

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

MEETING: REGULAR MEETING OF THE VILLAGE BOARD

DATE AND TIME: MONDAY, FEBRUARY 17, 2020 7:00 p.m.

**LOCATION: Germantown Village Hall Board Room
N112 W17001 Mequon Road**

- 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, to include:
- 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 February 3, 2020 Regular Village Board Meeting.
- B. Accounts payable/payroll
- | | | | | |
|----|-------------------|------------------|----|------------|
| 1. | January 31, 2020 | Accounts Payable | \$ | 1,762.00 |
| 2. | January 31, 2020 | Payroll (Salary) | \$ | 111,678.00 |
| 3. | February 4, 2020 | Payroll (Hourly) | \$ | 249,337.66 |
| 4. | February 10, 2020 | Accounts Payable | \$ | 750,463.75 |
| 5. | February 14, 2020 | Payroll (Salary) | \$ | 111,034.74 |
- C. Operator's Licenses: Owen Crocker, Jordan Stoffel, Tyler Trzebiatowski.
- [Recommended].
- The following items were forwarded from **Public Safety** with a unanimous recommendation.
- D. Purchase of two Police Inceptor Utility Vehicle Squads in an amount not to exceed \$68,496.

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

- E. Resolution 09-2020, Germantown Development Handbook.
- F. Resolution 10-2020, Contract with Wachtel Tree Science for Forestry Services, in an amount not to exceed \$15,000.
- G. Service with Washington County for Centerline and Edge Lines Painting, in an amount not to exceed \$32,000.
- H. Purchase of Crack Filling Material from Sherwin Industries of Milwaukee in an amount not to exceed \$35,000.
- I. Purchase of Western Star Tandem Axle Patrol Truck from Truck Country in an amount not to exceed \$203,024.
- J. Purchase of Maclean Trackless Sidewalk Mower from Miller Bradford in an amount not to exceed \$163,500.

VIII. OLD BUSINESS:

- A. 2020 Capital Projects / Equipment Requests Borrowing.

IX. PUBLIC HEARINGS:

- A. None.

X. NEW BUSINESS:

- A. 2 Lot Certified Survey Map - Edward J. Casper - W217 N9862 White Horse Drive.
- B. Exterritorial Plat 2 Lot Certified Survey Map - John & Ellen Kuber - W200 N14144 Rocky Lane -Town of Germantown.
- C. Resolution 11-2020, Amendment to Wrenwood Development Agreement.
- D. Final Subdivision Plat for Phase 1 (south 47 lots) of the Wrenwood Residential Subdivision. Neumann Development, Agent for Wrenwood LLC & Freistadt Land Development LLC, Property Owners - Lot 2 & 3 of CSM 6890; 67-acres located west of Country Aire Drive and north of Mequon Road.
- E. Resolution 12-2020, Establishing 2020 Weights & Measures Device Fee Schedule.
- F. Replacement and Purchase of Ambulance from Lifeline Ambulance in an amount not to exceed \$273,881.
- G. Jurisdictional Transfer of County Y from Washington County to the Village.

- H. Administrator 2020 Performance Standards. The Village Board may convene into closed session per Wis. Stats. §19.85 (1) (c) considering employment, promotion, compensation or performance evaluation data of any public employee over which the governmental body has jurisdiction or exercises responsibility, and may convene into open session to take such action as it deems appropriate.

XI. ADJOURNMENT.

The next regular meeting of the Village Board will be on Monday, March 2, 2020 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
February 3, 2020**

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, Miller, Warren, Wing, and Zabel. Also present: Clerk Braunschweig, Attorney Sajdak, Manager Tucker, Director Rath, Director Ratayczak, Director Schroeder, Planner Zandt, and Director Retzlaff.

PLEDGE OF ALLEGIANCE:

PRESIDENT'S REPORT:

President Wolter reported that the Germantown Scholarship Annual Dinner will be on February 6, 2020, and will be held at the Florian. Doors open at 5 pm and the Dinner and Auction start at 7 pm.

Clerk Braunschweig reported that there will be a Statewide Primary on February 18, 2020. In person absentee voting is available in the Clerk's Office.

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

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

Judy Rogers of Wagon Trail came to the podium. She questioned the Tourism Commission Ordinance change.

Carroll Merry of Sunburst Trail came to the podium. He commented on the Tourism Commission Ordinance change.

CONSENT AGENDA:

A. Approval of Minutes: January 20, 2020 Regular Village Board Meeting.

B. Accounts payable/payroll

1. January 25, 2020 Accounts Payable \$ 679,057.83

2. January 22, 2020 Payroll (Hourly) \$ 266,295.23

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

C. Operator's Licenses: Sara Elezi, Keenan Flaherty, Melissa Rodenkirch, Kevin Schulteis, Ashley Soto. [Recommendation Forthcoming].

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

D. Resolution 05-2020, Comprehensive Outdoor Recreation Plan – Professional Services Contract Amendment w/ GRAEF.

MOTION (Baum/Myers) to approve Consent Agenda Items A-D. Roll Call Vote Carried Unanimously.

OLD BUSINESS:

None.

PUBLIC HEARING:

None.

NEW BUSINESS:

Denial of Operator's License: Tyler Trzebiatowski.

This item was postponed in the Public Safety Committee meeting to give the applicant extra time to complete the application.

Ordinance 03-2020, Rezoning Application from A-2: Agricultural and Rs-3: Single Family Residential to the Rs-2: Single Family Residential Zoning District and 3-Lot Certified Survey Map (CSM) for Nancy Boehlke Deptolla, Agent for the Boehlke Family Trust, Property Owner - W140 N10833 Country Aire Drive.

Associate Planner Zandt reviewed the rezoning summary. The site location was shown. The proposed Certified Survey Map with corrections and road reservation were reviewed. The dilapidated structure should be removed and the applicant may apply to the Board of Zoning of Appeals for a variance.

Motion (Baum/Myers) to approve Ordinance 03-2020, Rezoning Application from A-2: Agricultural and Rs-3: Single Family Residential to the Rs-2: Single Family Residential Zoning District and 3-Lot Certified Survey Map (CSM) for Nancy Boehlke Deptolla, Agent for the Boehlke Family Trust, Property Owner - W140 N10833 Country Aire Drive. Motion carried unanimously.

Ordinance 04-2020, Rezoning Application for M-1 Planned Development District (PDD), Resolution 06-2020, Conditions and Restrictions for the M-1 Planned Development District (PDD), and 2-Lot Certified Survey Map (CSM), for Zilber Property Group, Agent for TI Investors of Germantown II LLC, Property Owner - W210 N12805 & W210 N12855 Gateway Crossing.

Director Retzlaff came to the podium. The location map, concept plan, and renderings were reviewed. This is in TID #8. Motion (Myers/Baum) to approve Ordinance 04-2020, Rezoning Application for M-1 Planned Development District (PDD), Resolution 06-2020, Conditions and Restrictions for the M-1 Planned Development District (PDD), and 2-Lot Certified Survey Map (CSM), for Zilber Property Group, Agent for TI Investors of Germantown II LLC, Property Owner - W210 N12805 & W210 N12855 Gateway Crossing. Motion carried unanimously.

Resolution 07-2020, Contract with Parkitecture for Phase 2 Design Services for Firemen's Park Multi-Purpose Shelter Building in an amount not to exceed \$35,580.

Motion (Miller/Zabel) to approve Resolution 07-2020, Contract with Parkitecture for Phase 2 Design Services for Firemen's Park Multi-Purpose Shelter Building in an amount not to exceed \$35,580. Director Schroeder gave history to the item. Phase one is complete. Blake of Parkitecture came to the podium. The contracted amount includes mileage. The building design fee with the State is not included in the contracted amount. Roll Call Vote Carried 7-2. Baum and Hughes voted no.

Ordinance 02-2020, An Ordinance to Amend Sections 1.378 Germantown Tourism Commission.

Motion (Wing/Zabel) to approve Ordinance 02-2020, An Ordinance to Amend Sections 1.378 Germantown Tourism Commission.

Wing reported on comparison municipalities that have a similar ordinance as proposed. Discussion ensued of the Commission membership.

Attorney Sajdak advised on the ordinance and Wisconsin Statutes. Discussion of the Commission membership ensued.

Amendment Motion (Zabel/Kaminski) to eliminate the Village Administrator from the Commission and replace with a Citizen Member. All opposed. Motion Failed.

Amendment Motion by Myers to eliminate one Village Trustee and replace with a Citizen Member. Motion failed for a lack of a second.

Attorney Sajdak reported on an amendment for the ordinance for section 2.

Amendment Motion (Myers/Baum) The initial term of members appointed shall be through May 14, 2021. Thereafter, members shall be appointed for annual terms commencing May 15. Members may be reappointed. Appointments to vacant positions shall be for the remainder to the term of the position filled. Motion carried unanimously.

Motion as amended carried. Myers voted no.

Possible Germantown Tourism Commission Appointments. Discussion ensued of the possible appointments.

President Wolter nominated Trustee Miller. Motion (Zabel/Baum) to approve the appointment of Trustee Miller to the Tourism Commission. Motion carried unanimously.

President Wolter nominated Trustee Hughes. Motion (Zabel/Baum) to approve the appointment of Trustee Hughes to the Tourism Commission. Motion carried unanimously.

The Hotel Representative and Chamber Members will remain the same.

Thank you was given to the previous citizens on the Commission. They were thanked for their time on the commission.

2020 Capital Projects / Equipment Requests Borrowing.

Motion (Myers/Miller) to approve the 2020 Capital Projects / Equipment Requests Borrowing. Discussion and questions ensued of the Public Works Campus Design.

Motion (Kaminski/Baum) to post pone the item until February 17, 2020, Village Board Meeting. Motion carried unanimously.

Resolution 08-2020, An Initial Resolution for the Discontinuance of a Portion of the 66 foot Public Road Dedication Shown on CSM No. 455 Located North of County Line Road Approximately 640 feet East of Fond du Lac Avenue.

Motion (Baum/Miller) to approve Resolution 08-2020, An Initial Resolution for the Discontinuance of a Portion of the 66 foot Public Road Dedication Shown on CSM No. 455 Located North of County Line Road Approximately 640 feet East of Fond du Lac Avenue. Motion carried unanimously.

Germantown Business Development Loan Pool Application – Brama’s Pizzeria LLC. The Village Board May Enter 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.

Motion by Baum to go into closed session. Attorney Sajdak advised that there is not a reason to go into closed session. Motion failed for a lack of a second.

Motion (Hughes/Zabel) to approve the application for Brama’s Pizzeria LLC Germantown Business Development Loan Pool Application. Roll Call Vote Carried Unanimously.

ADJOURNMENT.

ADJOURNMENT: There being no further business, the meeting adjourned at 8:30 p.m.

The next regular meeting of the Village Board will be on Monday, February 17, 2020 at 7:00 p.m.

Respectfully Submitted,

Deanna Braunschweig

Deanna B. Braunschweig, WCMC/CMC
Village Clerk

**BUSINESS OF THE PUBLIC SAFETY
COMMITTEE and Village Board
GERMANTOWN, WI**

MEETING DATE: February 03 & 17

AGENDA ITEM: New Business

ITEM TITLE: Squad Purchase

SUBMITTED BY: Lt. Patrick Merten

SUMMARY EXPLANATION:

The Police Department is requesting authorization to purchase two 2020 Ford Police Interceptor Utility vehicles. The two new squads will replace the following marked squads:

Squad 17 - 100,138 miles currently

Squad 12 - 87,798 miles currently (will be turned into a detective car)

Squad 12 will be replacing squad 8 (detective car with 81,288 miles) which has been having mechanical issues. The money for the two new squad cars is in the 2020 budget under account 10-521-570-8100. The department has sent out 5 bid requests: Ewald Ford, Lochen Ford, Boucher Ford, Heiser Ford and Soerens Ford.

I have received one bid back from Ewald Ford, for a total of \$68,496 for two 2020 Ford Police Interceptor Utility vehicles. If other bids are received prior to the Public Safety Meeting, they will be submitted. Ewald Ford is usually granted the state bid, therefore other dealers do not submit quotes.

ATTACHMENT: ORDINANCE___ RESOLUTION___ OTHER ☒

Bid from Ewald Ford, \$34,248 per squad – Total of \$68,496

RECOMMENDATION:



Ewald Automotive Group

Chrissy Gensch | 262-673-9400 | chrissy.gensch@ewaldauto.com

Germantown Police Department

Prepared For: Lt. Pat Merten

262-253-7780

pmerten@germantownpolice.org

Vehicle: [Fleet] 2020 Ford Police Interceptor Utility (K8A) AWD



Ewald Automotive Group

Chrissy Gensch | 262-673-9400 | chrissy.gensch@ewaldauto.com

Vehicle: [Fleet] 2020 Ford Police Interceptor Utility (K8A) AWD (Complete)

Quote Worksheet

	MSRP
Base Price	\$40,615.00
Dest Charge	\$1,195.00
Total Options	(\$1,195.00)
Subtotal	\$40,615.00
Subtotal Pre-Tax Adjustments	\$0.00
Less Customer Discount	(\$6,367.00)
Subtotal Discount	(\$6,367.00)
Trade-In	\$0.00
Subtotal Trade-In	\$0.00
Taxable Price	\$34,248.00
Sales Tax	\$0.00
Subtotal Taxes	\$0.00
Subtotal Post-Tax Adjustments	\$0.00
Total Sales Price	\$34,248.00

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Data Version: 10200. Data Updated: Jan 27, 2020 10:20:00 PM PST.

**VILLAGE OF GERMANTOWN
WASHINGTON COUNTY**

RESOLUTION NO. 09-2020

GERMANTOWN DEVELOPMENT AGREEMENT

WHEREAS, Village Staff and the Village Attorney have worked to create a Development Handbook to support infrastructure standards for developments; and,

WHEREAS, the Public Works Committee has reviewed and recommended the attached Development Agreement Handbook. The handbook will require constant vigilance and annual updates; and,

NOW THEREFORE BE IT RESOLVED that the Village Board of the Village of Germantown, does hereby approve of the attached Development Agreement Handbook.

Introduced by: _____

Adopted: _____

Vote: Ayes: ____ Nays: ____

Dean M. Wolter, Village President

ATTEST:

Deanna Braunschweig, WCMC/CMC
Village Clerk

**BUSINESS OF THE PUBLIC WORKS & HIGHWAYS COMMITTEE
AND VILLAGE BOARD GERMANTOWN, WI**

MEETING DATE: February 4, 2020 & February 17, 2020

AGENDA ITEM: New Business

ITEM TITLE: Germantown Development Handbook

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

SUMMARY EXPLANATION:

Pursuant to the Motion made at the January PWHC meeting staff is presenting the completed Development Handbook for the Committees review and approval. The copy presented includes multiple reviews by staff and by trustee Warren. Revisions are indicated by color and tracking methods.

Staff realizes that the Committee members have not had ample time to review the Handbook, but the only review required at this time are those recent changes that are noted by tracking (color). The remainder of the Handbook was distributed at the January meeting.

In addition, staff points out that this Handbook is a writing that will require constant vigilance and annual updates and therefore staff respectfully suggests that the Committee approve this version of the Development Handbook and recommends forwarding to the Village Board for approval.

ATTACHMENT: ORDINANCE_____ RESOLUTION_____ OTHER _____

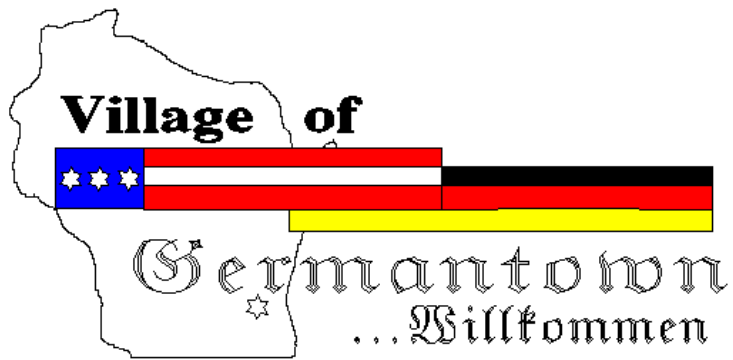
- Development Handbook

RECOMMENDATION:

Staff respectfully recommends the Committee approve this version of the Development Handbook and recommend forwarding with a positive recommendation to the Village Board.

COMMITTEE ACTION:

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



DEVELOPMENT HANDBOOK

VILLAGE OF GERMANTOWN INFRASTRUCTURE STANDARDS

Approved by:

Village Board & Public Works & Highway Committee

Village of Germantown

Drafted By:

Ryan Ehlerding, P.E.

Civil Engineer

Reviewed by:

Lawrence Ratayczak, P.E.

Public Works Director

February 12, 2020

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1. CONSTRUCTION PLAN REQUIREMENTS

1.1 GENERAL SPECIFICATIONS

1.1.1 Plans submitted for approval shall be on "D" size paper, 24-inches x 36-inches. The only exception is the master grading plan. The master grading plan shall not exceed a size of 30-inches x 36-inches and shall show the entire development if possible. If additional sheets are required match lines shall be used. Plans may be submitted electronically and/or on 11-inch x 17-inch paper if approved by Director of Public Works.

1.1.2 Plans shall be drawn to a recognized Engineering scale, i.e.: 1"= 40' or 1" = 50' horizontal and 1" = 4', 1" = 5' vertical.

1.1.3 Plans shall use local datum (NVGD 1929 datum) in establishing benchmarks and elevations.

1.1.4 Title blocks are required on each plan page and shall include:

- "Consulting Firm and Contact Information"
- "Drawn By"
- "Designed By"
- "Checked By"
- "Date"
- "Scale"
- "Revised"
- "Project Name"
- "Location of Project"
- "Type of Plan"
- "Sheet Number"

1.1.5 Stationing shall be at 100-foot intervals from South to North or West to East and shall be indicated on plan and profiles. Every 100-foot station shall be noted.

1.1.6 Each set of plans, drawings, documents, specifications, and reports shall be signed, dated, and stamped by a registered Professional Engineer in the State of Wisconsin, according to the Wisconsin Administrative Code Chapter A-E 2(4). The design Engineer shall bear the responsibility for the coordination of submitting all development plans for review. Any plans that are submitted without a professional seal will be rejected.

1.1.7 A cover sheet is required for the plan set. The cover sheet shall include a 1" =200' scale drawing of the project area that shows the locations of the proposed improvements. Plan sheets shall be indexed on this 200 scale system plan. NAD83 and NAVD88 are to be used.

1.1.8 Each cover sheet shall show the locations, elevations, and descriptions of the project benchmarks as established by the project surveyor. The cover sheet shall also show a location map with township, range, and section labeled.

1.1.9 Profile view shall be located below the plan view on plan/profile drawings and the two views should be in alignment vertically.

1.1.10 Each plan sheet shall show a north arrow. North direction shall be to the top or to the right of the sheet and indicated by a north arrow.

1.1.11 A legend shall be included in the plan set to designate line types.

1.1.12 Four (4) sets of all preliminary plans and specifications shall be submitted for initial review and corrections. Plans and support documents (i.e. stormwater management report, maintenance agreement, etc.) requiring state approval from MMSD and DNR, shall be processed through the Village. After Village review and approval, the documents will be sent to the appropriate state agencies by the Village Engineer.

1.1.13 Two full size and two half size sets of approved complete construction plans and specifications which meet all the requirements shall be submitted to the Village at least three working days prior to the preconstruction meeting. The preconstruction meeting is to be overseen by the Director of Public Works or their designee. Failure to submit plans and specs within the required time frame will result in the cancellation of the preconstruction meeting. These construction plans shall include but not be limited to the following:

- Sanitary Sewer Plans
- Water main and Pump house Plans
- Storm Sewer/Sump Pump Collection System Plans
- Roadway Plans
- Master Grading/Drainage Plans
- Specifications
- Miscellaneous Quantities

1.2 Plan Review

1.2.1 Detail Sheet

1.2.1.1 A minimum of five (5) working days shall be required for approval of any revisions or changes to previously approved plans. The approval shall be in writing from the Village Engineer. No construction related to these proposed revisions or changes shall proceed prior to the approval of such revisions.

1.2.1.2 Preliminary proposed and existing grading plans (with plan view of preliminary sanitary sewer) shall be reviewed prior to all other preliminary construction plans being submitted. Complete detail and calculations for detention/retention objectives should be shown.

1.2.1.3 Digger's Hotline number of 1-800-242-8511 shall be noted on the plan set.

1.2.1.4 All requirements of the Village of Germantown Municipal Code, the DNR, and MMSD shall be met.

1.2.1.5 A construction estimate including materials, quantities, and cost will be included with the plans for water, sanitary, roadway, storm water, and grading.

1.2.1.6 A copy of the approved plans shall be submitted to the Village on CD in AutoCAD v2020.

1.2.2 Plan View

1.2.2.1 Lot, block, street, property, ¼ section, and easement line shall be shown.

1.2.2.2 Lot and block numbers, subdivision name, and existing physical features shall be shown.

1.2.2.3 Lot or property frontage, street width and easement dimensions shall be indicated.

1.2.2.4 Street names shall be shown.

1.2.2.5 Street centerline shall be indicated.

1.2.2.6 Match lines shall be shown to next plan sheet.

1.2.3 Profile View

1.2.3.1 Elevations shall be based on the Village of Germantown datum (NAVD88) and given to the nearest 0.01 of a foot. Benchmarks used shall be indicated on the plans.

1.2.3.2 Conversion factor to Milwaukee Metropolitan Sewerage District datum shall be shown on the plans. (-580.61')

1.2.4 Signage Plan

1.2.4.1 Sign types, locations, and regulations to be listed and clearly stated.

1.3 Master Grading and Drainage Plans

1.3.1 General

1.3.1.1 Scale of the plans shall be 1" = 100' for the master plan and 1" = 40' for the individual plan sheets.

1.3.1.2 A note shall be prominently placed on each sheet of the Master Grading Plan indicating "The Village of Germantown shall not approve any grade change in excess of 0.25 feet unless authorized to do so by the Village Engineer."

1.3.2 Plan View shall show the following:

1.3.2.1 Subdivision boundary lines and all lot lines.

1.3.2.2 Adjoining and inclusive roadways and their names.

1.3.2.3 Contour lines at 2-foot intervals. These contour lines shall extend at least 100 feet into adjacent parcels. Contours shall show all offsite drainage that is tributary to the site. Existing contour lines shall be dashed while proposed contour lines shall be solid, with the 10-foot increments in boldface.

1.3.2.4 Existing and proposed culvert locations, invert elevations, sizes, and materials on and within 200 feet of the proposed development.

1.3.2.5 Existing and proposed storm sewer locations, invert elevations, sizes, and materials on and within 200 feet of the proposed development, including catch basins, manholes, inlets, and BMP's.

1.3.2.6 Location of existing trees with Diameter at Breast Height (DABH) and type.

1.3.2.7 Location of proposed topsoil stockpile.

1.3.2.8 Proposed building pad locations and finished floor elevation for each lot, which incorporate setbacks and offsets and show finished yard grade, and exposure grade, if applicable, elevations to the nearest tenth of a foot. If it is desirable to maintain post grading/pre-building construction yard grades low, to not exceed 1.5 feet, it shall be noted prominently on plan.

1.3.2.9 Proposed elevations at all property corners.

1.3.2.10 Show all high points, low points, and overland drainage paths with elevations.

1.3.2.11 Notes required to sequence the construction activities (i.e. erosion and grading notes and plans which shall be done ahead of other operations on site to manage storm water runoff).

1.3.2.12 Specific details on all retention/detention basins, ponds, overflows, outlet structures, etc.

1.3.2.13 Obstructions within the project limits including but not limited to: trees, landscaping, fences, structures, light poles, etc.

1.3.2.14 Finished street centerline elevations shall be indicated at 100-foot stations, all intersections, cul-de-sacs, and other changes in slope. At vertical curves, elevations shall be shown at P.V.C., P.O.C., P.V.T. and at 25-foot intervals for curves 100 feet long or less. For vertical curves over 100 feet long, elevations at 50-foot intervals along the V.C., plus the P.O.C. and P.V.I.

1.3.2.15 Channel or swale flow-line elevations shall be indicated every 25 feet within public land or easement.

1.3.2.16 Arrows indicating path and direction of sheet flow shall be shown for each proposed lot.

1.3.2.17 Mapped wetland boundaries and 100-year floodplain shall be delineated along with setbacks.

1.3.2.18 Overflow discharge and overland flow path.

1.3.2.19 After finished grading is accomplished, a grading record drawing shall be created and submitted to verify conformance with the approved grading plan. The drawing shall consist of the following:

- A. Use approved grading plan as the base sheet. Denote "record drawing" in bold letters at the top and specify the firm doing the record. Cross out the name of the design firm if different than the firm doing record drawings. Drawings should denote a Record Drawing (As-Built) Date.
- B. Spot elevations in the center of all lot building pads to the nearest tenth of a foot.
- C. Spot elevations at all property corners to the nearest tenth of a foot.
- D. Crossroad culvert invert elevations to the nearest hundredth of a foot.
- E. Flowline ditch elevations at every even station to the nearest tenth of a foot.
- F. Berm elevations to the nearest tenth of a foot.
- G. Spot elevations at all high and low points to the nearest tenth of a foot.
- H. Verify topo lines as directed by the Village Engineer.
- I. Field inlet grate elevations.

1.4 Erosion Control Plan

1.4.1 General

1.4.2 Plans shall conform to Chapter 17 Zoning Code, Section 17.44 Erosion Control of the Municipal Code.

1.4.3 Plans shall conform to The Wisconsin Stormwater Manual and the Wisconsin Construction Site Best Management Practice Handbook.

1.4.4 In certain instances, it is accepted to combine the grading and drainage plan with the erosion control plan, as long as all required items are discernible.

1.4.5 Plan View shall show the following:

1.4.5.1 Site boundaries and adjacent lands.

1.4.5.2 Vegetative cover and soil type.

1.4.5.3 The limits of any areas which need special stabilization techniques.

1.4.5.4 Mapped wetland boundaries, 100-year floodplain, and watercourses shall be delineated along with setbacks.

1.4.5.5 Location and dimensions of storm water drainage systems and natural drainage patterns on and immediately adjacent to the site for 200 feet.

1.4.5.6 Locations and dimensions of existing; utilities, structures, roads, highways, paving, lot lines and outlots.

1.4.6 Proposed conditions of the site shall include:

1.4.6.1 Locations and dimensions of all proposed land disturbing activities, including finished topography.

1.4.6.2 Location and dimensions of all temporary soil and dirt stockpiles with erosion control method.

1.4.6.3 Location and dimensions of all construction site sediment and erosion control measures necessary. From the WI Construction Site Handbook, best management practices include the following categories: diverting flow, managing overland flow, trapping sediment in channelized flow, establishing permanent drainageways, protecting inlet trapping sediment during site dewatering, preventing tracking, and others. Construction details should be shown on the plan.

1.4.6.4 Location, dimensions and description of all channels, pipes, structures, basins or reservoirs, or other conveyances proposed to carry runoff to the nearest adequate outlet, including applicable design assumptions and computations. The application, design discharge rate, in cubic feet per second, for each structure, pipe, channel, or conveyance. Design flow velocity for channels and outlets shall be indicated.

1.4.6.5 Areas to be sodded or seeded and mulched or otherwise, stabilized with vegetation, describing type of final vegetative cover. Type and quality of mulch and method of anchoring shall be indicated, as well as seeding mixtures, rates, lime and fertilizer application rate for temporary or permanent seeding.

1.4.6.6 Schedule of anticipated starting and completion date of each land disturbing and land developing activity including the installation of construction site control measures.

1.4.6.7 Provisions for maintenance of the construction site control measures during construction.

1.4.6.8 Completion of weekly DNR form for maintenance of erosion control as required in permit.

1.5 Storm Water Management Plan

1.5.1 General

1.5.1.1 MMSD Rules and Regulations Chapter 13, shall be followed for developments that involve an increase of one-half acre or more of impervious surface.

1.5.1.2 DNR Chapters NR 151 and NR 216 shall be followed for construction sites with 1 acre or more of land disturbance.

1.5.1.3 The Village's Storm Water Management Guidelines shall be followed for developments with > 3,000 SF of land disturbance.

1.5.2 Plan View

1.5.2.1 Highlight drainage basins and specify acres of each basin for existing and proposed conditions. Show contours to determine accuracy of constructed basin.

1.5.2.2 Show time of concentration paths including lengths and slopes.

1.5.2.3 Indicate soil groups and curve numbers.

1.5.2.4 Show detention basin volumes, high water level (HWL), overflow location and elevation. Indicate basins with a title to be referenced by details and in the report.

1.5.2.5 Provide detail of basin discharge structure, size, and materials, showing the 2-yr and 100-yr elevations and restrictions.

1.5.2.6 Existing and proposed contours in pond area at one-foot contour interval.

1.5.2.7 Flood routing for runoff greater than design capacity.

1.5.2.8 Flood stage elevation of 100-year 24 hour storm event.

1.5.2.9 Accompanying the plan shall be a signed and sealed Detailed Storm Water Management Report including a narrative, design assumptions, conclusions, calculations, and recommendations.

1.6 Storm Sewer Plans

1.6.1 Plan View

1.6.1.1 Right-of-way and its width.

1.6.1.2 Lot lines, lot and block numbers, frontages, and house addresses.

1.6.1.3 Name of each roadway and any intersecting roadways in which the storm sewer will be located.

1.6.1.4 Edge of pavement or face and back of curb and sidewalk.

1.6.1.5 All easement limits and widths, including existing and proposed, permanent and temporary.

1.6.1.6 All proposed and existing sanitary sewer and laterals (existing-dashed, proposed-solid).

1.6.1.7 All proposed and existing water main and laterals (existing-dashed, proposed-solid).

1.6.1.8 Proposed size and diameter of manholes, catch basins, inlets, and junction boxes.

1.6.1.9 Inlets at intersections shall be located at the end of the curb and gutter radius and not in pedestrian walkways.

1.6.1.10 Dimensions showing offset from right-of-way and roadway centerline to the storm sewer. Typically, the storm sewer should be located 10 feet south or west of roadway centerline.

1.6.1.11 Length and diameter of storm sewer between structures, from center to center of manholes, and other structures shall be dimensioned.

1.6.1.12 Material and size of any existing storm sewer to be tied into.

1.6.1.13 Details of outfall or ditch inlet protection requirements such as riprap, end sections or headwalls as needed.

1.6.1.14 Additional details shall include typical manholes, catch basins, inlets, etc.

1.6.1.15 Location of sump pump collection system, field drains, and drainage tiles, as well as construction elevations and details.

1.6.1.16 All obstructions/appurtenances located within the project limits, including, but not limited to: trees, signs, utilities, fences, light poles, structures, etc.

1.6.1.17 A note shall be included that states storm sewer construction shall be according to the latest addition of the Standard Specifications for Sewer and Water construction in Wisconsin and Village of Germantown Construction Standards and Specifications. Germantown's municipal code and standard specifications supersede other standard specifications, when there are conflicting requirements.

1.6.2 Profile view

1.6.2.1 Existing and proposed surface profiles over the storm sewer.

1.6.2.2 The proposed size, material, and diameter of manholes, catch basins, inlets, culverts, and junction boxes.

1.6.2.3 Distances, slope, size, and material of storm sewer shall be labeled between structures center to center.

1.6.2.4 Rim and invert elevations at structures.

1.6.2.5 Invert of storm sewer pipe if different than structure invert elevation.

1.6.2.6 Material and size of any existing storm sewer to be tied into.

1.6.2.7 Sanitary sewer (dashed).

1.6.2.8 Water main (dashed).

1.6.2.9 Backfill material to be used shall be labeled and compacted according to designated methods as approved by the Village Engineer.

1.7 Sanitary Sewer and Water Main Plans

1.7.1 General

1.7.1.1 Sanitary sewer and water main may be shown on the same sheet as approved by Village Engineer.

1.7.1.2 Plans shall state that construction shall be according to Standard Specifications for Sewer and Water Construction in Wisconsin, and the Construction Standards and Specifications of the Village of Germantown.

1.7.2 Plan View

1.7.2.1 Right-of-way and its width.

1.7.2.2 Lot lines, lot and block numbers, frontages, and addresses.

1.7.2.3 Edge of pavement or face and back of curb and sidewalk where applicable.

1.7.2.4 All easement limits and widths; easements shall be a minimum of 20 feet wide.

1.7.2.5 Proposed water main pipe material, diameter, hydrant, valve and lateral locations. (existing-dashed, proposed-solid).

1.7.2.6 Existing water facilities on, or adjacent to, the development. This shall include material and size of any existing water main.

1.7.2.7 Proposed sanitary sewer manholes, pipe slopes and center-to-center distances between manholes, pipe diameter, laterals, and rim and invert elevations. (existing-dashed, proposed-solid).

1.7.2.8 Existing sanitary facilities on, or adjacent to, the development. This shall include material and size of any existing sewer.

1.7.2.9 Sanitary sewers shall generally be located at the centerline of the street. Water mains shall be located 10 feet to the north or east of centerline of the street and shall maintain all necessary clearances as defined by standard specifications.

1.7.2.10 Dimensions showing offset from right-of-way to the sewer line and water line. Dimensions shall also show the separation between the sanitary sewer, water main, and other utilities.

1.7.2.11 Length of each sanitary sewer lateral and length of any lateral risers, as measured from the centerline of the mainline.

1.7.2.12 Elevations of sewer and water shall refer to flowline or invert of pipe.

1.7.2.13 Name of each roadway and any intersecting roadways in which the sanitary sewer will be located.

1.7.2.14 All manholes, valves, and hydrants should be labeled.

1.7.2.15 Proposed or existing storm sewer and appurtenances (existing-dashed, proposed-solid).

1.7.2.16 All improvements are to use roadway stationing.

1.7.2.17 All obstructions/appurtenances located within the project limits including but not limited to trees, signs, utilities, fences, light poles, structures, etc.

1.7.3 Profile View

1.7.3.1 Existing and proposed surface profiles over the sanitary sewer and water main.

1.7.3.2 The proposed label, diameter, rim and invert elevations of sanitary sewer manholes (inches) for existing and proposed.

1.7.3.3 Invert of sanitary sewer pipe if different than structure invert elevation.

1.7.3.4 Pipe material, slope and diameter of sanitary sewer between each manhole as plus or minus foot per foot.

1.7.3.5 Center-to-center distance between manholes.

1.7.3.6 The proposed water main pipe material and its diameter.

1.7.3.7 Center of hydrant nozzle, and hydrant shoe elevations shall be indicated.

1.7.3.8 Limits of gravel, spoil, and/or slurry backfill.

1.7.3.9 Proposed or existing storm sewer and appurtenances (existing-dashed, proposed-solid).

1.7.3.10 Crossings with existing or proposed underground improvements shall be drawn with the name, diameter, elevation and station indicated.

1.7.3.11 Material and size of any existing sanitary sewer and water main to be tied into.

1.7.3.12 Stationing shall be done for all appurtenances.

1.7.3.13 Areas of concrete cradle and envelope shall be dimensioned and labeled.

1.8 Roadway Plans

1.8.1 General

1.8.1.1 Both typical sections and cross-sections shall be shown on the Plan and Detail sheets. Cross-sections details shall also be shown for a cul-de-sacs and t-turnarounds.

1.8.1.2 Elevations shall refer to finished centerline grade.

1.8.1.3 Plans shall state that paving construction shall be according to WIS DOT Standard Specifications for Road and Bridge Construction, latest edition. Germantown's municipal code and specifications supersede if there is any conflict.

1.8.2 Plan View

1.8.2.1 Right-of-way and its width.

1.8.2.2 Edge of pavement face and back of curb and sidewalk.

1.8.2.3 Stationing along the centerline of the roadway, including cul-de-sacs and t-turnarounds.

1.8.2.4 Stations shall be indicated by tick marks along the centerline and every 100-foot station shall be labeled.

1.8.2.5 Width of pavement flange to flange.

1.8.2.6 Lot lines, numbers, frontage lengths, and house addresses.

1.8.2.7 Name of each roadway and any adjoining roadways.

1.8.2.8 Curb radii shall be dimensioned to the back of curb. Curb radii are to be verified and approved by the Village Engineer.

1.8.2.9 Flange lines and back-of-curb lines shall be drawn.

1.8.2.10 Flange elevations shall be shown at the beginning, end, and change of slope, at all curb and gutter sections, cul-de-sacs, and warped pavement sections. Length of curve and slope shall also be shown.

1.8.2.11 Specific details of all existing roadways being connected to. Pavement, shoulders, ditches, curb alignment and grades shall be shown as needed to adequately make the transition to match existing grades.

1.8.2.12 All driveways within 500 feet of the proposed development.

1.8.2.13 All roadside ditch locations, flow line elevations at 100-foot intervals, and slope of the ditch.

1.8.2.14 All obstructions/appurtenances located within the project limits including but not limited to: trees, signs, utilities, fences, light poles, structures, etc.

1.8.3 Profile View

1.8.3.1 Existing and proposed roadway profiles along centerline of roadway, cul-de-sacs, and t-turnarounds.

1.8.3.2 Stationing and final centerline grades at all fifty- and hundred-foot stations and at all grade breaks.

1.8.3.3 Proposed grades and stationing shall be shown at each station, at intersections, at street lines extended and at 25-foot intervals, P.C., P.T., and P.I., of vertical and horizontal curves.

1.8.3.4 Slopes shall be indicated as plus or minus foot per foot.

1.9 Preliminary Plat

1.9.1 Two (2) copies of a preliminary plat shall be submitted with the other required preliminary plans for initial review.

1.9.2 Three (3) copies of an approved, recorded preliminary plat conforming to Section 236.11 (1)(a) of the Wisconsin Statutes shall be required at least one month prior to the start of any construction.

1.10 Final Plat

1.10.1 The final plat will not be certified by the Village until conditions of the development agreement are met.

1.10.2 One (1) full size 24" x 36" and one (1) 8½"x11" 200 scale copy of the final plat conforming to Section 236.25 (2)(c) and (d) of the Wisconsin Statutes shall be submitted to the Village within 10 days of recording. A digital file compatible with AutoCad 20 in DWG format shall also be submitted.

1.10.3 The AutoCad digital plat will be mapped using the Wisconsin State Plane Coordinate System – South Zone and based on the NAD83. All construction plans and record documents will be based on this same survey requirement. The coordinates of all section and quarter section monuments are available from the Village Engineering Department.

1.11 Plan Set Submittal Schedule

1.11.1 Village of Germantown Submittals

1.11.1.1 When submitting plans to the Village for: sanitary sewer, water main, storm sewer, paving, grading, and erosion control, provide the following number of plan sets:

- A. For the FIRST submittal, the plans shall go through the Village Planner and receive Village board approval. Their requirements shall be followed. Please provide four (4) copies of the plans in digital form and 24-inch x 36-inch plan sets.
- B. For each SUBSEQUENT submittal after approval by Village Board, two (2) copies of each plan set.
- C. For the FINAL submittal, two (2) copies of each plan set.

1.11.1.2 The Village shall be copied on all correspondence to and from governing agencies including MMSD, DNR, Army Corps of Engineers (COE).

1.11.2 Sanitary Sewer Plan Submittal to MMSD/DNR

1.11.2.1 Sanitary Sewer submittals shall follow the requirements of NR 110 and all other chapters, along with MMSD Chapter 2. Projects eligible for DNR 'Fast-Track' – as designated on DNR's website. This information is located on Form 3400-160.

1.11.3 Any additional data or documents required by MMSD or DNR shall be furnished by the consulting Engineer.

1.11.4 Water main Plan Submittal to DNR

1.11.4.1 Water Main Extensions shall follow the requirements of NR 811 and all other applicable chapters.

- A. One copy of the cover letter/Village approval letter.
- B. One set of plans and specifications.
- C. Form 3400-105 Acknowledgement of Receipt by DNR
- D. Form 3300-66 Water Main Submittal Checklist

1.11.5 Any additional data or documents required by MMSD or DNR shall be furnished by the consulting Engineer.

1.11.6 Storm Sewer Submittal to MMSD

1.11.6.1 Storm Sewer shall follow the requirements of Chapter 2.

- A. One copy of the cover letter/Village approval letter.
- B. One copy of the plans and specifications.
- C. One copy of the relevant system plan
- D. One copy of the design computations.

1.11.7 Storm Water Management Plan Submittal to MMSD/DNR

1.11.7.1 An electronic copy of the Storm Water Management Plan shall be submitted to MMSD via Sharepoint and shall follow the requirements of Chapter 13 and the Surface Water and Storm Water Rules.

1.11.7.2 Construction activities that disturb more than 1 acre of land shall apply for an NOI and an NOT from the DNR and shall follow the requirements of NR 216 and NR 151.

1.11.7.3 Chapter 30 permits and Water Quality permits shall be obtained as required. ACOE permits for work in wetlands shall also be obtained.

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2 WATER SYSTEM

All labor and material shall be governed by requirements of the latest edition and all amendments thereto of the Standard Specifications for Sewer and Water Construction in Wisconsin (SWS), Public Service Commission (PSC) Rules and Wisconsin Department of Natural Resources (WDNR) Regulations, unless otherwise specified in these Specifications, whichever is more restrictive.

2.1 SPECIFICATIONS

2.1.1 WATER MAIN PIPE

2.1.1.1 MATERIALS

2.1.1.1.1 All pipe used for water main shall comply with SWS and the following:

- A. 6" PVC – Hydrant leads
- B. 8" PVC or Fusible PVC C-900 and/or C90/RJIB Certa-Lok
- C. 12" PVC or Fusible PVC C-900 and/or C90/RJIB Certa-Lok
- D. 16" PVC or Fusible PVC C-900 and/or C90/RJIB Certa-Lok
- E. Sizing of private mains requires approval by the Village Engineer.

2.1.1.1.2 PVC or PVCO water main for sizes 4" through 16" diameter, excepting service laterals shall conform to the outer diameter (OD) of Ductile Iron pipe and be AWWA C-900 or AWWA C-909, Class 150 or 200, DR-18 or -14. Shall conform to Standard Specifications Ch. 4.6.0 and 8.20.0. All pipe shall be furnished with Push-On type integral elastomeric bell-spigot joints. USA manufactured products only.

2.1.1.1.3 Fire and Combination Fire/Water service lines from the connection at the main to the backflow prevention device connection, shall be:

- A. PVC/PVCO for sizes 3" through 12" diameters only, conforming to the OD of Ductile Iron pipe, AWWA C-900 or AWWA C-909, Class 200, DR-14
- B. All pipe shall be furnished with Push-On type integral elastomeric bell-spigot joints.

2.1.1.2 DESIGN STANDARDS

2.1.1.2.1 Main sizes (Minimum).

- A. Residential: 8" minimum
- B. Multifamily and commercial: 12" subject to Village Engineer approval.
- C. Industrial: 12" subject to Village Engineer approval.

2.1.1.2.2 Watermain Location

A. In streets & easements: 10 feet from sanitary sewer; north and east.

2.1.1.2.3 Watermain Bury Depth/Pipe Design Cover

A. Turf – 6.5 feet (below final grade);

B. Paved Areas - 7 feet minimum

C. Special situations (i.e.: ditches, etc.)- 5 feet minimum cover with insulation.

D. Under 4 feet of cover water main shall be offset to achieve 6 foot cover.

2.1.1.2.4 Tracer wire installation is required on all water mains, branches, and services.

2.1.2 WATER SERVICES

2.1.2.1 MATERIALS

2.1.2.1.1 Sizes thru 2" diameter shall be of one manufacturer only, as follows:

A. Service Lines

i. PVC

ii. 250 psi pressure rated, SDR-9,

iii. copper tube size, ASTM D-2737, NSF 14, AWWA C-901

iv. with tracer wire run to the building, terminate in same type and manor as hydrant detail

v. There shall be no joints between the corporation valve and curb stop and no joint between the curb stop and meter horn valve.

vi. Laying length of PVC lines shall afford enough slack to allow for thermal contraction of the plastic and in such manner as to avoid placing it under any undue tension.

vii. All curb stop boxes shall be wrapped with polyethylene.

B. Fittings

i. Terminal couplings on PVC services shall be made with a pressure tight joint with a Buna-N beveled gasket, and stainless-steel insert sleeve equal to Ford 50-series, and compression fitting which includes a grooved clamp equal to:

a. USA manufactured products only.

C. Valves

i. Corporation (Ball) Valves: Mueller B-25008N; Ford FB1000-Q-NL; A.Y. McDonald 74701BQ.

ii. Curb (Ball) Valves: Mueller B-25155N; Ford B44-Q-NL; A.Y. McDonald 76104T.

iii. Curb Boxes: (Minn. Pattern) Mueller H-10300 and H-10302; Ford E.M. 2-65-56/57 and 2-70-56/57; A.Y. McDonald 5614/15.

2.1.2.1.2 Sizes 3" diameter and larger shall be as follows for Service Lines, Valves, and Fittings:

A. Connection to Main: Anchoring tee with service line valve anchored to the main branch tee or tapping sleeve and reducing fitting, when appropriate.

B. Lines: Per "Water Main – Materials" section.

C. (Curb) Valves: Per "Valves – Materials" section.

D. Valve Boxes: Per "Valve Boxes – Materials" section.

E. Fittings: Per "Fittings – Materials" section.

2.1.2.1.3 All stop boxes and service valves shall be exposed, plumb, clean, and operable, when initially installed during new construction, as well as during rehabilitation or repaving projects.

2.1.2.2 DESIGN STANDARDS

2.1.2.2.1 Location, as you face the property, shall be to the left of the sanitary sewer lateral. Each habitable building shall have its own unshared service connection to the main.

2.1.2.2.2 On new construction, curb stop shall not be located within 5 feet of the driveway.

2.1.2.2.3 Water services shall have a trench check dam installed on the property side of the curb stop. See Specification 2.1.3 and Detail Figure 20.

