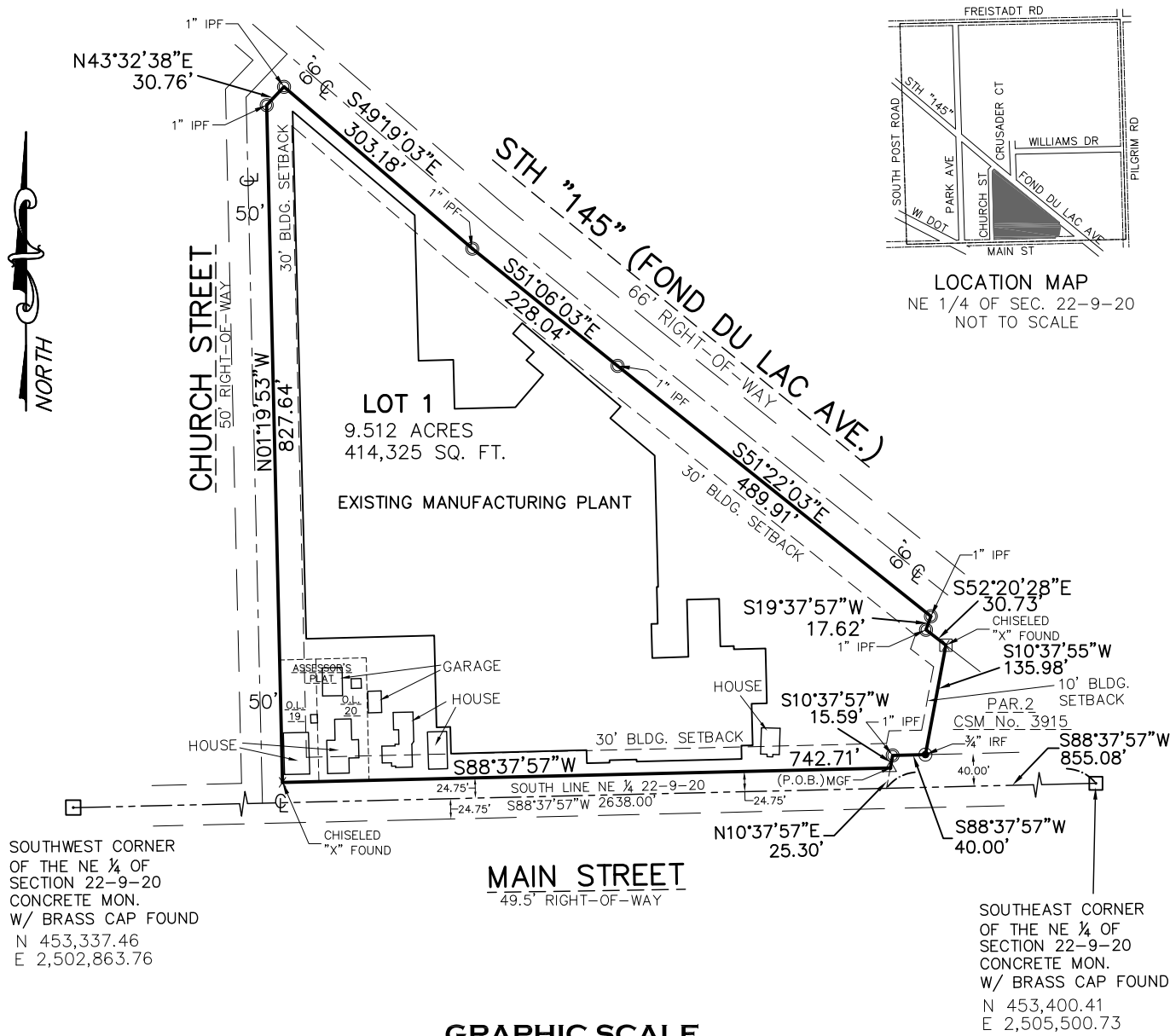
BEING A REDIVISION OF LOT 1 OF CERTIFIED SURVEY MAP No. 6802, OUTLOT 19 AND OUTLOT 20 OF ASSESSOR'S PLAT (SW ¼ NE ¼), IN THE VILLAGE OF GERMANTOWN, IN THE SOUTHWEST ¼ OF THE NORTHEAST ¼ AND SOUTHEAST ¼ OF THE NORTHEAST ¼ OF SECTION 22, TOWNSHIP 9 NORTH, RANGE 20 EAST, WASHINGTON COUNTY, WISCONSIN

- IPF - INDICATES IRON PIPE FOUND
- IRF - INDICATES IRON ROD FOUND
- ▲ MGF - INDICATES MAG NAIL FOUND
- R.A. - INDICATES A DIMENSION AS PREVIOUSLY RECORDED IN OTHER DOCUMENTS.

ALL DIMENSIONS SHOWN ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.

ALL BEARINGS SHOWN ARE REFERENCED TO SOUTH LINE OF THE NE ¼ OF SECTION 22, T9N, R20E, WISCONSIN STATE PLANE COORDINATE SYSTEM GRID, SOUTH ZONE, AND ALL BEARINGS ARE REFERENCED TO GRID NORTH.

EXISTING BUILDINGS ENCROACH ONTO EXISTING BUILDING SETBACK AS DEFINED BY VILLAGE ZONING CODE ON MAY 30, 2017.



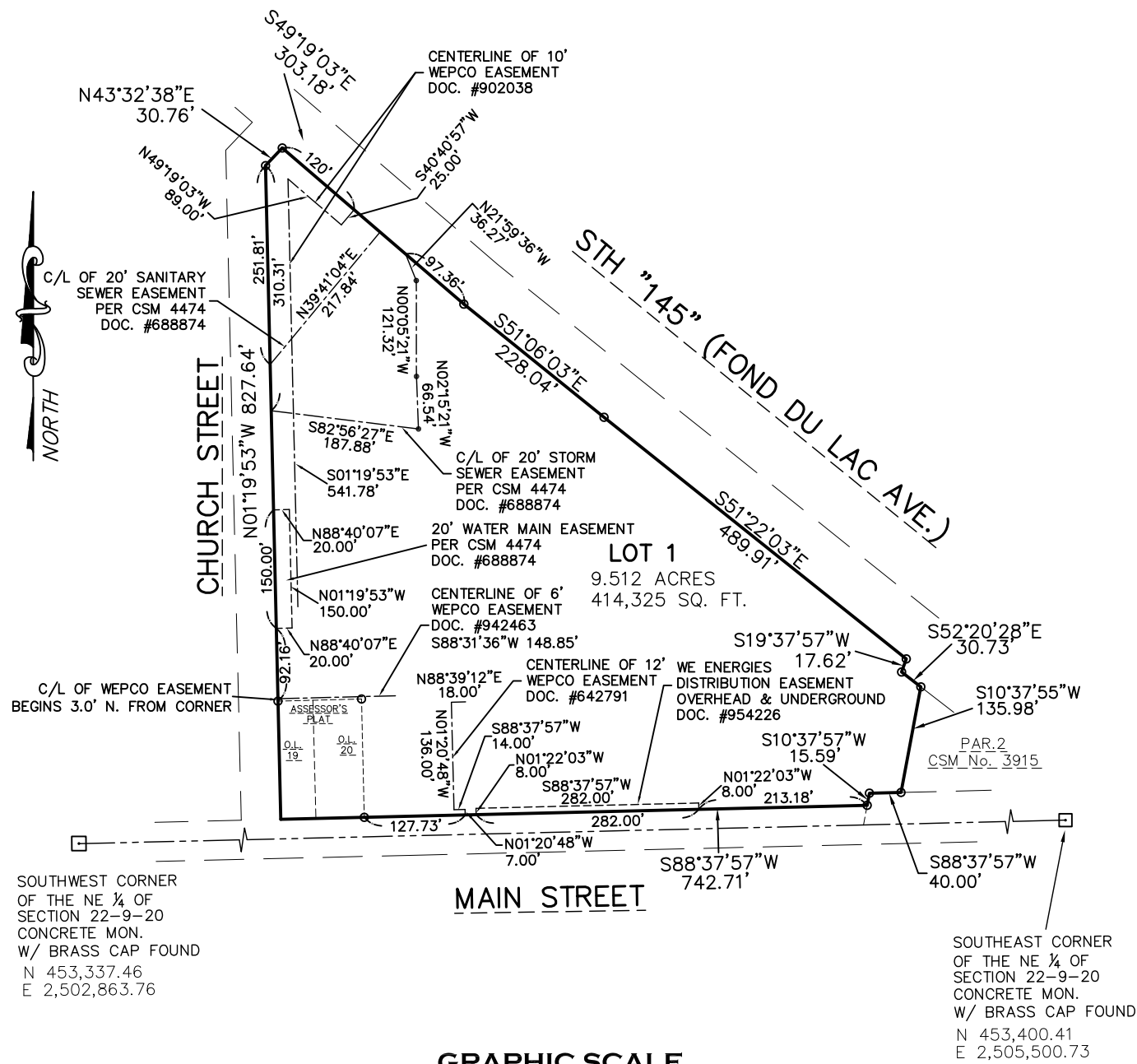
CJ
engineering
civil design and consulting
9205 W. Center Street
Suite 214
Milwaukee, WI 53222
PH. (414) 443-1312
www.cj-engineering.com

OWNER:
GEHL FOODS, LLC
N116 W15970 MAIN STREET
GERMANTOWN, WI 53022
(262) 251-8570

CERTIFIED SURVEY MAP NO.

BEING A REDIVISION OF LOT 1 OF CERTIFIED SURVEY MAP No. 6802, OUTLOT 19 AND OUTLOT 20 OF ASSESSOR'S PLAT (SW ¼ NE ¼), IN THE VILLAGE OF GERMANTOWN, IN THE SOUTHWEST ¼ OF THE NORTHEAST ¼ AND SOUTHEAST ¼ OF THE NORTHEAST ¼ OF SECTION 22, TOWNSHIP 9 NORTH, RANGE 20 EAST, WASHINGTON COUNTY, WISCONSIN

EXISTING EASEMENTS



CJ
engineering
civil design and consulting
9205 W. Center Street
Suite 214
Milwaukee, WI 53222
PH. (414) 443-1312
www.cj-engineering.com

CERTIFIED SURVEY MAP NO. _____

BEING A REDIVISION OF LOT 1 OF CERTIFIED SURVEY MAP No. 6802, OUTLOT 19 AND OUTLOT 20 OF ASSESSOR’S PLAT (SW ¼ NE ¼), IN THE VILLAGE OF GERMANTOWN, IN THE SOUTHWEST ¼ OF THE NORTHEAST ¼ AND SOUTHEAST ¼ OF THE NORTHEAST ¼ OF SECTION 22, TOWNSHIP 9 NORTH, RANGE 20 EAST, WASHINGTON COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE

I, CHRISTOPHER JACKSON, A PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY:

THAT I HAVE SURVEYED, MAPPED AND COMBINED LOT 1 OF CERTIFIED SURVEY MAP No. 4474, OUTLOT 21, EXCEPT THE NORTH 42 FEET OF ASSESSOR’S PLAT (SW ¼ NE ¼), AND PARCEL 1 OF CERTIFIED SURVEY MAP No. 3915 IN THE VILLAGE OF GERMANTOWN, IN THE SOUTHWEST ¼ OF THE NORTHEAST ¼ AND SOUTHEAST ¼ OF THE NORTHEAST ¼ OF SECTION 22, TOWNSHIP 9 NORTH, RANGE 20 EAST, WASHINGTON COUNTY, WISCONSIN:

COMMENCING AT THE SOUTHEAST CORNER OF SAID NORTHEAST ¼ OF SECTION 22, THENCE S 88°37’57” W 855.08 FEET ALONG THE SOUTH LINE OF SAID NE 1/4 SECTION; THENCE 10°37’57” E 25.30 FEET TO THE NORTH R.O.W. LINE OF MAIN STREET AND THE POINT OF BEGINNING OF LANDS TO BE DESCRIBED; THENCE S 88°37’57” W ALONG SAID NORTH LINE 742.71 FEET TO THE EAST R.O.W. LINE OF CHURCH STREET; THENCE N 01°19’53” W ALONG SAID EAST R.O.W. LINE 827.64 FEET; THENCE N 43°32’38” E CONTINUING ALONG SAID EAST LINE, 30.76 FEET TO THE SOUTH R.O.W. LINE OF FOND DU LAC AVENUE (S.T.H. "145"); THENCE S 49°19’03” E ALONG SAID SOUTH R.O.W. LINE, 303.18 FEET; THENCE S 51°06’03” E CONTINUING ALONG SAID SOUTH R.O.W. LINE, 228.04 FEET; THENCE S 51°22’03” E CONTINUING ALONG SAID SOUTH R.O.W. LINE, 489.91 FEET; THENCE S 19°37’57” W, 17.62 FEET; THENCE S 52°20’28” E, 30.73 FEET; THENCE S 10°37’55” W, 135.98 FEET; THENCE S 88°37’57” W, 40.00 FEET; THENCE S 10°37’57” W, 15.59 FEET TO THE NORTH R.O.W. LINE OF MAIN STREET AND THE POINT OF BEGINNING.

CONTAINING: 414,325 SQUARE FEET OR 9.512 ACRES

THAT I HAVE MADE SUCH SURVEY, MAP AND LAND COMBINATION BY THE DIRECTION OF GEHL FOODS, LLC., OWNERS OF SAID LAND.

THAT SUCH MAP IS A CORRECT REPRESENTATION OF ALL EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE COMBINATION THEREOF MADE.

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236 OF THE STATUTES OF THE STATE OF WISCONSIN AND THE REGULATIONS OF THE VILLAGE OF GERMANTOWN IN SURVEYING, MAPPING AND COMBINING THE SAME.

DATED THIS _____ DAY OF _____, 20__.

CHRISTOPHER A. JACKSON
PROFESSIONAL LAND SURVEYOR, S–2851
STATE OF WISCONSIN

CERTIFIED SURVEY MAP NO. _____

BEING A REDIVISION OF LOT 1 OF CERTIFIED SURVEY MAP No. 6802, OUTLOT 19 AND OUTLOT 20 OF ASSESSOR'S PLAT (SW ¼ NE ¼), IN THE VILLAGE OF GERMANTOWN, IN THE SOUTHWEST ¼ OF THE NORTHEAST ¼ AND SOUTHEAST ¼ OF THE NORTHEAST ¼ OF SECTION 22, TOWNSHIP 9 NORTH, RANGE 20 EAST, WASHINGTON COUNTY, WISCONSIN

CORPORATE OWNER'S CERTIFICATE

GEHL FOODS, LLC, A CORPORATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF WISCONSIN AS OWNER, DOES HEREBY CERTIFY THAT SAID COMPANY CAUSED THE LAND DESCRIBED ON THIS MAP TO BE SURVEYED, DIVIDED AND MAPPED AS REPRESENTED ON THIS MAP.

IN WITNESS WHEREOF, GEHL FOODS, LLC, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ERIC BERINGAUSE, ITS CHIEF EXECUTIVE OFFICER (CEO), AND COUNTERSIGNED BY TIM PREUNINGER, ITS CHIEF FINANCIAL OFFICER (CFO), AND ITS CORPORATE SEAL TO BE AFFIXED THIS _____ DAY OF _____, 20__.

ERIC BERINGAUSE, CEO

TIM PREUNINGER, CFO

STATE OF WISCONSIN) SS
WASHINGTON COUNTY)

PERSONALLY CAME BEFORE ME THIS _____DAY OF _____, 20__, ERIC BERINGAUSE AND TIM PREUNINGER, TO ME KNOWN TO BE THE CHIEF EXECUTIVE OFFICER AND CHIEF FINANCIAL OFFICER OF GEHL FOODS, LLC. AND THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, STATE OF WISCONSIN
MY COMMISSION EXPIRES _____,20__

VILLAGE OF GERMANTOWN PLANNING COMMISSION APPROVAL

THIS CERTIFIED SURVEY MAP IS HEREBY APPROVED BY THE PLANNING COMMISSION OF THE VILLAGE OF GERMANTOWN ON THIS ____ DAY OF _____ 20__.

DEAN WOLTER, CHAIRMAN

DATE

LAURA A. JOHNSON, SECRETARY

DATE

VILLAGE OF GERMANTOWN BOARD APPROVAL

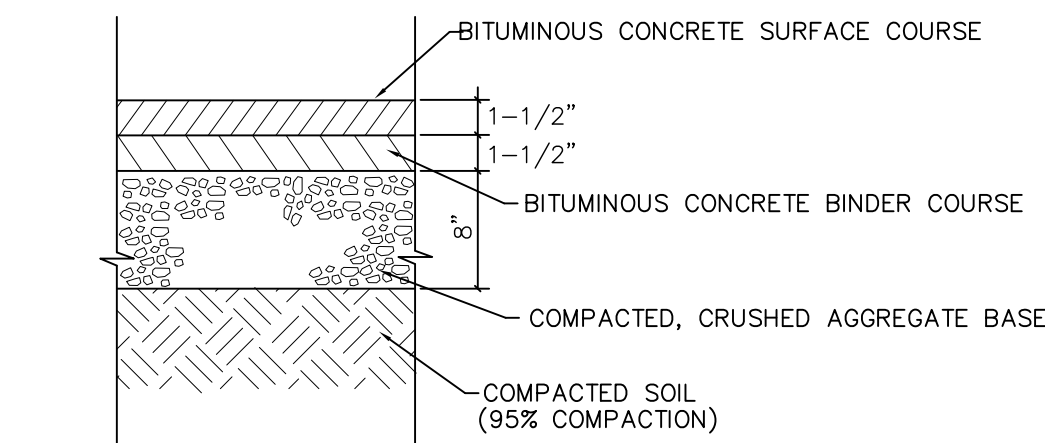
THIS CERTIFIED SURVEY MAP, BEING A DIVISION OF NE ¼ SECTION 26, TOWNSHIP 9 NORTH, RANGE 20 EAST, VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN, HAVING BEEN APPROVED BY THE PLANNING COMMISSION BEING THE SAME, IS HEREBY APPROVED AND ACCEPTED BY THE VILLAGE BOARD OF TRUSTEES OF THE VILLAGE OF GERMANTOWN ON THIS ____ DAY OF _____, 20__.

DEAN WOLTER, VILLAGE PRESIDENT

DATE

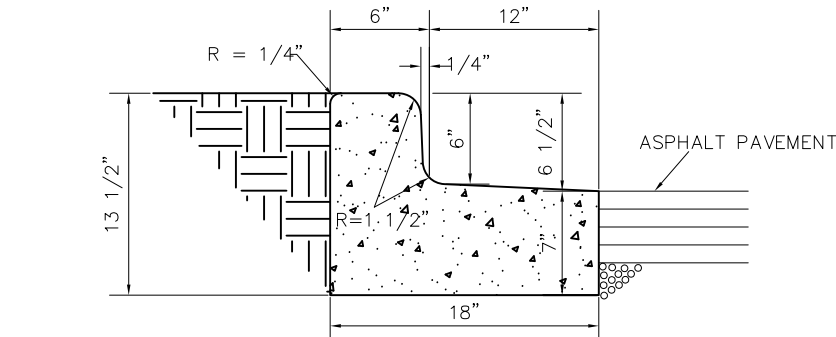
ELIZABETH KNAACK, VILLAGE CLERK

DATE



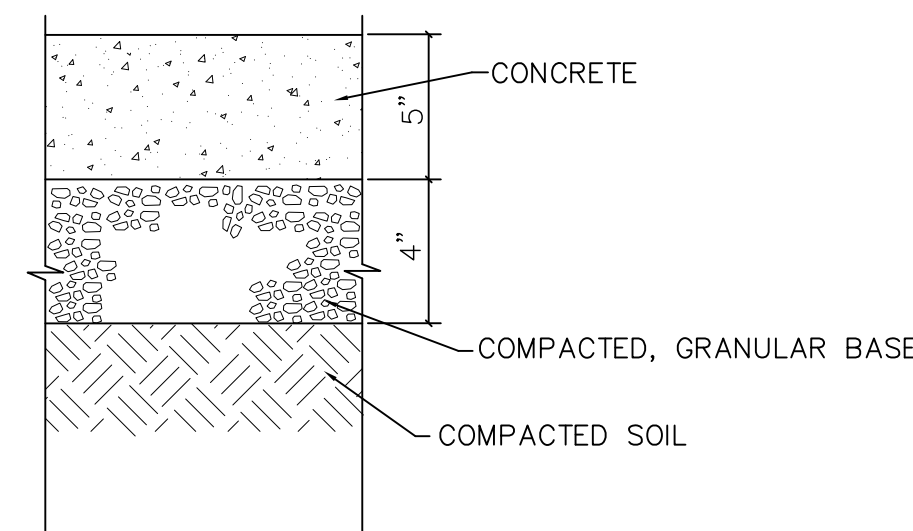
ASPHALT PAVEMENT

NOT TO SCALE



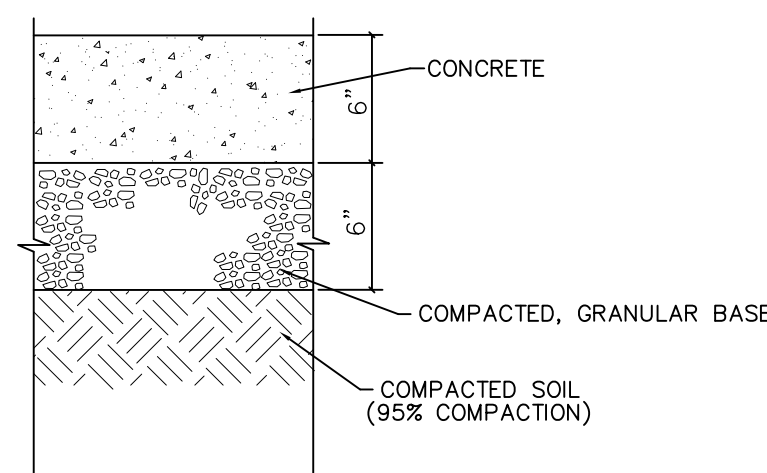
CONCRETE CURB & GUTTER DETAIL

NOT TO SCALE



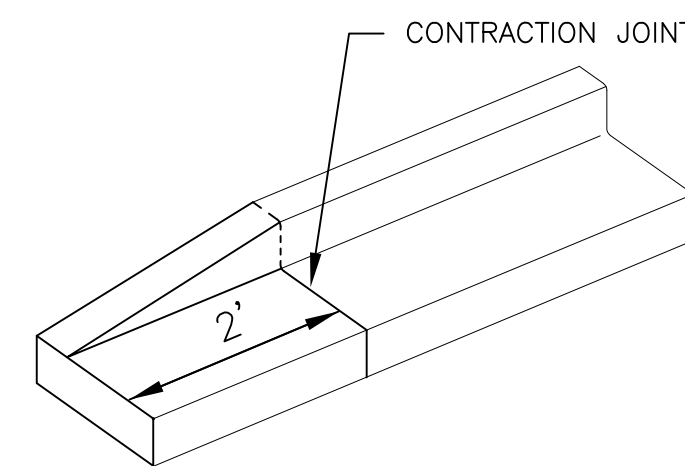
CONCRETE SIDEWALK

NOT TO SCALE



CONCRETE PAVEMENT
(DUMPSTER AREA)

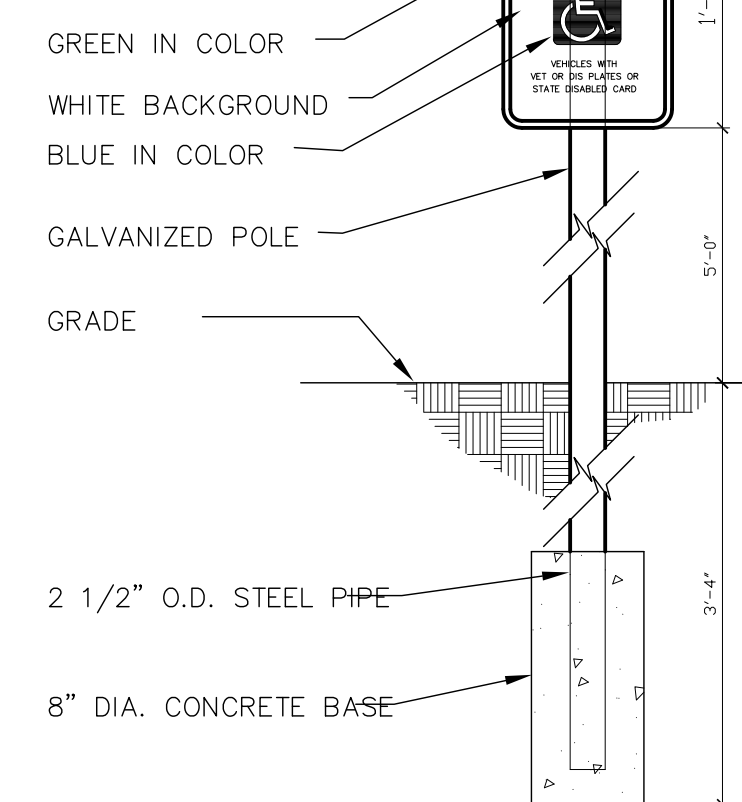
NOT TO SCALE



END SECTION CURB TAPER

NOT TO SCALE

NOTE:
SIGN REQUIRED AT EACH
H.C. ACCESSIBLE
PARKING STALL



HANDICAPPED PARKING SIGN DETAIL

NOT TO SCALE

NOTE:

CONTRACTOR SHALL PERFORM THE WORK IN CONFORMANCE WITH THE VILLAGE STANDARDS AND SPECIFICATIONS:

SECTION 3.0: GRADING AND EROSION CONTROL REQUIREMENTS:
<http://www.village.germantown.wi.us/DocumentCenter/View/74>

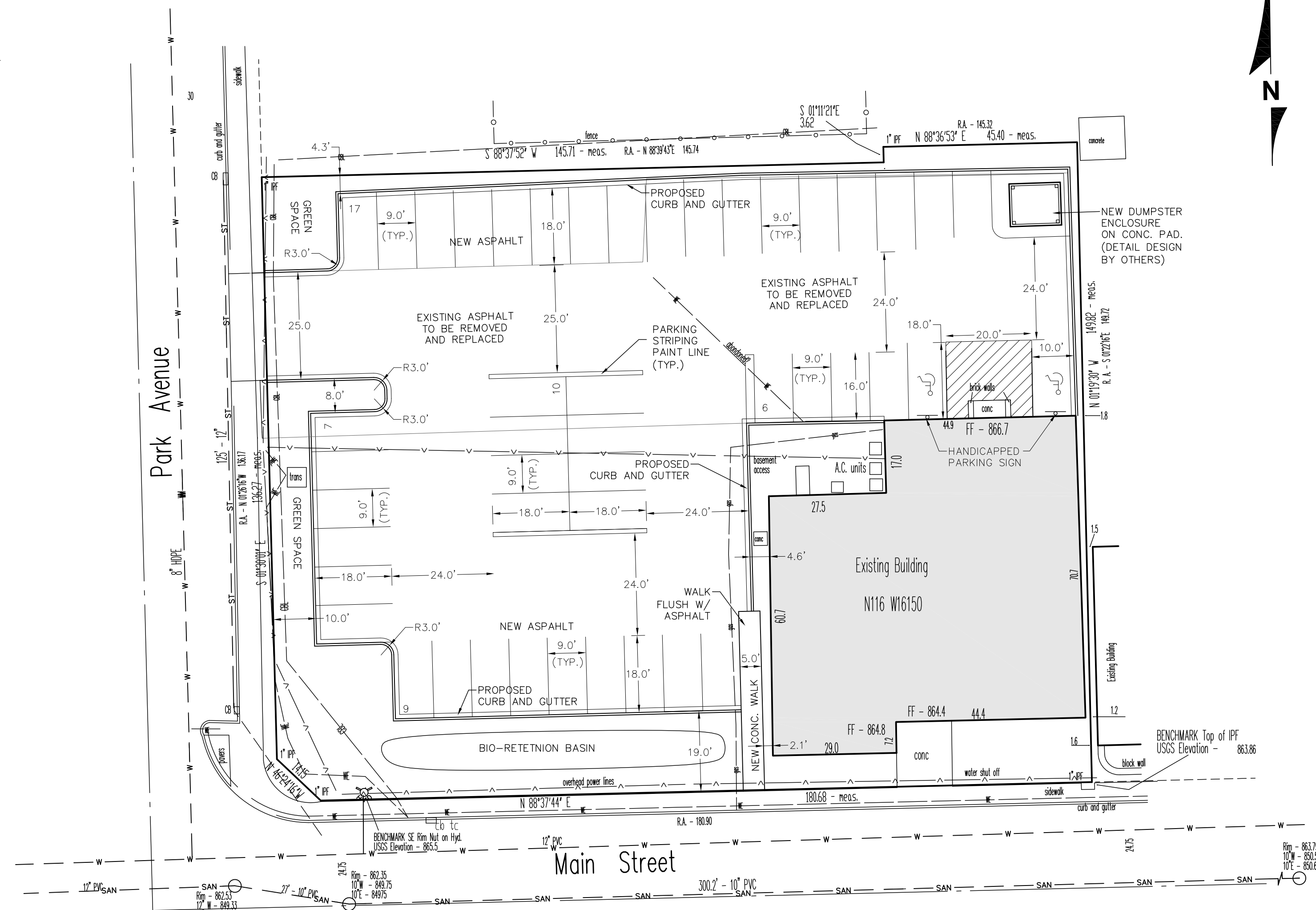
SECTION 4.0: STORM SEWER CONVEYANCE SYSTEM REQUIREMENTS:
<http://www.village.germantown.wi.us/DocumentCenter/View/75>

SECTION 5.0: SANITARY SEWER SYSTEM REQUIREMENTS:
<http://www.village.germantown.wi.us/DocumentCenter/View/76>

SECTION 6.0: WATER DISTRIBUTION SYSTEM REQUIREMENTS:
<http://www.village.germantown.wi.us/DocumentCenter/View/77>

SECTION 7.0: STORM WATER MANAGEMENT REQUIREMENTS:
<http://www.village.germantown.wi.us/DocumentCenter/View/78>

SECTION 8.0: ROADWAY REQUIREMENTS:
<http://www.village.germantown.wi.us/DocumentCenter/View/79>



NOTES:

1. ALL EXISTING CONDITIONS ARE PER THE SURVEY BY ON TARGET SURVEYING DATED 08-01-15.

2. AREAS:

SITE PROPERTY = 28,023 S.F. (0.643 ACRES)

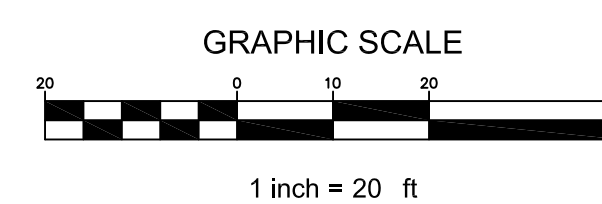
EXISTING IMPERVIOUS AREA = 14,430 S.F. (0.331 ACRES) 52%
PROPOSED IMPERVIOUS AREA = 22,310 S.F. (0.512 ACRES) 80%

NET INCREASE IN IMPERVIOUS AREA = 7,880 S.F. (0.181 ACRES)

DISTURBED AREA = 19,075 S.F. (0.438 ACRES)

3. PARKING:

46 SPACES (44 REGULAR AND 2 HANDICAPPED)



SITE PLAN

CJE NO.: I529R3
JUNE 10, 2019

C1.0
SHEET 1 OF 2

GEHLS HQ BUILDING
N116 W16150 MAIN ST. GERMANTOWN, WI

LEGAL DESCRIPTION
LOT 1 OF CERTIFIED SURVEY MAP No. 6802, OUTLOT 19 AND OUTLOT 20
OF ASSESSOR'S PLAT (SW ¼ NE ¼), IN THE VILLAGE OF GERMANTOWN,
IN THE SOUTHWEST ¼ OF THE NORTHEAST ¼ AND SOUTHEAST ¼ OF THE
NORTHEAST ¼ OF SECTION 22, TOWNSHIP 9 NORTH, RANGE 20 EAST,
WASHINGTON COUNTY, WISCONSIN

SITE AREAS:

EXISTING SITE AREAS

MAIN STREET PLANT AREA:
SITE PROPERTY = 398,495 S.F. (9.15 ACRES)
IMPERVIOUS AREA = 323,162 S.F. (7.42 ACRES), 81% OF SITE
GREEN SPACE AREA = 75,333 S.F. (1.73 ACRES), 19% OF SITE

SOUTHWEST PARCEL AREAS:
SITE PROPERTY = 15,830 S.F. (0.36 ACRES)
IMPERVIOUS AREA = 9,415 S.F. (0.22 ACRES)
GREEN SPACE AREA = 6,415 S.F. (0.15 ACRES)

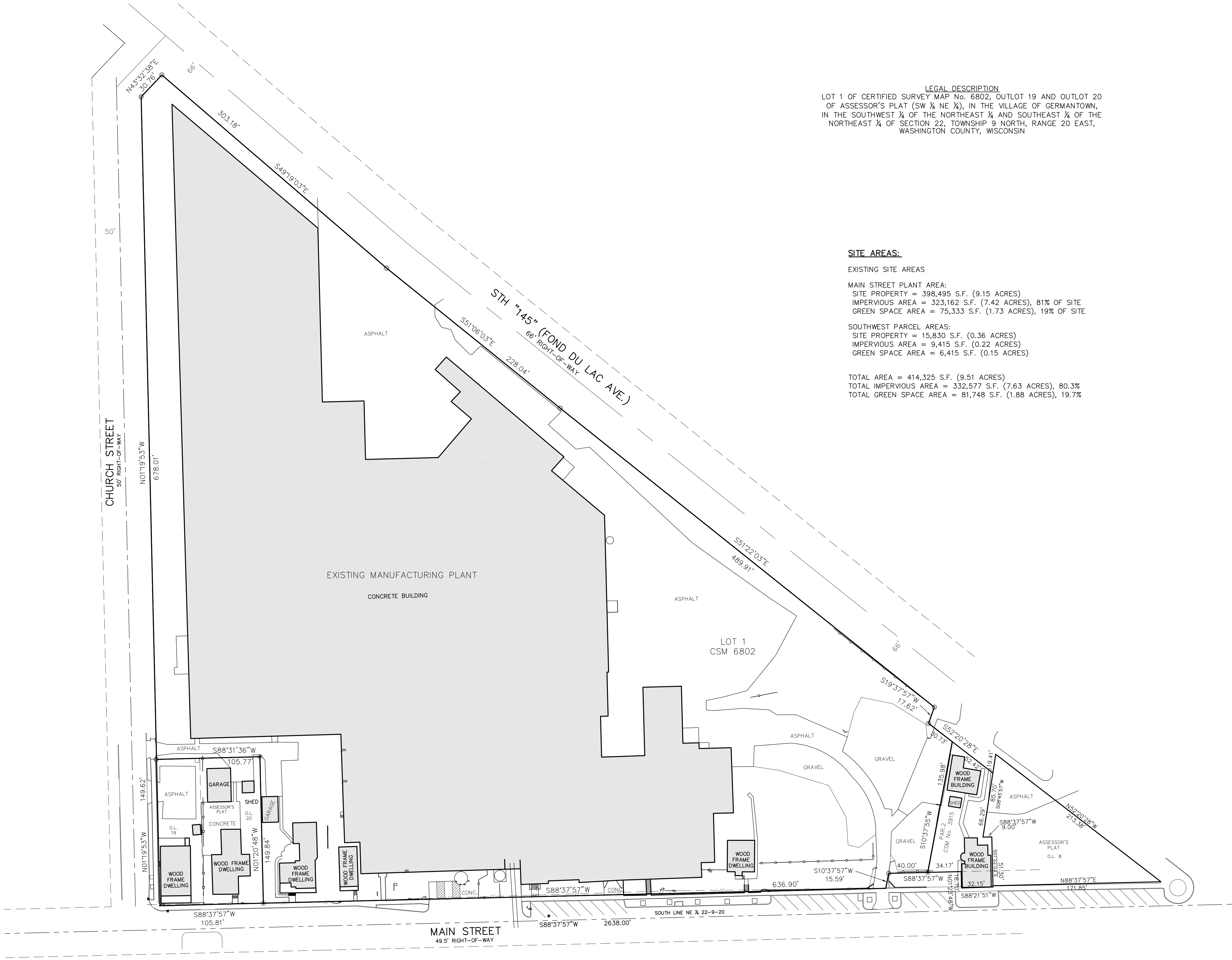
TOTAL AREA = 414,325 S.F. (9.51 ACRES)
TOTAL IMPERVIOUS AREA = 332,577 S.F. (7.63 ACRES), 80.3%
TOTAL GREEN SPACE AREA = 81,748 S.F. (1.88 ACRES), 19.7%

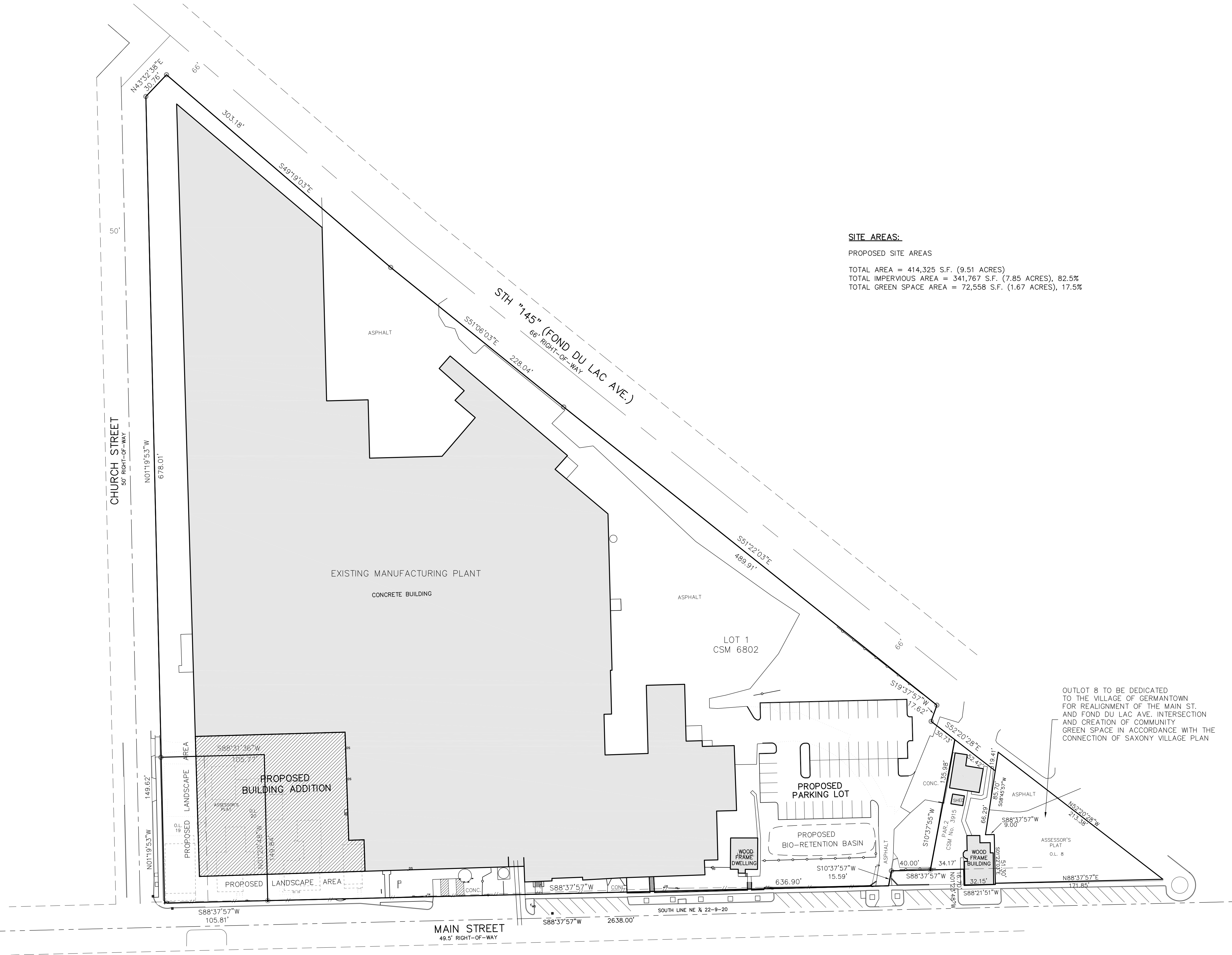
GEHLS FOODS
N116 W16150 MAIN ST. GERMANTOWN, WI

CJE NO.: I542-02R1-EX
JUNE 12, 2019

**EXISTING
SITE PLAN**

SV1.0

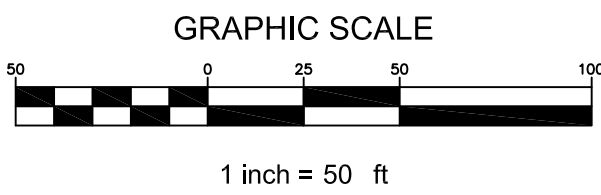




SITE AREAS:

PROPOSED SITE AREAS

TOTAL AREA = 414,325 S.F. (9.51 ACRES)
TOTAL IMPERVIOUS AREA = 341,767 S.F. (7.85 ACRES), 82.5%
TOTAL GREEN SPACE AREA = 72,558 S.F. (1.67 ACRES), 17.5%





9205 W. Center Street, Suite 214
Milwaukee, WI 53222
Ph: (414) 443-1312

STORM WATER MANAGEMENT PLAN

FOR

Gehl Foods

Main Street,
Germantown, WI 53022

July 15, 2019

PREPARED BY:

Randall S. Bruckner, PE
CJ Engineering
9205 W. Center Street Suite 214
Milwaukee, WI 53222
Ph. 414-443-1312

CJE Job No.: 1542-02r0-SWMP

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- 2.) SWMP Requirements
- 3.) Developed Site Area & Cover
- 4.) 24-Hour Rainfall Values
- 5.) Method of Analysis
- 6.) Drainage Summary
- 7.) Water Quality
- 8.) Conclusion
- 9.) Appendix
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 - i. Existing Site Geotechnical Report
 - ii. HydroCAD / TR-55 calculations – Existing Conditions
 - iii. SWMP – Existing Conditions plan
 - B. Proposed Conditions
 - i. SWMP – Proposed Conditions Plan
 - ii. HydroCAD / TR-55 calculations – Proposed Conditions
 - iii. WinSLAMM for Windows version 10.2.0 Water Quality
 - C. Maintenance Requirements

Introduction:

The proposed redevelopment of a part of Gehl's property located at N116 W15970 Main Street will consist of two separate areas along the east and west sides of their Main Street Plant. The east area consists of the construction of a new asphalt parking lot at the east side of the existing plant that will replace an existing gravel parking lot. Approximately 2,687 s.f. of impervious surface will be added as a part of the parking lot redevelopment. Total disturbed area as a part of the east side redevelopment is 0.65 acres.

The second area of development will occur on the west side of the plant at the northeast intersection of Main Street and Church Street. The redevelopment will consist of the removal of three residential homes along with their subsequent garages and sheds and all other impervious surfaces such as drives and walks. The west area consists of a 22,591 s.f. building addition along with two side walk connections along Main Street and a proposed driveway entrance along Church Street. As a part of the redevelopment along Main Street, the existing sidewalk is to be relocated onto the subject property with an easement to allow additional street plantings and stamped concrete for visual enhancement. Approximately 8,910 s.f. of impervious surface will be added as a part of the parking lot redevelopment. Total disturbed area as a part of the east side redevelopment is 0.81 acres.

Between the east and west developments, a total of 1.46 acres will be disturbed with a total of 0.26 acres of added impervious.

In order to meet to the storm water management requirements of NR 151, Village of Germantown and MMSD, a new bioretention will be constructed along the south side of the east parking lot redevelopment that will accept the runoff from the proposed parking lot. Discharge from the proposed bio-basin will through an 8" storm sewer. Since there is not existing public storm sewer within Main Street near the proposed parking lot, the proposed 8" storm sewer will be installed within Main Street to an existing Public storm sewer 250' to the west. Furthermore, the west redevelopment will be analyzed as undetained for the runoff calculations.

Allowable runoff requirements:

Based on a redevelopment total of 1.46 acres disturbed and a total of 0.26 acres of added impervious surface:

MMSD Green Infrastructure Requirement:

The proposed redevelopment includes the construction of a proposed building expansion, a parking lot, driveway and walks. A total of 46,724 s.f. of impervious surface is proposed for the redevelopment. In order to meet storm water management requirements, a biofiltration basin is being proposed.

Per Chapter MMSD 120-7-6.5, the development must include green infrastructure with a detention volume equal to at least ½" multiplied by the total area of new or redeveloped impervious surface.

Required Volume:

$0.0416 \text{ feet} \times 46,724 \text{ feet}^2 = 1,944 \text{ ft}^3$ required detention volume

Proposed Volume (per included HydroCAD calculations):

Bioretention Basin = $5,213 \text{ ft}^3$ (at elevation 874.0, spillway elevation)

WDNR NR151 Requirements:

Per NR151.12(5)(b)1., by design, BMPs shall be employed to maintain or reduce the peak runoff discharge rates, to the maximum extent practical, as compared to pre-development conditions for the 2-year, 24-hour design storm.

Per NR151.122 Table 1, for redevelopment, by design, reduce to the maximum extent practical, the total suspended solids load from parking areas and roads by 40%.

Per NR151.124(3)(b)3, redevelopment areas are exempt from Infiltration Requirements.

Developed Site: (See the Proposed Conditions Plan: Appendix “B”).

Cover & CN: CN 74, >75% Grass Cover, Good, HSG C.
CN 98, Paved Parking & Roofs & Streets.
CN 98, Pond Surface Area.

Total analyzed Area: **1.60 ACRES**

24-Hour Rainfall Values:

2-Year: 2.67”

10-Year: 3.84”

100-Year: 6.40”

All rainfall data provided by the Village of Germantown

Method of Analysis:

The storm water runoff quantity was calculated using the methods outlines in TR-55 (“Urban Hydrology for Small Watersheds” by the U.S. Department of Agriculture’s Soil Conservation Services). Calculations were performed with the “HydroCAD 10.00 computer software. Water quality calculations were done using WinSLAMM for Windows version 10.2.0.

Drainage Summary: (See Summary of Calculations in Appendix)

Area	2 Year Storm	10 Year Storm	100 Year Storm
Existing Conditions			
East Subcatchment #1	1.96 cfs	3.30 cfs	6.26 cfs
West Subcatchment #2	1.82 cfs	3.11 cfs	5.98 cfs
Reach (total existing flow)	3.76 cfs	6.36 cfs	12.14 cfs
Proposed Conditions			

East Subcatchment #1 – (to bioretention basin)	2.18 cfs	3.60 cfs	6.73 cfs
Bioretention Basin	1.34 cfs	1.56 cfs	1.96 cfs
West Subcatchment #2 – (undetained)	1.74 cfs	2.72 cfs	4.86 cfs
Reach (Total Proposed Flow)	3.07 cfs	4.29cfs	6.82 cfs
Total required Flow	3.76 cfs		

Water Quality:

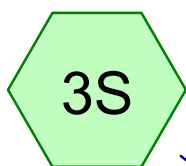
Based on the proposed construction bioretention basin, the site exceeds the WDNR requirements and Village of Germantown for redevelopment for water quality by removing over 40% of the total suspended solids (TSS) prior to discharge off site, as quantified using WinSLAMM for Windows version 10.2.0 (See appendix for calculation results). The TSS out of each area and total removal as a part of the series of site is as summarized below:

	Before Drainage System	After Controls	% Reduction
Total	355.1 lbs.	110.3 lbs.	68.94%

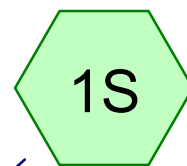
Conclusion:

Per MMSD and WDNR requirements, the basin and site have been designed and evaluated to meet the requirements of redevelopment for disturbing over 1 acre but under 0.5 acres of additional impervious surface. Furthermore, the bioretention basin will also remove over 40% of TSS from the runoff after redevelopment. Therefore, the proposed redevelopment meets and exceeds the storm water management and water quality requirements for the Village of Germantown, MMSD and NR 151.