2.1.2.2.4 Pipe design cover:

A. Turf (Ultimate grade) - 6 feet minimum

B. Paved areas - 7 feet minimum

C. Special Situation (i.e.: ditches, etc.) - 5 feet minimum cover with insulation

D. Under 4 feet of cover water main shall be offset to achieve 6-foot cover.

2.1.2.2.5 Following sizes are minimums, larger sizes may be required based upon fixture units and point of service pressure:

Type	Distance (building to main)	No. Of Units	Size
Single Family	<55'		1 ¼" ID
	>55'		1 ½" ID
Two Family	<55'		1 ½" ID
	>55'		2" ID
Multi-Family		<=4	2" ID
		<=8	4" ID
		<=12	4" ID
		<=24	6" ID
		<=48	8" ID
Commercial			2" ID
Industrial			2" ID

2.1.2.2.6 Laterals 2" diameter and smaller may be installed in common trench with the sanitary sewer; Place the shut off at the (future) ROW or easement line.

2.1.2.2.7 Laterals greater than 2" diameter shall be installed a minimum of 8.0 feet away from sanitary or storm laterals; place the shut off at the water main connection tee.

2.1.2.2.8 Generally, PVC service lines shall be installed in accordance with SWS Chapters 5.1.0, 5.2.0 and 5.5.0, and File Nos. 50 & 51, and the following requirements:

A. PVC service pipe 1¼" diameter and smaller shall be installed with NO coupling or joint from the corporation stop to the curb stop valves, and the run from the curb stop valve to the meter horn.

B. PVC service pipe 1½" and 2" diameter shall be installed with NO coupling or joint from the corporation stop to the curb stop valve, and the run from the curb stop to the meter horn. In the event of a run greater than 55 ft., then the shortest pipe length shall be 20 ft.

2.1.2.2.9 Existing laterals not used in a development shall be abandoned at the main when a development, land division or building razing occurs. See Section 2.2 regarding Abandonment.

2.1.2.2.10 When an existing water service is stubbed to a parcel and is deemed not functional, it will be abandoned, per Section 2.2, and a new service line shall be installed.

2.1.2.2.11 When laterals greater than 2" diameter is existing and the new construction connects to lateral, it will be at the discretion of the Village to allow the connection or abandon at the main and reinstall a new lateral paid for by the property owner. See section 2.2.1.1

2.1.3 TRENCH CHECK DAM

2.1.3.1 MATERIALS

2.1.3.1.1 Clay material shall have no organic material and shall be compacted to 95 percent standard proctor. Or;

2.1.3.1.2 Pre-approved equals such as: AquaBlok®, slurry and others.

2.1.3.2 DESIGN STANDARDS

2.1.3.2.1 Trench check dam shall be installed on all water services.

2.1.3.2.2 The check dam shall be located on the property side of the curb stop.

2.1.3.2.3 See Detail Figure No. 20.

2.1.4 VALVES

2.1.4.1 MATERIALS

All valves shall be Resilient type; acceptable valves are:

2.1.4.1.1 Butterfly Valves - for 16" and larger diameters, conforming to AWWA C504-94, stems sealed by at least two O-Rings, and worm gear operators for 2" square valve key operation from

above, turn left (CCW) to open. Install with operating nut on North or East side of water main.
Acceptable valves include:

- A. M & H 4500
- B. Pratt Groundhog
- C. Mueller LineSeal III-3211-20 or XP-5227-20, or
- D. Pre-approved equal.

2.1.4.1.2 RW Gate Valves - for 12" and smaller diameters, conforming to AWWA C-509-94, 250 psi rated, non-rising stems sealed with two O-Rings, MJ ends (or MJ-F), turn left (CCW) to open, 2" square operating nut. Acceptable valves include:

- A. Clow R/W
- B. Kennedy R/W – 4571
- C. Mueller R/W A-2361 or 2362
- D. Pre-approved equal.

2.1.4.1.3 All exposed and non-epoxy coated bolts and nuts on hydrants and valves shall be stainless steel; T-Bolts shall be Cor-Blue or have a fluoropolymer coating as pre-approved by the Village Engineer.

2.1.4.1.4 All valves shall be furnished with interior and exterior epoxy coatings per AWWA C-550-90. All valves not installed in vaults or manholes shall be installed per SWS File No. 37, and shall be wrapped with polyethylene per Section 2.1.10 of these Specifications.

2.1.4.2 DESIGN STANDARDS

2.1.4.2.1 Valve locations.

- A. On all legs of branch lines: Mega-lugged to watermain

2.1.4.2.2 Maximum spacing between valves:

- A. At each intersection.
- B. Every 800 feet.
- C. Not greater than 24 residential equivalent units. (i.e.: 24 SF units; 3 – 8 Family Units).

2.1.5 VALVES BOXES

2.1.5.1 MATERIALS

2.1.5.1.1 Valve boxes shall be cast iron, manufactured in the USA, and shall properly accommodate the selected valves. Acceptable manufacturers are:

- A. Tyler Series 6860 US Domestic
- B. Pre-approved equal.

2.1.5.1.2 Valve & enclosure type.

Size	Box	Type	Manhole Vault
4"	YES	RW-GV	
6"	YES	RW-GV	

8"	YES	RW-GV	(Special Circumstances)
12"	YES	RW-GV	(Special Circumstances)
16"	YES**	RW-BV	(6 Foot Diameter Option**)

2.1.5.1.3 A valve box #6 base adaptor by Adapter, Inc., or pre-approved equal, shall be furnished as part of the complete valve box for direct-bury gate & butterfly valves.

2.1.5.1.4 Top sections of valve boxes shall be whole factory lengths. Breaking of the top section to shorten its length is not acceptable.

2.1.5.1.5 Screw-in risers are acceptable and preferred. Slip in risers may be used with prior approval.

2.1.5.1.6 Valve box cover shall be a 5-1/4" "MWW" drop in lid with the word "Water" stamped on the top surface.

2.1.5.1.7 All valve boxes shall be wrapped with polyethylene per Section 2.1.10 of these Specifications.

2.1.5.1.8 All valve boxes shall be installed straight and plumb when initially installed during new construction, as well as during rehabilitation or repaving projects. The top of the valve box shall be set flush with pavement grade to avoid damage from snowplows and streets cleaning equipment.

2.1.5.1.9 Valve boxes shall be operable, cleaned and free of debris after installation, after rehabilitation or repaving projects or after any work done by non-Utilities and Streets Department personnel.

2.1.5.1.10 Adjustment to road boxes can be made using slip type, screw insert type and/or slip rings to accommodate a 5 1/4" lid. Smaller than 5 1/4" will not be allowed.

2.1.6 VALVE VAULTS

2.1.6.1 MATERIALS

2.1.6.1.1 When designated on the plans or required by the Village Engineer, valve vaults/manholes shall be installed in accordance with this Section.

2.1.6.1.2 All manholes shall be pre-cast concrete with integral base and reinforced concrete flat slab top or approved equal.

2.1.6.1.3 All pre-cast manhole barrel joints shall be made with preformed butyl rubber gasket material (ie. 'Easy Stik' or equal).

2.1.6.1.4 All manhole steps shall comply with SWS, Section 8.40.1.A or B.

2.1.6.1.5 All pre-cast manhole barrel sections shall be rotated to align all manhole steps vertically in the manhole.

2.1.6.1.6 All manhole lids shall be equal to Neenah R-1900-D with gasketed lid.

2.1.6.1.7 All frame/casting adjusting rings shall be reinforced concrete rings having 36" I.D. The minimum height for a chimney section shall be the height associated with the proper placement of one 2" adjusting ring. The maximum height of adjusting rings above the cone as measured from the slab top is 16". If more than 16" of adjusting rings are needed to set the casting to finished grade, then an additional barrel section shall be installed on the manhole. Paving rings which have an adjustable diameter is not allowed.

2.1.6.1.8 All chimney joints, including the frame-chimney joint, and all barrel & cone section lifting holes shall be sealed with a premixed, non-metallic, high-strength, non-shrink cementitious grout such as Pennegrout by IPA Systems, or approved equal, which meets requirements of ASTM C-1-91 and C-827 as well as CRD C-588 and C-621.

2.1.6.1.9 Waterproofing mastic shall be placed over all lift holes and exterior of manhole chimneys that are approved to remain raised above existing grade. Trowelable grade mastic, Tremco 60 or approved equal, shall be applied to a minimum 50 mil WFT.

2.1.6.1.10 An external sealing wrap shall be placed at all joints between pre-cast manhole sections. The external sealing wrap shall meet, or exceed, the requirements of ASTM C-877, Type II. External joint seals shall be MacWrap, as manufactured by Mar-Mac Manufacturing Co. Inc. or pre-approved equal.

2.1.6.1.11 Coal-tar epoxy coating (two coats @ 8.0 mils DFT each) shall be applied to the exterior of ALL manholes in accordance with SWS 8.7.0. Alternate waterproofing materials and application may be pre-approved by the Village Engineer.

2.1.6.1.12 Pipe-Manhole Connection device shall be Kor-N-Seal boot with stainless steel Snap-In banding rings or pre-approved equal.

2.1.6.2 Sample Station

2.1.6.2.1 Eclipses #88SS SMPL STN 7'-0" Extreme Cold

2.1.6.2.2 Installed with its own water curb stop and curb box

2.1.6.2.3 Reference detail 21.

2.1.7 HYDRANTS

2.1.7.1 MATERIALS

2.1.7.1.1 Acceptable Manufacturers are:

- A.** Clow Medallion UL/FM
- B.** Kennedy Guardian K-81 UL/FM
- C.** U.S. Pipe-Sentinel 250
- D.** Pre-approved equal.

2.1.7.1.2 All hydrants shall be provided as follows:

- A.** MJ connection
- B.** Turn left to open
- C.** depth of bury 6.5'
- D.** Painted Brite Hydrant Red (5 mil DFT)
- E.** Break flange (traffic) type
- F.** 5.25" main valve opening
- G.** Two 2.5" hose nozzles
- H.** One 4.5" pumper nozzle
- I.** One 4' long fiberglass, red reflective tape and white reflective tape with spring hydrant marker. Part #35000W (R&W)-10501

2.1.7.1.3 If during installation and construction the village deems the coating has been compromised. It will be sand blasted and repainted per section 2.1.7.1.8 at the contractor's expense.

2.1.7.1.4 Hydrant leads shall be six (6) inch, C900.

2.1.7.1.5 Tapping saddle will be an all stainless-steel Smith Blair 663 with a stainless steel MJ outlet or Romac SST-MJ stainless steel MJ outlet or equal use core-10 blue bolts. Poly wrap fitting, valves. With Valve box-Tyler only - #6860/MWW lid, Adaptor Inc. #6 base adaptor.

2.1.7.1.6 All fasteners will be stainless steel on all valves and hydrants and on all MJ fittings will be, Cor-Blue T-bolts Birmingham Fastener or equal.

2.1.7.1.7 Contractor shall provide for a 6.5' burial depth for all hydrant leads shown on plans. If a water main burial depth is greater than 6.5', Contractor shall install fitting(s) to raise the hydrant lead to meet the required burial depth.

2.1.7.1.8 Hydrants that are not placed in service shall have a "Not in Service" tag attached to the pumper nozzle and baggy wrapped and tapped.

2.1.7.1.9 Preparation for painting – Sandblast to 100% clean white metal from ground level up to top of hydrant. Dispose of spent materials. Fully enclose hydrant during blasting, priming, and painting. Air dryer shall be used to prevent moisture in the air supply.

2.1.7.1.10 Primer-Devoe 224 high build epoxy primer (or Engineer-approved equal) to a thickness of 4-8 mils (1 mil = 25.4 millimeters).

2.1.7.1.11 Topcoat – Devoe 379UVA urethane epoxy (or Engineer-approved equal) with a minimum thickness of 4 mils. All hydrants shall be fully enclosed during blasting, priming, and painting.

2.1.7.2 DESIGN STANDARDS

2.1.7.2.1 Location:

- A. Maximum spacing: 400-ft. diameter from center of hydrant to center of hydrant. If different spacing is required, verify differing condition with Village Engineer and Fire Chief.
- B. At all high points in distribution system.
- C. At intersections, far end of cul-de-sac at lot line extended, and mid-block at lot line extended, where practical. In the event a hydrant location conflicts with a valve location at an intersection, the hydrant tee shall be located 6 feet away from the main valve.
- D. Rural: 3 feet off Right-of-Way. Provide 5-ft. deep x 10-ft. wide hydrant easement.
- E. Urban: 4 feet behind back of curb line.
- F. Side paths, recreation trails and other pedestrian ways: Minimum separation distance from edge of pathway to closest physical feature of the hydrant shall be 18”.

2.1.7.2.2 Design height: Pumper nozzle above surrounding finish ground = 18” to 24”.

2.1.7.2.3 Design cover: 6.5 feet minimum bury.

2.1.7.2.4 Branch pipe design cover:

- A. Turf – 6.5 feet (Ultimate grade);
- B. Paved Areas - 7 feet minimum
- C. Special situations (i.e.: ditches, etc.)- 5 feet minimum cover with insulation.
- D. Under 4 feet of cover water main shall be offset to achieve 6-foot cover.

2.1.7.2.5 Break flange shall be at grade or not greater than 6 inches above grade.

2.1.7.2.6 Branch tee shall be Anchor T with gate valve at the tee.

2.1.7.2.7 An asphalt service drive with culvert shall be installed in all ditch crossings greater than 2.0 feet deep or that have traverse slopes greater than 4H:1V.

- A. The service drive shall be 10 feet wide and extend to 2 feet behind the hydrant. The drive shall be constructed with 10 feet wide by 6” deep of No.2 open graded base course and 10 feet wide by 3” depth of asphalt.
- B. Culverts shall be hydraulically sized for each location consistent with Section 4 of the Development Handbook.

2.1.8 FITTINGS

2.1.8.1 MATERIALS

2.1.8.1.1 All pipe fittings used for water main shall comply with SWS and be manufactured in the USA.

2.1.8.1.2 All fittings shall be Ductile Iron and be Class 350 or greater, conforming to the current ANSI/AWWA C-153/A21.53.

2.1.8.1.3 Fittings shall have a cement mortar lining on the interior in accordance with current (USA Domestic Only) ANSI/AWWA C-104/A21.4.

2.1.8.1.4 Fittings and accessories shall be furnished with mechanical-type joints with lugged retainer glands in accordance with current (USA Domestic Only) ANSI/AWWA C111/A21.11.

2.1.8.1.5 All nuts and bolts shall be stainless steel on hydrants and valves. All T-Bolts shall be Cor-Blue.

2.1.8.1.6 All tees and fittings shall be anchored with restraints or pre-approved equal.

2.1.8.1.7 Angle Fittings shall be as follows:

- A. All 90° bends: Full body, long radius, anchored, and mega-lugged or buttressed.
- B. Other Angle Fittings: Short body acceptable; anchored and buttressed.

2.1.8.1.8 Acceptable Manufacturers of Ductile Iron pipe fittings include the following:

- A. American Cast Iron Pipe Co.
- B. Clow Water Systems, Co.
- C. Tyler Union
- D. Water Main Couplers
- E. Hymax 4"-16"
- F. Romac 4"-12"

2.1.8.1.9 Acceptable restraints include the following:

- A. EBAA Mega-lug
- B. Romac Roma Grip
- C. Or approved equal

2.1.8.2 DESIGN STANDARDS

2.1.8.2.1 All fittings shall be wrapped with polyethylene per Section 2.1.10 of these Specifications.

2.1.9 WATER METERING REQUIREMENTS

2.1.9.1 DESIGN STANDARDS

2.1.9.1.1 Refer to Village of Germantown Code Chapter 13.37 for general requirements.

2.1.9.1.2 Two-Family units shall require a split service lateral into the building in accordance with Standard Detail Figure No. 19.

2.1.9.1.3 Multi-Family Condominium buildings: A water metering room shall be required at the water service entrance location. Each water meter room shall be designed to meet the requirements of the Germantown Water Utility, including an outside doorway. An entry key shall be provided to the Germantown Water Utility. An individual meter required for each unit.

2.1.9.1.4 Multi-Tenant Commercial and Industrial buildings: A water metering room shall be required at the water service entrance location. Each meter room shall be designed to meet the requirements of the Germantown Water Utility, including an outside doorway. All commercial and industrial buildings shall have ball valves installed on the inlet, outlet, and bypass for water meters. An entry key shall be provided to the Germantown Water Utility. An individual meter required for each unit.

2.1.9.1.5 The water meter room shall:

- A. Be large enough to allow work on the water meters. The size of the meter room would vary depending on the meter size(s) and number of meters going into the building. The Utility Department shall approve the size of the meter room.
- B. Be unobstructed by water softeners, vacuum cleaners, garbage cans, electric service, phone services, etc.
- C. Not be used for cleaning supply storage or storage area.
- D. Have adequate heating and lighting
- E. Have a floor drain
- F. The size of the water meter shall be on the plan to make sure the room is big enough to house the entire meter.
- G. Not installed in a ceiling
- H. Minimum 2'-3' off the floor
- I. If meter is installed in a cabinet, minimum 2'x2' removable opening.

2.1.9.1.6 At the meter setting 1"-2" valves will be all brass USA made only, full port ball valves and brass nipples, 600psi rated Nibco T-585-70 or equal.

A. A by-pass will be installed on meters 1 ½" and larger.

2.1.9.1.7 All gate valves used for branch piping at the meter setting inlet, outlet, and bypass piping 3" and greater will be AWWA resilient wedge epoxy coated C509, NRS (non-rising stem). MJ connection and flanged face at the meter, all stainless-steel bolts and washers-install anti-corrosive agent on threads.

2.1.9.1.8 Irrigation and/or Sprinkler Meter:

- A. Shall be connected prior to the main water meter of the residence or building.
- B. Shall not be connected after the main meter under any circumstances.

2.1.10 POLYETHYLENE WRAP

2.1.10.1 MATERIALS

2.1.10.1.1 Polyethylene film materials shall comply with SWS, Chapter 8.21.0.

2.1.10.1.2 Wrap all ductile iron pipe, valves, fittings and valve boxes with polyethylene film. When wrapping valve boxes, only wrap the bell portion and the bottom of the first section.

2.1.11 TRACER WIRE

2.1.11.1 MATERIALS

2.1.11.1.1 Open cut-Tracer wire will be Copperhead #1230-HS-30mil

2.1.11.1.2 Directional drilling/boring – Copperhead SoloShot #1245-EHS

2.1.11.1.3 Pipe bursting – Copperhead SoloShot Extreme – 7x7 stranded, HDPE Coated

2.1.11.1.4 Terminate single wire at the back side of each hydrant inside 3" x 4' PVC pipe with a threaded cap if no hydrant is available install wire/s inside a separate Tyler #6860 top section set on bricks road box location field verified. All wires will have a minimum of 2' slack.

2.1.11.1.5 All mainline tracer wires shall be interconnected in intersections, at mainline tees and mainline crosses.

2.1.11.2 DESIGN STANDARDS

2.1.11.2.1 Tracer Wire Required on ALL mains and services.

2.1.11.3 INSTALLATION

2.1.11.3.1 Open cut-Tracer wire will be Copperhead #1230-HS-30mil.

2.1.11.3.2 Directional drilling/boring-Copperhead SoloShot#1245-EHS

2.1.11.3.3 Pipe bursting-Copperhead SoloShot Extreme-7x7 stranded, HDPE Coated

2.1.11.3.4 Terminate wire at the back side of each hydrant inside 3" x 4' PVC pipe with a FNPT x Spigot

2.1.11.3.5 PVC DWV clean-out adapter with plug and threaded cap

2.1.11.3.6 if no hydrant is available install wire/s inside a separate Tyler top section set on brick #6860

2.1.11.3.7 Road box location field verified. All wires will have a minimum of 2' slack.

2.1.11.3.8 All mainline tracer wires shall be interconnected in intersections, at mainline tees and mainline crosses

2.1.11.3.9 Tracer wire splicing and connecting to existing tracer wires will use a Copperhead 3-Way Twist lock waterproof connector for 30mil for direct bury-Part #LSC1230B-CTR25. And at the hydrant lead use a "Service lateral lug" connector Part #3WB-01

2.1.11.3.10 At the termination points install ground rod Copperhead #ANO-12. Connect the red wire to the blue tracer wire inside the 3" tube with a double wire lug connector.

2.1.11.3.11 If no hydrant is available install wire inside a separate Tyler top section set on brick #6860 road box location field verified

2.1.11.3.12 Install tracer wire from main to the building using "Copperhead" 1230-HS-Blue wire connect the new tracer wire to existing wire at the main using a Copperhead lockable waterproof connector for direct bury.

2.1.11.3.13 Service Laterals-Terminate tracer wire by building using Copperhead ANO-12 termination rod, connect the red termination wire to the blue tracer wire using a standard wire nut sized for this wire and install the two wires in a 3" X 4' long PCV tube with thread cap. The exposed end needs to be a minimum of 6"-12" visible after finished grade.

2.1.11.3.14 If tracer wire does not exist at the main, install the wire with the service and terminate wire at the main using a Copperhead ANO-12 termination rod. Splice the red wire with the blue wire using a Copperhead lockable waterproof connector for direct bury.

2.1.11.3.15 Proper stripping of HDPE coating will be made using an approved electrical stripping tool, NOT a pocketknife.

2.1.11.3.16 Service Lateral private property-Connect the red wire from the grounding rod and the blue tracer wire using a Copperhead waterproof connector-no ANO-12 termination is needed at the building.

2.1.11.3.17 Install tracer wire in a 3" X 4' long PVC tube with thread cap. The exposed end needs to be a minimum of 6"-12" visible after finished grade.

2.1.11.3.18 Testing-All new tracer wire installation shall be located using a low frequency line tracing equipment, witnessed by the inspector/owner/engineer. This verification shall be performed after rough grading and before finished grade and asphalt.

2.1.12 TAPPING

2.1.12.1 MATERIALS

2.1.12.1.1 Service saddles shall be used on all corporation valve sizes larger than 1", subject to specific pipe manufacturer restrictions for the pipe to be tapped. Saddles shall be all 304 stainless, double bolt saddle. Acceptable products for service sizes through 2" corps include, 360° full circumference:

- A.** Romac SS1
- B.** Smith-Blair 264
- C.** Power Seal 3131AS
- D.** Hymax Tapped Clamp
- E.** Pre-approved equal.

2.1.12.1.2 Tapping sleeves, that have a flanged outlet, shall be used when tapping all existing pipe in service for branch lines 3" and larger in size. The body shall be 304 stainless steel, have a minimum of 1/3 of the interior surface fully lined with a raised "donut" area around the branch opening, and a test port. All bolts, washers, and nuts shall be stainless steel. Acceptable tapping sleeves include:

- A.** Romac Series SST with 204 stainless steel MJ Outlet
- B.** Smith-Blair 663 – with stainless steel outlet
- C.** Power Seal 3480MJ-CS Tapping Sleeve
- D.** Pre-approved equal.

2.1.12.2 DESIGN STANDARDS

2.1.12.2.1 Location of all taps, tapping devices or fittings/valves for ALL water pipes shall be in accordance with the following:

2.1.12.2.2 The minimum distance from the beginning/end of the Bell or MJ of a water pipe, fitting or another tap shall be:

- A.** Corporation direct tap = 2.0 ft.
- B.** Corporation Tapping Saddle (up to 2" size) = not less than 2.0 ft.
- C.** Branch Tapping Sleeve = not less than 4.0 ft.

2.1.12.3 INSTALLATION

2.1.12.3.1 Activation of tap can only be authorized by the Water Utility after passing pressure tests and safe water tests. A Utility representative shall be present on-site during tapping and

sleeve work and any connection(s) to existing main(s). Two working days advance notice before making the connection is required by the Water Utility.

2.1.12.3.2 All taps to water mains shall be made under full system pressure, with the main full of water. No taps may be made on an inactive or non-pressurized main.

2.1.12.3.3 All curb stops shall be installed under full system pressure prior to hydrostatic testing for acceptance of installation.

2.1.12.3.4 When tapping, thoroughly clean and inspect the pipe surface. Wet the pipe surface with a soap/water solution prior to placing a saddle, sleeve or repair clamp. Confirm that the main OD falls within the tapping device's OD range. Ensure that the tapping device is properly aligned to connect with the branch pipe. Ensure that the tapered ends of the gasket are smooth, not folded or rolled in any manner.

2.1.12.3.5 The saddle, sleeve or repair clamp shall be installed and all bolts finger-tightened for uniform gap. Tighten all bolts working from the ends to the center using torque wrenches in accordance with manufacturers specifications. After approximately 10 minutes to allow the gasket to fully compress, all bolts shall be re-tightened to manufacturer's specifications. Make sure the tapping device and tapping machine are fully supported and all cutting edges sharpened. Teflon tape or Teflon pipe dope shall be used on the corporation stop and all other pipe threads.

2.1.12.3.6 If tapping device is for 3" or larger branch line, the sleeve shall have a test port and be tested at 100 psi for 5 minutes by the Contractor BEFORE the actual tap proceeds. A Water Utility representative shall witness the tapping device installation, pressure test and tapping procedure.

2.1.12.3.7 All taps to existing and new mains shall be "live" or "wet" taps, utilizing a tapping machine with appropriate cutting tools and sharp cutting heads. All tap cut-outs shall be given to the Construction Inspector or Water Utility representative witnessing the tap.

2.1.12.3.8 No taps will be permitted to begin after 1:00 P.M. Additionally, pre-approval by the Water Utility is required for tapping on a Friday or preceding a holiday.

2.1.12.3.9 Two business days prior notice to Water Utility is required to be given prior to installation of new taps on existing mains.

2.1.12.3.10 Notice shall also be given to the Superintendent Of Water Utility (Department of Public Works 262-253-7780) for new taps on existing mains.

2.1.13 BEDDING/COVER/BACKFILL

2.1.13.1 MATERIALS

2.1.13.1.1 Pipe Bedding: In accordance with SWS, Section 8.43.2: 3/8" limestone chips for PVC/PVCO pipe. No. 1 clean stone shall be placed within a 5 ft. radius of valves and valve boxes.

2.1.13.1.2 Cover Material: In accordance with SWS, Section 8.42.2 & 8.43.3, 12" above top of pipe. No stone, rock or other similar material with a sieve size greater than 3/8" shall be permitted. Sand & gravel are prohibited.

2.1.13.1.3 Granular Backfill: In accordance with SWS, Section 8.43.4, Table 39 Graded Aggregates, 1 1/2" graded limestone. In spot construction in trench lengths less than 50' Granular Backfill shall be crushed limestone per SWS, Section 8.43.6.

2.1.13.1.4 Spoil Backfill: In accordance with SWS, Section 8.43.5. No stone, rock or other similar material with a sieve size greater than 3-inches shall be permitted within 2.0 ft. above or beside the pipe. For HDPE service lines, the sieve size shall not be greater than 1 1/4" within 2.0 ft. above or beside the pipe.

2.1.13.1.5 Slurry Backfill: Aggregate slurry in accordance with SWS, Section 8.43.8, or in accordance with a street opening permit, when issued. In special cases, Village Engineer may require Sand Slurry consisting of 50 pounds of flyash and a 1/2 bag of Portland cement per cubic yard of mix.

2.1.13.2 DESIGN STANDARDS

2.1.13.2.1 Mechanically compact all trench backfill per Section 2.6.14(b) of SWS. Conform to 95% Standard Proctor Density tested at Contractor's expense.

A. Initial lift – 2 ft. max; Subsequent lifts – 1 1/2 ft. max.

2.1.13.2.2 Backfill in accordance with all street opening permit(s); generally, this will be slurry aggregate. All areas not within 5 ft. of paved surface (and above a 45-degree intercept line) may receive suitable spoil backfill as provided herein. Prohibited: Debris, frozen material, large clods or stones, organic material, blast rock, stones larger than 6", sand. Contractor shall haul away and dispose of these materials at Contractor's expense.

2.1.14 CAPS & PLUGS

2.1.14.1 MATERIALS

2.1.14.1.1 Acceptable caps & plugs include:

A. Clow F-1155, F-1159 and F-1165 solid cap or pre-approved equal.

B. Poured buttresses shall be used

C. Mega-lugs or pre-approved equal shall also be used when appropriate.

2.1.15 CASING/CARRIER PIPE

2.1.15.1 MATERIALS

2.1.15.1.1 Installation of water lines within casings shall be accomplished by using Stainless Steel Casing Spacers installed in accordance with the manufacturer's recommendations. Spacers shall be:

- A. Style CCS by Cascade Waterworks Mfg. Co. of Yorkville, IL
- B. Model 4810 by PowerSeal Pipeline Products of Wichita Falls, TX
- C. Pre-approved equal.

2.1.15.1.2 End seals, installed on both ends of each casing, shall be:

- A. Cascade Style CCES
- B. PowerSeal 4810ES
- C. Pre-approved equal.

2.1.15.1.3 Water mains within the casing shall be installed with mechanical joints and mega-lugs or pre-approved equal.

2.1.15.2 DESIGN STANDARDS

2.1.15.2.1 Casing watermain shall be used for all plastic pipe crossing a right-of-way and for all arterial crossings.

2.2 ABANDONMENT

2.2.1 GENERAL

2.2.1.1 All existing water mains and service lines that will not be used in new construction or re-used for reconstruction of existing building sites shall be abandoned at the main, unless approved by the Village Engineer or Water Utility.

2.2.1.2 A representative from the Village Engineering or Water Utility shall be present to witness the abandonment.

2.2.1.3 All excavations within public rights-of-way shall require Village and/or County Permits.

2.2.1.4 Excavations within 5 ft. of and under paved surfaces shall be backfilled with Slurry Aggregate per the SWS to within 1.0 ft. of surface, followed by appropriate street restoration and not less than 3-inches of binder and 2-inches of wearing surface bituminous pavements.

2.2.1.5 In special circumstances, when approved in writing by the Village Engineer, water service lines may be temporarily made inactive at the right-of-way or easement boundary. The service

shut-off valve shall be turned off and the pipe plugged or capped at the property line. Water services not abandoned at the main shall meet the following conditions:

- A. As part of the demolition permit, a certified check or Letter of Credit, in the amount of \$5,000 per lateral, shall be submitted to the Village Engineer to guarantee the permanent abandonment of the service at the main is completed in a timely manner.
- B. Any service line that is not abandoned at the main shall be subject to separate “availability” or “ready to serve” charges in the interim period until properly abandoned.
- C. Water lines made inactive in this manner shall be marked with a marker post placed 1 ft. from the end of the pipe and extending from the pipe to 3 ft. above the ground surface and painted a blue color.
- D. The location of the terminal pipe locations shall be surveyed or otherwise “tied” to permanent objects that will remain undisturbed at the site, with an as-built drawing provided to the Village Engineer and Utility Department for record purposes.

2.2.2 WATER SERVICES

2.2.2.1 All water services 2” diameter and smaller shall be abandoned at the street main by Turning off the main, remove the corp. and install a Smith Blair 261 or equal stainless-steel repair clamp.

2.2.2.2 The remaining service line may be left in place, but the valve box/curb stop shall be removed. Backfill of gate valve box shall consist of stone and/or slurry.

2.2.2.3 The completed work shall be double wrapped with polyethylene per SWS, Chapter 6.21.0.

2.2.2.4 For water service lines larger than 2” diameter, the abandonment procedure would consist of:

- A. Removal of the service shut-off valve (if at the main), plus 2 - 3 ft. of service pipe at the street main branch fitting. If a blind flange can not be installed on the T, and the Village deems the fittings are defective the main will be shut down. Cut and remove that section of pipe fittings. Install new pipe with two water main couplers and wrap with baggy.
- B. Installation of a gasketed blind flange or MJ plug at the branch fitting, as appropriate.

2.2.2.5 All bolts and gaskets shall comply with these standards.

2.2.2.6 In the event that the shut-off valve is not at the street main branch fitting, then 2 - 3 ft of the service pipe shall be removed and a gasketed blind flange or plug installed onto the branch fitting at the main.

2.2.2.7 The valve box/curb stop shall be removed.

2.3 INSPECTION

2.3.1 SUBMITTALS AND SAMPLES

2.3.1.1 Material samples shall be taken as provided in SWS 8.1.0 and the Contract Documents.

2.3.1.2 All materials delivered to the Work Site shall have legible markings in accordance with ANSI, ASTM, AWWA and SWS 8.3.0.

2.3.1.3 All materials of each type or use shall be from a single manufacturer for the entire Contract.

2.3.1.4 Prior to the start of work, the Contractor shall submit six (6) sets of the following for approval:

- A. Letter of Certification and representative test reports by manufacturer for all pipe delivered to the Work Site for EACH material item furnished.
- B. Representative test reports for EACH material item furnished to the Work Site.
- C. Installation manuals for all valves, operators, hydrants, etc.
- D. Maintenance manuals for all mechanical equipment furnished to the Work Site.
- E. Generally, installation shall be in accordance with SWS and as modified by these Specifications.
- F. All material specifications to be in PDF form.

2.3.2 DISINFECTING

2.3.2.1 No chlorination or flushing between safe samples.

2.3.2.2 Use only calcium hypochlorite tablets affixed to the top interior wall of the pipe (no powder) to disinfect pipelines and service/fire lines in accordance with SWS, Section 4.3.12. The Water Utility will collect samples of the chlorinated water for safe water testing. Contractor shall supply all labor assistance to flush mains and to take sample(s).

2.3.2.3 Water wasted to surface may not contain any substances in concentrations that adversely affect the water as determined by the Wisconsin Administrative Code, NR 105 and 106. For chlorine, no total residual chlorine may be measured in the water being discharged to a surface water greater than ambient total chlorine residual in system water supply (typically 0.5 mg/L). Advise the Water Utility and Village Engineer of proposed discharge schedule to arrange DNR-required chlorine residual measurements for main flushing water.

2.3.3 ACCEPTANCE TESTING

2.3.3.1 General

2.3.3.1.1 Pressure and leakage testing shall include all installed system components, such as mains, branches, services and fire protection taps to terminus of all lines to be installed under the Contract.

2.3.3.1.2 Two (2) business days' notice to the Engineering Department (262-250-4721) and Water Utility shall be required.

2.3.3.1.3 Water for filling, testing and flushing for safe sampling of watermain will be supplied only by permission of the Water Utility via permit. All water that is used for filling new mains, pressure testing, flushing of mains, trench flushing, and safe sampling etc., will be witnessed by an inspector or Utility employee. Water used will be charged at the current rate.

2.3.3.2 Tests

2.3.3.2.1 Prior to pre-punch list work, tracer wires shall be tested by Contractor prior to Village accepting the work. The Utility Department has the option to spot check the continuity of the tracer wires.

2.3.3.2.2 Pressure and leakage tests shall be performed in accordance with SWS and under the jurisdiction of the Engineering Project Inspector and Water Utility.

2.3.3.2.3 Pressure Test: After the test connections are made and the main filled with water, the test section shall be subjected to water pressure normal to the area. After examination of exposed parts of the system, the test pressure will be increase to 150 psi on the main at the lowest elevation. The main shall be examined and if any defects are found, the Contractor shall immediately make the necessary repairs at his own expense. The pressure test shall be repeated until no defects can be found. The duration of the final pressure test shall be one hour. The pipe shall pass if the final pressure is within 5% of the test pressure for 1 hour. If it is found unnecessary to add water during the duration of the pressure test, the leakage test may be waived at the direction of the Inspector and Water Utility. If waived by the Inspector and Water Utility, a combination leak/pressure test will be performed.

A. For HDPE pipe, test duration to be less than 8 hours. If testing is not completed for any reason, de-pressurize and allow to “relax” for 8 hours before resuming test.

B. PVC Pipe: Conform to Standard Specifications Ch. 4.15.0

C. Test shall include a Bac-T safe sample.

2.3.3.2.4 Leakage Test: The leakage test, if required, shall be conducted after satisfactory completion of the pressure test. The test section shall be subjected to approximately 100 psi gauge pressure at eh point of highest elevation of the main under test. The duration of the leakage test shall be two hours unless otherwise specified. Should any test section fails to meet the leakage test, the Contractor shall immediately make the necessary repairs at his own expense. The duration of the final leakage test shall be one continuous hour.

2.3.3.2.5 Fire and Combination water/fire service lines shall be tested at 200 psi for 2.0 hours.

2.3.3.2.6 Contractor is responsible for taking samples, witnessed by the Village and samples put in a sealed chain of custody bag provided by the Village.

A. No first sample will be taken on a Friday, weekend, or adjacent to a holiday.

B. Bacteriological Testing: Conform to Standard Specifications Ch. 4.16.0 and NR 811.07.

Contractor shall provide analysis results to Village Engineering Dept in PDF form. If the bacteriological test fails, conform to Standard Specifications Ch. 4.16.3 to re-chlorinate the main.

C. No Bac-T sample will be accepted if the sample is not taken from a smooth bore sample tap upstream from the discharge flowing pipe. Samples from a hose spigot will not be accepted.

2.3.3.2.7 Tracer Wire Connectivity: All new tracer wire installation shall be located using a low frequency line tracing equipment, witness by the inspector/owner/engineer. This verification shall be performed after rough grading and before finished grade and asphalt.

2.4 OTHER REQUIREMENTS

2.4.1 Specifications

2.4.1.1 Contractor shall be responsible for Digger's Hotline locates, site safety, resident access, traffic control, erosion & sediment control, and protection of existing facilities, features and structures at all times

2.4.1.2 At end of each day and during breaks, Contractor shall install waterproof, leak-proof plugs.

2.4.1.3 At end of each day, open excavations shall not exceed 25 ft. in length.

2.4.1.4 All lateral trenches shall be backfilled at end of day.

2.4.1.5 At end of each day, contractor shall erect barricades with flashers and snow fencing surrounding excavations.

2.4.1.6 Mainline Installation: Conform to Standard Specifications Ch. 4.3.0 Sawcut Exist Pavements: Wheel-mounting saw required. Sawcut full depth.

2.4.1.7 List Of Standard Village Details

- A.** HDPE Hydrant Branch
- B.** Standard Hydrant Bollard
- C.** Relocate Water Main HDPE Pipe
- D.** Relocated Existing Water Main PVC Pipe Only
- E.** HDPE Joint Restraint
- F.** Water Main Reconnection
- G.** Water Main Service Lateral Schematic
- H.** Tracer Wire Construction Layout
- I.** Sample Station Detail
- J.** Meter Sizes/Laying Lengths and Charges
- K.** Bulk Water Purchasing Process and Charges

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3. SANITARY SYSTEM

All labor and material shall be governed by requirements of the Milwaukee Metropolitan Sewerage District (MMSD) and the latest edition and all amendments thereto of the Standard Specifications for Sewer and Water Construction in Wisconsin (SWS), Public Service Commission (PSC) Rules and Wisconsin Department of Natural Resources (WDNR) Regulations, WisDOT Standard Specifications for Highway and Structural Construction, Chapter DSPS 382, and Village of Germantown Municipal Code unless otherwise specified in these Specifications, whichever is more restrictive.

3.1. SPECIFICATIONS

3.1.1. SANITARY SEWER MAIN

3.1.1.1. MATERIALS

3.1.1.1.1. All pipe used for sanitary and private main interceptor sewers shall be:

- A. PVC (solid wall) SWS Section 8.10.0, ASTM D-3034, SDR-26, SDR-35
- B. PVC (solid wall, green in color for in-ground identification) SWS Section 8.20.0, AWWA C-900 or C-905

3.1.1.2. DESIGN STANDARDS

3.1.1.2.1. Design flow coefficients as determined by the Village Engineer, subject to the following:

A. Residential/Multi-Family (Per MMSD Flow Allocation Worksheet):

Base Sanitary Flow	102 gpcd
Max Daily	1,269 gpcd
Residential densities are to be determined per MMSD Annual Cost Recovery Manual	

B. Industrial & Institutional Areas (Per MMSD Flow Allocation Worksheet):

Base Sanitary Flow	1,500 gpd/Acre
Max Daily	3,250 gpd/Acre

C. Large Commercial (Per MMSD Flow Allocation Worksheet):

Base Sanitary Flow	2,250 gpd/Acre
Max Daily	4,000 gpcd/Acre

3.1.1.2.2. Design flows and peaking factors are to be referenced to MMSD Rules and Regulations and as determined by the Engineering Services Division. Design objectives shall result in elimination, to the greatest extent possible, of all infiltration and inflow.

3.1.1.2.3. Minimum Main and Lateral Sizes:

Residential	8" main / 6" Lateral
Industrial/Commercial/Multi-Family & PUD	8" main / 6" Lateral
Shall accommodate future tributary areas as directed by the Village Engineer	

3.1.1.2.4. Minimum slopes.

A. Pipes slopes shall achieve self-cleansing velocities for peak design flows as directed by the Village Engineer. Generally, minimum velocity of 2.0 fps shall be met at half-full conditions.

Pipe Size	Minimum Slopes
8"	0.40% (Dead end reach 0.60%)
10"	0.28% (Dead end reach 0.40%)
12"	0.22%
15"	0.15%
18"	0.12%
21"	0.10%
24"	0.08%
Other Sizes	Per Engineering Services Division

3.1.1.2.5. Complete sewer design calculations and sewer system plans are required with construction plan submittals.

3.1.1.2.6. Conceptual sewer system plans are required for proposed developments located within the Ultimate MMSD Service Area even if sanitary sewer currently is not available. A determination is needed at the conceptual stage that future gravity sewer systems will work when needed.

3.1.1.2.7. Center of manhole shall coincide with street centerline, and center of main shall be within 5 feet of centerline on curvilinear street segments.

3.1.1.2.8. Invert shall not be less than:

Distance below the centerline grade of the street	Road ROW Width
11.0 Feet	60/66 FT
12.0 Feet	80 FT
13.0 Feet	>80 FT and Cul-De Sacs

3.1.1.2.9. Minimum sewer depth shall be 8 feet from finished grade to top of pipe under exceptional circumstances and approval of Village Engineer. Sewer depths shall provide gravity flow for basement floor drains and plumbing fixtures. "Hung" services are prohibited. Grinder pumps may be considered by Village Engineer.

3.1.1.2.10. Pipe with cover depth of greater than 20 feet shall have the pipe material approved by the Village Engineer and shall be designed conforming to Standard Specification Ch. 5.3.12 and Table 12.

3.1.1.2.11. All sewer pipes shall be laid in accordance with SWS, Chapter 3.2.0

3.1.1.2.12. All connections to manholes shall be in accordance with SWS, Section 3.5.7.
Connections to manholes with preformed troughs in the shall be made in accordance with the procedure described in Section 3.1.7.3.5.

3.1.1.2.13. All sewer pipes shall terminate with top of pipe flush to the inside wall of the manhole.
All annular spaces shall be filled with a cementitious filler to prevent the breakage of the pipe while jetting.

3.1.2. SANITARY FORCE MAIN

3.1.2.1. MATERIALS

3.1.2.1.1. All pipe used for sanitary force (pressure) mains shall be:

- A. PVC (solid wall) SWS 8.51.2, AWWA C-900 or C-905
- B. PVCO AWWA C-909, Class 150
- C. High density black Polyethylene Force Main Pipe SWS 8.51.3, ASTM F-714; or Green Stripe
- D. Fusible PVC C-900
- E. Linked PVC C-900

3.1.2.1.2. All pipe shall conform to Ductile Iron Pipe OD.

3.1.2.1.3. Valves shall be:

- A. Dezurik Series 100 Eccentric Valves
- B. cast iron epoxy-coated body, hard rubber-lined
- C. MJ
- D. low friction Buna-vee packing
- E. neoprene plug facing
- F. ABG6H6 actuator
- G. with stainless steel bolts
- H. and plug valve adaptor bracket with valve box
- I. Alternatives shall be pre-approved by the Village Engineer.

3.1.2.2. DESIGN STANDARDS

3.1.2.2.1. Minimum design depth shall have 8 feet of cover.

3.1.2.2.2. Buried tracer location wire is required above the force main.

3.1.2.2.3. Maximum spacing of location boxes: 300 feet or as directed by the Village Engineer.

3.1.2.2.4. Velocity/Size:

A. Hazen-Williams formula "C" value of 120.

B. Velocity 2.0 – 6.0 fps for lowest energy pumping cost, as approved by the Village Engineer.

3.1.2.2.5. High/Low Points:

A. Air relief valve sizing calculations shall be submitted with Plans. A.R.I to be used.

B. Clean-outs shall be installed at designated points.

C. 6-ft. diameter manhole enclosures shall be installed.

3.1.2.2.6. HDPE Connections & Fittings: Joined by heated butt fusion for HDPE. Conform to ASTM D2657 and manufacturer specifications. Internal/external beads shall not be removed.

3.1.2.2.7. HDPE Main & branch joints: Joined by electrofusion conforming to manufacturer specifications. Internal/external beads shall not be removed.

3.1.2.2.8. PVC water class pipe. 4" thru 12" dia. = Class 150-DR18 conforming to AWWA C-900, conforming toto standard specifications Ch. 4.6.0 and 8.20.01.

A. Fittings = ductile iron conforming to Standard Specification 8.22.0.

B. 4" thru 12" dia. = Class 250 mechanical joints

C. Nuts & Bolts = Cor-Blue

D. Mechanical joint retainer glands = Mega-Lug; Buttresses also required.

E. Tees, crosses, bends, offsets, and other fittings shall conform to Standard Specification CH. 8.22.0. Acceptable supplier shall by Tyler or equal.

F. Triple wrap all ductile iron fittings with polyethylene. Conform to Standard Specifications Ch. 4.4.4 and 8.21.0

3.1.2.3. Warning Tape

3.1.2.3.1. Terra Tape Standard 250 manufactured b Reef Industries, Inc., Shieldtec manufactured by Empire Level Manufacturing Corp., Milwaukee, WI, (or Engineer approved equal). Tape shall read "Caution – Sanitary Line Buried Below". Tape shall be green and 3" wide. Install over the cover material.

3.1.3. TRACER WIRE

3.1.3.1. MATERIALS

3.1.3.1.1. Tracer wire for sanitary laterals shall be "Copperhead" 1230-HS-Green wire.

3.1.3.1.2. Tracer wire for force main shall be "Copperhead" 1230-HJS-Green wire.

3.1.3.1.3. Tracer wire for directional drilling/boring shall be "Copperhead" #1245-EHS.

3.1.3.1.4. Tracer wire for pipe bursting shall be "Copperhead" Soloshot Extreme – 7x7 Stranded, HDPE coated.

3.1.3.1.5. Connectors for open cut laterals shall be a Snakebite Twistlock or direct bury lug connector.

3.1.3.1.6. Termination of lateral tracer wire at main shall be a ground rod "Copperhead" @ANO-12. Connect the red wire to green wire using Twist Lock or buried lvg connector.

3.1.3.2. DESIGN STANDARDS

3.1.3.2.1. Tracer wire shall be required on all force mains.

3.1.3.2.2. Tracer wire shall be required on all laterals.

3.1.3.2.3. Tracer wire shall be required on all directionally drilled pipe.

3.1.3.3. INSTALLATION

3.1.3.3.1. Contractor shall verify during backfilling of cover material that the tracer wire has remained on top of the lateral.

3.1.3.3.2. Connections with the tracer wire shall require approval by Wastewater Superintendent.

3.1.3.3.3. Lateral tracer wire shall be terminated at start-end points. At the main use a ground rod and at ROW run to surface with a minimum of 2 feet of wire wrapped around marking post.

3.1.3.3.4. A 1½" diameter PVC sch. 40 pipe with screw cap to be used at termination point when extended to dwelling. A 1.5-ft. pigtail of excess tracer wire shall stick out of the top of the pipe.

3.1.3.4. Testing

3.1.3.4.1. All tracer wire shall be tested prior to acceptance by Village Engineer. Testing by using a radio frequency locator.

3.1.4. BEDDING/COVER/BACKFILL

3.1.4.1. MATERIALS

3.1.4.1.1. Pipe Bedding/Cover: In accordance with SWS, as follows –

A. Flexible wall pipe shall be Class "B" up to 12" above top of pipe; 3/8" limestone chips.

B. Rigid wall pipe with diameters equal to or less than 21" shall have 3/8" limestone chips up to 12" above top of pipe.

C. Rigid wall pipe with diameters greater than 21" shall have ¾" limestone chips up to 12" above top of pipe.

D. Ductile Iron pipe shall be Class B to 12" above top of pipe, torpedo sand.

E. Fittings/Valves shall be Class B to 12" above top of pipe, torpedo sand.

3.1.4.1.2. Cover Material: In accordance with SWS, Section 8.43.3. No stone, rock or other similar material with a sieve size greater than 1" shall be permitted.

3.1.4.1.3. Granular Backfill: In accordance with SWS, Section 8.43.4. No stone, rock or other similar material with a sieve size greater than 3" shall be permitted. Granular backfill shall be crushed recycled concrete or crushed limestone per SWS, Section 8.43.6.

3.1.4.1.4. Spoil Backfill: In accordance with SWS, Section 8.43.5. No stone, rock or other similar material with a sieve size greater than 3" shall be permitted within 2.0 ft. above the pipe. Not allowed under pavement or stone walkways.

3.1.4.1.5. Slurry Backfill: Aggregate slurry in accordance with SWS, Section 8.43.8 and requirements of Village Engineer, or in accordance with street opening permit, when issued. In special cases, Village Engineer may direct the use of Sand Slurry consisting of 50 pounds of fly ash and a ½ bag of Portland cement per cubic yard of mix.

3.1.4.1.6. Prohibited: Debris, frozen materials, large clods or stones, organic material, black rock (uncrushed), stones/rocks larger than 3", and sand. Contractor shall haul away and dispose of these materials at contractors expense.

3.1.4.2. DESIGN STANDARDS

3.1.4.2.1. Backfill in accordance with all street opening permit(s), generally will be slurry aggregate. All areas greater than 5 ft. from a paved surface (and above a 45-degree intercept line) may receive suitable spoil backfill as provided herein.

3.1.4.3. INSTALLATION

3.1.4.3.1. Care shall be taken by the Contractor when backfilling to prevent any movement of the pipe from proper alignment and grade. Contractor is responsible for determining that the finished sewer remains at the required elevation and grade.

3.1.4.3.2. Mechanically compact all trench backfill to a minimum 95% standard Proctor density per SWS, Section 2.6.14(b). The initial lift to be compacted shall have a 2 ft. loose thickness. Each subsequent lift to be compacted shall have a maximum 18" loose thickness. Contractor shall place smaller lifts if the required compaction cannot be achieved.

3.1.5. SANITARY MANHOLES

3.1.5.1. MATERIALS

3.1.5.1.1. All sanitary manholes shall be pre-cast concrete conforming to Standard Specifications Ch. 8.39.0 and File No. 12

3.1.5.1.2. All sanitary manholes shall have a wall thickness of 5" minimum.

3.1.5.1.3. The manholes shall be sized as follows:

Downstream Pipe Size	Minimum Manhole I.D.
8-24"	48"
30-42"	60"
>42"	72"
Sampling Manholes	48" (No flat decks allowed)

3.1.5.1.4. All sanitary and sampling manhole cone sections shall be eccentric. Concentric cones are prohibited.

3.1.5.1.5. All manholes shall have spray epoxy coating:

- A. MH Exterior: 2 coats (black) of Ameron International, Amercoat 78 HB at 8-10 mils. each.
- B. MH Interior: 2 coats (white) of Permite PCS-9043 Type II Permox pipe glaze at 20 mils. each.
- C. Coatings shall be applied by suppliers at the plant.

3.1.5.1.6. All joint seals shall consist of one of the following:

- A. Kentseal butyl rubber sealant
- B. Or Engineer approved equal
- C. External joint seals shall consist of following:
- D. MacWrap External Joint Sealers by MarMac Manufacturing
- E. Or Engineer approved equal

3.1.5.1.7. External joint seals will have 9" wide collar, outer layer of polyethylene, min. 4000 psi tensile strength, min. 1500 psi tear resistance, under layer of rubberized mastic reinforced with woven polypropylene fabric.

3.1.5.1.8. External joint seals will have 2 stainless steel straps within the collar $\frac{3}{4}$ " from edges confided with tube isolated from mastic and allowed to slip freely.

3.1.5.1.9. External joint seals will have minimum 6" overlap with closing flap to cover straps.

3.1.5.1.10. External for MH w/ Precast Outside Drop: EZ-Wrap by Press Seal Gasket Corp. primed with EZ-Stick No. 4 Primer

- A. Extruded butyl adhesive tape bonded to the concrete.

3.1.5.1.11. Chimneys shall use HDPE or EPP 5000 Series rings meeting ASTM D4976 or ASTM D3575. Precast concrete rings are not allowed.

3.1.5.1.12. Chimneys shall have a minimum height of 2" and a maximum height of 16".

3.1.5.1.13. HDPE Rings in pavements:

- A. Drill two ½" diameter holes 180° apart on mandatory 2" thick EPP ring (Cretex part number 40-27GF-200). Drill into corbelled section of the manhole, ring shall be drilled prior to placing on manhole.
- B. Apply 2 beads of M-1 adhesive 1/2"x1/2" on corbal. Install drilled EPP ring and anchor
- C. with a 4" Rawl Power Bolt utilizing a 2" diameter fender washer. Tighten until bolt head is flush with the top of the 2" ring.
- D. Install ¼" Ladtech topper ring set in M-1 Adhesive as described above.
- E. Dry stack chimney to proper height, including solid HDPE topper ring. Pay special attention to slope and use appropriate slope rings.
- F. Once desired height and slope are achieved, mark rings to align desired stacking order and placement.
- G. Apply bead of caulk around lip of adjusting ring and re-stack rings. Apply 2 beads of caulk on topper ring, one towards the outside and one towards the inside. Topper ring does not have a locking lip so be cautious ring does not slip during seal installation.
- H. Install seal per manufactures specifications.

3.1.5.1.14. Adhesives: M-1 (Chem-Link Corp.) used on EPP rings. Gun grade butyl rubber adhesive sealant on HDPE rings.

3.1.5.1.15. Seals to have order-to-fit Adapter internal/external with rubber sleeve sealing exterior from frame to corbel.

3.1.5.1.16. PE wrap to be installed using double 6 -mil polyethylene wrap from top of frame to 84" min. depth.

3.1.5.1.17. EPP Rings in turf to adhere to following:

- A. Drill two ½" diameter holes 180° apart on mandatory 2" thick EPP ring (Cretex part number 40-27G-200). Drill into corbelled section of the manhole, ring shall be drilled prior to placing on manhole.
- B. Apply 2 beads of M-1 adhesive 1/2"x1/2" on corbal. Install drilled EPP ring and anchor with a 4" Rawl Power Bolt utilizing a 2" diameter fender washer. Tighten until bolt head is flush with the top of the 2" ring.
- C. Dry stack chimney to proper height, including solid Grade Finish ring. Pay special attention to slope and use appropriate slope rings.
- D. Once desired height and slope are achieved, mark rings to align desired stacking order and placement.
- E. Apply 2 beads of M-1 in keyway area of adjusting rings and re-stack rings.
- F. Adjusting rings will be lag bolted in 4" height increments with a ½" x 5" steel wood lag bolt and 2" fender washer with bolts alternating 180° apart with each 4" rise in height
- G. Install seal per manufacturer's specifications.

3.1.5.1.18. For frames in pavement, use Neenah R-1661 frame with solid gasketed lid and 2 concealed pick holes. Conform to Standard Specifications Ch. 3.5.0 For frames in turf, use: Neenah R-1661 bolt-down frame w/ solid gasketed lid and 2 concealed pick holes. Conform to Standard Specifications Ch. 3.5.0. Bolts coated with anti-seize compound. Frames to be

anchored to chimney with 1/2" dia. steel wood lag bolts extending 6" into chimney or to a depth that is practical for the chimney height and sealed with Permatex Ultra Series black, blue or grey silicone adhesive.

3.1.5.1.19. Pavement Ring required to be Neenah R-1979 Series Ref. #1661-7158.

3.1.5.1.20. Pavement ring elevations as follows:

- A. Top of frame equal to binder grade
- B. 2" Paving rings used for surface lift adjustment.

3.1.5.1.21. Grout, if approved by Village Engineer and Utility Superintendent, can be acrylamide or polyurethane grout for manhole repair/rehabilitation.

3.1.5.2. DESIGN STANDARDS

3.1.5.2.1. Maximum manhole spacing for 15" diameter or less DIPS mainline = 400'.

3.1.5.2.2. Maximum manhole spacing for > 15" diameter DIPS mainline shall conform to NR 110.13(3)(b) .

3.1.5.2.3. Manholes shall connect 2 pipes having differing diameter.

3.1.5.2.4. Minimum elevation difference between influent and effluent pipes in manholes = 0.1'.

3.1.5.2.5. Maximum elevation difference between influent and effluent pipes without outside drop in manholes = 2.0'.

3.1.5.2.6. Lift holes: Exterior lift holes only (interior lift holes are prohibited).

3.1.5.2.7. Full benches are prohibited. Conform to Standard Specifications Ch. 3.5.4© and File No. 13. w/e full benches and with long radii.

3.1.5.2.8. Outside drops to conform to Standard Specifications Ch. 3.5.8 and Fil No. 19/20

3.1.5.2.9. One full-length of pipe shall precede the tee connecting the manhole and the drop segment.

3.1.5.2.10. Elevation for top of frame shall be equal to binder grade. Paving ring required for surface lift adjustment.

3.1.5.2.11. Connections shall be cored. Cutting or breaking is prohibited.

3.1.5.2.12. Bulkheads for future connections are prohibited.

3.1.5.2.13. Manhole steps shall conform to Standard Specifications Ch. 2.5.4(g) and 8.40.0, and File #15 and #12. Steps in chimney are prohibited.

3.1.5.2.14. Sampling manholes are required at all commercial laterals and shall conform to Village of Germantown standard detail.

3.1.5.2.15. Sampling manholes to be minimum 48" diameter. No flat deck allowed.

3.1.5.2.16. Minimum elevation difference between influent and effluent pipes in manholes = 0.1'.

3.1.5.2.17. Manhole installations to be inspected by Village Engineer or Utility.

3.1.6. SANITARY SEWER LATERALS (From main to lot line)

3.1.6.1. MATERIALS

3.1.6.1.1. All pipe used for sanitary laterals shall be:

- A. PVC (solid wall) SWS 8.10.0, ASTM D-3034, SDR-35 or 26
- B. PVC (solid wall) SWS, Section 8.20.0, AWWA C-900 or C-905

3.1.6.1.2. Risers shall be as required by the plans in accordance with these standards or as pre-approved by the Village Engineer.

3.1.6.1.3. Risers (shall be tees): Minimum depth below road centerline shall be per Section or 5 feet below basement, whichever is greater. Sewer depth to be greater than 14 feet for riser. (Per SWS File Nos: 10A, 10B, 10C, 10D, & 10E).

3.1.6.1.4. Tracer wire required on laterals. See section 3.1.3 for specifications.

3.1.6.2. DESIGN STANDARDS

3.1.6.2.1. Sites are allowed one (1) sanitary lateral connection. In special circumstances, additional laterals may be allowed with the written permission of the Village Engineer and the Wastewater Superintendent and with approval of the State.

3.1.6.2.2. Minimum size shall be 6" diameter.

3.1.6.2.3. Slope at ¼" per foot. Under exceptional conditions, the Village Engineer may permit minimum slope = 1/8" per foot in ROW/easement.

3.1.6.2.4. All connections to existing mains and manholes shall be in accordance with Section 3.1.5.

- 3.1.6.2.5. Lateral connections to manholes shall not be made unless pre-approved by the Wastewater Superintendent. Connections to manholes in new construction shall not be above the outlet sewer crown and have a smooth paved channel constructed to convey lateral waste to main outlet channel.
- 3.1.6.2.6. Laterals may not connect to manholes except in cul-de-sacs (permanent end of line). In cul-de-sacs, special manhole detail and construction of benches and lateral pipe connections are required.
- 3.1.6.2.7. If it is deemed necessary to install a lateral to an existing manhole, and the manhole has to be cored and booted to accept this lateral, this manhole shall be vacuum tested according to the SWS.
- 3.1.6.2.8. Existing laterals not used in a development shall be abandoned at the main when a development, land division or building razing occurs. See Section 3.2.
- 3.1.6.2.9. Each habitable building shall have a separate lateral connection to the sewer main.
- 3.1.6.2.10. Sanitary laterals shall have a trench check dam installed at the property line. See Specification 3.1.4 and Detail Figure 20.

3.1.7. LATERAL CONNECTIONS

- 3.1.7.1. Connection of New Sanitary Laterals to Existing Mains shall be as follows based on existing main material:
- 3.1.7.1.1. ABS - Truss Pipe
- A. Location - not closer than 36" to an existing joint or fitting.
 - B. Hole - Core drill or saw-cut with appropriate cutting tools. Deliver "cut-out" to Construction Inspector or Utility Department representative.
 - C. Insert Tee only allowed connection. With exception on 8" only, a wye shall be used.
- 3.1.7.1.2. Concrete Pipe
- A. Location - not closer than 24" to an existing joint or fitting.
 - B. Hole - Core with appropriate cutting tools. Deliver "cut-out" to Construction Inspector or Utility Department representative.
 - C. Insert Tee only allowed connection. With exception on 8" only, a wye shall be used.
- 3.1.7.1.3. PVC Pipe
- A. Location - Not closer than 36" to an existing joint or fitting.
 - B. Hole - Core drill or saw-cut with appropriate cutting tools. Deliver "cut-out" to Construction Inspector or Utility Department representative.
 - C. Inserta Tee on 10" and greater pipe and manufactured wye on 8" pipe and below shall be used, with repair coupling. Fernco coupling will not be allowed.

3.1.7.1.4. Vitrified Clay Pipe

- A. Location - not closer than 24" to an existing joint or fitting.
- B. 8" wye shall be installed for connection device with PVC pipe up and down with Fernco connection device.

3.1.7.1.5. Due to increasing incidents with plugs being left in sewer lines, the Village of Germantown Utility Department is requiring Contractors use a mechanical plug only. This shall be performed and documented by the Germantown Utility personnel. The Germantown Utility shall be notified when a plug is to be removed.

3.1.7.1.6. Prior to applying curing material on the concrete, the face of the curb shall be "branded" with a "S" designating the location(s) of sanitary laterals. Physical placement of the branding shall be reasonably accurate in a vertical plane above the respective lateral.

3.1.7.2. Connection of New Sanitary Laterals to Existing Sanitary Manholes will only be allowed on a case-by-case basis and when pre-approved by the Director of Public Works or their designee, and shall be subject to following requirements:

3.1.7.2.1. Location: Invert of new lateral may be permitted a maximum of 12" above spring line of outlet sewer, or use outside drop inlet per SWS for main sewers;

3.1.7.2.2. Connection Device: Kor-N-Seal boot or pre-approved equal with stainless steel snap-in ring.

3.1.7.2.3. Any lateral that is connected into a manhole shall have a smooth concrete bench/channel placed to convey lateral waste flow into mainline channel.

3.1.7.2.4. Prior to applying curing material on the concrete, the face of the curb shall be "branded" with a "S" designating the location(s) of sanitary laterals. Physical placement of the branding shall be reasonably accurate in a vertical plane above the respective lateral.

3.1.8. CASING PIPE

3.1.8.1. MATERIALS

3.1.8.1.1. Installation of sewer lines and force mains within casings shall be accomplished by using Stainless Steel Casing Spacers installed in accordance with the manufacturer's recommendations. Spacers shall be:

- A. Cascade Style CCS; or
- B. PowerSeal 481; or
- C. Pre-approved equal.

3.1.8.1.2. End seals shall be installed on either end of each casing and shall be one of the following:

- A. Cascade Style CCES; or
- B. PowerSeal 4810 ES; or
- C. Pre-approved equal.

3.1.8.1.3. Force main piping within the casing shall be installed with mechanical joints and mega-lugs.

3.1.9. TRENCH CHECK DAM

3.1.9.1. MATERIALS

3.1.9.1.1. Clay material shall have no organic material and shall be compacted to 95 percent standard proctor. Or;

3.1.9.1.2. Pre-approved equals such as: AquaBlok®, slurry and others.

3.1.9.2. DESIGN STANDARDS

3.1.9.2.1. Trench check dam shall be installed on all sanitary laterals.

3.1.9.2.2. The check dam shall be located at the property line.

3.1.9.2.3. See Detail Figure No. 20.

3.1.10. POLYETHYLENE WRAP & CORROSION PROTECTION

3.1.10.1. MATERIALS

3.1.10.1.1. Polyethylene film materials shall comply with SWS, Section 8.21.0.

3.1.10.2. DESIGN STANDARDS

3.1.10.2.1. All metallic pipe, fittings and valves shall be wrapped and protected per SWS, Section 4.4.4 and 4.4.5.

3.1.11. GREASE INTERCEPTORS

All buildings with food service preparation on-site (now or at any future time) shall be required to install, maintain and operate an exterior or interior grease interceptor tank sized in accordance with the Department of Safety and Professional Services (DSPS). State plumbing

reviews by the DSPS shall be completed before a plumbing permit will be issued. Construction of the Grease Interceptor shall, in addition to requirements of the Plumbing Code, conform to the following standards. These standards are intended to minimize the potential for groundwater infiltration and inflow or rainwater from entering the sanitary sewer system via this system component.

3.1.11.1. MATERIALS

3.1.11.1.1. Interior grease interceptors shall be constructed in a watertight manner of one of the following materials:

- A. Precast reinforced concrete
- B. Reinforced monolithic concrete
- C. Coated 12-gauge steel
- D. Fiberglass
- E. Plastic
- F. Other approved materials

3.1.11.1.2. Exterior grease interceptors shall be pre-cast concrete with integral base when required by the Village Engineer and shown on the Plans.

3.1.11.1.3. Exterior grease interceptors shall be equipped with water-tight locking frame and lids.

3.1.11.1.4. The exterior walls of the tank shall be coated with coal-tar epoxy per SWS, Chapter 8.49.2, (2 coats at 8 mil DFT minimum each, totaling 16 mil DFT minimum). The coating material shall be equal to:

- A. Tnemec Series 253 H.S. Tnemec Tar; or
- B. ICI Devoe DEVTAR 5A; or
- C. Pre-approved equal.

3.1.11.1.5. Coating(s) shall be applied in accordance with the coating manufacturer's recommendations and preferably at the place of tank manufacture. Each manhole section shall be inspected and marked for proof of inspection prior to delivery to the project site. Alternate waterproofing materials and application may be used if pre-approved by the Village Engineer. Manhole sections that are not properly coated with coal-tar epoxy will be rejected and shall be removed from the project site.

3.1.11.1.6. All barrel joints shall have a mastic or gasket type joint seal. The exterior shall be wrapped with an additional joint seal that meets requirements of ASTM C-877, Type II, such as "Mac-Wrap" or pre-approved alternate.

3.1.11.1.7. All manhole or tank access or inspection chimneys will be HDPE or EPP adapter seal frame – R1661 – Bolt down.

3.1.11.2. DESIGN STANDARDS

3.1.11.2.1. The approach section of pipe approaching the tank shall be straight for a distance of at least 20 pipe diameters with no connections, drops, or bends.

3.1.11.2.2. There should be no grade changes, angle points, or connections at the structure.

3.1.11.2.3. In Flood Plain Areas: Tank access or inspection chimneys shall be 2.0 feet above 100-yr Flood elevations as determined via FEMA Mapping.

3.1.11.2.4. When practicable, grade earth at 5H:1V slope around manhole openings. In paved areas, slope drainage away from the manhole openings.

3.1.11.2.5. Because inlet and outlet pipe slopes are critical, the location of the exterior grease trap tank shall require prior approval of the Village Engineer for location and grades. For projects requiring prior Site Plan Approval requirements, this site element shall be included on the Site Plan Submittal(s).

3.1.12. LIFT STATIONS

3.1.12.1. Consult with Engineering Services Division and the Wastewater Utility for design requirements.

3.1.13. INSULATION

3.1.13.1. MATERIALS

3.1.13.1.1. Minimum of 2" thick Styrofoam plastic foam boards as manufactured by:

- A. Upjohn; or
- B. Dow Chemical Company, or
- C. Pre-approved equal.

3.1.13.2. DESIGN STANDARDS

3.1.13.2.1. All sanitary sewer pipes (mains, force mains & laterals), having less than 5.0 ft. of cover material, shall be insulated.

3.2. ABANDONMENT

3.2.1. GENERAL

3.2.1.1. All existing sanitary sewer mains and service lines, that will not be used in new or re-used in reconstruction of existing building sites, shall be abandoned at the main.

3.2.1.2. Abandonment shall be witnessed by the Village Inspector or a Utility Representative.

3.2.1.3. Main and/or service abandonment at the street main shall be a condition of any site demolition permit(s) issued or in the case of duplication, service lines that will remain unused on new construction.

3.2.1.4. All excavations within public rights-of-way shall require Village and/or County Permits.

3.2.1.5. Excavations within 5 ft. of and under paved surfaces shall be backfilled with Slurry Aggregate per the SWS to within 1.5 ft. of surface, followed by appropriate street restoration and not less than 3-inch of binder and 2-inch of wearing surface bituminous pavements.

3.2.1.6. In special circumstances, when approved in writing by the Village Engineer and the Utility Manager, sanitary sewer service lines may be temporarily made inactive at the right-of-way or easement boundary. Sanitary sewer lines shall be plugged or capped to be made watertight at the property line. Sewer service lines not abandoned at the main shall meet the following conditions:

3.2.1.6.1. As part of the demolition permit, a certified check or Letter of Credit, in the amount of \$5,000 per lateral, shall be submitted to the Village Engineer to guarantee the permanent abandonment of the service at the main is completed in a timely manner.

3.2.1.6.2. Any service line that is not abandoned at the main shall be subject to separate "availability" or "ready to serve" charges in the interim period until properly abandoned.

3.2.1.6.3. Sanitary lines made inactive in this manner shall be marked with a marker post placed 1 ft. from the end of the pipe and extending from the pipe to 3 ft. above the ground surface and painted a brilliant green color.

3.2.1.6.4. The location of the terminal pipe locations shall be surveyed or otherwise "tied" to permanent objects that will remain undisturbed at the site, with an as-built drawing provided to the Village Engineer and Utilities Department for record purposes.

3.2.2. SANITARY SEWER

3.2.2.1. All sanitary lines shall be abandoned at the street main fitting by disconnecting and removing 2 - 3 ft. of pipe and installing a water-tight cap or plug at the main fitting and on the abandoned line.

3.2.2.1.1. For Poly Vinyl Chloride (PVC) gasketed fittings, a Spigot Plug shall be installed.

3.2.2.1.2. A cured in-place plug will be allowed to abandon services deemed by the Utility to be 100% effective.

3.2.2.1.3. For PVC solvent weld or glued joint fittings, a gasketed Cap shall be installed on an undisturbed and undamaged max. 1.0 ft. spool piece.

3.2.2.1.4. For Concrete, Vitrified Clay, ABS/Truss, DIP or CIP (NOT soil pipe), a PVC Spigot Plug shall be installed using the appropriate Fernco coupling onto an undisturbed and undamaged max. 1.0 ft. spool piece.

3.2.2.1.5. All Cast Iron Soil Pipe shall be removed and ONE of the above procedures used.

3.2.2.1.6. If connection to the main is via a “break-in”, then an appropriate length of main shall be cut and removed, with an identical length of PVC SDR 35 or 28 installed using appropriate couplings.

3.2.2.1.7. “Buffalo type” saddles are not acceptable for concrete and PVC pipe materials. Use of solvent weld or glued caps or plugs will not be acceptable.

3.2.2.2. Sanitary or other special manholes or structures that are part of an abandoned system shall also be abandoned by removing the casting, chimney and cone or corbel sections, followed by plugging the outlet and inlet pipe(s) with non-shrink cementitious grout.

3.2.2.3. The manhole barrel shall be filled with crushed stone compacted to 95% minimum standard Proctor density.

3.2.2.4. The property owner shall be responsible for proper disposal of all manhole components removed. All waste materials shall be removed from pipelines and structures before abandonment.

3.3. INSPECTION

When starting an installation, the farthest downstream location of the new sanitary sewer system shall have a plug installed and maintained by the utility Contractor. That plug shall not be removed until the system has been accepted by the Village Engineer and deemed operational by the Village and/or the Utility Department.

3.3.1. SUBMITTALS AND SAMPLES

3.3.1.1. All materials of each type or use shall be from a single manufacturer. Contractor shall submit for approval six (6) sets of material specifications, certification and testing results by manufacturer on EACH material item required on the Project.

3.3.2. ACCEPTANCE TESTING

3.3.2.1. General

3.3.2.1.1. Deflection and Leakage tests in accordance with SWS and under supervision of the Engineering Project Inspector and the Wastewater Utility.

3.3.2.1.2. All sewer pipes shall be laid uniformly to line and grade. Noticeable variation from true alignment and grade will be considered to be sufficient cause for rejection of the work by the Village. Care should be taken to ensure that the entering pipe is forced tightly against the last pipe laid.

3.3.2.1.3. Sanitary main and lateral alignment shall be uniform in line and grade as measured from the inlet to the outlet of the pipe section. Vertical misalignment of greater than $\frac{3}{4}$ " in a single pipe section or a sag in the pipe grade extending for more (longer) than one-and-one-half (1.5) sections of pipe shall be cause for rejection. Any correction by the Contractor shall be at no cost to the Village or Utility.

3.3.2.1.4. Two (2) business days' notice is required to be given to the Village's Inspector and the Wastewater Utility.

3.3.2.1.5. All water that is used for construction purposes will be charged at the current rates for such use. A PERMIT IS REQUIRED FROM THE WATER UTILITY PRIOR TO ANY WATER USE.

3.3.2.2. Tests

3.3.2.2.1. Deflection testing for flexible mains shall be at the 95% of specified minimum I.D.

3.3.2.2.2. Leakage testing shall include all installed system components, such as mains, branches, laterals, risers and taps to the terminus of lines installed. For each foot that the test section is below ground water level, the test pressure shall be increased by 0.43 PSI for each foot that the average ground water height for the test section is above the spring line. In absence of recorded data on ground water table above pipe invert, it shall be assumed to begin at six (6) feet below finished manhole grade. Therefore, the minimum increase in test pressure shall be 6.6 psi and the maximum test pressure shall be 10.0 psi.

3.3.2.2.3. Sanitary Manholes shall be vacuum tested for leakage in accordance with standard test methods outlined in ASTM C-1244-93 or current edition, and minimum test time periods of:

42" & 48" dia. Manholes	60 sec.
60" dia. Manholes	75 sec.
72" dia. & greater Manholes	90 sec.

3.3.2.2.4. Interior manhole walls to be vacuum tested shall be dry. As required by MMSD, sanitary manholes shall be vacuum tested from the lid down to the invert. If a vacuum test fails, all remedial sealing is to be done on the exterior of the manhole prior to re-testing following proper curing time. Manholes receiving repairs shall be vacuum tested again after repairs are completed.

3.3.2.2.5. As an alternative, sanitary manholes may be vacuum tested from the top of the cone to the invert provided that the frame/cone internal seal and extension, if installed, are water tested during installation as required by MMSD. Reports summarizing the vacuum testing shall be submitted to the Utility Department.

3.3.2.2.6. Follow hydrostatic testing procedures outlined in SWS, Section 4.15, at 100 psi and no leakage.

3.3.2.2.7. Testing of both internal and external seals shall be with a gallon of dyed water behind the seal for a period of 1 minute without any leakage through the bottom clamp.

3.3.2.2.8. Prior to pre-punch list work, tracer wires shall be tested by Contractor prior to Village accepting the work. The Utilities Department has the option to spot check the continuity of the tracer wires.

3.3.2.2.9. As part of the pre-punch list work, Contractor required to notify when CCTV is ready to start. CCTV will be completed by the Village Wastewater Utility at no cost to Contractor.

3.3.3. CLEANING

3.3.3.1. Cleaning Precautions

3.3.3.1.1. During the cleaning process, all efforts shall be made to keep foreign materials and water from adjoining sewer systems.

3.3.3.1.2. Contractor shall clean all sanitary sewer line sections between manholes using high-velocity jet, or mechanically powered equipment. All dirt, sand, rocks, and other solid or semi-solid material resulting from the construction of the system shall be removed before acceptance.

3.3.3.2. Contractor shall be required to repair all visible damage and leaks in the mains.

3.3.3.3. This procedure is in addition to any testing required by SWS and/or MMSD.

3.3.3.4. Acceptance of sewer line cleaning and construction will be made upon the successful completion of the CCTV inspection and to the satisfaction of the Utility Department. If the CCTV inspection shows the cleaning to be unsatisfactory, the Contractor shall be required to re-clean and re-inspect the sewer line until the cleaning is shown to be satisfactory. Second inspection by CCTV due to dirt in pipe will be charged to Contractor.

3.3.4. CCTV – Private Interceptor Sewers

3.3.4.1. Contractor has the option to contract directly with the Utility Department for performing CCTV inspection. A copy of the CCTV video and report shall be provided to the Utility Department.

3.3.4.2. Color videotape recordings of the data shall be made by the Contractor. Copies of each videotape, in USB digital format (USB flashdrives) or approved media, shall be provided to the Utility Department. PipeTech Compatible P.A.C.P. codes are required.

3.3.4.3. A set of system map Plan Sheets shall be included with all CCTV report books.

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4. STORM SYSTEM

4.1. SPECIFICATIONS

All labor and material provided under this contract shall be governed by the latest edition and all amendments thereto of the Standard Specifications for Sewer and Water Construction in Wisconsin (SWS) and State of Wisconsin Department of Transportation Standard Specifications for Road and Bridge Construction, unless otherwise specified in these Specifications, whichever is more restrictive. A full-time inspector is required to be at the project site to observe pipe unloading, inspect construction materials, and observe and document the construction of storm sewers and laterals. THESE STANDARDS SHALL APPLY TO ALL PUBLIC STORM SEWERS. Any and all modifications to these Specifications shall be approved by the Village Engineer.

Design shall follow SWS Specifications, Milwaukee Metropolitan Sewerage District (MMSD) Rules, Village of Germantown Municipal Code Chapter 27 and be designed in accordance with the NOAA Atlas 14. For private property in new development, if Department of Commerce procedures are used, the designer shall verify that off-site flows meet all of the requirements of the Rational Method or TR-55 Method. Design shall also conform to the following:

4.1.1. STORM SEWER PIPE

4.1.1.1. MATERIALS

- 4.1.1.1.1. All storm sewers shall be constructed with a minimum Class III reinforced concrete pipe per SWS, Section 8.6.0 or as approved by Village Engineer:
- A. Reinforced Concrete Pipe – ASTM C76
 - B. Horizontal Elliptical Reinforced Concrete Pipe – ASTM C507.
 - C. Joints for concrete storm sewer pipe shall have rubber gaskets conforming to SWS, Section 8.41.2.

4.1.1.2. DESIGN STANDARDS

4.1.1.2.1. Minimum size: 12"

4.1.1.2.2. Location:

- A. In streets and easements: 10 feet west or south of the sanitary sewer.

4.1.1.2.3. Pipe cover:

- A. 3 feet minimum from finish design grade to outside top of storm sewer.

4.1.1.2.4. Storm sewers with diameters greater than 24" equivalent, daylighting in ditches shall have safety grates, meeting design standards, installed at the upstream and downstream ends.

4.1.1.2.5. Mainline and conveyance storm sewer design storm: 25-yr.; Storm sewers may not be surcharged in a 25-yr. or less design storm condition. Surcharge condition is defined as to the crown of pipe (full pipe flow - no pressure).

4.1.1.2.6. Minimum slope shall be 0.2% and achieve minimum velocity = 2.0 feet per second when pipe is flowing half-full. Village Engineer may waive the 0.2% minimum slope for runs of pipe longer than 400 feet. Village Engineer may limit maximum velocities.

4.1.1.2.7. Complete sewer design calculations are required with submittals, including Drainage Areas Map.

4.1.1.2.8. Storm sewer shall be required in public Rights-of-Way in new developments where the depth of proposed ditches exceed 3 feet as measured from the edge of pavement.

4.1.2. STORM LATERALS (From main to lot line)

4.1.2.1. MATERIALS

- 4.1.2.1.1. Unless otherwise specified, All pipe used for storm laterals shall be:
- A. Class III concrete sewer pipe; or

B. PVC (SDR 26) pipe

4.1.2.2. DESIGN STANDARDS

4.1.2.2.1. Minimum size in ROW/easement areas shall be 6" diameter.

4.1.2.2.2. The minimum slope on laterals shall be 1/8" per foot.

4.1.2.2.3. The maximum slope on laterals shall be 1/2" per foot.

4.1.2.2.4. Minimum cover for storm sewer laterals in paved areas shall be 12" as measured from the top of the pipe to the top of the subgrade.

4.1.2.2.5. A clay dam across the trench shall be constructed adjacent to pavement low points with all storm sewer laterals.

4.1.2.2.6. Connection of laterals to storm sewer shall be subject to following:

A. Location of invert of new lateral may be permitted a maximum of 12" above spring line of outlet sewer or use outside drop inlet per SWS for main sewers.

B. Hole - Core drill only. Deliver "cut-out" to the Construction Inspector.

C. Connection Device - Kor-N-Seal boot, or pre-approved equal with stainless steel snap-in ring.

D. Any lateral that is connected into a manhole shall have a smooth concrete bench/channel placed to convey lateral flow into the storm sewer.

4.1.2.2.7. Storm sewer lateral lines shall be designed to receive the storm water runoff from window wells, footing drains and sump pumps.

4.1.2.2.8. In areas with storm sewer, a storm sewer lateral shall be provided for each lot or building. The Village Engineer may waive this requirement for lots that are adjacent to and drain to adjacent public drainage easements, wetlands or waters of the State.

4.1.2.2.9. Sump discharges for all buildings shall be located at the front of building (facing street). Village Engineer may waive this requirement for lots that are adjacent to and drain directly to public drainage easements, wetlands or waters of the State.

4.1.2.2.10. Storm laterals shall be located to the right of sanitary sewer lateral when looking from the street.

4.1.2.2.11. Covers installed on lateral cleanouts shall not be bolted to the cleanout pipe.

4.1.3. CULVERTS

4.1.3.1. MATERIALS

4.1.3.1.1. Culverts shall be manufactured and installed in accordance with the requirements of the Standard Specifications for Highway and Bridge Construction in Wisconsin.

4.1.3.1.2. Damaged or rusted culvert pipes shall not be reused.

4.1.3.2. DESIGN STANDARDS

4.1.3.2.1. Culverts located in a Primary Storm Water Management System (PSMS) shall provide at least the 100-year level of protection for capacity and road overtopping.

4.1.3.2.2. Culverts located in a minor storm water management system shall be designed to safely convey surface water runoff from a 10-year storm event. Culverts may not be surcharged in a 10-year or less design storm condition. Surge condition is defined as to the crown of pipe (full pipe flow – no pressure).

4.1.3.2.3. Minimum size shall be 12" diameter for driveways and 15" for roadway cross culverts.

4.1.3.2.4. Minimum culvert lengths:

< 24" diameter	20 feet
24" – 30" diameter	22 feet
36" – 42" diameter	24 feet
48" and larger diameters	26 feet

4.1.3.2.5. Culverts less than 24 feet in length shall consist of one piece of pipe.

4.1.3.2.6. All crossroad culverts shall be designed to provide a minimum of 12" of cover to the top of the pipe at the edge of the finished pavement of the road.

4.1.4. FLARED END SECTIONS

4.1.4.1. MATERIALS

4.1.4.1.1. The end sections shall be manufactured and installed in accordance with the requirements of the WisDOT Standard Specifications, Section 521 or Section 522 as applicable.

4.1.4.2. DESIGN STANDARDS

4.1.4.2.1. In areas with greater than 35 miles per hour, flared end sections shall be required to be installed on the ends of driveway culvert.

4.1.5. DITCHES

4.1.5.1. DESIGN STANDARDS

4.1.5.1.1. Slopes.

4.1.5.1.2. Grassed Invert

- A. 1½% minimum
- B. 4% maximum

4.1.5.1.3. Concrete Invert:

- A. Greater than 4% or less than 1½%.
- B. 10 % maximum, 0.7% minimum.
- C. Invert shall be placed on a minimum of 3" of crushed aggregate base course.
- D. Place sod within the initial 1½ feet of ditch side slopes adjacent to the concrete invert.
- E. 2-ft. minimum width, v-bottom
- F. V-bottom formed by 4H:1V sloped top surface
- G. Minimum concrete thickness: 6"

4.1.5.1.4. Alternative methods may be used after approval of the Village Engineer is obtained.

4.1.5.1.5. Fore slope: 4H:1V maximum.

4.1.5.1.6. Backslope: 4H:1V maximum.

4.1.5.1.7. The minimum ditch depth shall be 12" below the shoulder point at roadway high points. Other ditch locations shall have a minimum depth of 20" below the shoulder point and be graded to accommodate a properly sized driveway culvert.

4.1.5.1.8. Adopt and administer the WDNR Technical Standards 1053, 1058, and 1059 for erosion control. All roadside ditches shall be covered with a minimum of 4" of topsoil, and either seeded, fertilized and matted or sodded. Sod placement shall be required on longitudinal slopes greater than 4%

4.1.5.1.9. If the back slope of a ditch extends beyond the right-of-way, drainage easements shall be required adjacent to the street right-of-way at a uniform distance from the road centerline or pipe to be buried within right-of-way as to avoid encroaching on private property, as approved by the Village Engineer.

4.1.5.1.10. Turf reinforcement may be used as a substitute for concrete invert in ditches with slopes between 4% - 5%. Village Engineer shall pre-approve turf reinforcement type.

4.1.6. STORM MANHOLE & JUNCTION CHAMBERS

4.1.6.1. MATERIALS

4.1.6.1.1. All storm manholes shall be pre-cast concrete with integral base, with pre-cast flattops (slab or deck) with an opening for the casting.

4.1.6.1.2. The manholes shall be sized as follows:

Downstream Pipe O.D.*	Minimum Manhole I.D.
27" or less	42"
28" – 30"	48"
31" – 36"	60"
37" – 42"	72"
>42"	Special Design Requiring Village Engineer Approval
*O.D. is the largest horizontal outside pipe dimension	

4.1.6.1.3. Where field conditions allow, the manhole shall be constructed with an offset cone.

4.1.6.1.4. All chimney joints, including the frame-chimney joint, and all barrel & cone section lifting holes shall be sealed with a cementitious grout with a struck joint. Grout shall be premixed, non-metallic, high-strength, non-shrink, Pennegrout. by IPA Systems, or approved equal, which meets requirements of ASTM C-1-91 and C-827 as well as CRD C-588 and C-621. When mixed to a mortar or "plastic" consistency, the grout shall have a minimum 1-day and 28-day compressive strength of 6,000 and 9,000 psi, respectively. Dry stacking of riser rings or flat decks shall not be permitted. They shall be laid in a bed of grout as described above.

4.1.6.1.5. Steps meeting the requirements of SWS, Section 6.40.1 shall be installed in all manholes or junction chambers deeper than 4', from floor to rim.

4.1.6.1.6. Drop pipes or other energy-dissipating structures shall be provided for all sewers entering a manhole with their invert at an elevation more than 24" above the invert of the sewer leaving the manhole.

4.1.7. CATCH BASINS

4.1.7.1. MATERIALS

4.1.7.1.1. Shall consist of masonry, pre-cast or monolithic construction in accordance with Chapter 3.6.1 and File No. 25 or 26 of SWS. All catch basins shall be designed and constructed to allow easy access for maintenance and cleaning.

4.1.7.1.2. Steps meeting the requirements of SWS shall be installed in all catch basins deeper than 4', from floor to rim.

4.1.7.1.3. Size (minimum).

A. Rectangular 24" x 36" (Internal Dimensions).

B. Round 48" ID.

C. Manhole inlets - Allowed only in cases where an angle point in the storm sewer occurs under the curb line. (These shall be avoided whenever possible.)

4.1.7.1.4. A continuous 4" diameter perforated, corrugated polyethylene drainpipe, meeting the requirements of AASHTO Designation: M-252, shall be installed under the curb and gutters and extend 50 feet in either direction from storm water catch basins located at low points. For catch basins in other locations, the 50-ft length of drainage pipe shall be connected only to the upstream side.

4.1.7.1.5. Where underdrain pipe is specified, a 4" diameter hole shall be cored in opposite sides of each catch basin located at low points to allow the connection of 4" diameter perforated, corrugated polyethylene underdrain pipe. Catch basins located in other locations shall have a 4" diameter hole cored in the upstream side to allow the connection of 4" diameter underdrain pipe. The holes shall be cored at an elevation that is below the subgrade elevation to allow for positive drainage and proper placement of the underdrain. Village Engineer may waive underdrain requirement.

4.1.7.1.6. All chimney joints, including the frame-chimney joint, and all barrel & cone section lifting holes shall be sealed with a cementitious grout bed with a struck joint. Grout shall be premixed, non-metallic, high-strength, non-shrink, Pennegrout, by IPA Systems, or approved equal, which meets requirements of ASTM C-1-91 and C-827 as well as CRD C-588 and C-621. When mixed to a mortar or "plastic" consistency, the grout shall have a minimum 1-day and 28-day compressive strength of 6,000 and 9,000 psi, respectively.

4.1.7.2. DESIGN STANDARDS

4.1.7.2.1. Inlet capacity design storm: 25-yr. storm event. In a 25-yr. storm event, the maximum spread of ponded storm water shall be 8 feet as measured from the face of curb.

4.1.7.2.2. Inlet capacity design storm: 50-yr. storm event for areas with no overland flow relief. In roadways, storm water ponding shall not exceed 6" on paved parking areas and 4" at the centerline in a 100-yr. storm event.

4.1.7.2.3. At low points, curb pan shall be pitched a ½ inch five feet on both sides of catch basins.

4.1.7.2.4. Where only front yard drainage flows to the curb, maximum separation or run to a catch basin is 300 feet unless in the opinion of the Village Engineer a lesser distance is required. Where the collective drainage from more than one lot discharges over the curb at a single point, a catch basin shall be required at the lot line extended

4.1.8. FIELD INLETS

4.1.8.1. MATERIALS

4.1.8.1.1. Shall consist of masonry, pre-cast or monolithic construction in accordance with Chapter 3.6.3 and File No. 28 or 29 of SWS.

4.1.8.1.2. Inlets shall be designed and constructed to allow easy access for maintenance and cleaning.

4.1.8.1.3. All chimney joints, including the frame-chimney joint, and all barrel & cone section lifting holes shall be sealed with a cementitious grout bed with a struck joint. Grout shall be premixed, non-metallic, high-strength, non-shrink, Pennegrout, by IPA Systems, or approved equal, which meets requirements of ASTM C-1-91 and C-827 as well as CRD C-588 and C-621. When mixed to a mortar or "plastic" consistency, the grout shall have a minimum 1-day and 28-day compressive strength of 6,000 and 9,000 psi, respectively.

4.1.8.2. DESIGN STANDARDS

4.1.8.2.1. Inlet capacity design storm: 25-yr. storm event. In a 25-yr. storm event, the maximum spread of ponded storm water shall be 8 feet as measured from the face of curb.

4.1.8.2.2. Inlet capacity design storm: 50-yr. storm event for areas with no overland flow relief. In roadways, storm water ponding shall not exceed 6" on paved parking areas and 4" at the centerline in a 100-yr. storm event.

4.1.9. ROAD UNDERDRAINS

4.1.9.1. MATERIALS

4.1.9.1.1. Underdrain systems shall be installed under curb and gutters to collect water and convey it to catch basins.

4.1.9.1.2. The underdrain system shall be constructed with:

A. 4" diameter perforated, corrugated polyethylene drainage pipe meeting the requirements of AASHTO Designation: M-252.

B. Pipe perforations may be holes or slots and may be in 3 or 4 lines spaced around the circumference of the pipe at 120° or 90° respectively.

4.1.9.1.3. The trench shall be backfilled with open graded $\frac{3}{4}$ " crushed stone.

4.1.9.1.4. Geotextile fabric, as specified in Section 612.2.8 of the Standard Specifications, shall be used to line the underdrain trench before the drainage pipe is installed and backfilled. Enough

fabric shall be provided as to cover the sides and bottom of the trench and overlap across the top of the trench by a minimum of 4 inches.