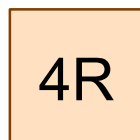
APPENDIX



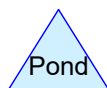
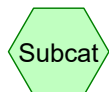
Existing West
Subcatchment 2 - area
matches proposed



Existing East
Subcatchment 1 - area
matches proposed



Total Existing Flow



Routing Diagram for CJE1542-02R0-PROPOSED-EXISTING

Prepared by CJ Engineering, Printed 7/12/2019

HydroCAD® 10.00-16 s/n 03450 © 2015 HydroCAD Software Solutions LLC

CJE1542-02R0-PROPOSED-EXISTING

Prepared by CJ Engineering

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Page 2

Area Listing (selected nodes)

Area (acres)	CN	Description (subcatchment-numbers)
0.794	74	>75% Grass cover, Good, HSG C (1S, 3S)
0.622	98	Paved parking, gravel parking & roofs (1S, 3S)
0.184	98	Roofs (3S)
1.600	86	TOTAL AREA

CJE1542-02R0-PROPOSED-EXISTING

Prepared by CJ Engineering

HydroCAD® 10.00-16 s/n 03450 © 2015 HydroCAD Software Solutions LLC

Type II 24-hr 2-yr Rainfall=2.67"

Printed 7/12/2019

Page 3

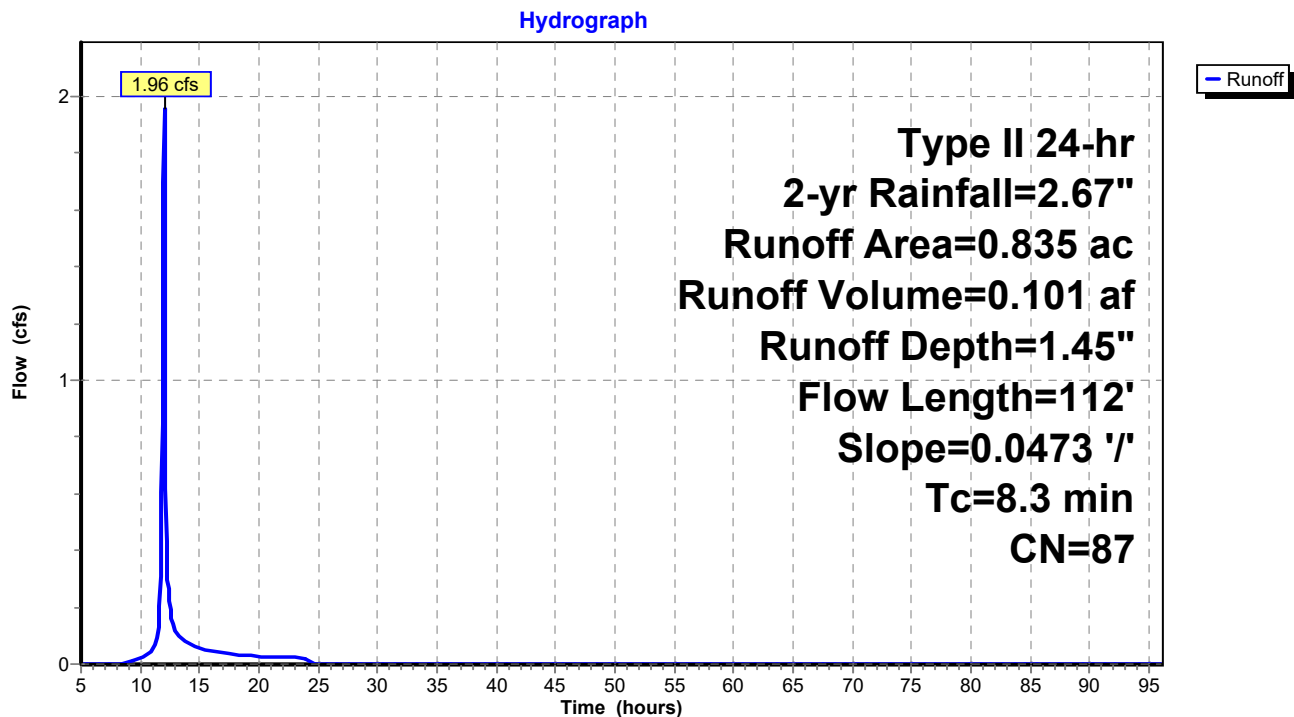
Summary for Subcatchment 1S: Existing East Subcatchment 1 - area matches proposed

Runoff = 1.96 cfs @ 12.00 hrs, Volume= 0.101 af, Depth= 1.45"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-96.00 hrs, dt= 0.05 hrs
Type II 24-hr 2-yr Rainfall=2.67"

Area (ac)	CN	Description
0.435	98	Paved parking, gravel parking & roofs
0.400	74	>75% Grass cover, Good, HSG C
0.835	87	Weighted Average
0.400		47.90% Pervious Area
0.435		52.10% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
8.3	112	0.0473	0.22		Sheet Flow, A-B
Grass: Short n= 0.150 P2= 2.67"					

Subcatchment 1S: Existing East Subcatchment 1 - area matches proposed

CJE1542-02R0-PROPOSED-EXISTING

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HydroCAD® 10.00-16 s/n 03450 © 2015 HydroCAD Software Solutions LLC

Type II 24-hr 2-yr Rainfall=2.67"

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Page 4

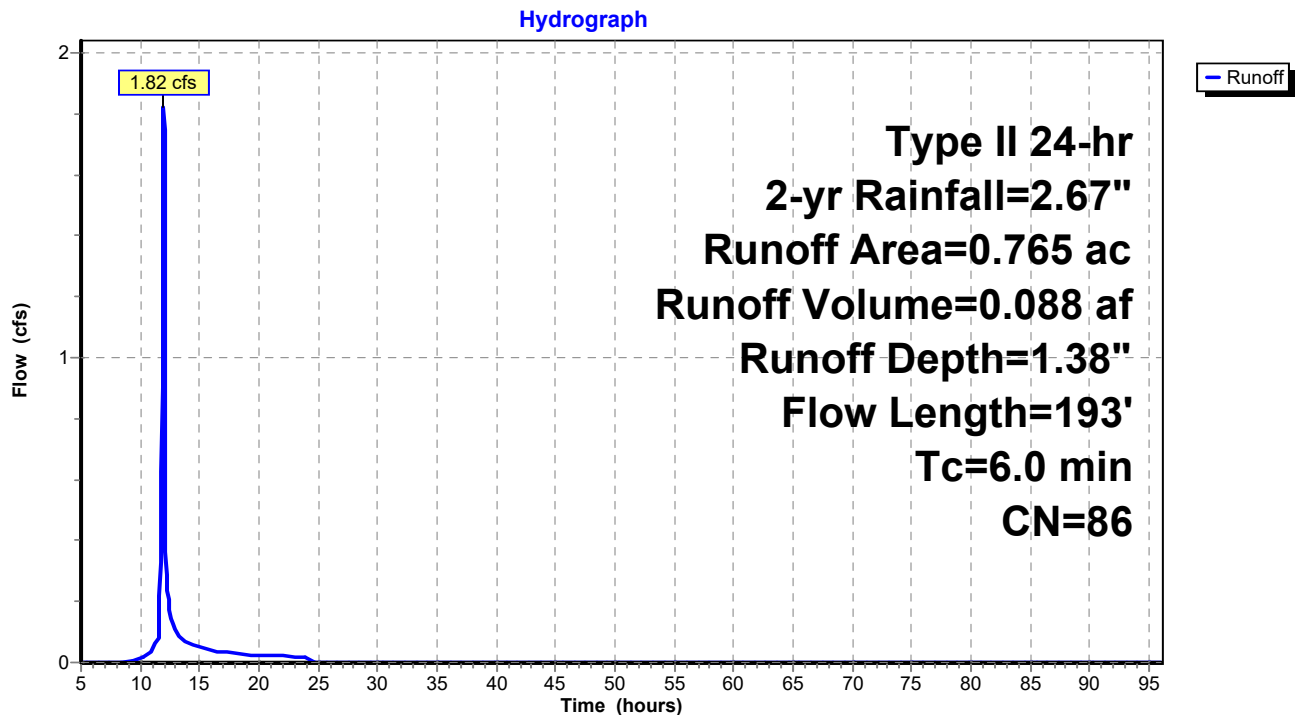
Summary for Subcatchment 3S: Existing West Subcatchment 2 - area matches proposed

Runoff = 1.82 cfs @ 11.97 hrs, Volume= 0.088 af, Depth= 1.38"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-96.00 hrs, dt= 0.05 hrs
Type II 24-hr 2-yr Rainfall=2.67"

Area (ac)	CN	Description
0.187	98	Paved parking, gravel parking & roofs
* 0.184	98	Roofs
0.394	74	>75% Grass cover, Good, HSG C
0.765	86	Weighted Average
0.394		51.50% Pervious Area
0.371		48.50% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
4.5	47	0.0390	0.17		Sheet Flow, C-D Grass: Short n= 0.150 P2= 2.67"
1.1	82	0.0207	1.22		Sheet Flow, D-E Smooth surfaces n= 0.011 P2= 2.67"
0.4	64	0.0172	2.66		Shallow Concentrated Flow, E-F Paved Kv= 20.3 fps
6.0	193	Total			

Subcatchment 3S: Existing West Subcatchment 2 - area matches proposed

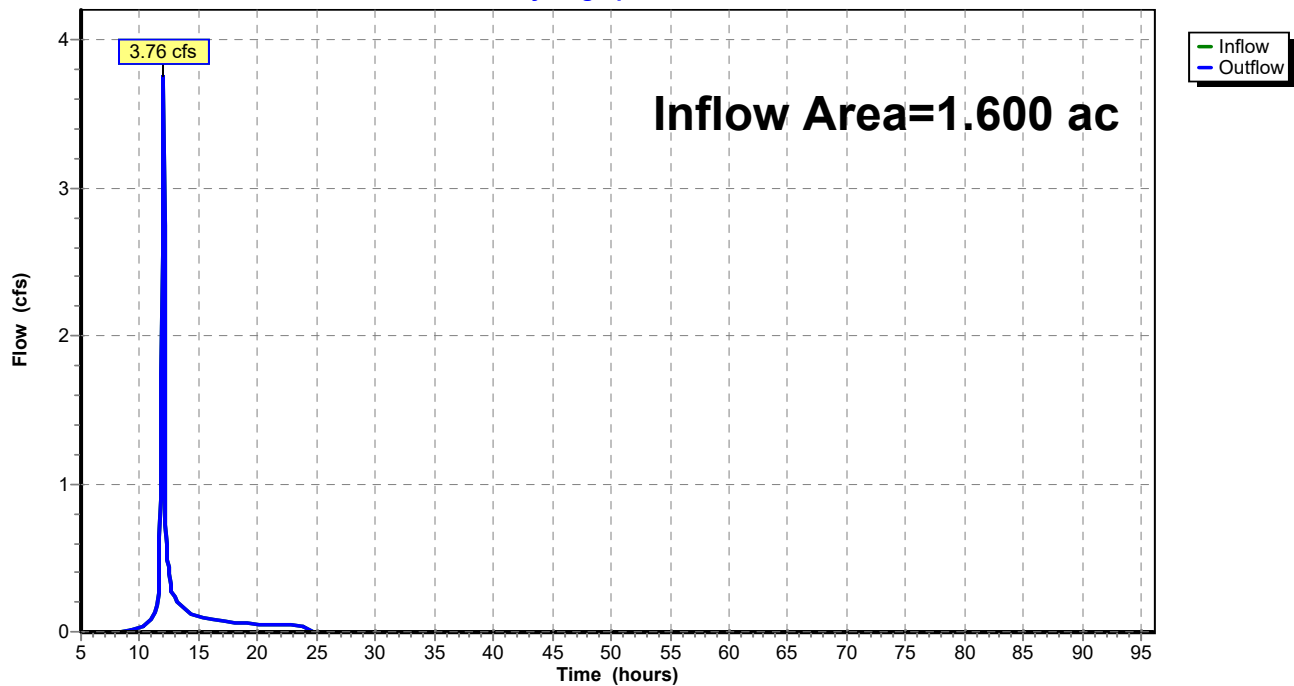
Summary for Reach 4R: Total Existing Flow

Inflow Area = 1.600 ac, 50.38% Impervious, Inflow Depth = 1.42" for 2-yr event
Inflow = 3.76 cfs @ 11.98 hrs, Volume= 0.189 af
Outflow = 3.76 cfs @ 11.98 hrs, Volume= 0.189 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-96.00 hrs, dt= 0.05 hrs

Reach 4R: Total Existing Flow

Hydrograph



CJE1542-02R0-PROPOSED-EXISTING

Prepared by CJ Engineering

HydroCAD® 10.00-16 s/n 03450 © 2015 HydroCAD Software Solutions LLC

Type II 24-hr 10-yr Rainfall=3.84"

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Page 6

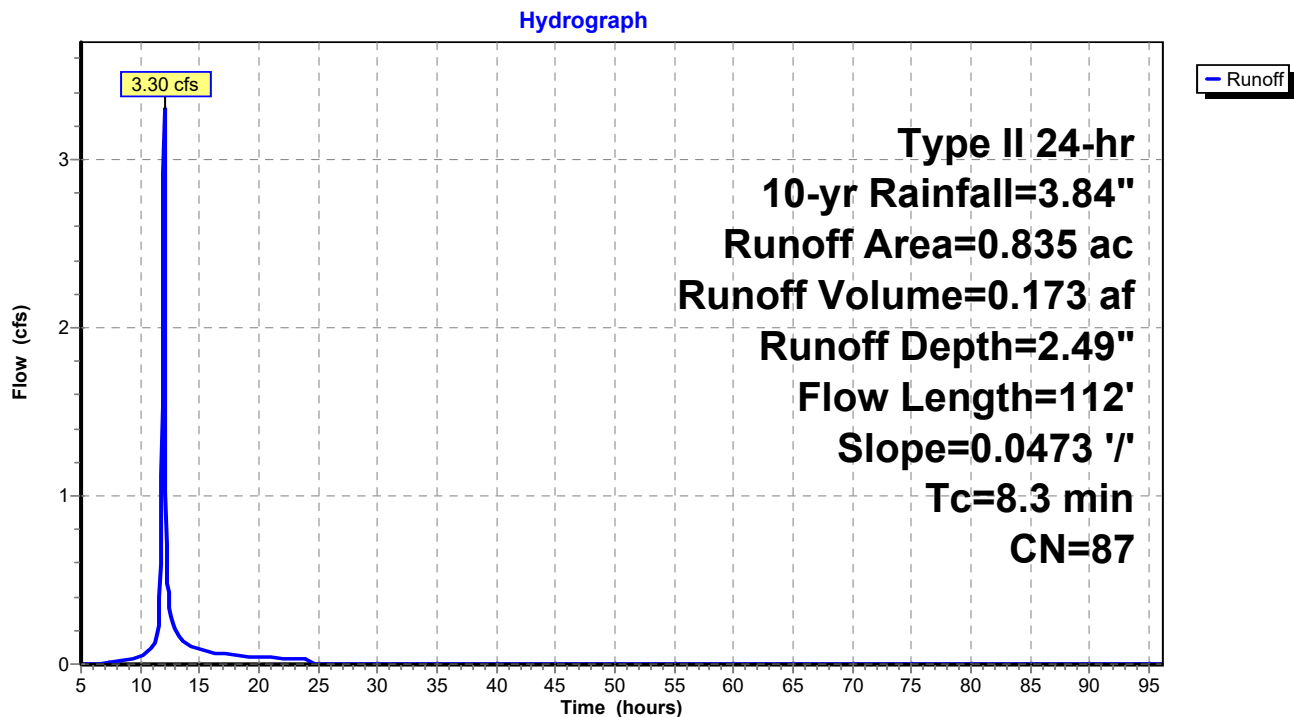
Summary for Subcatchment 1S: Existing East Subcatchment 1 - area matches proposed

Runoff = 3.30 cfs @ 11.99 hrs, Volume= 0.173 af, Depth= 2.49"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-96.00 hrs, dt= 0.05 hrs
Type II 24-hr 10-yr Rainfall=3.84"

Area (ac)	CN	Description
0.435	98	Paved parking, gravel parking & roofs
0.400	74	>75% Grass cover, Good, HSG C
0.835	87	Weighted Average
0.400		47.90% Pervious Area
0.435		52.10% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
8.3	112	0.0473	0.22		Sheet Flow, A-B
Grass: Short n= 0.150 P2= 2.67"					

Subcatchment 1S: Existing East Subcatchment 1 - area matches proposed

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Type II 24-hr 10-yr Rainfall=3.84"

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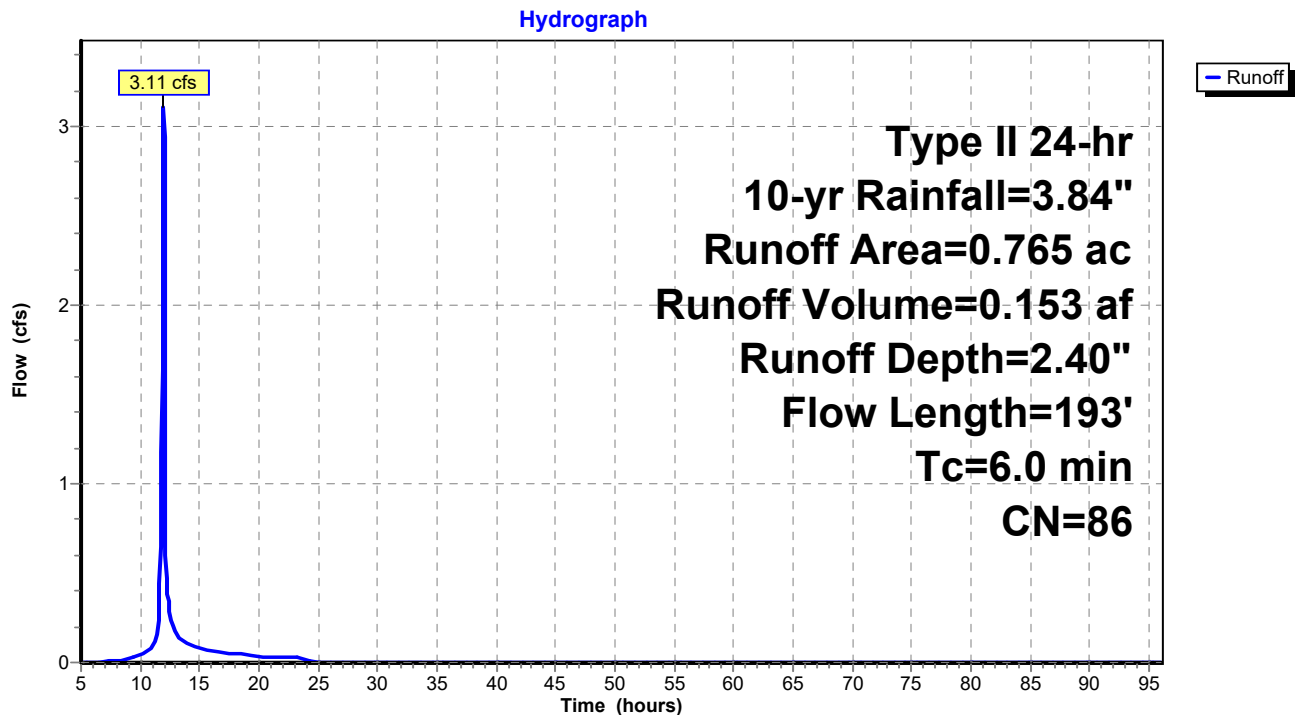
Summary for Subcatchment 3S: Existing West Subcatchment 2 - area matches proposed

Runoff = 3.11 cfs @ 11.97 hrs, Volume= 0.153 af, Depth= 2.40"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-96.00 hrs, dt= 0.05 hrs
Type II 24-hr 10-yr Rainfall=3.84"

Area (ac)	CN	Description
0.187	98	Paved parking, gravel parking & roofs
* 0.184	98	Roofs
0.394	74	>75% Grass cover, Good, HSG C
0.765	86	Weighted Average
0.394		51.50% Pervious Area
0.371		48.50% Impervious Area

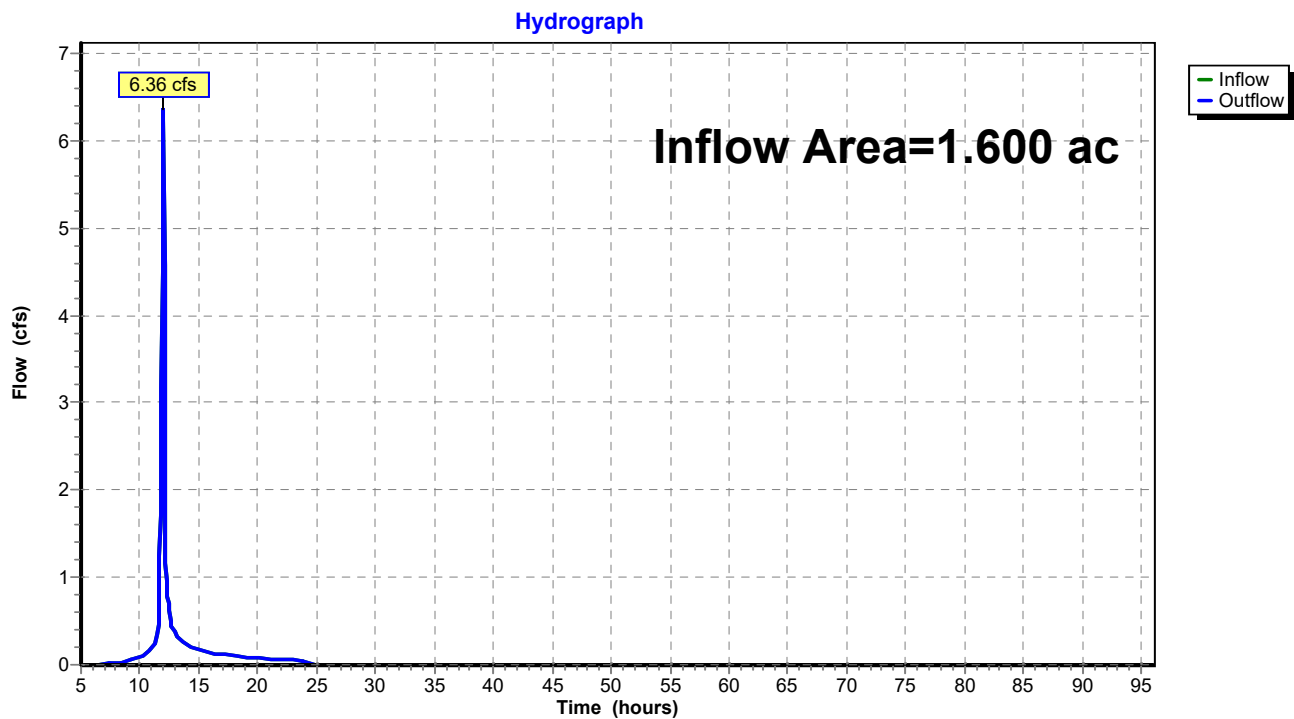
Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
4.5	47	0.0390	0.17		Sheet Flow, C-D Grass: Short n= 0.150 P2= 2.67"
1.1	82	0.0207	1.22		Sheet Flow, D-E Smooth surfaces n= 0.011 P2= 2.67"
0.4	64	0.0172	2.66		Shallow Concentrated Flow, E-F Paved Kv= 20.3 fps
6.0	193	Total			

Subcatchment 3S: Existing West Subcatchment 2 - area matches proposed

Summary for Reach 4R: Total Existing Flow

Inflow Area = 1.600 ac, 50.38% Impervious, Inflow Depth = 2.45" for 10-yr event
Inflow = 6.36 cfs @ 11.98 hrs, Volume= 0.326 af
Outflow = 6.36 cfs @ 11.98 hrs, Volume= 0.326 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-96.00 hrs, dt= 0.05 hrs

Reach 4R: Total Existing Flow

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Type II 24-hr 100-yr Rainfall=6.40"

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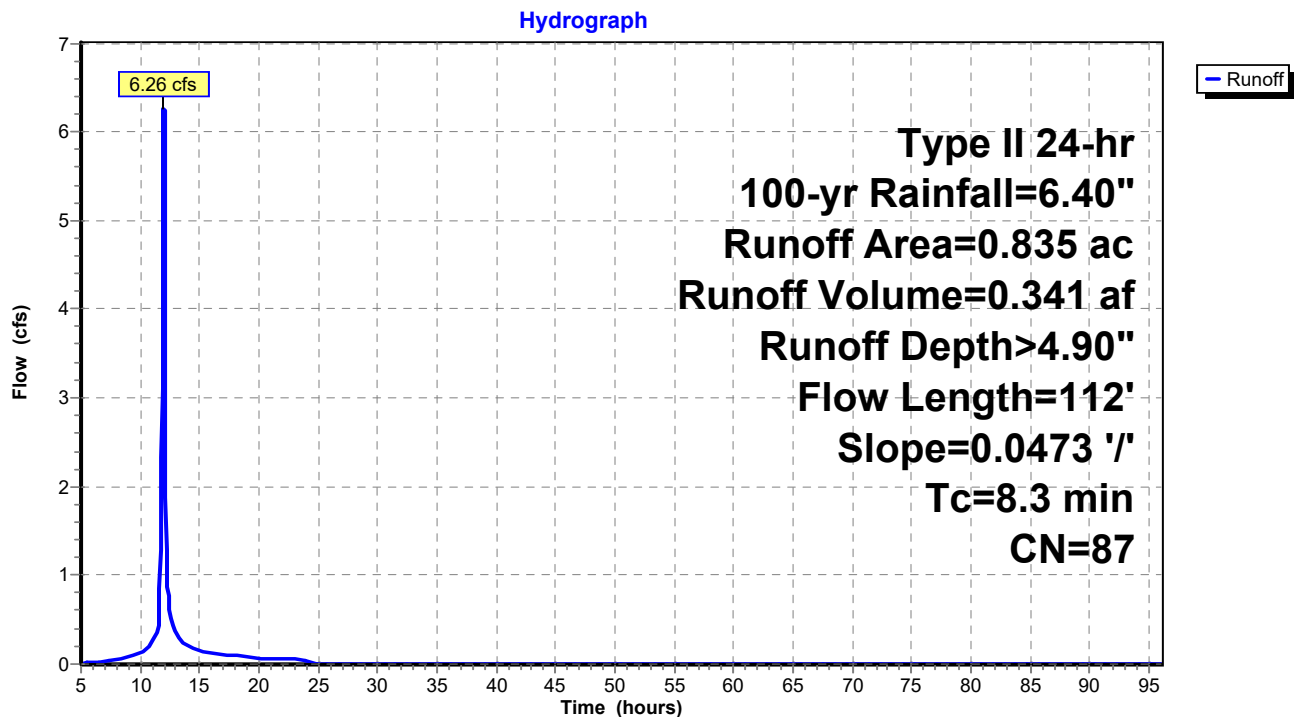
Summary for Subcatchment 1S: Existing East Subcatchment 1 - area matches proposed

Runoff = 6.26 cfs @ 11.99 hrs, Volume= 0.341 af, Depth> 4.90"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-96.00 hrs, dt= 0.05 hrs
Type II 24-hr 100-yr Rainfall=6.40"

Area (ac)	CN	Description
0.435	98	Paved parking, gravel parking & roofs
0.400	74	>75% Grass cover, Good, HSG C
0.835	87	Weighted Average
0.400		47.90% Pervious Area
0.435		52.10% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
8.3	112	0.0473	0.22		Sheet Flow, A-B
Grass: Short n= 0.150 P2= 2.67"					

Subcatchment 1S: Existing East Subcatchment 1 - area matches proposed

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Type II 24-hr 100-yr Rainfall=6.40"

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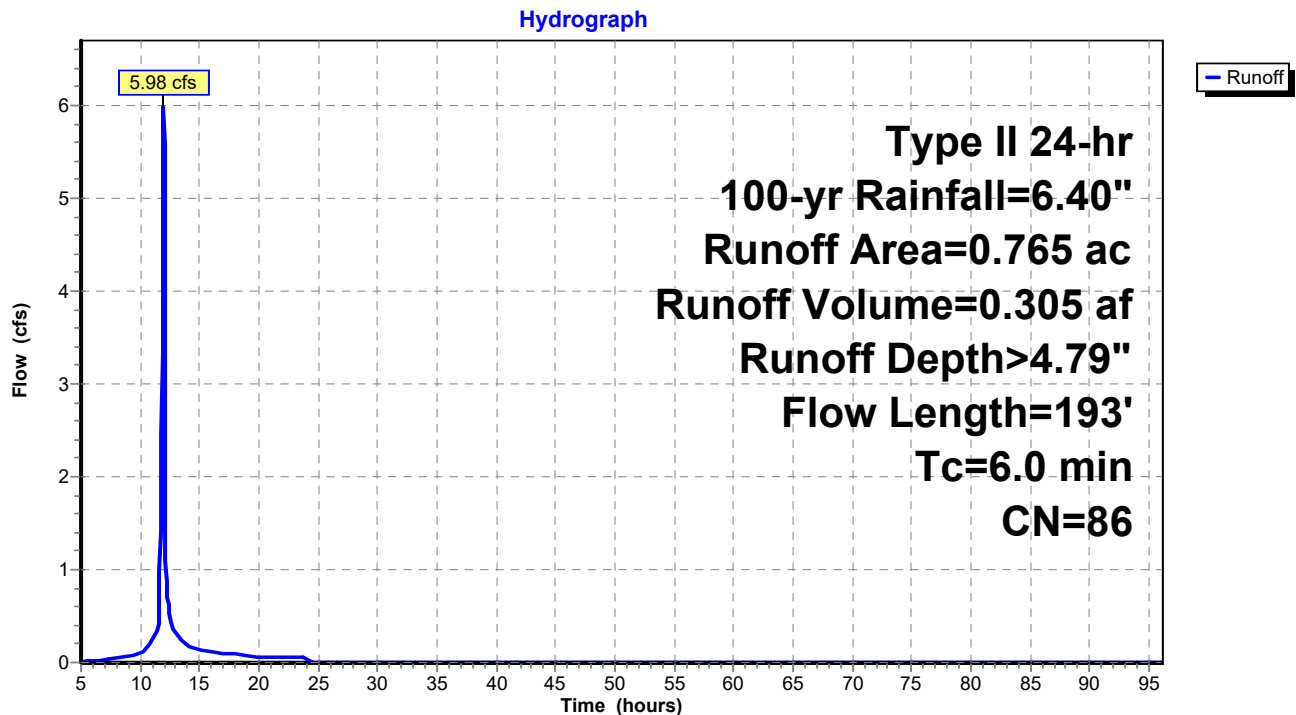
Summary for Subcatchment 3S: Existing West Subcatchment 2 - area matches proposed

Runoff = 5.98 cfs @ 11.97 hrs, Volume= 0.305 af, Depth> 4.79"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-96.00 hrs, dt= 0.05 hrs
Type II 24-hr 100-yr Rainfall=6.40"

Area (ac)	CN	Description
0.187	98	Paved parking, gravel parking & roofs
* 0.184	98	Roofs
0.394	74	>75% Grass cover, Good, HSG C
0.765	86	Weighted Average
0.394		51.50% Pervious Area
0.371		48.50% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
4.5	47	0.0390	0.17		Sheet Flow, C-D Grass: Short n= 0.150 P2= 2.67"
1.1	82	0.0207	1.22		Sheet Flow, D-E Smooth surfaces n= 0.011 P2= 2.67"
0.4	64	0.0172	2.66		Shallow Concentrated Flow, E-F Paved Kv= 20.3 fps
6.0	193	Total			

Subcatchment 3S: Existing West Subcatchment 2 - area matches proposed

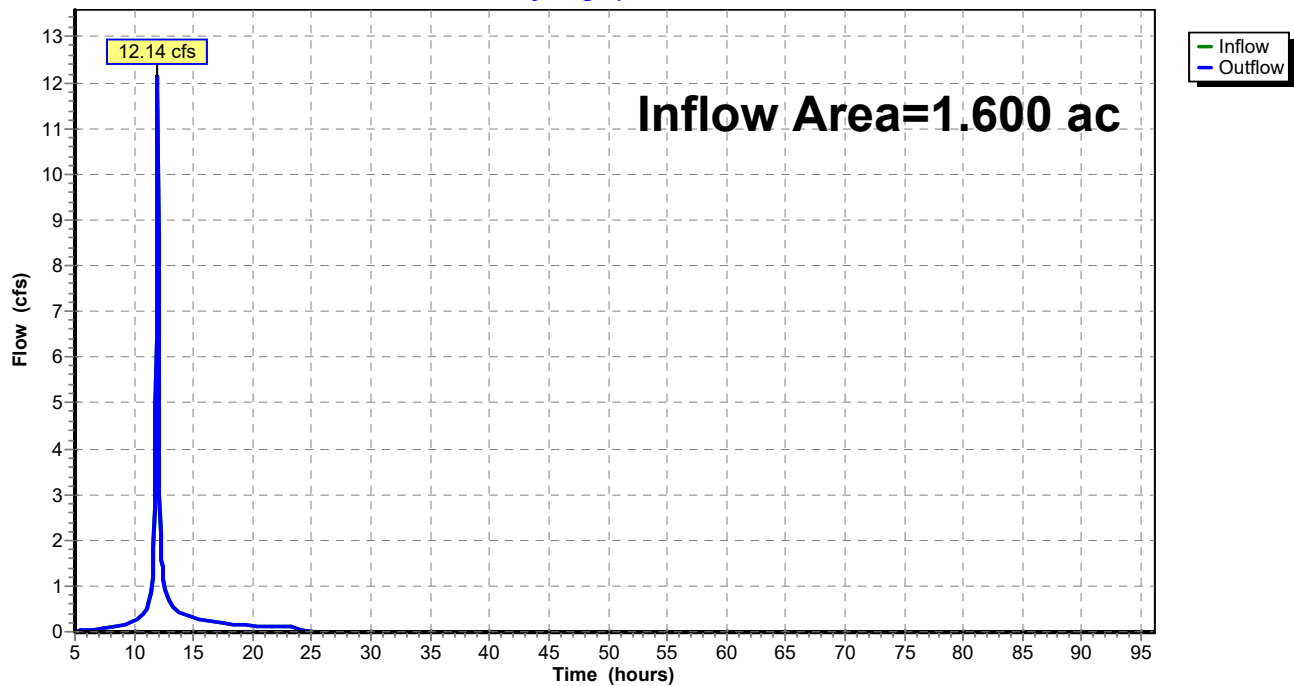
Summary for Reach 4R: Total Existing Flow

Inflow Area = 1.600 ac, 50.38% Impervious, Inflow Depth > 4.84" for 100-yr event
Inflow = 12.14 cfs @ 11.98 hrs, Volume= 0.646 af
Outflow = 12.14 cfs @ 11.98 hrs, Volume= 0.646 af, Atten= 0%, Lag= 0.0 min

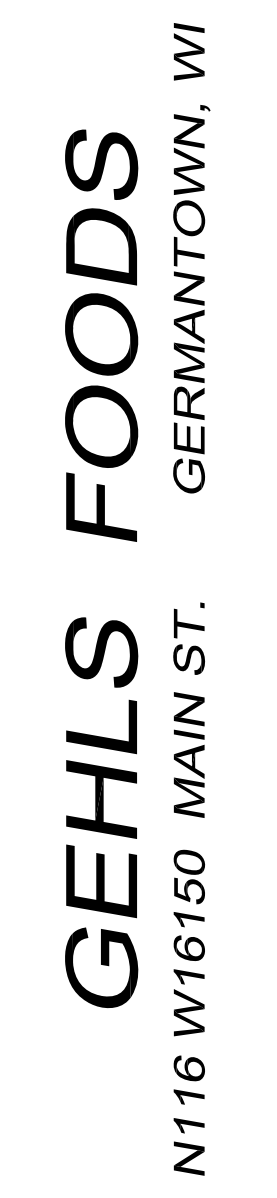
Routing by Stor-Ind+Trans method, Time Span= 5.00-96.00 hrs, dt= 0.05 hrs

Reach 4R: Total Existing Flow

Hydrograph

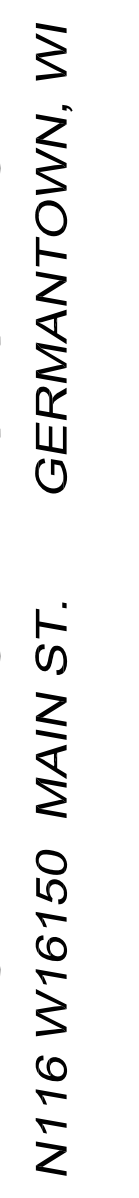
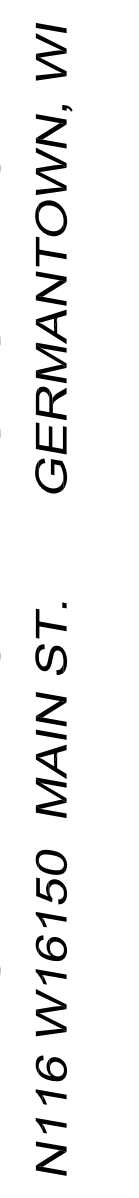


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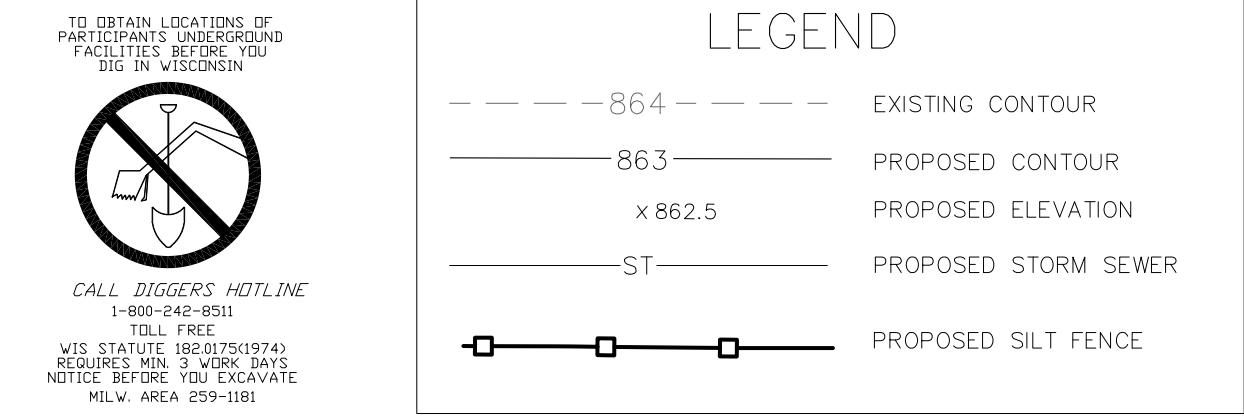


N116 W16150 MAIN ST. GERMANTOWN, WI

N116 W16150 MAIN ST. GERMANTOWN, WI

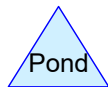
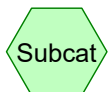
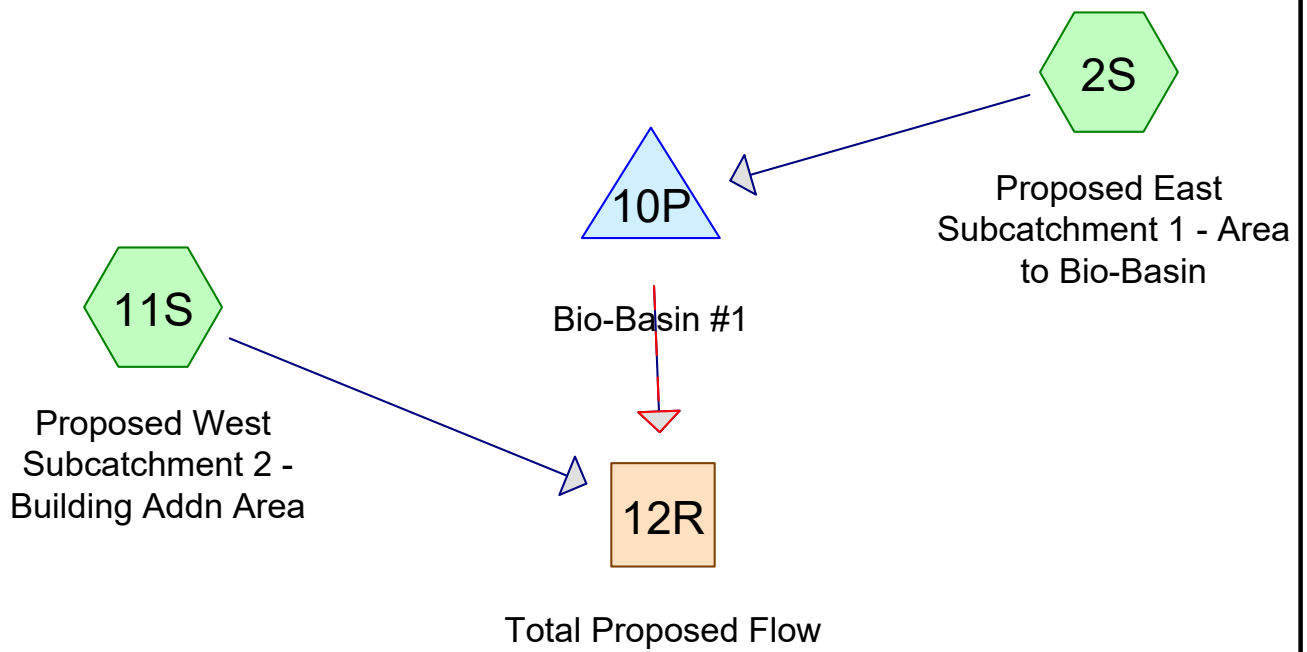


GEHL FOODS



PROPOSED CONDITIONS

CJE NO.: 1542-02RI
JULY 15, 2019



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Area Listing (selected nodes)

Area (acres)	CN	Description (subcatchment-numbers)
0.527	74	>75% Grass cover, Good, HSG C (2S, 11S)
0.497	98	Paved parking & roofs (2S)
0.057	98	Proposed Drives-Walks (11S)
0.519	98	Proposed Roof (11S)
1.600	90	TOTAL AREA

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Type II 24-hr 2-yr Rainfall=2.67"

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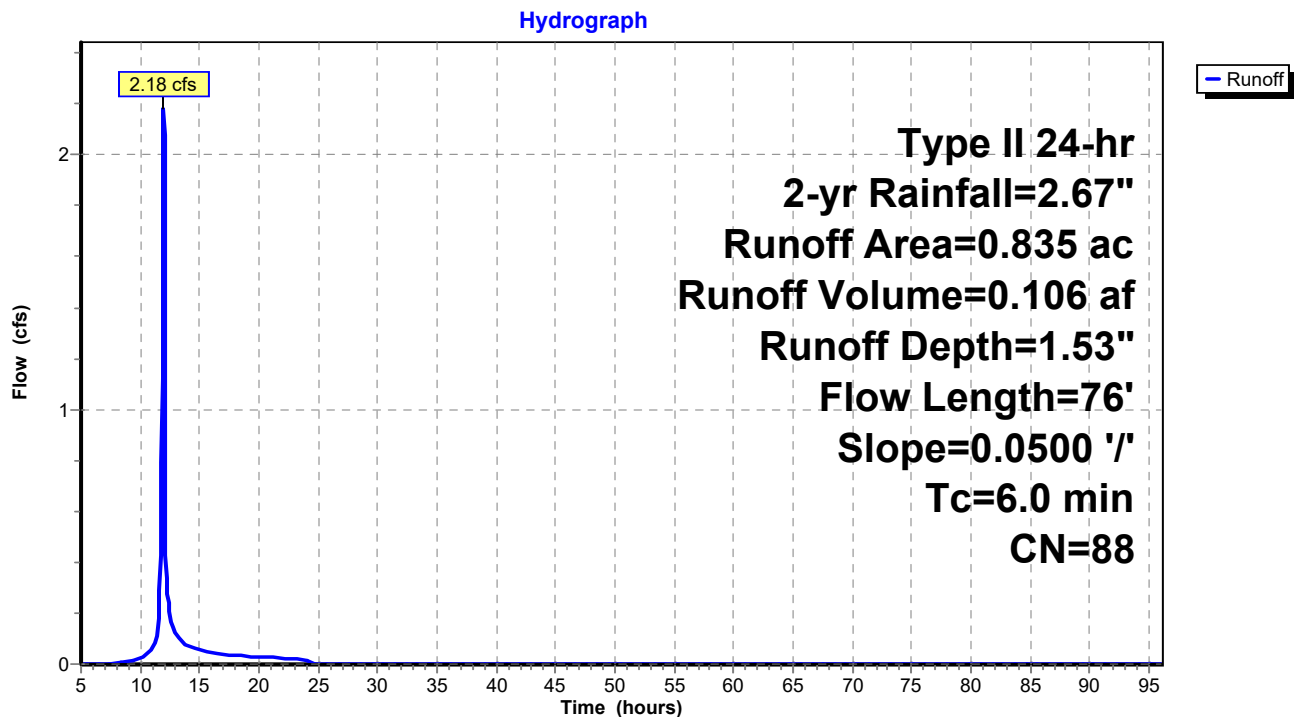
Summary for Subcatchment 2S: Proposed East Subcatchment 1 - Area to Bio-Basin

Runoff = 2.18 cfs @ 11.97 hrs, Volume= 0.106 af, Depth= 1.53"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-96.00 hrs, dt= 0.05 hrs
Type II 24-hr 2-yr Rainfall=2.67"

Area (ac)	CN	Description
0.497	98	Paved parking & roofs
0.338	74	>75% Grass cover, Good, HSG C
0.835	88	Weighted Average
0.338		40.48% Pervious Area
0.497		59.52% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0	76	0.0500	0.21		Sheet Flow, A-B
Grass: Short n= 0.150 P2= 2.67"					

Subcatchment 2S: Proposed East Subcatchment 1 - Area to Bio-Basin

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Type II 24-hr 2-yr Rainfall=2.67"

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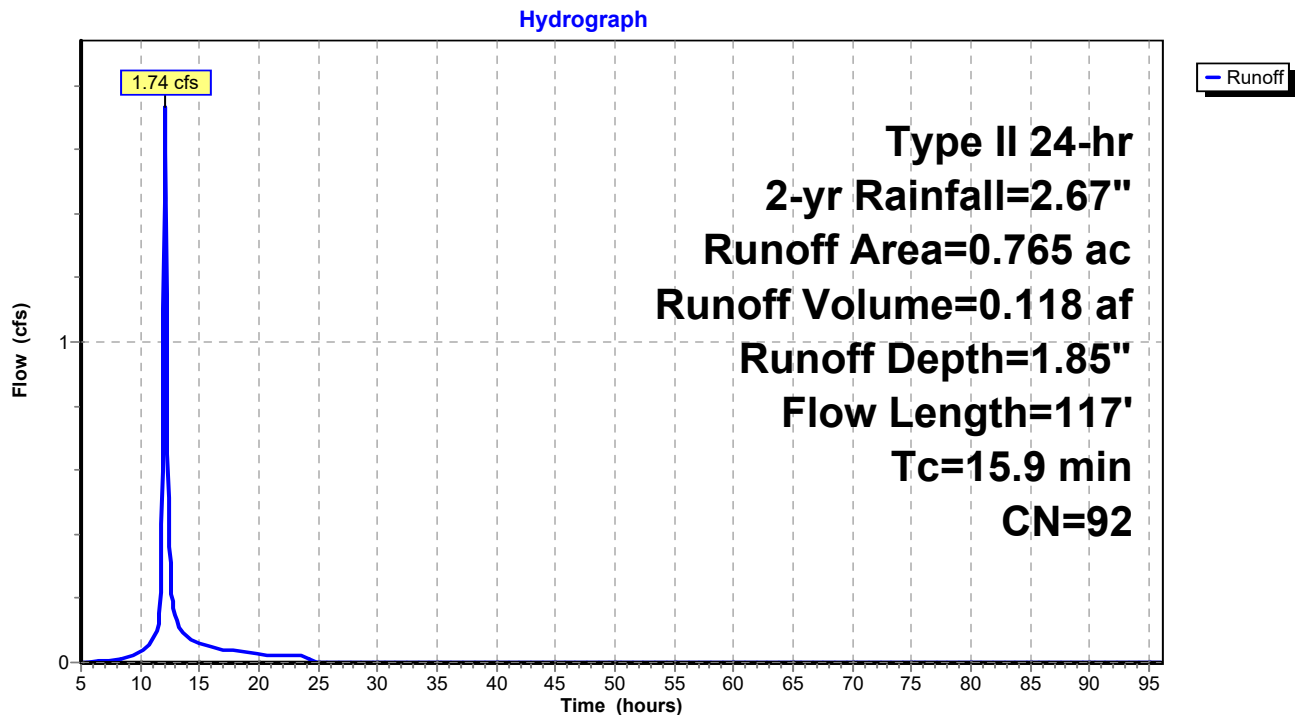
Summary for Subcatchment 11S: Proposed West Subcatchment 2 - Building Addn Area

Runoff = 1.74 cfs @ 12.08 hrs, Volume= 0.118 af, Depth= 1.85"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-96.00 hrs, dt= 0.05 hrs
Type II 24-hr 2-yr Rainfall=2.67"

Area (ac)	CN	Description
* 0.519	98	Proposed Roof
* 0.057	98	Proposed Drives-Walks
0.189	74	>75% Grass cover, Good, HSG C
0.765	92	Weighted Average
0.189		24.71% Pervious Area
0.576		75.29% Impervious Area

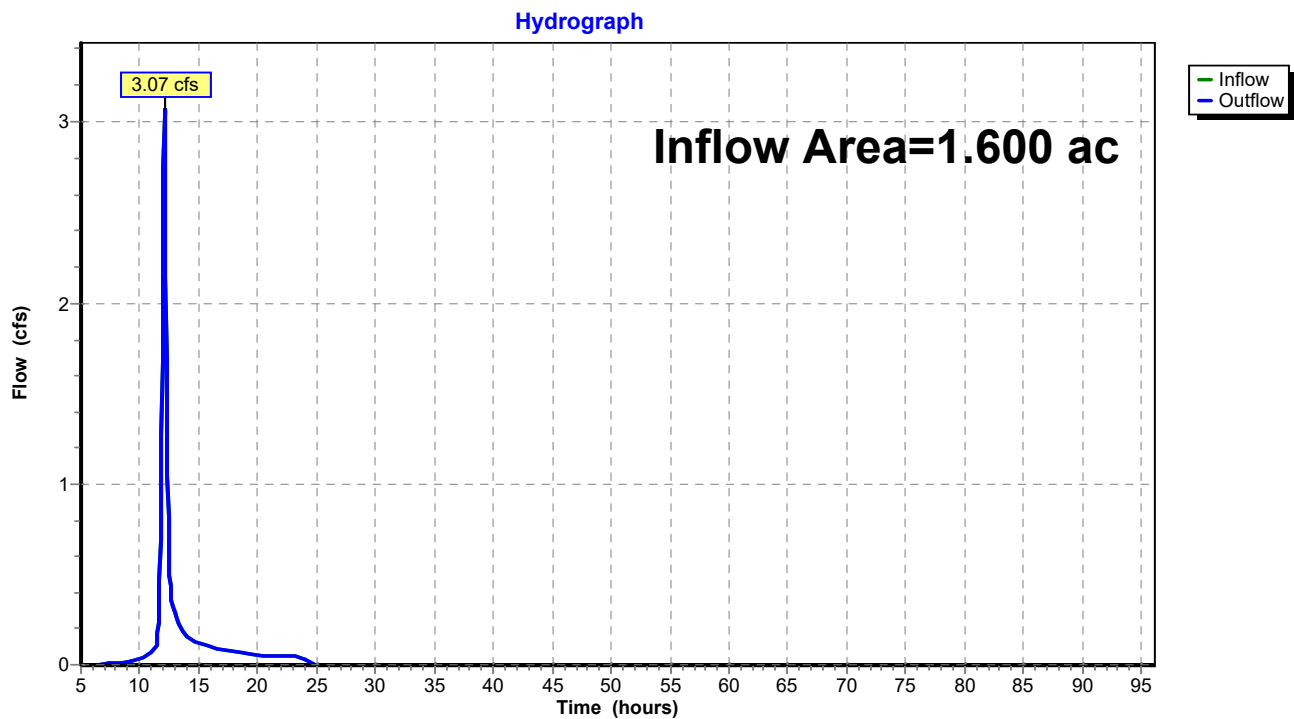
Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
2.2	17	0.0290	0.13		Sheet Flow, C-D Grass: Short n= 0.150 P2= 2.67"
0.1	5	0.0200	0.69		Sheet Flow, D-E Smooth surfaces n= 0.011 P2= 2.67"
13.6	95	0.0100	0.12		Sheet Flow, E-F Grass: Short n= 0.150 P2= 2.67"
15.9	117	Total			

Subcatchment 11S: Proposed West Subcatchment 2 - Building Addn Area

Summary for Reach 12R: Total Proposed Flow

Inflow Area = 1.600 ac, 67.06% Impervious, Inflow Depth = 1.63" for 2-yr event
Inflow = 3.07 cfs @ 12.07 hrs, Volume= 0.218 af
Outflow = 3.07 cfs @ 12.07 hrs, Volume= 0.218 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-96.00 hrs, dt= 0.05 hrs

Reach 12R: Total Proposed Flow

Summary for Pond 10P: Bio-Basin #1

Inflow Area = 0.835 ac, 59.52% Impervious, Inflow Depth = 1.53" for 2-yr event
 Inflow = 2.18 cfs @ 11.97 hrs, Volume= 0.106 af
 Outflow = 1.34 cfs @ 12.05 hrs, Volume= 0.100 af, Atten= 38%, Lag= 5.0 min
 Primary = 1.34 cfs @ 12.05 hrs, Volume= 0.100 af
 Secondary = 0.00 cfs @ 5.00 hrs, Volume= 0.000 af

Routing by Stor-Ind method, Time Span= 5.00-96.00 hrs, dt= 0.05 hrs
 Peak Elev= 872.01' @ 12.05 hrs Surf.Area= 1,192 sf Storage= 1,052 cf

Plug-Flow detention time= 60.7 min calculated for 0.100 af (94% of inflow)
 Center-of-Mass det. time= 25.3 min (844.9 - 819.6)

Volume	Invert	Avail.Storage	Storage Description
#1	869.00'	6,876 cf	Custom Stage Data (Prismatic) Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Voids (%)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
869.00	1,180	0.0	0	0
869.01	1,180	33.0	4	4
870.00	1,180	33.0	386	389
870.01	1,180	27.0	3	393
871.99	1,180	27.0	631	1,023
872.00	1,180	100.0	12	1,035
873.00	2,060	100.0	1,620	2,655
874.00	3,055	100.0	2,558	5,213
874.50	3,600	100.0	1,664	6,876

Device	Routing	Invert	Outlet Devices
#1	Primary	867.45'	8.0" Round Culvert L= 312.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 867.45' / 864.00' S= 0.0111 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.35 sf
#2	Device 1	869.75'	6.0" Round Culvert L= 5.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 869.75' / 869.65' S= 0.0200 '/' Cc= 0.900 n= 0.010 PVC, smooth interior, Flow Area= 0.20 sf
#3	Device 1	872.50'	6.0" Vert. Orifice/Grate C= 0.600
#4	Device 1	873.85'	24.0" Horiz. Orifice/Grate C= 0.600 in 24.0" Grate (100% open area) Limited to weir flow at low heads
#5	Secondary	874.00'	10.0' long x 10.0' breadth Broad-Crested Rectangular Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 Coef. (English) 2.49 2.56 2.70 2.69 2.68 2.69 2.67 2.64

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Type II 24-hr 2-yr Rainfall=2.67"

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Primary OutFlow Max=1.34 cfs @ 12.05 hrs HW=872.01' (Free Discharge)

1=Culvert (Passes 1.34 cfs of 1.77 cfs potential flow)

2=Culvert (Inlet Controls 1.34 cfs @ 6.82 fps)

3=Orifice/Grate (Controls 0.00 cfs)

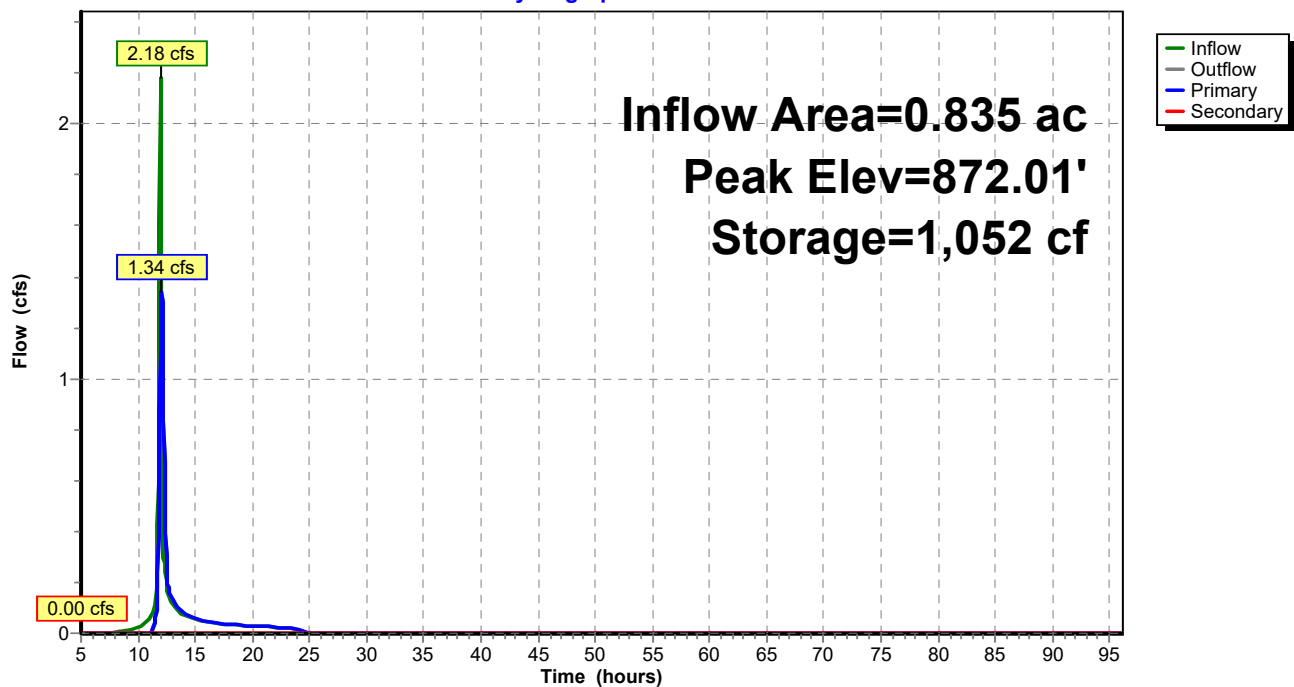
4=Orifice/Grate (Controls 0.00 cfs)

Secondary OutFlow Max=0.00 cfs @ 5.00 hrs HW=869.00' (Free Discharge)

5=Broad-Crested Rectangular Weir (Controls 0.00 cfs)

Pond 10P: Bio-Basin #1

Hydrograph



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Type II 24-hr 10-yr Rainfall=3.84"

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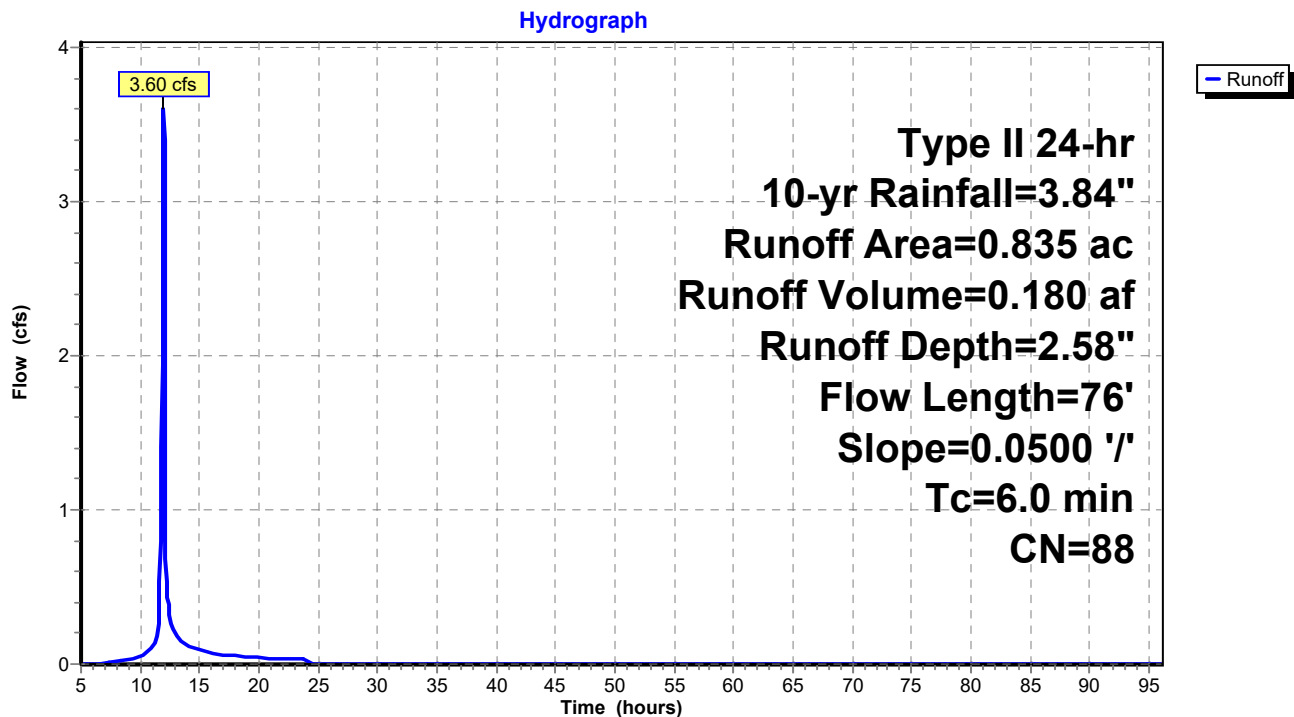
Summary for Subcatchment 2S: Proposed East Subcatchment 1 - Area to Bio-Basin

Runoff = 3.60 cfs @ 11.97 hrs, Volume= 0.180 af, Depth= 2.58"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-96.00 hrs, dt= 0.05 hrs
Type II 24-hr 10-yr Rainfall=3.84"

Area (ac)	CN	Description
0.497	98	Paved parking & roofs
0.338	74	>75% Grass cover, Good, HSG C
0.835	88	Weighted Average
0.338		40.48% Pervious Area
0.497		59.52% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0	76	0.0500	0.21		Sheet Flow, A-B
Grass: Short n= 0.150 P2= 2.67"					

Subcatchment 2S: Proposed East Subcatchment 1 - Area to Bio-Basin

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Type II 24-hr 10-yr Rainfall=3.84"

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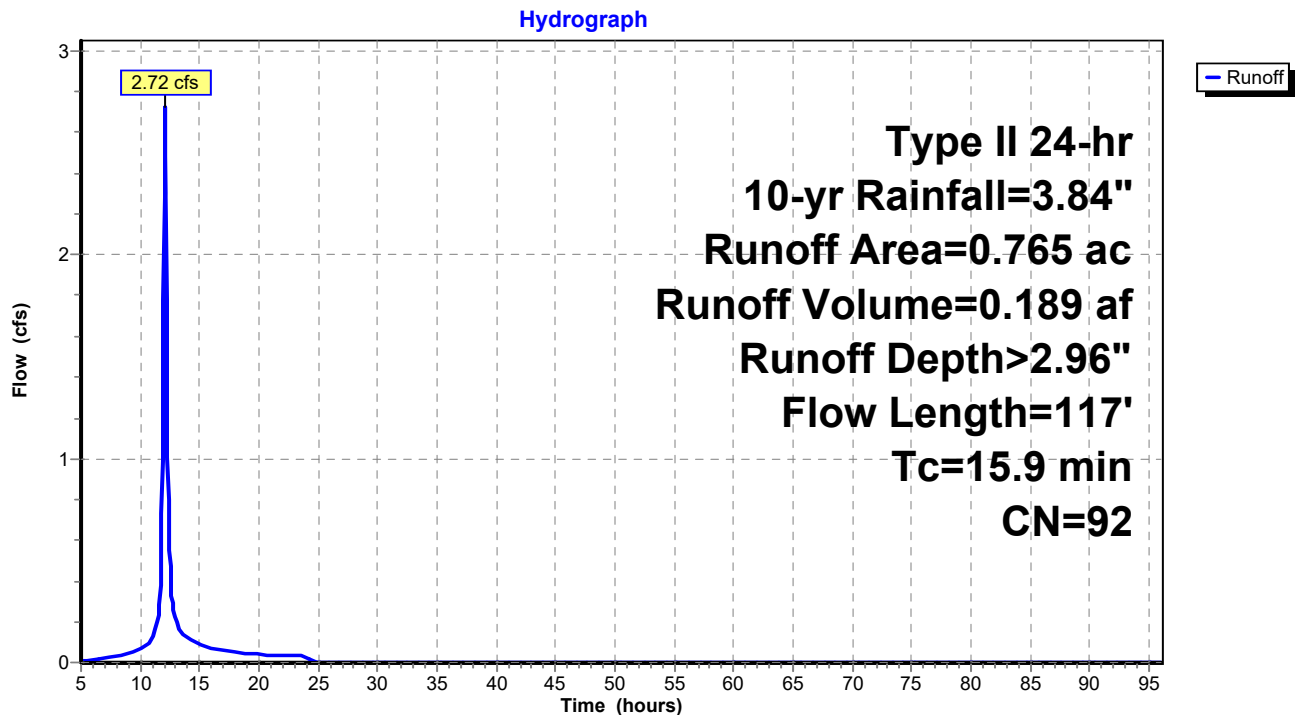
Summary for Subcatchment 11S: Proposed West Subcatchment 2 - Building Addn Area

Runoff = 2.72 cfs @ 12.07 hrs, Volume= 0.189 af, Depth> 2.96"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-96.00 hrs, dt= 0.05 hrs
Type II 24-hr 10-yr Rainfall=3.84"

Area (ac)	CN	Description
* 0.519	98	Proposed Roof
* 0.057	98	Proposed Drives-Walks
0.189	74	>75% Grass cover, Good, HSG C
0.765	92	Weighted Average
0.189		24.71% Pervious Area
0.576		75.29% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
2.2	17	0.0290	0.13		Sheet Flow, C-D Grass: Short n= 0.150 P2= 2.67"
0.1	5	0.0200	0.69		Sheet Flow, D-E Smooth surfaces n= 0.011 P2= 2.67"
13.6	95	0.0100	0.12		Sheet Flow, E-F Grass: Short n= 0.150 P2= 2.67"
15.9	117	Total			

Subcatchment 11S: Proposed West Subcatchment 2 - Building Addn Area

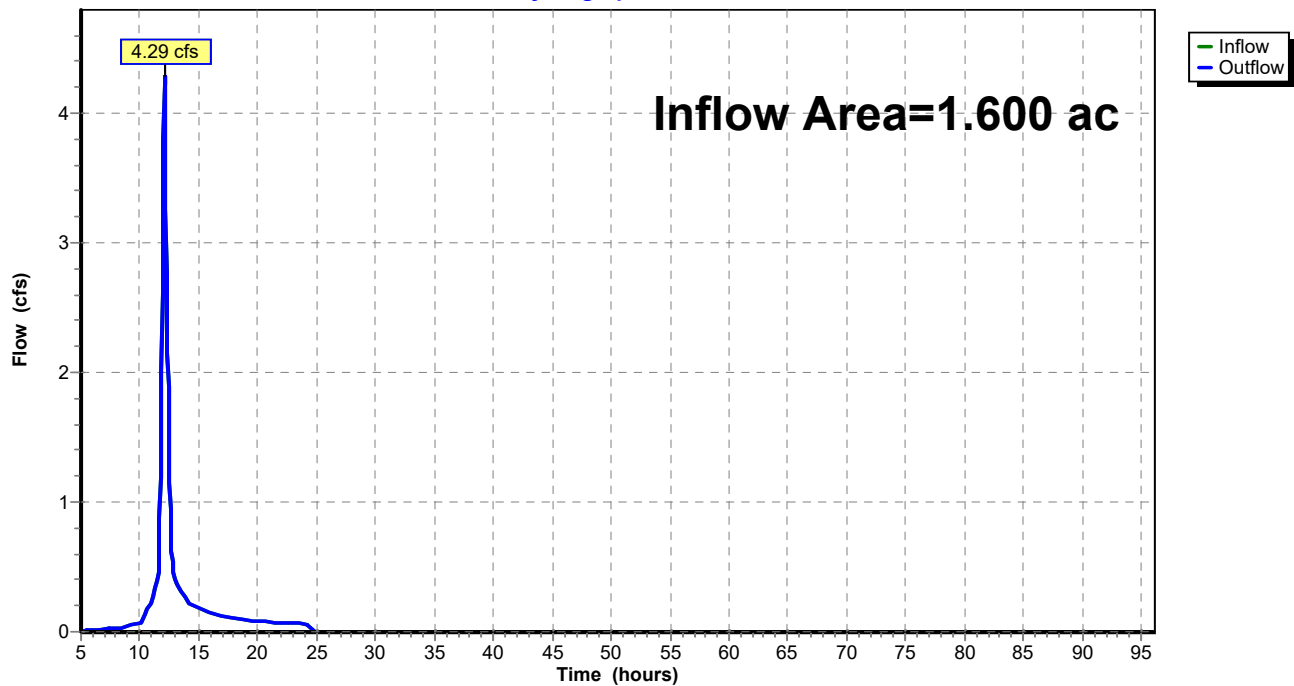
Summary for Reach 12R: Total Proposed Flow

Inflow Area = 1.600 ac, 67.06% Impervious, Inflow Depth > 2.71" for 10-yr event
Inflow = 4.29 cfs @ 12.07 hrs, Volume= 0.362 af
Outflow = 4.29 cfs @ 12.07 hrs, Volume= 0.362 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-96.00 hrs, dt= 0.05 hrs

Reach 12R: Total Proposed Flow

Hydrograph



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Type II 24-hr 10-yr Rainfall=3.84"

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Summary for Pond 10P: Bio-Basin #1

Inflow Area = 0.835 ac, 59.52% Impervious, Inflow Depth = 2.58" for 10-yr event
 Inflow = 3.60 cfs @ 11.97 hrs, Volume= 0.180 af
 Outflow = 1.56 cfs @ 12.08 hrs, Volume= 0.173 af, Atten= 57%, Lag= 6.8 min
 Primary = 1.56 cfs @ 12.08 hrs, Volume= 0.173 af
 Secondary = 0.00 cfs @ 5.00 hrs, Volume= 0.000 af

Routing by Stor-Ind method, Time Span= 5.00-96.00 hrs, dt= 0.05 hrs
 Peak Elev= 872.61' @ 12.08 hrs Surf.Area= 1,716 sf Storage= 1,916 cf

Plug-Flow detention time= 46.0 min calculated for 0.173 af (96% of inflow)
 Center-of-Mass det. time= 23.4 min (828.1 - 804.7)

Volume	Invert	Avail.Storage	Storage Description
#1	869.00'	6,876 cf	Custom Stage Data (Prismatic) Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Voids (%)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
869.00	1,180	0.0	0	0
869.01	1,180	33.0	4	4
870.00	1,180	33.0	386	389
870.01	1,180	27.0	3	393
871.99	1,180	27.0	631	1,023
872.00	1,180	100.0	12	1,035
873.00	2,060	100.0	1,620	2,655
874.00	3,055	100.0	2,558	5,213
874.50	3,600	100.0	1,664	6,876

Device	Routing	Invert	Outlet Devices
#1	Primary	867.45'	8.0" Round Culvert L= 312.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 867.45' / 864.00' S= 0.0111 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.35 sf
#2	Device 1	869.75'	6.0" Round Culvert L= 5.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 869.75' / 869.65' S= 0.0200 '/' Cc= 0.900 n= 0.010 PVC, smooth interior, Flow Area= 0.20 sf
#3	Device 1	872.50'	6.0" Vert. Orifice/Grate C= 0.600
#4	Device 1	873.85'	24.0" Horiz. Orifice/Grate C= 0.600 in 24.0" Grate (100% open area) Limited to weir flow at low heads
#5	Secondary	874.00'	10.0' long x 10.0' breadth Broad-Crested Rectangular Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 Coef. (English) 2.49 2.56 2.70 2.69 2.68 2.69 2.67 2.64

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Type II 24-hr 10-yr Rainfall=3.84"

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Primary OutFlow Max=1.55 cfs @ 12.08 hrs HW=872.60' (Free Discharge)

1=Culvert (Passes 1.55 cfs of 1.84 cfs potential flow)

2=Culvert (Inlet Controls 1.52 cfs @ 7.76 fps)

3=Orifice/Grate (Orifice Controls 0.03 cfs @ 1.07 fps)

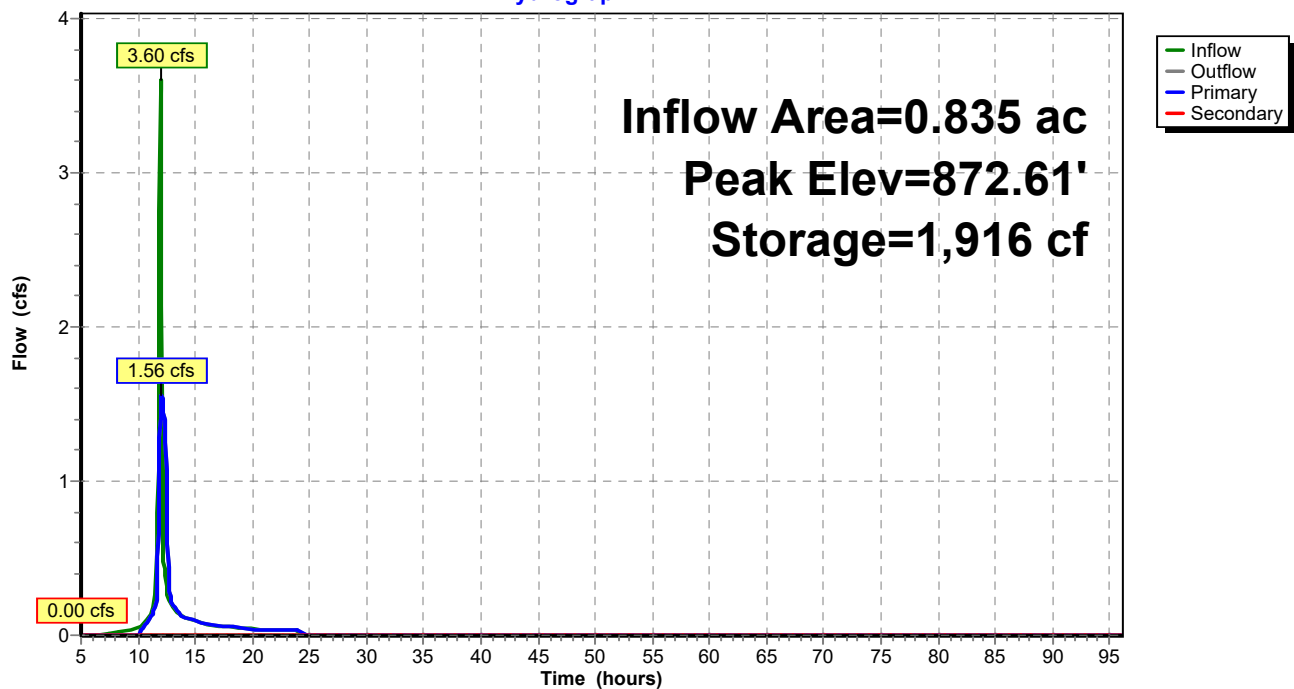
4=Orifice/Grate (Controls 0.00 cfs)

Secondary OutFlow Max=0.00 cfs @ 5.00 hrs HW=869.00' (Free Discharge)

5=Broad-Crested Rectangular Weir (Controls 0.00 cfs)

Pond 10P: Bio-Basin #1

Hydrograph



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Type II 24-hr 100-yr Rainfall=6.40"

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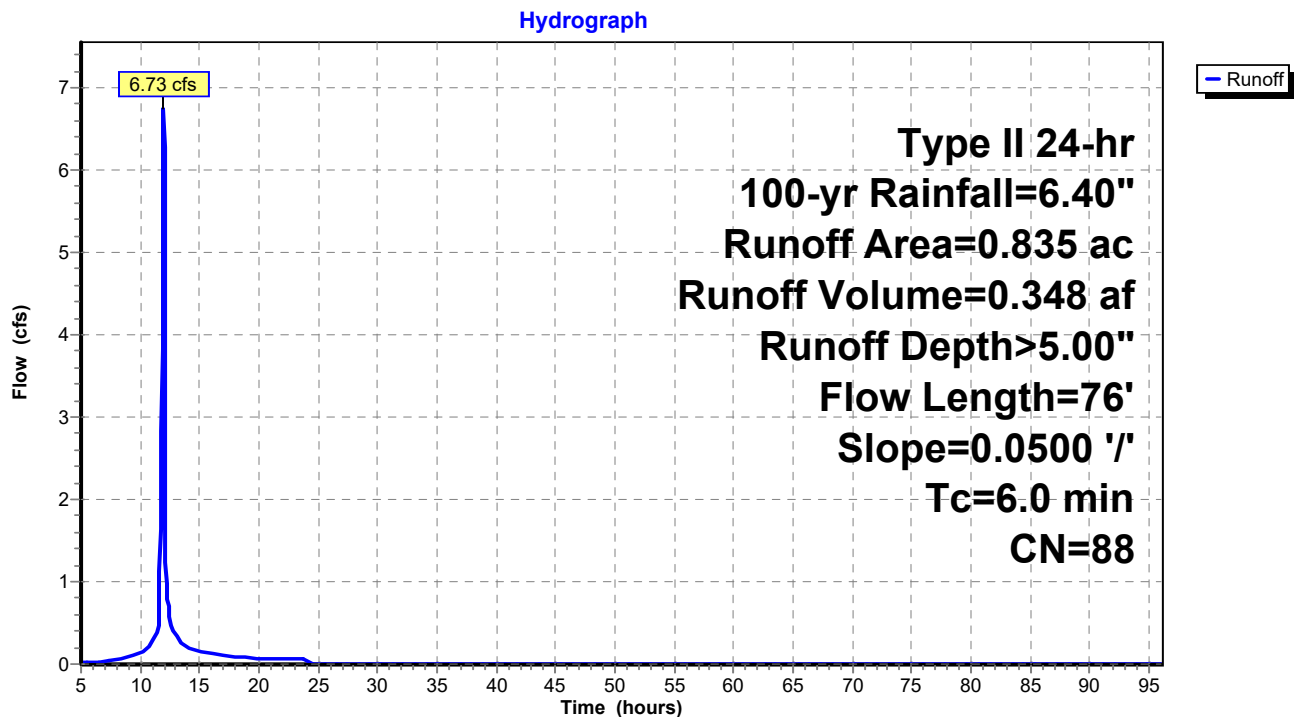
Summary for Subcatchment 2S: Proposed East Subcatchment 1 - Area to Bio-Basin

Runoff = 6.73 cfs @ 11.96 hrs, Volume= 0.348 af, Depth> 5.00"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-96.00 hrs, dt= 0.05 hrs
Type II 24-hr 100-yr Rainfall=6.40"

Area (ac)	CN	Description
0.497	98	Paved parking & roofs
0.338	74	>75% Grass cover, Good, HSG C
0.835	88	Weighted Average
0.338		40.48% Pervious Area
0.497		59.52% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0	76	0.0500	0.21		Sheet Flow, A-B
Grass: Short n= 0.150 P2= 2.67"					

Subcatchment 2S: Proposed East Subcatchment 1 - Area to Bio-Basin

CJE1542-02R0-PROPOSED-EXISTING

Prepared by CJ Engineering

HydroCAD® 10.00-16 s/n 03450 © 2015 HydroCAD Software Solutions LLC

Type II 24-hr 100-yr Rainfall=6.40"

Printed 7/12/2019

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Summary for Subcatchment 11S: Proposed West Subcatchment 2 - Building Addn Area

Runoff = 4.86 cfs @ 12.07 hrs, Volume= 0.346 af, Depth> 5.42"

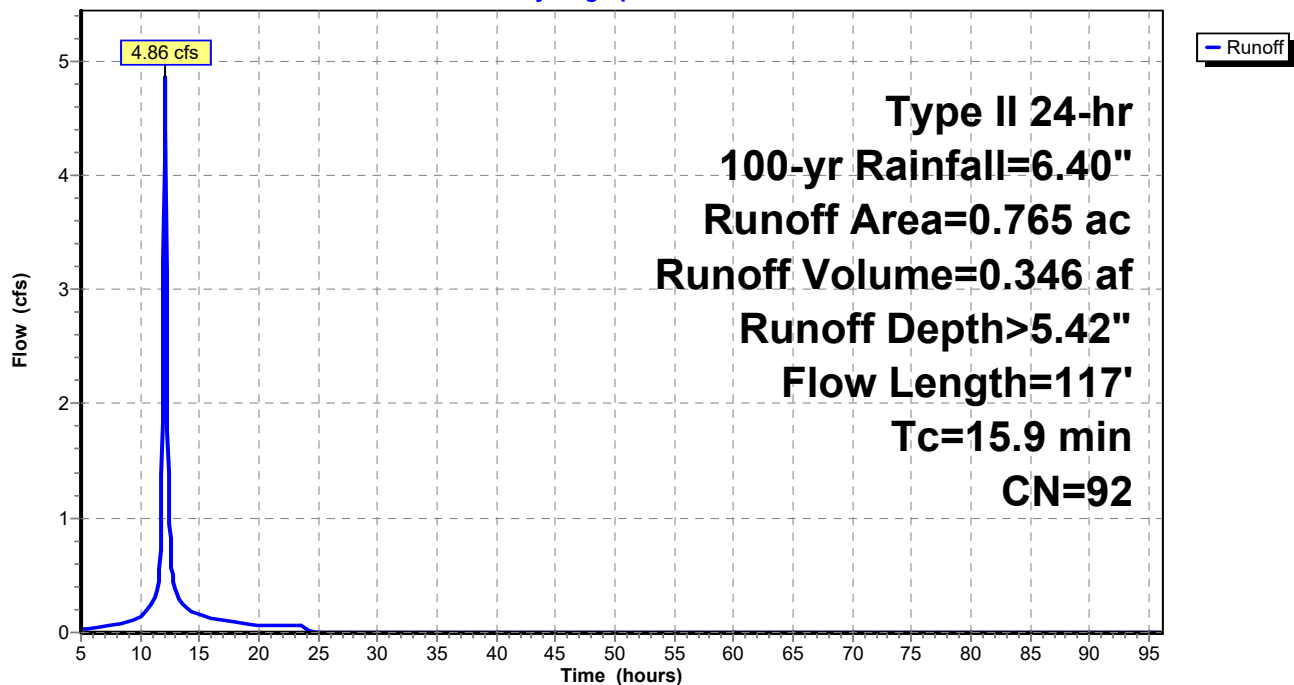
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-96.00 hrs, dt= 0.05 hrs
Type II 24-hr 100-yr Rainfall=6.40"

Area (ac)	CN	Description
* 0.519	98	Proposed Roof
* 0.057	98	Proposed Drives-Walks
0.189	74	>75% Grass cover, Good, HSG C
0.765	92	Weighted Average
0.189		24.71% Pervious Area
0.576		75.29% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
2.2	17	0.0290	0.13		Sheet Flow, C-D Grass: Short n= 0.150 P2= 2.67"
0.1	5	0.0200	0.69		Sheet Flow, D-E Smooth surfaces n= 0.011 P2= 2.67"
13.6	95	0.0100	0.12		Sheet Flow, E-F Grass: Short n= 0.150 P2= 2.67"
15.9	117	Total			

Subcatchment 11S: Proposed West Subcatchment 2 - Building Addn Area

Hydrograph



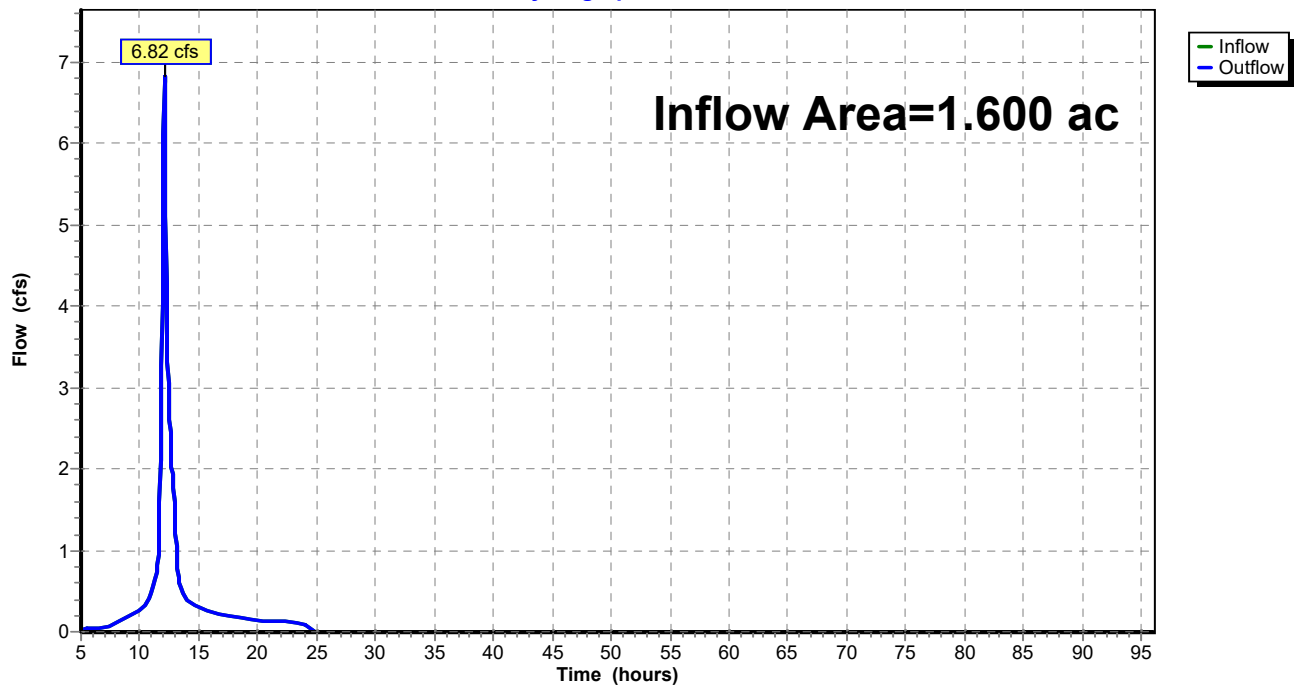
Summary for Reach 12R: Total Proposed Flow

Inflow Area = 1.600 ac, 67.06% Impervious, Inflow Depth > 5.15" for 100-yr event
Inflow = 6.82 cfs @ 12.07 hrs, Volume= 0.687 af
Outflow = 6.82 cfs @ 12.07 hrs, Volume= 0.687 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-96.00 hrs, dt= 0.05 hrs

Reach 12R: Total Proposed Flow

Hydrograph



Summary for Pond 10P: Bio-Basin #1

Inflow Area = 0.835 ac, 59.52% Impervious, Inflow Depth > 5.00" for 100-yr event
 Inflow = 6.73 cfs @ 11.96 hrs, Volume= 0.348 af
 Outflow = 1.96 cfs @ 12.11 hrs, Volume= 0.341 af, Atten= 71%, Lag= 8.8 min
 Primary = 1.96 cfs @ 12.11 hrs, Volume= 0.341 af
 Secondary = 0.00 cfs @ 5.00 hrs, Volume= 0.000 af

Routing by Stor-Ind method, Time Span= 5.00-96.00 hrs, dt= 0.05 hrs
 Peak Elev= 873.68' @ 12.11 hrs Surf.Area= 2,736 sf Storage= 4,283 cf

Plug-Flow detention time= 36.2 min calculated for 0.341 af (98% of inflow)
 Center-of-Mass det. time= 24.1 min (811.2 - 787.0)

Volume	Invert	Avail.Storage	Storage Description
#1	869.00'	6,876 cf	Custom Stage Data (Prismatic) Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Voids (%)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
869.00	1,180	0.0	0	0
869.01	1,180	33.0	4	4
870.00	1,180	33.0	386	389
870.01	1,180	27.0	3	393
871.99	1,180	27.0	631	1,023
872.00	1,180	100.0	12	1,035
873.00	2,060	100.0	1,620	2,655
874.00	3,055	100.0	2,558	5,213
874.50	3,600	100.0	1,664	6,876

Device	Routing	Invert	Outlet Devices
#1	Primary	867.45'	8.0" Round Culvert L= 312.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 867.45' / 864.00' S= 0.0111 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.35 sf
#2	Device 1	869.75'	6.0" Round Culvert L= 5.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 869.75' / 869.65' S= 0.0200 '/' Cc= 0.900 n= 0.010 PVC, smooth interior, Flow Area= 0.20 sf
#3	Device 1	872.50'	6.0" Vert. Orifice/Grate C= 0.600
#4	Device 1	873.85'	24.0" Horiz. Orifice/Grate C= 0.600 in 24.0" Grate (100% open area) Limited to weir flow at low heads
#5	Secondary	874.00'	10.0' long x 10.0' breadth Broad-Crested Rectangular Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 Coef. (English) 2.49 2.56 2.70 2.69 2.68 2.69 2.67 2.64

Primary OutFlow Max=1.96 cfs @ 12.11 hrs HW=873.67' (Free Discharge)

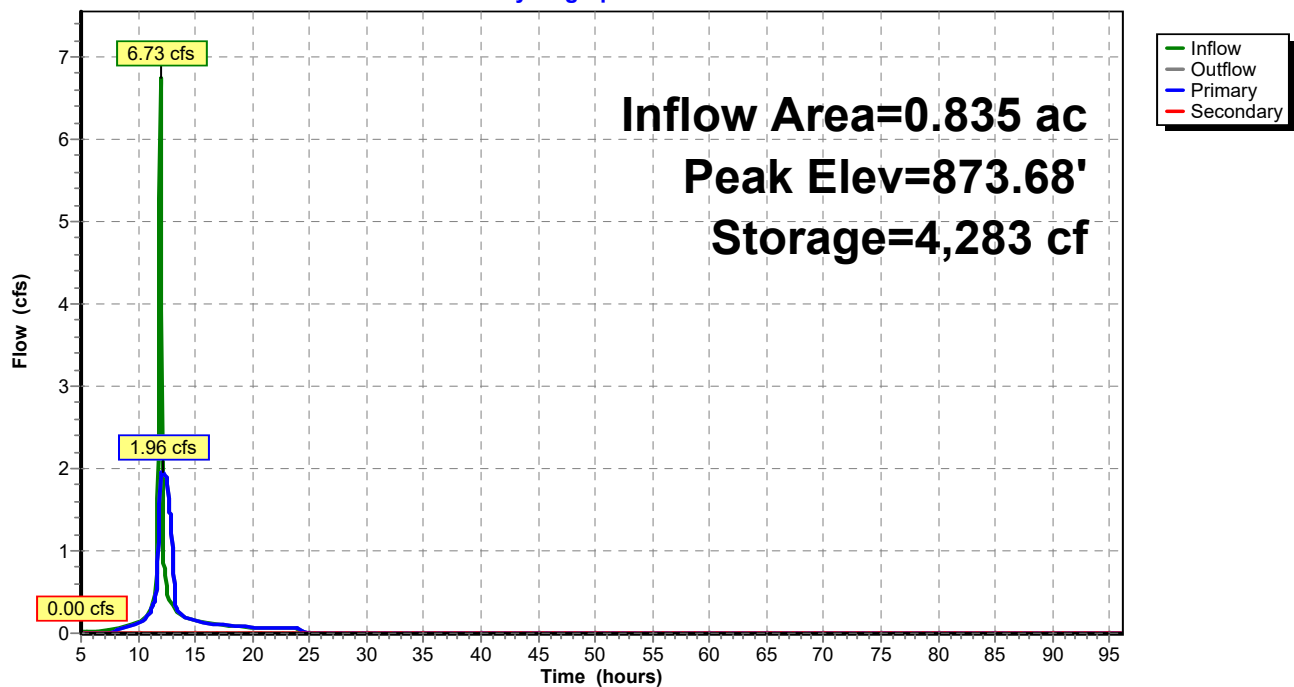
- 1=Culvert (Barrel Controls 1.96 cfs @ 5.63 fps)
- 2=Culvert (Passes < 1.81 cfs potential flow)
- 3=Orifice/Grate (Passes < 0.91 cfs potential flow)
- 4=Orifice/Grate (Controls 0.00 cfs)

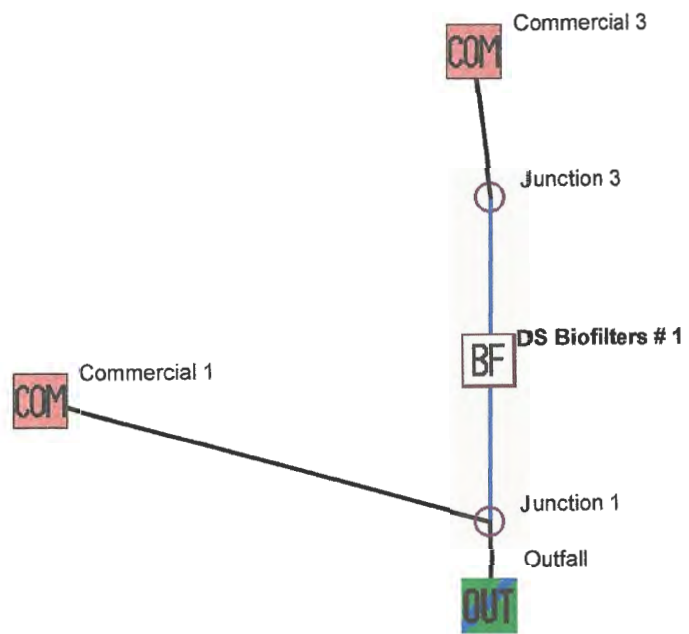
Secondary OutFlow Max=0.00 cfs @ 5.00 hrs HW=869.00' (Free Discharge)

- 5=Broad-Crested Rectangular Weir (Controls 0.00 cfs)

Pond 10P: Bio-Basin #1

Hydrograph





Data file name: Z:\WinSLAMM\CJE1542-02R0.mdb
 WinSLAMM Version 10.2.0
 Rain file name: C:\WinSLAMM Files\Rain Files\WisReg - Milwaukee WI 1969.RAN
 Particulate Solids Concentration file name: C:\WinSLAMM Files\lv10.1 WI_AVG01.pscx
 Runoff Coefficient file name: C:\WinSLAMM Files\WI_SL06 Dec06.rsvx
 Residential Street Delivery file name: C:\WinSLAMM Files\WI_Res and Other Urban Dec06.std
 Institutional Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std
 Commercial Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std
 Industrial Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std
 Other Urban Street Delivery file name: C:\WinSLAMM Files\WI_Res and Other Urban Dec06.std
 Freeway Street Delivery file name: C:\WinSLAMM Files\Freeway Dec06.std
 Apply Street Delivery Files to Adjust the After Event Load Street Dirt Mass Balance: False
 Pollutant Relative Concentration file name: C:\WinSLAMM Files\WI_GEO03.ppdx
 Source Area PSD and Peak to Average Flow Ratio File: C:\WinSLAMM Files\NURP Source Area PSD Files.csv
 Cost Data file name:
 Seed for random number generator: -42
 Study period starting date: 01/05/69 Study period ending date: 12/31/69
 Start of Winter Season: 12/02 End of Winter Season: 03/12
 Date: 07-12-2019 Time: 10:22:07
 Site information:

LU# 1 - Commercial: Commercial 1 Total area (ac): 0.057
 13 - Paved Parking 1: 0.057 ac. Connected Source Area PSD File: C:\WinSLAMM Files\NURP.cpz

LU# 2 - Commercial: Commercial 3 Total area (ac): 0.497
 13 - Paved Parking 1: 0.497 ac. Connected Source Area PSD File: C:\WinSLAMM Files\NURP.cpz

Control Practice 1: Biofilter CP# 1 (DS) - DS Biofilters # 1

1. Top area (square feet) = 3600
2. Bottom area (square feet) = 1180
3. Depth (ft): 5.5
4. Biofilter width (ft) - for Cost Purposes Only: 20
5. Infiltration rate (in/hr) = 0.02
6. Random infiltration rate generation? No
7. Infiltration rate fraction (side): 1
8. Infiltration rate fraction (bottom): 1
9. Depth of biofilter that is rock filled (ft) 1
10. Porosity of rock filled volume = 0.33
11. Engineered soil infiltration rate: 1.6
12. Engineered soil depth (ft) = 2
13. Engineered soil porosity = 0.27
14. Percent solids reduction due to flow through engineered soil = 80
15. Biofilter peak to average flow ratio = 3.8
16. Number of biofiltration control devices = 1
17. Particle size distribution file: Not needed - calculated by program
18. Initial water surface elevation (ft): 0

Soil Data Soil Type Fraction in Eng. Soil

User-Defined Soil Type 1.000

Biofilter Outlet/Discharge Characteristics:

Outlet type: Broad Crested Weir

1. Weir crest length (ft): 6
2. Weir crest width (ft): 10
3. Height of datum to bottom of weir opening: 5

Outlet type: Vertical Stand Pipe

1. Stand pipe diameter (ft): 2
2. Stand pipe height above datum (ft): 4.85

Outlet type: Surface Discharge Pipe

1. Surface discharge pipe outlet diameter (ft): 0.5
2. Pipe invert elevation above datum (ft): 3.5
3. Number of surface pipe outlets: 1

Outlet type: Drain Tile/Underdrain

1. Underdrain outlet diameter (ft): 0.5
2. Invert elevation above datum (ft): 1
3. Number of underdrain outlets: 1

SLAMM for Windows Version 10.2.0

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Data file name: Z:\WinSLAMM\CJE1542-02R0.mdb

Data file description:

Rain file name: C:\WinSLAMM Files\Rain Files\WisReg - Milwaukee WI 1969.RAN

Particulate Solids Concentration file name: C:\WinSLAMM Files\v10.1 WI_AVG01.pscx

Runoff Coefficient file name: C:\WinSLAMM Files\WI_SL06 Dec06.rsvx

Residential Street Delivery file name: C:\WinSLAMM Files\WI_Res and Other Urban Dec06.std

Institutional Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std

Commercial Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std

Industrial Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std

Other Urban Street Delivery file name: C:\WinSLAMM Files\WI_Res and Other Urban Dec06.std

Freeway Street Delivery file name: C:\WinSLAMM Files\Freeway Dec06.std

Pollutant Relative Concentration file name: C:\WinSLAMM Files\WI_GEO03.ppdX

Start of Winter Season: 12/02 End of Winter Season: 03/12

Model Run Start Date: 01/05/69 Model Run End Date: 12/31/69

Date of run: 07-12-2019 Time of run: 10:21:52

Total Area Modeled (acres): 0.554

Years in Model Run: 0.99

	Runoff Volume (cu ft)	Percent Runoff Volume Reduction	Particulate Solids Conc. (mg/L)	Particulate Solids Yield (lbs)	Percent Particulate Solids Reduction
Total of all Land Uses without Controls:	43759	-	130.0	355.1	-
Outfall Total with Controls:	35017	19.98%	50.44	110.3	68.94%
Annualized Total After Outfall Controls:	35503			111.8	

Pollutant	Concentration -	Concentration -	Conc.	Pollutant Yield	Pollutant Yield	Pol.
Yield Percent	No Controls	With Controls	Units	No Controls	With Controls	
Units Reduction						
Particulate Solids	130.0	50.44	mg/L	355.1	110.3	lbs
68.94 %						
Particulate Phosphorus	0.1850	0.07178	mg/L	0.5054	0.1569	lbs
68.95 %						

Minimum Storm Water Practice Maintenance Requirements

WET DETENTION BASINS

System Description:

The wet detention basins are designed to together remove Total Suspended Solids (TSS) in the site runoff and to reduce pre-development downstream peak flows. Swales function to convey runoff to the basins, as well as filter pollutants, especially from smaller storms. To function correctly, the pond size, water level and outlet structures must be maintained as specified in the approved plans.