4.1.9.2. DESIGN STANDARDS

4.1.9.2.1. The 4" drainage pipe shall be laid in an 8" deep by 8" wide trench with flat bottom with square sides as shown in the Figure 7 of the Details. The trench, constructed at an elevation lower than the base course, shall extend 50 feet in either direction from a storm water catch basin located at the low point of the road, aligned with the proposed centerline of the flange of the curb and gutter. For catch basins in other locations, the 50' drainage pipe shall be connected only to the upstream side.

4.1.9.2.2. The drainage pipe shall be connected to catch basins in cored holes and grouted in-place in the cored holes. The end of drainage pipe opposite the catch basin shall be capped with a cap suitable for installing on the drainage pipe.

4.1.10. BEHIND CURB COLLECTORS

4.1.10.1. MATERIALS

4.1.10.1.1. All behind the curb collector systems shall be constructed with minimum 6" diameter PVC (SDR 35) pipe.

4.1.10.1.2. The clean out shall consist of a standard pre-cast 24" x 36" box inlet with a Neenah R-1878-B7L frame and lid as shown in Figure 15 of the Details.

4.1.10.2. DESIGN STANDARDS

4.1.10.2.1. Connected to sump pump drainage lines in lieu of storm sewer.

- A. 36" from flow line to surface.
- B. 1 % minimum grade.
- C. 300-ft. maximum run to outlet.
- D. Maximum run of 250 feet in curvilinear street.
- E. Maximum of 4 lots contributing area.

4.1.10.2.2. Behind the curb collector systems shall be installed 2' behind the curb at cul-de-sacs and hill crests where storm sewers are not located.

4.1.10.2.3. The collector pipe shall be connected to the nearest catch basin.

4.1.10.2.4. A clean out shall be installed at the upstream end of the collector system.

4.1.10.2.5. Sump lines for lots not served by the storm sewer shall be connected to the PVC collector pipe by a wye or tee fitting.

4.1.10.2.6. Tracer wire installation is required on all behind the curb collector pipe.

4.1.11. FRAMES, GRATES AND LIDS

4.1.11.1. MATERIALS

4.1.11.1.1. Vertical curb catch basin frames and grates shall be

- A. Neenah R-3228-K,
- B. or equal as pre-approved by the Village Engineer.
- C. Driveway frame and grate shall be 3290-A.

4.1.11.1.2. Mountable curb catch basin frames and grates shall be:

- A. Neenah R-3501-R,
- B. or equal as pre-approved by the Village Engineer. (Add a flat frame and grate for driveway curb head reductions)

4.1.11.1.3. Field inlet frames and grates shall be:

- A. Neenah R-3210-A,
- B. or equal as pre-approved by the Village Engineer.
- C. A Neenah R-2560-E1 or R-2561 series beehive grate shall be used where required by the Village.

4.1.11.1.4. Manhole frames and grates in field inlet applications shall be:

- A. Neenah R-2577-1, or
- B. equal as pre-approved by the Village Engineer.

4.1.11.1.5. Manhole frames and lids in pavement applications shall be:

- A. Neenah R-1661, or
- B. equal as pre-approved by the Village Engineer.

4.1.11.1.6. Covers shall have machined bearing surface and will be permitted to have eight (8) vent holes.

4.1.11.1.7. A pipe grate with maximum opening size of 6" shall be installed on storm sewer inlets 18" or larger. Grate shall be hot-dipped galvanized after fabrication or be constructed of corrosion resistant material approved by Village Engineer.

4.1.12. FRAME ADJUSTMENTS

4.1.12.1. MATERIALS

4.1.12.1.1. All frame/casting adjusting rings for manholes, catch basins and inlets shall be:

- A. Reinforced concrete rings having 26-inch I.D., or
- B. Pro-Ring™ by Cretex, or
- C. approved equal

4.1.12.1.2. The minimum for a chimney section shall be the height associated with the proper placement of one 2" adjusting ring. The maximum height of adjusting rings above the cone or slab top is 16 inches as measured from the top of cone or slab top. If more than 16 inches of adjusting rings are needed to set the casting to finished grade, then an additional barrel section shall be installed on the manhole.

4.1.12.1.3. The minimum thickness of individual pre-cast concrete adjusting rings shall be a nominal 2". The maximum thickness shall be a nominal 4".

4.1.13. SUMP PUMPS, DOWN SPOUTS, AND ROOF DRAINS

4.1.13.1. DESIGN STANDARDS

4.1.13.1.1. Sump pumps shall be connected to a storm sewer system if one exists adjacent to the lot.

4.1.13.1.2. Down spouts and roof drains, if not buried, may be connected to a sump collector. If buried, they shall be connected to sump collector.

4.1.13.1.3. If storm sewer is not provided or if a rural roadway section exists, then sump pumps shall be installed to receive and discharge ground water from footing drains.

4.1.13.1.4. Sump pumps, down spouts and roof drains shall discharge on the ground to the front of the lot so that:

- A. Adjoining properties are not adversely affected.
- B. If no drainage easement exists along a side or rear lot line, the discharge point within the site, shall be at least 10' from the lot line.
- C. If a public open drainage easement exists adjacent to any lot, the discharge point for down spouts and/or roof drains shall be discharged directly into the easement.

4.1.14. BEDDING/COVER/BACKFILL

4.1.14.1. MATERIALS

4.1.14.1.1. Pipe Bedding/Cover: In accordance with SWS as follows -

- A. Flexible wall pipe shall be Class "B" up to 12" above the top of pipe; 3/8" limestone chips.
- B. Rigid wall pipe with diameters equal to or less than 21" shall have 3/8" limestone chips up to 6" above the top of pipe.

C. Rigid wall pipe with diameters greater than 21" shall have ¾" limestone chips up to 6" above the top of pipe.

4.1.14.1.2. Cover Material: In accordance with SWS, Section 8.43.3. No stone, rock or other similar material with a sieve size greater than 1" shall be permitted.

4.1.14.1.3. Granular Backfill: In accordance with SWS, Section 8.43.4. No stone, rock or other similar material with a sieve size greater than 3" shall be permitted. Granular material shall be crushed limestone.

4.1.14.1.4. Spoil Backfill: In accordance with SWS, Section 8.43.5. No stone, rock or other similar material with a sieve size greater than 3-inches shall be permitted. In areas where excavated material(s) are determined to be not acceptable, in the judgement of the Village Engineer, then imported backfill material meeting the requirements of SWS will be required.

4.1.14.1.5. Slurry Backfill: Aggregate slurry in accordance with SWS, Section 8.43.8 and requirements of the Village Engineer, or in accordance with street opening permit, when issued. In special cases, the Village Engineer may direct the use of Sand Slurry consisting of 50 pounds of fly ash and a ½ bag of Portland cement per cubic yard of mix.

4.1.14.2. DESIGN STANDARDS

4.1.14.2.1. Backfill in accordance with all street opening permit(s), generally this will be aggregate slurry. All areas greater than 5 ft from a paved surface (and above a 45-degree intercept line) may receive suitable spoil backfill as provided herein.

4.1.14.3. INSTALLATION

4.1.14.3.1. Care shall be taken by the Contractor when backfilling to prevent any movement of the pipe from proper alignment and grade. Contractor is responsible for determining that the finished sewer remains at the required elevation and grade.

4.1.14.3.2. Mechanically compact all trench backfill per SWS, Section 2.614(b). The initial lift to be compacted shall have a 2' loose thickness. Each subsequent lift to be compacted shall have a maximum 18" loose thickness. Contractor shall place thinner lifts if the required compaction cannot be achieved.

4.1.15. PIPE TO MANHOLE CONNECTIONS

4.1.15.1. MATERIALS

4.1.15.1.1. In accordance with SWS, Section 3.5.7, except as modified below:

4.1.15.1.2. Amend the last sentence of Section 3.5.7(a) by adding the following: “using boots or cast-in-place cementitious material.”

4.1.15.1.3. Delete the last paragraph of Section 3.5.7 (c) & replace with: “To maintain seal flexibility, the annular space between the pipe and manhole wall shall be plugged with flexible butyl rubber gasket material prior to pouring the manhole invert and bench in accordance with SWS, Section 6.41.6. When connecting pipe to existing pre-cast concrete manholes, core hole in manhole wall prior to installing pipe to manhole seal.”

4.2. INSPECTION

4.2.1. SUBMITTALS AND SAMPLES

4.2.1.1. All materials and installations shall conform to SWS and are subject to the Village Engineer’s approval. All materials of each type or use shall be from a single manufacturer. Contractor shall submit for approval six (6) sets of material specifications, certification and testing results by manufacturer on EACH material item required on the Project.

4.2.2. ACCEPTANCE TESTING

4.2.2.1. General

4.2.2.1.1. Installation shall be in accordance with SWS, and these specifications.

4.2.2.1.2. All storm sewer pipe shall be laid uniformly to line and grade. Noticeable variation from true alignment and grade will be considered, by the Village, sufficient cause for rejection of the work. Care should be taken to ensure that the entering pipe is forced tightly against the last pipe laid.

4.2.2.1.3. Storm sewer, storm sewer inlets, storm sewer catch basins, and lateral alignment shall be uniform in line and grade as measured from the inlet to the outlet of the pipe section. Vertical misalignment of greater than $\frac{3}{4}$ " in a single pipe section or a crest in the pipe grade extending for more (longer) than one-and-one-half (1-1/2) sections of pipe shall be cause for rejection and correction by the Contractor at no cost to the Village.

4.2.2.1.4. Manhole barrel joint(s) gasket material (“E-Z-Stik”) shall be placed on the vertical slope of each joint and shall be of the size necessary to fill the annular space of the joint. Lifting holes shall be grouted with Pennegrout and struck smooth on the interior and exterior surfaces. Chimney joints shall be grouted with Pennegrout. The grout shall extend the full width of each grade ring and each joint shall be struck-off vertically, even with the inside and outside chimney surfaces.

4.2.2.1.5. Rim elevations for manholes located in paved areas shall be set $\frac{3}{8}$ " – $\frac{1}{2}$ " below the asphalt binder grade elevation. Ramping of manholes will not be allowed.

- 4.2.2.1.6. Final adjustments to raise rim elevations to $\frac{1}{2}$ " below the grades shown on the final paving plans shall be made by installing adjusting rings as needed just prior to placement of the final lift of the pavement (surface course).
- 4.2.2.1.7. Catch basins shall be initially constructed to approximate $\frac{3}{4}$ " below binder grade prior to the curb and gutter construction. When curb and gutter is constructed, the concrete curb and gutter shall be stopped 5 feet on either side of the inlet. At intersections, catch basins are to be constructed 5 feet from the end of radii (to side of inlet). Temporary curb and gutter in the 5-foot gap on either side of the inlet shall be constructed with asphalt transitioning from the final grades of the concrete curb and gutter to the grade of the grate set at binder grade.
- 4.2.2.1.8. At the time of placement of the final surface course of pavement, the temporary asphaltic curb and gutter shall be removed, and the inlet frame shall be set to final grade by adding one 2" adjusting ring and applying Type "M" mortar per SWS, Section 6.37.1. The concrete curb and gutter shall be completed. No wood shims shall be left in place. With this method, tuck pointing beneath the frame should not be required.
- 4.2.2.1.9. Any catch basin out of horizontal alignment by more than 2 inches shall be reconstructed to match the curb and gutter.
- 4.2.2.1.10. Contractor shall furnish and place a temporary 2" x 6" stake at the end of each storm lateral.
- 4.2.2.1.11. Existing field tiles shall be connected to a storm sewer or have a positive outfall provided.
- 4.2.2.1.12. All storm sewers shall be free from debris, sedimentation, or garbage prior to Village acceptance.
- 4.2.2.1.13. Downspout cleanouts and catch basins shall be inspected by the Village prior to acceptance by the Village.

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5. ROAD SYSTEM

Follow WDOT guidelines unless otherwise noted. Street designs shall be consistent with the Village's adopted Comprehensive Plan. All local roadways shall be posted at 25 mph and have a design speed of 30 mph. Private roads shall be designed in accordance with public road standards, even in PUD's.

5.1. GEOMETRICS

5.1.1. RIGHT-OF-WAY WIDTHS

Type	Minimum ROW Width (feet)
Local Street	60
Service Alley	30
Manufacturing and Industrial	80
Collectors and Arterials	Per adopted County Highway Width Map and/or Official Village Map

● Per Table 2 & 2A from Chapter 18 of Village of Germantown Municipal Code

5.1.2. PAVEMENT WIDTHS

5.1.2.1. Pavement widths are measured from edge of pavement to edge of pavement.

Standard Urban Residential Section Using Curb & Gutter (Face of curb to face of curb)	30 Feet
Standard Rural Residential Section With Open Ditches (Face of curb to face of curb)	24 Feet
Standard Commercial or Industrial Section	40 Feet

● Per Table 2 & 2A from Chapter 18 of Village of Germantown Municipal Code

5.1.3. BOULEVARD SECTIONS

5.1.3.1. Entrance

5.1.3.1.1. Minimum pavement width (flange to flange of curb and gutter) shall be 16 feet for a single lane.

5.1.3.1.2. Minimum pavement width (flange to flange of curb and gutter) shall be 24 feet for a double lane.

5.1.3.2. Exits

5.1.3.2.1. Minimum pavement width (flange to flange of curb and gutter) shall be 24 feet (double lane).

5.1.3.3. Minimum median width shall be 20 feet back of curb to back of curb.

5.1.3.4. Median length shall be adequate for queuing, but generally shall not extend beyond the first side street.

5.1.4. CUL-DE-SACS

5.1.4.1. Local streets open at one end only shall end with a cul-de-sac.

5.1.4.2. No less than 3 parcels and no more than 15 parcels may be served by a cul-de-sac. Block length between intersections shall not exceed 1,500 feet nor be less than 500 feet. Block length is measured from the center line of the right-of-way to the center line of the right-of-way of the two cross streets.

5.1.4.3. Residential:

5.1.4.3.1. All pavement widths for a standard residential cul-de-sac shall have a minimum bulb radius of 42 feet as measured from the center of the cul-de-sac to the edge of pavement.

5.1.4.3.2. The minimum bulb radius for the Right-of-Way shall be 66 feet as measured from the center of the cul-de-sac.

5.1.4.4. Commercial or Industrial:

5.1.4.4.1. All pavement widths for a standard commercial or industrial cul-de-sac shall have a 48-ft. radius measured from the center of the cul-de-sac to the face of curb.

5.1.4.4.2. The minimum radius for the Right-of-Way shall be 66 feet.

5.1.4.5. Central planting islands are acceptable in the middle of the cul-de-sac.

5.1.4.5.1. Minimum pavement width (edge of pavement to edge of pavement for rural cross-section or flange to flange for curb and gutter) shall be 16 feet for a single lane.

5.1.4.5.2. Plantings should be installed outside of the 5' clear zone for snow plowing.

5.1.5. CLOSE/LOOP STREET

5.1.5.1. The close or loop street, may be used in lieu of a short cul-de-sac, and shall be designed as two parallel lanes, 16-ft. wide lanes separated by a central planting strip or bio-retention area having a minimum width of 50 feet.

5.1.5.2. Maximum length for a close or loop street shall be 1,200 feet.

5.1.6. STREET GRADES (Profile)

Type	Max Grade
Arterial	4%
Collector	7%
Local	10%

5.1.6.1. Urban roadway sections shall have a minimum 0.7% centerline profile gradient.

5.1.7. CROSS SLOPE

5.1.7.1. All roadway sections (urban or rural) shall have a crown, with a cross slope of 3% from the pavement centerline to the edge of pavement.

5.1.8. HORIZONTAL CURVES

5.1.8.1. Minimum horizontal curve requirements, per WDOT Geometric Design of Highways and Streets, Current Edition including all updates.

5.1.8.2. Compound Curves

5.1.8.2.1. Compound curves are only allowed on roads with a posted speed limit of 25 mph or less.

5.1.8.2.2. A minimum horizontal curve radius of 250 feet is required along the roadway centerline.

5.1.8.2.3. A horizontal curve radius of 200 feet may be accepted when a 100' long tangent length is provided between curves.

5.1.9. VERTICAL CURVES

5.1.9.1. Maintain "K" Values per AASHTO Geometric Design of Highways and Streets, Current Edition including all updates.

5.1.10. SIGHT DISTANCE

5.1.10.1. For minimum sight distance requirements at intersections and driveways, refer to AASHTO Geometric Design of Highways and Streets, Current Edition including all updates.

5.1.11. INTERSECTION RADII

5.1.11.1. Internal to development for minor streets (measured from the edge of pavement/flange line):

5.1.11.1.1. Residential and multi-family: 25 feet

5.1.11.1.2. Commercial and industrial: 42 feet

5.1.11.2. Intersection radii at side roads, shall be as approved by the Village Engineer.

5.1.12. ACCELERATION/DECELERATIONS/BYPASS LANES

5.1.12.1. Any roadway intersecting with a collector or arterial street projected to have more than 100 ADT shall require Acceleration/Decelerations/Bypass Lanes per Detail Figure No. 4.

5.1.13. TRANSITIONS

5.1.13.1. Transitions areas, such as lane additions, bypass lanes, traffic shifting lanes, and areas between existing pavement and new pavement sections with varying widths, shall be transitioned based on speed and road type.

5.2. SPECIFICATIONS

These standards shall apply to all public and private roadways. Any and all modifications to these Specifications shall be approved by the Village Engineer. Please refer to AASHTO and WDOT for the most restrictive standard that will apply.

5.2.1. SUBGRADE

5.2.1.1. DESIGN STANDARDS

5.2.1.1.1. Soil borings to a minimum depth of 10 feet below finish grade shall be taken every 50-500 feet along the proposed centerline of the roadway. A site map showing the location of the borings along with laboratory soils classifications for each boring shall be submitted to the Village Engineer.

5.2.1.1.2. Should the geotechnical data submitted to the Village not be sufficient to satisfy the Village Engineer, the Developer shall grant the Village with a right of entry to obtain the required data. Costs associated with obtaining the required data shall be at the Developer's sole expense.

5.2.1.2. INSTALLATION

5.2.1.2.1. The subgrade shall be proof rolled, checked for proper grade and approved by the Village Engineer or designee before crushed stone base and, if necessary geotextile fabric, is to be applied. Proof rolls are to be witnessed by a designated Village representative.

5.2.1.2.2. All earth fills under roadways shall be placed in 12" maximum lifts and a Proof Roll shall be witnessed by the Village Inspector or designated Village representative.

5.2.1.2.3. All soft spots located as a result of proof rolling with a fully loaded tri-axle truck approved by Village Engineer or designee shall be undercut and filled in a manner agreed upon by the Contractor and the Village Engineer.

5.2.1.2.4. All repaired soft spots shall be re-proof rolled after subgrade elevation has been re-established. Process shall be repeated until the project passes proof roll.

5.2.1.2.5. In unstable soil conditions, undercutting in excess of 3 feet shall be backfilled with 3" breaker run or other materials as approved in writing by the Village Engineer. 1-1/4 inch select crushed aggregate may also be used.

5.2.1.2.6. If open graded material is used, drainage at the bottom of the undercut is required by use of a French drain or perforated pipe bedded in crushed stone, where grades allow. In many situations, dense graded coarse TB shall be used to eliminate water that would be trapped if clear stone was used.

5.2.1.2.7. In unstable soil conditions, additional subdrains may be required as directed by the Village Inspector.

5.2.1.2.8. Method of drainage of the filled area shall be approved by the Village Inspector.

5.2.2. GEOTEXTILE FABRIC

5.2.2.1. MATERIAL

5.2.2.1.1. Geotextile fabric conforming to WisDOT Standard Specification, Section 645 shall be pre-approved by the Village Engineer prior to installation for:

- A. subgrade separation and stabilization (Type SAS)
- B. drainage filtration (Type DF)
- C. subgrade reinforcement (Type SR)
- D. under riprap (Types R & HR).

5.2.2.2. INSTALLATION

5.2.2.2.1. Geotextile fabric shall be placed on substandard subgrade in all areas that will receive crushed aggregate base course material, unless a Clear Stone Frost Barrier is to be used. Geotextile fabric is not required where Clear Stone Frost Barrier is to be used.

5.2.2.2.2. Geotextile fabric shall have a minimum 24" overlap for longitudinal seams and minimum 36" overlap for transverse seams.

5.2.2.2.3. Subsequent open cuts of the pavement requiring excavations below the subgrade of roadways having geotextile fabric in place shall be backfilled with approved slurry.

5.2.3. BASE COURSE

5.2.3.1. MATERIALS

5.2.3.1.1. The crushed aggregate base course for the roadway shall consist of dense graded base conforming to WisDOT Standard Specification Section 305.2.2.1 for 1 ¼-inch.

5.2.3.2. INSTALLATION

5.2.3.2.1. The finished base course elevation shall be a minimum of:

- A. 10" above the approved subgrade for a local roadway,
- B. 14" above the approved subgrade for a commercial or industrial roadway

5.2.3.2.2. New Construction or Reconstruction:

- A. Bottom Layer: 3" gradation crushed interlocking limestone aggregate from a quarry source
- B. Middle Layer: 1 ¼" gradation crushed interlocking limestone aggregate from a quarry source
- C. Quarry Source: Quarry source shall be listed on the WisDOT Pit and Quarry Listing (latest edition) and be approved by Germantown.
- D. Gradations shall conform to WisDOT Standard Specifications Sec. 305

5.2.3.2.3. Pulverize & Overlay: Pulverized pavement acceptable when recommended by Geotechnical Services Report, as approved by the Village Engineer.

5.2.3.2.4. The dense graded base shall be spread, shaped, compacted, and proof-rolled to produce a stabilized base which conforms to the required cross-sections.

5.2.3.2.5. Special compaction testing may be required dependent on-site conditions in accordance with 301.3.4.3 of the WisDOT Standard Specifications at the contractor's expense.

5.2.3.2.6. Surface Elevation tolerance to be +/- 1/2 inch.

5.2.3.2.7. Base course to be compacted to 95% Modified Proctor and conform to WisDOT Standard Specification 305.3.2

5.2.4. FROST BARRIER – As required by the Village Engineer

5.2.4.1. MATERIALS

5.2.4.1.1. The Frost Barrier shall be #3 Clear Stone with a minimum depth of 12" or as specified for a given project.

5.2.4.2. DESIGN STANDARDS

5.2.4.2.1. Where specified by the Village, a layer of Clear Stone Frost Barrier shall be required to prevent or minimize future frost heave damage to the roads.

5.2.5. SHOULDERS

5.2.5.1. MATERIALS

5.2.5.1.1. The aggregate for shoulder shall consist of: Crushed stone conforming to WisDOT Standard Specification Section 305.2.2.1 for ¾-inch dense graded base; or Recycled asphalt as approved by the Village Engineer.

5.2.5.2. DESIGN STANDARDS

5.2.5.2.1. For rural cross sections, a minimum 4-ft. wide shoulder shall be constructed, with recycled asphalt, along both edges of pavement.

5.2.6. ASPHALT PAVEMENT

5.2.6.1. MATERIALS

5.2.6.1.1. Asphalt pavement materials shall conform to the requirements of the Wisconsin Asphalt Pavement Association's (WAPA) latest pavement design guide.

A. Mix designs for all other classifications shall be as approved by the Village Engineer.

5.2.6.2. INSTALLATION

5.2.6.2.1. All asphalt binder courses shall be constructed on a dry, rolled and compacted crushed stone base, free of loose and foreign materials. Hand operated vibrating compactors shall be used around all manholes and valve boxes.

5.2.6.2.2. A tack coat, meeting the requirements of WisDOT Standard Specification Section 455.2.5, shall be used as a bonding agent between binder and surface courses, and the separate lifts of binder when not placed on the same day. The binder surface shall be thoroughly cleaned and any debris removed prior to applying the tack coat. Tack coat shall be uniformly applied at a rate of 0.07 gallon per square yard with an allowable variation of +/- 0.02 gallon per square yard over the entire receiving surface. Daily application of the tack coat shall be limited to approximately that area of surface that can reasonably be expected to be paved during the same day.

5.2.6.2.3. Saw cutting

A. When saw cutting existing concrete or asphalt pavements, curb and gutter, driveways, or sidewalks, the saw cut shall be straight, and shall be full depth.

- B. No payment shall be made for sawing that is not straight or for sawing where the sawing debris is not washed off of the pavement or driveways.
 - C. Longitudinal joints in the surface course shall at no time be placed immediately over similar joints in the binder course beneath, with the exception of the centerline. A minimum distance of 6" shall be required between the location of the joints in any given course and the location of similar joints in the course placed above it unless approved by the Village Engineer.
- 5.2.6.2.4. Paving shall be done in stages so that the first pass does not cool below 125° F, prior to second pass of the next lane.
- 5.2.6.2.5. Any asphalt paving after October 15th of any year shall be done only with special, alternate methods approved by the Germantown Village Engineer.
- 5.2.6.2.6. If the roadway will not receive the final lift prior to October 15th, a minimum 18" wide wedge of asphalt shall be placed against the flange line for protection.
- 5.2.6.2.7. On roadways with rural cross-section, the edge of the pavement shall be sloped, and no materials shall extend beyond the limits of the previous layer. Irregularities in alignment along the outside edges shall be corrected by adding or removing asphalt. Excess asphalt deposited on the existing base, binder or surface course outside the limits of the lane being laid, shall be immediately removed.
- 5.2.6.2.8. Prior to placement of the surface course:
- A. All foreign matter shall be removed from the binder course surface.
 - B. On streets with curb and gutter, the 18" wide wedge of protective asphalt previously placed against the curb and gutter shall be removed by milling.
 - C. Developer/Contractor, at his sole expense, shall repair any depressions or other signs of failure in the binder course as directed by the Village Engineer.
 - D. Developer/Contractor, at his sole expense, shall repair any damaged curb and gutter as directed by the Village Engineer.
 - E. All manhole rims and water valve boxes shall be left 3/8" –1/2" below binder course and adjusted to 3/8" –1/2" below the final pavement elevation prior to placement of surface course of asphalt. Paving rings which have an adjustable diameter are not allowed.
- 5.2.6.2.9. All excavations associated with manhole adjustments shall be backfilled with slurry as specified in Standard Specification for Sewer and Water Construction in Wisconsin Section 8.43.8. The slurry shall be backfilled to 6-inches below the final pavement elevation for residential, commercial, and industrial streets.
- 5.2.6.2.10. Asphalt pavement installation will not be permitted after October 15th unless approved by the Village Engineer.
- 5.2.6.2.11. Asphaltic binder course shall not be installed after October 1st, unless approved by the Village Engineer.

5.2.6.2.12. Asphaltic surface course shall be installed in the same calendar year as the binder course, unless approved by the Village Engineer.

5.2.7. CONCRETE PAVEMENT

The use of concrete pavement requires the approval of the Village Engineer.

5.2.7.1. MATERIALS

5.2.7.1.1. Portland Cement and aggregates used in all concrete mixes shall conform to WisDOT Standard Specification Section 501.

5.2.7.1.2. Aggregates used in concrete shall conform to the requirements of WisDOT Standard Specification Section 501.

5.2.7.1.3. Concrete shall be air entrained, Grade A, conforming to WisDOT Standard Specification Section 501, and in particular, meet the following requirements:

- A. Minimum concrete content, 6.0 sacks per cubic yard;
- B. Compressive strength after 28 days cured: 4,000 psi;
- C. Maximum amount of water per bag of cement: 6.0 gallons;
- D. Size of course aggregates required: No. 1 plus No. 2;
- E. Slump: 1"-3"; and
- F. Air content: 4.5% - 7.5%.

5.2.7.2. DESIGN STANDARD

Pavement Thickness (in)	Dowel Bar Dia. (in)	Joint Spacing (ft)
5 ½, 6, 6 ½	None	12
7, 7 ½	1	14
8, 8 ½	1 ¼	15
9, 9 ½	1 ¼	15
10 and above	1 ½	15

5.2.7.2.1. Alternative designs, such as high early, shall be as approved by the Village Engineer.

5.2.7.3. INSTALLATION

5.2.7.3.1. Contractor shall submit a mix design 10 days prior to paving and receive the approval of the Village Engineer.

5.2.7.3.2. A pre-pour meeting shall be scheduled with the Village's Engineering Department prior to paving.

5.2.7.3.3. Water used shall conform to WisDOT Specification Section 501.2.4. If Village water is used, it will be charged at the current rates for such use; a PERMIT IS REQUIRED from the Water Utility for any Village water use.

5.2.7.3.4. The consistency of the concrete shall be such that when measured by means of a 4" x 8" x 12" slump cone, the slump shall not exceed 3".

5.2.7.3.5. Test cylinders shall be required meeting AASHTO standards, stored under site conditions and then tested at Contractor expense. Testing to be performed by a licensed geotechnical consultant i.e. third party must make and test cylinders. Three test cylinders per 1,000 lineal feet shall be taken during the course of the curb and gutter operations. A testing firm, hired by the Developer, shall pick up the cylinders at the project site within 24 hours of paving, break the cylinders at the appropriate time (7, 14, and 28 days) and submit a test report to the Developer. The Developer shall submit a copy of the report to the Village Engineer or designee.

5.2.7.3.6.

5.2.7.3.7. Concrete pavement shall be constructed in accordance with WisDOT Standards Specifications, Section 415.

5.2.7.3.8. Curing Time and Cleanup

- A. Concrete pavements shall be closed to all traffic for 7 days unless otherwise directed by the Village Engineer. When directed to open the street to vehicular traffic, the Contractor shall clean the area of all forms, lumber, dirt and other debris to the satisfaction of the Village Engineer. The Contractor shall then flush and sweep the street.
- B. When a concrete saw has been utilized to cut joints, the Contractor will be required to flush the pavement with water, removing all residual materials of the sawing operation, prior to opening the street to vehicular traffic.
- C. Apply curing agent according to Wisconsin Concrete Paving Association (WCPA) Concrete Pavement and Flatwork Specification Guide.

5.2.7.3.9. Concrete Placement During Cold Weather (Follow WisDOT Specifications)

- A. Concrete shall not be placed on a frozen subgrade. The Contractor shall remove and replace at his expense any concrete damaged by frost or freezing.
- B. When placing concrete during cold weather, the water and the aggregates in the concrete mixture may be heated. When specifically allowed by the Village Engineer, the Contractor may use magnesium free calcium chloride as an admixture in the concrete. The maximum quantity to be used shall not exceed 1% of the cement content of the mix.
- C. When the air temperature is expected to drop below freezing, the Contractor shall cover the surface of the concrete with straw, hay, or blankets to a sufficient depth to prevent freezing and such protection shall be furnished for at least 5 days after the concrete has been poured. Other methods of protection from freezing may be used when approved by the Village Engineer.

5.2.8. ADMIXTURES

5.2.8.1. Water Reducing

The Contractor may incorporate into the concrete mixture an approved water reducing admixture meeting the requirements of AASHTO Specification M-194, Type A or D when approved by the Village Engineer. The cement content may be reduced to 5.8 sacks per cu. yd. when the admixture is used at the manufacturer's recommended rate.

5.2.8.2. Accelerator: When specifically allowed by the Village Engineer, the Contractor may use magnesium free calcium chloride as an admixture in the concrete. The maximum quantity to be used shall not exceed 1% of the cement content of the mix.

5.2.9. CURB AND GUTTER

5.2.9.1. MATERIALS

5.2.9.1.1. All concrete curb construction shall conform to WisDOT Standard Specification, Section 601.

5.2.9.1.2. Concrete for curbs shall be air entrained, Grade A, conforming to WisDOT Standard Specification Section 501, and in particular, meet the following requirements:

- A. Minimum concrete content: 6.0 sacks per cubic yard;
- B. Compressive strength after 28 days cured: 4,000 psi;
- C. Size of coarse aggregates required: No. 1;
- D. Slump: 1" - 3"; and
- E. Air content: 4.5% - 7.5%.

5.2.9.1.3. Concrete that is rejected on the work site for any reason shall not be re-tempered and used in the work without specific approval of the Village Engineer.

5.2.9.1.4. Concrete Curb and Gutter shall be a standard 6" vertical face curb and gutter type that is 30" wide (6" top curb and 24" flange), 9½" deep at the flange and 14" deep at the back of curb.

5.2.9.1.5. Concrete Curb joints to be space at 10 ft. intervals.

5.2.9.1.6. A V-Bottom mountable curb and gutter type that is 30" wide, 9" deep at the flange and 12" deep at the back of curb may be allowed at the discretion of the Village Engineer, on local streets only.

5.2.9.1.7. Where connection is made to existing road, dowels (longitudinally) are required. Dowels conforming to WisDOT Standard Specification Section 505.2.6, shall be installed per WisDOT Standard Specification Section 416.3.6.

5.2.9.1.8. Where connection is made to existing curb and gutter, ties (transversely) are required. Ties conforming to WisDOT Standard Specification Section 505.2.6, shall be installed per WisDOT Standard Specification Section 416.3.6.

5.2.9.2. DESIGN STANDARDS

5.2.9.2.1. Minimum curb grade: 0.7 % (along the gutter flow line).

5.2.9.3. INSTALLATION

5.2.9.3.1. Before the concrete is placed, the crushed aggregate base course under the curb and gutter shall be checked for correct elevation.

5.2.9.3.2. The concrete shall be placed in as nearly a continuous operation as possible.

5.2.9.3.3. Three test cylinders per 1,000 lineal feet shall be taken during the course of the curb and gutter operations. A testing firm, hired by the Developer, shall pick up the cylinders at the project site within 24 hours of paving, break the cylinders at the appropriate time (7, 14, and 28 days) and submit a test report to the Developer. The Developer shall submit a copy of the report to the Village Engineer or designee.

5.2.9.3.4.

5.2.9.3.5. Prior to applying curing material on the concrete, the face of the curb shall be "branded" with a "W" designating the location(s) of water services, "S" designating the location(s) of sanitary laterals and "SS" for storm sewer laterals. Physical placement of the branding shall be reasonably accurate in a vertical plane above the respective lateral.

5.2.9.3.6. The concrete surface shall be sealed, once concrete has set up enough to prevent marring or dilution of surface, by spraying a uniform coating of white curing material meeting the requirements of WisDOT Standard Specification Section 415.2.4, in such a manner as to provide a continuous water-impermeable film on the entire concrete surface which includes the back of the curb and gutter.

5.2.9.3.7. Transverse contraction joints for curbs shall be cut or sawed 1/3 the depth of pavement at a maximum 10-foot intervals. One inch expansion joints shall be provided at ends of radii, points of considerable change in grade and alignment, at intervals not to exceed 300 feet and where abutting existing curb and gutter.

5.2.9.3.8. Concrete curb and gutter shall cure a minimum of days, based on cylinder breaks, prior to backfilling and crushed stone base installation.

5.2.9.3.9. 10 days after the curbs have been placed, or as determined by the 7-day cylinder breaks, and the Village has approved the concrete work, the Contractor shall immediately backfill behind the curbs to preclude any erosion or undermining.

5.2.10. ROAD UNDERDRAIN PIPE

5.2.10.1. MATERIALS

5.2.10.1.1. A continuous 4" diameter perforated, corrugated polyethylene drainpipe, meeting the requirements of AASHTO Designation: M-252, shall be installed under the curb and gutters and extend 25 feet in either direction from storm water catch basins located at low points. For catch basins in other locations, the 25-ft. drainpipe shall be connected only to the upstream side.

5.2.10.1.2. Pipe perforations may be holes or slots and may be in 3 or 4 lines spaced around the circumference of the pipe at 120° or 90° respectively. The end of the drainage pipe opposite the catch basin shall be capped with a cap suitable for installing on the drainage pipe of midstream structures.

5.2.10.1.3. Enough geotextile fabric shall be provided as to cover the sides and bottom of the trench and overlap across the top of the trench by a minimum of 4 inches or the pipe in a sock may be used, see Detail Figure No. 7.

5.2.10.1.4. The trench shall be backfilled with open graded $\frac{3}{4}$ " clear stone.

5.2.10.2. INSTALLATION

5.2.10.2.1. The 4" drainage pipe shall be laid in an 8" deep by 8" wide trench with flat bottom with square sides. The trench, constructed at an elevation lower than the base course, shall be aligned with the proposed centerline of the flange of the curb and gutter. Any damaged drainpipe shall be replaced before the open graded stone is backfilled in the trench.

5.2.11. DRIVEWAYS

5.2.11.1. DESIGN STANDARDS

5.2.11.1.1. Driveway approaches are to be constructed by removing existing curb and gutter and installing poured in-place concrete. This activity requires a Driveway Approach Permit issued by the Village.

5.2.11.1.2. Driveway slopes shall not exceed 10%.

5.2.11.1.3. Driveway slopes shall not exceed 5% in all areas within 25 feet of a building.

5.2.11.1.4. For commercial, industrial and multi-family buildings, if the initial 25 feet of driveway is deemed to be an accessible passenger loading zone, the American Disabilities Act (ADA) requires accessibility routes with longitudinal slopes of not greater than 5% and cross slopes of 2% to be connected to the loading zone and the accessible building entrance.

5.2.11.1.5. AASHTO Sight Distance requirements shall be required at all driveway locations.

5.2.11.1.6. Sidewalks located behind driveways should be the same thickness as the driveway.

5.2.11.2. RESIDENTIAL DRIVEWAYS

5.2.11.2.1. Only one driveway is allowed per parcel for residential developments.

5.2.11.2.2. For multi-family developments, the Plan Commission may grant one or more additional access points, based on the size of the development.

5.2.11.2.3. All residential driveways along roadways with vertical face curb and gutter and side path shall be constructed with a driveway apron.

5.2.11.2.4. Residential width at curb or shoulder = 25' max

5.2.11.3. COMMERCIAL DRIVEWAYS

5.2.11.3.1. The number of commercial driveways shall be the minimum necessary to provide reasonable access for regular traffic and emergency vehicles, while preserving operations and safety along the public roadway. Unless a Traffic Impact Analysis (TIA) shows that a single driveway cannot provide this, only one driveway access will be permitted unless one or more of the following conditions are met.

5.2.11.3.2. The continuous frontage of the parcel is over 300 feet long, in which case an additional driveway per each 300 feet or frontage may be granted by the Plan Commission. Commercial or Retail width at curb or shoulder = 45' max

5.2.11.3.3. Two one-way driveways may be permitted along frontage of at least 150 feet provided the driveways do not interfere with operations at other driveways or along the street.

5.2.11.3.4. The Plan Commission may determine additional driveways are justified due to the amount of traffic generated by the use without compromising traffic operations along the public street.

5.2.11.3.5. All commercial driveways along roadways with vertical face curb and gutter shall be constructed with a minimum of a driveway apron. Certain locations with heavy amounts of traffic will need to use a street type entrance as directed by the Village Engineer.

5.2.11.4. INSTALLATION

5.2.11.4.1. The concrete surface shall be sealed, after the concrete has set up substantially to avoid marring or damage to the concrete, with a uniform coating of curing material meeting the requirements of WisDOT Standard Specification Section 415.2.4, in such a manner as to provide

a continuous water-impermeable film on the entire concrete surface. Back of flatwork must be sprayed as well.

5.2.11.4.2. Concrete driveway approaches shall be a minimum of 7" thick. Sidewalks behind driveways shall be the same thickness as the driveway.

5.2.11.4.3. Asphalt driveway approaches shall be a minimum of 3" thick.

5.2.11.4.4. The modification of the curb and gutter and the construction of the driveway approach shall be done in accordance with the driveway approach permit and the construction detail.

5.2.11.4.5. Concrete curb and gutter shall not be saw cut horizontally at driveways. Reconstruction of the curb and gutter is required with pavement ties and felt.

5.2.11.4.6. Expansion joint material, ½" thick for full depth of concrete, shall be placed between the curb and gutter and the approach. Ties shall be required at the joints between existing curb and new curb.

5.2.12. PARKING LOTS

5.2.12.1. Parking lots shall be designed and constructed according to the standards in the Village of Germantown Code Section 17.45

5.2.12.2. Off street parking lots shall be designed to accommodate traffic volumes and pedestrian circulation based on the land use served. And should be situated as close to accessible building entrances as possible.

5.2.12.3. The internal circulation pattern shall be designed with 24-ft. wide driving aisles (measured from edge of pavement marking to edge of pavement marking) for two-way traffic to allow users to maneuver in an efficient & safe manner.

5.2.12.4. The use of landscaped islands & medians shall be used to provide positive guidance to motorist and establish proper driving patterns.

5.2.12.5. Sidewalks adjacent to parking stalls shall be 8 feet wide. Smaller sidewalks may be allowed with prior Village approval. Appeals may be made to the Plan Commission.

5.2.12.6. Turning radii for a single unit truck (SU Design Vehicle) shall be provided as a minimum to all portions of the lot.

5.2.12.7. Slope shall be 2% max in all directions

5.2.12.8. The van-to-regular accessible space ration should equal 1:6.

5.2.12.8.1. Stall dimensions should be as follows:

- A. Stall Lengths = 20 foot min.
- B. Stall Widths:
 - i. Car = 9 foot min.
 - ii. Van = 11 foot min; or 8 foot min with 8 foot aisle.

5.2.12.9. Signage and pavement marking required for each stall.

5.2.12.10. Pavement:

5.2.12.10.1. General parking areas are recommended to have at least a minimum of 8-inches of crushed aggregate base course and 2-inches of 3 LT 58-28S Asphaltic Concrete and 2 inches of 4 LT 58-28S Asphaltic Concrete.

5.2.12.10.2. Areas of heavy traffic, such as loading docks, shall have at least a minimum of 10-inches of crushed aggregate base course and 4-inches of 3 LT 58-28S Asphaltic Concrete and 4 inches of 4 LT 58-28S Asphaltic Concrete. Inverted parking lots are discouraged.

5.2.13. SIDEPATHS AND TRAILS

5.2.13.1. MATERIALS

5.2.13.1.1. Concrete for side paths shall be air entrained, Grade A, conforming to WisDOT Standard Specifications, Section 501, meeting the following requirements:

- A. Minimum concrete content, 6.0 sacks per cubic yard;
- B. Compressive strength after 28 days cured: 3,500 psi;
- C. Maximum amount of water per bag of cement: 6.0 gallons;
- D. Size of course aggregates required: No. 1 plus No. 2;
- E. Slump: 1"-3"; and
- F. Air content: 4.5% - 7.5%.

5.2.13.1.2. Side paths are to be constructed of 5-inches of concrete over a 4-inch crushed aggregate base course.

5.2.13.1.3. Driveway crossings shall be 7-inches of concrete over a 6-inch crushed aggregate base course.

5.2.13.1.4. Trails shall be constructed of a 4 LT 58-28S mix asphalt 3-inches thick over a 5-inch crushed aggregate base course or as directed by the Village Engineer.

5.2.13.2. DESIGN STANDARDS

5.2.13.2.1. Current and future planned side path and trail locations are identified in the Village's Comprehensive Plan. Any development that occurs on or adjacent to these locations is required to connect to, or construct its portion of the system, if not currently in place, or provide detailed rationale and request a waiver from the Plan Commission and/or Common Council

5.2.13.2.2. Side paths shall be separated from the street by a minimum 6-foot wide grassy terrace with shade trees.

5.2.13.2.3. The outside edge of side paths shall be located 1-foot from the right-of-way line or as directed by the Village Engineer except at intersection crossings. At intersection crossing, the proper placement shall be determined by the location of the crosswalk and as directed by the Village Engineer.

5.2.13.2.4. Width of Sidepath:

Local Roads	5 Feet
Collectors and Arterials	6 Feet

5.2.13.2.5. Trails shall be a minimum of 10 feet wide with 2 feet of gravel shoulder on both sides and in conformance with AASHTO's Guide for the Development of Bicycle Facilities.

5.2.13.2.6. Traverse grade of 2% (1/4" per foot) draining toward the road.

5.2.13.2.7. The maximum allowed longitudinal grade shall be 5%. This grade shall not be exceeded unless the road grade is of a steeper grade, in which case the longitudinal sidewalk grade shall not exceed the road grade.

5.2.13.3. INSTALLATION

5.2.13.3.1. Sidewalk shall be placed by formed methods.

5.2.13.3.2. Contraction joints shall be not less than ¼" wide and ½" deep. Contraction joint spacing shall be 5' or as directed.

5.2.13.3.3. Expansion joints shall be located at a minimum 100 ft O.C. Finished joints shall have ¼" radius. After floating, troweling, and jointing, the concrete shall be brushed with a damp bristle brush.

5.2.13.3.4. The concrete surface shall be sealed, directly after finishing operations, with a uniform coating of white curing material meeting the requirements of WisDOT Standard Specification Section 415.2.4, in such a manner as to provide a continuous water-impermeable film on the entire concrete surface.

5.3. INSPECTION

Contractor shall be responsible for the horizontal and vertical control.

5.3.1. ACCEPTANCE TESTING

5.3.1.1. Tests

5.3.1.1.1. The subgrade shall be inspected before the crushed stone base may be applied. This inspection is done by the Village Inspector or its contracted inspection services. An average tolerance of +/- 0.04-ft. from the approved subgrade elevation shall be allowed.

5.3.1.1.2. The base course shall be inspected and approved by the Village Inspector before the first layer of asphalt can be placed. An average tolerance of +/- 0.04-ft. from the approved base course thickness shall be allowed. Improvements to the base course may be required if, in the opinion of the Village Engineer, conditions for paving do not meet the standard of the Village Engineer.

5.3.1.1.3. A Village Inspector shall be present for the placement of all-concrete curb and gutter. This includes the inspection of the base under the curb and gutter, and a check of the alignment and grade of the curb and gutter.

5.3.1.1.4. Three test cylinders per 1,000 lineal feet shall be taken during the course of the curb and gutter operations. A testing firm, hired by the Developer, shall pick up the cylinders at the project site within 24 hours of paving, break the cylinders at the appropriate time (7, 14, and 28 days) and submit a test report to the Developer. The Developer shall submit a copy of the report to the Village Engineer or designee.

5.3.1.1.5. Curb and gutter elevations will be considered acceptable if certified elevations (by the Village Inspector) are within ¼" of design elevations.

5.3.1.1.6. If evidence indicates that there is standing water in the gutter flange, that portion of the curb and gutter shall be reconstructed to establish positive drainage.