Minimum Maintenance Requirements:

To ensure the proper function of the storm water management practices described above, the following activities must be completed:

1. All outlet structures and pipes must be checked monthly to ensure there is no blockage from floating debris or ice, especially the washed stone in front of the orifices and the trash rack on the risers in the main part of the basins. Any blockage must be removed immediately. The washed stone must be replaced when it becomes clogged.
2. Grass swales shall be preserved to allow free flowing of surface runoff in accordance with approved grading plans. No buildings or other structures are allowed in these areas. No grading or filling is allowed that may interrupt flows in any way.
3. Grass swales, inlets and outlets must be checked at least twice yearly (spring and fall) and after heavy rains for signs of erosion. Any eroding areas must be repaired immediately to prevent premature sediment build-up in the basin. Erosion matting is recommended for repairing grassed areas.
4. NO trees are to be planted or allowed to grow on the earthen berms. Tree root systems can reduce soil compaction and cause berm failure. The berms must be inspected annually and any woody vegetation removed.
5. If floating algae or weed growth becomes a nuisance (decay odors, etc.), it must be removed from the basin and deposited where it cannot drain back into the basin. Removal of the vegetation from the water reduces re-growth the following season (by harvesting the nutrients). Wetland vegetation must be maintained along the waters edge for safety and pollutant removal purposes.
6. The basins are to be cleaned out prior to the depth of sediment reaching the dewatering hole. All removed sediment must be placed in an appropriate upland disposal site and stabilized (grass cover) to prevent sediment from washing back into the basin.
7. No grading or filling of the basins or berms other than for sediment removal is allowed, unless otherwise approved by the Village of Germantown.
8. To promote more effective infiltration, mowing in the drainage ways, detention basins, and wetland fringe areas should be minimized. If mowing is deemed necessary, the mowing heights should be no shorter than six (6) inches. Restricting any mowing to late summer or autumn will minimize mortality to ground nesting birds. To discourage the presence of nuisance waterfowl (i.e. Canada Geese), a minimum 30-foot wide no-mow fringe shall be maintained around all detention basins, where possible.
9. After Vegetation is 70% established, the use of herbicides/pesticides is to be discontinued along the swales & basins.

BIORETENTION BASIN

System Description:

Bioretention basins are designed to reduce peak flows and reduce runoff total suspended solids (TSS) from the site by intercepting the runoff and allowing it to seep (infiltrate) into the engineered soil layer and through the perforated under-drain pipe. To function correctly, the bioretention basins size, depth, outlet standpipe and under-drain pipe must be maintained.

Minimum Maintenance Requirements:

To ensure the proper function of the bioretention basin, the following list of maintenance activities are required to be performed by the owner or authorized qualified representative:

1. A minimum of 70% soil cover made up of plants must be maintained on the bioretention basin bottom. The basin sides shall be a turf grass. Maintain plants and grasses per qualified landscape

- contractor recommendations.
2. Seasonal (early spring) inspection of the soil surface for the presence of sodium accumulation due to the introduction of chlorides for winter maintenance of the parking lot should occur. It is also recommended that the soil be flushed with 1" of clean water 3-4 times each spring. Consider reducing sodium/salting or use sodium alternatives.
 3. The basin and all components (outlet standpipe, outlet pipe, vegetation and spillway) should be inspected after each heavy rain of 1.5" or more. If the basin is not draining properly (within 72 hours), further inspection may be required by persons with expertise in storm water management and/or soils.
 - If basin is not draining, the 6" drain tile should be cleared of any blockages or obstructions. Clear blockages in the underdrain pipe, if present through the underdrain cleanout. Expose the stone and soil immediately around the pipe, clear blockages and replace per approved design. Also examine outlet orifice through the dual treated planks within the pond outlet manhole. Remove any sediment accumulated within the manhole and orifice.
 - If soil testing shows that the soil surface has become crusted, sealed or compacted, Engineered soil should be replaced. Expose 6" drain tile and verify it is clear of obstructions. Remove and replace engineered soil per WDNR specifications. Replace bioretention plantings per approved Landscape Plan for the project.
 - If sedimentation is determined to be causing the failure, the accumulated sediment must be removed and the area replanted in accordance with the approved Landscape Plan for the project. Sediment removed shall be deposited offsite at an appropriate soil disposal facility.
 4. All outlet pipes, other flow control devices within the basin outlet manhole must be kept free of debris. Any blockage must be removed immediately.
 5. Any eroding areas must be repaired immediately to prevent premature sediment build-up in the system. Erosion matting is recommended for repairing grassed areas.
 6. Heavy equipment and vehicles must be kept off of the bottom and side slopes of bioretention basin to prevent soil compaction. Soil compaction will reduce infiltration and may cause failure of the basin, resulting in ponding and possible growth of wetland plants.
 7. No unauthorized trees are to be planted or allowed to grow on the earthen berms or bottom of the basin. On the berms, tree root systems can reduce soil compaction and cause berm failure. On the basin bottom, trees may shade out the native grasses. Woody vegetation must be removed.
 8. Check for invasive species growth and remove per species specific recommended practices.
 9. No grading or filling of the basin or berms other than for sediment removal is allowed.
 10. One required inspection a year shall be conducted in spring (between March 15th and April 15th). An inspection form must be completed and documented by a qualified person that represents the Owner. Any needed maintenance must be documented and scheduled for immediate repair. All repairs must be documented, preferably with photographs.
 11. Snow shall not be dumped directly onto the conditioned planting bed.
 12. See chart below for maintenance activity and frequency:

Activity	Frequency
Water Plants	As necessary during first growing season
Water as necessary during dry periods	As needed after first growing season
Re-mulch void areas	As needed
Treat diseased trees and shrubs	As needed
Inspect soil and repair eroded areas	Monthly
Remove litter and debris	Monthly
Add additional mulch	Once per year

NOTICE OF PUBLIC HEARING VILLAGE OF GERMANTOWN

NOTICE is hereby given that a public hearing will be held by the Village of Germantown Plan Commission and Village Board at the Germantown Village Hall located at N112 W17001 Mequon Road, Germantown, Wisconsin on the following dates and times noted below (or soon thereafter):

PLAN COMMISSION: Monday, August 12, 2019 at 6:30 p.m.

VILLAGE BOARD: Monday, August 19, 2019 at 7:00 p.m.

The purpose of said hearings is to hear any and all parties, their attorneys or agents, for or against the application(s) filed to: Rezone the property described below from the A-2: Agricultural Zoning District to the Rs-5: Single-Family Residential Zoning District pursuant to Section 17.18 of the Municipal Code.

Applicant: Veridian Homes, LLC, Agent for the Germantown School District, Property Owner

Property: N104 W14942 Donges Bay Road south of and adjacent to Kinderberg Park (Tax Key: GTNV 263-988)

Lot 2 of Certified Survey Map No. 4473, recorded in the Washington County Registry on April 6, 1995 in Volume 30 of Certified Survey Maps on Pages 24-27, as Document No. 688873, and being a part of the Northeast 1/4 and the Southeast 1/4 of the Southwest 1/4 of Section 26, Township 9 North, Range 20 East, in the Village of Germantown, Washington County, Wisconsin (excepting therefrom the northerly 30 feet thereof) containing 15.39 acres.

A copy of the application and a map showing the property described above are on file and available for inspection at the Community Development Department-Planning & Zoning Services office at the Germantown Village Hall during the hours of 8:00 a.m. to 4:00 p.m. Monday through Friday, or, on the Village's website by following this link:

<http://www.village.germantown.wi.us/589/5318/Current-Projects-Under-Review>

Deanna Braunschweig, Village Clerk

Dated this 18th day of July 2019

To Be Published On: July 24th and July 31st 2019

NOTICE OF PUBLIC HEARING VILLAGE OF GERMANTOWN

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PLAN COMMISSION: Monday, August 12, 2019 at 6:30 p.m.

VILLAGE BOARD: Monday, August 19, 2019 at 7:00 p.m.

The purpose of said hearings is to hear any and all parties, their attorneys or agents, for or against a REZONING application to rezone the property described below from the A-2: Agricultural & Rs-1: Single-Family Zoning District to the A-1: Agricultural Zoning District:

Applicant: Matthew & Michelle Stephan, Agents for Mark & Joann Stephan, Property Owners
Property: 20 Acres of Vacant Land located on Rockfield Road ½ Mile West of Goldendale Road
(Tax Key: GTNV 071-997)

The W 1/2 of the SW 1/4 of the NE 1/4 of Section 7, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin, which is bounded and described as follows:

Commencing at the east quarter corner of said Section 7; thence N 89°33'23" W, along the south line of said NE 1/4, 1981.18 feet to the point of beginning of lands herein described; thence continuing N 89°33'23" W, along said south line of the NE 1/4, 660.39 feet to the center of said Section 7; thence N 01°43'13" W, along the west line of said NE 1/4, 1300.03 feet to the northwest corner of said SW 1/4 of the NE 1/4; thence N 89°58'00" E, along the north line of said SW 1/4 of the NE 1/4, 661.51 feet to the northeast corner of said W 1/2 of the SW 1/4 of the NE 1/4; thence S 01°39'48" E, along the east line of said W 1/2 of the SW 1/4 of the NE 1/4, 1305.49 feet to the point of beginning. Containing 19.756 acres.

A copy of the application and a map showing the property described above are on file and available for inspection at the Community Development Department-Planning & Zoning Services office at the Germantown Village Hall during the hours of 8:00 a.m. to 4:00 p.m. Monday through Friday, or, on the Village's website by following this link:

<http://www.village.germantown.wi.us/589/5318/Current-Projects-Under-Review>

Deanna Braunschweig, Village Clerk

Dated this 18th day of July 2019

To Be Published On: July 24th and July 31st, 2019

ORDINANCE NO. 11-2019

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

(Veridian Homes LLC, Agent for Germantown School District, Property Owner)

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

SECTION 1. That the zoning map of the Village of Germantown is amended by rezoning from the A-2: Agricultural Zoning District to the Rs-5: Single-Family Residential Zoning District for the following described property:

Lot 2 of Certified Survey Map No. 4473, recorded in the Washington County Registry on April 6, 1995 in Volume 30 of Certified Survey Maps on Pages 24-27, as Document No. 688873, and being a part of the Northeast 1/4 and the Southeast 1/4 of the Southwest 1/4 of Section 26, Township 9 North, Range 20 East, in the Village of Germantown, Washington County, Wisconsin. EXCEPTING THEREFROM the Northerly 30 feet thereof. Containing 15.39 Acres.

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

Introduced by Trustee: _____
Adopted: _____, 2019

Vote: Ayes: _____
Nays: _____

Dean Wolter, Village President

ATTEST:

Deanna B. Braunschweig, WCMC/CMC Village Clerk

APPROVED AS TO FORM:

Brian Sajdak, Attorney

Published:

BUSINESS OF THE VILLAGE BOARD GERMANTOWN, WI

MEETING DATE: August 19, 2019

AGENDA ITEM: Public Hearing & New Business [ORDINANCE]

ITEM TITLE: Veridian Homes LLC, Agent for Germantown School District, Property Owner – N104 W14942 Donges Bay Road. Rezoning Application to Rezone 14.7 acres from A-2: Agricultural to Rs-5: Single-Family for a 24-Lot Single-Family Residential Development.

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

SUMMARY EXPLANATION:

As a result of the Village Board's action and direction on January 7 to rescind a previous approval for rezoning the 14.7-acre property from A-2 to Rs-6 and a 30-lot single-family residential development, Veridian Homes has revised the original request to rezone the property from A-2 to Rs-5: Single-Family with a 24-lot concept plan.

This property was originally acquired by the Village of Germantown in 1993 as part of an overall 50+ acre land purchase of the former "Keller Park" property for purposes of developing a Village park (Kinderberg Park) and a possible elementary school. In 1995, the Village and School District completed an arrangement that resulted in the School District acquiring the 14.7-acre property and the Village acquiring 20 acres of land for Spassland Park. In 2008, the School District presented preliminary plans to the Village for an 88,100 sqft elementary school that was proposed as part of a failed \$22.5M referendum in April, 2008.

PLAN COMMISSION RECOMMENDATIONS:

APPROVE the proposed rezoning to Rezone 14.7 acres from A-2: Agricultural to Rs-5: Single-Family and the concept plan for a 24-lot single-family subdivision.

APPLICATION, PLANS & RELATED DOCUMENTS:

All relevant documents, including applications, plans, supporting information, the staff report & recommendation, and Plan Commission meeting minutes (when available) are included in the PDF digital file distributed by the Village Clerk.

REZONING APPLICATION

8/12/19 Plan Commission Meeting

Veridian Homes LLC / Germantown School District

Village Planner Report

Germantown, Wisconsin

Summary

Matt Cudney, Veridian Homes LLC, agent for the Germantown School District, property owner, is requesting approval to rezone a 14.7-acre parcel located on Preserve Parkway north of Donges Bay Road from A-2: Agricultural to Rs-5: Single Family, and, a concept plan for a 24-lot single-family residential subdivision.

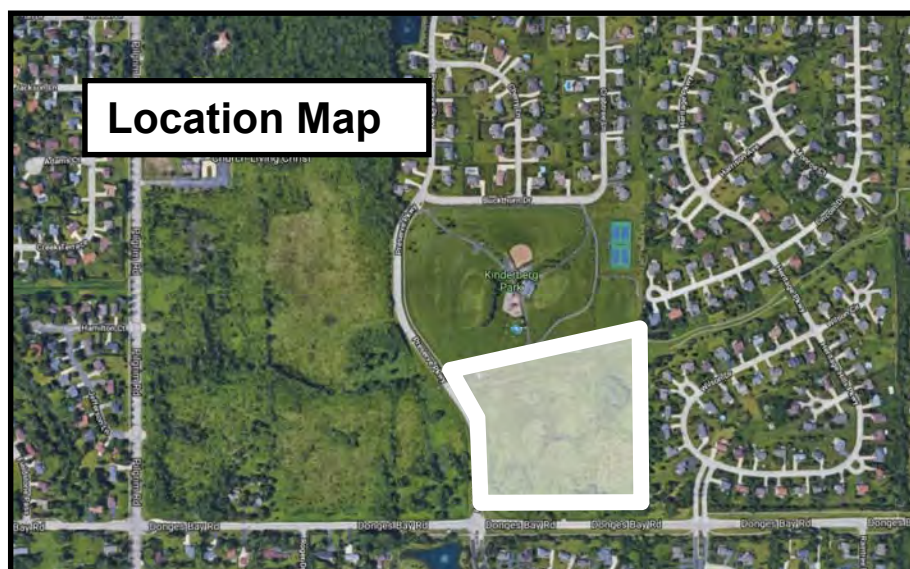
Location: Preserve Parkway @ Donges Bay Road

Applicant/

Property Owners: Matt Cudney Rick Ericksen
Veridian Homes LLC Germantown School District
N60 W21555 Legacy Tr N104 W13840 Donges Bay Rd
Menomonee Falls, WI Germantown, WI

Existing Zoning: A-2: Agricultural
Proposed Zoning: Rs-5: Residential Single-Family

Adjacent Land Uses		Zoning
North	Institutional (Kinderberg Park)	I
South	Residential	Rs-5
East	Residential	Rs-4
West	Agricultural	A-2



Proposal/Background

The 14.7-acre site was originally acquired by the Village of Germantown in 1993 as part of an overall 50+ acre land purchase of what was known then as the “Keller Park” property (now Kinderberg Park). The land was acquired for purposes of developing a Village park (Kinderberg Park) and an elementary school. In 1995, the Village and Germantown School District completed an arrangement that resulted in the School District acquiring the 14.7-acre site and the Village acquiring 20 acres of land (Spassland Park) owned by the School District and leased to the Village.

In 2008, the School District presented preliminary site and building plans for a 2-story, 88,100 sqft elementary school for the site to the Plan Commission for discussion. The new elementary school was subject of a proposed (and eventually failed) \$22.5M school district referendum in April, 2008. No further plans for development of the site were presented to the Village.

In December, the Plan Commission recommended and the Village Board approved a 2020 Land Use Plan map amendment to change the 14.7-acre property from “Park/Recreation Area” to “Low Density Residential”, and, a rezoning from A-2: Agricultural to Rs-6: Residential Single-Family and concept plan for a 30-lot single-family subdivision. However, in January 2019, the Village Board reconsidered their action on the rezoning, rescinded the previous approval and sent the proposal back to the Plan Commission to re-evaluate the proposal for “**...consistency of the neighborhoods and not as dense as Rs-6.**”

In April 2019, Veridian Homes LLC revised the original rezoning proposal to create a special zoning district called a Planned Development District (PDD) that includes rezoning the property from A-2 to Rs-5: Single-Family. As allowed under the proposed PDD regulations, specific lot development restrictions required under the Rs-5 District were proposed to be modified for some of the proposed lots, including:

1. Reducing the minimum lot size from 15,000 sqft to 13,000 sqft
2. Reducing the minimum frontage/lot width from 100 feet to 90 feet
3. Reducing the minimum front/street yard building setback from 35 feet to 30 feet
4. Reducing the minimum rear yard building setback from 35 feet to 30 feet
5. Reducing the minimum side yard building setback from 15 feet to 12 feet

The Plan Commission discussed the revised proposal and generally concluded that it was not acceptable because the overall density and lot sizes were not comparable to and the proposed zoning not consistent with the surrounding neighborhoods. The Plan Commission approved a motion “**... to postpone [action on the rezoning application] until a plan to match one of the adjacent districts is brought forward**”.

The Village Board held a public hearing of the Rs-5/PDD proposal and 27-lot concept plan on April 15, but no action was taken pending receipt of a recommendation from the Plan Commission.

At this time, Matt Cudney, Veridian Homes LLC has re-submitted a revised rezoning proposal to rezone the 14.7-acre parcel from A-2: Agricultural to Rs-5: Single Family (with no PDD), and, a revised concept plan for a 24-lot single-family residential subdivision.

As summarized in Table 1 and presented in the revised concept plan (dated June 14, 2019), development is proposed with the following characteristics:

TABLE 1.
Veridian Homes

Gross Area (Ac)	14.70
Wetland Area (Ac)	0.10
Right-of-Way (Ac)	2.28
Net Density Area (Ac)	12.31
# Single-Family Lots/DU's	24
Gross Density (DU/acre)	1.63
Net Density (DU/net acre)	1.95
Open Space (Ac)	1.74
Avg Lot Size	.44 ac (19,191 sqft)
Lot Size Range	.34 to .7 ac (15,000 to 30,471 sqft)

As discussed in previous staff reports, there are five (5) separate wetlands that have been identified on the property totaling .394 acres (17,162 sqft). Veridian Homes and the School District have obtained approval from the WisDNR and Army Corp of Engineers (ACOE) to fill four of the five wetland areas. The revised 24-lot concept plan reflects all wetland fill applications; leaving Wetland #1 in the outlot as the only wetland to be preserved on the site.

Staff Comments

The property lies within the Village's Sanitary Sewer Area (SSA) and in an area designated on the 2020 Land Use Plan as "Low Density Residential" as a result of the Board's action in December 2018 to revise the 2020 Land Use Plan map. Similarly, the existing residential development surrounding the subject site is also designated as "Low Density Residential"... all of which is intended for overall development at a gross density of two (2) dwelling units per acre and an average lot size of 20,000 sqft.

The proposed Rs-5 zoning and the concept plan for 24 lots has a gross density of 1.63 DU/acre (1.95 DU/acre net density) with an average lot size of 19,191 sqft. The required "net area" density calculation (i.e. gross area less all wetlands and rights-of-way) does not increase the proposed development density above the maximum density allowed in the Rs-5 District (not to exceed 2.9 DU's per acre).

Although the average lot size for this development is still smaller than the overall average intended for "Low Density Residential" areas shown on the 2020 LUP map, the

proposed density is lower and, in staff's opinion, generally consistent with the 2020 LUP map "Low Density Residential" classification as it applies to the surrounding residential area within which the subject parcel is located.

The 24-lot concept plan includes the same amenities proposed in the previous concept plans, including:

- (2) Paved Pedestrian Trails (both 5' wide paved in a 10' wide easement):
 - one connecting the proposed subdivision to the existing pedestrian path in Kinderberg Park north of the drainage ditch that includes a small footbridge over the ditch; and
 - the other connecting the subdivision to the pedestrian path along the north side of Donges Bay Road
- Landscape buffer along Preserve Parkway
- Water main extension/looping through the development into Heritage Hills to improve water pressure and quality (not shown; but required by Village Water Utility)

As recommended in previous staff reports, at a minimum, the developer should be required to install a significant amount of landscaping along the north property line to buffer the view from the park to the back side of Lots #1 to #7. The existence of a 60' drainage easement could be enhanced with additional landscaping if not on the lots. Similarly, landscaping in addition to the standard street tree requirements needs to be installed (1) along the back side of the lots that contain the 50' gas line easement (either within the easement with permission granted by WE Energies or along the back side of Lots #12 to #16; and (2) along Preserve Parkway in the open space outlot and lots abutting Preserve Parkway.

It should be noted that the latest concept plan shows potential storm water management basins in the northwest and northeast corners of the development within Lots #1, #7 & #8. The Village's storm water management design standards requires all basins to be located in outlots with maintenance responsibility equally divided among subdivision lot owners and accessible to the Village via right-of-way or easement. Since storm water management has not yet been analyzed nor the facilities needed identified as to type, size and relative location, it's possible that lot size, layout or even quantity may be affected once the need for storm water management facilities has been identified as part of the preliminary plat and construction plan review steps in the development approval process.

VILLAGE PLANNER RECOMMENDATION

APPROVE the proposed rezoning of approximately 14.7 acres owned by the Germantown School District from the A-2: Agricultural to the Rs-5: Single-Family District and the proposed 24-lot concept plan dated June 14, 2019 subject to the following conditions:

1. The Developer shall install a visual landscaped buffer along the north property line on or adjacent to Lots #1 to #7. The Developer should work cooperatively with the Village to determine said landscaping buffer can be installed within the adjacent drainage easement and/or on the lots. If installed on the lots, said landscape buffer shall be installed within a landscape easement on such lots with a restriction that the landscape buffer shall be maintained and/or restored if removed due to regular and necessary maintenance.
2. In addition to all required street trees, additional landscaping comprised of berms and/or plantings shall be installed along the back (south) side of Lots #12 through #16 either within or adjacent to the 50' gas line easement; and within the lots and open space outlot abutting both Preserve Parkway and Donges Bay Road. The Developer should work cooperatively with WE Energies to determine if the gas line easement could be enhanced with said additional landscaping.
3. A detailed landscaping & buffer plan shall be prepared and submitted to the Plan Commission for review and approval prior to or concurrent with submittal of a preliminary subdivision plat. Said landscaping & buffer plan shall include the requirements set forth under Conditions #1 & #2 above.



Village of
Germantown
Willkommen

FEES MUST BE PAID AT TIME OF APPLICATION

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

Date Paid: _____ Received by: _____

REZONING & PDD APPLICATION

Pursuant to Section 17.51 of the Municipal Code

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

1

APPLICANT OR AGENT

Veridian Homes, LLC

Matt Cudney

N60W21555 Legacy Trail

Menomonee Falls, WI 53051

Phone (608) 220-9871

Fax ()

E-Mail mcudney@veridianhomes.com

PROPERTY OWNER

Germantown School District

Ric Ericksen

N104 W13840 Donges Bay Rd

Germantown, WI 53022

Phone (262) 253-3908

rericksen@gsdwi.org

2

PROPERTY ADDRESS OR GENERAL LOCATION

N104 W14942 Donges Bay Road

TAX KEY NUMBER

Parcel GTNV_263988

3

REZONING REQUEST

FROM

A-2

TO

Rs-5 PDD

4

METES AND BOUNDS LEGAL DESCRIPTION OF PROPERTY - REQUIRED

Attach pages as necessary

Lot 2 of Certified Survey Map No. 4473, recorded in the Washington County Registry on April 6, 1995 in Volume 30 of Certified Survey Maps on Pages 24-27, as Document No. 688873, and being a part of the Northeast 1/4 and the Southeast 1/4 of the Southwest 1/4 of Section 26, Township 9 North, Range 20 East, in the Village of Germantown, Washington County, Wisconsin. Excepting therefrom the Northerly 30 feet thereof.

5

PURPOSE OF REZONING REQUEST

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

See attached narrative.

6 SUPPORTING DOCUMENTATION:

- ☒ Plat of Survey (1:100) - Existing Conditions Survey
- ☒ Site Plan and elevations for new construction (can be conceptual)
- ☒ Project Narrative
- ☒ Rezone Exhibit
- ☒ Legal Description

7 READ AND INITIAL THE FOLLOWING:

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

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

MCB I am aware that this rezoning shall go into effect immediately upon the final approval of the Village Board and its execution of the rezoning ordinance.

8 SIGNATURES - ALL APPLICATIONS MUST BE SIGNED BY OWNER!

[Signature]
Applicant
2/27/19
Date

[Signature]
Owner
2/27/19
Date
CERRITOS
SCHOOL
DISTRICT
BUSINESS MANAGER

June 26, 2019

**Project Narrative
Rezoning Application**

Project: Veridian Homes – The Meadows at Kinderberg
N104 W14942 Donges Bay Road
Germantown, WI 53022



Veridian Homes, LLC as applicant and developer, requests the Village of Germantown consider and approve a Rezoning Application for the property described as Parcel ID GTNV_263988, located at N104 W14942 Donges Bay Road, currently owned by Germantown School District. The requested rezoning is from A-2 to Rs-5. The rezone would allow for the development of 24 new, single-family residential lots. A land use map amendment for the parcel was approved December 17, 2018.

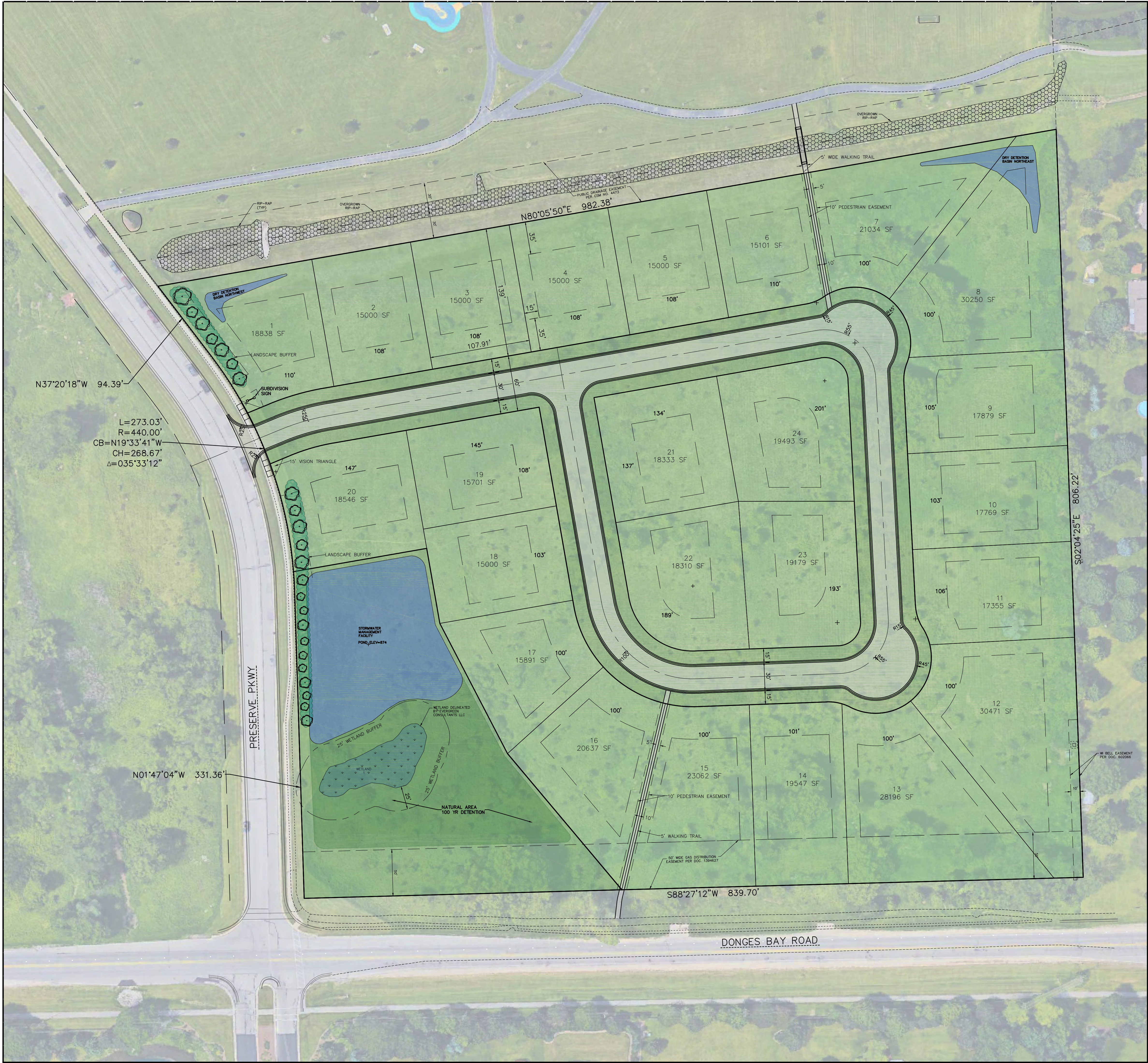
The property to be considered is a vacant in-fill development site and consists of 14.70 acres. The surrounding properties to the east and south are also existing single-family residential neighborhoods, the adjoining property to the north is a Village Park and the property to the west across Preserve Parkway is a vacant parcel containing a large wetland complex owned by the Village adjacent to another vacant 38-acre parcel shown on the Village's 2020 Land Use Plan as a future residential area. The rezoning will allow the property to be consistent with adjacent land use to the east and south and allow for compatibility with the adjacent lands to the west and north.

The property is currently owned by the Germantown School District and a school site had been planned for the property. A school would be a much more intensive use than the proposed residential neighborhood with significantly increased traffic during peak hours. Although the Comprehensive Plan identifies this property as Park and Recreation and the current zoning is A-2, use as a school would not have been compatible and would have required an amendment of the Village Comprehensive Plan and a rezoning.

The proposed zoning for the development is Rs-5 with all lots meeting the minimum zoning criteria. Additionally, most of the lots within the proposed development significantly exceed Rs-5 minimum zoning standards. The attached color-coded lot size map clearly shows the proposed development cohesively integrates with the existing neighboring residential development lot sizes. The average lot size in the Meadows at Kinderberg development is 19,191sf (Heritage Hills has an average lot size of 18,712 sf).

The developer anticipates initial home and lot packages ranging from the low \$400,000s to the high \$400,000s, exceeding the assessed value of neighboring homes. Developing the vacant in-fill site with single-family residential homes complements the overall character of the area. Homes within the neighborhood will be built by the developer with covenants and restrictions implementing architectural standards and minimum home sizes.

Veridian Homes is family owned and family driven and has been helping families experience the joy, beauty and fulfillment of home ownership for over 60 years. Rooted in Wisconsin, Veridian wears their local heritage with pride and continues their commitment to building award-winning homes that are good for the land and people. Veridian started their first neighborhood in the Milwaukee area in 2015 at Silver Spring Estates in Menomonee Falls across from Hamilton High School. Mequon and Franklin are also home to Veridian neighborhoods (please visit www.veridianhomes.com for additional information). This proposed single-family residential neighborhood will help meet local demand for residential housing in and around the Village of Germantown. The site is located near I-41 providing access to desired destinations in and around the Milwaukee Metropolitan Area. The proposed neighborhood will complement the surrounding land uses.



SITE INFORMATION:

PROPOSED ZONING: RS-5

FRONTAGE REQ AT SETBACK: 100'

LOT AREA REQ: 15,000 SF

SETBACKS: BUILDING: FRONT = 35'
SIDE = 15'
REAR = 35'

AVERAGE LOT SIZE: 19,191 SF

CORNER LOTS SHALL HAVE AN ADDITIONAL WIDTH OF 10' TO PERMIT ADEQUATE BUILDING SETBACKS FROM THE SIDE STREETS.

EXCEL
ARCHITECTS • ENGINEERS • SURVEYORS

100 CAMELOT DRIVE
FOND DU LAC, WI 54935
PHONE: (920) 926-9800
WWW.EXCELENGINEER.COM

COLLABORATION

VERIDIAN HOMES

PROJECT INFORMATION

PROJECT NUMBER 1800820

PROPOSED RESIDENTIAL SUBDIVISION

THE MEADOWS AT KINDERBERG

PRESERVE PKWY • GERMANTOWN, WI

PROFESSIONAL SEAL

PRELIMINARY DATES

JUN. 14, 2019

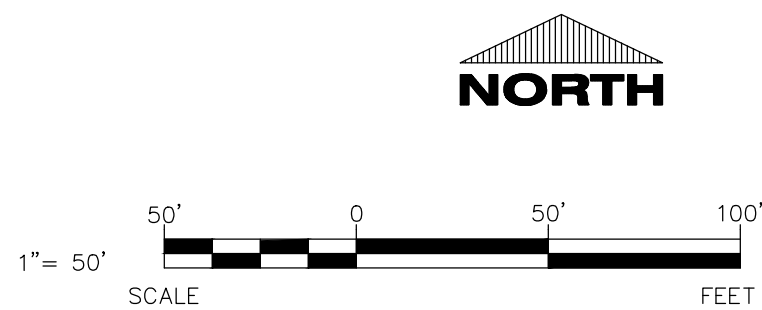
NOT FOR CONSTRUCTION

SHEET INFORMATION

CONCEPT - RS-5

SHEET NUMBER

C



THE PRESERVE



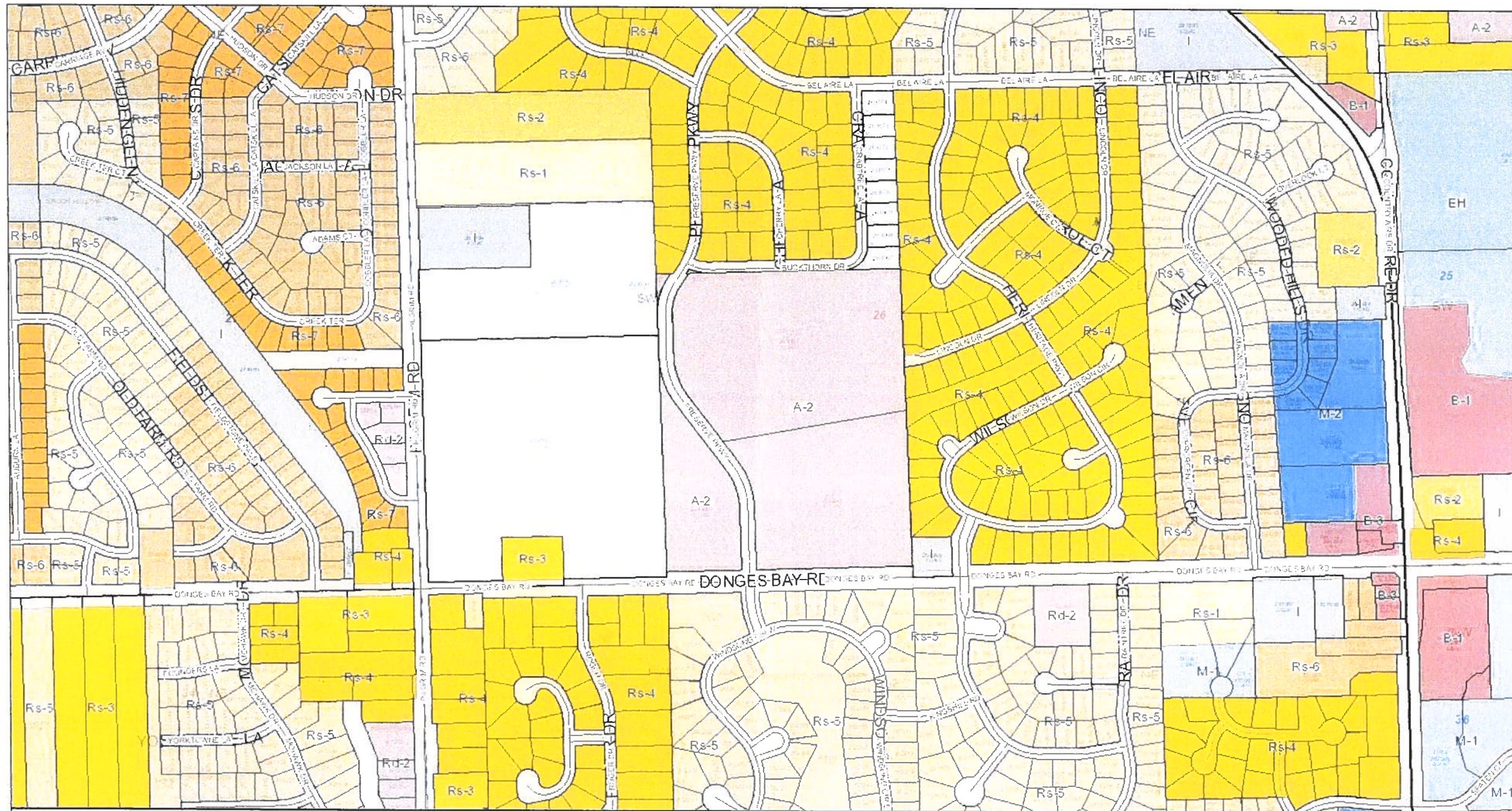
HERITAGE HILLS

KINDERBERG PARK

DONGES BAY RD

DONGES BAY VILLAGE

WINDSONG



Village of Germantown GIS

DISCLAIMER:

This map is not a survey of the actual boundary of any property this map depicts.

The Village of Germantown Does not guarantee the accuracy of the material contained here in and is not responsible for any misuse or misrepresentation of this information or its derivatives.



SCALE: 1 = 506'



Village Of Germantown
N112 W17001 Mequon Road
Germantown, WI 53022
262-250-4700

Print Date: 6/3/2019

**VILLAGE OF GERMANTOWN
VILLAGE BOARD MEETING MINUTES
January 7, 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, Director Retzlaff, Clerk Braunschweig, Attorney Sajdak, Support Services Manager Tucker, Director Schroeder, Patti Heinen, Katie Rodger, Captain Snow, Eric Nitschke, and Director Ratayczak.

PLEDGE OF ALLEGIANCE:

PRESIDENT'S REPORT:

President Wolter read the Proclamation in Recognition of Florence "Flo" Przybyla, Celebrating 100 years. The Board and Gallery wishes Flo well and a very Happy Birthday.

**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:

The Gallery was full.

Terry Tschetter of Wilson Drive commented against the rezoning. He questioned the method of communication on the rezoning. He spoke in favor of reconsideration of the zoning. There was applause.

Kristine Huber of Windsong Circle East spoke in favor of reconsideration of zoning. She received the notice for the Veridian Homes meeting. She believes the notice from Veridian Homes was vague and the timing of the Public Hearing before Christmas was bad timing. She spoke against the rezoning and prefers the greenspace. She spoke in favor of Rs-4 zoning. There was applause.

Mary Bykowski of Wilson Drive commented that she did not receive Veridian Home notice. She spoke in regards to other developments that are on larger lots. She reviewed the zoning code. There was applause.

Glen Aveni of Raintree Drive commented that the Markets are going down. He commented that developing the property is a good thing. He spoke in favor of development and zoning.

Jan Miller of Windsong Circle commented that she did not know of the Veridian Home meeting. She commented that the area is a beautiful space and there is wildlife there. She spoke in favor of expanding the park. She suggested to table action until the public has input.

APPOINTMENTS:

Senior Center Advisory Committee Appointment

Member

Jackie Shebesta

Present - 04/30/2020

MOTION (Myers/Zabel) to Approve of the Appointment of Jackie Shebesta to the Senior Center Advisory Committee. Motion Carried Unanimously.

CONSENT AGENDA:

A. Approval of Minutes: December 7, 2018 Regular Village Board Meeting.

B. Accounts payable/payroll

1.	December 14, 2018	Payroll (Salary)	\$ 91,608.48
2.	December 21, 2018	Payroll (Hourly)	\$ 230,316.14
3.	December 25, 2018	Accounts Payable	\$1,065,572.32
4.	December 31, 2018	Payroll (Salary)	\$ 90,514.25
5.	December 31, 2018	Accounts Payable	\$ 24,492.48

C. Operator's Licenses: Kayla Mulhern, Lisa Nelson, Kaitlin Siebenlist, Jessica Urban.
[Recommended]

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

D. Resolution 1-2019, Approving Salaries and Compensation for Exempt Employee's and Other Non-Represented Support Staff.

MOTION (Baum/Myers) to approve Consent Agenda Items A-C, except for item D. Zabel requested to pull item D, Resolution 1-2019, Approving Salaries and Compensation for Exempt Employee's and Other Non-Represented Support Staff. Roll Call Vote Carried Unanimously.

MOTION (Zabel/Baum) hold Item D. Resolution 1-2019, Approving Salaries and Compensation for Exempt Employee's and Other Non-Represented Support Staff to be taken up after closed session, item F., to allow for discussion of the Administrator's Increase. Roll Call Vote Carried Unanimously.

OLD BUSINESS:

Resolution 88-2018, Adoption of the Comprehensive Hiring Policy, General Hiring Process for Non-Represented Positions.

MOTION (Zabel/Miller) to Approve Resolution 88-2018, the Adoption of the Comprehensive Hiring Policy, General Hiring Process for Non-Represented Positions. Motion Carried Unanimously.

Reconsideration of and Potential Action on: Ordinance 23-2018 to Rezone from the A-2: Agricultural Zoning District to the Rs-6: Single-Family Residential Zoning District to develop a 30-lot single family residential subdivision – Veridian Homes, Agent for the Germantown School District, N104 W14942 Donges Bay Road (approximate) 15.39 Acres, Tax Key GTNV 263-988.

The Village Attorney Sajdak reminded the board that the person making the motion would have to be from the majority, winning side, of the vote from the December 17, 2018, meeting. The motion is debatable. If the reconsideration passes, the motion that was in place is then before the body and it can be voted down or amended.

MOTION (Myers/Wolter) for the Approval of the Reconsideration of Ordinance 23-2018 to Rezone from the A-2: Agricultural Zoning District to the Rs-6: Single-Family Residential Zoning District to develop a 30-lot single family residential subdivision – Veridian Homes, Agent for the Germantown School District, N104 W14942 Donges Bay Road (approximate) 15.39 Acres, Tax Key GTNV 263-988. Motion carried Unanimously.

The Original Motion from December 17, 2018, was then in place.

MOTION (Baum/Miller) to approve Ordinance 23-2018 to Rezone from the A-2: Agricultural Zoning District to the Rs-6: Single-Family Residential Zoning District to develop a 30-lot single family residential subdivision – Veridian Homes, Agent for the Germantown School District, N104 W14942 Donges Bay Road (approximate) 15.39 Acres, Tax Key GTNV 263-988.

Discussion ensued of Ordinance 23-2018 and the zoning.

Director Retzlaff presented the Powerpoint presentation from the December 17, 2018 meeting. The Surrounding Zoning / Uses are: North, I, Institutional; South, Rs-5, Residential; East, Rs-4, Residential; and West, A-2, Agricultural. The Veridian Home area is 15 acres. The Preserve, East of the Preserve, East of Kinderburg Park, and Heritage Hills are zoned Rs-4. South of the School Property is Windsong which is zoned Rs-5. East of Windsong is Sunberry Downs which is zoned Rs-5. To the West there are two parcels zoned Agricultural.

The Rs-4 minimum lot is 20,000 square feet. Some of the lots (on Wilson Drive) in Rs-4 are 15,000 square feet because it was Planned Development District, overlay zoning district for portions of Heritage Hills. The minimum lot size requirements were exchanged for other concessions by the developer. The average of the proposed development is roughly 14,000 square feet.

The notification in the zoning code is for property owners at 300 feet which is what was done. A neighborhood meeting was held by the Developer, Veridian Homes, at the library. The developer list went beyond the 300 feet. The Developer neighborhood meeting is not a requirement nor a Village meeting.

The Traffic Impact was discussed. The standard is ten trips per day. For a 30 lot subdivision it would be approximately 300 trips per day.

The Public Hearing notification was sent out to property owners at 300 feet which is what is done. This is a Village Ordinance.

The Wetland Areas Map were shown and discussed.

Wing referenced the 76 signatures collected for the Reconsideration of Ordinance 23-2018.

Wing commented the notices are too vague and should go to property owners at 500 foot rather than 300 foot. Wing distributed a color coated map showing a comparison of the lot sizes.

Matt Cudney of Veridian Homes was invited to the podium. Discussion ensued of larger lot sizes. The ranch homes are a minimum of 1,750 square feet and the two story are a minimum of 2,000 square feet. This is similar to the Preserve. The outside will be vinyl and masonry. Shingles and landscaping are part of the package.

Miller commented he had contacted the Village Assessor in regards to values. The Assessor conveyed to Miller that the development would not have affect to current homes. The eastside of Heritage Hills is zoned Rs-6 on Donges Bay is abutted to Rs-4.

The Village Administrator commented that if the lot sizes decrease than the means there are fewer lots to support the infrastructure costs. This could cause cut corners. These are meant to be high quality homes.

MOTION (Wing/Kaminski) to Amendment to the Motion send the item back to Plan Commission for Consistency of the Neighborhoods and not as dense as Rs-6. Motion Carried Unanimously.

Bob Banner of Crabtree Lane came to the podium. He would like notification of the Plan Commission meeting. Pres. Wolter commented to look at the website and posting boards at the Library and Village Hall.

Jeff Retzlaff commented that Public Hearings will be held at the Plan Commission and notices will be mailed out.

Village Administrator commented that notices are posted on the Village Website.

A short recess was taken as most residents in the Gallery exited.

PUBLIC HEARING:

Our Saviour's United Church of Christ, Property Owner, W172 N12533 Division Road, Tax Key #161-973. Application for Historic Designation pursuant to Section 26.06 of the Municipal Code.

President Wolter Read the Item. Director Retzlaff gave presentation and background. The Plan Commission and Historic Preservation Commission recommended approval of the Historic Designation of Our Saviour's United Church of Christ, W172 N12533 Division Road, Tax Key #161-973.

Pres. Wolter read the Public Hearing Notice and opened the Public Hearing at 8:37 p.m. He explained the public hearing process and that individuals will have to come up front to the podium and state their name and address.

Marge Miller of Country Aire Drive came to the podium. She is a member of the Church and has been a member of the church for her entire life. The Church would appreciate the approval.

No one else spoke.

President Wolter closed the Public Hearing at 8:38 p.m.

Gary & Marcia Kons, Property Owners, W148 N13491 Pleasant View Drive, Tax Key #112-408. Rezone the property from the A-2 Agricultural Zoning District to the Rs-1 Single Family Residential Zoning District pursuant to Section 17.14 of the Municipal Code.

President Wolter Read the Item. Director Retzlaff gave a presentation and background of the requests. The Plan Commission recommended approval of the amendment to the Land Use Map and Rezoning.

Pres. Wolter read the Public Hearing Notice and opened the Public Hearing at 8:40 p.m. He explained the public hearing process and that individuals will have to come up front to the podium and state their name and address.

PLAN COMMISSION MINUTES

April 8, 2019

CALL TO ORDER: Chairman Wolter called the meeting to order at 6:33 p.m.

ROLL CALL: Chairman Dean Wolter, Trustee Rep David Baum, Commissioners Tony Laszewski, Peter Nilles, Bill Shadid, Matt Kimmler and Bob Williams were present. Also present were Community Development Director/Village Planner Jeff Retzlaff and Planning Assistant Lori Johnson.

PUBLIC INPUT: None

APPROVAL OF MINUTES: *MOTION Baum second Shadid to Approve the minutes from 3-11-19. MOTION carried unanimously.*

PUBLIC HEARINGS:

A. **Veridian Homes**, Agent for the Germantown School District, Property Owner – N104 W14942 Donges Bay Road. Rezoning application to create a Planned Development District and Rezone 14.7 acres from A-2: Agricultural to Rs-5: Single-Family for a 27-lot residential development. Planner Retzlaff summarized the proposal.

Chairman Wolter opened the Public Hearing at 6:43 pm

The following people spoke:

- Terry Tschetter, W144 N10451 Wilson Drive, spoke against the proposal, said the lots were small and the rezoning should be strict Rs-4.
- Kristine Huber, N103 W14960 Windsong Circle East, spoke against the proposal. She said it was significantly inconsistent with the surrounding neighborhoods and the PDD is not represented correctly.
- Jan Miller, W151 N10297 Windsong Circle West, was opposed to the proposal. She doesn't agree with the PDD overlay and wants land to remain open.
- Brian Dolk, N103 W14650 Hawkeye Court, was opposed to the project and is concerned with on-going construction in the area. He said the zoning should be strict Rs-4.
- Neil Risler, N106 W14743 Harrison Circle, spoke against the proposal and the rezoning.
- Joan Marie Schultz, N106 W14743 Harrison Circle, spoke against the proposal.
- Jeff Holmes, Superintendent of the Germantown School District, spoke in favor of the proposal. He said the sale of the property as single family housing makes the most sense and will have a positive impact on funding for the school district.
- Bob Soderberg, President, Germantown School Board, W144 N9723 Elmwood Drive, said he represents the tax payers of all the communities included in the school district and supports moving forward with the proposal for the additional tax revenue for the school district.
- Brigit Poetzel, N104 W15447 Donges Bay Road, spoke against the proposal and the correct zoning should be Rs-4.
- Robert Banner, W148 N10730 Crabtree Lane, spoke against the proposal and the rezoning. He asked why the Village granted permits for the construction going on at the site.
- Lynn Doll, N106 W14764 Harrison Circle, spoke against the proposal saying she likes the park and wildlife.
- Phil Hudson, W150 10214 Windsong Circle West, spoke against the proposal because it doesn't meet the criteria.

The public hearing was closed at 7:44 pm.

Veridian Homes LLC Consideration and Action:

Matt Cudney, Veridian Homes, clarified that the only exceptions to the Rs-5 zoning is their request to reduce the lot size on 4 lots, reduce the minimum frontage on 13 lots, and the front and rear setbacks on 3 lots. The average lot size is 16,500 sqft. He said all of the surrounding neighborhoods have an Rs-5 zoning designation to them and Heritage Hills has Rs-4 PDD zoning with many of the same exceptions. Trustee Baum said he had talked with Matt Cudney and told him if the zoning doesn't match an adjacent subdivision, Heritage Hills or Windsong or another subdivision, his proposal probably wouldn't be approved. Commissioner Shadid questioned what the residents really want, Rs-4 or Rs-5 or nothing. Chairman Wolter indicated there were more comments about the zoning matching the surrounding neighborhoods and another group had come forward asking that nothing be put there. Shadid agreed the proposal should have the same zoning as one of the surrounding neighborhoods. Trustee Baum said Heritage Hills has a PDD with some lot sizes at 15,000 sqft and some lots are smaller. He said the if the lots matched Heritage Hills the project could be approved.

MOTION Baum second Shadid to Postpone until a plan to match the one of the adjacent districts is brought forward.

Commissioner Williams asked what Heritage Hills offered as part of the PDD exceptions and what is being offered as an exchange for this PDD. He said he's not seeing anything more imaginative or creative in their proposal. Planner Retzlaff said it's unclear what was offered as an amenity. He said the current proposal is now moving closer to what matches the surrounding neighborhood and asked if maybe dropping a lot or two would make this proposal comparable to the other projects around it. Trustee Baum said he could be more accepting of the development if the zoning matched the surrounding neighborhood. Planner Retzlaff agreed the proposal doesn't stand up to PDD requirements and needs significantly more landscaping around the perimeter of the project. Chairman Wolter said people want Rs-4 zoning and he may look at approving the proposal with that and some other amenities. He would prefer if small lots are at a minimum number of smaller lots.

MOTION carried unanimously.

Chairman Wolter called a break at 8:06 pm Meeting reconvened at 8:15 pm.

NEW BUSINESS

A. MSTLC LLC, Agent for TLC Acres LLC and Matthew & Amy Seban, Property Owners-W210 N10738 Appleton Avenue. Conditional Use Permit application to allow the operation of a landscaping maintenance and construction services business and the retail sale of nursery products not raised on the property. Planner Retzlaff summarized the proposal.

Chairman Wolter opened the public hearing at 8:26 pm.

The following people spoke:

- Stephanie Erdman, N105 W21121 Oak Lane, asked that the CUP be denied. She said the construction noise never stops.

The Plan Commission held a Public Hearing on April 8th and recommended approval.

President Wolter Read the Public Hearing Notice. The Public Hearing was opened at 7:27 p.m.

Jeff Madsen of Rockfield Road spoke against the tower. He spoke further concern of radio waves, truck traffic, and the maintenance of Rockfield Road.

President Wolter closed the Public Hearing at 7:31 p.m.

Veridian Homes LLC, Agent for Germantown School District, Property Owner – N104 W14942 Donges Bay Road. Rezoning Application to create a Planned Development District (PDD) and Rezone 14.7 acres from A-2: Agricultural to Rs-5:Single-Family for a 27-Lot Residential Development. (No Action. Public Hearing Only.)

President Wolter reported that there would not be action on this item. The Plan Commission held a Public Hearing on April 8th. The Plan Commission action was to postpone the item until Veridian Homes presents a new plat closer to surrounding areas.

Director Retzlaff presented history of the rezoning. In December of 2018, the Village Board approved rezoning from A2 Agricultural to Rs-6. This action was reconsidered and rescinded in January of 2019. The application was sent back to the Plan Commission for further consideration for a development that is more consistent with surrounding neighborhoods. The application is for 27 single family lots on 14.7 acres. This is three less lots than the previous submittal. The Concept Plan Was shown. The proposed zoning is Rs-5 with a Planned Development Overlay. Previously, the Village Board did approve the 2020 Land Use Map Amendment to Low Density Residential. There are five wetlands, four will be filled.

President Wolter Read the Public Hearing Notice. The Public Hearing was opened at 7:36 p.m.

Phil Hudson of Windsong Circle West came to the podium. He spoke against the development.

Lillbeth Yao of Windsong Circle came to the podium. She commented on preference to Rs-4 zoning. She commented on a petition and presented the petition.

In order for a park to be considered the application needs to be withdrawn by Veridian or the School. And then the Village Board would need to discuss with the School.

President Wolter closed the Public Hearing at 7:46 p.m.

NEW BUSINESS:

Resolution 30-2019, Resolution Awarding the Sale of \$3,075,000 General Obligation Promissory Notes, Series 2019C; Providing the Form of the Notes; and Levying a Tax in Connection Therewith.

MOTION (Baum/Warren) to Approve Resolution 30-2019, Resolution Awarding the Sale of \$3,040,000 General Obligation Promissory Notes, Series 2019C; Providing the Form of the Notes; and Levying a Tax in Connection Therewith.



Expand Kinderberg Park!

<https://www.thepetitionsite.com/941/178/240/expand-kinderberg-park/>

Author: Friends Of Kinderberg Park

Recipient:

Petition:

Residents of the Germantown, Wisconsin School District: Please sign this petition to be a part of enhancing one of the wonderful parks that make Germantown a fantastic place to live!

The Germantown School Board is in the process of selling the property immediately south of Kinderberg Park to Veridian Homes. Veridian Homes plans to fill in the wetlands, remove native vegetation, disturb animal habitats, and build a subdivision that is inconsistent with the surrounding neighborhoods. Significant opposition to this project has been expressed by the citizens of Germantown. We ask the School Board to withdraw this property from the market and work with the Village Board, community groups, businesses, and private citizens of Germantown to find a solution that will allow this property to become an extension of Kinderberg Park.

If the School Board does not choose to participate in this effort, a group of concerned citizens will investigate the creation of a non-profit organization to acquire the property, with the intent to eventually donate it to the Village of Germantown as an extension of Kinderberg Park. Therefore, we ask the Germantown Village Board to delay any further action on rezoning this property until December 31, 2020. This will allow the citizens the time needed to organize and secure funding via donations and grants.

By: Friends of Kinderberg Park

	Name	From	Comments
1.	Brenda Vine	LOCKPORT, NY	I don't live there but if I could get my day in please leave the land alone don't take all the animals homes all the beautiful trees and flowers away don't make all the animals die because of lack of food please everyone sign not to much land left on God Earth
2.	Tyler Borst	Germantown, WI	Our Kinderberg Park is beautiful and it is showcased by the beautiful open space right off Donges Bay Road. It deserves to be an extension of the Park rather than crammed with homes. There are wetlands on the property.
3.	Sophie Adam	Bruge, be	
4.	Kristen Borst	Germantown, WI	
5.	Jan Miller	Germantown, WI	
6.	David Borst	Wauwatosa, WI	
7.	Kristine Huber	Germantown, WI	Let's work together to do what makes sense for our community! 15 acres is too small to build a cost-effective subdivision without putting the houses very close together and creating an eyesore right next to our beautiful park. But as an addition to the park, 15 acres could provide a number of acres for sports fields and playground equipment, a number of acres as preserved wetlands and native vegetation, and 1-2 acres for a 100-200 car parking lot for safety and convenience. We can make this happen!
8.	Darian Borst	Hartford, WI	We don't need more subdivisions in our region. Population isn't growing as fast as new housing starts. Preserve our green space!
9.	janis keller	Ocala, FL	
10.	Julie Martin	FREDERIC, WI	
11.	Matjaz Bratus	Ljubljana, si	
12.	Elizabeth Borst	West Bend, WI	
13.	Apostle Kontos	Athens, gr	As a long time Germantown resident, I don't want to see the natural beauty diminished, especially when it's adjacent to a park and nature preserve.
14.	Dave Witten	GERMANTOWN, WI	
15.	Bill Fairburn	GERMANTOWN, WI	The area in question is part of a complex wetlands and should be preserved
16.	Kristie Waldvogel	Germantown, WI	
17.	Lisa Murray	Germantown, WI	
18.	Julie Tearney	Germantown, WI	
19.	Dennis Saldana	Germantown, WI	

	Name	From	Comments
20.	Michelle Armstrong	Germantown, WI	
21.	Nealy Fraser	Germantown, WI	
22.	debbie damato	Germantown, WI	This is considered a nature preserve, a place for wildlife and a wetland let's keep it that way.
23.	Lisa Rafn	Germantown, WI	
24.	Doris Chaconas	Germantown, WI	
25.	Lauren Siegel	Germantown, WI	
26.	Jeffrey Kizivat	Germantown, WI	
27.	Mary Bykowski	Germantown, WI	It's a beautiful green space that should be preserved. It's also one of goals of the Zoning Code in Germantown to "further the appropriate use of land and conservation of natural resources; preserve and promote the beauty of the Village." Apparently wetlands can be filled in if they meet certain criteria, but there's also a spring that runs through the center of the property. I'm all for whatever it takes to maintain this green space!
28.	JANICE MARQUARDT	GERMANTOWN, WI	
29.	Evan Holznecht	Germantown, WI	
30.	Edward Dick	Germantown, WI	Destroys wetlands and the project is to dense.
31.	Dennis Paschke	Germantown, WI	We are losing too much of our greenspace to building development. We need to retain what we can for future generations.
32.	Mary Hudson	Germantown, WI	To preserve our neighborhood. One of the reasons we moved here is all the green space and parks. We don't need another subdivision.
33.	Lynne Dohl	Germantown, WI	We do not need any more subdivision development near Kinderberg Park. I am strongly supportive of keeping this land as part of a nature preserve for families to enjoy. The developer should look elsewhere for subdivision growth as there is plenty of other land available in Germantown.
34.	Sean Glaser	Germantown, WI	My wife and I recently purchased a home in the Heritage Hills subdivision. A big draw for us was Kinderberg Park and the welcoming atmosphere to families. Driving into the neighborhood, the existing wetlands is warm and inviting to the area. Adding so many homes in such a small space takes away from the beauty of the area.
35.	Kathy Herrscher	Germantown, WI	
36.	Deborah Loftus	GERMANTOWN, WI	We love watching the deer and the hawks and birds that live and hunt on that land. We've been watching a family of red tail hawks for the past 23 years!
37.	Christopher Stoming	Germantown, WI	

	Name	From	Comments
38.	Matthew Hierl	Germantown, WI	
39.	Leslie Poertner	Germantown, WI	I have lived on Donges Bay for 33 years, and have seen this develop from the first subdivision that went in. Heritage Hills. We have enough houses already in this area. Keep the green open space that is proposed for more house. You can see the park from Donges Bay road and you should keep it this way! I would suggest that we use our tax money and expand the park.
40.	Dawn Hierl	Germantown, WI	
41.	Patricia Bluhm	Germantown, WI	I live accross street.
42.	Jane Pagel	Germantown, WI	Please let's keep Germantown and this neighborhood a desired place to be!
43.	Susan Zuehlke	Germantown, WI	
44.	Darlene Wach	Gremantown, WI	
45.	Laurel Peckenpaugh	Germantown, WI	Save the wetlands and the native species that populate this piece of land. Expand Kinderberg Park and keep our green spaces.
46.	David Byhardt	Germantown, WI	To preserve what is left of our rural community.
47.	Terry Cubinski	Germantown, WI	
48.	Tracy Seymour	GERMANTOWN, WI	We need more park area, not homes
49.	Armin Dohl	Germantown, WI	
50.	Christine Weingarth	Germantown, WI	I wish to preserve the natural area and wetlands. I live nearby and want to maintain my property value.
51.	Susan Bartlein	Germantown, WI	It is important to me to preserve nature that would be lost with this development and also to prevent developments that are so disimilar to our current subdivisions in the area surrounding the proposed development
52.	Joan Schultz	Germantown, WI	Very happy to sign this. My husband and I attended the October meeting with builder and expressed our concern at that time.
53.	Lindsey Iwanski	Germantown, WI	We love being so close to the park and know so many others that frequent the area. Would love to see this area be turned into an educational nature area to take the kids!
54.	Gary Vasques	Germantown, WI	I don't think we should be filling in wetlands to benefit a developer. Let's protect our natural spaces.
55.	Chris Harms	Germantown, WI	
56.	Foster & Roslyn Hampton	Germantown, WI	To maintain the enhancement of Kinderberg Park, and we, as citizens of Germantown (Windsong Subdivision) for over 25 years, are not in favor of the development of a proposed subdivision that would be inconsistent with our current surrounding neighborhoods.
57.	Mary Nickulis	Germantown, WI	Let's keep the green space!

	Name	From	Comments
58.	Laurie Rude	Germantown, WI	We need to keep the green space. Not over crowd the park with homes.
59.	Susan Brandt	Germantown, WI	
60.	Shari Rodriguez	Germantown, WI	
61.	Joey Paschke	Milwaukee, WI	
62.	Allisom Hamala	Menomonee Falls, WI	
63.	Sarah Z	Hubertus, WI	My family and I have spent many hours playing and enjoying time with friends. It would be a wonderful addition to have some type of wildlife/nature center in the space rather than more homes.
64.	Philip Zuehlke	Germantown, WI	
65.	Jeremy Heineck	Germantown, WI	I live nearby, the park is a long-term resource.
66.	Annie Nash	Menomonee falls, WI	Germantown is getting way too crowded and losing the small town feel that everyone loves. I grew up there and hate what it is becoming.
67.	Susan Mac Gillis	Germantown, WI	It is disturbing to know the few green spaces we have so close to our home will be taken away.
68.	Jacqueline Saldana	Germantown, WI	
69.	JULie Oswald	Germantown, WI	
70.	Anthony Larke	Germantown, WI	Expanding Kinderberg Park will keep the natural beauty of the area and enhance the park for existing residents of Germantown. Adding a subdivision there with the entrance to so close to the park will be a danger to the kids and people walking/running/walking pets with the added traffic.
71.	Sherry Riesterer	Germantown, WI	This is a beautiful green space that should be preserved.
72.	Barb Schleicher	Germantown, WI	
73.	Jeanne Ann Gatzow	Menomonee Falls, WI	Want to preserve the park and area.
74.	Jessica Jere	Germantown, WI	My family loves kinderberg park, seeing deer and wildlife as well as all park has to offer. To sell it to you use for housing would be a horrible idea. Extend the park and keep it from more buildings being built on it!
75.	Katie Kaczmarek	Germantown, WI	
76.	Sam Schroeter	Germantown, WI	I believe kinderburg park should be kept the way it is. It doesn't need any more houses around it.
77.	Kimberly Pryor	Germantown, WI	
78.	Lyn Moran	Germantown, WI	
79.	Janet Wozniczka	Germantown, WI	
80.	Anna McKelvey	Germantown, WI	
81.	Terry Ellen Gill	Germantown, WI	We need our wetlands our green trees etc. And we need our animals they die we do too.

	Name	From	Comments
82.	Connie Siebenaller	Germantown, WI	The park has been a great place for families and community events. I would love to see the park grow and remain as a park. We have lived across the street from this property since before there was a park and we love what it brings to our neighborhood.
83.	Heather Dorsey	Germantown, WI	That is not a spot for Veridian Homes. That would ruin Kinederberg park.
84.	Catherine Plank	Germantown, WI	Need more green space in this community.
85.	Pamela Bertieri	Germantown, WI	
86.	Cynthia De Vor	Hawkeye Ct., WI	First, it would have been nice to have had a voice in any of this. We never received a letter to join any public meeting and we live just off Heritage Hills Parkway. If Germantown put a poll out to see what the community would like to have happen to it, then I believe the outcome would be quite different than anyone wanting additional homes that really don't meet the criteria of the existing homes surrounding the park and subdivisions now. I personally would like to see the park expanded and possibly adding an outdoor public pool for the residents.
87.	Mark Perry	Germantown, WI	
88.	Glenn Huber	Germantown, WI	The market value of this property with consistent zoning is around \$450k. The Village Board is considering spending \$1.2 million on a shelter at Firemen's Park. They should build a more reasonable shelter instead and purchase this park land with the excess funds. There are other large developments underway in Germantown, including Wrenwood with 142 single family lots. Everyone who wants to build a home in Germantown will be able to find a lot, so the argument that this subdivision is needed to bring in more students and school revenue is invalid.
89.	Jamie Del Gaudio	Germantown, WI	
90.	Emily Mustell	Germantown, WI	
91.	Tammy Litzau	Germantown, WI	The wetlands should be left undisturbed and nature preserved. That area is an ext of the park not an area to develop a new subdivision.
92.	Shannon Coulter	Germantown, WI	Would love more space to enjoy the outdoors
93.	Grrry Arnholt	Germantown, WI	
94.	Brian Dolk	Germantown, WI	Add a DOG PARK !
95.	Mary Langford	Germantown, WI	I am a resident in the Preserve subdivision and would like to expand Kinderberg Park.
96.	Monika Brunow	Germantown, WI	
97.	Lisa Wittmann	Germantown, WI	
98.	Cheryl Hartenstein	Germantown, WI	

	Name	From	Comments
99.	Terra Smith	Germantown, WI	Besides it being so important to protect the wetlands in this area instead of filling it in to build on it... it is also important because that surrounding area adds and is an extension to the park and the germantown experience. Building anything would be a very poor decision and many would be very disappointed.
100.	Tiffani Zahradnick	Hubertus, WI	The disturbance of animal habitats
101.	Mary Lever	Germantown, WI	My children and Children in my neighborhood benefiting from an expanded park.
102.	Jason LEVER	Germantown, WI	
103.	Kris Theis	Germantown, WI	This is a wonderful place for families. Beautiful green space. Please keep the land as is or expand the park for families.
104.	Sami Stroebe	Germantown, WI	
105.	Deborah Bardele	Germantown, WI	Concerned about the effect on property values of surrounding homes. Also the park is highly utilized and valued by residents.
106.	Misty Marvin	Germantown, WI	
107.	Chris Bingenheimer	Germantown, WI	Preserving the natural environment, especially the wet lands, show respect for the land
108.	Dana Brusewitz	Germantown, WI	
109.	Karie Clement	Germantown, WI	I am grateful for the greenspace we have with Kinderberg park and would appreciate the opportunity to expand it for all to enjoy even more.
110.	Phil Hudson	Germantown, WI	Green space is critical to the future of this community. I would be willing to go house to house to get signatures.
111.	Julie Wallace	Germantown, WI	Because I live a few blocks away and my family has used this park for MANY years and I would love to see an expansion to Kinderberg
112.	Mary McDonnell	Germantown, WI	
113.	Jonathan McKelvey	Germantown, WI	
114.	Rich Halsey	Germantown, WI	
115.	Kari Brukbacher	Germantown, WI	I love the green space for people of all ages to enjoy nature.
116.	John Stewart	Germantown, WI	We bought our home in Germantown not only for the great school district that it has but also for the quality of life that we have continued to enjoy all these years - the parks, the trails and this particular nature preserve that is at the center of this petition. I would like to see the landscape preserved as is. I have enjoyed many walks by it and it contributes to the quality of life that has brought me to Germantown. This piece of land is a Germantown treasure that we need to preserve, not only for us but also for the future generation to enjoy.
117.	Shad Young	Jackson, WI	

	Name	From	Comments
118.	Jennifer Abraminko	Germantown, WI	My kids play here
119.	Daniel Culbertson	Germantown, WI	
120.	Gaetana Bethhauser	Germantown, WI	Although my kids are through using the park, I love having the green space and natural setting. Would love to see it expanded for additional recreational use.
121.	Nicole Fraser	Germantown, WI	
122.	Nina Fleisner	Germantown, WI	
123.	Kelly Siwa-Fleitz	Germantown, WI	
124.	Brandi Peterson	Germantown, WI	
125.	Kyle Egan	Germantown, WI	
126.	Michael Spredemann	Germantown, WI	There is plenty of land to build on without destroying more wetlands and natural spaces.
127.	Jun Berth	Germantown, WI	
128.	Rachel Fleisner	Germantown, WI	
129.	Julie Speth	Germantown, WI	
130.	Donahyl Hottinger	Germantown, WI	
131.	Anjanette Boyd	Germantown, WI	We don't need mor houses in that area! It will take away so much from the natural surroundings and our schools cannot support that !!
132.	Samantha Kroll	Germantown, WI	The green space within a community is an important factor many families decide to live in a specific area. Without thuse beautiful area, Germantown is truely nothing more than a giant subdivision. I have many great memories with my daughter because of this park.
133.	Jon Siegel	Germantown, WI	
134.	Kelly Ferguson	Katy, TX	As someone who lived on Bel Aire Lane for 23 years (before the park was even there) the last thing I want to see is more houses and more destruction of natural habitat in that area. The open space is what made the park and the surrounding area so beautiful.
135.	Sara Wolf	Germantown, WI	
136.	Jedidiah Thompson	Germantown, WI	
137.	Andrea Breen	Germantown, WI	We chose to live in the nature preservation subdivision for this reason, the green space. Filling in wetland area for more development would have a negative impact on our municipal water management and related costs. Other land within the village is more suited to the built environment.
138.	Kristen Barr	Germantown, WI	
139.	Tim Bonlender	Germantown, WI	
140.	Wendy Rabehl	Germantown, WI	

	Name	From	Comments
141.	Brenda Kunz	Germantown, WI	
142.	Anneke Clement	Germantown, WI	
143.	John Plenke	Germantown, WI	As soon as a shovel is put into the ground environmental degradation begins. Once flora and fauna are disturbed you will never return it to it's original state. Keep this area as pristine as you can.
144.	Julie Schwab	Germantown, WI	More houses=much added congestion to an already busy thoroughfare. Figure in subtracting beautiful and environmentally-beneficial green space and wetlands from a community where it is desired, appreciated and needed. None of this equates to a good decision for Germantown!
145.	Emily Gordon	Germantown, WI	My kids are growing up with this park and would like the green space for when their kids can enjoy someday.
146.	Melissa Moudry	Menomonee falls, WI	My son loves this park both rain, shine, or snow! Expand the park! Keep it clean.
147.	Mark Lovell	Bristol, gb	
148.	Susan Schilter	Germantown, WI	Keep the natural beauty in Germantown!
149.	Aaron Grode	Germantown, WI	
150.	Renee Mrzyglod	GERMANTOWN, WI	
151.	Solomon Johnson	Germantown, WI	
152.	David Ullsperger	Menomonee Falls, WI	
153.	JEFF RUDE	GERMANTOWN, WI	
154.	Louise Wiske	Menomonee Falls, WI	We like to walk our dog there
155.	Julie Ashlock	Germantown, WI	It's my neighborhood and I care about open space to play and quality of life!
156.	John Schleicher	Germantown, WI	
157.	Lori Masset	Germantown, WI	I walk through this park several times a week, year round, and get immense pleasure from it. It is the closest park with facilities to Treetops, Autumn Ridge, Windsong, Heritage Hills, etc! As we become more health conscious, we need to have these safe, green places to bring our children and grandchildren. In addition to the detrimental effect on the natural space, adding homes not consistent with the surrounding neighborhoods will only blight the area, not improve it. I support the efforts recommended in this petition.
158.	Katie Jankowski	Germantown, WI	
159.	Bradley Jere	Germantown, WI	This property is more valuable to our community as a protected wetland than an additional subdivision. Veridian Homes can purchase the land just north of Donges Bay and east of Fond du Lac Ave. They won't be destroying wetlands or ruining natural habitat. At the same time, I will note that <i>(continues on next page)</i>

	Name	From	Comments
159.	Bradley Jere	Germantown, WI	<i>(continued from previous page)</i> the property in question should remain undeveloped. If the point of this petition is to preserve natural habitat, adding parking lots, playground equipment or anything much more than walking paths will have the same effect.
160.	Greg Walter	Germantown, WI	This is a beautiful natural extension to the scenic, multipurpose Kinderberg park. Residents from all of Germantown would be punished to not be able to view this pristine acreage as they travel past the area.
161.	Kristine Sapinski	Germantown, WI	This is a beautiful piece of land that should be kept as green space.
162.	Kevin Kroll	Germantown, WI	
163.	Vilma Enriquez	Germantown, WI	The area around Kinderberg Park should be left rural for the families and citizens of Germantown to enjoy. It helps to protect the wildlife and maintains the natural landscape. As a resident of Germantown for over 30 years, it pains me to see all of the development. Growth is good, but it needs to be regulated. I feel Germantown is losing its rural luster everyday due to the push for development. This needs to change so we can maintain our rural, small village appeal.
164.	Marcy Stone	GERMANTOWN, WI	
165.	Allen Sajdowitz	Germantown, WI	
166.	Brad Johnson	Germantown, WI	
167.	Carrie Gleason	Sedalia, CO	
168.	Winslow Mexico	Germantown, WI	The wetland should stay protected Need more Parks and Greenspace not homes in that area. Not happy about a 83M tax and no school as originally promised at Kinderberg.
169.	Richard Halsey	GERMANTOWN, WI	
170.	Dana Rodriguez	German town, WI	
171.	Michelle Shellman	Germantown, WI	
172.	Thomas Bethhauser	Germantown, WI	
173.	Lamont Beal	Germantown, WI	Maintain the quality and beauty of the community. Increase not decrease the expectation of new development projects in the community.
174.	Tracy King	Germantown, WI	Preserve the wetlands and green space!
175.	Mary Stimart	Germantown, WI	
176.	Tammy Schneider	Hubertus, WI	
177.	Lauren Pyne	Germantown, WI	
178.	Michael Pyne	Germantown, WI	
179.	Christopher Stimart	Germantown, WI	There are active wet lands and ponds that have been there since we have moved back in early 1994.

	Name	From	Comments
180.	Julie Pyne	Germantown, WI	I love the natural landscape and the abundant wildlife that is a part of Kinderberg Park. This parcel of land and its wildlife brings a peacefulness to our community. We need to preserve this land for all to enjoy when visting the park. Developing 30 home lots in this small space will ruin the park and make it nothing more then a private playground for those living there. Although we love our schools and teachers here in Germantown, residents recently voted to allocate \$84 million dollars to the school district. We should not also have to give up our beautiful parks.
181.	Nicole Michalak	Germantown, WI	We don't need to disturb natural habitats such as those found near the kinderbirg park area for the sake of more housing when there is already an over abundance of housing options available. More greedy pockets do not need to fattened at the sake of losing the beautiful and peaceful wildlife habitat.
182.	Dawn Liker	Germantown, WI	
183.	Todd Sennott	Germantown, WI	We don't need to be turning our parks into subdivisions.
184.	John Oswald	Germantown, WI	
185.	Troy Uebele	Germantown, WI	
186.	JAIME BRUNNER	Germantown, WI	It's important to preserve our green space and wet lands. Additionally, filling in wetlands will only inevitably lead to potential flooding. Water needs someplace to go. Filling it in and adding more concrete via sidewalks, hardscapes, and foundations will only create water/flooding issues.
187.	Jennifer Glidden	Germantown, WI	1. To maintain nature adjacent to Kinderberg Park; retaining the natural wetland for wildlife and conservation. 2. To retain the property values of surrounding neighborhoods.
188.	Craig A.	Germantown, WI	Land was supposed to be green space/school. The area does not need additional homes, it does need greenspace. I read that the school admin believes they need the sale to keep up the existing schools. We just passed a huge referendum. That is just not right.
189.	Amy DeGrace	Germantown, WI	
190.	Keri Schultz	germantown, WI	Our natural habitat in Germantown is slowly being destroyed. I live near this area and was heartbroken to learn it was going to be developed, which will only destroy more nature. This important piece of natural habitat and its wildlife needs to be preserved. I agree with the others that developing 30 home lots in this small space will look awful, ruin the appeal of the park and make it nothing more than a private playground for those living there. Germantown residents have already voted to allocate \$84 million dollars to the school district. We should not also have to give up one of the few natural spaces we have left, that is enjoyed daily <i>(continues on next page)</i>

	Name	From	Comments
190.	Keri Schultz	germantown, WI	<i>(continued from previous page)</i> by the people living in the surrounding area. Germantown residents need to protect what little natural environment we still have, it cannot just be about revenue.
191.	Amy Hower	Germantown, WI	
192.	Carol Sennott	Germantown, WI	
193.	JUDITH Davis	GERMANTOWN, WI	
194.	John Nowak	Germantown, WI	
195.	Connie Nowak	Germantown, WI	
196.	Anastasia Dolk	Germantown, WI	We need to preserve open spaces.
197.	Michele jackett	hubertus, WI	Natural wetlands need to be preserved
198.	Sarah Holtebeck	Germantown, WI	I don't want to see those natural areas turned into houses. We have very few areas left.
199.	Kathleen Belfiori	Germantown, WI	We don't need more homes in that area. Extend the park keeping more green space and preserving the natural vegetation and wildlife.
200.	Jennie McCann	Germantown, WI	
201.	Sharon Nortman	Germantown, WI	
202.	Beth KRAUSE	Germantown, WI	Our family lives in the Heritage Hills Subdivision attached to Kinderberg. We LOVE going there and use the space all the time! If there is an OVERCROWDED development put there, not only will it be completely INCONSISTENT with the rest of our entire subdivision, it will cause traffic issues, deter our neighbors and families from using the park, and not to mention negatively affect our property taxes!!! We are COMPLETELY against this development!!! NO, NO, NO!
203.	Robert Banner	Germantown, WI	
204.	Kim Durand	Colgate, WI	
205.	Lisa Tkachuk	Germantown, WI	
206.	Sarah Groeschl	Germantown, WI	We live next to the park and this proposed development
207.	Jennifer Griggs	Germantown, WI	
208.	Renee Connor	Germantown, WI	It's in my neighborhood! We need to keep more green space!
209.	Ruth S	Germantown, WI	As homeowners along the path leading into Kinderberg, we love and enjoy the natural, peaceful landscape surrounding Kinderberg Park. Adding this crowded subdivision would completely change the look and feel of the park and surrounding area. It would also greatly increase the traffic flow on the roads right next to the park. No, thank you!
210.	Stephanie Maier	Richfield, WI	Kinderberg is the BEST park in Germantown. It actually played a factor in why we decided to move to Germantown 5 years ago. Continue to develop the park, make it into <i>(continues on next page)</i>

	Name	From	Comments
210.	Stephanie Maier	Richfield, WI	<i>(continued from previous page)</i> something truly amazing for the community and a highlight for our city (NOT a subdivision!!!)
211.	Marnie DeMichiel	Germantown, WI	
212.	Jody Banner	Germantown, WI	Our family lives in the Preserve and one of the reasons we bought this home was because of the current park and surrounding area for the kids to play and enjoy. Adding 20-30 more houses just for a profit hurts the surrounding neighborhoods more than it does to help it. The area will become more congested and traffic will increase. Plus, you are destroying wetlands and disturbing the animal habitats. Let the Germantown neighborhoods keep the green spaces. Say no to the quick buck and allow the taxpaying citizens and neighborhoods to keep their wetlands, animal habitats and green spaces.
213.	Jessica McLaughlin	Windermere, FL	
214.	Danny Friess	Germantown, WI	
215.	Martin Wlodarczyk	Germantown, WI	Don't ruin Kinderberg Park
216.	Joy Barger	Germantown, WI	
217.	Pamela Fazzari	Colgate, WI	
218.	Patty Landowski	Hubertus, WI	
219.	Margaret Armstrong	Germantown, WI	
220.	Christine Collins	Germantown, WI	
221.	Shari Hess	Richfield, WI	
222.	Dave Stell	Germantown, WI	Please preserve our natural habitat!
223.	Franco Fazzari	Colgate, WI	
224.	Megan M	Milwaukee, WI	Stop taking away all our Green space. Our children will be left with gobs of concrete jungles. This is just ludacris
225.	Beth Maki	Germantown, WI	We need to preserve our green space as much as we can!
226.	Urszula Wlodarczyk	New Berlin, WI	Because it is important for my grandsons.
227.	Andrea Wlodarczyk	Germantown, WI	Keep it open green space!
228.	Laura Weske	Colgate, WI	
229.	kathy Johnson	MENOMONEE FALLS, WI	We cannot keep taking our public spaces away. There is plenty of unused land for sale in Germantown for this developer. The end doesn't justify the means!
230.	Glenn Haensgen	Germantown, WI	
231.	Tamara Tomczyk	Germantown, WI	We need to preserve the little greenspace we have!

	Name	From	Comments
232.	Kathy Olsen	Germantown, WI	Please keep this a green space! The park is such a great place for the neighborhood.
233.	Alison Pitrof	Germantown, WI	Save wildlife!!
234.	Kim Fletcher	Milwaukee, WI	
235.	Natalie Metz	Germantown, WI	This wetland area is not only beautiful, but therapeutic for the soul. For over 15 years, I have ran through our subdivision and cherished the serenity of these green spaces when I finally reach them. I have walked along the preserve with my children in strollers when they were little. Now that they are 7 & 10, we bike along these grounds and love listening to all of the different birds and watching wildlife before our eyes. We do not need more housing in this location. It is absolutely not necessary. Preserve the beauty and allow families to enjoy the serenity for decades to come by keeping these wetlands as they are.
236.	Hope Riesterer	Milwaukee, WI	I grew up in Germantown and loved this park with all my heart. Many childhood memories can be placed there. I would love to see it grow and expand for the future generations to make memories in.
237.	Melissa Schmit	Germantown, WI	
238.	Meghan Hytry	Germantown, WI	We can't cover every inch of our community with homes and development. Part of what makes this community attractive is the green space. Expanding the park is a perfect way to keep Germantown a place people want to live. Also, the road infrastructure is just not sufficient for more development...
239.	Michael Fazzari	Colgate, WI	
240.	Rebecca Ehlers	Germantown, WI	The neighborhood parks are one of Germantown's most attractive community qualities. Kinderberg Park is well-known both for its amenities, but also for its tranquil setting. Building more homes will detract from the natural beauty of the area.
241.	Cyndee Piepenbrink	Germantown, WI	Preserving appeal of Kinderberg parks natural areas preserving wetlands
242.	Karen Paschke	Germantown, WI	We moved to Germantown 25 for its quality environment and open spaces. Please preserve quality by not over building and making our community congested.
243.	Patrick Kernan	Germantown, WI	
244.	Alexander Carayannopoulos	Menomonee Falls, WI	
245.	Santa Maria Dobrogowski	Germantown, WI	There are other 3 other large projects being developed that will account for many homes. The ideas to build in the big open spaces and create new neighbor hoods is more acceptable than building in established neighborhoods that have a few acres in their middle. These few acres add to the <i>(continues on next page)</i>

	Name	From	Comments
245.	Santa Maria Dobrogowski	Germantown, WI	<i>(continued from previous page)</i> beauty, serenity, and family feel. Do not destroy the family friendly feel that currently exists in OUR KINDERBURG NEIGHBOORD.
246.	Pam Harwood	Germantown, WI	
247.	Frédéric Villepontoux	Nice, fr	
248.	Shawn Feltz	Jackson, WI	
249.	Sally Pallan	Germantown, WI	
250.	Mitch Colegrove	Germantown, WI	
251.	LimNda Melichar	Germantown, WI	Beautiful park. Love the green space!
252.	Carol Daly	Germantown, WI	Germantown continues to more poor choices on behalf of the community that will hurt the value of our village in the long run. These green space are imperative to all the families of Germantown.
253.	Jack Pallan	Germantown, WI	
254.	Steve Hies	Germantown, WI	
255.	Neil Risler	Germantown, WI	
256.	Paul Schuelke	Menomonee Falls, WI	I like the park and I think it should stay the way it is. Find somewhere else to sell off some land for subdivision.
257.	Jill Finger	Germantown, WI	
258.	Nick Chaconas	Germantown, WI	
259.	Bruce Wayne	New York, NY	This land has been for sale for years. The Village obviously isn't interested in buying it from the School District. Not sure what everyone here was thinking would become of this land that technically is not part of the park when the for sale sign went up. I have not heard of a petition to the Village to raise taxes in order to buy the land so as to preserve it.
260.	Mandar Kulkarni	Germantown, WI	
261.	Kristine Schulze	Jackson, WI	It is a place for the kids to hang out and have open green space. We do not need to fill with more homes and crowd the space.
262.	Christine Arend	Franklin, WI	My godson lives close to this park, my daughter has played Soccer there. Natural Habitats should not be disturbed
263.	Madeline Stewart	Germantown, WI	
264.	Ashton Kusch	Germantown, WI	
265.	Sarah Pyne	Germantown, WI	Ending the construction of this new neighborhood is very important to me and my family because of the natural beauty it gives off at sunrise and especially sunset. Sitting on the hill with friends and family while watching the sunset and movies in the park has a special place in my heart. I would hate to see this beautiful piece of land blocked by houses. <i>(continues on next page)</i>

	Name	From	Comments
265.	Sarah Pyne	Germantown, WI	<i>(continued from previous page)</i> Building a neighborhood in this park would completely take away from the comfort and privacy of a community park. Save the wildlife and our eyes!!!
266.	Maureen Stowell	Germantown, WI	
267.	Patricia Crain	Germantown, WI	We moved to Germantown over 20 yrs ago and were pleasantly surprised with the beautiful park system. When I speak of Germantown to potential residents it is a huge selling point. Please do not develop This area!!
268.	Justin Maier	Richfield, WI	The Germantown parks and greenspaces are a major reason why Germantown is a desirable place to live. Don't diminish that by over populating our community with cookie cutter houses.
269.	Michael Pyne	Germantown, WI	The park area was a green space gift for the Germantown residents.
270.	Stefanie Harms	Germantown, WI	I have young kids who LOVE that park!
271.	Allan Inda	GERMANTOWN, WI	
272.	Kevin Lenius	Germantown, WI	
273.	Terry Tschetter	Germantown, WI	Communities need green space and as a focal point of SE section of our community, we should be looking at how to expand on this and make the park even better for all of our residents.
274.	David Lauer	Germantown, WI	The planned development is inconsistent with existing lot and home sizes immediately adjacent to the site and the development will increase traffic, as well as impact child safety near Kinderberg Park.
275.	erica clausing	Germantown, WI	Destruction of green space and wildlife in the area will only further destroy our community and earth itself.
276.	Kimberly Wilfert	Germantown, WI	We moved to Germantown over 20 years ago near MacArthur School, eventually building a home in The Preserve in 2002.....We have always loved the fact that Kinderberg Park was just "down the road a piece," a quiet, beautiful area to explore and have fun. One of our favorite things to do was to get atop "Kinderberg Mountain" and take in the views. It would be a shame to lose the natural area just south of the park to small-lotted homes.....Veridian Homes might very well end up being a mirror-image to the Preserve Heights area.....bunched-up residences with virtually no yard space; basically you can open a living room window and simply reach out and knock on the next-door neighbor's front door. The houses are that close together it seems, not an attractive look. We moved here to this part of Germantown to kind of get the feel we were "out in the country," with bigger lot sizes for growing families.....families who love Kinderberg just the way it is!! #notoveridianhomes #kinderbergstrong

	Name	From	Comments
277.	Colleen McGinty	Germantown, WI	We moved here almost 2 yrs ago and chose this subdivision for several reasons. 1. The houses were not on top of each other. Each lot was large enough to feel like you had privacy, but not so much where you felt you couldn't know your neighbors. 2. In walking distance to a beautiful sprawling park with nice biking/walking trails for the kids. My kids on a weekly basis (sometimes more) ride the paths to the park to play. 3. The subdivision was private and small enough where traffic is pretty much for residents. For those driving to the park, almost all enter and exit from Donges Bay. We don't have to worry about speeding cars or lots of cars coming through the neighborhood. Adding so many homes in such a small space will increase traffic and with so many kids may pose a danger. 4. Building smaller homes w smaller lot sizes will change the property value of nearby homes. One of the reasons we moved here was the homes looked unique enough (not the cookie cutter homes) but the general look was similar. You didn't see a tiny home or a duplex down the street from a huge home. All the homes "fit". Bringing in homes with smaller lot and newer appearance do not go with the look of the neighborhood. There are plenty of other streets that are empty that the builders can go and build more homes! Not here, please. Because next thing you know, they will want to add more houses and take more of our park. We love Kinderberg Park and many non residents do as well. Save the park!
278.	Amanda Smith	Germantown, WI	
279.	Eva Kender	Germantown, WI	
280.	Brett Nicol	Germantown, WI	
281.	Joni fletcher	Germantown, WI	Part of what make Germantown such a gem is all the green space. More importantly we need to respect and preserve the wetlands.
282.	Marcie Goodman	Bayside, WI	
283.	Patricia Joseph	Germantown, WI	
284.	Amy Steuerwald	Germantown, WI	
285.	Sarah Bersch	Germantown, WI	This is a beautiful and open park. The extra space could be used to further enhance the park and splash pad. Please stop ignoring what the residents and tax payers are asking for.
286.	Heidi Mohs	Germantown, WI	
287.	Christie Holtkamp	Montrose, IA	My 7 year old niece and 3 year old nephew love this park! It's been a part of their play routine all their lives. Always a must visit place when we come to town.
288.	Caryn Pawlak	Germantown, WI	Why destroy property values of surrounding subdivisions & take away more precious green space. There's plenty of other subdivisions going up in Germantown school district. (continues on next page)

	Name	From	Comments
288.	Caryn Pawlak	Germantown, WI	<i>(continued from previous page)</i> We don't need to cram houses here too. Germantown leadership is making poor choices lately, let's put a stop to it.
289.	Katie Russell	Germantown, WI	
290.	Dan Russell	Germantown, WI	
291.	Veronica Weber	Germantown, WI	I am against destroying the wetlands
292.	DeAnna Simerly	Germantown, WI	This would take away from the existing area. The existing subdivision is one that my family aspires to live. If a new subdivision is erected then we would probably consider moving away from Germantown because our dream area would be no longer desirable.
293.	Lisa Embling	Germantown, WI	
294.	Jeff Peterson	Germantown, WI	More nature less houses
295.	Eric HENNE	Germantown, WI	I want more green space not more houses
296.	Fitz Fitzpatrick	Germantown, WI	
297.	Joanne Walker	Germantown, WI	
298.	Jessica Kroeger	Germantown, WI	
299.	Tim Gieschen	GERMANTOWN, WI	
301.	Joe Lauerman	Germantown, WI	The is ZERO benefit for putting in a new subdivision next to current park for existing residents. It will only bring more congestion, risk of me having to pay for more teachers, more traffic in local intersections that are already in POOR shape, destroy green space (how ironic coming from the lefties on our school board that they sell out to \$\$ in lieu of green space after robbing community of 92 MILLION 1.5 yrs earlier...but I digress). Again - what benefit is there for residents in the area??
302.	Eric Schaefer	Germantown, WI	
303.	Claire W.	Germantown, WI	
304.	Karen Umbreit	Colgate, WI	
305.	Mirla Beal	Germantown, WI	Preserve the quality of the community and to be consistent with the house standards of the area.
306.	Amanda Reinemann	Germantown, WI	Because we don't need more homes, we need more nature area
307.	Jodie Winkler	Germantown, WI	
308.	Julie Abraham	Germantown, WI	
309.	Sarah Koenig	Germantown, WI	
310.	Joshua Peterson	GERMANTOWN, WI	This will take away from the appeal of Kinderberg Park...Multiple crammed in houses will look terrible Preserve the wetlands.
311.	Peter Jensen	Germantown, WI	

	Name	From	Comments
312.	Margeaux LeVan	BETHLEHEM, PA	
313.	Katy Kanters	Germantown, WI	This park space is used so much. We need more green space for our children. It's our job to protect the wildlife habitats that live there, not dig them up. We don't need more traffic and more homes.
314.	Mary Van Slett	Germantown, WI	
315.	Dave Christensen	Germantown, WI	
316.	Dan Rabehl	GERMANTOWN, WI	
317.	Robert Alexander	Germantown, WI	
318.	Tammy Kasten	Germantown, WI	
319.	Penelope Walker	Germantown, WI	
320.	Erin Miller	Germantown, WI	
321.	Kathy Meinecke	Germantown, WI	I think the use of the land is best used for now park options. So many community members come to use it! I would love to see a FULLY wheelchair accessible playground, like Possibility playground! Let's give a chance for everyone to be included!
322.	R Thomas	Germantown, WI	Do the right thing and expand the park! I'm sad the village board has decided to move forward on this without reaching out to area residents. if this passes we need to reset village board and no more money to school board!!!
323.	Jenny Opelt	Germantown, WI	
324.	Matt Janke	Germantown, WI	
325.	James Pitterle	Germantown, WI	I am not too worried about money that the School District wanted from this. Let's try to support our great schools without always paving paradise. Find another way, and another place for the homes.
326.	Ryan Paul	Germantown, WI	Expand the park! Cramming homes into tiny lots does not fit the flow of the neighborhood and why we moved here and paid for larger lots. I understand the school board wants to sell and profit on the land. We need to find another way.
327.	Jason Kaczmarek	Germantown, WI	
328.	Stephanie Post	Germantown, WI	
329.	William McKelvey	Germantown, WI	Kinderberg needs to be expanded with additional walking paths and to preserve the natural landscape.
330.	Edward VanBrabant	Germantown, WI	
331.	Marcy Peterson	Germantown, WI	We need more threes and less houses.
332.	Jodi Jacober	Germantown, WI	I live close by and enjoy the the larger lots sizes. That's why I moved to Germantown originally.
333.	Andrew Redeker	Germantown, WI	

	Name	From	Comments
334.	Rich Thomas	Germantown, WI	Great location to take family. Looks horrible already with trucks in and out along with grading. We will be sad to see housing on this land. Does anyone know of the builder? Can't believe they'd want to continue with this many negative comments.
335.	Gayle Saniter	Germantown, WI	Friends from other suburbs even refer to Kinderberg Park. Germantown is known for this park. Don't ruin it with more houses! If the village managed to set aside \$750,000 for a park shelter at Firemen's, then I see no reason why an expansion of Kinderberg can't be worked out also. The school district just got how much money in taxes for their improvements and expansion? And they are charging Park and Rec for use of the buildings now. I'm all for excellent schools here but....I see no reason why the school district can't wait for the Friends of Kinderberg to raise the funds to buy the land for park expansion.
336.	Richard Stoffel	Germantown, WI	To not be shortsided in the protection of our parks, natural areas, and the value of our properties
337.	Jeff Cubinski	Germantown, WI	Expand the park! Preserve the wetlands.
338.	Liz Martin	Hartford, WI	
339.	James Schultz	Germantown, WI	
			The school district just raises 85 million dollars from the germantown residents. I do not see the financial need to sell off this land. The building plans are not consistent with surrounding properties. This land should be used to enhance the kinderburg park area. We as residents paid for it with the 85 mil referendum. A new neighborhood will not raise the quality of life for the residents of germantown like an expansion of the park will
340.	Jayne Thomas	Glendale, WI	My son's family lives in Germantown and on many occasions I take my grand daughter to the park to play and enjoy the surroundings. Adding more houses will make the area more congested and traffic will increase. Please save the park and wetlands. This is what makes Germantown special.
341.	Teri Konczal	Germantown, WI	We've owned in Germantown for over 22 years in the Preserve. We took our children and now Grandchildren to Kinderberg. Please expand or leave area alone and turn down the home builder.
342.	Robert Konczal	Germantown, WI	Sad that the village is letting this happen. extend or get out!
343.	Angela Kohl	Menomonee Falls, WI	
344.	Celeste Harvey	Hartford, WI	
345.	Lynn Pollpeter	Cedarburg, WI	

	Name	From	Comments
346.	Carole Stoffel	Germantown, WI	We don't need housing in the area where we sled and use the playground and splash park. It's going to ruin the park and if anything I'd prefer a pool to be built there for all residents to use. Not houses put in a premium spot. I also feel it will hurt our property values along with ruining the park esthetic. Keep the park "park like" not a bunch of houses. It's beautiful as it is now, don't ruin it.
347.	Nicki Porter	Menomonee Falls, WI	
348.	Amy Holcombe	Knoxville, TN	Parks are what bring the people in communities together and make them great. Also, if there are wetlands there they are probably protected on a federal level and building on them would be illegal.