5.3.1.1.7. A Village inspector shall be present whenever any asphalt pavement is being constructed.

5.3.1.1.8. Asphalt to be placed on a roadway, shall arrive at the job site at a temperature of 275° F +/- 25° F. The asphalt inspector will periodically test the temperature of the arriving trucks for the temperature of the asphalt. Any trucks not falling within the guidelines for asphalt temperatures shall be rejected. Paving shall not be done at temperatures below 40 degrees F.

5.3.1.1.9. Both the binder course and the surface course shall be compacted to not less than 91.5% maximum density. Contractor shall have testing done by an independent Lab unless otherwise approved.

5.3.1.1.10. An average tolerance of +/- 0.04-ft. for the binder thickness and +/- 0.04-ft. from the approved final pavement surface elevation shall be allowed.

5.4 STREET LIGHTING

This section covers lighting for Municipally owned streets, walkways, parking lots and Parks. The Municipal Lighting is comprised of Municipally owned and maintained lighting and street lighting owned and maintained by We-energies.

5.4.1 WE-ENERGIES OWNED & MAINTAINED STREET LIGHTING

5.4.1.1 This lighting system is owned and maintained by We-energies. We-energies performs the installation and maintenance on all the light poles owned by We-energies.

5.4.1.2 The LED lighting fixture and pole approved by the Village of Germantown is:

5.4.1.2.1 Pole- #20L-LEG-FG Smooth-25'-Bronze

5.4.1.2.2 LED Fixture-LED-3K-Rectangular-Low-Bronze-Class "D"

5.4.2 VILLAGE OWNED PUBLIC STREET LIGHTS

5.4.2.1 The light fixtures & poles owned and maintained by the Village of Germantown fall into several categories of application. Areas of use are for street lighting, lighting along walkways, parking lot lighting (does not include private) and Parks. The type and specific light fixtures and poles to be approved by the Village Engineer/Highway Superintendent.

5.4.2.2 Street Light Approved Materials:

- 1) Control Cabinet; Eagle Traffic Control Systems Model Size – M or sized to match project.
- 2) Concrete Pole by "Traditional Concrete, Inc Model #D715-SP-EA-3x4TO (use with Harp Lights)
- 3) Aluminum Pole by "hapco". Drawing # B82525-001
- 4) Steel Round Light Pole by LSI; # 5RP-B5-507G-28-S-BRZ-DGPGA
- 5) Harp Series Light Fixtures by "Holophane; 55w-4K-AS-3-B-5-A
- 6) Milwaukee Harp Lights by TAPCO; Model MH100 w/LED 203-100525121421
- 7) Roadway Luminaire by Eaton; # OVH-E20-LED-E-U-T3-AP-U-K ARM A25410 or A69771
- 8) Area Luminaire by Eaton; # RDG-E02-LED-E-U-T3-BZ-U-7050 ARM A25410 or A69771
- 9) Mirada Medium LED Area Light by LSI; # MRMLLED12LSIL3UNVDIM4070CRI-BRZ

- 10) LED Bollard Light by Traditional Concrete, Inc; # D303-SP-EA-10 w/CAV6-LED Light Fixture
- 11) Casting Lid for CMP Junction Box by Neenah Foundry # R-5900-E (Electric Lid)
- 12) Enclosure Box-Polymer Concrete by Quazite; (12"x12") #PC1212BA12; LID #PC1212CA0017 (w/electric logo)
- 13) Enclosure Box-Polymer Concrete by Quazite; (13"x24") #PG1324BA12; LID #PG1324HA00017A (w/ electric logo)

5.4.2.3 Street Lighting Cabinet

- 5.4.2.3.1 Cabinet may vary in size depending on project but shall be bare stainless steel and surface mounted to concrete base.
- 5.4.2.3.2 Concrete base shall follow Wisconsin DOT standards. Base type to match cabinet size.
- 5.4.2.3.3 Cabinet should be sized for expansion of system if necessary.
- 5.4.2.3.4 Photo control shall be in the lighting cabinet and run all lighting.
- 5.4.2.3.5 Cabinet shall include "Hand Off Auto" switch for testing.
- 5.4.2.3.6 Cabinet shall have 1 duplex outlet.
- 5.4.2.3.7 Cabinet shall include 1 light switched to door open/closed.
- 5.4.2.3.8 Cabinet shall have at least 1 pull box in proximity (within 5') for splitting wiring/circuits.
- 5.4.2.3.9 Cabinet shall have a minimum of 4 unused 2" conduits between concrete base and pull box for future expansion.

5.4.3 INSTALLATION

- 5.4.3.1 See the typical drawing in section 8.2.16 (Details) for the typical installation of the Public owned streetlights. All other installations shall be approved by the Village Engineer.

5.4.4 INSPECTION/APPROVAL

- 5.4.4.1 An electrical permit must be obtained from the Village Building Inspection Department for the new electrical service installation and the installation of all lighting wire installation. Approval will include sign off by electrical inspector and Village Engineer/Street Superintendent.

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6. PROJECT CLOSE-OUT DOCUMENTS

6.1. CONSTRUCTION INSPECTOR BINDER

Village Inspector shall provide the Village with a Construction Inspection Binder including the following documents.

6.1.1. Material Submittals

6.1.2. Inspection Reports

6.1.3. Test Results/Reports

6.1.4. Change Orders / Substitutions

6.1.5. Punch list

6.1.6. Pay Applications

6.1.7. Final Record Set of Construction Plans

6.1.8. Warranty waivers (if any)

6.2. LIEN WAIVERS

Developer shall provide the Village with all lien waivers pertaining to the Public Infrastructure prior to final acceptance by the Village.

6.3. RECORD DRAWINGS

6.3.1. GENERAL

6.3.1.1. Plans shall be prepared by the Contractor on sheets measuring 12" high by 36" wide. Sheets shall have minimum margins of ½ inch on all sides.

6.3.1.2. The title block shall be in the lower right corner of the as built and include at a minimum, the following information:

6.3.1.2.1. Village of Germantown or Consultants Logo

6.3.1.2.2. Location of Utility: Street or Easement

- 6.3.1.2.3. Record Drawing File Number (Provided by Village Engineer)
- 6.3.1.2.4. Inspected By
- 6.3.1.2.5. Date of Plan Approval
- 6.3.1.2.6. Name of Contractor
- 6.3.1.2.7. Date of Construction
- 6.3.1.2.8. Scale (text and line)
- 6.3.1.2.9. Signature Line for Village Engineer.
- 6.3.1.3. North shall be to the top or right of the sheet and shall be shown by a 2" long north arrow, clearly, shown without intrusion.
- 6.3.1.4. The scale of the record drawings shall be same as construction drawings, 1"=50' or 1"=40'. This shall be shown with a graphic scale and text.
- 6.3.1.5. The seal and signature of the professional engineer responsible for the preparation of the record drawing shall be shown immediately adjacent to the title block.
- 6.3.1.6. All existing lot, property, and utility easement lines in the area in which the utility is located shall be shown.
- 6.3.1.7. Screen any existing features, including but not limited to building corners and parking lots.
- 6.3.1.8. The address, lot and block numbers, and subdivision or development name shall be indicated. Addresses shall be labeled with italics. Unplatted lands and the address of any home on such lands shall be so indicated.
- 6.3.1.9. All street names shall be clearly shown.
- 6.3.1.10. Two SEWRPC reference benchmarks shall be shown on each sheet.
- 6.3.1.11. Plan sheets shall start and terminate at match lines.
- 6.3.1.12. Pipe invert elevations shall be clearly shown.
- 6.3.1.13. Screening of existing sanitary sewer, storm sewer and watermain and service locations either in screened or dashed format.

6.3.1.14. Concurrent with the hard copy submittal.

6.3.1.15. Provide complete set of records in PDF format.

6.3.1.16. Provide complete set of records in AutoCAD (.DWG) format on CD tied to the Wisconsin State Plane NAD 1927 Wisconsin South Grid coordinate system.

6.3.1.17. The cost of archiving the record drawings and insertion of the data into the Village's GIS System shall be the sole responsibility of the DEVELOPER.

6.3.2. SANITARY SYSTEM

6.3.2.1. A general note on each sheet giving the size, class, type, ASTM designation, and manufacturer of every main and lateral shall be shown, with material quantities clearly tabulated. Complete information on manhole frames / lids / barrel structure shall be noted. Manholes shall be ID'd with Systems Plan Number provided by Village Engineer on record drawing.

6.3.2.2. Sanitary mainline should be thickest line on plan.

6.3.2.3. The percent grade, direction of flow, and center to center length of sanitary sewer installed between manholes and laterals shall be shown.

6.3.2.4. All laterals shall have invert elevations at right-of-way lines or easement line and lengths clearly shown.

6.3.2.5. The following information shall be shown for each manhole:

6.3.2.5.1. Invert elevation of each sewer pipe

6.3.2.5.2. Rim Elevation

6.3.2.5.3. Pipe size of each sewer

6.3.2.5.4. Type of frame to chimney seal

6.3.2.6. Indicate External seals or internal chimney seals

6.3.2.7. All record drawings shall reference NVGD 1929

6.3.3. WATER SYSTEM

6.3.3.1. The size, class, type, and manufacturer of every main shall be shown. The location of the main shall be dimensioned from the centerline of the right-of-way. The center to center length of main installed between valves, fittings, and laterals shall be shown.

6.3.3.2. Water mainline shall be the thickest line on plan.

6.3.3.3. The location of all fittings (including valves, tees, crosses, reducers, air vents, bends, and lateral taps) shall be dimensioned from/to centerline of each fitting. All fittings shall be suitably labeled for identification.

6.3.3.4. Curved lines shall indicate deflected pipe (with curve data provided); lines shall be straight between fittings.

6.3.3.5. Show which side of the main the operating nut for butterfly valves is located on.

6.3.3.6. A general note on each sheet giving the brand and manufacturer (model, size, etc.) for each valve used shall be provided, with quantities of each clearly tabulated. Services shall include footage and count. Complete information on valve boxes and manhole frames / lids / barrel structure shall be noted.

6.3.3.7. All laterals shall be shown giving the length and type of material used. The manufacturer and model of tapping saddle or tee, corporation, curb stop, and box shall be given.

6.3.3.8. Contractor to include latitude, longitude and elevation of the location of all:

6.3.3.8.1. Valves, tees, crosses, reducers, air vents, bends and lateral taps.

6.3.3.8.2. The location shall be tied-in by distance to at least two permanent surface points. These can be manholes, hydrants, other valves, or other suitable points. The point used should be clearly referenced.

6.3.3.8.3. Hydrants.

6.3.3.8.4. The size and type of every hydrant shall be also shown.

6.3.3.8.5. The shutoff valve shall be tied-in to at least two permanent surface points.

6.3.3.8.6. All hydrants differing from 6.5' bury shall have the bury depth or length of extensions installed noted.

6.3.3.8.7. Elevation of each hydrant tied to the northwest nut of the top flange should be shown.

6.3.4. STORM SYSTEM

6.3.4.1. The size and type of all mains and leads shall be shown. Their location relative to the centerline of the right-of-way shall be dimensioned. The total length of sewer installed shall be shown.

6.3.4.2. The center-to-center distance between laterals and/or manholes shall be shown.

6.3.4.3. GPS coordinates, using State Plane NAD 1927 Wisconsin South coordinate system size, type and manufacturer of all manholes, catch basins, inlets, or outlet sections shall be shown. Material quantities shall be clearly tabulated.

6.3.4.4. Elevations of all rims, flow lines, catch basins, gutter inlets, and outlet sections shall be given. Invert elevations shall be given for gutter inlets, catch basins, and manholes. Elevations shall be based on the Village of Germantown datum.

6.3.5. GRADING CERTIFICATION PLAN

6.3.5.1. In preparing a Certification Plan, the Developer's Design Grading Plan shall be shown as screened background.

6.3.5.2. Record drawing grades shown on lot lines shall be no less than 0.30 ft. lower than final grades shown on approved master grading plan or higher than 0.10 ft. above the final grades shown on approved master grading plan. The Developer is required to establish final grades within 5 feet of side lot lines, rear lot lines and the front right-of-way area between the front-line lot line and the back of curb in an urban setting or edge of shoulder in a rural setting. These areas shall be described as a "no-touch zone". All grades within the "no-touch zones" shall be certified by Developer's Engineer. Developer shall typically show spot grades alongside lot line at front curb, front property corners, front setback, back of house extended, any high points, and rear property corners.

6.3.5.3. The grades alongside lot lines are needed even in wooded, ungraded areas.

6.3.5.4. Existing house pad grade (elevation taken at the center and each corner of a typical 66' x 54' house, except for lots designed for rear exposure house show existing grade at front and back of typical house). House pads are to be left 1.75' below finish yard grade with a +/- 3" tolerance.

6.3.5.5. Elevations every 50 feet along developer graded swales and ditches.

6.3.5.6. Elevations every 100-ft. Station along the road alignment. Locations shall include:

6.3.5.6.1. Pavement centerline and edges

6.3.5.6.2. Edge of shoulder

6.3.5.6.3. Ditch flowline

6.3.5.6.4. Top of embankment on the backslope of the ditches.

6.3.5.7. After analyzing certified grades, Developer shall identify on plan those areas not within above tolerance. Show areas to be regraded, or areas where it may be desirable to revise the proposed grades in the Master Grading Plan.

6.3.6. STORM WATER BMP CERTIFICATION PLAN

6.3.6.1. Elevations (minimum of every 50')

6.3.6.1.1. Top of Berm

6.3.6.1.2. Top of Slope

6.3.6.1.3. Toe of Slope

6.3.6.1.4. Safety Shelf Edges

6.3.6.1.5. Bottom of BMP

6.3.6.2. Spillway-Top of Slope & Toe of Slope (detailing length, width and height)

6.3.6.3. Structure Locations and Elevations

6.3.6.3.1. Outfall (invert elevation and size)

6.3.6.3.2. Overflow structures (corners of opening) and Piping (invert elevation and size)

6.3.6.3.3. Inlet Structures (center of manhole) and Piping (invert elevation and size)

6.3.6.3.4. Outlet Structures (center of manhole) and Piping (invert elevation and size)

6.3.6.3.5. Weirs (invert elevation and size)

6.3.6.3.6. Orifice (invert elevation and size)

6.3.6.3.7. Inlet/Outlet (invert elevation and size)

6.3.7. EASEMENTS

6.3.7.1. GENERAL

6.3.7.1.1. The Developer shall prepare formal written easement documents, including exhibits and written legal description attachments for each easement and record the same with the County Register of Deeds after review and approval by the Village of Germantown for each utility easement shown on the subdivision plat (or CSM) as a condition of Final Plat (CSM) approval.

6.3.7.1.2. All ponds are to be in platted outlots.

6.3.7.1.3. No encroachment by structures, berms, trees, shrubs, paved surfaces or changes in grade greater than 4" are allowed in easement areas without approval of the Village Engineer.

6.3.7.1.4. 20-ft. wide minimum width for a single utility. The utility shall be located in the center of the final easement based on record drawing. Easement width may be increased to 50 feet based on pipe size and depth.

6.3.7.1.5. Easements with multiple utilities, the minimum separation from outside of the utility to the easement line shall not be less than 10 feet subject to approval by the Village Engineer. Add not less than 10 feet per additional utility in the easement.

6.3.7.1.6. Maximum ground slope along easements:

- A. transverse: 25%
- B. longitudinal: 10%.

6.3.8. STORM SYSTEM

6.3.8.1. The Village requires public storm sewer and/or drainage easements for any storm water conveyance system that drains public ROW areas or neighboring off-site areas.

6.3.8.2. A storm sewer running along the rear lot lines within a subdivision, specifically to drain backyards, does not warrant a public easement. The Village considers this to be a private system built for the lot owners of the subdivision and owned/maintained by the property owners.

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7. SURVEYING STANDARDS

7.1. GENERAL

7.1.1. Surveys shall conform to the provisions of Chapter 236 of the Wisconsin Statutes, A-E7 of the Wisconsin Administration Code and all applicable ordinances of the Village of Germantown.

7.2. HORIZONTAL AND VERTICAL CONTROL

7.2.1. Horizontal and vertical control shall be maintained throughout the entire project area from the staking of rough grading to final restoration.

7.2.2. Horizontal and vertical control points shall be clearly marked and protected (i.e. lath) during construction.

7.2.3. Second order precision shall be required for vertical control, and the following formula will be used in determining the second order of precision. $E = 0.035 \div M$; where E = error and M = length of the line in miles.

7.2.4. Vertical control points shall be established at least every 800 feet and within 100 feet of any improvement proposed. These control points will be established in accordance with Section 1.1.6, 1.1.7, and 1.1.8 of these Standards.

7.2.5. When plans are submitted for approval to the Village Engineer, the Project Engineer will also at this time submit a list of all permanent benchmarks, all temporary benchmarks, a description of their location and the basis or origin of the vertical control network and the error of closure for the entire network. This section shall be complied with before the Village of Germantown will schedule inspections.

7.2.6. All benchmarks shall be run in from one of the following; listed in priority order.

7.2.7. A U. S. Coastal and Geodetic survey monument.

7.2.8. A National Geodetic Survey monument.

7.2.9. A U. S. Public land survey monument and its accompanying reference benchmark.

7.2.10. Permanent benchmarks shall be set only on the following objects:

7.2.10.1. Concrete door stoops.

7.2.10.2. Concrete headwalls.

7.2.10.3. Existing permanent manhole rim (note: manhole shall not be in the general construction area, nor is it to be affected in any way by the project construction).

7.2.11. Fire hydrants on marked flange bolt.

7.2.12. Temporary benchmarks may be set in the following objects.

7.2.13. Power poles.

7.2.14. Trees 12 inches in diameter or greater.

7.2.15. The error in latitude and departure closure for horizontal traverses shall be no greater than the ratio of one in 10,000 (1:10,000).

7.3. CONSTRUCTION STAKING

7.3.1. Roadways shall be staked for subgrade and for final gravel grade and meet the following conditions:

7.3.2. Stakes shall be set along the centerline of the roadway, or approved offset.

7.3.3. Stakes shall be set at 50-foot intervals.

7.3.4. Stakes shall be set for vertical curves at a maximum of 50-foot intervals.

7.3.5. Stakes shall be set for horizontal curves having a degree of curve greater than 30° at a maximum of 50-foot intervals.

7.3.6. Stakes shall be set at points of curvature, points of tangency, and all low/high points on vertical curves.

7.3.7. Lath shall be set next to all roadway stakes and shall have the station labeled with indelible magic marker. Labeling shall indicate station and offsets, in addition to coordinate points.

7.3.8. Staking for curb and gutter will be done on a minimum three (3) foot off back of curb with cut/fill to the top of curb.

7.3.9. Staking for sanitary sewer/watermain shall be centerline type or on an offset as requested by the contractor and approved by the Village Engineer.

7.3.10. Staking for sanitary sewer/watermain shall be done every fifty (50) feet along the pipe centerline or agreed to interval between the Village and contractor.

7.3.11. Manholes shall have stakes at the following locations:

7.3.11.1. Centerline of manhole.

7.3.11.2. Offset (determined by contractor and approved by the Village Engineer—minimum 10-foot).

7.3.11.3. Straddle point.

7.3.12. Catch basins, and hydrants shall have an offset stake (minimum offset 5-foot).

7.4. MONUMENTS

7.4.1. Lot corner monuments (i.e. iron pipe, rebar) shall be pounded flush with existing ground, thus conforming with Wisconsin Statute 236.15 (1).

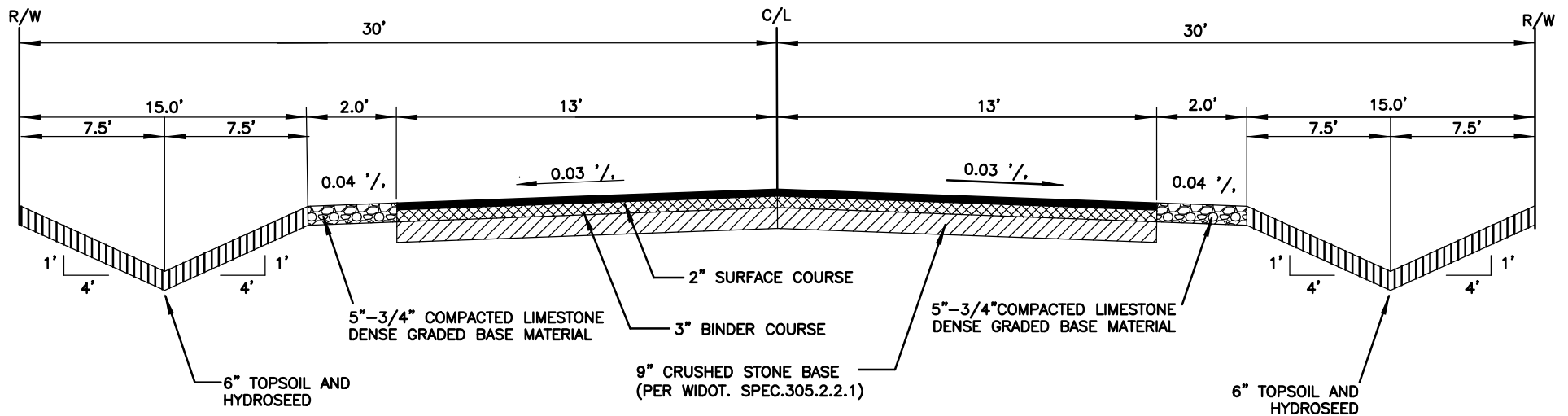
7.4.2. All 1-inch iron pipe or iron rebar to be used to monument a lot corner it shall include a plastic or aluminum survey cap on top which bears the project surveyor's state registration number. Both types of monuments are to conform to the current minimum length and weight requirements

7.4.3. A subdivision corner which is also a U.S. Public Land Survey corner shall be monumented using the following type of monument in the specified area:

7.4.4. 6-inch x 6-inch concrete monument with 4-inch brass cap Monuments will be supplied by the Washington County Surveyor. The County Surveyor shall be notified in writing of any USPLSS corners that will be disturbed by construction 30 days prior to the start of construction. This is a Wisconsin Statutory requirement. Replacement monuments will then be installed by the County Surveyor and/or the Village of Germantown. This will be done at the Developer's expense.

7.5. PLATTING

7.5.1. Final subdivision plats will be signed by the Village once all construction has been completed and accepted, all punch list items resolved, all record drawings have been submitted and approved and all boundary markers have been set in conformance



NOTE:

ALL ROAD SUBGRADE WILL BE PROOF ROLLED USING A FILLED TRI-AXLE TRUCK PRIOR TO THE INSTALLATION OF ANY AGGREGATE BASE COURSE..

AREAS THAT DO NOT PASS THE PROOF ROLL WILL BE EXCAVATED A MINIMUM OF 2' AND RE-COMPACTED TO THE APPROVAL OF THE VILLAGE ENGINEER.

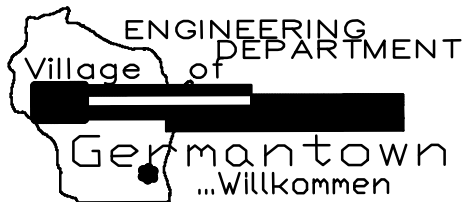
ASPHALT TYPE TO BE PER CONTRACT SPECIFICATIONS

DITCH LINES WITH A FLOWLINE GRADIENT GREATER THAN 5% WILL BE RESTORED WITH TOPSOIL AND SOD.

NOTE:

DEVELOPMENTS WITH PRIVATE ROADS ARE REQUIRED TO CONSTRUCT THE ROADWAY PER THE APPROVED TYPICAL CROSS SECTION SHOWN ABOVE.

REVISED 8/30/2019 RCB

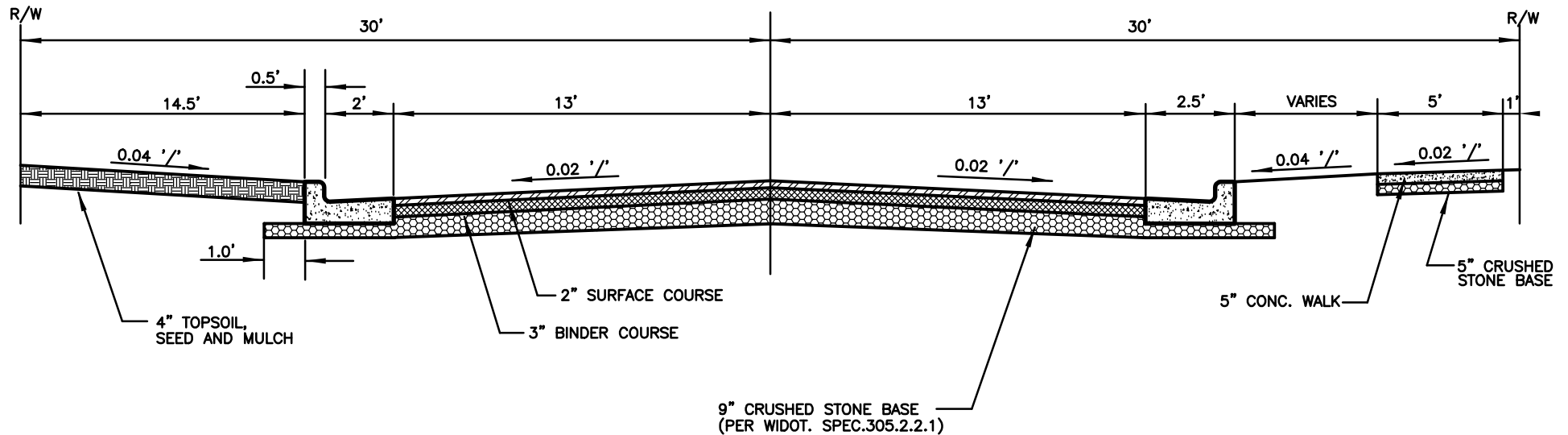


LOCAL ROAD DETAIL FOR SUBDIVISIONS

TYPICAL CROSS SECTION- RURAL

NOT TO SCALE

NOT TO SCALE



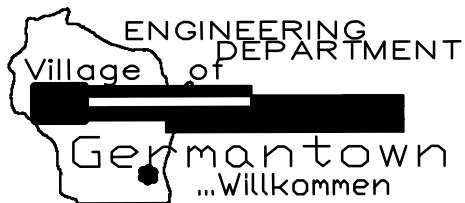
NOTE:

ALL ROAD SUBGRADE WILL BE PROOF ROLLED USING A FILLED TRI-AXLE TRUCK PRIOR TO THE INSTALLATION OF ANY AGGREGATE BASE COURSE..

AREAS THAT DO NOT PASS THE PROOF ROLL WILL BE EXCAVATED A MINIMUM OF 2' AND RE-COMPACTED TO THE APPROVAL OF THE VILLAGE ENGINEER.

ASPHALT TYPE TO BE PER VILLAGE ENGINEERING SPECIFICATIONS.

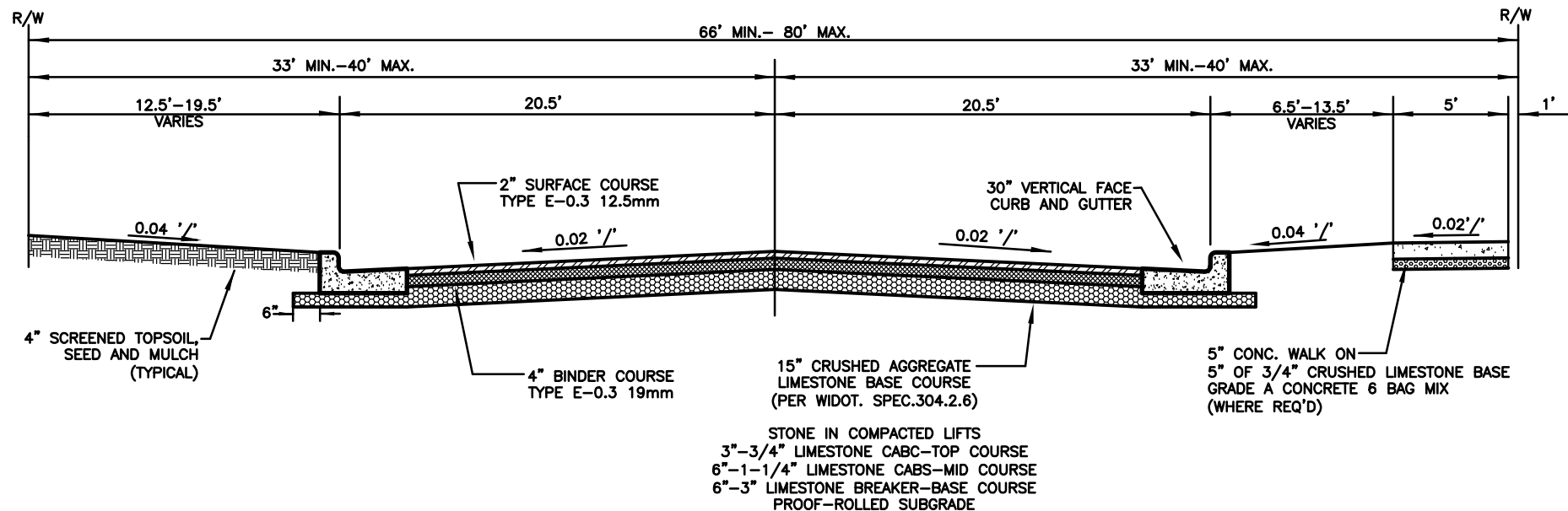
ROADWAY TO BE CENTERED WITHIN RIGHT OF WAY.



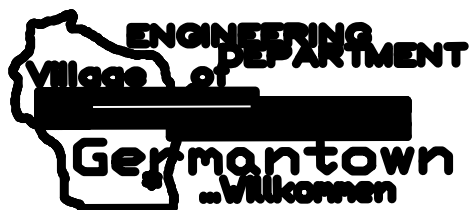
TYPICAL CROSS SECTION URBAN RESIDENTIAL STREET DETAIL

NOT TO SCALE

REVISED August 28, 2019 RCB



REVISED 8/30/2019 RCB



STANDARD INDUSTRIAL ROAD DETAIL TYPICAL CROSS SECTION

NOT TO SCALE



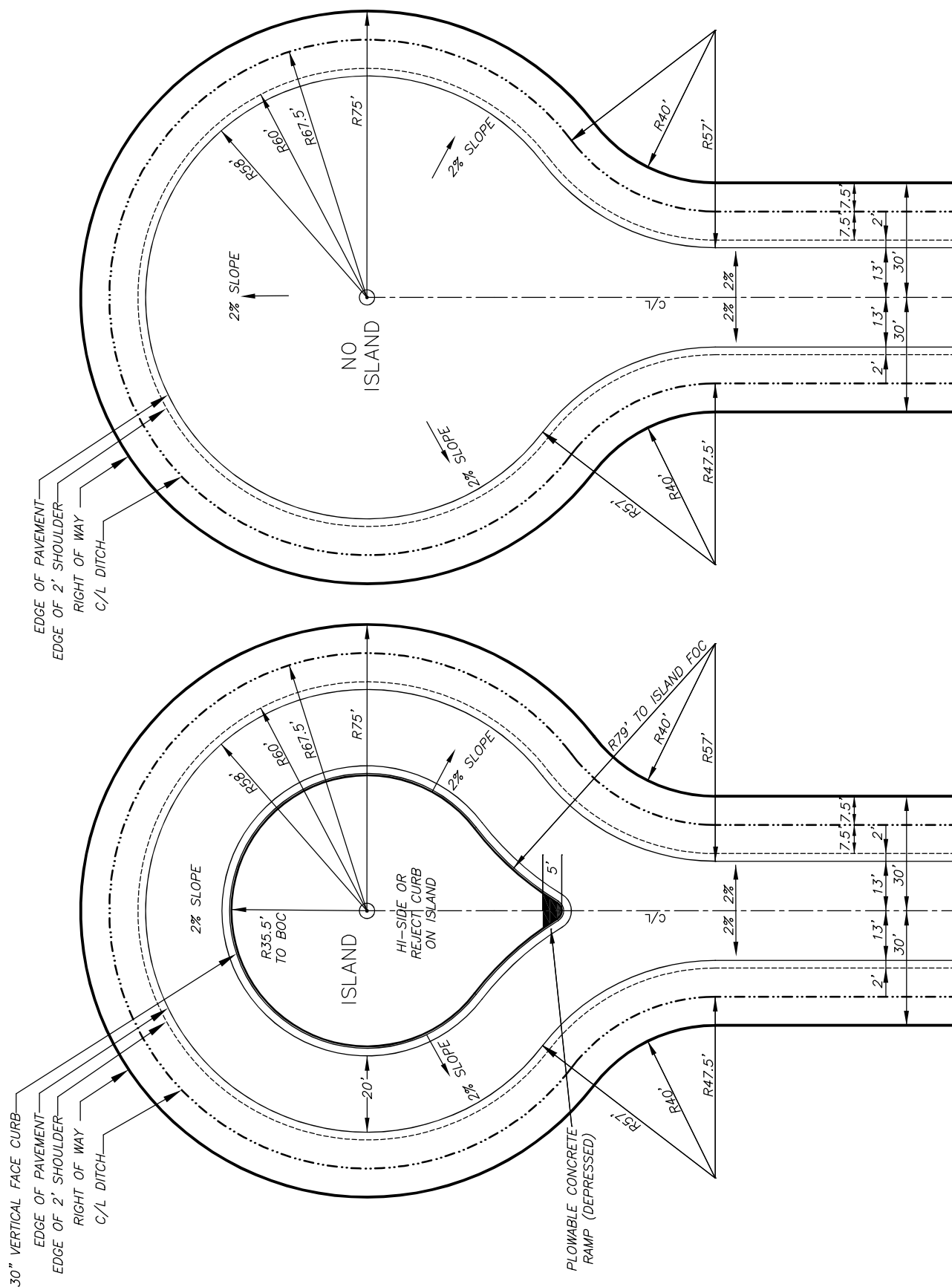
t\eng\details\cul de sac-rural .dwg

STANDARD RESIDENTIAL CUL-DE-SAC DETAIL -RURAL-

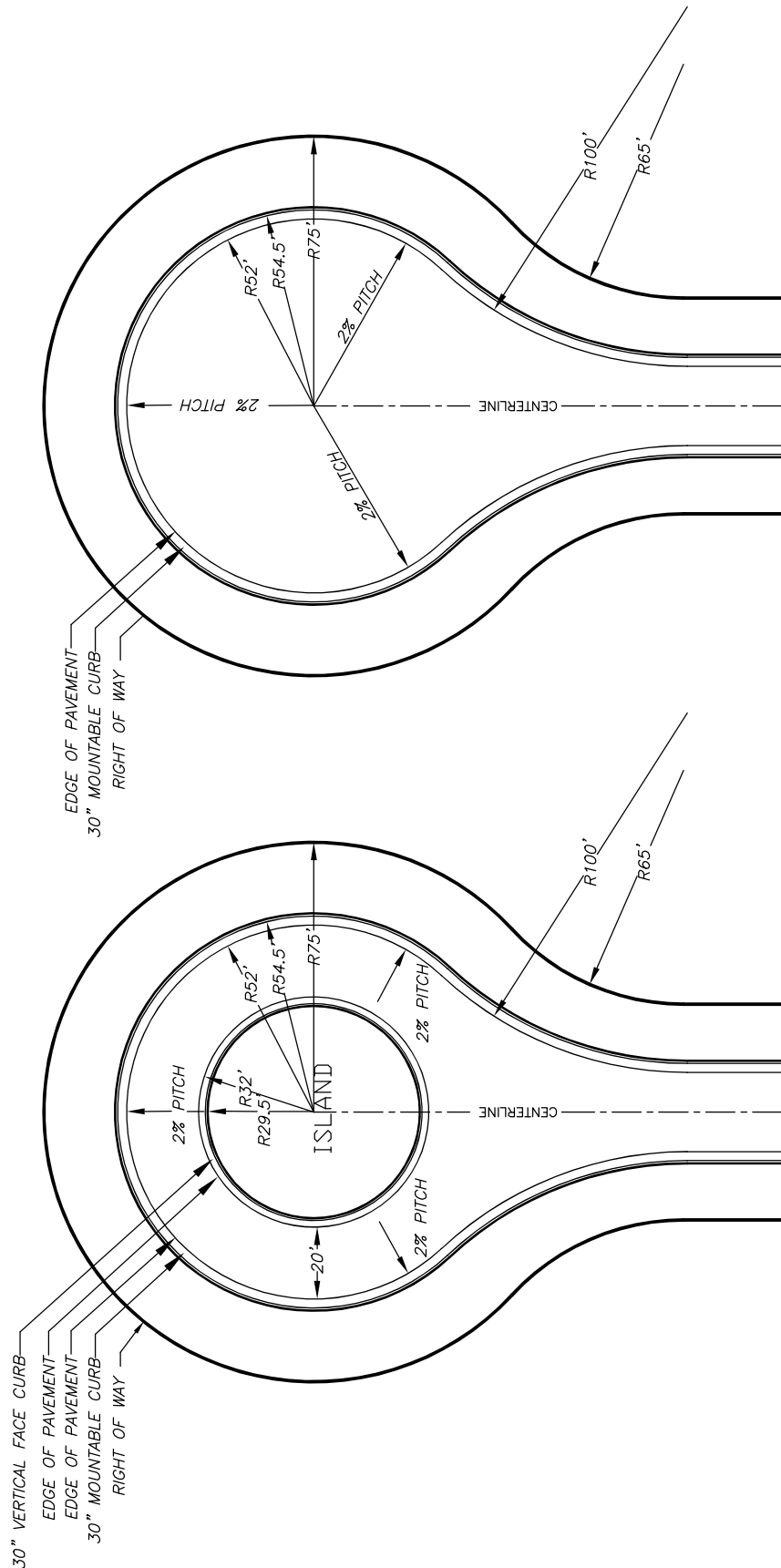
WITH AND WITHOUT ISLAND

APPROVED 2/2006 REVISED 11/2018 RCB

NOT TO SCALE



TYPICAL RESIDENTIAL URBAN STREET CUL DE SAC

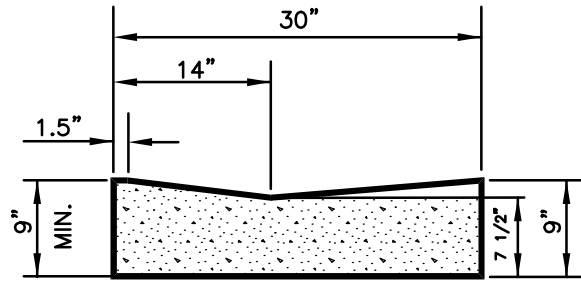


NOTE: ALL CUL DE SACS HAVE VERTICAL FACE CURB & GUTTER IN ISLAND
MAINTENANCE OF ALL ISLAND AREAS INCLUDING GRASS MOWING IS THE
RESPONSIBILITY OF THE SUBDIVISION HOMEOWNERS ASSOCIATION

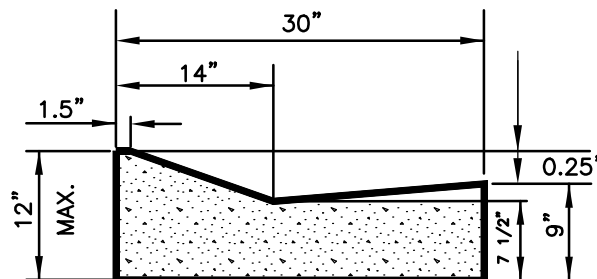


STANDARD DETAIL URBAN CUL-DE-SAC WITH AND WITHOUT ISLAND

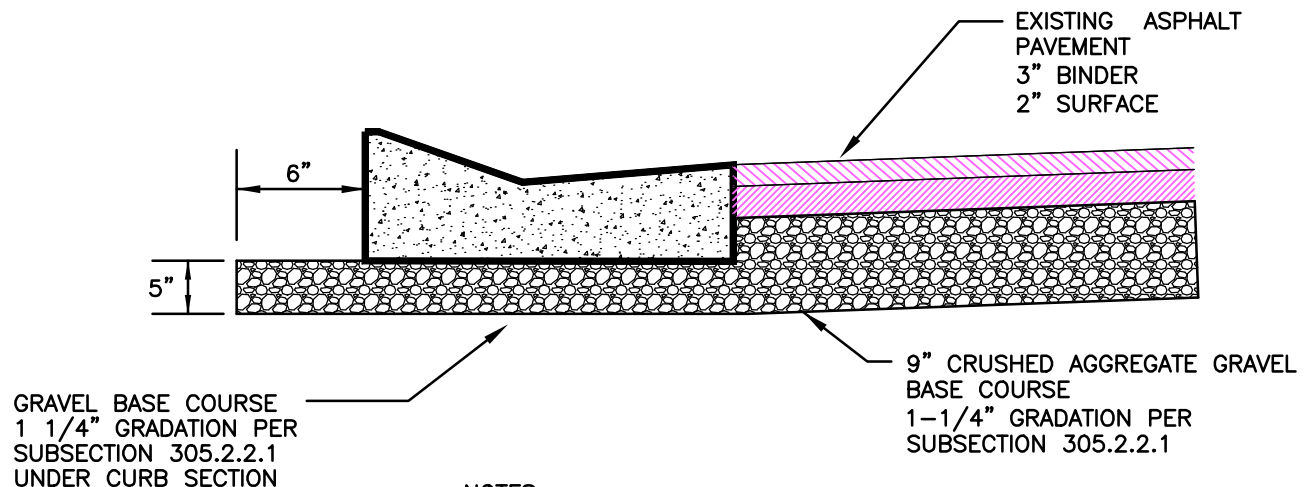
DATE: 2/3/2020 RCB



**MOUNTABLE CURB DRIVEWAY
APPROACH DIMENSIONS**



MOUNTABLE CURB MAXIMUM DIMENSIONS



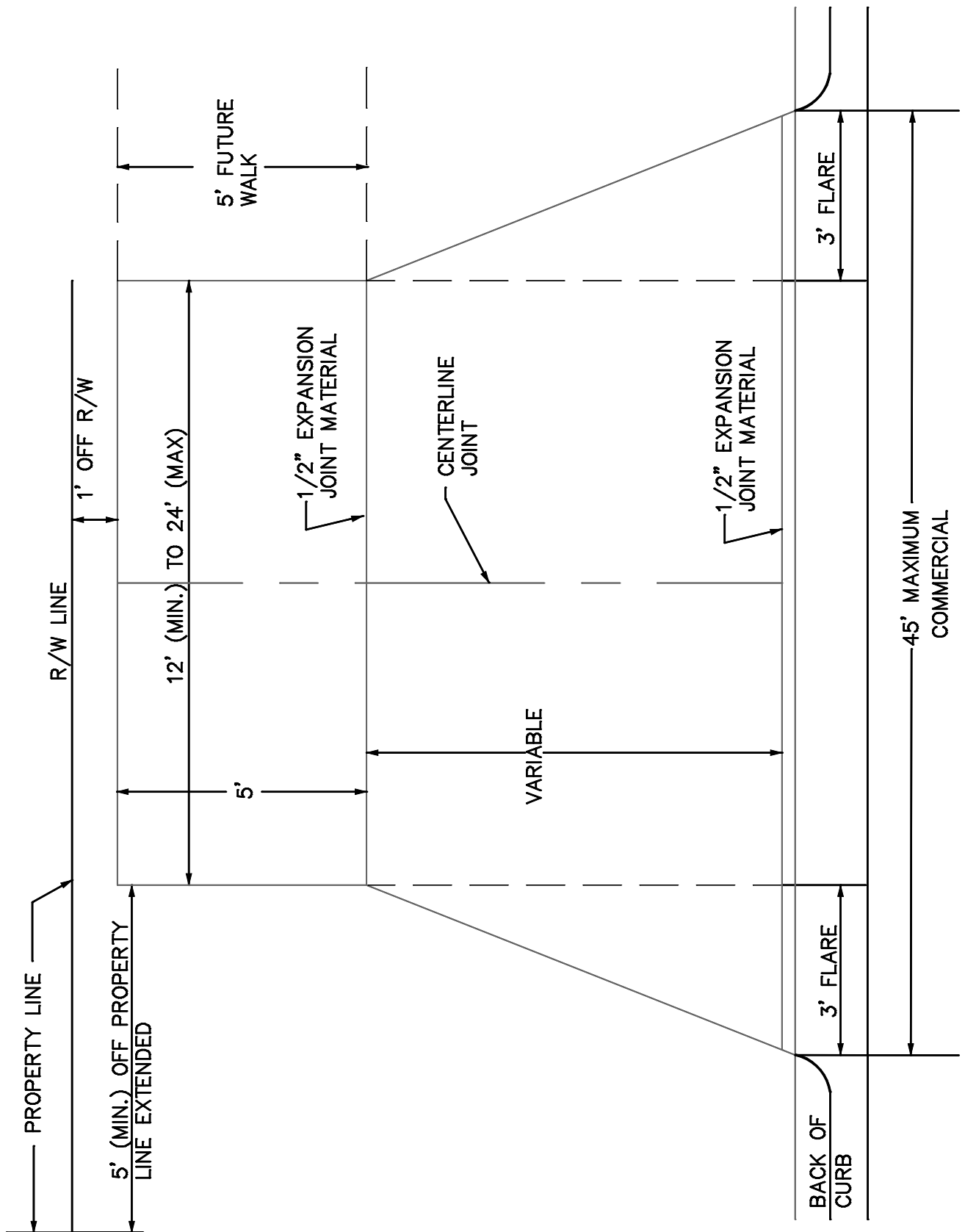
NOTES:
INSTALL 2" DEEP CONTRACTION JOINTS AT 10' INTERVALS.

INSTALL 3/4" FELT AT EXPANSION JOINTS EVERY 150'
AND AT ALL P.C.'S, P.T.'S.

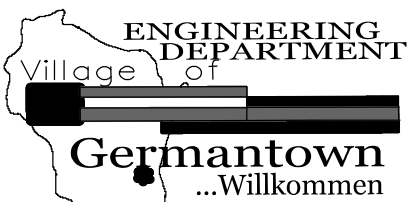
ASPHALT TYPE TO BE PER CONTRACT SPECIFICATIONS.

NO. 4 EPOXY COATED REBAR TO BE USED TO JOIN NEW
CURB WITH EXISTING CURB.

REVISED 8/28/2019 RCB

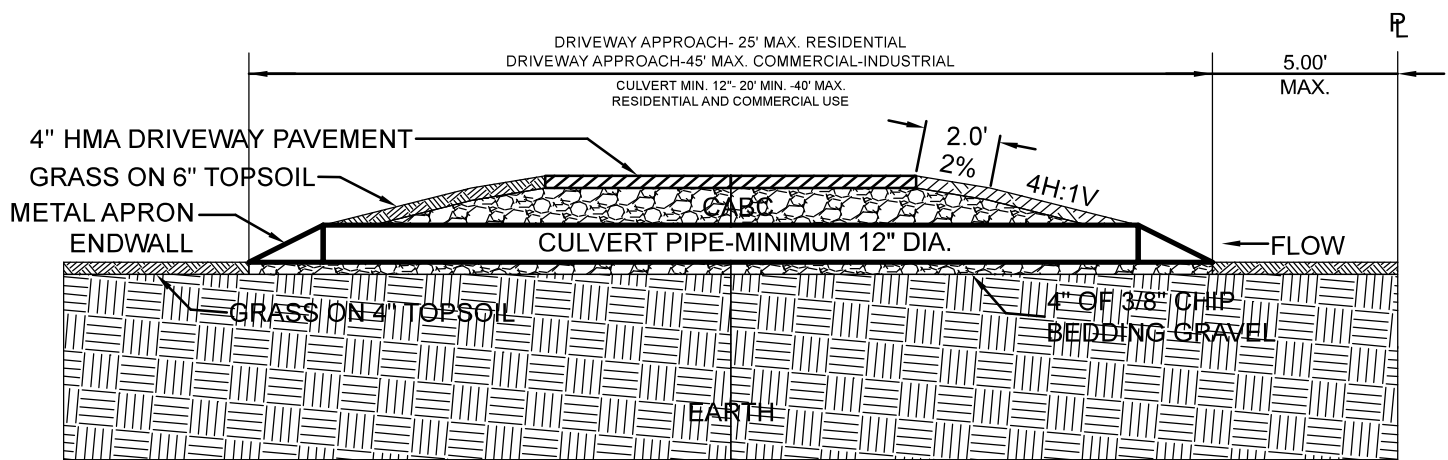


REVISED 10/9/2018 RCB

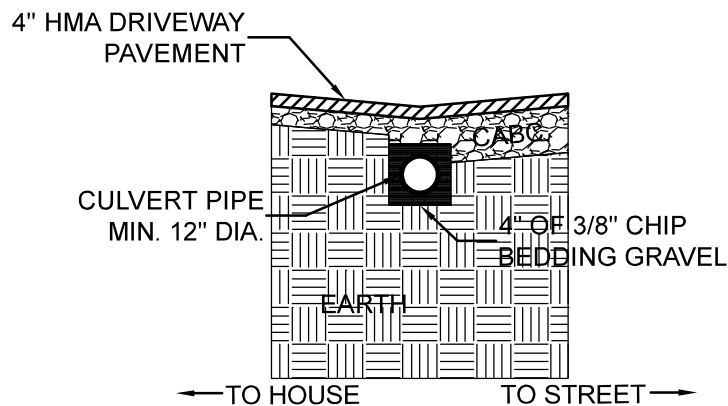


TYPICAL FLARED DRIVEWAY APPROACH -URBAN SECTION CONCRETE CURB

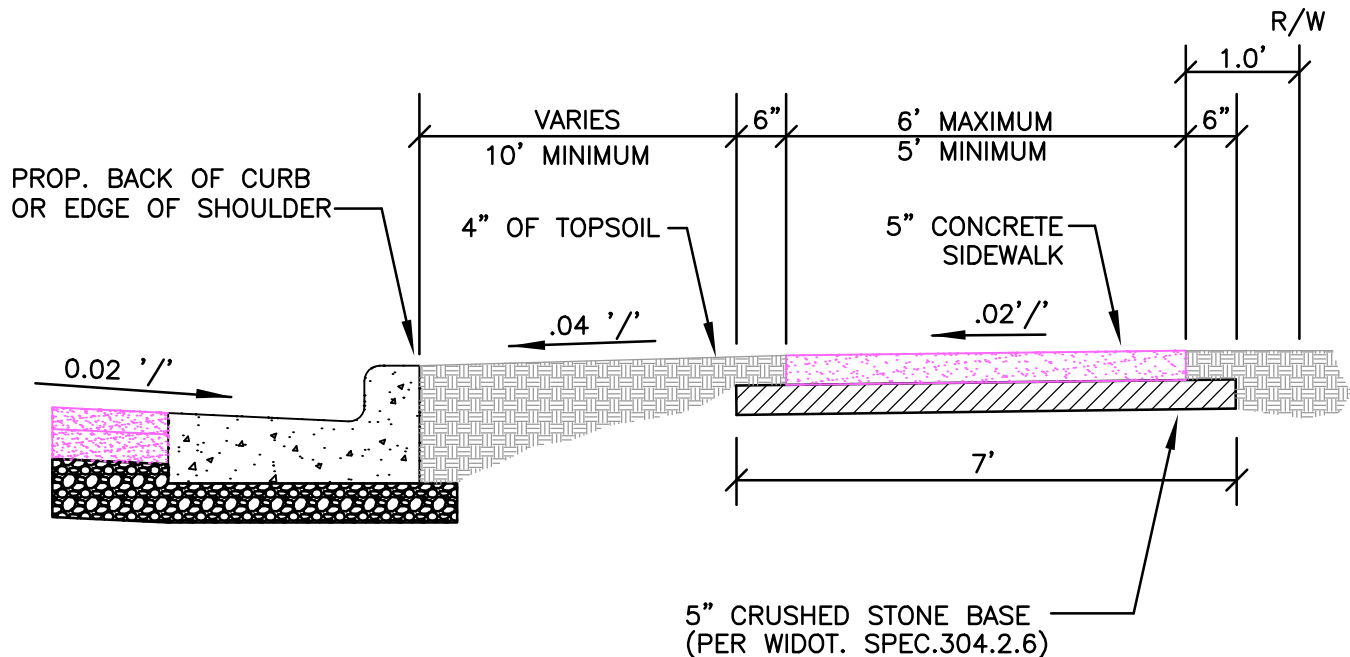
NOT TO SCALE



PROFILE VIEW



DITCH CROSS-SECTION DETAIL

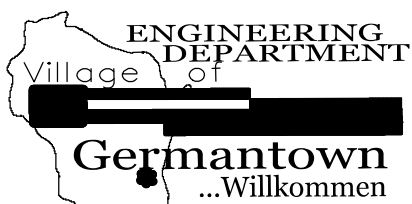


NOTE: THE PROPOSED BACK OF WALK WILL BE LOCATED 1.00' FROM THE EXISTING R/W LINE. CHANGES TO THIS LOCATION CAN BE DONE ONLY WITH PERMISSION OF THE VILLAGE ENGINEER.

ALL DISTURBED TURF ALONG THE NEW SIDEWALK WILL BE RESTORED WITH EITHER 4" OF NEW TOPSOIL AND SOD OR 4" OF NEW TOPSOIL AND HYDROSEED.

TYING NEW SIDEWALK TO EXISTING SIDEWALK WILL BE DONE BY INSTALLING 3-NO. 5 EPOXY COATED REBAR DRILLED IN TO THE EXISTING WALK PAVEMENT AT AN EQUAL SPACING AND A MINIMUM OF 4"

NOT TO SCALE



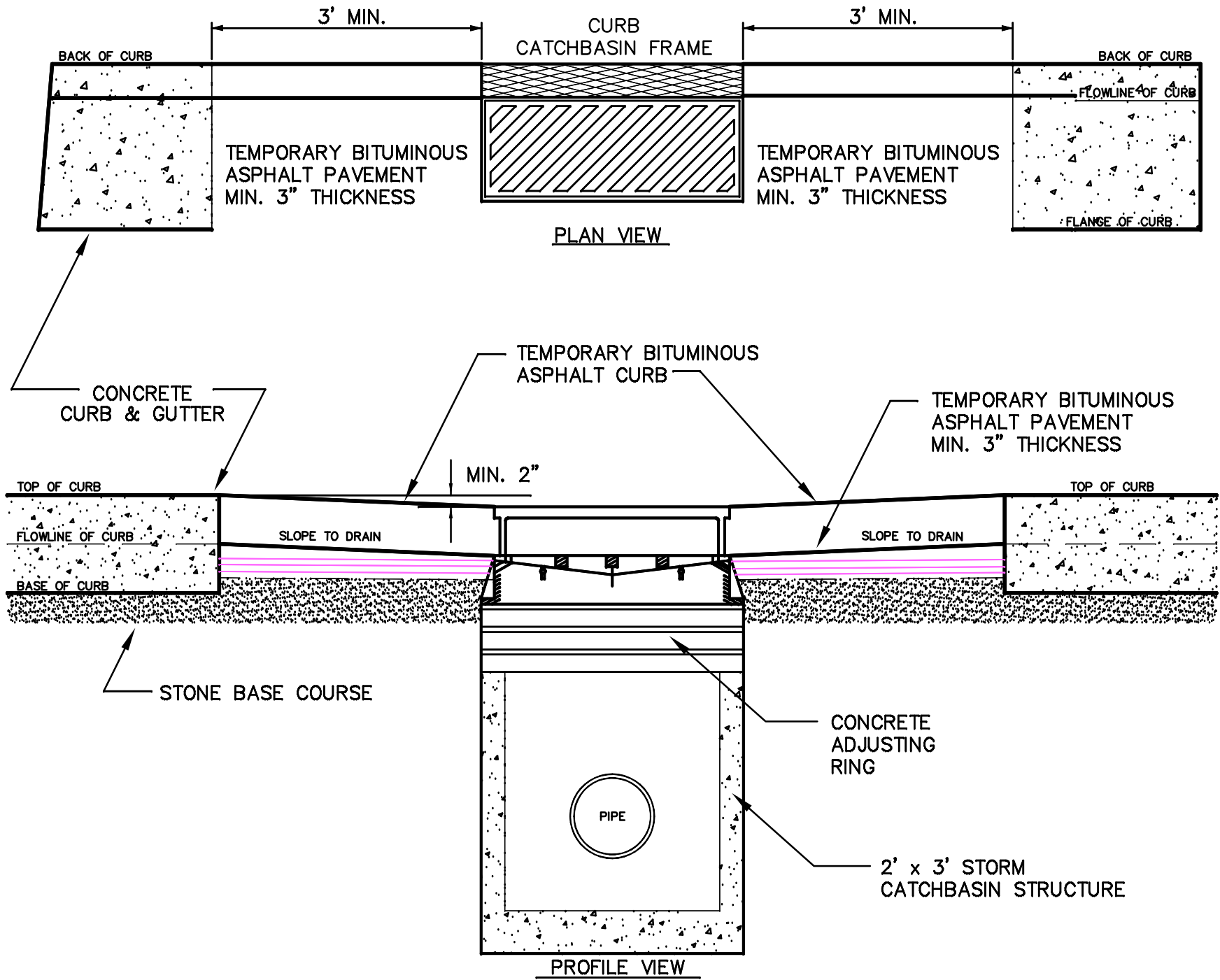
STANDARD DETAIL SIDEWALK DETAIL-CONCRETE

APPROVED 2/2006 REVISED 9/28/2018 RCB

INTERIM PAVEMENT
INLET INSTALLATION

REVISED 8/30/2019 RCB

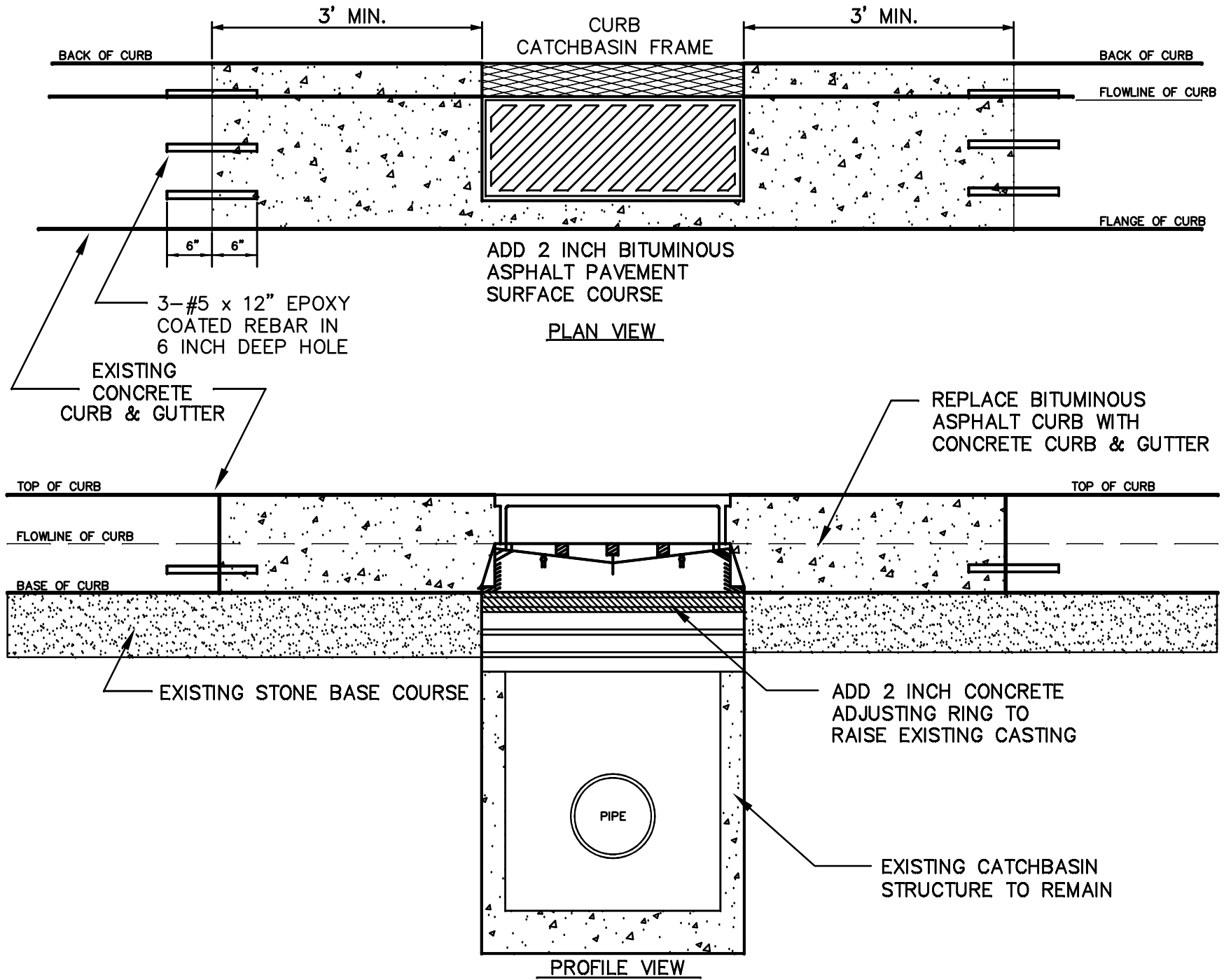
NOT TO SCALE



INTERIM PAVEMENT
INLET TO FINAL RIM
GRADE CONVERSION

REVISED 8/30/2019 RCB

NOT TO SCALE



MAXIMUM TOTAL CHIMNEY HEIGHT, EXCLUDING MANHOLE FRAME, SHALL NOT EXCEED 16 INCHES AND BE A MINIMUM OF 2". ALL CHIMNEY'S SHALL BE BUILT ACCORDING TO THE SAN. MH. CHIMNEY ASSEMBLY DETAILS. ASSEMBLY DIFFERS FOR MH. IN PAVEMENT OR TURF.

FRAME AND COVER IN PAVED AREAS:
NEENAH R-1661 W/SELF SEALING COVER & CONCEALED PICKHOLES.
ALL MANHOLES SHALL REQUIRE A 2" PAVING RING, NEENAH R-1979 SERIES REF.
1661-7158, SET TO 1/4" BELOW FINISH PAVEMENT GRADE.

IN TURF AREAS:
NEENAH R-1661 BOLT DOWN GASKETED SELF-SEALING LID & 2 CONCEALED PICKHOLES. FRAMES SHALL BE BOLTED TO THE CHIMNEY W/1/2" DIA. STAINLESS STEEL ANCHOR BOLTS EXTENDING 4" INTO CHIMNEY

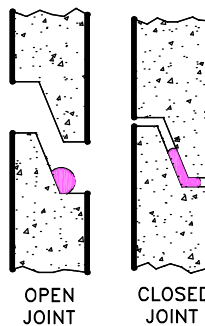
ALL CHIMNEY'S SHALL BE BUILT USING VILLAGE SPECIFICATIONS. RINGS SHALL BE INSTALLED PER MANUFACTURES INSTRUCTIONS.

NOTE:

ALL SANITARY SEWER MANHOLES AND ALL SAMPLING MANHOLES SHALL HAVE A MINIMUM PITCH OF 0.10' THRU THE TROUGH, FROM END TO END, UNLESS OTHERWISE DIRECTED BY THE VILLAGE ENGINEER.

ALL SANITARY SAMPLING MANHOLES SHALL BE BUILT USING A PRECAST CONCRETE CONE SECTION. CONCRETE FLAT TOP SECTIONS SHALL NOT BE ALLOWED UNLESS APPROVED BY THE VILLAGE ENGINEER

PRECAST CONCRETE MANHOLE BARREL SECTIONS SHALL BE JOINED WITH AN BUTYL RUBBER SEALANT OR APPROVED EQUAL.



TYPICAL BUTYL SEALANT INSTALLATION

EXTERNAL JOINT SEAL SHALL BE MACWRAP EXTERNAL JOINT SEALERS (TYP.)

THE ANNULAR SPACE BETWEEN THE SPRING LINE OF THE PIPE AND MANHOLE WALL SHALL BE FILLED WITH CONCRETE.

ADAPTOR, INC.
INTERNAL/EXTERNAL
FRAME/CHIMNEY SEAL

2" - 16"
MEASURED
INTERNALLY
FROM TOP OF
CORBEL SECTION

2 LAYERS
OF 8 MIL
POLYETHYLENE
WRAP

5" MIN.

26" DIA.

48" DIA. MIN.

MANHOLE STEPS
16" ON CENTER

HALF DEPTH BENCH
BOTH SIDES
2"/FT.SLOPE

6"
↑

MIN. 4" GRAVEL STONE BASE

SPRAY EPOXY
COATINGS

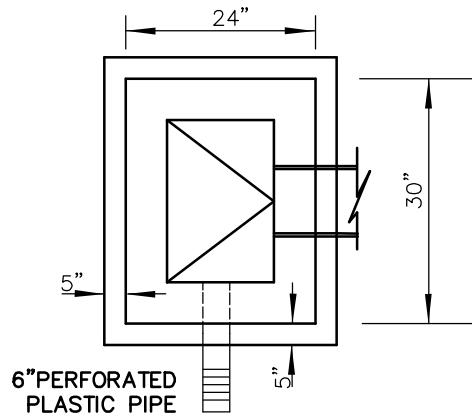
MH EXTERIOR: 2 COATS (BLACK) OF AMERON INTERNATIONAL, AMERCOAT 78 HB AT 8-10 MILS EA.
MH INTERIOR: 2 COATS (WHITE) OF PERMITE PCS-9043 TYPE II PERMOX PIPE GLAZE AT 20 MILS EA.
COATINGS SHALL BE APPLIED BY SUPPLIERS AT THE PLANT.



STANDARD SANITARY MANHOLE & SAMPLING MANHOLE DETAIL

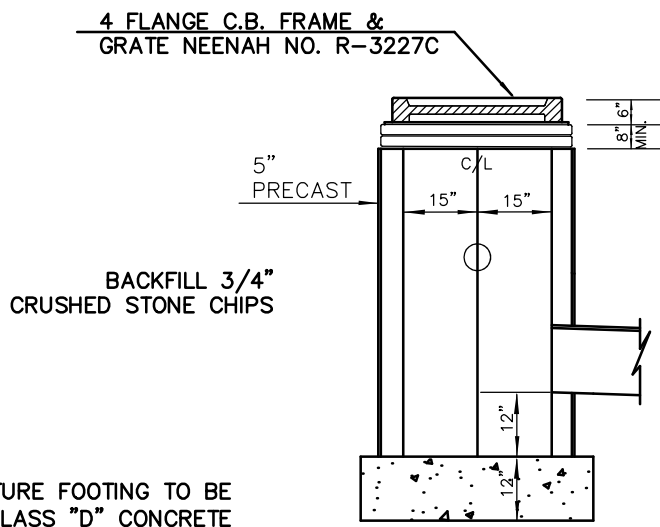
REVISED DATE: 10/11/2019 FJR

NOT TO SCALE



PLAN VIEW

NOTE: FOR DEPTHS GREATER THAN 4 FT.
INCREASE WIDTH AS SHOWN ON FILE NO. 28



PRECAST CONCRETE RINGS SET WITH
1/2" OF MORTAR.

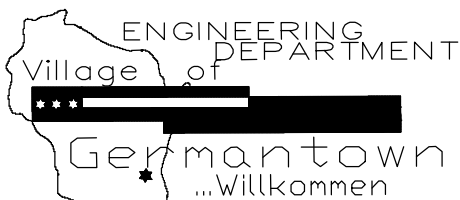
BACKPLASTER OUTSIDE ONLY WITH
MIN. 1/2" OF MORTAR

FRAME TO BE SET IN MORTAR.

FRAMES SHALL NOT BE SET WITH
THE USE OF WOOD SHIMS AND TUCK
POINTING.

PROFILE VIEW

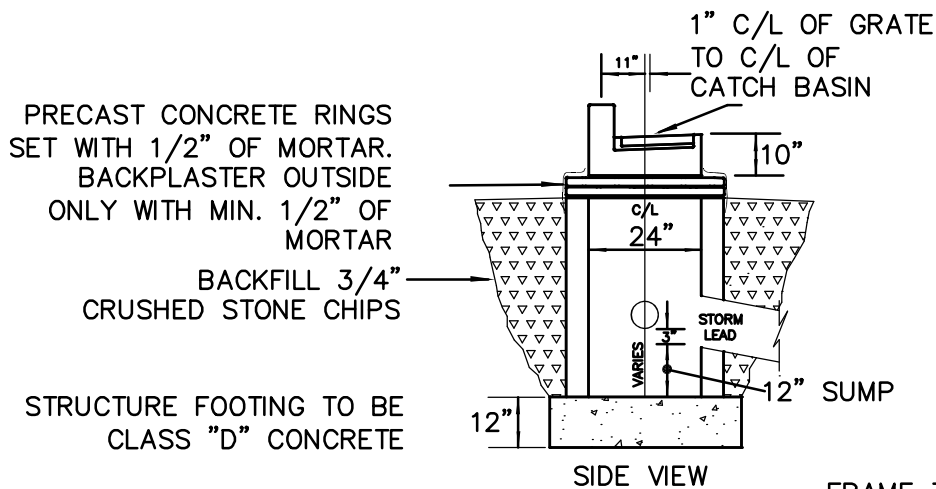
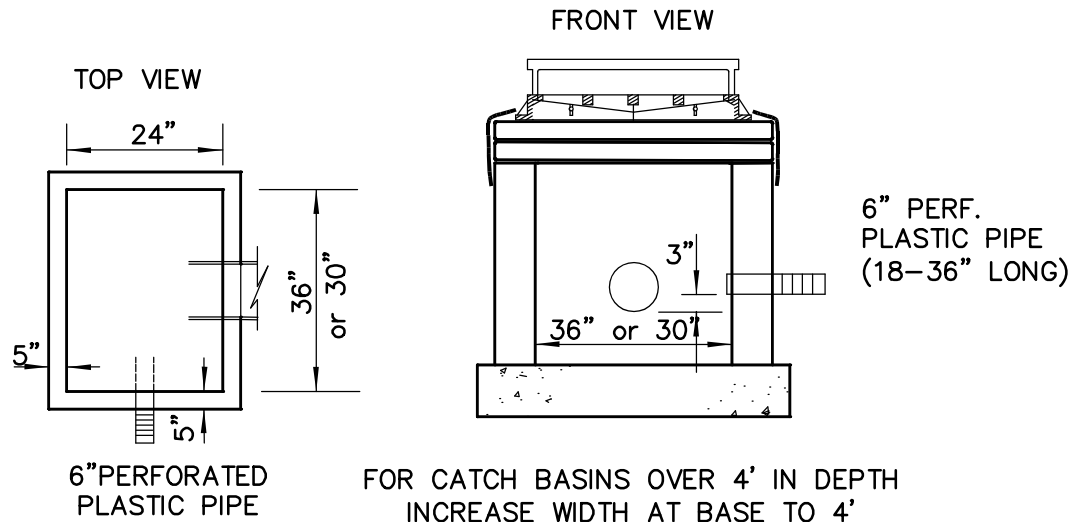
REVISED 2/3/2020 RCB



STANDARD DETAIL



NOT TO SCALE

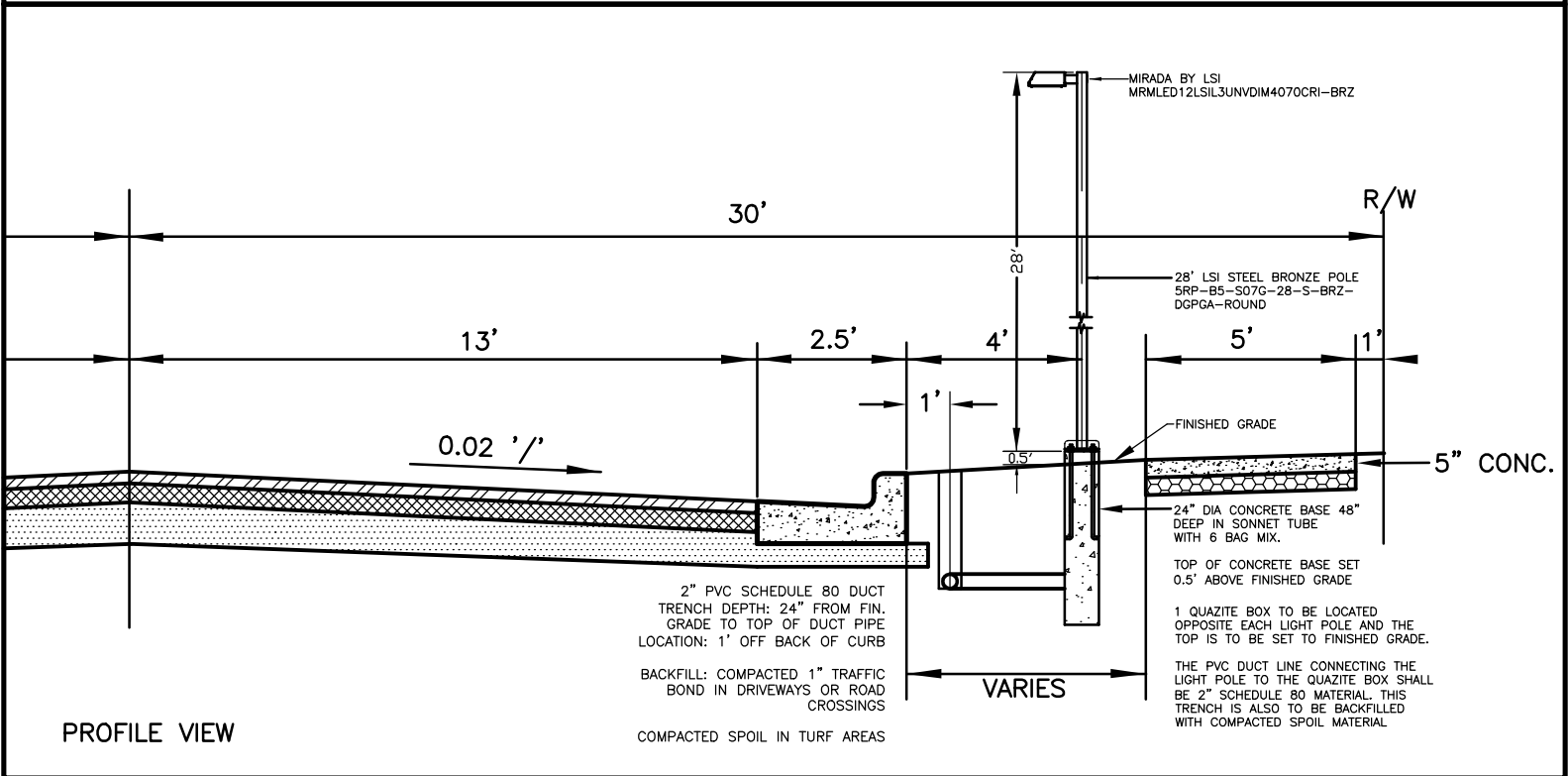
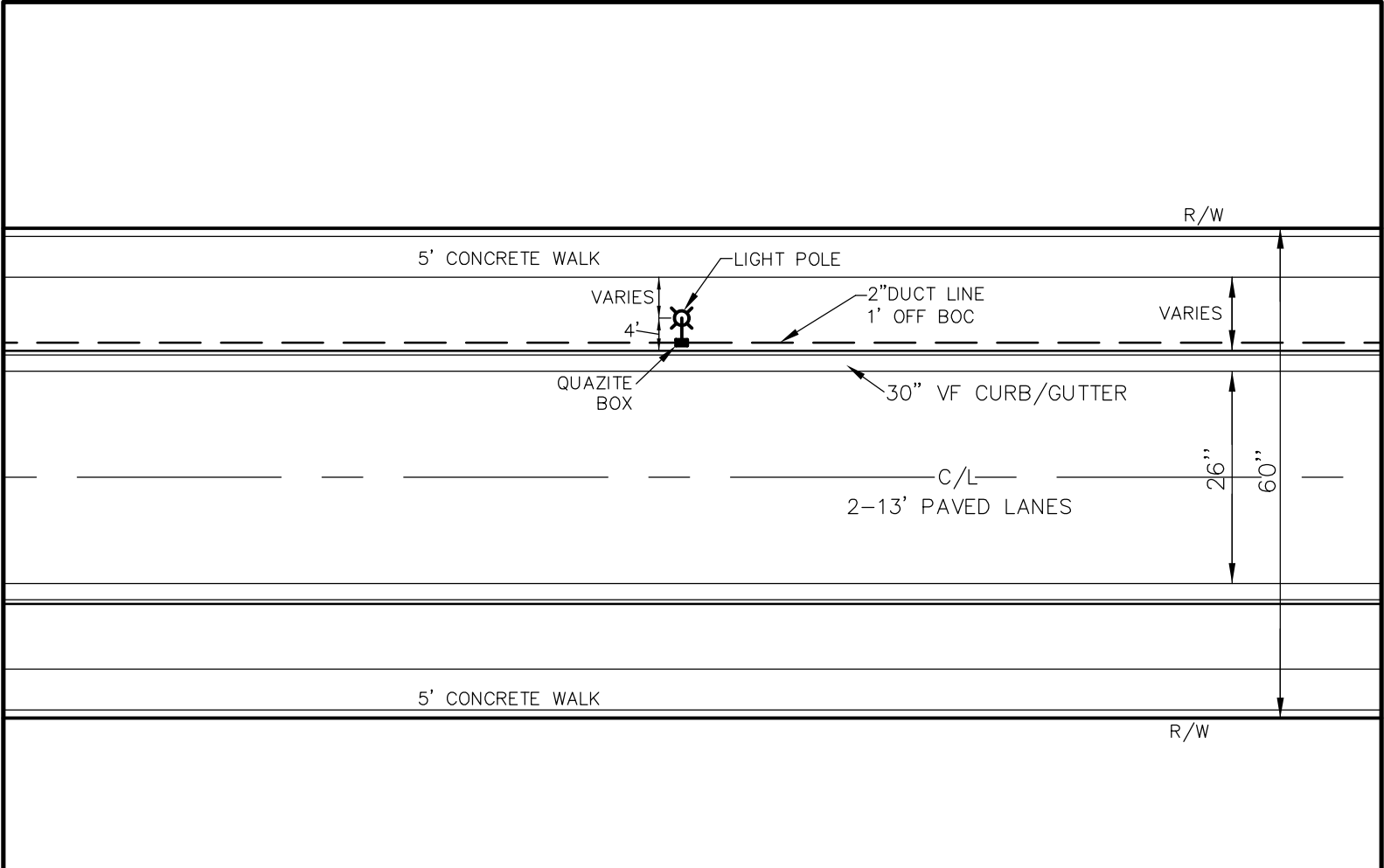


FRAME TO BE SET IN 1/2" MORTAR MINIMUM.

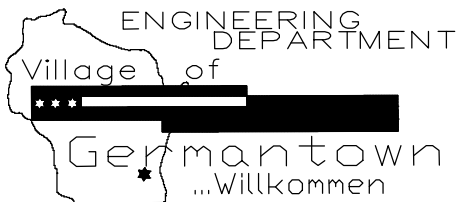
FRAMES SHALL NOT BE SET WITH THE USE OF WOOD SHIMS AND TUCK POINTING.

CURB CATCH BASIN FRAME & GRATE - NEENAH NO: VERTICAL FACE-3067 OR 3067L MOUNTABLE-3501R MOUNTABLE REQUIRES 24"X30" BOX VERTICAL REQUIRES 24"X36" BOX

IN DRIVEWAYS - R-3290A



DATE: 2/13/2020 RCB



STANDARD DETAIL PUBLIC OWNED LIGHT URBAN TYPE ROADWAY

NOT TO SCALE

**VILLAGE OF GERMANTOWN
WASHINGTON COUNTY**

RESOLUTION NO. 10-2020

**CONTRACT WITH WACHTEL TREE SCIENCE
FOR FORESTRY SERVICE AS RELATED TO THE EMERALD ASH BORER
IN AN AMOUNT NOT TO EXCEED \$15,000**

WHEREAS, the Village of Germantown will contract for the forestry services throughout the Village; and,

WHEREAS, the Public Works Committee met on February 4, 2020 and recommended to contract with Wachtel Tree Science, in an amount not to exceed \$15,000.00 as it relates to the handling of Emerald Ash Borer, review of landscape & tree plans for new development, provide certified value on damaged trees, assist in preparation of treatment and planting bid process, etc.; and,

NOW THEREFORE BE IT RESOLVED that the Village Board of the Village of Germantown, does hereby approve the contract with Wachtel Tree Science in the amount not to exceed \$15,000.00 for forestry services throughout the Village.

Introduced by: _____

Adopted: February 17, 2020

Vote: Ayes: ____ Nays: ____

Dean M. Wolter, Village President

ATTEST:

Deanna Braunschweig, WCMC/CMC
Village Clerk

**BUSINESS OF THE PUBLIC WORKS & HIGHWAYS COMMITTEE
AND VILLAGE BOARD GERMANTOWN, WI**

MEETING DATE: Tuesday, February 4th, 2020 & Monday, February 17, 2020

AGENDA ITEM: New Business

ITEM TITLE: Contract-Forestry Services- Wachtel Tree Science

SUBMITTED BY: Jay Olszewski, Highway Superintendent

SUMMARY EXPLANATION:

Staff is requesting permission to contract with Wachtel Tree Service to provide specific consultation services as it relates to the handling of Emerald Ash Borer (EAB), review of landscape and tree plans for new development, provide certified value on damage trees, assists in preparation of treatment and planting bid process, etc. The cost of the service will be on a time and material basis in the amount not to exceed \$15,000 (\$140/hr. Project Manager, \$110/hr. Certified Arborist). NO change from 2018 in hourly rate or not to exceed figure.

ATTACHMENT: ORDINANCE____ RESOLUTION____ OTHER x

RECOMMENDATION:

Staff recommends contracting with Wachtel Tree Service. If approved funds shall be allocated from Parks Line Item account 10-553-530-5290.

COMMITTEE ACTION:

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

AGREEMENT BETWEEN THE VILLAGE OF GERMANTOWN
AND WACHTEL TREE SCIENCE & SERVICE

FOR PROFESSIONAL ARBICULTURAL CONSULTING SERVICES - 2020

This contract entered on the last date of execution shown below, between the Village of Germantown (the "Village") a municipal corporation duly existing in the State of Wisconsin, and Wachtel Tree Science and Service, Inc. ("Wachtel"), a Wisconsin corporation.

In consideration of the mutual promises and covenants described herein, and for other good and valuable consideration which is duly acknowledged, Village and Wachtel agree that Wachtel shall provide the following services to the Village of Germantown for the 2020 calendar year, subject to the following terms and conditions:

I. For Administration of EAB Activities

Wachtel will perform the following administrative duties for in-house or contracted ash tree removal, stump removal and site restoration; tree replacement plantings; and ash tree treatments within the funding limitations of the Village's budget for such activities.

1. Utilizing the Village's GIS street, park/ public property tree inventories, locate and field verify ash that meet the criteria as determined by the Village to be candidates for removal or treatment.
2. Prepare informational letters (if determined to be necessary) explaining the process of the removal, replacement and treatment programs. The Village would send the letter, approved by Village staff, to residents that are impacted by this program.
3. Prepare bid documents (if required) for tree removal, stump removal, tree treatment, and new tree planting. Village staff will incorporate these specifications into complete bid documents. The Village will advertise and mail documents to prospective bidders from a bidders list provided by the consultant. Consultant to assist Village staff with selection of qualified contractors to perform the work.
4. Select diverse species of trees to be utilized in replanting efforts.
5. Mark trees that are identified for treatment or removal and locate sites where new trees will be planted.
6. Assist Village staff as requested with inspection of work by contractors.

II. Village Forester Related Duties (as directed by Village staff)

1. Respond to and resolve citizen requests on an as needed basis in accordance with Village Codes to include:
 - Site visit including resolution
 - Phone call/letter/email to resident with resolution
 - Create work orders for field crews as needed
 - Follow up to those issues requiring follow up
2. Perform city wide "scout" surveys as necessary to check for the presence of Dutch Elm disease (DED), Gypsy Moth (GM) and Emerald Ash Borer (EAB)

3. Coordinate contracts/operations to ensure that village services regarding Forestry are not disrupted, including:
 - Tree Planting/Pruning/Removal/Stump Removal operations with Highway Department and Parks & Recreation
4. Design and implement a tree planting program to include:
 - Identify locations for replacement trees where feasible for removed trees
 - Review Village property for tree planting opportunities
 - Work within a defined budget
5. Review and coordinate with the Superintendent of Highways to keep up to date, as feasible, the Village street tree pruning cycle
6. In consultation with staff develop a yearly Forestry budget for Village approval
7. Review and comment on landscape plans for commercial and subdivision developments submitted to the Community Development Department for Plan Commission review.
8. Assist the Village in any forestry-related grant writing and grant administration

III. Miscellaneous Provisions

1. Term. The term of this agreement shall be for the calendar year 2020. Either party can terminate this agreement at any time upon thirty (30) days written notice.
2. Payment Terms. The above work shall be at an hourly rate of \$140.00 for Project Manager and \$110.00 for a Staff Certified Arborist with a total estimated cost of \$15,000. The parties recognize and agree that charges to the Village shall not exceed \$15,000 for the term of this agreement without a written change order approved by the Village Board.
3. Nature of Relationship. It is the mutual intent of the parties that this agreement shall create an independent contractor agreement as such is defined under all applicable laws of the State of Wisconsin and shall specifically not be construed as an employer/employee relationship. Wachtel shall retain full right and authority to control the methodology in the implementation of their contractual obligations and shall exercise independent discretion in all matters of their professional expertise. Wachtel shall report to the Highway Superintendent and Parks and Recreation Director or their designee, periodically as reasonably necessary to apprise the Village of the progress of the projects, and as to any matters of concern.
4. Public Records Responsibilities. Village and Wachtel recognize that applying applicable Wisconsin public records laws to particular records requests can be difficult, in light of copyright and other confidentiality protections. To ensure that applicable laws are followed, both with regard to private rights, and with regard to public records laws, Village and Wachtel agree as follows. When Village receives public records requests for matters that Village believes might be proprietary or confidential information, Village will notify Wachtel of the request. Within three (3) days of such notification (subject to extension of time upon mutual written agreement), Wachtel shall either provide Village with the record that is requested, for release to the requestor; or Wachtel shall advise Village that Wachtel objects to the release of the requested information, and the basis

for the objection. If for any reason Village concludes that Village is obligated to provide a record to a requestor that is in Wachtel's possession, Wachtel shall provide such records to Village immediately upon Village's request. Wachtel shall not charge for work performed under this paragraph, except for the "actual, necessary and direct" charge of responding to the records request, as that is defined and interpreted in Wisconsin law.

In addition to, and not to the exclusion or prejudice of, any provisions of this agreement or documents incorporated herein by reference, Wachtel shall indemnify and save harmless and agrees to accept tender of defense and to defend and pay any and all legal, accounting, consulting, engineering and other expenses relating to the defense of any claim asserted or imposed upon the Village, its officers, agents, employees and independent contractors growing out of (i) Village's denial of a records request, based upon objections made by Wachtel, or (ii) Wachtel's failure to provide records to Village upon Village's request; or (iii) Village's charges made to a records requestor, based upon reimbursement of costs Wachtel charged to Village in responding to a records request; or (iv) Village's lack of timely response to a records request, following Wachtel's failure to timely respond to Village as required herein; or (v) Village's provision of records to a requestor that were provided to Village by Wachtel in response to a records request. Wachtel's claims of proprietary rights, or any other copyright or confidentiality claims, shall be waived such that Village may provide all requested documents, programs, data, and other records to the requestor, upon failure by Wachtel to defend, indemnify or hold harmless the Village as required herein, and/or upon judgment of a court having jurisdiction in the matter requiring release of such records.

5. Our work will be on a time and materials basis at a cost not to exceed \$15,000.00, with an estimate of approximately 107 hours. Our hourly rate is \$140 for the Project Manager and \$110 for a Staff Certified Arborist. We anticipate being able to begin work soon after receiving approval from the Village to proceed.

Dated this ____ day of _____, 20__.

VILLAGE OF GERMANTOWN

Village President

ATTEST:

Village Clerk

Dated this ____ day of _____, 20__.

Wachtel Tree Science & Service, Inc.

By: _____
John T. Gall, Special Projects Coordinator

**BUSINESS OF THE PUBLIC WORKS & HIGHWAYS COMMITTEE
& VILLAGE BOARD GERMANTOWN, WI**

MEETING DATE: Tuesday February 4th, 2020 & February 17, 2020

AGENDA ITEM: New Business

ITEM TITLE: Authorization to have Washington County Highway
Dept. paint centerlines and edge lines

SUBMITTED BY: Jay Olszewski, Highway Superintendent

SUMMARY EXPLANATION:

Staff is recommending that Washington County Highway Dept. perform edge line and centerline striping in 2020. The Village plans on striping approximately 32 miles of centerlines and 64 miles of edge lines. This work is billed on a time and materials basis, so an exact amount is not available until project completion. 2020 total cost should be in the neighborhood of \$32,000. This item is accounted for in the maintenance line item highway budget (10-542-530-3540).

ATTACHMENT: ORDINANCE _____ RESOLUTION _____ OTHER x

RECOMMENDATION:

Staff recommends having Washington County paint centerline and edge lines for the Village. Funds shall be allocated from Highway line item account 10-542-530-3540.

COMMITTEE ACTION:

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

**BUSINESS OF THE PUBLIC WORKS AND HIGHWAYS COMMITTEE
AND VILLAGE BOARD GERMANTOWN, WI**

MEETING DATE: Tuesday February 4th, 2020 & February 17, 2020

AGENDA ITEM: New Business

ITEM TITLE: Authorization to Purchase- Crack filling Material

SUBMITTED BY: Jay Olszewski, Highway Superintendent

SUMMARY EXPLANATION:

Staff is presenting for Committee review the pricing for crack filling material. The Highway Department estimates we will use between 40,000 to 45,000 pounds of crack filling material. The only distributor authorized to sell this type of material in this area is **Sherwin Industries of Milwaukee**. They have quoted the Village a price of \$.__

The figure was not available at the time back up was submitted. The unit cost will be presented at the scheduled PW meeting.

ATTACHMENT: ORDINANCE____ RESOLUTION____ OTHER __x__

RECOMMENDATION:

Staff recommends purchasing crack filling material from Sherwin Industries for \$.__lb. in the amount not to exceed \$35,000. Funds shall be allocated from line item account 10-542-530-3505.

COMMITTEE ACTION:

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

**BUSINESS OF THE PUBLIC WORKS & HIGHWAYS COMMITTEE
AND VILLAGE BOARD GERMANTOWN, WI**

MEETING DATE: Tuesday February 4, 2020 & February 17, 2020

AGENDA ITEM: New Business

ITEM TITLE: Purchase Tandem Axle Patrol Truck

SUBMITTED BY: Jay Olszewski, Highway Superintendent

SUMMARY EXPLANATION:

Staff is presenting for Committee review the pricing obtained for the purchase of a new Tandem Axle Patrol Truck. Staff solicited pricing from regional dealerships selling Western Star. \$220,000 was budgeted for this purchase. The result of the pricing is as follows:

Truck Country	\$203,024
Quality Truck Care (Fon du Lac)	\$203,096
I State Truck Center (Windsor WI)	Declined

ATTACHMENT: ORDINANCE _____ RESOLUTION _____ OTHER x

RECOMMENDATION:

Staff recommends purchasing a new Western Star Patrol Truck from Truck Country for an amount not to exceed \$203,024. If approved, AND once 2020 borrowing has occurred funds for the purchase shall come from Highway Capital Account 40-542-570-8520.

COMMITTEE ACTION:

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

**BUSINESS OF THE PUBLIC WORKS & HIGHWAYS COMMITTEE
AND VILLAGE BOARD GERMANTOWN, WI**

MEETING DATE: February 4, 2020 & February 17, 2020

AGENDA ITEM: New Business

ITEM TITLE: Purchase Sidewalk Mower (Trackless)

SUBMITTED BY: Jay Olszewski Superintendent Highways, Parks Buildings and Grounds

SUMMARY EXPLANATION:

Staff is presenting for your review the quotes obtained for the purchase of a new 2020 sidewalk mower for the Parks Department. These are the only two in state distributors of this equipment. \$180,000 was budgeted for this purchase.