**VILLAGE OF GERMANTOWN
WASHINGTON COUNTY**

RESOLUTION NO. 50-2019

**RESOLUTION AUTHORIZING THE REDEMPTION OF
VILLAGE OF GERMANTOWN SERIES 2010A GENERAL OBLIGATION
REFUNDING BONDS AND SERIES 2012A GENERAL OBLIGATION PROMISSORY
NOTES**

WHEREAS, on March 17, 2010 the Village of Germantown, Washington County, Wisconsin (the “Village”) issued its \$3,905,000 General Obligation Refunding Bonds, Series 2010A (the “2010 Bonds”);

WHEREAS, the 2010 Bonds are subject to call and prior redemption on March 1, 2018 or any date thereafter;

WHEREAS, on March 27, 2012 the Village issued its \$6,260,000 General Obligation Promissory Notes, Series 2012A (the “2012 Notes”);

WHEREAS, the 2012 Notes are subject to call and prior redemption on March 1, 2019 or any date thereafter;

WHEREAS, the 2010 Bonds and the 2012 Notes refunded prior issues that funded costs of the Village’s Tax Increment District No. 4 (“TID No. 4”);

WHEREAS, the Village Board deems it to be necessary, desirable and in the best interest of the Village to proceed with the redemption of the 2020 and 2021 maturities of the 2010 Bonds on September 24, 2019 (the “2010 Bond Redemption”);

WHEREAS, the Village Board deems it to be necessary, desirable and in the best interest of the Village to proceed with the partial redemption of the 2020 and 2021 maturities of the 2012 Notes on September 24, 2019 (the “2012 Note Redemption” and together with the 2010 Bond Redemption collectively referred to as the “Bond/Note Redemption”);

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

Section 1. Authorization of the Bond Redemption. For the purpose of paying the cost of the 2010 Bond Redemption the Village shall use TID No. 4 funds on hand to redeem all of the 2020 and 2021 maturities of the 2010 Bonds on September 24, 2019. For the purpose of paying the cost of the 2012 Note Redemption the Village shall use TID No. 4 funds on hand to redeem \$395,000 of the 2020 maturity and \$405,000 of the 2021 maturity of the 2012 Notes on September 24, 2019.

Resolution 50-2019 Authorizing the Redemption of Village of Germantown Series 2010A General Obligation Refunding Bonds and Series 2012A General Obligation Promissory Notes.

Section 2. Redemption of the 2010 Bonds and the 2012 Notes. The Village hereby calls all of the 2020 and 2021 maturities of the 2010 Bonds and \$395,000 of the 2020 maturity and \$405,000 of the 2021 maturity of the 2012 Notes on September 24, 2019 (the “Redemption Date”). The Village hereby directs the Village Clerk to cause notices of such redemptions, in substantially the forms attached hereto as Exhibit A and Exhibit B to be given at least thirty days prior to the Redemption Date to the Depository Trust Company, the securities depository for the 2010 Bonds and the 2012 Notes.

Section 3. Conflicting 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 they 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 this 19th day of August, 2019.

Dean Wolter, Village President

ATTEST:

Deanna Braunschweig, Village Clerk

(SEAL)

EXHIBIT A

NOTICE OF REDEMPTION*

VILLAGE OF GERMANTOWN
WASHINGTON COUNTY, WISCONSIN

\$3,905,000 GENERAL OBLIGATION REFUNDING BONDS, SERIES 2010A
DATED MARCH 17, 2010

NOTICE IS HEREBY GIVEN that the following maturities of the above-referenced issue have been called for prior payment in full on September 24, 2019 (the "Redemption Date"):

<u>Maturity Date</u>	<u>Principal Amount Redeemed</u>	<u>Interest Rate</u>	<u>CUSIP Number</u>
03/01/2020	\$ 455,000	3.000%	374118UV7
03/01/2021	475,000	3.150%	374118UW5

The Depository Trust Company, New York, New York, is the securities depository for said Bonds. The holders of said Bonds will be paid the principal amount of the Bonds plus accrued interest to the Redemption Date.

Said Bonds will cease to bear interest on September 24, 2019.

By Order of the Village Board

Deanna Braunschweig,
Village Clerk

Dated August 19, 2019

* To be sent to The Depository Trust Company, Call Notification Department, Muni Reorganization Manager, 711 Stewart Avenue, Garden Village, New York 11530, the securities depository for the Bonds, not less than thirty (30) days nor more than sixty (60) days prior to the Redemption Date by registered or certified mail, or overnight express delivery.

EXHIBIT B

NOTICE OF PARTIAL REDEMPTION*

VILLAGE OF GERMANTOWN
WASHINGTON COUNTY, WISCONSIN

\$6,260,000 GENERAL OBLIGATION PROMISSORY NOTES, SERIES 2012A
DATED MARCH 27, 2012

NOTICE IS HEREBY GIVEN that the following maturities of the above-referenced issue has been called for prior payment in part on September 24, 2019 (the "Redemption Date"):

<u>Maturity Date</u>	<u>Principal Amount Redeemed</u>	<u>Interest Rate</u>	<u>CUSIP Number</u>
03/01/2020	\$395,000	1.450%	374118WA1
03/01/2021	405,000	1.600	374118WB9

The Depository Trust Company, New York, New York, is the securities depository for said Notes. The holders of said Notes will be paid the principal amount of the Notes plus accrued interest to the Redemption Date.

Said Notes will cease to bear interest on September 24, 2019.

By Order of the Village Board

Deanna Braunschweig,
Village Clerk

Dated August 19, 2019

* To be sent to The Depository Trust Company, Call Notification Department, Muni Reorganization Manager, 711 Stewart Avenue, Garden Village, New York 11530, the securities depository for the Notes, not less than thirty (30) days nor more than sixty (60) days prior to the Redemption Date by registered or certified mail, or overnight express delivery.

ORDINANCE NO. 12-2019

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

Matthew & Michelle Stephan, Agents for Mark & Joann Stephan, Property Owners

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

SECTION 1. That the zoning map of the Village of Germantown is amended by rezoning from the A-2: Agricultural & Rs-1: Single-Family Zoning Districts to the A-1: Agricultural and Rs-1: Single-Family Residential Zoning District for the following described property:

The W 1/2 of the SW 1/4 of the NE 1/4 of Section 7, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin, which is bounded and described as follows: Commencing at the east quarter corner of said Section 7; thence N 89°33'23" W, along the south line of said NE 1/4, 1981.18 feet to the point of beginning of lands herein described; thence continuing N 89°33'23" W, along said south line of the NE 1/4, 660.39 feet to the center of said Section 7; thence N 01°43'13" W, along the west line of said NE 1/4, 1300.03 feet to the northwest corner of said SW 1/4 of the NE 1/4; thence N 89°58'00" E, along the north line of said SW 1/4 of the NE 1/4, 661.51 feet to the northeast corner of said W 1/2 of the SW 1/4 of the NE 1/4; thence S 01°39'48" E, along the east line of said W 1/2 of the SW 1/4 of the NE 1/4, 1305.49 feet to the point of beginning. Containing 860,580 square feet (19.756 acres).

Tax Key: GTNV 071-997

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

Introduced by Trustee: _____
Adopted: _____, 2019

Vote: Ayes: _____
Nays: _____

Dean Wolter, Village President

ATTEST:

Deanna B. Braunschweig, WCMC/CMC Village Clerk

APPROVED AS TO FORM:

Brian Sajdak, Attorney

Published:

BUSINESS OF THE VILLAGE BOARD GERMANTOWN, WI

MEETING DATE: August 19, 2019

AGENDA ITEM: Public Hearing & New Business [ORDINANCE]

ITEM TITLE: Matthew & Michelle Stephan, Property Owners of a 19.8-acre parcel located on Rockfield Road; Rezoning from A-2: Agricultural & Rs-1: Single-family to the A-1: Agricultural Zoning District

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

SUMMARY EXPLANATION:

Matthew & Michelle Stephan, property owners of a 19.8-acre parcel located on Rockfield Road are seeking approval of a rezoning from the Rs-1: Single-family Residential and A-2: Agricultural Districts to the A-1: Agricultural District. The Stephan's no longer intend to divide the 19.8 acres into two parcels as was originally approved by the Village Board in May (but will continue to maintain the parcel for agricultural uses along with the construction of a single-family dwelling).

PLAN COMMISSION RECOMMENDATIONS:

APPROVE rezoning the 19.8-acre parcel from Rs-1: Single-Family Residential and A-2: Agricultural to the A-1 Agricultural District as proposed.

APPLICATION, PLANS & RELATED DOCUMENTS:

All relevant documents, including applications, plans, supporting information, the staff report & recommendation, and Plan Commission meeting minutes (when available) are included in the PDF digital file distributed by the Village Clerk.

REZONING APPLICATION

8/12/19 Plan Commission Meeting

Matthew & Michelle Stephan

Village Planner Report

Germantown, Wisconsin

Summary

Matthew & Michelle Stephan, property owners of a 19.8-acre parcel located on Rockfield Road are seeking approval to rezone the property from the A-2 Agricultural District and the Rs-1 Single-family Residential District back to the A-1 Agricultural District. The property was rezoned from A-1 Agricultural to A-2 Agricultural District and the Rs-1 Single-family Residential District earlier this year. The Stephan's have decided to construct a single-family dwelling on the entire 19.8-acre parcel, rather than divide the property with a Certified Survey Map (CSM) as previously proposed.

Location: Rockfield Road ½ mile west of Goldendale Road

Applicant/

Property Owner: Matthew & Michelle Stephan
N163 W20135 Ash Dr
Jackson, WI

Current Zoning District: Rs-1: Residential Single-family and A-2 Agricultural
Proposed Zoning District: A-1 Agricultural

Adjacent Land Uses		Zoning
North	Agricultural/Residential	A-1/Rs-2
South	Industrial (Gateway Corp Park)	M-1
East	Agricultural	A-2
West	Residential/Agricultural	Rs-1/A-2



Proposal

Matthew & Michelle Stephan, property owners of a 19.8-acre parcel located on Rockfield Road are seeking approval of a Rezoning from the Rs-1: Single-family Residential District and A-2: Agricultural District to the A-1: Agricultural District. The Stephans no longer intend to divide the 19.8 acres into two parcels (but will continue to maintain the parcel for agricultural uses along with the construction of a single-family dwelling).

In addition to farming the remainder of the 19.8 acres not used for residential purposes, Matthew Stephan will continue to farm approximately 85 acres, owned by his father, Mark Stephan.

Staff Comment

The proposed rezoning for the property is consistent with the 2020 Land Use Plan that classifies this area as “Agricultural/Conservation Residential”. A single-family farm dwelling is permitted to be constructed in the A-1 Agricultural District on a minimum of 10 acres.

At the May 6, 2019 Village Board Meeting, the original rezoning from the A-1 Agricultural District to the A-2 Agricultural District and the Rs-1 Single-family Residential District was approved along with a 2-lot CSM (CSM with a condition requiring the applicant to provide a permanent utility easement along the common lot line of lots 1 and 2. The rezoning was published on May 25th, 2019.

Several weeks following this meeting and approval, Mark Stephan decided to transfer the entire 19.8-acre parcel to his son and daughter-in-law to build on the entire parcel, not to record the CSM, and requested a rezoning back to the A-1 Agricultural District. The request for the rezoning was submitted on June 5th, 2019.

The effect of this rezoning request is to effectively “undo” the rezoning and CSM approvals previously requested by the Stephans. Consequently, the Village will not be granted the utility easements required as part of the 2-lot CSM approval.

Village Planner Recommendation

APPROVE rezoning the 19.8-acre parcel from Rs-1: Single-Family Residential and A-2: Agricultural to the A-1 Agricultural District as proposed.

June 5th, 2019

To Whom it may concern:

In regards to parcel #071-997, I am writing to inform you that we will not be completing the CSM division and would like to revert the property back to the A-1 Agricultural Zoning District.

Thank you,

A handwritten signature in cursive script that reads "Michelle Stephan". The ink is dark and the signature is fluid.

Michelle Stephan & Matthew Stephan



Village of



Germantown

Willkommen

FEES MUST BE PAID AT TIME OF APPLICATION

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

Date Paid: 3/1/19 Received by: 3/1/19

REZONING & PDD APPLICATION

Pursuant to Section 17.51 of the Municipal Code

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

1	APPLICANT OR AGENT <u>Matthew J Stephan</u> <u>Michelle Stephan</u> <u>N163W20135 Ash Dr Jackson</u> <u>53037</u> <u>Phone (262) 424-4155</u> <u>Fax ()</u> <u>E-Mail m m j 8975 @ gmail.com</u>	PROPERTY OWNER <u>Mark Stephan or</u> <u>Joann Stephan</u> <u>N132W21528 Rockfield Rd</u> <u>Richfield, WI 53076</u> <u>Phone (262) 628-0862</u>		
2	PROPERTY ADDRESS OR GENERAL LOCATION <u>Goldendale and Rockfield Rd 1/2 mile west of Goldendale</u>			
	TAX KEY NUMBER <u>071997</u>			
3	REZONING REQUEST <table border="1" style="margin-left: auto; margin-right: auto;"><tr><td style="padding: 5px;">FROM <u>A1</u></td><td style="padding: 5px;">TO <u>R51</u></td></tr></table>		FROM <u>A1</u>	TO <u>R51</u>
FROM <u>A1</u>	TO <u>R51</u>			
4	METES AND BOUNDS LEGAL DESCRIPTION OF PROPERTY - REQUIRED Attach pages as necessary 			

PURPOSE OF REZONING REQUEST

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

Rezoning Property for building a house.
The House to be built.

6 SUPPORTING DOCUMENTATION:

- ☐ Plat of Survey (1:100)
- ☐ Site Plan and elevations for new construction (can be conceptual)
- ☐ _____
- ☐ _____

7 READ AND INITIAL THE FOLLOWING:

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

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

ML I am aware that this rezoning shall go into effect immediately upon the final approval of the Village Board and its execution of the rezoning ordinance

8 SIGNATURES – ALL APPLICATIONS MUST BE SIGNED BY OWNER!

Matthew Stephan 3-1-19
Applicant Date

Matthew Stephan 3/1/19
Owner Date

BUSINESS OF THE VILLAGE BOARD GERMANTOWN, WI

MEETING DATE: July 16, 2018

AGENDA ITEM: New Business [Preliminary Subdivision Plat]

ITEM TITLE: Baudhin Surveying & Engineering, Agent for Top Leaf Development LLC and Alan & Lynda Luther, Property Owners, N120 W12851 Freistadt Road (107-acres); Final Subdivision Plat for a 37-lot Single-family Residential Subdivision.

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

SUMMARY EXPLANATION:

Top Leaf Development LLC has submitted the final subdivision plat for “Harvest Hills” a 37-lot single-family residential development located south of Freistadt Road and north of Elm Lane.

The Plan Commission recommended approval of the final plat subject to (4) conditions (see below). Conditions #1 & #2 have been satisfied with a revised final plat. Conditions #3 & #4 are outstanding. The Public Works Department/Village Engineer have identified a series of construction-related items that require corrections in order to be deemed complete and acceptable to the Village. While the developer has agreed to complete these items as soon as possible, they are items covered by letter of credit (LOC) and Developer’s Agreement with the Village. Staff will withhold releasing the LOC pending completion of these items.

PLAN COMMISSION RECOMMENDATION:

APPROVE the final subdivision plat for the 37-lot Harvest Hills Subdivision subject to four (4) conditions:

1. To meet the criteria that a final plat shall “substantially conform” to an approved preliminary plat, the final plat shall be revised to include the entire 35.21 acre “Outlot 8” shown on the preliminary plat as either a lot or an outlot.
2. The final plat shall reflect the correct dedication of right-of-way for Elm Lane (40 feet north of the ¼ section line) including along the 35.21-acre Outlot 8;
3. A Letter of “no objection” from the WI Department of Administration (DOA) shall be submitted to the Village prior to recording the final plat.
4. Final inspection and confirmation shall be received from the Public Works Department/Village Engineer that all road, storm water and other improvements in the subdivision are complete and developer requirements satisfied prior to recording the final plat.

APPLICATION, PLANS & RELATED DOCUMENTS:

All relevant documents, including applications, plans, supporting information, the staff report & recommendation, and Plan Commission meeting minutes (when available) are included in the PDF digital file distributed by the Village Clerk.

FINAL SUBDIVISION PLAT
8/12/19 Plan Commission Meeting

Baudhuin Surveying & Engineering / Top Leaf Development, LLC
Village Planner Report **Germantown, Wisconsin**

Summary

Baudhuin Surveying & Engineering, agent for Top Leaf Development LLC and Alan & Lynda Luther, property owners, is requesting approval of final subdivision plat for Harvest Hills, a 74-acre, 37-lot residential development located south of Freistadt Road, north of Elm Lane and west of Wasaukee Road.

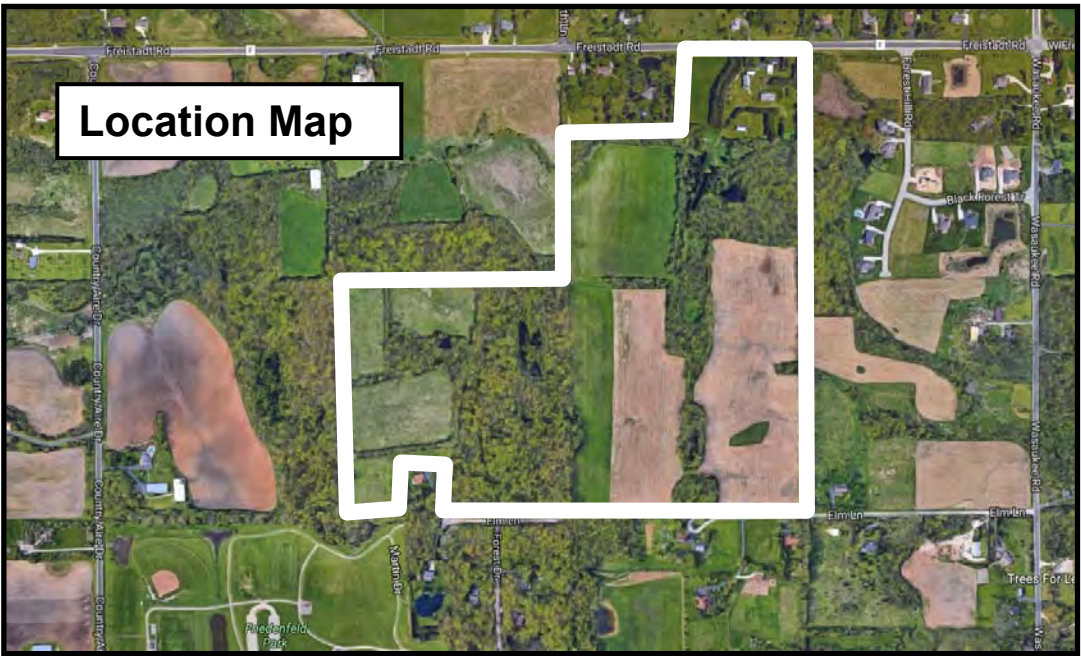
Location: Freistadt Road, Elm Lane and Wasaukee Road

Applicant/
Property Owner: Pete Hurth
Baudhuin Survey & Eng
312 N 5th Ave
Sturgeon Bay, WI

Shari Waggoner
Alan & Lynda Luther
Top Leaf Development LLC
Colgate, WI

Current Zoning: Rs-3: Single-family Residential

Adjacent Land Uses		Zoning
North	Residential/Agricultural	Rs-1 / A-1
South	Residential / Institutional	Rs-4 / PDD
East	Residential / Agricultural	Rs-3 / A-1
West	Agricultural	A-1 / A-2



Proposal

Baudhuin Surveying & Engineering, agent for Top Leaf Development LLC and Alan & Lynda Luther, property owners, is requesting approval of final subdivision plat for Harvest Hills, a 74-acre, 37-lot residential development located south of Freistadt Road, north of Elm Lane and west of Wasaukee Road.

As shown in the final plat and in Table 1, Harvest Hills has the following characteristics:

Harvest Hills Final Plat	
Gross Area	74.44 acres
Right-of-Way Area	8.53 acres
Net Area	65.91 acres
Single-family Lots/Dwelling Units (DU)	37
Gross Density (DU/gross acres)	0.50
Net Density (DU/net acres)	0.56
Open Space Area	21.21 acres (6 outlots)
Avg. Lot Size	1.21 acres
Range of Lot Sizes	1.0 acres to 1.86 acres

Staff CommentsVillage Planner/Zoning Administrator

The Village Board approved rezoning the subject property from A-1 Agricultural to the Rs-3 Single-family Residential District in January of 2018. In July 2018, the Village Board approved a preliminary plat for Harvest Hills with five (5) conditions. These conditions have been met with the final plat submittal.

In order to be eligible for approval by the Village, Wis. Stats. 236.11(1)(b) requires a final plat to “substantially conform” to the approved preliminary plat. Staff has identified the following difference between the final and preliminary plat that will have to be corrected in order for the final plat to “substantially conform” and be approved:

1. Except for a 1.9-acre portion of what is shown as Outlot 8 (35.21 acres total) on the preliminary plat, this entire area (Outlot 8) is left out of the final plat. This explains the large discrepancy between the Gross Area, Net Area, Gross Density, Net Density and Open Space Area of the approved preliminary plat (i.e. Gross Area: 107.74 acres). It appears that the 35.21-acre Outlot 8 was divided in February 2019 with a quit claim deed to separate a 1.9-acre portion of Outlot 8 needed for the storm water management basin in what is shown as Outlot 6 on the final plat. Although this division was done “illegally” (a certified survey map is required under the Village’s Subdivision Code), including both the 1.9 acre and remaining 33.31 acres in the final plat as Outlot 8 will correct this problem and make the final plat “substantially conform” with the preliminary plat. The Village should require that the entire 35.21-acre area to be included in the final plat as either a lot or as an outlot along with the required right-of-way dedication along Elm Lane.

In the event that the developer does not agree to make this correction/addition to the final plat as summarized above, Staff recommends that the final plat be denied.

The Developer has entered into a Development Agreement with the Village, which was recorded in August of 2018.

In accordance with the Village's Subdivision Code, the Plan Commission is responsible for reviewing the final plat and forwarding a recommendation to the Village Board along with comments received from the official "objecting agencies". A letter of "no objection" has been received from Washington County (see attached) but not from the WI Department of Administration. This letter has been included as a condition of approval prior to recording the final plat.

The Declaration of Covenants, Conditions and Restrictions of Harvest Hills Subdivision has been submitted and is attached for review. Terms for the maintenance of drainage ways and common areas and the installation and management of Stormwater BMPs are included in this document.

Village Surveyor

The Village Surveyor reviewed the proposed Final Plat and provided comments in a memorandum dated 8/6/2019. These comments have been addressed by the applicant and are reflected in the revised Final Plat.

Public Works Department/Village Engineer

Confirmation has not yet been received that the Public Works Department has accepted the road and other improvements in the subdivision. The latest indications from Public Works are that all of the improvements have been constructed and are pending final inspection and approval by Village Staff.

Village Planner Recommendation

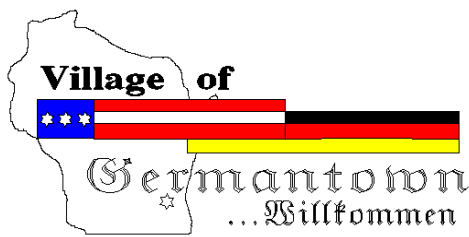
APPROVE the final subdivision plat for the 37-lot Harvest Hills residential subdivision south of the Freistadt Road, north of Elm Lane, and ¼ mile west of Wasaukee Road subject to the following conditions:

1. To meet the criteria that a final plat shall "substantially conform" to an approved preliminary plat, the final plat shall be revised to include the entire 35.21 acre "Outlot 8" shown on the preliminary plat as either a lot or an outlot.
2. The final plat shall reflect the correct dedication of right-of-way for Elm Lane (40 feet north of the ¼ section line) including along the 35.21-acre Outlot 8;
3. A Letter of "no objection" from the WI Department of Administration (DOA) shall be submitted to the Village prior to recording the final plat.
4. Final inspection and confirmation shall be received from the Public Works Department/Village Engineer that all road, storm water and other improvements in the subdivision are complete and developer requirements satisfied prior to recording the final plat.

Village Planner Recommendation

APPROVE the final subdivision plat for the 37-lot Harvest Hills residential subdivision south of the Freistadt Road, north of Elm Lane, and ¼ mile west of Wasaukee Road subject to the following conditions:

1. To meet the criteria that a final plat shall “substantially conform” to an approved preliminary plat, the final plat shall be revised to include the entire 35.21 acre “Outlot 8” as shown on the preliminary plat.
2. The final plat shall reflect the correct dedication of right-of-way for Elm Lane (40 feet north of the ¼ section line) including along the 35.21-acre Outlot 8;
3. To meet the criteria that a final plat shall “substantially conform” to an approved preliminary plat, the final plat shall be revised to include “Outlot 5” as shown on the preliminary plat along the western (back) portion of Lots 19-21.
4. A Letter of “no objection” from the WI Department of Administration (DOA) shall be submitted to the Village prior to recording the final plat.
5. Final inspection and confirmation shall be received from the Public Works Department/Village Engineer that all road, storm water and other improvements in the subdivision are complete and developer requirements satisfied prior to recording the final plat.



Engineering Department Memorandum

To: Jeff Retzlaff Village Planner

CC:

From: Bob Beilfuss, PLS, Village Surveyor

Date: August 6, 2019

Re: Harvest Hills Subdivision

Jeff,

Here are my review comments for the subdivision plat received 6-21-2019.

Subdivision Plat Review-Final

Applicant or Owner: Shari Waggoner for Top Leaf Development, LLC

Land Surveyor/Firm: Mike McCarty, PLS, Baudhuin Surveying & Engineering

1. The 15' Landscape Easement located on Lot 18 shall be renamed to a 15' Landscape and Sign easement. The monument sign proposed for this location shall not be located in the vision triangle or road R/W
2. On Lot 18 there is a note "Buildings to be razed" but no building outlines are shown. Please add the basement or foundation lines on the map.
3. Add the surveying firm preparing the final plat, their name, address and telephone number.
4. The copy of the final plat provided for review does not comply with 236.20(1)(a) (1-inch margin on all sides. The top and bottom margins are less than 1").
5. Exact length and bearing of the center line of all streets. (Code 18.05(2)(a)).
6. Show location of street centerline P.C. and P.T.
7. Add centerline curve data to curve table on sheet 3 of 3.
8. The north line of Section 24 is screened too lightly and need to be darkened up so it is readable once the document is scanned at the Register of Deeds Office.
9. Add a bearing and distance dimension from the east boundary line to the Northeast corner of Section 24 and include the monument type.
10. Add the Wisconsin State Plane Coordinate values for all PLSS monuments.
11. Add the side lot lines for the adjoining subdivision, Woodland Ponds, Lots 5 thru 12 where they intersect the exterior boundary of the Harvest Hills subdivision.

12. Add the side lot lines for the adjoining CSM, CSM No. 4134, Lot 1, CSM No. 386, Parcels 1-3. CSM No. 6112 and CSM No. 3641, Parcel 1 where they intersect the exterior boundary of the Harvest Hills subdivision.
13. Re-label the drainage easement across Lots 10-12 as a "Private Drainage Easement"
14. Re-label the "15' Utility Easement" that run parallel to all public roads and along any interior lot lines as a "15' Private Utility Easement".
15. Engineer to provide the Village with a copy of the grading certification of the mass grading which includes a proposed culvert size for each individual lot including pipe inverts. The approved plan set CADD file provided by the engineer shows proposed driveway locations which are fine for proposed culvert sizing.
16. The two cul-de-sac bulbs Taylor Trail (west) and Hazel Heights have not been constructed to the standard cul-de-sac detail. The Village detail calls for either a fully paved bulb or the center of the bulb can be a landscaped area that is contained within a curb and gutter. The way they are constructed now, the center on Taylor Trail (west) is in danger of washing out and eroding the middle of the bulb area out the west side of the bulb. There is nothing to curtail or re-direct sheet drainage across the west side of the island. The current drainage pattern allows for the water to run across the bulb center un-impeded which can incur icing problems.

This comment is based on a field observation and should be considered a construction punch list item and not a specific plat review comment.

17. Add the following note to the plat. "All wetlands have a 25' building/grading setback."
18. I contacted DOA-Plat Review this morning and they have sent their April 2019 review comments to Baudhuin Surveying & Engineering, but they have not received a revised copy of the final plat showing the revision comments were addressed.

This plat has not received the DOA-Plat approval certification.

19. Replace the word "Registered" with "Professional Land Surveyor" in the Surveyor's Certificate.

No further review comments.

Document Approval and Recording

For this subdivision plat to be approved by the Village Board and recorded at the Washington County Register of Deeds, the document must be provided to the Village Clerk's office in a completed format including all original signatures of the owner and lending institution, original seals of the professional land surveyor on the recordable media the Wednesday prior to the scheduled Village Board meeting.

This includes the CADD file.

Any documents or digital files not submitted by the due date or contain outstanding technical review comments that have not be addressed, will be moved to the next scheduled Village Board meeting agenda.

Document Submittals and Data Conversion

As of October 2005, the Village of Germantown requires a digital copy of all Certified Survey Maps, Condominium Plats and Subdivision Plats in addition to the documents as required by Wisconsin Statute and Village Ordinances as part of the land division approval.

Prior to Recording the Certified Survey Map or Subdivision Plat, The professional land surveyor is responsible for submitting a copy of the AutoCad drawing file (.dwg) of the document in version 2018 on compact disk (CD) or via email to the Village Surveyor.

All digital professional land surveyor seals and signatures will be purged from the digital copy prior to submittal.

The model space of the drawing will be done in Wisconsin State Plane Coordinate System, South Zone (NAD 1927 datum) and the Grid Bearing basis.

Prior to Recording the Certified Survey Map or Final Subdivision Plat, the Village Engineering Department will verify that the boundary markers have been installed as described on the submitted map. All boundary corners are to be clearly marked in the field by the professional land surveyor of record.

Plat Review Comments

Department of Administration

Plat Review – DOA

Shipping Address: 101 E Wilson St FL 9, Madison WI 53703

Mailing Address: PO Box 1645, Madison WI 53701

Phone: 608-266-3200 **Fax:** 608-264-6104

Email: plat.review@wi.gov

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

DATE: April 5, 2019

FROM: Powers, Renee M - DOA

TO: Michael G. McCarty, BAUDHUIN INCORPORATED,
Phone: 920/743-8211, Fax: 920/743-8217, mmccarty@baudhuin.com

SUBJECT: HARVEST HILLS, File No **27819**

We have reviewed your plat and the changes listed below must be made. To date, we have not received the county certification. If you have questions, please contact us at the number listed above. Please refer to file number **27819**. Thank you!

Please confirm that you have received our review comments and let us know how you'd like to proceed:

___ I will submit a revised drawing and request a review time extension of ___ days upon receipt by DOA.
(Please include review form and \$120 Revised Plat review fee plus \$30 for each parcel you reconfigure by adding/removing lots/outlots or moving streets.)

Form: <https://doa.wi.gov/DIR/WIPlatReviewForm.docx>

___ I am withdrawing the plat from the review process and may resubmit the plat after state and local review comments are resolved. (When resubmitting plat include review form, \$120 Resubmitted Plat review fee and \$40/sheet for postage & reprographics plus \$30 for each parcel you reconfigure by adding/removing lots/outlots or moving streets.)

Form: <https://doa.wi.gov/DIR/WIPlatReviewForm.docx>

COMMENTS:

s. 236.15 (1) (ag & b) 1.27" rebar is required to be set and must be shown at all of the corners along the west line of Outlot 6. If monuments can't be set because of the wetlands, then a monument waiver may be requested proposing to set witness corners instead.

A block corner is required and must be set at the northwest corner of Lot 19.

s. 236.15 (2) We find the ratio of error in the latitude and departure closure of Outlots 2 and 5, Lots 19-20, Lots 28-29 and Lots 31-32 to be greater than 1'/3000', as evidenced by the attached excel spreadsheet of our computations. Some suggested corrections are included. Adjustments must be made to these parcels. Once adjustments are made, please verify the lot areas.

s. 236.20 (2) (c) The following block lengths must be added to the plat:
- the 1062.64' length along the east line of Lots 5-8 & 12;
- the 94.67' length along the south line of Lot 9 and Outlot 2;
- the 1408.34 length along the east line of Outlot 4 & Lots 15-18; and
- the 468.01 length along the west line of lots 19-21.

The following lot lengths must be added to the plat:

- the 104.37' length along the west line of Lot 19;
- the length along the west line of Outlot 5 (see comps.);
- the length along the northerly most east line of Outlot 6 (see comps);
- the lengths along the west line of Lots 28 and 29 (see comps); and
- the 688.07' length along the west line of Outlot 6.

There are many block lengths and lot lengths on the plat where the sum of the incremental lengths do not total the overall length shown on the plat. Please make those 0.01' adjustments.

On Sheet 1, the bearing of the east exterior boundary of the plat must be shown.

- s. 236.20 (2) (f) The 15' utility easement should be delineated along HAZEL HEIGHTS.
- s. 236.20 (2) (k) Please verify curve C41 (see comps.).
- s. 236.20 (4) (b) HAZEL HEIGHTS must be clearly marked "Dedicated to the Public".
- s. 236.20 (5) (a) Our reference maps show buildings located in the northeast corner of the plat. If this exist, they must be shown on the plat.

NOTE TO SURVEYOR:

-When you replot your drawing, please add the O.L. 4 and O.L.5 labels on Sheet 2.

-Some wetland line work is over writing dimensions in O.L. 2 and O.L. 3. Please trim as needed.

-In the Notes, regarding the Drainage Easement language, "...stormwater maintenance purposes via **the Outlot**,..." Should a specific Outlot be identified or should it be changed to "all outlots"? Revise on both sheets if language changes.

-In the Legend, please indicate if section corners were "found" or "set".

-You did not indicate on your submittal form if all of the monuments were set or if an interior staking waiver was granted. Please let us know before we certify the plat.

-To help us, and other review authorities, track revised drawings, **please include a revision date on each Sheet of your revised drawing.**



Planning and Parks Department

Jamie Ludovic, Central Services Director

Public Agency Center
333 E. Washington Street, Suite 2300
P.O. Box 2003
West Bend, WI 53095-2003
(262) 335-4445
Fax: (262) 335-6868
webplan@co.washington.wi.us
www.co.washington.wi.us/PPD

NOTIFICATION OF ACTION ON PROPOSED SUBDIVISION PLAT WASHINGTON COUNTY LAND USE & PLANNING COMMITTEE MEETING

04/30/2019

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

To Whom it May Concern:

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

Date of Meeting: **04/25/2019**

Subdivision Name: **HARVEST HILLS**

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

Location: PART OF THE NE ¼ OF THE NW ¼, SECTION 24, VILLAGE OF GERMANTOWN
Municipality: VILLAGE OF GERMANTOWN
Subdivider: TOP LEAF DEVELOPMENT, LLC C/O SHARI WAGGONER
Surveyor: MICHAEL MC CARTY, BAUDHUIN SURVEYING & ENGINEERING

Action taken: The Land Use & Planning Committee stated no objection to the
HARVEST HILLS Final Plat Review as presented.

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

Sincerely,

Jamie Ludovic, Central Services Director

cc: Municipal Clerk
Subdivider
Surveyor
Washington County, Land & Water Conservation Division
Washington County, Highway Department



Village of

Germantown

Willkommen

**Fee must accompany application
Preliminary & Final Plat Fees Combined**

Under 10 lots \$4,575

11-25 lots \$5,600

26-50 lots \$6,625

Over 51 lots \$7,650



PAID 3-28-17 L.

SUBDIVISION PLAT APPLICATION

Pursuant to Section 18.04 and 18.05 of the Municipal Code

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

1

APPLICANT OR AGENT

PETE HURTH, P.E.

BAUDHUIN SURVEYING & ENGINEERING

312 N. 5TH AVE

STURGEON BAY, WI 54235

Phone (920) 743-8211

Cell (920) 495-9101

E-Mail phurth@baudhuin.com

PROPERTY OWNER

SHARI WAGLONER OF TOPLEAF DEVELOPMENT, LLC

FOR ALAN & LYNDIA LUTHER

342 HILLSIDE ROAD

COLGATE, WI 53033

Phone (262) 923-0469

topleafdevelopment@gmail.com

2

PROPERTY ADDRESS OR GENERAL LOCATION

TAX KEY NUMBER(S)

107 ACRES SOUTH OF CTH F, NORTH OF ELM LAKE,
1/4 MILE WEST OF WAUSAUKEE RD.

241997, 241998
242999

3

READ AND INITIAL THE FOLLOWING:

all ✓ I understand that the Subdivision Plat is not valid until recorded at the Washington County Register of Deeds. The Village will record the document and charge the applicant all applicable recording fees.

all ✓ If technical corrections to the Plat are required, I understand that the document will not be recorded until all corrections are made and approved by the Village.

all ✓ I understand that all applicable impact fees must be paid prior to recording. Failure to pay fees will delay recording and may ultimately result in the revocation of Village approval. I understand that parcels created outside the Sewer Service Area will require a soil test. I also understand that all properties abutting a State Highway will require DOT approval and I will be responsible for securing such approval prior to recording.

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

all ✓ I understand that a Developer's Agreement will be required prior to recording of the plat.

4

SIGNATURES -- ALL APPLICATIONS MUST BE SIGNED BY OWNER!

all Pete Hurth
Applicant

3/26/18
Date

all Lyndia Luther
Owner

3-26-2018
Date

**DECLARATION OF
COVENANTS, CONDITIONS AND RESTRICTIONS
OF
HARVEST HILLS SUBDIVISION**

This Declaration is made this 4th day of June 2019, by Harvest Hills Subdivision LLC, a Wisconsin Limited Liability Company, hereinafter referred to as "Developer."

RECITALS

WHEREAS, DEVELOPER owns all the land which has been platted as "Harvest Hills", a Subdivision located in the Village of Germantown, consisting of thirty-seven (37) residential single-family Lots and

WHEREAS, DEVELOPER desires to subject Harvest Hills Subdivision to the conditions, covenants, restrictions, reservations and easements hereinafter set forth, for the benefit of said Subdivision and for the benefit of each Lot Owner in said Subdivision,

NOW, THEREFORE, DEVELOPER HEREBY DECLARES the real property hereafter described in Article 2 herein shall be used, held, transferred, sold, conveyed subject to the conditions set forth, which shall inure to the benefit of and pass with said property and each and every parcel thereof as covenants running with the land and shall apply to and bind all successors in interest and any Owner thereof.

ARTICLE 1. DEFINITIONS

The following terms shall have the assigned definitions:

1.1 Architectural Control Committee. The "Architectural Control Committee" (ACC) shall mean the Committee referred to in Article 5 created under this Declaration.

1.2 Association. The "Association" shall mean the Harvest Hills Homeowners Association, Inc., the Members of which shall be all Lot Owners in the Subdivision.

1.3 Board. The "Board" shall mean the Board of Directors of the Harvest Hills Homeowners Association, Inc. governed by this Declaration and the Bylaws of the Association.

1.4 Bylaws. The "Bylaws" shall mean the Bylaws of the Association as adopted by the Board.

1.5 Developer. The "Developer" shall mean Harvest Hills Subdivision LLC, a Wisconsin Limited Liability Company, as well as any Successor-Developer. Developer hereby expressly reserves the right to appoint, in writing, a third party to act as its agent to carry out Developer's duties and responsibilities.

1.6 Dwelling. A "Dwelling" shall be defined as such structure or structures as are permitted for human use and habitation pursuant to this Declaration.

1.7 Harvest Hills Documents. "Harvest Hills Documents" shall consist of this Declaration, Articles of Incorporation of the Association and the Bylaws of the Association.

1.8 Lot. "Lot" shall mean a platted Lot intended for construction of a Dwelling as shown on the Plat. The reference to a Lot by a number shall mean that particular Lot as shown on the Plat. The term "Lot" does not include any platted Outlot.

1.9 Member. A "Member" shall be that individual that is identified as having the right to vote on behalf of a Lot at any Association meeting.

1.10 Occupant. "Occupant" shall mean the Owner and any other person residing on a Lot.

1.11 Outlot. "Outlot" shall mean an Outlot as shown on the Plat. The reference to an Outlot by a number shall mean that particular Outlot as shown on the Plat.

1.12 Owner. "Owner" shall mean each fee simple Owner of a Lot. The Developer shall be considered an Owner with respect to any Lots to which it holds title.

1.13 Plat. The "Plat" is the Plat of the Property identified as Harvest Hills as recorded in the Register of Deeds for Washington County, Wisconsin.

1.14 Subdivision. "Subdivision" shall mean all the Lots and Outlots as shown on the Plat.

1.15 Successor-Developer. "Successor Developer" shall mean any person, corporation, partnership or other entity to which Developer expressly assigns or otherwise transfers his rights and obligations hereunder, or any Successor to the Developer by operation of law.

1.16 Village. "Village" shall mean the Village of Germantown, and its successors.

ARTICLE 2. PROPERTY

2.1 Property Subject to this Declaration. The "Property" shall consist of all the lands which Developer has included in the Plat of Harvest Hills as described in Exhibit "A" and subjected to this Declaration, and all Dwellings and other improvements constructed or to be constructed thereon.

ARTICLE 3. PURPOSE AND CONDITIONS

3.1 General Purpose. The general purpose of this Declaration is to help assure the Subdivision will become and remain an attractive residential community; to preserve and maintain the natural beauty of the property, maintain high aesthetic standards for all improvements, as well as the natural beauty of certain open spaces; to protect Owners of each Lot against such use of surrounding Lots that would detract from the residential value of their property; to guard against the erection of poorly designed or proportioned structures; to obtain harmonious use of material and color schemes; to insure the highest and best residential development of Lots in the Subdivision; to secure and maintain spatial relationship of buildings, structures, other improvements and Lot lines; and to otherwise secure mutual enjoyment of benefits for Owners and Occupants of residential property within the Subdivision.

It is inherent to protective covenants and restrictions that from time to time those covenants and restrictions are subject to interpretation. In those instances wherein an interpretation is required because there is no definitive rule to be followed, or because there is a question regarding an intangible concept such as, but not limited to, what constitutes harmonious architectural design, what is poor design or proportion and what is aesthetically pleasing, the matter shall be subject to the opinion of the Committee for the granting of final approval.

3.2 Suitability. Developer makes no representation or warranty, express or implied, regarding the physical condition of any Lot being fit for any particular purpose or Owners proposed use, including but not limited to, building exposures, subsoils, or grade. Developer recommends, but does not require, Owner utilize a properly licensed architect and/or builder in any construction.

3.3 Single-Family Lots. No Lot shall be used except for single-family, residential purposes. No building shall be erected, altered, placed, or permitted to remain on any such Lot other than one detached, single-family home, not exceeding two and one-half stories in height with an attached private garage for not less than three (3) cars and an optional additional detached garage per Section 3.6(c). ~~and such outbuildings incidental to residential use of the Lot as are permitted by the Village.~~ No Lot may be subdivided.

3.4 Minimum Home Size Requirements.

(a) Only one single-family home may be constructed on each Lot. The following types of homes on Lots shall have the following minimum sizes:

<u>Dwelling Type</u>	<u>Minimum Size</u>
One story	2,300 square feet
More than one story	2,700 square feet (minimum of 1,350 square feet on the first floor)

(b) For purposes hereof, "more than one story" includes homes referred to as one and a half story, two story, split level or bi-level. The type of Dwelling and the number of square feet shall be determined on a uniform basis by the ACC and shall not include basement, attic, garage, porch, or patio areas in the computation.

3.5 Building Setbacks. The Subdivision is zoned RS-3. As such, the minimum building setbacks are as follows:

Front Setback: Forty-five (45) feet
Side Setback: Twenty (20) feet
Rear Setback: Thirty-five (35) feet

Certain Lots within the cul-de-sacs require a greater minimum front setback. The Final Plat states the required minimum front setback for these Lots.

Any variation from these requirements shall be permitted only upon the approval of the ACC and the Village of Germantown.

3.6 Garage and Driveway.

(a) Each Dwelling on a Lot shall have a garage of not less than three (3) cars attached to the Dwelling. Garage entrances must be located on a side of the Dwelling which does not face the street fronting the Lot, except in the case of a Lot bordered by two streets, in which case, the garage entrance must be located on the side of the Dwelling which does not contain the front entrance. Garages must be located on the side of the Lot which has the highest elevation, except as permitted by the ACC. Garages must be constructed at the time of construction of the Dwelling and all exterior features must be completed prior to occupancy of the Dwelling.

(b) The garage shall be connected to the street by a properly surfaced concrete, asphalt, or brick driveway. Said driveway shall be installed and completed within one (1) year from the date of issuance of the occupancy permit.

(c) In addition to the attached garage, an additional detached garage may be permitted by the ACC, provided the following requirements have been satisfied:

- (1) The garage shall have a minimum of two stalls
- (2) The maximum square footage shall be no greater than 960 square feet
- (3) Door openings and all overhead doors shall not exceed ten (10) feet in height
- (4) Color and building materials shall be consistent with the Dwelling on the Lot
- (5) Underground electric shall be required for all detached garages

- (6) No lean-to or carports of any nature shall be permitted
- (7) The garage must be connected to the driveway
- (8) No more than one detached garage may be permitted

(d) Storage sheds, garden houses, or similar outbuildings are not permitted.

3.7 Commencement and Completion. All Dwellings shall be completed and ready for occupancy within one (1) year from the date ground is broken.

3.8 Exterior Features.

(a) Exterior materials shall be of brick or stone, stucco, cedar, Hardi-Plank siding, LP Smartside, or a combination. No metal or vinyl siding shall be permitted. All exposed basement or foundation walls shall be covered with brick, stone, stucco, or siding consistent with other material used on the Dwelling. Not less than fifty percent (50%) of the front of the Dwelling shall be constructed of brick, stone or stucco. All exterior masonry materials shall terminate only at an inside corner or other suitable break in the architecture as approved by the ACC.

(b) All roof designs shall be subject to the approval of the ACC. Roof shall be a minimum 8/12 pitch or greater. Natural or dimensional roofing shingles are required.

(c) The design, layout and exterior appearances of each Dwelling proposed to be erected, altered or modified shall be such that, in the opinion of the ACC at the time of approval of the building plans, the Dwelling will be of high quality and shall have no (substantial) adverse effect upon property values within the subdivision.

(d) The proposed color schemes for the Dwelling to be erected, altered or modified shall be submitted to the ACC for approval prior to painting and staining. It shall be the aim of the ACC to harmonize colors for not only the proposed Dwelling, but to consider the effect of these colors and materials as they relate to other Dwellings.