Macqueen Equipment 178,596

Miller Bradford 163,500

ATTACHMENT: ORDINANCE____ RESOLUTION____ OTHER

RECOMMENDATION:

Staff recommends purchasing a new 2020 MACLEAN MV4.1 Municipal Tractor in the amount not to exceed \$163,500. This purchase includes a 5 year powertrain warranty. If approved funds shall be allocated from Parks Capital Account 40-553-530-570-8450.

ATTACHMENT: ORDINANCE____ RESOLUTION____ OTHER

RECOMMENDATION:

COMMITTEE ACTION:

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

**VILLAGE OF GERMANTOWN
2020 CAPITAL PURCHASES FUND 40 ITEMS -**

ITEM DESCRIPTION	PROJECT/ EQUIPMENT
---------------------	-----------------------

FIRE DEPARTMENT

Replace Amb 1756, current chassis to DPW (down from \$300,00	283,881
TOTAL FIRE DEPARTMENT	283,881

DPW ADMINISTRATION AND ENGINEERING

Freistadt/Maple Signalization	115,000
Design Public Works Campus	900,000
TOTAL DPW ADMINISTRATION AND ENGINEERING	1,015,000

HIGHWAY DEPARTMENT/BLD GRNDS/PARKS

Village Hall - Roof	175,000
Kinderberg Park Metal Roof	35,000
Library - Roof Repair/Replacement	112,500
HWY Tandem Axle Patrol Truck (down from \$220,000)	203,500
Asphalt Patcher Hot Box	50,000
Asphalt Paving	1,500,000
Parks - Trackless (down from \$180,000)	163,500
TOTAL HIGHWAY DEPARTMENT	2,239,500

RECREATION

Fireman's Park Shelter Phase 2	450,000
	0
TOTAL RECREATION	450,000

GRAND TOTAL	3,988,381
--------------------	------------------

Rounded

Estimated Borrowing Costs	65,000
	4,053,381

Less \$49,119 from prior list

#

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

MEETING DATE: February 17, 2019

AGENDA ITEM: New Business [CSM]

ITEM TITLE: Edward J. Casper is seeking approval of a 2-lot Certified Survey Map (CSM)

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

SUMMARY EXPLANATION:

Edward J. Casper, property owner of a 1.24-acre lot located at W217N9862 White Horse Drive in Happy Hollow Estates Subdivision, is seeking approval of a 2-lot Certified Survey Map (CSM) to create one (1) additional residential lot. Proposed Lot 1 will contain 0.48 acres and be considered buildable for a single-family dwelling. Lot 2 will include 0.76 acres and the existing single-family dwelling.

PLAN COMMISSION RECOMMENDATIONS:

APPROVE the proposed 2-lot Certified Survey Map (CSM) of the 1.24-acre lot located at W217N9862 White Horse Drive in Happy Hollow Estates Subdivision with one (1) condition.

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.

CERTIFIED SURVEY MAP (CSM) APPLICATION

2/10/20 Plan Commission Meeting

Edward Casper

Village Planner Report

Germantown, Wisconsin

Summary

Edward J. Casper, property owner of a 1.24-acre lot located at W217N9862 White Horse Drive in Happy Hollow Estates Subdivision, is seeking approval of a 2-lot Certified Survey Map (CSM) to create one (1) additional residential lot.

Location: W217N9862 White Horse Drive

Applicant/

Property Owner: Edward J. Casper
W217N9862 White Horse Drive
Germantown, WI

Current Zoning District: Rs-4 Single-family Residential

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



Proposal

Edward J. Casper, property owner of a 1.24-acre lot located at W217N9862 White Horse Drive in Happy Hollow Estates Subdivision, is seeking approval of a 2-lot Certified Survey Map (CSM) to create one (1) additional residential lot.

Proposed Lot 1 will contain 0.48 acres and be considered buildable for a single-family dwelling. Lot 2 will include 0.76 acres and the existing single-family dwelling.

Staff Comment

The Rs-4 Single-family Residential district allows a minimum lot size of 20,000 square feet. The proposed division will create lots meeting this requirement.

Wetlands have been identified on proposed Lot 1. The wetland delineation has been provided on the submitted CSM. The 25' wetland setback line has not been included on the CSM. There is also a navigable stream located within the Indian Parkway right-of-way. All navigable streams require a 75' setback. The 25' wetland and 75' navigable stream setback lines must be added to the CSM on proposed Lot 1. The setback areas are "no touch" restrictions that prohibit any buildings, structures, grading, or other development activity.

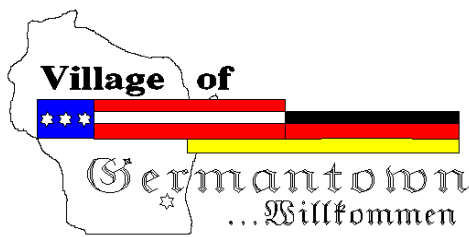
Soil evaluations for proposed Lot 1 indicate the parcel is suitable for the installation of a "mound" private on-site wastewater treatment system (POWTS).

The Village Surveyor has identified technical corrections in a January 10, 2020 memo (copy attached) including questions about the wetland delineation, the addition of the 25' wetland buffer and the addition of an unnamed stream. These items have been included as a condition of approval.

Village Planner Recommendation

APPROVE the proposed 2-lot Certified Survey Map (CSM) of the 1.24-acre parcel owned by Edward Casper located at W217N9862 White Horse Drive with the following conditions:

1. All technical issues and plan corrections identified by the Village Surveyor (see January 10, 2020 memo) shall be addressed and reflected in revised plans submitted and approved by Village Staff prior to review by the Village Board.



Engineering Department Memorandum

To: Jeff Retzlaff Village Planner

CC:

From: Bob Beilfuss, PLS, Village Surveyor

Date: January 10, 2020

Re: Casper CSM

Jeff,

Here are my review comments for the CSM received 12/12/2019.

Certified Survey Map

Applicant or Owner: Edward Casper

Land Surveyor/Firm: Phillip Landry, PLS – C3E Geomatics

1. Graphically show and dimension building setback lines on all lots per current zoning code.
2. This Certified Survey Map is a redivision of Lot 2 of Block 5 and should be stated as a Redivision on each sheet header, in the Professional Land Surveyor's certificate and in the Village Board's approval certificate
3. The wetland line shown on Lot 1 appears to stop in the middle of the north boundary line, but the documentation supplied by the DNR shows the wetland boundary continuing to the east boundary of the Lot and exiting south of the northeast corner of the Lot.

The question I have is did the DNR not complete the delineation on the property? Did the DNR issue a concurrence or approval letter stating they agreed with the mapping prepared by the surveyor.

4. The 25' wetland setback line needs to be added to the map
5. A certificate of mortgagee is required if the land is mortgaged with a lender. The certificate of mortgagee requires the following information:
 - Complete statements per Chapter 236.21(2)(a)
 - Lending institution name, signature of bank officer and date.
 - Notary statement, seal, signature and date.

The mortgage certificate requirement is waived if owner can provide written proof of ownership that the property is free of mortgage from the lending institution.

6. There is an unnamed stream located in the unimproved right of way of Indian Parkway that needs to be added along with a 75' stream setback from the stream needs to be shown as well.

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 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 2019 on compact disk (CD) or via email to the Village Surveyor for mapping purposes.

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.

Note: In 2020, the Village will be updating its municipal code to recognize the NAD83/2011 adjustment for horizontal control and NAVD88 for vertical control for mapping all land division documents and plan submittals for review.

There are new dossier sheets for all the Public Land Survey System monuments that contain the new coordinate positions and elevations available currently on the State Cartographer's website by using the Survey Control Finder application

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.

PLAN COMMISSION MINUTES
February 10, 2020

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

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

PUBLIC INPUT: None

APPROVAL OF MINUTES:

MOTION Baum second Laszewski to Approve the minutes from 1-27-20.

MOTION carried unanimously.

Edward J. Casper - W217 N9862 White Horse Drive. The property owner is seeking approval of a 2-lot Certified Survey Map (CSM) to create one additional residential lot. Associate Planner Zandt summarized the proposal.

MOTION Baum second Laszewski to Approve the proposed 2-lot Certified Survey Map (CSM) of the 1.24-acre parcel owned by Edward Casper located at W217 N9862 White Horse Drive with the following conditions:

- 1. All technical issues and plan corrections identified by the Village Surveyor (see January 10, 2020 memo) shall be addressed and reflected in revised plans submitted and approved by Village Staff prior to review by the Village Board.***

MOTION carried unanimously.

John & Ellen Kuber - W200 N14144 Rocky Lane - Town of Germantown. The property owners of a 31.7-acre parcel on Rocky Lane in the Town of Germantown are seeking approval of a 2-lot Certified Survey Map (CSM). Village of Germantown review/approval is required under the Village's extraterritorial plat authority. Planner Retzlaff summarized the proposal.

MOTION Baum second Shadid to Approve the 2-lot Certified Survey Map land division of the 31.7-acre parcel owned by John and Ellen Kuber located off Rocky Lane (in the Town of Germantown) as proposed.

MOTION carried unanimously.



Village of



Germantown

Willkommen

Fee must accompany application

☐ \$2,900 with public improvements

☒ \$1,960 no public improvements

Paid

Date

12-12-19

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
EDWARD J. CASPER

Phone (262) 255-4180
Fax ()
E-Mail BJCASPER@WI.RR.COM

PROPERTY OWNER
EDWARD J. CASPER

Phone (262) 255-4180

PROPERTY ADDRESS OR GENERAL LOCATION

TAX KEY NUMBER

2 W217 N9862 WHITE HORSE DR. GTNV 313043

3 PURPOSE OF LAND SPLIT

	Will the land split require rezoning?	
	From	To

4 READ AND INITIAL THE FOLLOWING:

EJC 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.

EJC 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.

EJC 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.

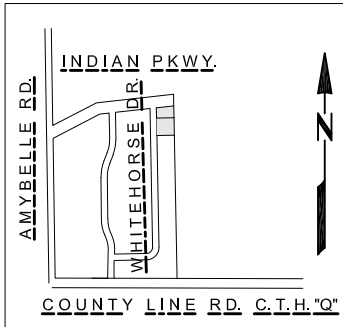
EJC I understand all delinquent property taxes on any of the properties involved shall be paid prior to recording.

5 SIGNATURES -- ALL APPLICATIONS MUST BE SIGNED BY OWNER

Edward J. Casper 12/12/19 Edward J. Casper 12/12/19
Applicant Date Owner Date

Certified Survey Map

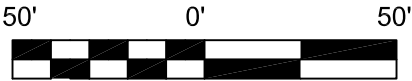
A Division of Lot 2, in Block 5, in Happy Hollow Estates, a subdivision being a part of the Southwest ¼ and Northwest ¼ of the Southwest ¼ of Section 31, Township 9 North, Range 20 East, in the Village of Germantown, Washington County, Wisconsin.



SW. ¼ SEC. 31, T9N, R20 E
1" = 2000'

LEGEND

- ⊕ SOIL BORING
 - 3/4"X18" IRON ROD SET
1.50Lbs./LINEAL FOOT
 - ⊙ MONUMENT FOUND AS NOTED
(Measured Outside Diam.)
 - () INDICATES RECORDED AS
- DISTANCES ARE MEASURED TO THE
NEAREST HUNDREDTH OF A FOOT

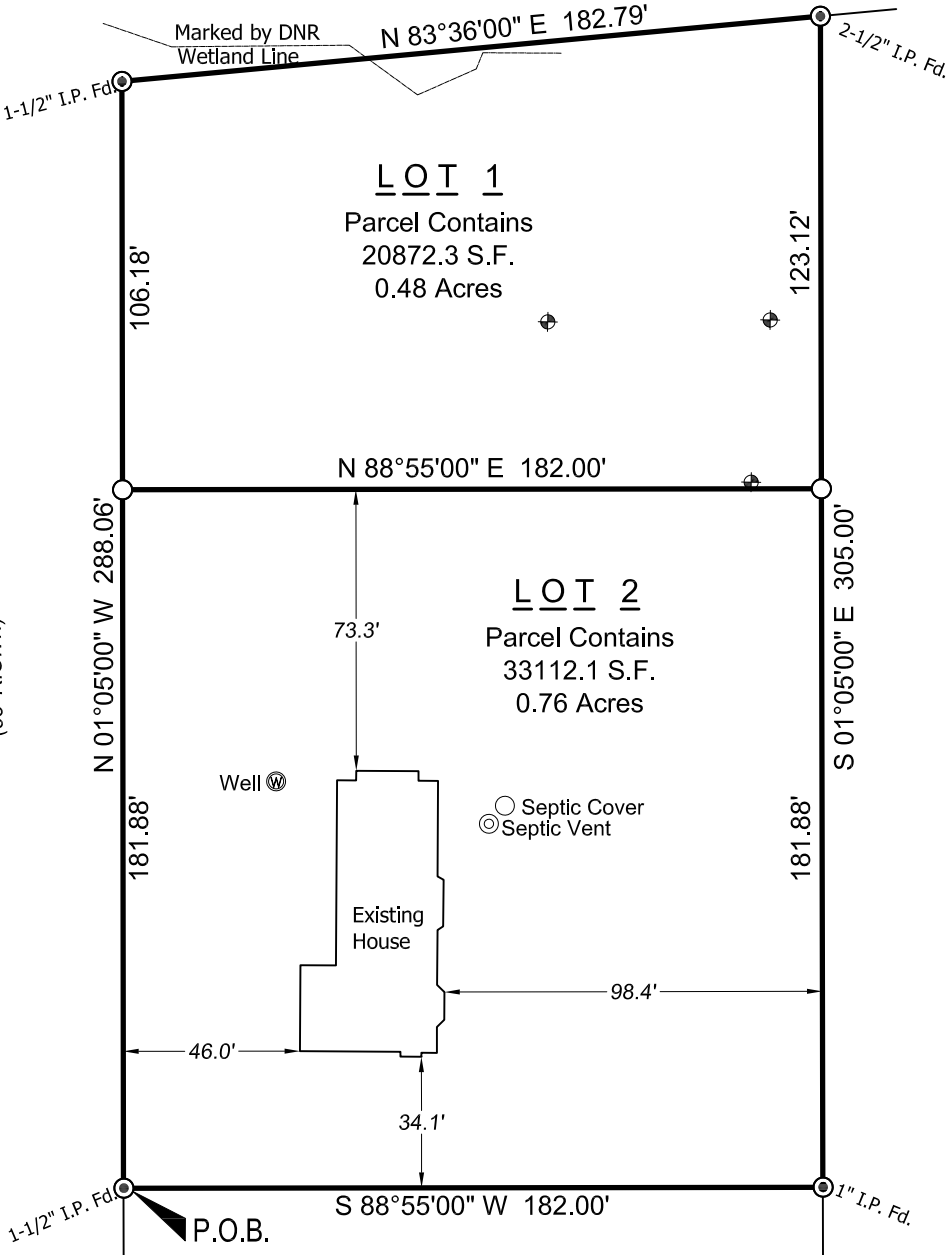


OWNER'S

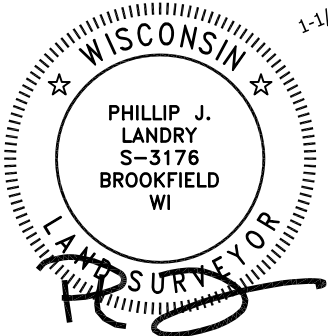
Edward J. Casper
W217N9862 Whitehorse Dr.
Colgate, WI 53017

BEARINGS ARE REFERENCED TO
HAPPY HOLLOW ESTATES, WEST LINE
LOT 2, BLOCK 5 BEARS N 00°05'00" W

INDIAN PRKWY.
(120' R.O.W.)
Undeveloped



UNPLATTED LANDS



HAPPY HOLLOW ESTATES
BLOCK 5



18575 Brookfield Lake Drive • Unit 61
Brookfield, WI 53045 • (262) 312-1034
c3egeomatics.com

Certified Survey Map

A Division of Lot 2, in Block 5, in Happy Hollow Estates, a subdivision being a part of the Southwest $\frac{1}{4}$ and Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 31, Township 9 North, Range 20 East, in the Village of Germantown, Washington County, Wisconsin.

SURVEYOR'S CERTIFICATE:

I Phillip J. Landry, Professional Land Surveyor, do hereby certify:

That I have surveyed, divided and mapped a parcel of land being a division of Lot 2, Happy Hollow Estates, located in a part of the Southwest ¼, Section 31, Township 9 North, Range 20 East, Village of Germantown, Wisconsin, now being more particularly bounded and described and follows:

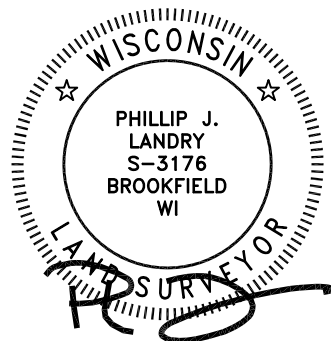
Commencing at the Southwest Corner of Lot 2 Happy Hollow Estates and also being the Point of Beginning of lands hereinafter described; thence N 1°05' 00" W along the easterly right of way line of Whitehorse Drive, 288.06 feet to the Northwest Corner of said Lot 2; thence N 83° 36' 00" East along the southerly right of way Line of Indian Parkway, 182.79 feet to the Northeast Corner of said Lot 2; thence S 1° 05' 00" East along the easterly line of said Lot 2, 305.00 feet to the Southeast Corner of said Lot 2; thence S 88° 55' 00" West along the southerly line of said Lot 2, 182.00 feet to the point of beginning

The gross area of said parcel contains 53,984.4 Square feet or 1.24 Acres of land more or less.

That I have made such survey, land division and map by the direction of Edward J. Casper, owner of said land. That such map is a correct representation of all exterior boundaries of land surveyed and land division made thereof. That I have fully complied with the provision of chapter 236 of the Wisconsin Statutes and the Platting ordinance of the Village of Germantown in surveying, dividing and mapping same.

Dated this _____ day of _____, 20____.

Phillip J. Landry PLS
Professional Land Surveyor S-3176

**OWNER'S CERTIFICATE:**

As owner, I hereby certify that I have caused the land described on this map to be surveyed, divided and mapped as represented on this map in accordance with the provisions of Chapter 236 of the Wisconsin State Statutes and ordinances of Village of Germantown, this _____ day of _____, 20_____.

Edward J. Casper

STATE OF WISCONSIN)
) SS
County of _____)

Personally came before me this _____ day of _____, 20_____, the above named {Owner}, to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.



18575 Brookfield Lake Drive • Unit 61
Brookfield, WI 53045 • (262) 312-1034
c3egeomatics.com

Certified Survey Map_____

A Division of Lot 2, in Block 5, in Happy Hollow Estates, a subdivision
being a part of the Southwest ¼ and Northwest ¼ of the Southwest ¼ of
Section 31, Township 9 North, Range 20 East, in the Village of
Germantown, Washington County, Wisconsin.

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 _____, 20XX.

Dean Wolter, Chairman

Date

Laura A. Johnson, Secretary

Date

Village of Germantown Board Approval

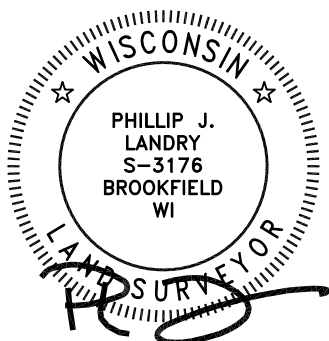
This Certified Survey Map, being a division of (Southwest ¼ Section 31, Township 9 North, Range 20 East, Village of
Germantown, Washington County, Wisconsin, having been approved by the Planning Commission being the same, is
hereby approved and accepted by the Village Board of Trustees of the Village of Germantown on this __day of _____,
2018

Dean Wolter, Village President

Date .

Deanna Braunscheig, Village Clerk

Date .



Certified Survey Map_____

A Division of Lot 2, in Block 5, in Happy Hollow Estates, a subdivision
being a part of the Southwest ¼ and Northwest ¼ of the Southwest ¼ of
Section 31, Township 9 North, Range 20 East, in the Village of
Germantown, Washington County, Wisconsin.

MORTGAGE CERTIFICATE:

As mortgage holder of the herein described land, *(Bank Name)*_____, does hereby consent to the
surveying, dividing, and mapping of the lands described in this map and to the certificate of {owner}, as owner(s).

WITNESS the hand and seal of *(Bank Name)*_____, has caused this instrument to be executed by *(First*
*Name)*_____*(Last Name)*_____, **its** *(Title)*_____, and *(First*
*Name)*_____*(Last Name)*_____, **its** *(Title)*_____, in the *(Select One (1) City,*
Village or Town) of *(City Name)*_____, Wisconsin, this_____ day of _____, 20_____ .

In the presence of:

(Bank Name)

(Print - First Name, Last Name and Title)

(Signature)

(Print - First Name, Last Name and Title)

(Signature)

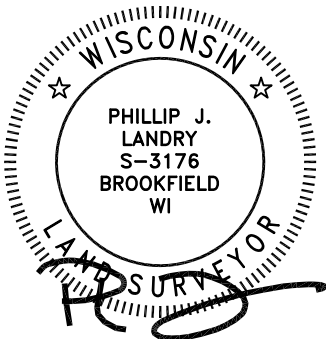
STATE OF WISCONSIN)
)ss.
County of _____)

Personally came before me this _____ day of _____, 20_____, *(First*
*Name)*_____*(Last Name)*_____, **its** *(Title)*_____, and *(First*
*Name)*_____*(Last Name)*_____, **its** *(Title)*_____, of the above named
corporation, to me known to be the person(s) who executed the foregoing instrument, and to me known to be the
*(Title)*_____ and *(Title)*_____ respectively of the corporation, and acknowledged that they,
he, or she executed the foregoing instrument and acknowledged the same.

Print Name_____

Notary Public, _____ County, WI.

My Commission Expires: _____



Division of Industry Services

In accordance with SPS 385, Wis. Adm. Code

Attach complete site plan on paper not less than 8 1/2 x 11" in size. Plan must include, but not limited to: vertical and horizontal reference point (BM), direction and % slope, scale or dimensions, north arrow, location & distance to nearest road.

Please print all information

Personal information you provide may be used for secondary purposes (Privacy Law, s.15.04(1)(m)).

Property Owner EDWARD J. CASPER		Property Location NW 1/4, SW 1/4, S 31, T 9 N, R 20 E	
Property Owner's Mailing Address W217N9862 WHITE HORSE DR.		Lot # 2 Blk 5 Subd. Name or CSM# HAPPY HOLLOW ESTATES	
City COLGATE, WI	State WI	Zip Code 53017	Phone Number
		☐ City GERMANTOWN	☒ Village W217N9862 WHITE HORSE DR

☒ New Construction	Use: ☒ Residential/No. bedrooms 4 Code derived design flow rate: 600 GPD
☐ Replacement	☐ Public or commercial. Describe:
Parent Material: LOESS, GLACIAL TILL & LACUSTRINE	Flood Plain elevation if applicable ft.
General comments and recommendations: STATE WASTEWATER SPECIALIST CONCURRENCE REQUIRED DUE TO FILL	
USE MIN. 12" MOUND SAND WITH 0.4 LOADING RATE. Fill placed in mid 1960s	
0.4 GPD/SQ.FT. LOADING RATE PROPOSED PARCEL SPLIT	

Boring		☐ Boring	From 14-26" one sq. ft. pocket of 3cpl compacted sil at 45 deg angle implying from fill source									
1	#	☒ Pit	Ground surface elev.		105.21'		Depth to limiting factor		N/A		Soil Application Rate	
Horizon	Depth	Dominant Color	Redox Description	Texture	Structure	Consistence	Roots	Boundary	GPD/ft ²			
	Inches	Munsell	Ox. Sz. Cont. Color		Gr. Sz. Sh.	(Moist)			*EFF#1	*EFF#2		
FILL1	0-7	10YR3/3		sil	2mgr	fr	2fco	as	0.6	0.8		
FILL2	7-36	10YR6/4,3/2 8U:2U mix		sil*	2fabk	fr	2fm	as	0.6	0.8		
A	36-48	10YR3/1		sil	1fsbk	fi		as	0.4	0.6		
Bt	48-57	10YR4/4		cl	1fsbk	fi			0.2	0.3		
				* = lacustrine source								

Boring ☐ Boring ☒										NO COMPACTED SOIL FOUND	
2	#	☒ Pk	Ground surface elev.	106.88'	Depth to limiting factor			38"	Soil Application Rate		
Horizon	Depth inches	Dominant Color Munsell	Redox Description Ox. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence (Moist)	Roots	Boundary	GPD/ft ²		
FILL1	0-8	10YR3/3		sil	2mgr	fr	2fco	as	*EFF#1 0.6	*EFF#2 0.8	
FILL2	8-23	10YR6/4,3/2 6U:4U mix		sil* /sil topsoil	2fabk mix 60:40	fr	2fco	as	0.6	0.8	
A	23-28	10YR3/1		sil	1fsbk	fr	1fm	as	0.4	0.6	
Bt	28-38	10YR4/4		cl	1fsbk	fi	1fm	cs	0.2	0.3	
C	38-50	10YR5/3	c2d7.5YR5/8	fsl	1fpl	vfr			0.2	0.6	
				* = lacustrine source							

*Effluent #1 = BOD₅ > 30 ≤ 220 mg/L and TSS > 30 ≤ 150 mg/L*Effluent #2 = BOD₅ ≤ 30 mg/L and TSS ≤ 30 mg/L

CST Name JEFFREY L. HAMMES	Signature: 	CST Number 223300
Address 820 WILLIAMSON ST., #401 MADISON, WI 53703	Date Evaluation Conducted: 8/19/19	Telephone No. (608)233-9200

580-8330(R04/15)

Property Owner: EDWARD J. CASPER

Parcel ID: GTNV-313043

Page 2 of 3

Boring ☐ Boring

No compaction. Organic staining (distinct, c3p 5YR4/6) in A and Bt horizons

Horizon	Depth inches	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr.Sz.Sh.	Consistence (Moist)	Roots	Boundary	Soil Application Rate GPD/ft ²	
									*Eff#1	*Eff#2
FILL1	0-8	10YR3/3		sil	2mgr	fr	2fco	as	0.6	0.8
FILL2	8-23	10YR5/4,3/2 60:40 mix		sil* /sil topsoil	2fsbk mix 60:40	fr	2fco	as	0.6	0.8
A	23-28	10YR3/1		sil	1fsbk	fr	1fm	as	0.4	0.6
Bt	28-38	10YR4/4		cl	1fsbk	fi	1fm	cs	0.2	0.3
C	38-50	10YR5/3	c2d7.5YR5/8	fsl	1fpl	vfr			0.2	0.6
* = lacustrine source										

Boring ☐ Boring

Horizon	Depth inches	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr.Sz.Sh.	Consistence (Moist)	Roots	Boundary	Soil Application Rate GPD/ft ²	
									*Eff#1	*Eff#2

Boring ☐ Boring

Horizon	Depth inches	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr.Sz.Sh.	Consistence (Moist)	Roots	Boundary	Soil Application Rate GPD/ft ²	
									*Eff#1	*Eff#2

*Effluent #1 = BOD₅ > 30 ≤ 220 mg/L and TSS > 30 ≤ 150 mg/L*Effluent #2 = BOD₅ ≤ 30 mg/L and TSS ≤ 30 mg/L

JEFFREY L. HAMMES

CERTIFIED SOIL TESTING
CERTIFIED DESIGNING

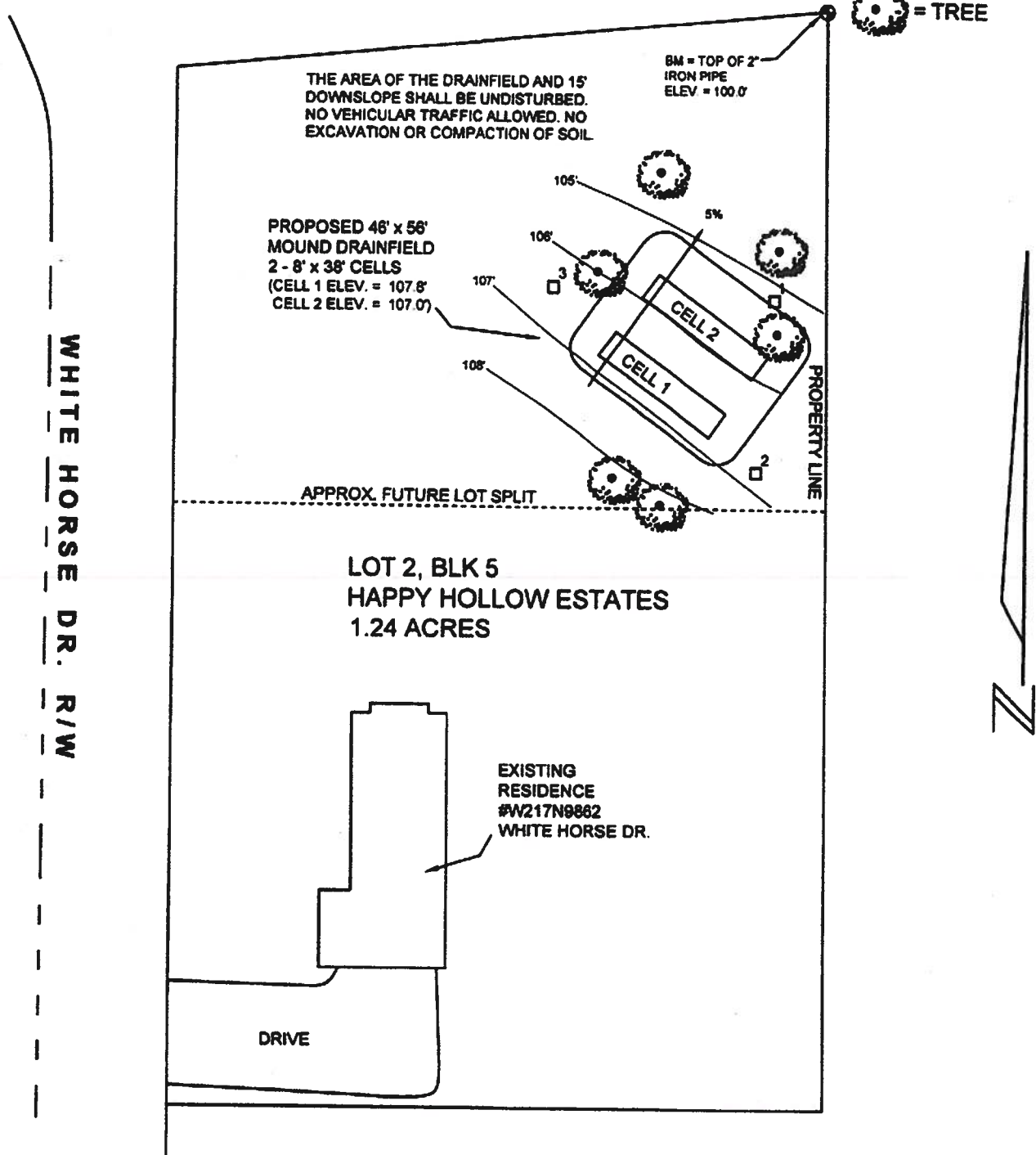
PAGE 3 OF 3

CLIENT: EDWARD J. CASPER

PLOT PLAN

ONE INCH
IF THIS BOX DOES
NOT EQUAL ONE INCH
ON ALL SIDES,
THEN THIS DRAWING
IS NOT TO SCALE

SCALE 1" = 40'
□ = SOIL BORING
⊗ = TREE



Subject: **RE: Edward Casper soil test mound on fill**
Date: 8/27/2019 9:02:42 AM Central Standard Time
From: **Mark.Finger@Wisconsin.gov**
To: **guymadison@aol.com**

Good Morning Jeff,

I have reviewed the Soil Evaluation Report for the Edward Casper property at W217N9862 White Horse Dr, Town of Germantown, Washington County, WI.

Per your Soil Evaluation Report, the test area was filled in the mid-1960's. Soil structural likely development as a result of freezing/ thawing and some root infiltration by surrounding trees. The original parent material appears to be loess over glacial deposits that are somewhat poorly drained.

I concur with your detail soil descriptions, site plan and recommendations. Your proposed individual site design of a mound with 12 inches of C-33 sand with a design basal loading rate of .4 gpd/ft² appears feasible. It is assumed that neighboring wells are at least 50 feet away from the proposed mound area.

Feel free to contact me with questions or concerns.

Respectfully,

Mark

Mark S. Finger, CPSS

Wastewater Specialist

Department of Safety & Professional Services | Division of Industry Services

P.O. Box 209 | Bear Creek, WI 54922

Tel: 608-574-1189 | Fax: 608-223-7733 | email: Mark.Finger@Wisconsin.gov



November 15, 2019

WIC-SE-2019-67-03731

Jim Casper
W217 N9862 Whitehorse Drive
Colgate, WI 53017

RE: Wetland Determination Results for property located in the NW1/4 of the SW1/4 of Section 31, Township 09 North, Range 20 East, Village of Germantown, Washington County

Dear Mr. Casper:

On October 29, 2019, Kara Kikkert Brooks conducted a wetland determination at the above-mentioned property. According to the request form you sent us, the reason for the wetland determination was to identify any wetlands located in the area in which you are hoping to sub-dividing the property into two lots with the ultimate goal of selling the northern lot for possible development.

Approximate wetland boundaries were identified following 1987 Wetland Delineation Manual and applicable regional supplement guidelines. Wetlands are defined by the 1987 Wetland Delineation Manual as areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. If any wetland areas were detected, their approximate boundaries were sketched onto an aerial photograph (see attached map).

Methods used to detect the presence of wetlands within the project area involved on-site and off-site techniques, including a field visit as well as a review of antecedent hydrologic conditions, recent aerial photography, Wisconsin Wetland Inventory (WWI) mapping, and NRCS Soil Survey mapping.

The following is a summary of the off-site review.

- Results of the antecedent hydrologic condition review indicate the site was likely experiencing normal conditions at the time of the field investigation.
- The WWI has a T3/E1K wetland mapped along the northern boundary of the Study Area.
- Soils mapped in the project area include soils with hydric inclusions with a 10 percent rating, (RaA) Radford silt loam.

Based on the data analyzed for the off-site review, as well as the field conditions observed during the October 29, 2019 field review, **one wetland is located in the reviewed area**. The following is a summary of the wetlands found within the reviewed area.

Wetland 1 is a forested wetland located along the northern boundary of the Study Area. Dominant vegetation includes green ash and common buckthorn. Three hydric soil field indicators were observed within the wetland. One primary and three secondary indicators of wetland hydrology were observed. Representative USACE wetland determination data forms are included in this report for reference.

The wetland boundaries depicted on the associated field sketch are approximate only and cannot be used for design purposes, such as set-back or permit requirements. The boundary of the wetland was flagged in the field. If flags are surveyed by certified surveyor, please send survey files to Kara Kikkert Brooks for review and confirmation. Alternatively, If wetlands are located on your property, we recommend that a wetland delineation be conducted on your property by a qualified wetland delineator. Wetlands are regulated by various state, federal, and local units of government. Prior to conducting any activities in or around wetlands, we recommend you contact the appropriate staff from Wisconsin Department of Natural Resources, U.S. Army Corps of Engineers and local County or municipal government agencies.

If you have any questions, please contact me at (414) 263-8500 or email kara.kikkert@wisconsin.gov.

Sincerely,

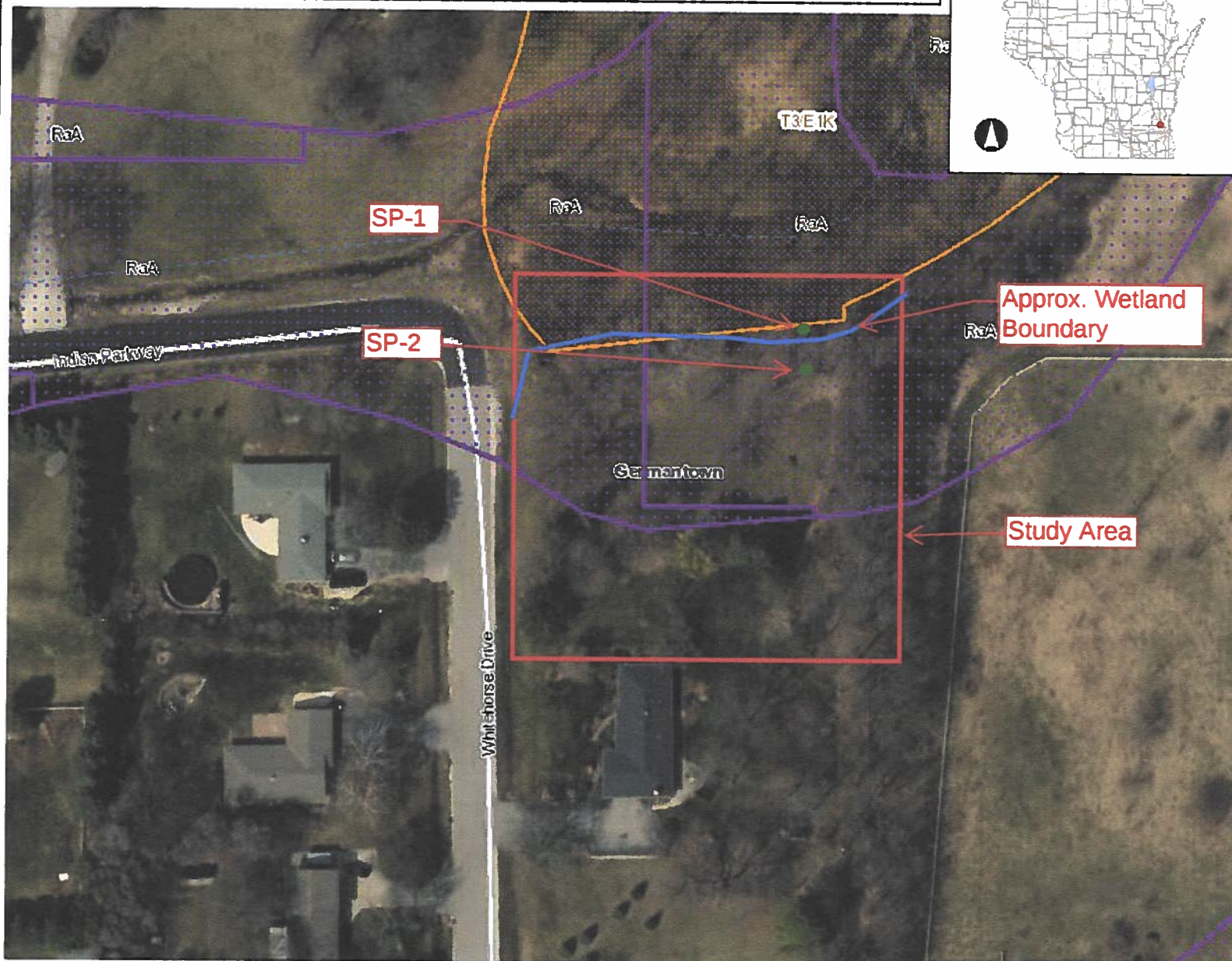


Kara Kikkert Brooks
Wetland Identification Specialist

Enc. Field Sketch and WWI Mapping
 NRCS Soil Survey Mapping
 USACE Wetland Determination Data Forms



Surface Water Data Viewer Map



Legend

Wetland Class Points

- Dammed pond
- Excavated pond
- Filled excavated pond
- Filled/draind wetland
- Wetland too small to delineate

Filled Points

Wetland Class Areas

- Wetland
- Upland

Filled Areas

Wetland Class Points

- Dammed pond
- Excavated pond
- Filled excavated pond
- Filled/draind wetland
- Wetland too small to delineate

Filled Points

Wetland Class Areas

- Wetland
- Upland

Filled Areas

- NRCS Wetspots
- Maximum Extent Wetland Indicators

Municipality

State Boundaries

County Boundaries

Major Roads

- Interstate Highway
- State Highway
- US Highway

County and Local Roads

- County HWY
- Local Road

Notes

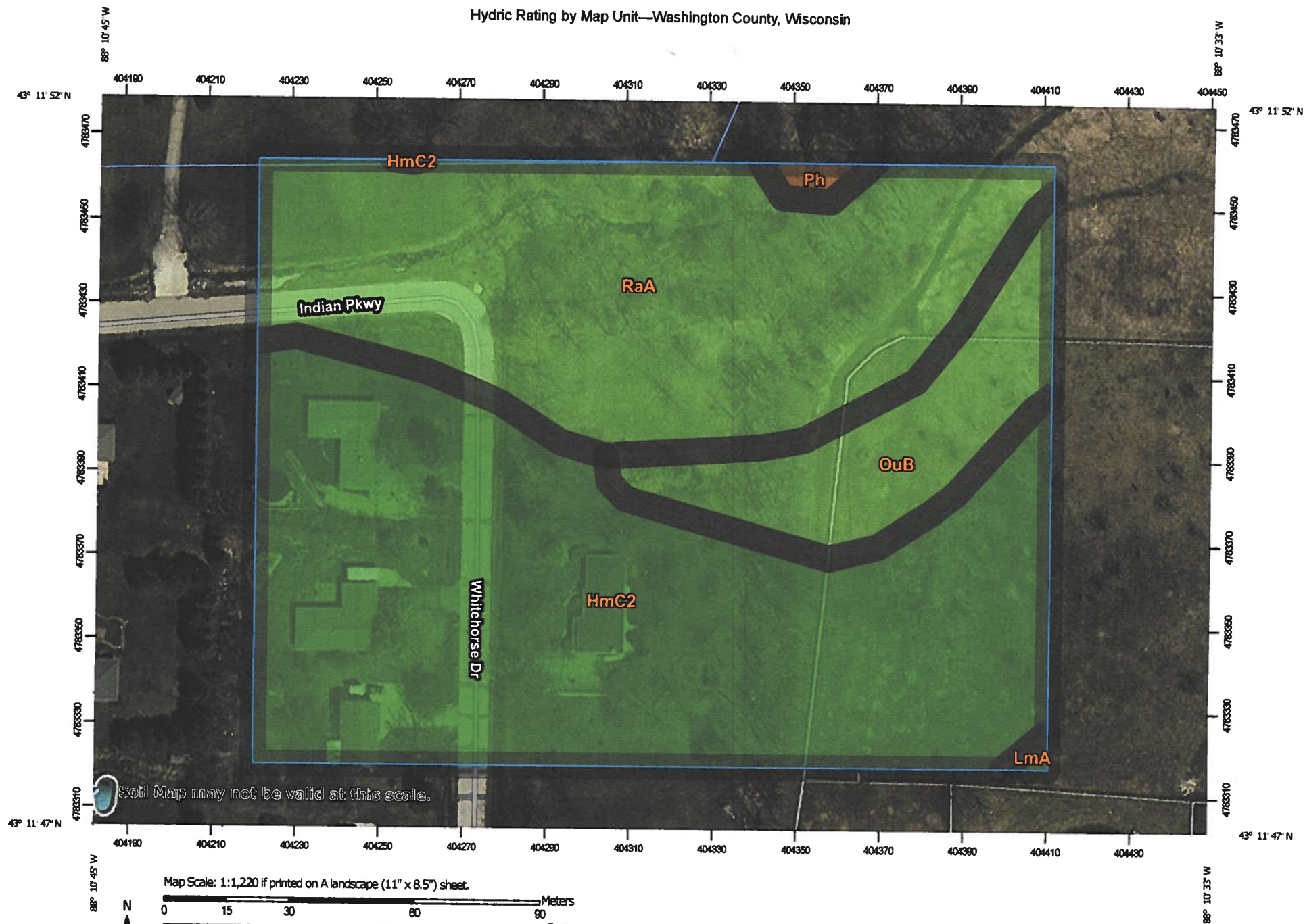
0.0 0 0.02 0.0 Miles

NAD_1983_HARN_Wisconsin_TM

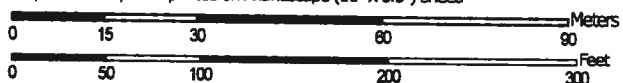
1: 990

DISCLAIMER: The information shown on these maps has been obtained from various sources, and are of varying age, reliability and resolution. These maps are not intended to be used for navigation, nor are these maps an authoritative source of information about legal land ownership or public access. No warranty, expressed or implied, is made regarding accuracy, applicability for a particular use, completeness, or legality of the information depicted on this map. For more information, see the DNR Legal Notices web page: <http://dnr.wi.gov/legal/>

Hydric Rating by Map Unit—Washington County, Wisconsin



Map Scale: 1:1,220 if printed on A landscape (11" x 8.5") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge ticks: UTM Zone 16N WGS84



**Natural Resources
Conservation Service**

Web Soil Survey
National Cooperative Soil Survey

11/15/2019
Page 1 of 5

MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

Soil Rating Polygons

-  Hydric (100%)
-  Hydric (66 to 99%)
-  Hydric (33 to 65%)
-  Hydric (1 to 32%)
-  Not Hydric (0%)
-  Not rated or not available

Soil Rating Lines

-  Hydric (100%)
-  Hydric (66 to 99%)
-  Hydric (33 to 65%)
-  Hydric (1 to 32%)
-  Not Hydric (0%)
-  Not rated or not available

Soil Rating Points

-  Hydric (100%)
-  Hydric (66 to 99%)
-  Hydric (33 to 65%)
-  Hydric (1 to 32%)
-  Not Hydric (0%)
-  Not rated or not available

Water Features

 Streams and Canals

Transportation

-  Rails
-  Interstate Highways
-  US Routes
-  Major Roads
-  Local Roads

Background

 Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:15,800.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Washington County, Wisconsin

Survey Area Data: Version 19, Sep 14, 2019

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Data not available.