(e) No solar panels, antennas, dishes or similar devices shall be erected, installed or used unless presented in drawings and approved by the ACC which may condition its approval on adequate screening from the front street and neighbors. Drawings should show size and location of any device as well as appropriate screening.

3.9 Mailboxes and Lampposts. Lot Owners shall install a front lamppost that is in conformance with Section 18.08(12) of the Village of Germantown Municipal Code. The code requires a lamppost be placed on each Lot at the time of finish grade within ten (10) feet of the access street right-of-way and aligned with the front entrance or walkway of the Dwelling. The lamppost shall be installed prior to occupancy of the Dwelling but no later than nine (9) months from the date of occupancy. In order to maintain uniformity of appearance, the Owner of each Lot shall purchase identical lampposts from the Developer at the time of the closing of the Lot. The cost will be charged to the Lot Owner on the settlement statement at closing. The lamppost shall be installed and maintained by the Lot Owner as directed by the Developer or the ACC. The lamppost shall be controlled by a photoelectric eye so the lamppost is illuminated during night-time hours.

Lot Owners shall install a mailbox and mailbox support of good quality. Mailbox must be metal and dark bronze or black in color. Mailbox and mailbox support must match. No wood or plastic mailboxes or mailbox supports are permitted. Each Lot Owner shall maintain the mailbox and mailbox support in good and working condition and replace it when necessary. Lot Owners shall replace light bulbs and properly maintain lampposts and mailboxes as necessary. In the event the Lot Owner fails to maintain the mailbox or lamppost, maintenance of the mailbox or lamppost may, after fifteen (15) days written notice to the Lot Owner, be performed by the Developer or the Association and the cost of such maintenance shall be charged to the Lot Owner as a special assessment.

3.10 Swimming Pools. Only in-ground swimming pools are permitted and must be installed in accordance with Village requirements. Hot tubs and spas shall be allowed and must be installed in accordance with Village requirements. A single tennis court is allowed on each Lot and must be installed in accordance with Village requirements. All swimming pools, tennis courts, hot tubs and spas must be approved in advance of construction by the ACC. Plans shall denote necessary setbacks, landscape treatment and fencing proposed.

3.11 Landscaping.

(a) Lots shall be seeded or sodded no later than six (6) months from Owners date of occupancy, weather permitting, and landscaping, including installation of at least three (3) deciduous trees with minimum caliper of two (2) inches, shall be completed no later than (12) months following the issuance of the occupancy permit of the dwelling, weather permitting.

(b) No plantings shall be permitted in the existing or proposed drainage swales.

(c) Landscaping plans do not require the approval of the ACC.

(d) In addition to the normal maintenance and mowing of lawn areas on a Lot, the Lot Owner shall also maintain the lawn, **street trees, if any**, and yard area in front of the Lot from the front property line to the back of the curb section or shoulder of the public roadway. The Lot Owner shall keep this area properly maintained and free of plantings, structures or debris.

3.12 Vision Corners. The vision corner areas as identified on the final recorded Plat restrict the use of certain portions of the affected Lots. In the vision corner areas, no structure or improvement of any kind is permitted. No vegetation within the vision corner area may exceed thirty (30) inches in height. If the Owner of the Lot containing a vision corner shall fail to maintain the vision corner in accordance with this Article, the Association may, after fifteen (15) days written notice, perform any necessary maintenance and repair. The cost shall be charged to the Lot Owner as a special assessment.

3.13 Trees.

(a) Per the Village of Germantown Municipal Code, street trees were planted by the Developer every fifty (50) feet along the roadways within the Right-of-Way. Removal of any street tree is not permitted. Dwelling driveways shall avoid the street trees. If there is a significant conflict, relocation or replacement of the street tree by the Lot Owner and at the Lot Owner's expense may be approved by the ACC.

(b) No existing tree, with a diameter of six (6) inches or more at a height of four (4) feet from the ground, beyond ten (10) feet from the approved Dwelling location shall be moved, removed, or destroyed in anyway, other than upon prior, written approval of the ACC. All existing trees shall be protected during periods of construction and grading.

(c) No Lot Owner or agent thereof shall cut down or remove any trees, brush, or shrubs located within any Outlot as designated on the recorded Plat of Harvest Hills Subdivision.

3.14 Grade Plan. A Master Grading Plan has been prepared by the Developer's engineer designating the manner in which each Lot shall drain in relation to all other Lots in the Subdivision and designating the grade elevation of the Dwellings to be constructed thereon. A copy of this Plan is on file in the office of the Building Inspector at the Village. At the time a building permit is requested, the grade elevation of said Dwelling shall be obtained from the Building Inspector and the Dwelling shall be constructed accordingly. No deviation therefrom shall be permitted without the approval of the Village and ACC. Within thirty (30) days after substantial completion of a Dwelling on any Lot in the Subdivision, the Lot Owner shall grade the Lot to conform to said Master Grading Plan and from that time forward, nothing shall be done which will impede or obstruct the flow of surface drainage water in accordance with said Plan. It is the responsibility of the Lot Owner or Lot Owner's builder to determine the

Dwelling's exposure and if such grade is in compliance with the Master Grading Plan. Changes or deviations from the Plan need approval from the Village and ACC.

3.15 Ground Fill on Building Site. Where fill is necessary on a Lot to obtain the proper topography and finished grade elevations, it shall be ground fill free of waste material that may emit odors or produce health hazards of any kind. All dumping of fill materials shall be leveled immediately upon completion of the Dwelling and shall be graded and contoured in accordance with the Master Grading Plan approved by and on file with the Village.

3.16 Construction Materials and Debris. No building or construction material shall be stored on any Lot outside of a Dwelling or garage, other than during periods of actual construction or remodeling and only for as long as may be necessary. It shall be the primary responsibility of the Lot Owner and the Lot Owner's builder to keep the Lot clean and free of debris and garbage during the period of construction. The Lot Owner shall further be responsible for the repair of any and all damage to the public right-of-way adjacent to the Lot, including but not limited to any pavement, sidewalk, curb, gutter, ditch, swale, or culvert. No Owner shall knowingly allow disposal of any waste building material, tree stumps, branches, tree trunks, or other material on any Lot or Outlot within the Subdivision. In the event the Lot Owner or the contractor shall fail in this responsibility, the Developer or Association shall have the right to perform the necessary cleanup or repairs and charge the construction deposit for any costs incurred as set forth in Article 3.29.

3.17 Utility Lines. All cable, telephone and electric service to any Dwelling on any Lot shall be from the underground utilities systems and no overhead service shall be provided or allowed.

3.18 Signs. No sign of any kind shall be placed or displayed to the public view on any Lot, except one professional sign of not more than six (6) square feet advertising the Dwelling for sale or signs used by a building contractor or by the Developer to advertise the property during the construction and sales period.

3.19 Pets. No animals, livestock or poultry of any kind shall be raised, bred or kept on any Lot, except domesticated dogs, cats or other household pets may be kept provided they are not kept, bred, or maintained for any commercial purpose nor in any unreasonable number or which may be contrary to applicable law. The right of any Lot Owner to keep such a pet on any Lot is subject to the condition the pet is not allowed to unreasonably annoy any other Lot Owner and is not allowed to run at large. The pet must immediately and permanently be removed from the Property if, in the sole judgement of the Board, the pet is or becomes offensive, a nuisance or harmful in any way to the Property or any Owner or Occupant. Pit bulls or a mix including a pit bull breed are not permitted.

3.20 Nuisances.

(a) No noxious or offensive odor, activities or conditions shall be permitted to exist in, on or about any Dwelling or Lot, which may be, or may become, an annoyance or nuisance to the Subdivision or Lot Owners or Occupants. By way of example and not limitation, offensive activity shall include excessive amplification of musical instruments and/or audio or audio visual equipment.

(b) Each Lot Owner shall perform periodic yard maintenance as may be necessary to keep the Lot neat and clean in appearance, including without limitation, the mowing of grass, removal of weeds, leaves and unsightly debris.

3.21 Patios and Balconies. Patios, decks and balconies on Lots shall not be used for storage of any kind, including, but not limited to, the storage of motorcycles, bicycles, strollers or wagons.

3.22 Fences and Walls. No fence or wall of any height shall be permitted on any Lot except upon the prior, written approval of the ACC, provided, however, that in no event, shall any proposed fence or wall be permitted to extend into the minimum setback lines specified in Article 3.5.

3.23 Temporary Structures. No structure, trailer, shack or barn, temporary or otherwise, shall be placed or maintained on any portion of a Lot or Common Area without written approval of the ACC.

3.24 Off Road Vehicles/Recreation Vehicles. No off-road motorcycles, snowmobiles, dune buggies, or four-wheelers (ATVs) shall be operated on any Lot, Outlot, driveway, road, or any other land within the boundaries of the Subdivision. All recreational vehicles, including but not limited to, any and all motorcycles, snowmobiles, trail bikes, dune buggies, ATVs, boats, off-street motorized vehicles or recreation vehicles of any kind shall be stored in enclosed garages on the Lot and shall not be operated or stored on the Lot, driveway, parking area, open space or Common Area within the Subdivision, except for the necessary transportation of these vehicles to and from the Subdivision on the public street system.

3.25 Garbage and Disposal. No Lot shall be used or maintained as a dumping ground for trash, garbage or debris of any kind. All trash, garbage or waste materials shall be in sanitary containers either inside the garage or, when outside, in sanitary containers adjacent to the Dwelling, and suitably screened from view from streets and adjoining Lots. There shall be no burning or burial of any garbage, trash or debris at any time other than burning leaves and light brush if approved by the Board of the Association and conducted in compliance with all applicable laws and ordinances.

3.26 Retaining Walls. Retaining walls shall be subject to the regulation of the Village and must be approved in advance of construction by the ACC. No retaining wall shall be of concrete block or unfaced poured concrete.

3.27 Entrance Sign. The Developer has constructed a permanent entrance sign on Lot 18. The Developer hereby grants to the Association an easement to keep, maintain, and restore such sign in accordance with the requirements of this Declaration. Such easement shall preclude Lot Owners from interfering with, removing or altering such entrance signs. The Association shall landscape and perform all maintenance on the sign. The entrance sign shall be the property of the Association.

3.28 Construction Deposit. At the time of closing on a Lot, a construction deposit in the amount of two thousand dollars (\$2,000) shall be collected from the Lot Owner and held in escrow by the Association. This deposit is transferable to subsequent buyers of a Lot after the initial sale by the Developer. These funds are to insure compliance with the terms of this Declaration during the construction process. In the event a Lot Owner or contractor fails to comply with the terms of the Declaration during the construction process and the Developer or Association is required to repair or remedy the noncompliance or is charged or assessed by the Village for the same, the Developer or Association shall be entitled to deduct and retain from the construction deposit a sum sufficient to reimburse Developer or Association for the cost of such repair or remedy. In the event the Lot Owner or contractor fails to comply with the architectural or other requirements of the Declaration and the Developer or Association is required to retain an attorney to pursue enforcement, the Developer or Association shall be entitled to deduct and retain from the construction deposit a sum sufficient to reimburse the Developer or Association for all costs incurred with respect to the enforcement. In the event the construction deposit is not sufficient to reimburse the Developer or Association, the Lot Owner shall be liable to the Developer or Association for any excess and the deficiency shall constitute a lien on the Lot. In the event no deductions are made, or in the event there is a balance remaining after all deductions, the balance of the construction deposit shall be returned to the Lot Owner upon completion of the Dwelling construction, occupancy, and final landscaping.

ARTICLE 4. HOMEOWNERS ASSOCIATION

4.1 Purpose of the Association. The Developer has established the Harvest Hills Homeowners Association, Inc. ("Association") as a non-stock, non-profit corporation under Chapter 181 of the Wisconsin Statutes. Control of the Association shall be turned over to the Lot Owners after the sale of all the Lots in the Subdivision. The purpose of the Association is to manage the affairs of the Subdivision, control and maintain signs and Outlots, assess, collect

and disburse the assessments and charges provided for herein, enforce this Declaration and consider concerns of Lot Owners in the Subdivision.

4.2 Management. The Association shall be managed by a Board of Directors who shall be elected from the Association's membership. The Board of Directors shall consist of not less than three (3) nor more than five (5) Members, who shall act by majority vote. As long as the Developer owns any Lots in the Subdivision, the Board of Directors of the Association shall be appointed by the Developer. After all Lots have been sold by the Developer, the Board of Directors shall be elected by a majority vote of the Lot Owners. However, nothing contained herein shall prevent the Developer, at its sole discretion, from turning control of the Board of Directors of the Association over to the Members of the Association at any time. The Developer shall be entitled to one vote for each Lot owned by Developer, provided, however, that notwithstanding any other provision for voting, the Developer shall have sufficient votes to constitute a majority of votes until all of its Lots are sold. The Board may employ a professional management agent or company to assist in carrying out its duties regarding the Common Areas, the Common Improvements, and this Declaration, with such experience and qualifications and on such terms and conditions as are acceptable to the Board. Any such agreement must be terminable by the Board, without cause, upon no more than ninety (90) days notice without payment of any penalty.

4.3 Membership and Voting. Every person or entity who is an Owner of a Lot as defined herein shall be a Member of the Association, provided that no person or entity who holds an interest merely as security for the performance of an obligation shall be a Member. For purposes of voting at any meeting of the membership of the Association, only one (1) vote per Lot shall be allowed regardless of the number of Owners of the Lot. When more than one (1) person holds an interest in any Lot, including without limitation, as tenant in common, survivorship marital property or living trust, the Owners shall designate the Member who will vote on behalf of the Lot. No Member shall be permitted to vote if such Member is more than thirty (30) days delinquent in the payment of any amount due to the Association under Article 6 of this Declaration.

4.4 Amendment of this Declaration. While the Developer owns any Lots, the Developer may amend this Declaration at any time. After ownership of all Lots has been conveyed by the Developer, the Association may amend this Declaration to the extent permitted by law, but only by an affirmative vote of no less than seventy-five percent (75%) of the Members.

ARTICLE 5. THE ARCHITCTURAL CONTROL COMMITTEE

5.1 Architectural Control Committee Composition. Developer hereby establishes for the Harvest Hills Subdivision an Architectural Control Committee (ACC). The ACC shall have the duties and responsibilities set forth in this Declaration and shall consist of three (3) Members of the Association appointed by the Board. Notwithstanding the foregoing, so long as the Developer shall own any of the Lots covered by these restrictions, the ACC shall be composed of representatives of the Developer. When the Developer no longer owns any of the Lots covered by these restrictions, then the ACC shall be controlled by the Board as noted herein. Nothing contained herein shall prevent the Developer, at its sole discretion, from relinquishing control over the ACC prior to Developer conveying its last Lot.

5.2 No Development Without Prior Approval. In order to maintain harmony in appearance and to protect the Owners of the Lots in the Subdivision, no Dwelling, detached garage, fence, sign, wall, swimming pool or other improvement shall be erected, constructed or maintained upon any Lot nor shall any change or alteration be made thereon unless the complete plans and specifications thereof, a plan showing the exact location of such Dwelling, detached garage, fence, sign, wall, swimming pool or other improvement, the elevation thereof and the grade of the Lot shall have been submitted to and approved in writing by the ACC. The decision of the ACC with respect to any such matter shall be rendered no later than thirty (30) days after receipt of the complete and final plans, specifications, elevation and grade of such Dwelling, detached garage, fence, sign, wall, swimming pool or other improvement and shall be final and binding upon all parties. The ACC shall have the right to refuse to

approve any such plans or specifications which, in the conclusive judgment of a majority of its Members, are not in conformity with these restrictions or are not desirable for aesthetic or any other reason. In passing upon such plans and specifications, the ACC may take into consideration the suitability of the proposed Dwelling, detached garage, fence, sign, wall, swimming pool or other improvement, its design, elevation, and the materials of which it is to be constructed on the Lot; the harmony thereof with the surrounding buildings and the view from the adjacent Lots. The ACC shall have the right to waive minor infractions or deviations from these restrictions if it is determined to be in the best interest of the Subdivision. Each Lot purchaser should be fully aware of the restrictions that are contained herein and the building and zoning codes of the Village of Germantown before purchasing a Lot in the Harvest Hills Subdivision.

5.3 Separate Village Approval. Matters which require approval of the ACC may also require approval of the Village of Germantown. Obtaining approval from the ACC and from the Village is solely the responsibility of the Owner desiring approval. Approval of the drawings by the ACC shall not be deemed approved by the Village and approval by the Village shall not be deemed approved by the ACC.

5.4 Indemnification. Each Member or former Member of the ACC, together with personal representatives and heirs of each such person, shall be indemnified by the Association against all expenses and liabilities, including attorney's fees reasonably incurred by or imposed by such Member in connection with any proceeding to which he or she may be a party, or in which he or she may become involved by reason of his or her being or having been a Member of the ACC, or any settlement thereof, whether or not he or she is a Member of the ACC at the time such expenses are incurred, except in such cases wherein the Member of the ACC is adjudged guilty of willful malfeasance in the performance of his or her duties. The foregoing rights to indemnification shall be in addition to and not exclusive of any right of indemnification to which a Member of the ACC may be entitled by Wisconsin statute or common law.

ARTICLE 6. ASSESSMENTS

6.1 Annual Assessments. Each Lot Owner shall be subject to a general annual charge or assessment to be determined solely by the Board of Directors of the Association in accordance with the annual budget for the purpose of defraying the cost of operating the Association, establishing a reserve for capital replacements, maintaining and administering the signs, Outlots, including storm water management ponds, and including without limitation, the cost of taxes, insurance, maintenance and repairs. The assessment shall be levied uniformly among Lots except for fines, fees or charges assessed against an individual Lot for violation of the Declaration. Annual assessments shall be levied by the Association as of January 31st for each year and the statement for such amount shall be e-mailed to the Owner of each Lot on such date and be payable on or before March 31st of each year. Developer shall be expressly exempted from paying a general annual charge on any Lots it holds for the years 2019 and 2020, but shall then be responsible for such payments on any Lots it holds as of January 1, 2021.

6.2 Special Assessments. If the annual assessment based upon the budget is inadequate or if special circumstances arise, the Board of Directors may levy a special assessment payable in such reasonable manner as the Board directs.

6.3 Proof of Payment. The Association shall, upon request at any time, furnish to any Lot Owner a certificate in writing signed by the Secretary or President of the Board of Directors of the Association setting forth whether said assessments have been paid.

6.4. Common Expenses and Surpluses. Common expenses and surpluses shall be allocated in the same manner as general assessments are allocated. All common surpluses for each fiscal year shall be retained for common expenses for the next succeeding fiscal year.

6.5 Individual Assessments - Violation or Breach of these Restrictions or Covenants. For violation or breach of any of the covenants or restrictions, the Developer and/or the Association, shall have the right to proceed at law or in equity (including, but not limited to, injunctive relief) to compel compliance with the terms hereof or to prevent the violation or breach of any of them. In addition, to the foregoing right, the Developer or the Association shall have the right, whenever there shall be built on any Lot any structure which is in violation of these restrictions, to enter upon the Lot where such violation exists and summarily abate or remove the same at the expense of the Lot Owner and any such entry and abatement or removal shall not be deemed a trespass. The Developer and/or the Association shall have the right to assess a Lot Owner for all costs incurred in abating or removing any such violation plus a fine not to exceed one hundred dollars (\$100) for each day the violation occurs. Any such individual assessment shall be paid by the assessed Lot Owner within fifteen (15) days from the date of imposition by the Developer or the Association.

6.6 Late Payments. Any assessment or installment of an assessment not paid within ten (10) days of its due date may be subject to a late charge and/or interest as set forth in the Bylaws or Rules of the Association.

6.7 Liens and Collection of Assessments. Any and all assessments made by the Developer or Association in accordance with the provisions of this Declaration together with interest thereon at the rate of twelve percent (12%) per annum plus the costs of collection, including, but not limited to, reasonable attorney's fees for any sums unpaid shall be the personal obligation of each Lot Owner. Such obligations shall become and are hereby declared to be a charge and a continuing lien upon the Lots against which each such assessment was made until paid in full. Said lien shall be effective only from and after the time of the recordation with the Register of Deeds of Washington County, of a written statement by the Association setting forth the amount due to the Association as of the date the statement is signed. Upon full payment of all sums secured by that lien, the Association shall issue and record a Satisfaction of the statement of lien. The Developer or Association as the case may be, shall have the following options to collect on any outstanding obligations assessed against any Lot:

- (a) To file an action in equity to foreclose its lien at any time after the effective date thereof. The lien may be foreclosed by an action in the name of the Association in like manner as the foreclosure of a mortgage on real property.
- (b) To file an action at law to collect said assessment, plus interest, at the rate of twelve percent (12%) per annum, plus court costs and reasonable attorney's fees without waiving any lien rights or rights of foreclosure.

6.8 Litigation Reserve. Upon initial conveyance of each Lot by Developer, each new Owner shall deposit with the Association a nonrefundable sum of three hundred dollars (\$300), to be placed in a litigation reserve fund. The litigation reserve fund shall be used to pay legal fees and costs in the event the Association is involved in a proceeding to enforce or defend the terms and conditions of this Declaration, whether in a proceeding commenced by or against the Association or in which the Association intervenes. The Board shall place funds in an interest-bearing account and all returns shall become a part of the fund, provided the Board may transfer amounts out of the fund to the Association's general funds if it is determined that a lesser amount in the litigation fund is appropriate. If necessary, the Board may levy a general or special assessment to replenish such fund. The Developer shall not be obligated to contribute any funds to the litigation reserve fund.

ARTICLE 7. DECLARATION TERMS

7.1 Term. This Declaration shall be in effect for a period of twenty-five (25) years and automatically renew for successive periods of ten (10) years each, unless there is recorded an instrument executed by the Owners of at least seventy-five percent (75%) of the Lots in the Subdivision, with written agreement by the Village, terminating this Declaration, in which case this Declaration shall terminate following the recording of an instrument of termination.

7.2 Severability. The invalidity of any provision of this Declaration, regardless of how determined, shall in no way affect any of the other provisions, which shall remain in full force and effect.

7.3 Amendment. This Declaration may be voided, waived, changed, modified or amended at any time by written Declaration setting forth said change, executed by the Owners of at least seventy-five percent (75%) of the Lots in the Subdivision and the Village.

7.4 Enforcement by Lot Owners. The covenants and restrictions contained herein may be enforced by any Lot Owner by proceedings at law or in equity against any other Lot Owner who is violating or attempting to violate the same to recover damages or to demand compliance, provided, however, that no such actions shall be commenced more than one (1) year from the date on which the violation occurred.

7.5 Conflict. In addition to the provisions of this Declaration, all Lots shall be subject to all ordinances, zoning laws and other restrictions of the Village of Germantown, Washington County and the State of Wisconsin. In the event of any conflict between this Declaration and the zoning code and building regulations of the Village, the stricter provisions shall apply.

ARTICLE 8. EASEMENT AREAS

8.1 Drainage Easements. An easement is reserved to the Developer, Association and/or the Village as the case may be, over any Lots or Outlots for the installation, maintenance and repair of swales, streams, ponds or other storm water management facilities and drainage system elements as are shown on the Plat, are contained in any Master Grading Plan, any development construction drawings or in the Storm Water Management Plan approved by the Village. Each Lot Owner shall have the responsibility for proper day to day maintenance of any drainage easements located on that Owner's Lot. Maintenance shall include cutting grass, raking leaves, removing fallen trees and branches and removing other minor obstructions. The Association shall have responsibility for setting and maintaining proper grade in the drainage easement areas. Lot Owners shall not change the grade of, construct improvements on, or in any way obstruct the drainage easement areas.

8.2 Landscaping/Sign Easement. Developer shall complete the landscaping in the landscaping/sign easement identified on the final Plat hereof. After completion of the landscaping, the Association shall have responsibility for maintaining the landscaping/sign easement areas.

8.3 Right of Entry. A right of entry to each Lot, Common Area, or Outlot is reserved to the Developer, Association and/or Village and their successors, agents or assigns, to service utility installations, maintain vision corners, signage, drainage easements and/or stormwater management facilities as is necessary, provided a request for entry is made in advance to any individual Lot Owner which may be affected and such entry is limited in scope to that which is reasonably necessary for the purpose for which it is intended. In case of emergency, entry by the Developer, Association and/or Village onto any Lot, may be made immediately and without notice to such Lot Owner.

8.4 Stormwater and Outlot Maintenance Access Easement. An easement for ingress and egress as is shown on the Plat for Harvest Hills Subdivision, is reserved to the Developer, the Association and/or the Village as the case may be, for purposes of access to Outlot 5 and 6. Said access is for the purpose of allowing for maintenance and repair of any storm water management facilities located thereon or other Outlot maintenance which may be necessary or required.

ARTICLE 9. OUTLOTS

9.1 Ownership of Outlots. Each Owner of a Lot shall own a percentage interest in the Outlots as a tenant in common with all other Lot Owners. The interest of each Lot Owner is calculated as a fraction equal to 1 divided by the number of Lots. Initially, the interest is 1/37. The Outlot ownership interest shall be appurtenant to ownership

of a Lot and may not be transferred separately from the Lot to which it pertains. Thus, each Lot Owner shall be responsible for 1/37th of the maintenance costs of the Outlots, which will be handled through the Homeowners Association.

9.2 Outlot Maintenance. Maintenance of Outlots includes, but is not limited to, perpetual maintenance of all privately-owned storm water management basins, storm sewer, ditches, and swales, and other privately-owned improvements including the monument entrance sign(s). Maintenance shall include any mowing, trimming, pruning, clearing necessary to ensure proper functioning of drainage basins and proper aesthetics as determined by the Committee. Should the Association fail to maintain the landscaping as required herein, the Village may take remedial action and assess a special charge as allowed.

9.3 Damage or Destruction of Outlots. In the event any Outlot is damaged or destroyed by a Lot Owner or any of his or her guests, tenants, licensees, agents or member of his or her family, such Lot Owner does hereby authorize the Association to repair said damaged area; the Association shall repair said damaged area in a good workmanlike manner in conformance with the original plans and specifications of the area involved, or as the area may have been modified or altered subsequently by the Association in the discretion of the Association. The amount necessary for such repairs shall become a Special Assessment upon the Lot of said Owner.

9.4 Wetland and Primary Environmental Corridor (PEC) Preservation. Wetlands and the Primary Environmental Corridor depicted on the Subdivision Plat within Outlot 6 are to be preserved and protected from development and any uses or activities that would damage or destroy the natural resource features, wildlife and associated habitat therein, including but not limited to, the unnecessary removal of trees or other vegetation, the use of motorized vehicles, recreational hunting, etc.

Executed this ____ day of _____, 2019.

Harvest Hills Subdivision, LLC

By: _____
Shari Waggoner, Member

State of Wisconsin)
) ss.
County of Washington)

Personally came before me this _____ day of _____, 2019, the above-named Shari Waggoner, Member, to me known to be the persons who executed the foregoing instrument and acknowledge the same.

Notary Public, Washington County, Wisconsin
My Commission: _____



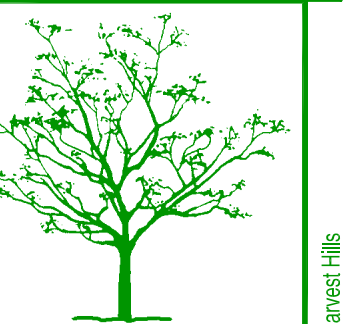
landscape
development by
Michael Seaman,
PLA

Sheet 1
of 2

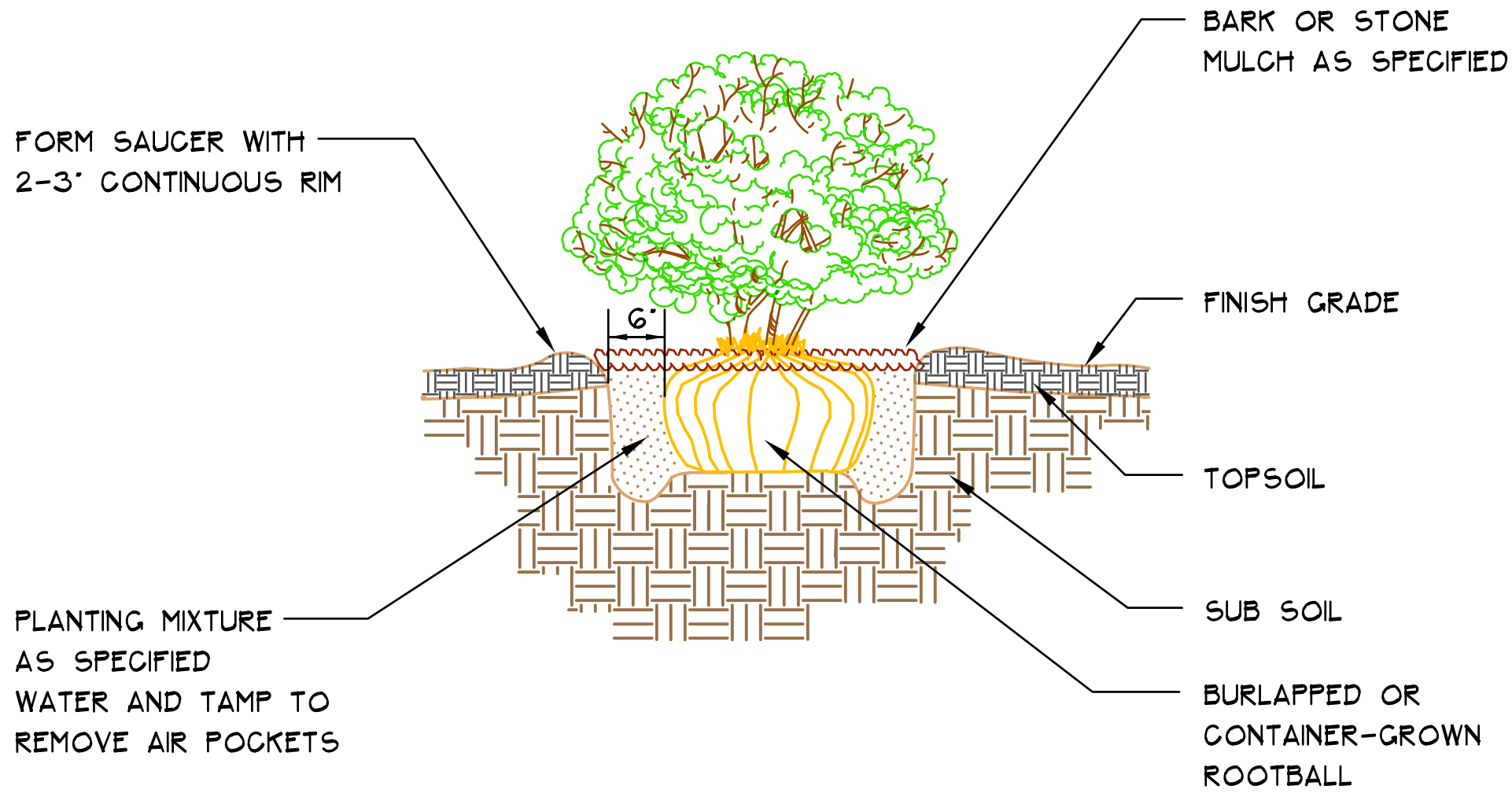
Date: 6/20/18
Revision: 6/21/18
7/23/18



Scale: 1" = 100'-0"



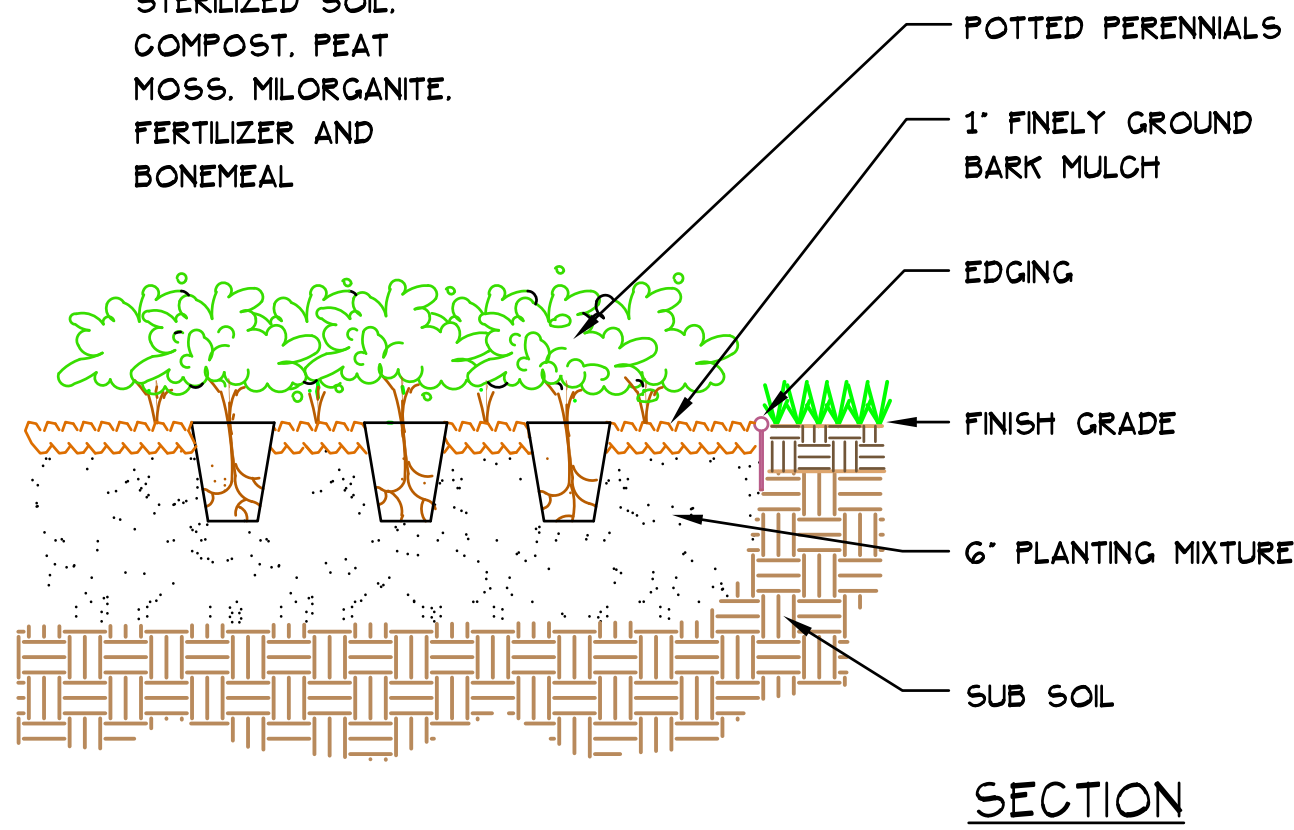
PLANT SHALL BEAR SAME RELATIONSHIP TO FINISHED GRADE AS IT BORE TO PREVIOUS EXISTING GRADE EXCEPT AS SPECIFIED



SHRUB PLANTING

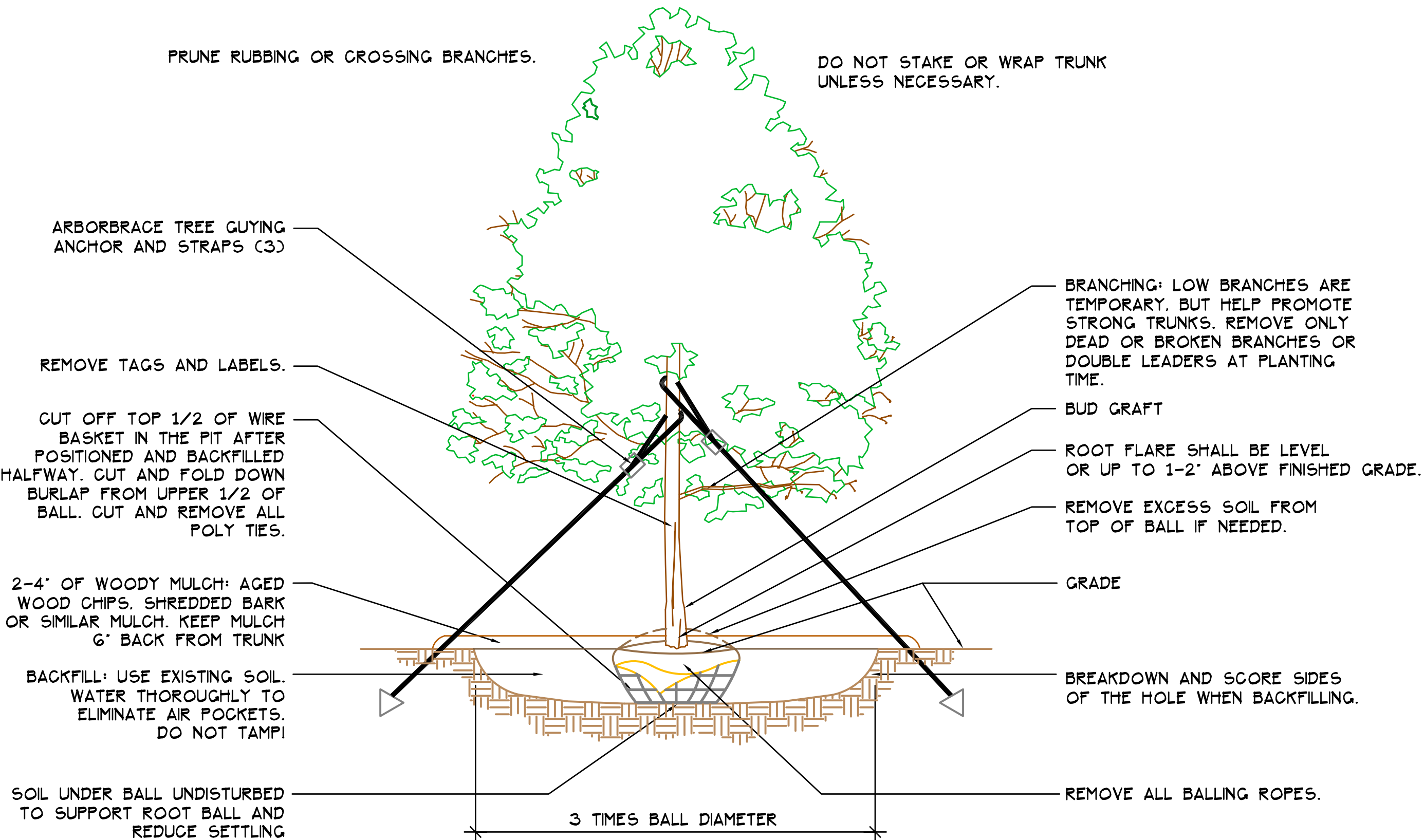
Scale: Not To Scale

PLANTING MIXTURE:
STERILIZED SOIL,
COMPOST, PEAT
MOSS, MILORGANITE,
FERTILIZER AND
BONEMEAL



PERENNIAL PLANTING

Scale: Not To Scale



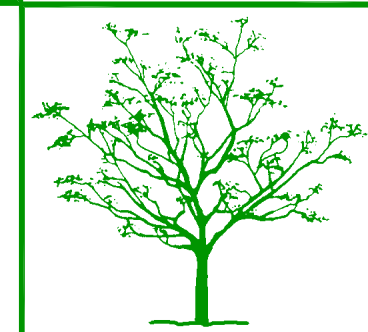
TREE PLANTING

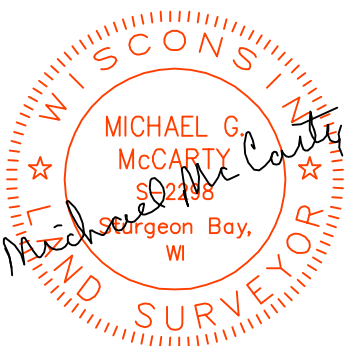
Scale: Not To scale

Notes:

- The contractor is required to notify Diggers Hotline (811 or 800-242-8511) to have site marked at least 2 business days prior to digging.
- Contractor is required to confirm all plant quantities shown on Plant & Material List and landscape planting symbols and list any inconsistencies/concerns to Landscape Architect.
- Plantings must comply with standards as defined in American Standard of Nursery Stock - Z60.1 ANSI. The Landscape Architect reserves the right to inspect, and potentially reject any plants that are inferior, compromised, undersized, and diseased, improperly transported, installed incorrectly or damaged. Any potential plant substitutions that are "B Grade" or "Park Grade" plant material must be approved by Landscape Architect.
- Plantings must be planted as per sizes indicated on Plant & Material Schedule, unless approved by Landscape Architect. Any deviations to sizes shown on plan must be submitted in writing to the Landscape Architect prior to installation.
- Plantings are to be watered comprehensively at the time of planting, through construction and upon completion of project as required.
- Topsoil ought to be placed to within 3" of finish grade by general / grading contractor during rough grading procedures. All parking lot islands if (applicable) to be backfilled with topsoil to a minimum depth of 18" and crown all planting islands and beds a minimum of 6" to allow proper drainage (unless otherwise specified).
- Mulching: All tree and shrub planting beds to receive a 3" deep layer of shredded hardwood bark mulch.
- Mulching: perennial planting areas (groupings) shall receive a 3" layer of shredded hardwood bark mulch, and groundcover areas a 1-2" layer of the same mulch.
- Manual Edging: All planting beds will be bordered with a 3" deep spade edge using a flat landscape spade or a mechanical edger. A clean definition between landscape beds and lawn is required, Bed lines are to be cut crisp, smooth.
- Plant bed amendment composition: All perennial, groundcover and annual areas are required to receive a blend of soil amendments before installation consisting of mushroom compost.
- Seeded areas: remove/kill off any existing unwanted vegetation prior to seeding. Formulate the topsoil (if adequate or provide as in item #6 above) and seed bed by removing all surface stones 1" or larger. Erosion control actions are to be used in swales and on slopes in excess of 1:3 and where applicable as seen in () Drawings. Means of installation may differ and are at the discretion of the Landscape Contractor on his/her responsibility to establish and warranty a smooth, uniform, quality turf.
- The Landscape Contractor is accountable for the watering and maintenance of all landscape areas for a period of 60 days after the substantial completion of the landscape installation. This shall include all trees, shrubs, evergreens, perennials, ornamental grasses, turf grass, no-mow grass, and native prairie seed. Work also includes weeding, edging, mulching fertilizing, and trimming, sweeping up grass clippings, pruning and deadheading.
- Project Completion: Landscape Contractor is accountable to conduct a final review of the project, upon completion, with the Landscape Architect, Client or Owner / Client Representative.
- All trees to be tagged with name and tree number (i.e. if 10 Autumn Blaze Maples, should be labeled as "Autumn Blaze Maple #1" and so on through 10) with three pictures taken of each tree (one picture showing tag, one picture showing actual caliper size with measuring tool, and one picture showing the entire tree from top of canopy to root flare of trunk). All the pictures to be submitted to Landscape Architect for approval. Landscape Architect has the right to reject any tree(s) that, in their opinion, do not match specified requirements.
- All tree tags with name and tree number to remain on tree and the location of each noted on an as-built drawing that is to be submitted to the Landscape Architect for final walk through approval. Landscape Architect has the right to reject any trees post-install that, in their opinion, do not match specified requirements, were not submitted for approval, or show damage as a result of installation. Landscape Contractor shall replace any rejected trees at no additional expense to the owner.
- Street trees to be spaced 50' O.C. in ROW
- Street trees to be field located and possibly moved if located in wooded areas.

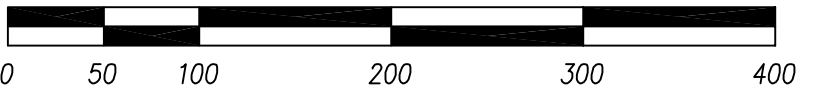
Plant Key	Qty	Botanical Name	Common Name	Size	Root	Specifications/Notes
Deciduous Trees						
ABM	16	Acer x freemanii 'Autumn Fantasy'	Autumn Fantasy Maple	2" CAL	BB	Evenly Shaped Tree, No Trunk Scars, Single Leader
GSM	16	Acer saccharum 'Green Mountain'	Green Mountain Sugar Maple	2" CAL	BB	Evenly Shaped Tree, No Trunk Scars, Single Leader
RSM	16	Celtis occidentalis	Hackberry	2" CAL	BB	Evenly Shaped Tree, No Trunk Scars, Single Leader
BO	14	Quercus macrocarpa	Bur Oak	2" CAL	BB	Evenly Shaped Tree, No Trunk Scars, Single Leader
RO	14	Quercus rubra	Red Oak	2" CAL	BB	Evenly Shaped Tree, No Trunk Scars, Single Leader
SWO	14	Quercus bicolor	Swamp White Oak	2" CAL	BB	Evenly Shaped Tree, No Trunk Scars, Single Leader
AE	18	Ulmus x 'Accolade'	Accolade Elm	2" CAL	BB	Evenly Shaped Tree, No Trunk Scars, Single Leader
VFE	18	Ulmus 'Morton Glossy'	Triumph Elm	2" CAL	BB	Evenly Shaped Tree, No Trunk Scars, Single Leader
SLH	20	Gleditsia tricanthos 'Skyline'	Skyline Honeylocust	2" CAL	BB	Evenly Shaped Tree, No Trunk Scars, Single Leader
SMH	20	Gleditsia tricanthos 'Shademaster'	Shademaster Honeylocust	2" CAL	BB	Evenly Shaped Tree, No Trunk Scars, Single Leader
KCC	14	Gymnocladus dioica 'Espresso'	Espresso Kentucky Coffee Tree	2" CAL	BB	Evenly Shaped Tree, No Trunk Scars, Single Leader
GMV	12	Ginkgo 'male variety'	Ginkgo	2" CAL	BB	Evenly Shaped Tree, No Trunk Scars, Single Leader
ELP	16	Platanus acerifolia 'Morton Circle'	Exclamation London Planetree	2" CAL	BB	Evenly Shaped Tree, No Trunk Scars, Single Leader
Deciduous Shrubs						
DFG	5	Fothergilla gardenii	Dwarf Fothergilla	#5	CONT	Full, Well Rooted Plant, Evenly Spaced
Perennials						
PDS	7	Sporobolus heterolepis	Prairie Dropseed Grass	#1	CONT	Full, Well Rooted Plant
KFG	8	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Grass	#1	CONT	Full, Well Rooted Plant
PMD	12	Hemerocallis 'Pardon Me'	Pardon Me Daylily	#1	CONT	Full, Well Rooted Plant
GBD	6	Hemerocallis 'Going Bananas'	Going Bananas Daylily	#1	CONT	Full, Well Rooted Plant





PRELIMINARY PLAT
HARVEST HILLS

LOCATED IN:
THE NW 1/4 OF THE NE 1/4, THE SW 1/4 OF THE NE 1/4,
AND THE SE 1/4 OF THE NW 1/4
ALL IN:
SECTION 24, TOWNSHIP 9 NORTH, RANGE 20 EAST,
VILLAGE OF GERMANTOWN,
WASHINGTON COUNTY,
WISCONSIN.



- SOIL BORING
- WASHINGTON COUNTY MONUMENT (6"x6" CONCRETE W/ BRASS CAP)
- FOUND 1.27" STEEL PIPE

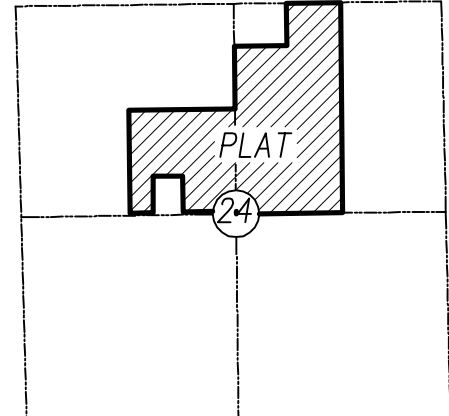
OWNER:
TOP LEAF DEVELOPMENT LLC
SHARI WAGGONER, PRESIDENT
3855 HAWKS RIDGE DR
HUBERTUS, WI 53033

SURVEYOR/ENGINEER:
BAUDJUN SURVEYING & ENGINEERING
312 N. 5TH AVENUE
STURGEON BAY, WI 54235

OBJECTING AUTHORITIES:
DEPARTMENT OF ADMINISTRATION
WASHINGTON COUNTY

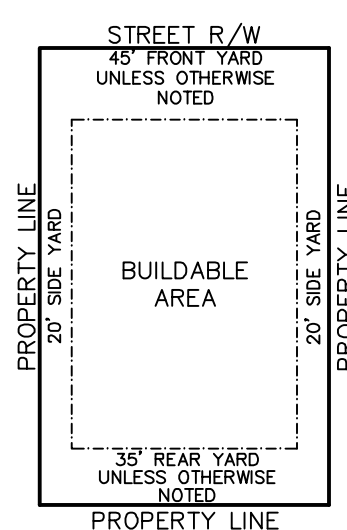
APPROVING AUTHORITIES:
VILLAGE OF GERMANTOWN

LOCATION SKETCH
SECTION 24-9-20
SCALE: 1" = 2000'



BEARINGS ARE BASED ON THE WISCONSIN STATE
PLANE COORDINATE SYSTEM GRID, SOUTH ZONE, AND
THE WEST LINE OF THE NE 1/4 OF SECTION 24
(ASSUMED N 01°46'35" W)

TYPICAL
SUBDIVISION LOT
(RS-3 ZONING)



ALL LOTS SHALL HAVE AN EQUAL INTEREST IN THE OWNERSHIP
OF ALL OUTLOTS.

THIS PRELIMINARY PLAT COMPLIES WITH THE LAND DIVISION
ORDINANCE OF THE VILLAGE OF GERMANTOWN.

PLAT ZONING - R-3 Single-Family Residential District

Unplatted Lands
GERMANTOWN ACQUISITIONS LLC

I CERTIFY THAT THIS PRELIMINARY PLAT IS A CORRECT REPRESENTATION OF ALL EXISTING
LAND DIVISIONS AND FEATURES AND THAT IT FULLY COMPLIES WITH THE PROVISION OF
CHAPTER 18 OF THE VILLAGE OF GERMANTOWN ORDINANCES AND CHAPTER 236 OF THE
WISCONSIN STATUTES.



PRELIMINARY PLAT
HARVEST HILLS

LOCATED IN:
THE NW 1/4 OF THE NE 1/4, THE SW 1/4 OF THE NE 1/4,
AND THE SE 1/4 OF THE NW 1/4
ALL IN:
SECTION 24, TOWNSHIP 9 NORTH, RANGE 20 EAST,
VILLAGE OF GERMANTOWN,
WASHINGTON COUNTY,
WISCONSIN.



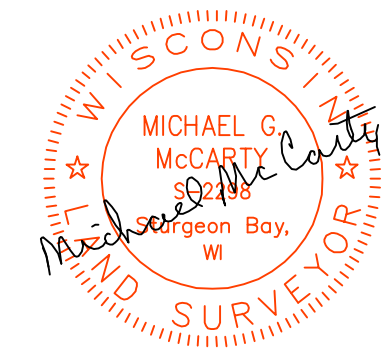
- SOIL BORING
- WASHINGTON COUNTY MONUMENT
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OWNER:
TOP LEAF DEVELOPMENT LLC
SHARI WAGGONER, PRESIDENT
3855 HAWKS RIDGE DR
HUBERTUS, WI 53033

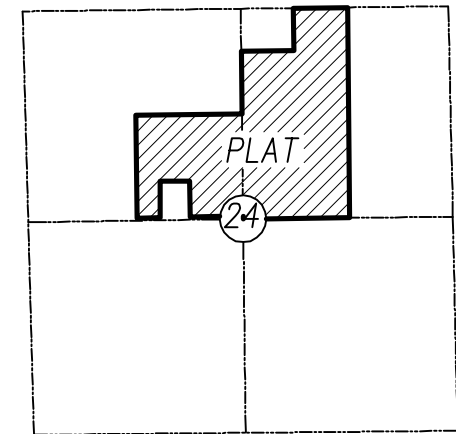
SURVEYOR/ENGINEER:
BAUDJUN SURVEYING & ENGINEERING
312 N. 5TH AVENUE
STURGEON BAY, WI 54235

OBJECTING AUTHORITIES:
DEPARTMENT OF ADMINISTRATION
WASHINGTON COUNTY

APPROVING AUTHORITIES:
VILLAGE OF GERMANTOWN

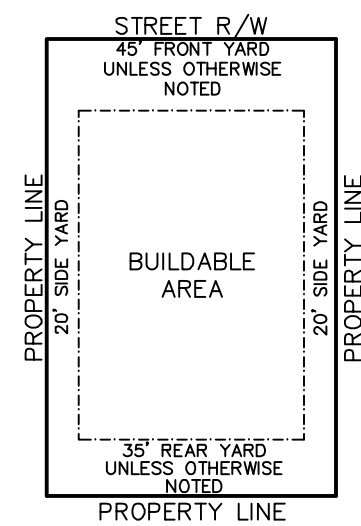


LOCATION SKETCH
SECTION 24-9-20
SCALE: 1" = 2000'



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(ASSUMED N 01°46'35" W)

TYPICAL
SUBDIVISION LOT
(RS-3 ZONING)



ALL LOTS SHALL HAVE AN EQUAL INTEREST IN THE OWNERSHIP
OF ALL OUTLOTS.

THIS PRELIMINARY PLAT COMPLIES WITH THE LAND DIVISION
ORDINANCE OF THE VILLAGE OF GERMANTOWN.

A-2 Agricultural District
Lot 1
C.S.M. No. 4134

A-2 Agricultural District
Lot 2
C.S.M. No. 5785

Rs-3 Single-Family Residential District
Lot 1
C.S.M. No. 3297

Rs-1
Lot 1
C.S.M. No. 4743

Rs-1 Single-Family Residential District
Parcel A
C.S.M. No. 397

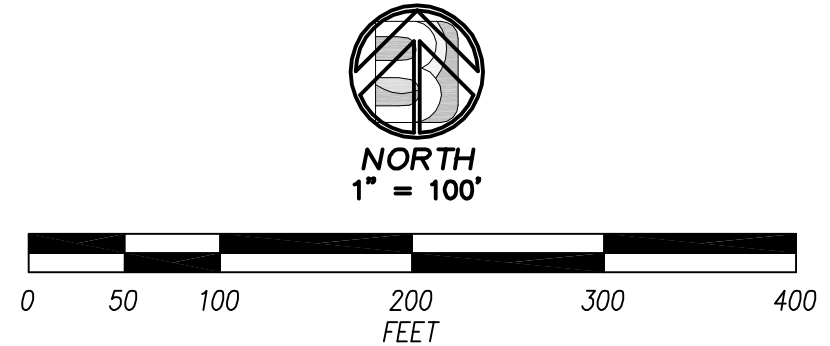
Rs-2 Single-Family Residential District
Lot 7

Forest Heights North
Block 3



PRELIMINARY PLAT
HARVEST HILLS

LOCATED IN:
THE NW 1/4 OF THE NE 1/4, THE SW 1/4 OF THE NE 1/4,
AND THE SE 1/4 OF THE NW 1/4
ALL IN:
SECTION 24, TOWNSHIP 9 NORTH, RANGE 20 EAST,
VILLAGE OF GERMANTOWN,
WASHINGTON COUNTY,
WISCONSIN.



- ⊠ - SOIL BORING
- ⊙ - WASHINGTON COUNTY MONUMENT
(6"x6" CONCRETE W/ BRASS CAP)
- - FOUND 1.27" STEEL PIPE

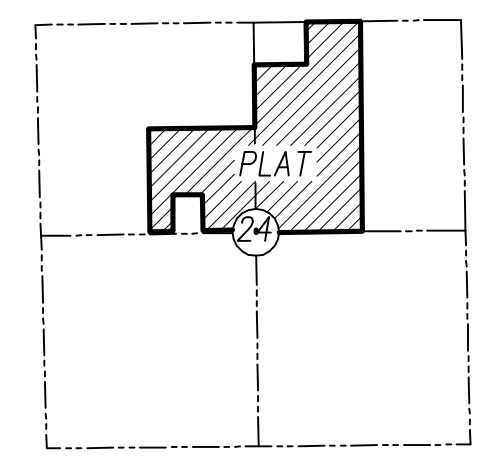
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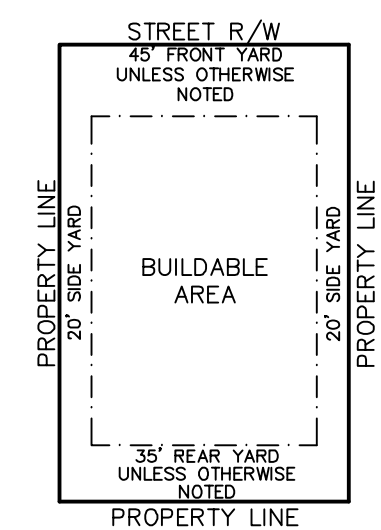
APPROVING AUTHORITIES:
VILLAGE OF GERMANTOWN

LOCATION SKETCH
SECTION 24-9-20
SCALE: 1" = 2000'



BEARINGS ARE BASED ON THE WISCONSIN STATE
PLANE COORDINATE SYSTEM GRID, SOUTH ZONE, AND
THE WEST LINE OF THE NE 1/4 OF SECTION 24
(ASSUMED N 01°46'35" W)

TYPICAL
SUBDIVISION LOT
(RS-3 ZONING)



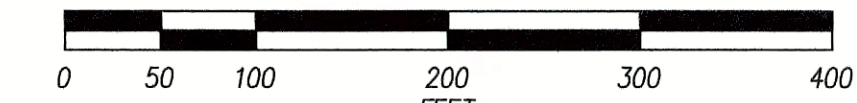
ALL LOTS SHALL HAVE AN EQUAL INTEREST IN THE OWNERSHIP
OF ALL OUTLOTS.

THIS PRELIMINARY PLAT COMPLIES WITH THE LAND DIVISION
ORDINANCE OF THE VILLAGE OF GERMANTOWN.

HARVEST HILLS

NE Corner -
24-9-20
(Conc. Mon.
w/ Brass Cap)
N 49333.80
E 251922.16

BEING:
PARCEL 1 OF C.S.M. NO. 3641,
WASHINGTON COUNTY RECORDS
AND:
THE SW 1/4 OF THE NE 1/4
AND PART OF:
THE NW 1/4 OF THE NE 1/4
ALL IN:
SECTION 24, TOWNSHIP 9 NORTH, RANGE 20 EAST,
VILLAGE OF GERMANTOWN,
WASHINGTON COUNTY,
WISCONSIN.



- - WASHINGTON COUNTY MONUMENT
(6"x6" CONCRETE W/ BRASS CAP)
- - FOUND 1.27" STEEL PIPE
- - 1.27" OD X 18" REINFORCING
BAR, 4.303 LB / LIN FT., SET
ALL OTHER LOT AND OUTLOT CORNERS
1.37"OD X 18" STEEL PIPE,
1.68LB / LIN FT., SET

NOTE:
ALL DIMENSIONS MEASURED TO THE NEAREST
HUNDRETH OF A FOOT; ALL ANGLES MEASURED TO
THE NEAREST FIVE SECONDS AND COMPUTED TO
THE NEAREST SECOND.

UTILITY EASEMENT:
NO POLES OR BURIED CABLES ARE TO BE PLACED
SUCH THAT THE INSTALLATION WOULD DISTURB
ANY SURVEY STAKE OR OBSTRUCT VISION ALONG
ANY LOT LINE OR STREET LINE. THE DISTURBANCE
OF A SURVEY STAKE BY ANYONE IS A VIOLATION
OF S. 236.32, WIS. STATS. UTILITY EASEMENTS AS
HEREIN SET FORTH ARE FOR THE USE OF PUBLIC
BODIES AND PRIVATE PUBLIC UTILITIES HAVING THE
RIGHT TO SERVE THE AREA.

OUTLOT RESTRICTION:
THE CONSTRUCTION OF BUILDINGS FOR HUMAN
HABITATION OR THE INSTALLATION OF SOIL
ABSORPTION SYSTEMS IN ALL OUTLOTS IN THIS
PLAT IS PROHIBITED.

DRAINAGE EASEMENTS:
THE VILLAGE OF GERMANTOWN IS HEREBY
GRANTED ACCESS FOR STORMWATER MAINTENANCE
PURPOSES VIA ALL OUTLOTS, BUT IS NOT
RESPONSIBLE TO PERFORM THE MAINTENANCE.

LOTS 1 - 37 SHALL HAVE AN EQUAL INTEREST
IN THE OWNERSHIP OF ALL OUTLOTS.

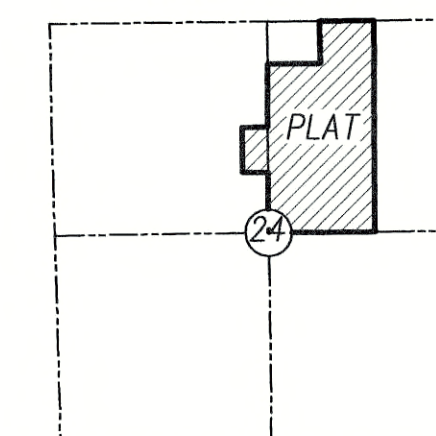
25 FEET OF SEPARATION SHALL BE MAINTAINED
BETWEEN PRIVATE WELLS AND STORMWATER
PONDS.

PLAT ZONING - RS-3 SINGLE-FAMILY RESIDENTIAL
DISTRICT.

ALL WETLANDS HAVE A 25' BUILDING/GRADING
SETBACK.

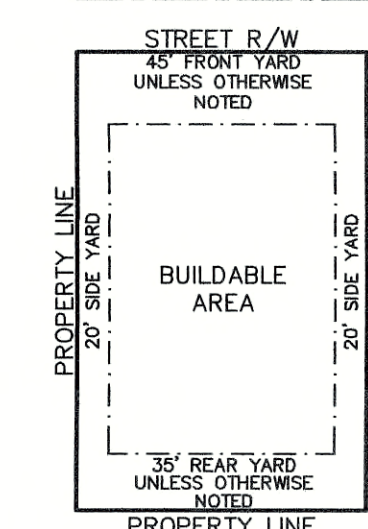
SURVEYOR:
BAUDHUIN SURVEYING & ENGINEERING
312 N. 5th AVENUE
STURGEON BAY, WI 54235
(920)743-6211

LOCATION SKETCH
SECTION 24-9-20
SCALE: 1" = 2000'



BEARINGS ARE BASED ON THE WISCONSIN STATE
PLANE COORDINATE SYSTEM GRID, SOUTH ZONE, AND
THE WEST LINE OF THE NE 1/4 OF SECTION 24
(ASSUMED N 01°46'35" W)

TYPICAL
SUBDIVISION LOT
(RS-3 ZONING)

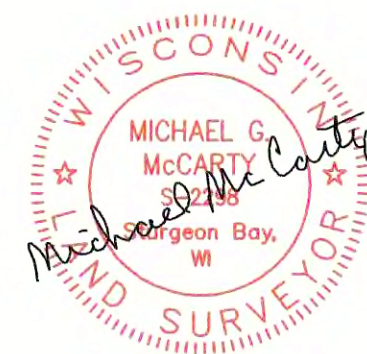
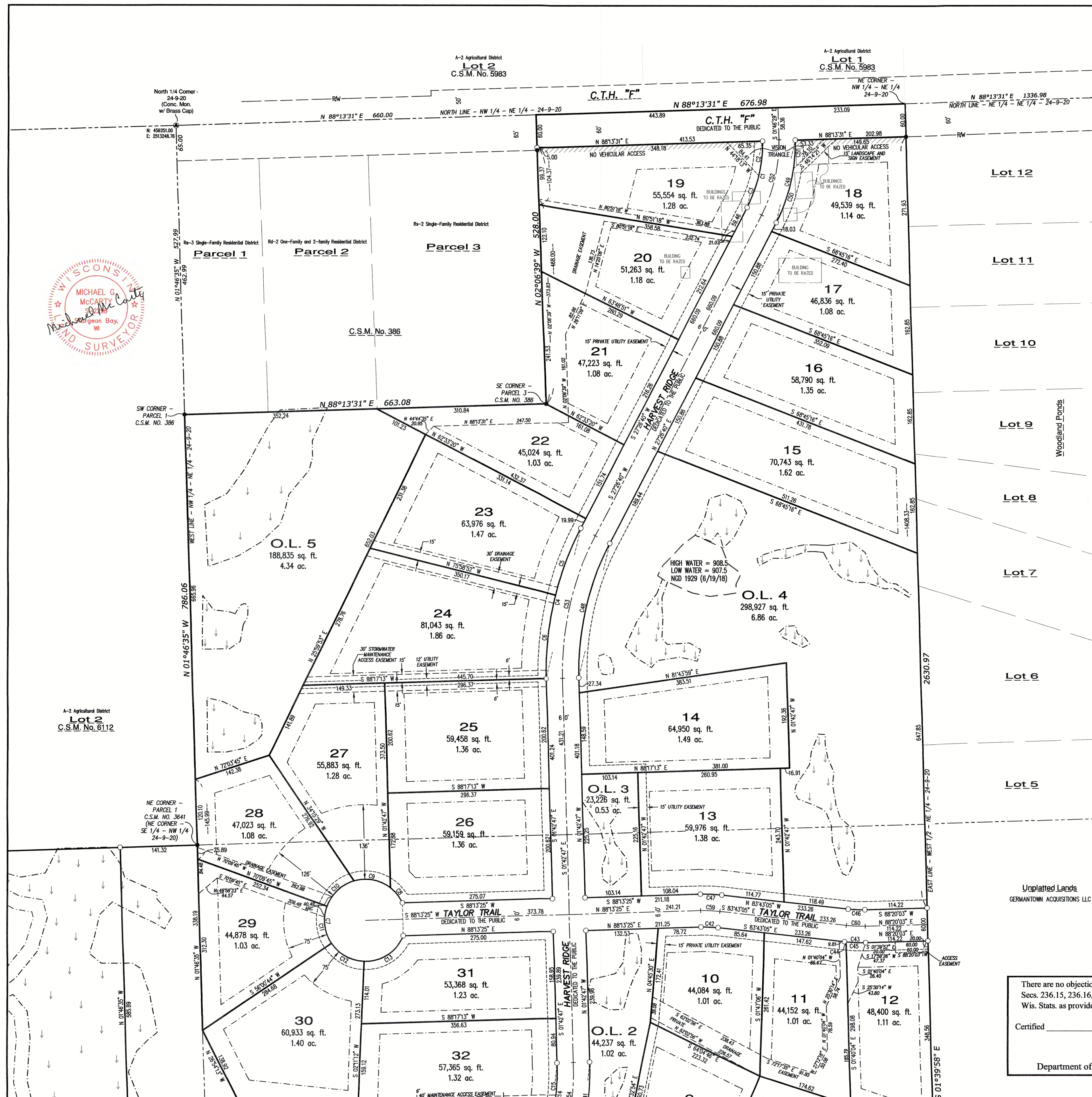
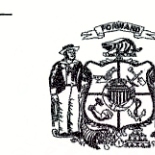


Unplatted Lands
GERMANTOWN ACQUISITIONS LLC

There are no objections to this plat with respect to
Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2),
Wis. Stats. as provided by s. 236.12, Wis. Stats.

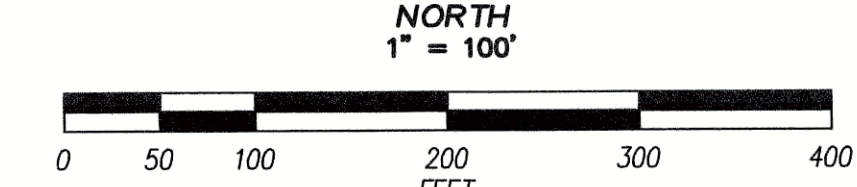
Certified _____, 20__

Department of Administration



HARVEST HILLS

BEING:
PARCEL 1 OF C.S.M. NO. 3641,
WASHINGTON COUNTY RECORDS
AND:
THE SW 1/4 OF THE NE 1/4
AND PART OF:
THE NW 1/4 OF THE NE 1/4
ALL IN:
SECTION 24, TOWNSHIP 9 NORTH, RANGE 20 EAST,
VILLAGE OF GERMANTOWN,
WASHINGTON COUNTY,
WISCONSIN



● - WASHINGTON COUNTY MONUMENT
(6"x6" CONCRETE W/ BRASS CAP)

● - FOUND 1.27" STEEL PIPE

○ - 1.27" OD X 18" REINFORCING
BAR, 4.303 LB / LIN FT., SET

ALL OTHER LOT AND OUTLOT CORNERS
1.37"OD X 18" STEEL PIPE,
1.68LB / LIN FT., SET

NOTE:
ALL DIMENSIONS MEASURED TO THE NEAREST
HUNDRETH OF A FOOT; ALL ANGLES MEASURED TO
THE NEAREST FIVE SECONDS AND COMPUTED TO
THE NEAREST SECOND.

UTILITY EASEMENT:
NO POLES OR BURIED CABLES ARE TO BE PLACED
SUCH THAT THE INSTALLATION WOULD DISTURB
ANY SURVEY STAKE OR OBSTRUCT VISION ALONG
ANY LOT LINE OR STREET LINE. THE DISTURBANCE
OF A SURVEY STAKE BY ANYONE IS A VIOLATION
OF S. 236.32, WIS. STATS. UTILITY EASEMENTS AS
HEREIN SET FORTH ARE FOR THE USE OF PUBLIC
BODIES AND PRIVATE PUBLIC UTILITIES HAVING THE
RIGHT TO SERVE THE AREA.

OUTLOT RESTRICTION:
THE CONSTRUCTION OF BUILDINGS FOR HUMAN
HABITATION OR THE INSTALLATION OF SOIL
ABSORPTION SYSTEMS IN ALL OUTLOTS IN THIS
PLAT IS PROHIBITED.

DRAINAGE EASEMENTS:
THE VILLAGE OF GERMANTOWN IS HEREBY
GRANTED ACCESS FOR STORMWATER MAINTENANCE
PURPOSES VIA ALL OUTLOTS, BUT IS NOT
RESPONSIBLE TO PERFORM THE MAINTENANCE.

LOTS 1 - 37 SHALL HAVE AN EQUAL INTEREST
IN THE OWNERSHIP OF ALL OUTLOTS.

25 FEET OF SEPARATION SHALL BE MAINTAINED
BETWEEN PRIVATE WELLS AND STORMWATER
PONDS.

PLAT ZONING - RS-3 SINGLE-FAMILY RESIDENTIAL
DISTRICT.

ALL WETLANDS HAVE A 25' BUILDING/GRADING
SETBACK.

SURVEYOR:
BAUDHUIN SURVEYING & ENGINEERING
312 N. 5th AVENUE
STURGEON BAY, WI 54235
(920)743-8211

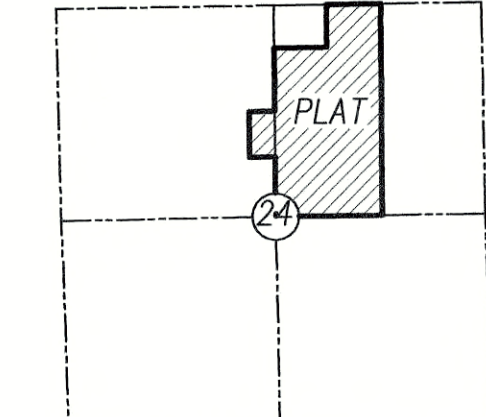
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Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2),
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Certified _____, 20____

Department of Administration

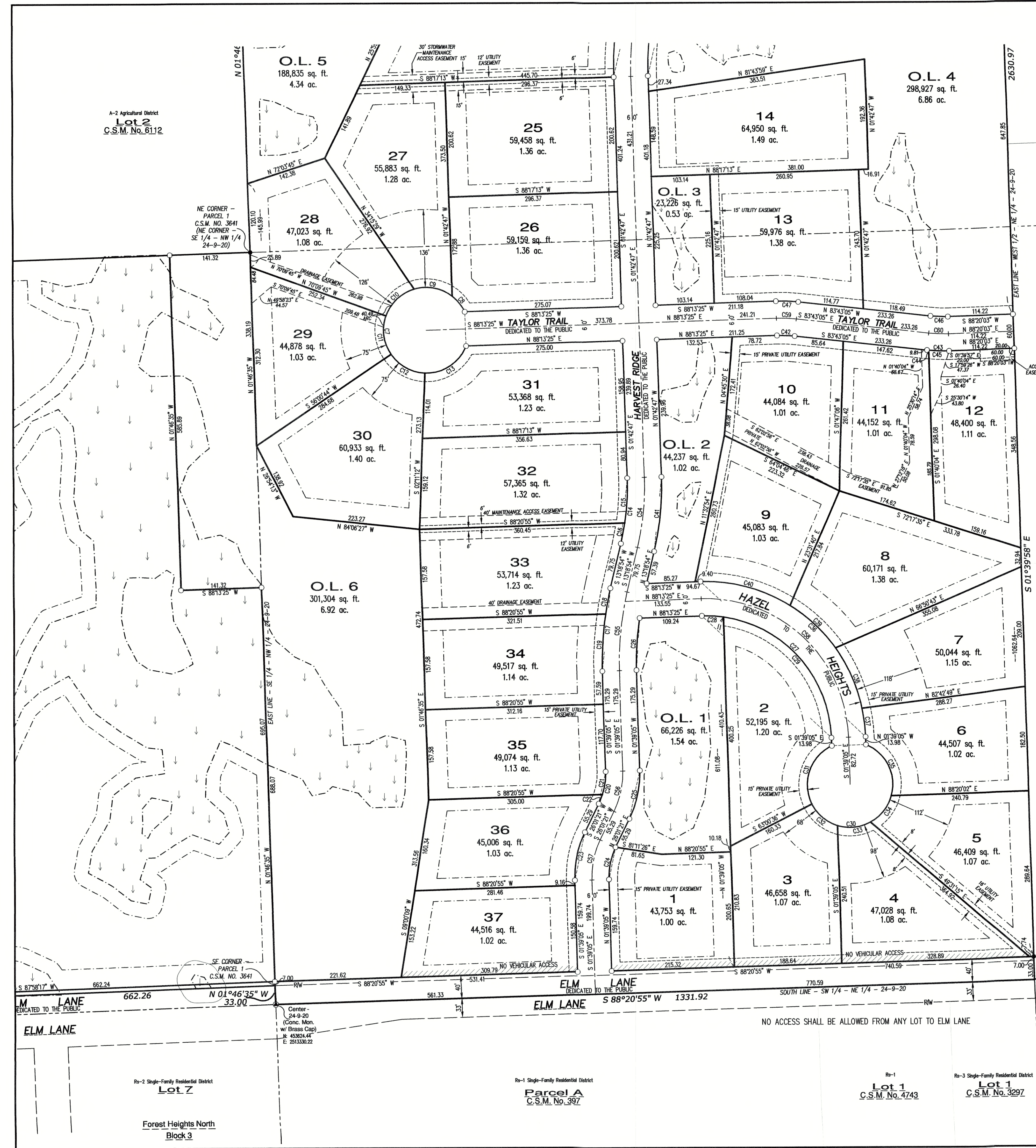
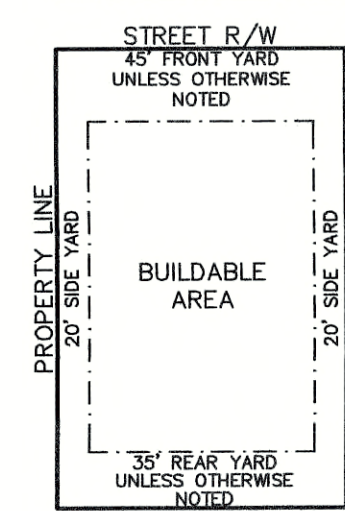
A-2 Agricultural District
Lot 1
C.S.M. No. 4134

SECTION 24-9-20
SCALE: 1" = 2000'



BEARINGS ARE BASED ON THE WISCONSIN STATE
PLANE COORDINATE SYSTEM GRID, SOUTH ZONE, AND
THE WEST LINE OF THE NE 1/4 OF SECTION 24
(ASSUMED N 01°46'35" W)

TYPICAL
SUBDIVISION LOT
(RS-3 ZONING)



A-2 Agricultural District
Lot 2
C.S.M. No. 6112

NE CORNER -
PARCEL 1
C.S.M. NO. 3641
(NE CORNER
SE 1/4 - NW 1/4
24-9-20)

O.L. 6
301,304 sq. ft.
6.92 ac.

O.L. 4
298,927 sq. ft.
6.86 ac.

Lot 6

Lot 5

Unplatted Lands
GERMANTOWN ACQUISITIONS LLC



Re-2 Single-Family Residential District
Lot 7

Forest Heights North
Block 3

Re-1 Single-Family Residential District
Parcel A
C.S.M. No. 397

Re-1
Lot 1
C.S.M. No. 4743

Re-3 Single-Family Residential District
Lot 1
C.S.M. No. 3297

A-2 Agricultural District
Lot 2
C.S.M. No. 5795

HARVEST HILLS

BEING:
PARCEL 1 OF C.S.M. NO. 3641,
WASHINGTON COUNTY RECORDS
AND:
THE SW 1/4 OF THE NE 1/4
AND PART OF:
THE NW 1/4 OF THE NE 1/4
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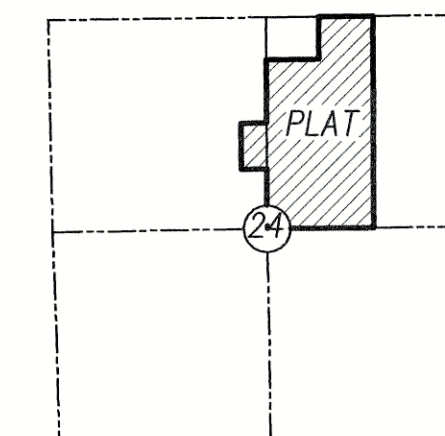
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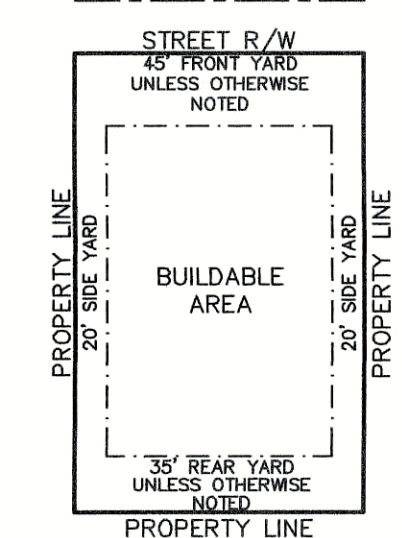
SURVEYOR:
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STURGEON BAY, WI 54235
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LOCATION SKETCH
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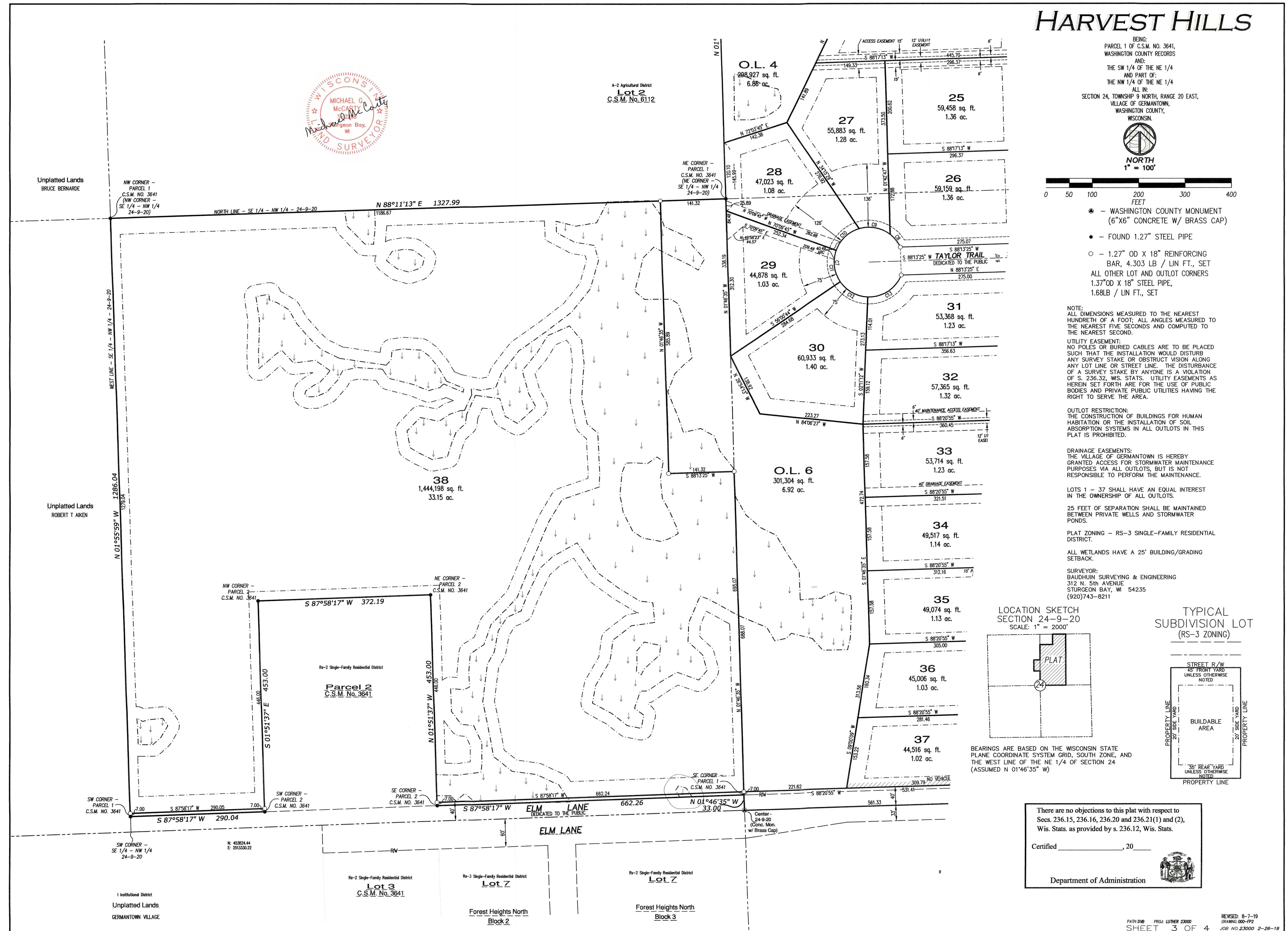
TYPICAL
SUBDIVISION LOT
(RS-3 ZONING)



There are no objections to this plat with respect to
Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2),
Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20__

Department of Administration



Surveyors Certificate:

I, Michael G. Mc Carty, Professional land surveyor for Baudhuin Surveying & Engineering, do hereby certify:

That in full compliance with the provisions of Chapter 236 of the Wisconsin Statutes and the subdivision regulations of the Village of Germantown, Washington County, and under the direction of Top Leaf Development, LLC, I have surveyed, divided, and mapped Harvest Hills; that such plat correctly represents all exterior boundaries and the subdivision of the land surveyed; and that this land is : a parcel being Parcel 1 of C.S.M No. 3641, Washington County Records, and the SW 1/4 of the NE 1/4, and part of the NW 1/4 of the NE 1/4, all in Section 24, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin. More particularly described as follows

Commencing at the SE corner of said Parcel 1 of C.S.M. No. 3641, said corner being at the intersection of the east line of the SE 1/4 of the NW 1/4 of said Section 24-9-20 and the northerly right of way line of Elm Lane, and the point of beginning of lands to be described; thence S. 87°58'17" W., 662.26 along the southerly line of said Parcel 1 (northerly right of way line of Elm Lane) to the SE corner of Parcel 2 of said C.S.M. No. 3641; thence around the perimeter of said Parcel 2 as follows: N. 01°51'37" W., 453.00 feet to the NE corner of said Parcel 2; thence S. 87°58'17" W., 372.19 feet to the NW corner of said Parcel 2; thence S. 01°51'37" E., 453.00 feet to the SW corner of said Parcel 2; thence leaving said perimeter, S. 87°58'17" W., 290.04 feet along the aforementioned southerly line of said Parcel 1 to the SW corner of said Parcel 1, said corner being on the west line of the SE 1/4 of the NW 1/4 of said Section 24-9-20; thence N. 01°55'59" W., 1286.04 feet along the westerly line of said Parcel 1, said line also being the aforementioned west line of the SE 1/4 of the NW 1/4 of said Section 24-9-20 to the NW corner of said Parcel 1, said corner also being the NW corner of the SE 1/4 of the NW 1/4 of said Section 24-9-20; thence N. 88°11'13" E., 1327.99 feet along the northerly line of said Parcel 1, said line also being the north line of the SE 1/4 of the NW 1/4 of said Section 24-9-20 to the NE corner of said Parcel 1, said corner also being the NE corner of the SE 1/4 of the NW 1/4 of said Section 24-9-20; thence N. 01°46'35" W., 786.06 feet along the west line of the NW 1/4 of the NE 1/4 of said Section 24-9-20 to the SW corner of Parcel 1 of C.S.M. No. 386, Washington County Records; thence N. 88°13'31" E., 663.08 feet along the southerly line of said C.S.M. No. 386 to the SE corner of Parcel 3 of said C.S.M. No. 386; thence N. 02°06'39" W., 528.00 feet along the easterly line of said Parcel 3 to the north line of the NW 1/4 of the NE 1/4 of said Section 24-9-20, said line also being the centerline of C.T.H. 'F'; thence N. 88°13'31" E., 676.98 feet along said north line (centerline) to the NE corner of the NW 1/4 of the NE 1/4 of said Section 24-9-20; thence S. 01°39'58" E., 2630.97 feet along the east line of the West 1/2 of the NE 1/4 of said Section 24-9-20 to the SE corner of the SW 1/4 of the NE 1/4 of said Section 24-9-20, said corner also being on the centerline of Elm Lane; thence S. 88°20'55" W., 1331.92 feet along the south line of the SW 1/4 of the NE 1/4 of said Section 24-9-20 (centerline of Elm Lane) to the Center of said Section 24-9-20; thence N. 01°46'35" W., 33.00 feet along the aforementioned east line of the SE 1/4 of the NW 1/4 of said Section 24-9-20 to the point of beginning.

Said parcel contains 107.74 acres and is subject to the rights of the public over those portions previously dedicated for the rights of way of Elm Lane and C.T.H. 'F'.

Dated this 7th day of August, 2019

Michael G. Mc Carty
Registered Land Surveyor-2298



Certificate of Village of Germantown

Resolved, that the plat of Harvest Hills, in the Village of Germantown, which has been filed for approval is hereby approved as required by Chapter 236 for the Wisconsin State Statutes.

I hereby certify that the foregoing is a true and correct copy of a resolution adopted by the Village Board of the Village of Germantown on the day of 20, which actions becomes effective upon receipt of all other reviewing agencies and all conditions of the Village of Germantown approval were satisfied as of the day of 20.

Date

Approved Steven R. Kreklow - Village Administrator

Deanna Braunschweig - Village Clerk

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified, 20

Department of Administration



Corporate Owner Certificate of Dedication

Top Leaf Development, LLC, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said corporation caused the land described on this plat to be surveyed, divided, mapped, and dedicated as represented on this plat.

Top Leaf Development, LLC, does further certify that this plat is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection: Washington County Planning, Conservation and Parks Committee, Village of Germantown, and Department of Administration.

IN WITNESS WHEREOF, the said Top Leaf Development, LLC has caused these present to be signed Shari Waggoner as a Member.

Shari Waggoner Date

STATE OF WISCONSIN
COUNTY) SS

Personally came before me this day of 20, Shari Waggoner as a member of the above named corporation, to me known to be the persons who executed the foregoing instrument, and to me known to be such members of said corporation, and acknowledged that they executed the foregoing instrument.

Notary Public, Wisconsin
My commission expires

Notary Date

CURVE DATA									
LOTS	CURVE	LENGTH	RADIUS	INCL. <	CHORD BEARING	CHORD	TANGENT IN	TANGENT OUT	
19	C1	125.85	250.00	28°50'31"	S13°01'24.5"W	124.52	S01°23'52"E	S27°26'40"W	
19	C2	63.28	250.00	14°30'08"	S05°51'12"W	63.11			
19	C3	62.57	250.00	14°20'23"	S20°16'28.5"W	62.41			
23,24	C4	284.98	560.00	29°09'27"	S12°51'56.5"W	281.92	N01°42'27"W	N27°26'40"E	
23	C5	131.22	560.00	13°25'31"	S20°43'54.5"W	130.92			
24	C6	153.76	560.00	15°43'56"	S06°09'10"W	153.28			
26,27,28,29,30,31	C7	409.51	75.00	312°50'37"	S01°46'35.5"E	60.00	S21°48'06"W	S25°21'17"E	
26	C8	35.55	75.00	27°09'27"	N38°56'00.5"W	35.22			
27	C9	70.46	75.00	53°49'31"	N79°25'29.5"W	67.89			
28	C10	70.46	75.00	53°49'31"	S46°44'59.5"W	67.89			
29	C11	70.46	75.00	53°49'31"	S07°04'31.5"E	67.89			
30	C12	70.46	75.00	53°49'31"	S60°54'02.5"E	67.89			
31	C13	92.13	75.00	70°23'06"	N56°59'39"E	86.45			
32,33	C14	115.41	440.00	15°01'41"	S05°48'03.5"W	115.29	S01°42'47"E	S13°18'54"W	
32	C15	78.62	440.00	10°14'14"	S03°24'19.5"W	78.51			
33	C16	36.79	440.00	4°47'28"	S10°55'10"W	36.78			
33,34	C17	146.28	560.00	14°57'59"	S05°49'54.5"W	145.86	N01°39'05"W	N13°18'54"E	
33	C18	45.75	560.00	4°40'53"	S10°58'27.5"W	45.74			
34	C19	100.53	560.00	10°17'06"	S03°29'28"W	100.39			
35,36	C20	57.96	120.00	27°40'26"	S12°11'09.5"W	57.40	S01°39'05"E	S26°01'21"W	
35	C21	40.66	120.00	19°24'41"	S08°03'15.5"W	40.46			
36	C22	17.30	120.00	8°15'45"	S21°53'28.5"W	17.29			
36	C23	86.94	180.00	27°40'26"	S12°11'08"W	86.10	N01°39'05"W	N26°01'21"E	
1	C24	57.96	120.00	27°40'26"	N12°11'08"E	57.40	N01°39'05"W	N26°01'21"E	
2	C25	86.94	180.00	27°40'26"	N12°11'08"E	86.10	S01°39'05"E	S26°01'21"W	
O.L.1	C26	91.20	500.00	10°27'03"	N03°34'26.5"E	91.07	N01°39'05"W	N08°47'58"E	
O.L.1,2	C27	346.06	220.00	90°07'30"	S46°42'50"E	311.47	N88°13'25"E	S01°39'05"E	
O.L.1	C28	37.97	220.00	9°53'18"	S86°49'56"E	37.92			
2	C29	308.09	220.00	80°14'12"	S41°46'11"E	283.52			
2,3,4,5,6	C30	409.51	75.00	312°50'37"	N88°20'54.5"E	60.00	S68°04'24"E	N64°46'13"E	
2	C31	120.11	75.00	91°45'37"	S18°53'24.5"W	107.68			
3	C32	60.16	75.00	45°57'24"	S49°58'06"E	58.56			
4	C33	60.00	75.00	45°50'12"	N84°08'06"E	58.41			
5	C34	60.00	75.00	45°50'12"	N38°17'54"E	58.41			
6	C35	109.24	75.00	83°27'12"	N26°20'48"W	99.84			
6,7,8,9	C36	440.43	280.00	90°07'30"	N46°42'50"W	396.41	N88°13'25"E	S01°39'05"E	
6	C37	49.83	280.00	10°11'51"	N06°45'00.5"W	49.77			
7	C38	116.48	280.00	23°50'17"	N23°46'04.5"W	115.66			
8	C39	109.46	280.00	22°52'58"	N46°53'12"W	108.77			
9	C40	164.64	280.00	33°41'24"	N74°55'53"W	162.28			
O.L.2	C41	131.15	500.00	15°01'41"	N05°48'03.5"E	130.77	S01°42'47"E	S13°18'54"W	
10	C42	30.94	220.00	8°03'30"	S87°44'50"E	30.92	N88°13'25"E	S83°43'05"E	
11,12	C43	38.84	280.00	7°56'52"	S87°41'31.5"E	38.81	S88°20'03"W	N83°43'05"W	
11	C44	2.81	280.00	0°34'26"	S84°00'19"E	2.81			
12	C45	36.04	280.00	58°58'45"	S87°58'45"E	36.01			
O.L.4	C46	30.52	220.00	7°56'52"	N87°41'31.5"W	30.49	S88°20'03"W	N83°43'05"W	
13	C47	39.38	280.00	8°03'30"	N87°44'50"W	39.35	N88°13'25"E	S83°43'05"E	
O.L.4	C48	254.45	500.00	29°09'27"	N12°51'56.5"E	251.71	N01°42'27"W	N27°26'40"E	
18	C49	156.45	310.00	28°54'54"	N12°58'13"E	154.79	S01°28'14"E	S27°26'40"W	
18	C50	103.93	310.00	19°12'30"	N17°50'25"E	103.44			
18	C51	52.52	310.00	9°42'24"	N03°22'58"E	52.46			
C/L HARVEST RIDGE	C52	142.79	280.00	29°13'08"	S12°50'05.5"W	141.25	S01°46'29"E	S27°26'40"W	
C/L HARVEST RIDGE	C53	269.71	530.00	29°09'27"	S12°51'56"W	266.81	S27°26'40"W	S01°42'27"E	
C/L HARVEST RIDGE	C54	123.28	470.00	15°01'41"	S05°48'03.5"W	122.92	S01°42'27"E	S13°18'54"W	
C/L HARVEST RIDGE	C55	138.44	530.00	14°57'59"	S05°49'54.5"W	138.05	S13°18'54"W	S01°39'05"E	
C/L HARVEST RIDGE	C56	72.44	150.00	27°40'13"	S12°11'08"W	71.74	S01°39'05"E	S26°01'21"W	
C/L HARVEST RIDGE	C57	72.45	150.00	27°40'27"	S12°11'08"W	71.75	S26°01'21"W	S01°39'05"E	
C/L HAZEL HEIGHTS	C58	393.24	250.00	90°07'30"	S46°42'50"E	353.94	N88°13'25"E	S01°39'05"E	
C/L TAYLOR TRAIL	C59	35.16	250.00	8°03'30"	S87°44'50"E	35.13	N88°13'25"E	S83°43'05"E	
C/L TAYLOR TRAIL	C60	34.68	250.00	7°56'52"	S87°41'31.5"E	34.65	S83°43'05"E	N88°20'03"E	

Owner Certificate of Dedication

As owner, Shari Waggoner, I hereby certify that we caused the land described on this plat to be surveyed, divided, mapped, and dedicated as represented on this plat. I also certify that this plat is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection: Washington County Planning, Conservation and Parks Committee, Town of Richfield and Department of Administration.

IN WITNESS WHEREOF, the hand and seal of said owner this day of 20.

Shari Waggoner

STATE OF WISCONSIN
COUNTY) SS

Personally came before me this day of 20, the above named Shari Waggoner, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public, Wisconsin
My commission expires

Certificate of Village Finance Director

STATE OF WISCONSIN
WASHINGTON COUNTY) SS

I, _____, being the duly elected qualified and acting Finance Director of the Village of Germantown, do hereby certify that in accordance with the records in my office, there are no unpaid taxes or unpaid special assessments as of this day of 20, affecting the lands included in the plat of Harvest Hills

(Date) Kim E. Rath, Village Finance Director

County Treasurer Certificate

STATE OF WISCONSIN
WASHINGTON COUNTY) SS

I, _____, being the duly elected, qualified and acting treasurer of the County of Washington, do hereby certify that the records in my office show no unredeemed tax sales and no unpaid taxes or special assessments as of this day of 20, affecting the lands included in the plat of Harvest Hills.

(Date) Jane Merten, County Treasurer

UTILITY EASEMENT PROVISIONS

An easement for electric, natural gas, and communications service is hereby granted by Top Leaf Development, LLC and Shari Waggoner, Grantors, to WISCONSIN ELECTRIC POWER COMPANY and WISCONSIN GAS, LLC, Wisconsin corporations doing business as We Energies, Grantee,

Grantee, and Grantee

their respective successors and assigns, to construct, install, operate, repair, maintain and replace from time to time, facilities used in connection with overhead and underground transmission and distribution of electricity and electric energy, natural gas, telephone and cable TV facilities for such purposes as the same is now or may hereafter be used, all in, over, under, across, along and upon the property shown within those areas on the plat designated as "Utility Easement Areas" and the property designated on the plat for streets and alleys, whether public or private, together with the right to install service connections upon, across within and beneath the surface of each lot to serve improvements, thereon, or on adjacent lots; also the right to trim or cut down trees, brush and roots as may be reasonably required incident to the rights herein given, and the right to enter upon the subdivided property for all such purposes. The Grantees agree to restore or cause to have restored, the property, as nearly as is reasonably possible, to the condition existing prior to such entry by the Grantees or their agents. This restoration, however, does not apply to the initial installation of said underground and/or above ground electric facilities, natural gas facilities, or telephone and cable TV facilities or to any trees, brush or roots which may be removed at any time pursuant to the rights herein granted. Buildings shall not be placed over Grantees facilities or in, upon or over the property within the lines marked "Utility Easement Areas" without the prior written consent of Grantees. After installation of any such facilities, the grade of the subdivided property shall not be altered by more than four inches without written consent of grantees.

The grant of easement shall be binding upon and inure to the benefit of the heirs, successors and assigns of all parties hereto.