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Hydric Rating by Map Unit

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
HmC2	Hochheim loam, 6 to 12 percent slopes, eroded	0	3.5	51.4%
LmA	Lamartine silt loam, 0 to 3 percent slopes	15	0.0	0.2%
OuB	Ozaukee silt loam, high carbonate substratum, 2 to 6 percent slopes	2	0.8	11.1%
Ph	Pella silt loam, 0 to 2 percent slopes	87	0.0	0.6%
RaA	Radford silt loam, 0 to 3 percent slopes	10	2.5	36.7%
Totals for Area of Interest			6.8	100.0%

Description

This rating indicates the percentage of map units that meets the criteria for hydric soils. Map units are composed of one or more map unit components or soil types, each of which is rated as hydric soil or not hydric. Map units that are made up dominantly of hydric soils may have small areas of minor nonhydric components in the higher positions on the landform, and map units that are made up dominantly of nonhydric soils may have small areas of minor hydric components in the lower positions on the landform. Each map unit is rated based on its respective components and the percentage of each component within the map unit.

The thematic map is color coded based on the composition of hydric components. The five color classes are separated as 100 percent hydric components, 66 to 99 percent hydric components, 33 to 65 percent hydric components, 1 to 32 percent hydric components, and less than one percent hydric components.

In Web Soil Survey, the Summary by Map Unit table that is displayed below the map pane contains a column named 'Rating'. In this column the percentage of each map unit that is classified as hydric is displayed.

Hydric soils are defined by the National Technical Committee for Hydric Soils (NTCHS) as soils that formed under conditions of saturation, flooding, or ponding long enough during the growing season to develop anaerobic conditions in the upper part (Federal Register, 1994). Under natural conditions, these soils are either saturated or inundated long enough during the growing season to support the growth and reproduction of hydrophytic vegetation.

The NTCHS definition identifies general soil properties that are associated with wetness. In order to determine whether a specific soil is a hydric soil or nonhydric soil, however, more specific information, such as information about the depth and duration of the water table, is needed. Thus, criteria that identify those estimated soil properties unique to hydric soils have been established (Federal Register, 2002). These criteria are used to identify map unit components that normally are associated with wetlands. The criteria used are selected estimated soil properties that are described in "Soil Taxonomy" (Soil Survey Staff, 1999) and "Keys to Soil Taxonomy" (Soil Survey Staff, 2006) and in the "Soil Survey Manual" (Soil Survey Division Staff, 1993).

If soils are wet enough for a long enough period of time to be considered hydric, they should exhibit certain properties that can be easily observed in the field. These visible properties are indicators of hydric soils. The indicators used to make onsite determinations of hydric soils are specified in "Field Indicators of Hydric Soils in the United States" (Hurt and Vasilas, 2006).

References:

Federal Register. July 13, 1994. Changes in hydric soils of the United States.

Federal Register. September 18, 2002. Hydric soils of the United States.

Hurt, G.W., and L.M. Vasilas, editors. Version 6.0, 2006. Field indicators of hydric soils in the United States.

Soil Survey Division Staff. 1993. Soil survey manual. Soil Conservation Service. U.S. Department of Agriculture Handbook 18.

Soil Survey Staff. 1999. Soil taxonomy: A basic system of soil classification for making and interpreting soil surveys. 2nd edition. Natural Resources Conservation Service. U.S. Department of Agriculture Handbook 436.

Soil Survey Staff. 2006. Keys to soil taxonomy. 10th edition. U.S. Department of Agriculture, Natural Resources Conservation Service.

Rating Options

Aggregation Method: Percent Present

Component Percent Cutoff: None Specified

Tie-break Rule: Lower

WETLAND DETERMINATION DATA FORM – Northcentral and Northeast Region

Project/Site: W217 N9862 Whitehorse Drive City/County: Colgate/ Washington Sampling Date: Oct 29, 19
 Applicant/Owner: Jim Casper State: WI Sampling Point: SP-1
 Investigator(s): Kara Kikkert Brooks Section, Township, Range: see map
 Landform (hillside, terrace, etc.): Footslope Local relief (concave, convex, none): Concave Slope %: 0-2
 Subregion (LRR or MLRA): LRR K Lat: See Map Long: See Map Datum:
 Soil Map Unit Name: RaA, Radford silt loam, hydric rating 10 NWI classification: T3/ E1K
 Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No (If no, explain in Remarks.)
 Are Vegetation , Soil , or Hydrology significantly disturbed? Are "Normal Circumstances" present? Yes X No
 Are Vegetation , Soil , or Hydrology naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes <u>X</u> No <u></u>	Is the Sampled Area within a Wetland? Yes <u>X</u> No <u></u> If yes, optional Wetland Site ID: <u></u>
Hydric Soil Present? Yes <u>X</u> No <u></u>	
Wetland Hydrology Present? Yes <u>X</u> No <u></u>	
Remarks: (Explain alternative procedures here or in a separate report.) Climate conditions are normal for this time of year.	

HYDROLOGY

Wetland Hydrology Indicators:		Secondary Indicators (minimum of two required)	
<u>Primary Indicators (minimum of one is required; check all that apply)</u>			
<u></u> Surface Water (A1)	<u>X</u> Water-Stained Leaves (B9)	<u>X</u> Surface Soil Cracks (B6)	
<u></u> High Water Table (A2)	<u></u> Aquatic Fauna (B13)	<u></u> Drainage Patterns (B10)	
<u></u> Saturation (A3)	<u></u> Marl Deposits (B15)	<u></u> Moss Trim Lines (B16)	
<u></u> Water Marks (B1)	<u></u> Hydrogen Sulfide Odor (C1)	<u></u> Dry-Season Water Table (C2)	
<u></u> Sediment Deposits (B2)	<u></u> Oxidized Rhizospheres on Living Roots (C3)	<u></u> Crayfish Burrows (C8)	
<u></u> Drift Deposits (B3)	<u></u> Presence of Reduced Iron (C4)	<u></u> Saturation Visible on Aerial Imagery (C9)	
<u></u> Algal Mat or Crust (B4)	<u></u> Recent Iron Reduction in Tilled Soils (C6)	<u></u> Stunted or Stressed Plants (D1)	
<u></u> Iron Deposits (B5)	<u></u> Thin Muck Surface (C7)	<u>X</u> Geomorphic Position (D2)	
<u></u> Inundation Visible on Aerial Imagery (B7)	<u></u> Other (Explain in Remarks)	<u></u> Shallow Aquitard (D3)	
<u></u> Sparsely Vegetated Concave Surface (B8)		<u></u> Microtopographic Relief (D4)	
		<u>X</u> FAC-Neutral Test (D5)	
Field Observations:			
Surface Water Present? Yes <u></u> No <u>X</u>	Depth (inches): <u></u>	Wetland Hydrology Present? Yes <u>X</u> No <u></u>	
Water Table Present? Yes <u></u> No <u>X</u>	Depth (inches): <u></u>		
Saturation Present? Yes <u></u> No <u>X</u>	Depth (inches): <u></u>		
(includes capillary fringe)			
Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available: air photos, WWI, NRCS soil maps, land owner interview, etc.			
Remarks: The criterion for wetland hydrology is met.			

VEGETATION – Use scientific names of plants.

 Sampling Point: SP-1

Tree Stratum (Plot size: <u>30'r</u>)	Absolute % Cover	Dominant Species?	Indicator Status																	
1. <i>Rhamnus cathartica</i>	10	Yes	FAC	Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u>4</u> (A) Total Number of Dominant Species Across All Strata: <u>4</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>100.0%</u> (A/B)																
2. <i>Fraxinus pennsylvanica</i>	2	No	FACW																	
3. _____	_____	_____	_____																	
4. _____	_____	_____	_____																	
5. _____	_____	_____	_____																	
6. _____	_____	_____	_____																	
7. _____	_____	_____	_____																	
<u>12</u> =Total Cover																				
Sapling/Shrub Stratum (Plot size: <u>15'r</u>)																				
1. <i>Rhamnus cathartica</i>	30	Yes	FAC	Prevalence Index worksheet: <table style="width: 100%;"> <tr> <th style="text-align: left;">Total % Cover of:</th> <th style="text-align: left;">Multiply by:</th> </tr> <tr> <td>OBL species <u>0</u></td> <td>x 1 = <u>0</u></td> </tr> <tr> <td>FACW species <u>12</u></td> <td>x 2 = <u>24</u></td> </tr> <tr> <td>FAC species <u>50</u></td> <td>x 3 = <u>150</u></td> </tr> <tr> <td>FACU species <u>0</u></td> <td>x 4 = <u>0</u></td> </tr> <tr> <td>UPL species <u>0</u></td> <td>x 5 = <u>0</u></td> </tr> <tr> <td>Column Totals: <u>62</u> (A)</td> <td><u>174</u> (B)</td> </tr> <tr> <td colspan="2" style="text-align: center;">Prevalence Index = B/A = <u>2.81</u></td> </tr> </table>	Total % Cover of:	Multiply by:	OBL species <u>0</u>	x 1 = <u>0</u>	FACW species <u>12</u>	x 2 = <u>24</u>	FAC species <u>50</u>	x 3 = <u>150</u>	FACU species <u>0</u>	x 4 = <u>0</u>	UPL species <u>0</u>	x 5 = <u>0</u>	Column Totals: <u>62</u> (A)	<u>174</u> (B)	Prevalence Index = B/A = <u>2.81</u>	
Total % Cover of:	Multiply by:																			
OBL species <u>0</u>	x 1 = <u>0</u>																			
FACW species <u>12</u>	x 2 = <u>24</u>																			
FAC species <u>50</u>	x 3 = <u>150</u>																			
FACU species <u>0</u>	x 4 = <u>0</u>																			
UPL species <u>0</u>	x 5 = <u>0</u>																			
Column Totals: <u>62</u> (A)	<u>174</u> (B)																			
Prevalence Index = B/A = <u>2.81</u>																				
2. _____	_____	_____	_____																	
3. _____	_____	_____	_____																	
4. _____	_____	_____	_____																	
5. _____	_____	_____	_____																	
6. _____	_____	_____	_____																	
7. _____	_____	_____	_____																	
<u>30</u> =Total Cover																				
Herb Stratum (Plot size: <u>5'r</u>)																				
1. <i>Rhamnus cathartica</i>	10	Yes	FAC	Hydrophytic Vegetation Indicators: <u>1</u> - Rapid Test for Hydrophytic Vegetation <u>X</u> 2 - Dominance Test is >50% <u>X</u> 3 - Prevalence Index is ≤3.0 ¹ <u>4</u> - Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) <u> </u> Problematic Hydrophytic Vegetation ¹ (Explain) ¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic. Definitions of Vegetation Strata: Tree – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height. Sapling/shrub – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall. Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall. Woody vines – All woody vines greater than 3.28 ft in height.																
2. <i>Fraxinus pennsylvanica</i>	10	Yes	FACW																	
3. _____	_____	_____	_____																	
4. _____	_____	_____	_____																	
5. _____	_____	_____	_____																	
6. _____	_____	_____	_____																	
7. _____	_____	_____	_____																	
8. _____	_____	_____	_____																	
9. _____	_____	_____	_____																	
10. _____	_____	_____	_____																	
11. _____	_____	_____	_____																	
12. _____	_____	_____	_____																	
<u>20</u> =Total Cover																				
Woody Vine Stratum (Plot size: <u>15'r</u>)																				
1. _____	_____	_____	_____																	
2. _____	_____	_____	_____																	
3. _____	_____	_____	_____																	
4. _____	_____	_____	_____																	
_____ =Total Cover																				

Remarks: (Include photo numbers here or on a separate sheet.)

 The criterion for hydrophytic vegetation is met. Approximately 15% of tree canopy was dead *Fraxinus pennsylvanica*.

SOIL

Sampling Point SP-1

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

[illegible]

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.

²Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

☐ Histosol (A1)	☐ Polyvalue Below Surface (S8) (LRR R, MLRA 149B)
☐ Histic Epipedon (A2)	☐ Thin Dark Surface (S9) (LRR R, MLRA 149B)
☐ Black Histic (A3)	☐ High Chroma Sands (S11) (LRR K, L)
☐ Hydrogen Sulfide (A4)	☐ Loamy Mucky Mineral (F1) (LRR K, L)
☐ Stratified Layers (A5)	☐ Loamy Gleyed Matrix (F2)
☒ Depleted Below Dark Surface (A11)	☒ Depleted Matrix (F3)
☐ Thick Dark Surface (A12)	☒ Redox Dark Surface (F6)
☐ Sandy Mucky Mineral (S1)	☐ Depleted Dark Surface (F7)
☐ Sandy Gleyed Matrix (S4)	☐ Redox Depressions (F8)
☐ Sandy Redox (S5)	☐ Marl (F10) (LRR K, L)
☐ Stripped Matrix (S6)	
☐ Dark Surface (S7)	

Indicators for Problematic Hydric Soils³:

☐ 2 cm Muck (A10) (LRR K, L, MLRA 149B)
☐ Coast Prairie Redox (A16) (LRR K, L, R)
☐ 5 cm Mucky Peat or Peat (S3) (LRR K, L, R)
☐ Polyvalue Below Surface (S8) (LRR K, L)
☐ Thin Dark Surface (S9) (LRR K, L)
☐ Iron-Manganese Masses (F12) (LRR K, L, R)
☐ Piedmont Floodplain Soils (F19) (MLRA 149B)
☐ Mesic Spodic (TA6) (MLRA 144A, 145, 149B)
☐ Red Parent Material (F21)
☐ Very Shallow Dark Surface (F22)
☐ Other (Explain in Remarks)

³Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: N/A

Depth (inches):

Hydric Soil Present?	Yes	No

Remarks:

The criterion for hydric soil is met.

WETLAND DETERMINATION DATA FORM – Northcentral and Northeast Region

Project/Site: W217 N9862 Whitehorse Drive City/County: Colgate/ Washington Sampling Date: Oct 29, 19
 Applicant/Owner: Jim Casper State: WI Sampling Point: SP-2
 Investigator(s): Kara Kikkert Brooks Section, Township, Range: See Map
 Landform (hillside, terrace, etc.): Hillside Local relief (concave, convex, none): Convex Slope %: 3-5%
 Subregion (LRR or MLRA): LRR K Lat: See Map Long: See Map Datum:
 Soil Map Unit Name: RaA, Radford silt loam, hydric rating 10 NWI classification: N/A
 Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No (If no, explain in Remarks.)
 Are Vegetation X, Soil , or Hydrology significantly disturbed? Are "Normal Circumstances" present? Yes No X
 Are Vegetation , Soil , or Hydrology naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes <u></u> No <u>X</u>	Is the Sampled Area within a Wetland? Yes <u></u> No <u>X</u> If yes, optional Wetland Site ID: <u></u>
Hydric Soil Present?	Yes <u></u> No <u>X</u>	
Wetland Hydrology Present?	Yes <u></u> No <u>X</u>	
Remarks: (Explain alternative procedures here or in a separate report.) Climate conditions are normal for this time of year. Vegetation is actively managed via mowing.		

HYDROLOGY

Wetland Hydrology Indicators: <u>Primary Indicators (minimum of one is required; check all that apply)</u> ___ Surface Water (A1) ___ Water-Stained Leaves (B9) ___ High Water Table (A2) ___ Aquatic Fauna (B13) ___ Saturation (A3) ___ Marl Deposits (B15) ___ Water Marks (B1) ___ Hydrogen Sulfide Odor (C1) ___ Sediment Deposits (B2) ___ Oxidized Rhizospheres on Living Roots (C3) ___ Drift Deposits (B3) ___ Presence of Reduced Iron (C4) ___ Algal Mat or Crust (B4) ___ Recent Iron Reduction in Tilled Soils (C6) ___ Iron Deposits (B5) ___ Thin Muck Surface (C7) ___ Inundation Visible on Aerial Imagery (B7) ___ Other (Explain in Remarks) ___ Sparsely Vegetated Concave Surface (B8)		<u>Secondary Indicators (minimum of two required)</u> ___ Surface Soil Cracks (B6) ___ Drainage Patterns (B10) ___ Moss Trim Lines (B16) ___ Dry-Season Water Table (C2) ___ Crayfish Burrows (C8) ___ Saturation Visible on Aerial Imagery (C9) ___ Stunted or Stressed Plants (D1) ___ Geomorphic Position (D2) ___ Shallow Aquitard (D3) ___ Microtopographic Relief (D4) ___ FAC-Neutral Test (D5)
Field Observations: Surface Water Present? Yes <u></u> No <u>X</u> Depth (inches): <u></u> Water Table Present? Yes <u></u> No <u>X</u> Depth (inches): <u></u> Saturation Present? Yes <u></u> No <u>X</u> Depth (inches): <u></u> (includes capillary fringe)		Wetland Hydrology Present? Yes <u></u> No <u>X</u>
Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available: air photos, WWI, NRCS soil maps, land owner interview, etc.		
Remarks: The criterion for wetland hydrology is not met.		

VEGETATION – Use scientific names of plants.

Sampling Point: SP-2

Tree Stratum (Plot size: <u>30'r</u>)	Absolute % Cover	Dominant Species?	Indicator Status																																									
1. <u>Acer saccharum</u>	<u>25</u>	<u>Yes</u>	<u>FACU</u>	Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u>1</u> (A) Total Number of Dominant Species Across All Strata: <u>4</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>25.0%</u> (A/B)																																								
2. <u>Populus deltoides</u>	<u>20</u>	<u>Yes</u>	<u>FAC</u>																																									
3. <u>Prunus serotina</u>	<u>15</u>	<u>Yes</u>	<u>FACU</u>																																									
4. <u>Pinus strobus</u>	<u>5</u>	<u>No</u>	<u>FACU</u>																																									
5. _____	_____	_____	_____																																									
6. _____	_____	_____	_____																																									
7. _____	_____	_____	_____																																									
<u>65</u> =Total Cover																																												
Sapling/Shrub Stratum (Plot size: <u>15'r</u>)																																												
1. _____	_____	_____	_____	Prevalence Index worksheet: <table style="width: 100%;"> <thead> <tr> <th style="width: 40%;">Total % Cover of:</th> <th style="width: 10%;"></th> <th style="width: 10%;">Multiply by:</th> <th style="width: 10%;"></th> <th style="width: 10%;"></th> </tr> </thead> <tbody> <tr> <td>OBL species</td> <td><u>0</u></td> <td>x 1 =</td> <td><u>0</u></td> <td></td> </tr> <tr> <td>FACW species</td> <td><u>0</u></td> <td>x 2 =</td> <td><u>0</u></td> <td></td> </tr> <tr> <td>FAC species</td> <td><u>20</u></td> <td>x 3 =</td> <td><u>60</u></td> <td></td> </tr> <tr> <td>FACU species</td> <td><u>140</u></td> <td>x 4 =</td> <td><u>560</u></td> <td></td> </tr> <tr> <td>UPL species</td> <td><u>0</u></td> <td>x 5 =</td> <td><u>0</u></td> <td></td> </tr> <tr> <td>Column Totals:</td> <td><u>160</u></td> <td>(A)</td> <td><u>620</u></td> <td>(B)</td> </tr> <tr> <td colspan="5" style="text-align: center;">Prevalence Index = B/A = <u>3.88</u></td> </tr> </tbody> </table>	Total % Cover of:		Multiply by:			OBL species	<u>0</u>	x 1 =	<u>0</u>		FACW species	<u>0</u>	x 2 =	<u>0</u>		FAC species	<u>20</u>	x 3 =	<u>60</u>		FACU species	<u>140</u>	x 4 =	<u>560</u>		UPL species	<u>0</u>	x 5 =	<u>0</u>		Column Totals:	<u>160</u>	(A)	<u>620</u>	(B)	Prevalence Index = B/A = <u>3.88</u>				
Total % Cover of:		Multiply by:																																										
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UPL species	<u>0</u>	x 5 =	<u>0</u>																																									
Column Totals:	<u>160</u>	(A)	<u>620</u>	(B)																																								
Prevalence Index = B/A = <u>3.88</u>																																												
2. _____	_____	_____	_____																																									
3. _____	_____	_____	_____																																									
4. _____	_____	_____	_____																																									
5. _____	_____	_____	_____																																									
6. _____	_____	_____	_____																																									
7. _____	_____	_____	_____																																									
_____ =Total Cover																																												
Herb Stratum (Plot size: <u>5'r</u>)																																												
1. <u>Poa pratensis</u>	<u>90</u>	<u>Yes</u>	<u>FACU</u>	Hydrophytic Vegetation Indicators: <u>1</u> - Rapid Test for Hydrophytic Vegetation <u>2</u> - Dominance Test is >50% <u>3</u> - Prevalence Index is $\leq 3.0^1$ <u>4</u> - Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) <u>_____</u> Problematic Hydrophytic Vegetation ¹ (Explain) ¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.																																								
2. <u>Glechoma hederacea</u>	<u>5</u>	<u>No</u>	<u>FACU</u>																																									
3. _____	_____	_____	_____																																									
4. _____	_____	_____	_____																																									
5. _____	_____	_____	_____																																									
6. _____	_____	_____	_____																																									
7. _____	_____	_____	_____																																									
8. _____	_____	_____	_____																																									
9. _____	_____	_____	_____																																									
10. _____	_____	_____	_____																																									
11. _____	_____	_____	_____																																									
12. _____	_____	_____	_____																																									
<u>95</u> =Total Cover																																												
Woody Vine Stratum (Plot size: <u>15'r</u>)																																												
1. _____	_____	_____	_____	Definitions of Vegetation Strata: Tree – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height. Sapling/shrub – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall. Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall. Woody vines – All woody vines greater than 3.28 ft in height.																																								
2. _____	_____	_____	_____																																									
3. _____	_____	_____	_____																																									
4. _____	_____	_____	_____																																									
_____ =Total Cover																																												
Hydrophytic Vegetation Present? Yes _____ No <u>X</u>																																												

Remarks: (Include photo numbers here or on a separate sheet.)

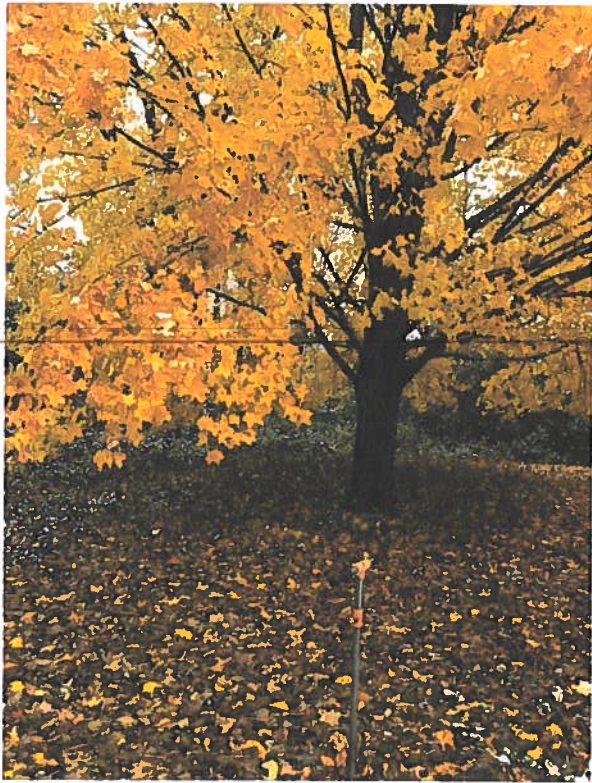
The criterion for hydrophytic vegetation is not met. The area is actively managed via mowing. Trees are likely planted.

SOIL

Sampling Point SP-2

[illegible]

Representative photos taken at upland sample point SP-2



#

BUSINESS OF THE VILLAGE BOARD GERMANTOWN, WI

MEETING DATE: February 17, 2019

AGENDA ITEM: New Business [CSM]

ITEM TITLE: Tom Zernia, Boss Realty, Agent for John & Ellen Kuber, Property Owners of a 31.7-acre parcel at W200 N14144 Rocky Lane (Town of Germantown); 2-lot Certified Survey Map (CSM)

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

SUMMARY EXPLANATION:

John & Ellen Kuber, Property Owners of a 31.7-acre parcel in the Town of Germantown are requesting approval of a 2-lot Certified Survey Map (CSM).

Under the Village's extraterritorial plat authority, divisions of land in an adjacent unincorporated town located within 1,000 feet of the Village boundary require Village Plan Commission and Board approval. Review and approval of the CSM by the Town of Germantown has been granted subject to Village Board review and action.

PLAN COMMISSION RECOMMENDATIONS:

APPROVE the 2-lot Certified Survey Map (CSM) of the John & Ellen Kuber 31.7-acre parcel located at W200 N14144 Rocky Lane in the Town of Germantown 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.

PLAN COMMISSION MINUTES
February 10, 2020

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

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

PUBLIC INPUT: None

APPROVAL OF MINUTES:

MOTION Baum second Laszewski to Approve the minutes from 1-27-20.

MOTION carried unanimously.

Edward J. Casper - W217 N9862 White Horse Drive. The property owner is seeking approval of a 2-lot Certified Survey Map (CSM) to create one additional residential lot. Associate Planner Zandt summarized the proposal.

MOTION Baum second Laszewski to Approve the proposed 2-lot Certified Survey Map (CSM) of the 1.24-acre parcel owned by Edward Casper located at W217 N9862 White Horse Drive with the following conditions:

- 1. All technical issues and plan corrections identified by the Village Surveyor (see January 10, 2020 memo) shall be addressed and reflected in revised plans submitted and approved by Village Staff prior to review by the Village Board.***

MOTION carried unanimously.

John & Ellen Kuber - W200 N14144 Rocky Lane - Town of Germantown. The property owners of a 31.7-acre parcel on Rocky Lane in the Town of Germantown are seeking approval of a 2-lot Certified Survey Map (CSM). Village of Germantown review/approval is required under the Village's extraterritorial plat authority. Planner Retzlaff summarized the proposal.

MOTION Baum second Shadid to Approve the 2-lot Certified Survey Map land division of the 31.7-acre parcel owned by John and Ellen Kuber located off Rocky Lane (in the Town of Germantown) as proposed.

MOTION carried unanimously.

CERTIFIED SURVEY MAP (CSM) APPLICATION

2/10/20 Plan Commission Meeting

John & Ellen Kuber

Village Planner Report

Germantown, Wisconsin

Summary

Tom Zernia, Boss Realty, Agent for John & Ellen Kuber, property owners of a 31.7-acre parcel on Rocky Lane in the Town of Germantown are seeking approval of a 2-lot Certified Survey Map (CSM). Village of Germantown review/approval is required under the Village's extraterritorial plat authority.

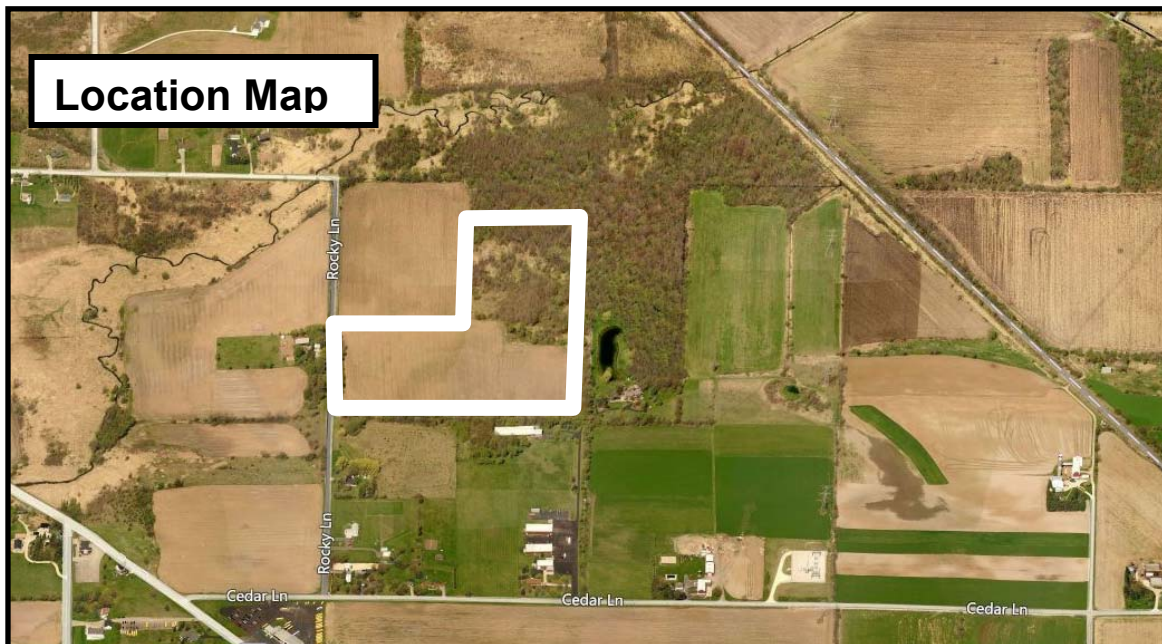
Location: W200 N14144 Rocky Lane (1/2 mile north of Cedar Lane)

Applicant/

Property Owner: John & Ellen Kuber
W200 N14144 Rocky Lane
Richfield, WI

Zoning District: Agricultural

Adjacent Land Uses		Zoning
North	Agricultural (T. of Jackson)	A-1
South	Agricultural (T. of Germantown)	A-1
East	Agricultural (T. of Germantown)	A-1
West	Residential (T. of Germantown)	A-1



Proposal

Tom Zernia, Boss Realty, Agent for John & Ellen Kuber, property owners of a 31.7-acre parcel on Rocky Lane in the Town of Germantown are seeking approval of a 2-lot Certified Survey Map (CSM).

Staff Analysis

Village of Germantown review/approval is required under the Village's extraterritorial plat authority (where divisions of land in an adjacent town located within 1,000 feet of the common municipal boundary require Village Plan Commission and Board approval). Review and approval of the CSM by the Town of Germantown has been granted subject to Village Board review and action.

Soil evaluations have been completed and indicate that Lot 1 and Lot 2 are suitable for the installation of an on-site (mound-type) sanitary system.

All technical review comments and corrections identified by the Village Surveyor have already been made and are reflected in the proposed CSM.

Village Planner Recommendation

APPROVE the 2-lot Certified Survey Map land division of the 31.7-acre parcel owned by John and Ellen Kuber located off Rocky Lane (in the Town of Germantown) as proposed.



Village of



Germantown

Willkommen

Fee must accompany application

☐ \$2,900 with public improvements

☒ \$1,960 no public improvements

Paid \$980.00 Date 12-2-19

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

Tom Zernia

Boss Realty

135 North 6th Avenue

West Bend, WI 53095

Phone (262) 689-0022

Fax ()

E-Mail tom.zernia@bossrealtyllc.com

PROPERTY OWNER

John and Ellen Kuber

W200N14144 Rocky Lane

Richfield, WI 53076

Phone ()

2

PROPERTY ADDRESS OR GENERAL LOCATION

TAX KEY NUMBER

Rocky Lane, Richfield, WI 53076

T5_013700C

3

PURPOSE OF LAND SPLIT

4 lot CSM to create three residential single-family lots.

Will the land split require rezoning?

No

From

To

4

READ AND INITIAL THE FOLLOWING:

☒ 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.

☒ 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.

☒ 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.

☒ 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!

Applicant

Date

12-2-19

Owner

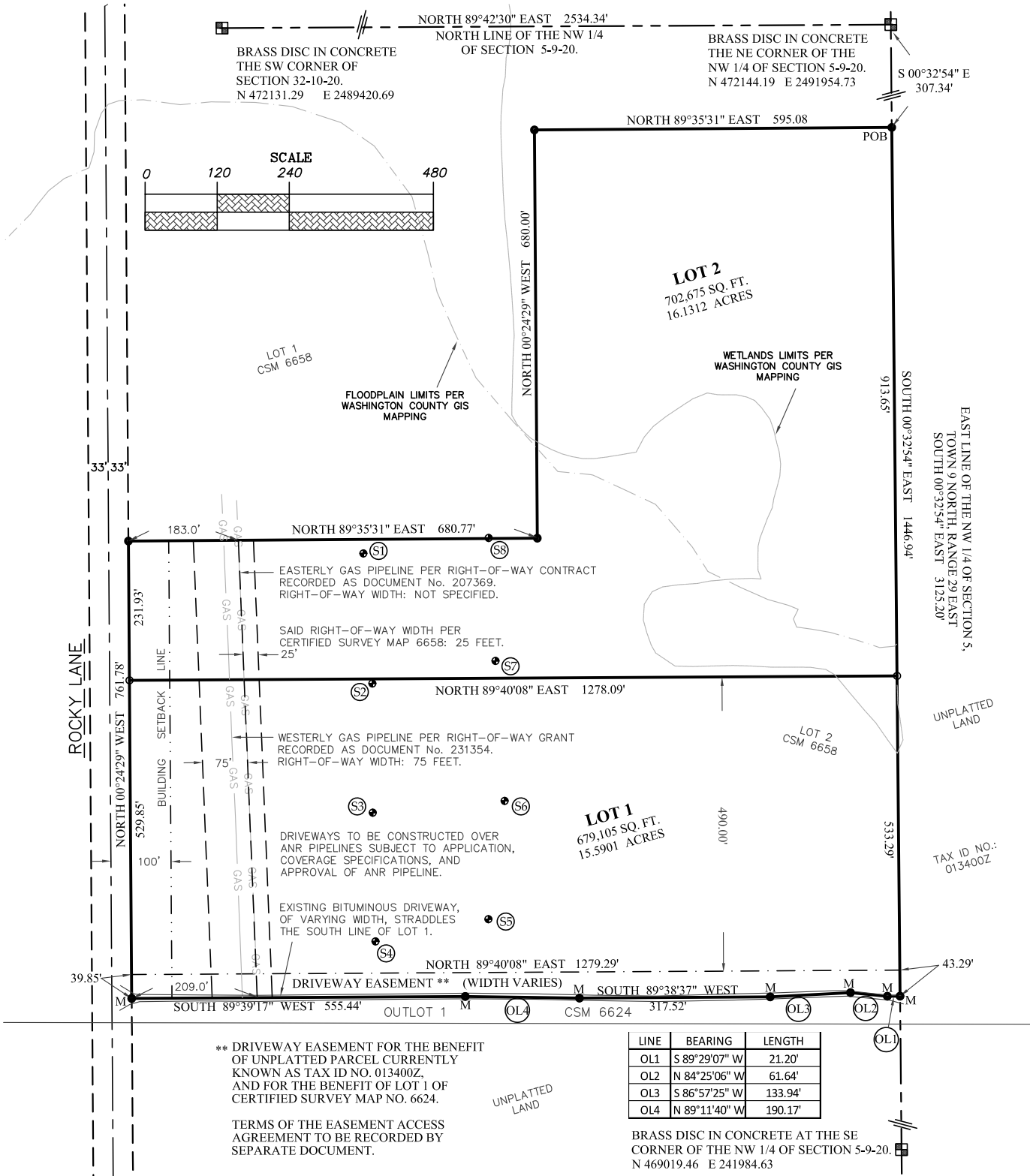
Date

12-2-19

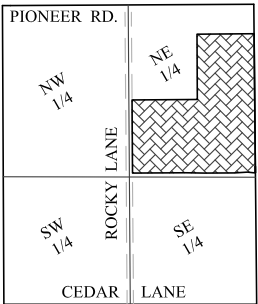
CERTIFIED SURVEY MAP #

A RE-DIVISION OF LOT 2 OF CERTIFIED SURVEY MAP 6658 RECORDED AS DOCUMENT No. 1394142 BEING PART OF THE NE FRACTIONAL 1/4 OF THE NW FRACTIONAL 1/4 OF SECTION 5, TOWNSHIP 9 NORTH, RANGE 20 EAST, IN THE TOWN OF GERMANTOWN, COUNTY OF WASHINGTON, STATE OF WISCONSIN

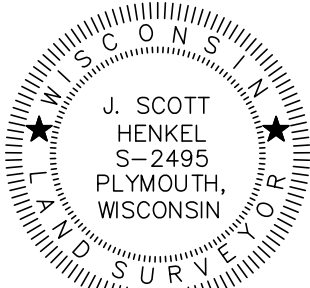
OWNERS:
JOHN C. and ELLEN M. KUBER
W200 N14144 ROCKY LANE
RICHFIELD, WI 53076



VICINITY MAP
NW 1/4 SECTION 5-9-20



SCALE 1" = 2000 FEET
SURVEYED AND MAPPED BY
J. SCOTT HENKEL, PLS



LEGEND

- 3/4" REBAR FOUND
- MAG NAIL FOUND
- 3/4"x18" REBAR WEIGHING 1.13 LBS/FOOT SET.
- SOIL TEST PITS

BEARINGS ARE REFERENCED TO THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE. THE EAST LINE OF NW 1/4 OF SECTION 5-9-20 BEARS NORTH 00°32'54" WEST, AS PUBLISHED BY SEWRPC.

QUAM ENGINEERING, LLC

122 WISCONSIN ST., WEST BEND, WI, 53095
262-338-6641 www.quamengineering.com
PROJECT # TZ-15-19 Date: 11/19/19

REVISED 01/28/2020
REVISED 01/24/2020
REVISED 01/14/2020
REVISED 01/13/2020
REVISED 12/2/2019

CERTIFIED SURVEY MAP # _____
A RE-DIVISION OF LOT 2 OF CERTIFIED SURVEY MAP 6658 RECORDED
AS DOCUMENT No. 1394142 BEING PART OF THE NE FRACTIONAL 1/4
OF THE NW FRACTIONAL 1/4 OF SECTION 5, TOWNSHIP 9 NORTH,
RANGE 20 EAST, IN THE TOWN OF GERMANTOWN, COUNTY OF
WASHINGTON, STATE OF WISCONSIN

SURVEYOR’S CERTIFICATE

I, J. SCOTT HENKEL, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED, DIVIDED, AND MAPPED THE FOLLOWING LAND AS DIRECTED BY THE OWNERS, JOHN C. and ELLEN M. KUBER:

LOT 2 OF CERTIFIED SURVEY MAP 6658, RECORDED AS DOCUMENT NO. 1394142 BEING PART OF THE NE FRACTIONAL 1/4 OF THE NW FRACTIONAL 1/4 OF SECTION 5, TOWNSHIP 9 NORTH, RANGE 20 EAST, IN THE TOWN OF GERMANTOWN, COUNTY OF WASHINGTON, STATE OF WISCONSIN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST FRACTIONAL 1/4 OF SECTION 5, TOWNSHIP 9 NORTH, RANGE 20 EAST;
THENCE SOUTH 00°32’54” EAST, 307.34 FEET, ALONG THE EAST LINE OF SAID NORTHWEST 1/4 SECTION TO THE NORTHEAST CORNER OF SAID LOT 2 AND THE POINT OF BEGINNING OF THIS DESCRIPTION;
THENCE CONTINUE SOUTH 00°32’54” EAST, 1446.94 FEET, ALONG SAID EAST LINE TO THE NORTHEAST CORNER OF OUTLOT 1 OF CERTIFIED SURVEY MAP 6624;
THENCE SOUTH 89°29’07” WEST, 21.20 FEET, ALONG THE NORTH LINE OF SAID OUTLOT 1;
THENCE NORTH 84°25’06” WEST, 61.64 FEET, ALONG SAID NORTH LINE;
THENCE SOUTH 86°57’25” WEST, 133.94 FEET, ALONG SAID NORTH LINE;
THENCE SOUTH 89°38’37” WEST, 317.52 FEET, ALONG SAID NORTH LINE;
THENCE NORTH 89°11’40” WEST, 190.17 FEET, ALONG SAID NORTH LINE;
THENCE SOUTH 89°39’17” WEST, 555.44 FEET, ALONG SAID NORTH LINE TO THE EAST LINE OF ROCKY LANE;
THENCE NORTH 00°24’29” WEST, 761.78 FEET, ALONG SAID EAST LINE TO THE SOUTHWEST CORNER OF LOT 1 OF CERTIFIED SURVEY MAP 6658;
THENCE NORTH 89°35’31” EAST, 680.77 FEET, ALONG THE SOUTH LINE OF SAID LOT 1;
THENCE NORTH 00°24’29” WEST, 680.00 FEET, ALONG THE EAST LINE SAID LOT 1;
THENCE NORTH 89°35’31” EAST, 595.08 FEET, ALONG THE NORTH LINE OF SAID LOT 2 TO THE POINT OF BEGINNING.

CONTAINING 1,381,780 SQUARE FEET / 31.7213 ACRES, MORE OR LESS.

I FURTHER CERTIFY THAT THE MAP PREPARED IS A CORRECT REPRESENTATION OF ALL OF THE EXTERIOR BOUNDARIES AS SHOWN AND THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236.34 OF THE WISCONSIN STATUTES, AND THE TOWN OF GERMANTOWN SUBDIVISION ORDINANCE.

J. SCOTT HENKEL, PLS 2495

OWNER’S CERTIFICATE

AS OWNERS, WE HEREBY CERTIFY THAT WE CAUSED THE LAND DESCRIBED TO BE SURVEYED, DIVIDED, AND MAPPED AS SHOWN HEREON. WE ALSO CERTIFY THAT THIS MAP IS IN ACCORDANCE WITH WISCONSIN STATUTES 236.34 AND THE TOWN OF GERMANTOWN REQUIREMENTS FOR CERTIFIED SURVEY MAPS.

JOHN C. KUBER and ELLEN M. KUBER

JOHN C. KUBER

ELLEN M. KUBER

STATE OF WISCONSIN
:
WASHINGTON COUNTY

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2020.

_____, TO ME KNOWN AS THE PERSON(S) WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED SAME.

NOTARY PUBLIC, STATE OF WISCONSIN

MY COMMISSION EXPIRES: _____

QUAM ENGINEERING, LLC
122 WISCONSIN ST., WEST BEND, WI, 53095
262-338-6641 www.quamengineering.com
PROJECT # TZ-15-19 Date: 11/19/19

CERTIFIED SURVEY MAP # _____

**A RE-DIVISION OF LOT 2 OF CERTIFIED SURVEY MAP 6658 RECORDED
AS DOCUMENT No. 1394142 BEING PART OF THE NE FRACTIONAL 1/4
OF THE NW FRACTIONAL 1/4 OF SECTION 5, TOWNSHIP 9 NORTH,
RANGE 20 EAST, IN THE TOWN OF GERMANTOWN, COUNTY OF
WASHINGTON, STATE OF WISCONSIN**

TOWN OF GERMANTOWN TOWN BOARD APPROVAL

THIS CERTIFIED SURVEY MAP IS HEREBY APPROVED BY THE TOWN BOARD OF THE TOWN OF GERMANTOWN ON
THIS _____ DAY OF _____, 2020.

PAUL METZ, TOWN CHAIRMAN

DEANNE R. HAPKA, TOWN CLERK

VILLAGE OF GERMANTOWN PLAN COMMISSION APPROVAL

THIS CERTIFIED SURVEY MAP IS HEREBY APPROVED BY THE PLAN COMMISSION OF THE VILLAGE OF GERMANTOWN ON
THIS _____ DAY OF _____, 2020.

DEAN WOLTER, PLAN COMMISSION CHAIRMAN

LORI JOHNSON, SECRETARY

VILLAGE OF GERMANTOWN VILLAGE BOARD APPROVAL

THIS CERTIFIED SURVEY MAP IS HEREBY APPROVED BY THE VILLAGE BOARD OF THE VILLAGE OF GERMANTOWN ON
THIS _____ DAY OF _____, 2020.

DEAN WOLTER, VILLAGE PRESIDENT

DEANNA BRAUNSCHWEIG, VILLAGE CLERK



Department of Commerce
Division of Safety and Buildings

SOIL EVALUATION REPORT

in accordance with Comm 85, Wis. Adm. Code

#4552

Page 1 of 4
Eric Schmitz Corporation

Attach complete site plan on paper not less than 8½ x 11 inches in size. Plan must include, but not limited to: vertical and horizontal reference point (BM), direction and percent slope, scale or dimensions, north arrow, and location and distance to nearest road.

Please print all information.

Personal information you provide may be used for secondary purposes (Privacy Law, s. 15.04 (1) (m)).

County	Washington
Parcel I.D.	T5 0137 00C
Reviewed By	Date

Property Owner John & Ellen Kuber	Property Location Govt. Lot NE1/4, NW1/4, S5, T9N, R20E		
Property Owner's Mailing Address W200 N14144 Rocky Lane	Lot # 1	Block #	Subd. Name or CSM# Proposed Certified Survey Map
City Richfield	State WI	Zip Code 53076	Phone Number
☐ City ☐ Village ☒ Town		Nearest Road Germantown See Drawing	

☒ New Construction Use: ☒ Residential / Number of bedrooms 4 Code derived design flow rate 600 GPD
☐ Replacement ☐ Public or commercial - Describe: Flood plain elevation, if applicable NA ft.
Parent material Loess over Glacial Till
General comments Site is suitable for a mound system (A+4). See Mound Component Manual for Septic Tank Effluent for Private Onsite Wastewater and recommendations: Systems.

imprint is in red
it is an original copy

3	Boring # ☐	Pit ☒	Ground surface elev. 108.4 ft.		Depth to limiting factor 22 in.			Soil Application Rate			
	Horizon	Depth in.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	GPD/ft²	
										*Eff#1	*Eff#2
A p	0-8	10YR3/2	-	sil	2fsbk	mvfr	as	3vf	0.6	0.8	
B t	8-16	7.5YR3/4	-	cl	2mabk	mfr	cw	2vf	0.4	0.6	
BC	16-22	10YR4/4	-	vfsi	1fsbk	mfr	gw	1vf	0.2	0.6	
C	22-48	10YR5/4	c-1-d 7.5YR5/8	vfsi	0 m	mfr	-	-	0.2	0.5	
		some bans of:		sicl	1mabk	mfr	-	-	0.2	0.3	
			calcareous								

4	Boring #	☐ Boring	Ground surface elev. 114.3 ft.	Depth to limiting factor 22 in.	Soil Application Rate					
		☒ Pit								
Horizon	Depth in.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	GPD/ft²	
									*Eff#1	*Eff#2
A p	0-8	10YR3/2	-	sil	2fsbk	mvfr	as	3vf	0.6	0.8
B t	8-14	7.5YR3/4	-	cl	2mabk	mfr	cw	2vf	0.4	0.6
BC	14-22	10YR4/4	-	vfsi	1fsbk	mfr	gw	1vf	0.2	0.6
C	22-48	10YR5/4	c-1-d 7.5YR5/8	vfsi	0 m	mfr	-	-	0.2	0.5

* Effluent #1 = BOD₅ > 30 ≤ 220 mg/L and TSS > 30 ≤ 150 mg/L

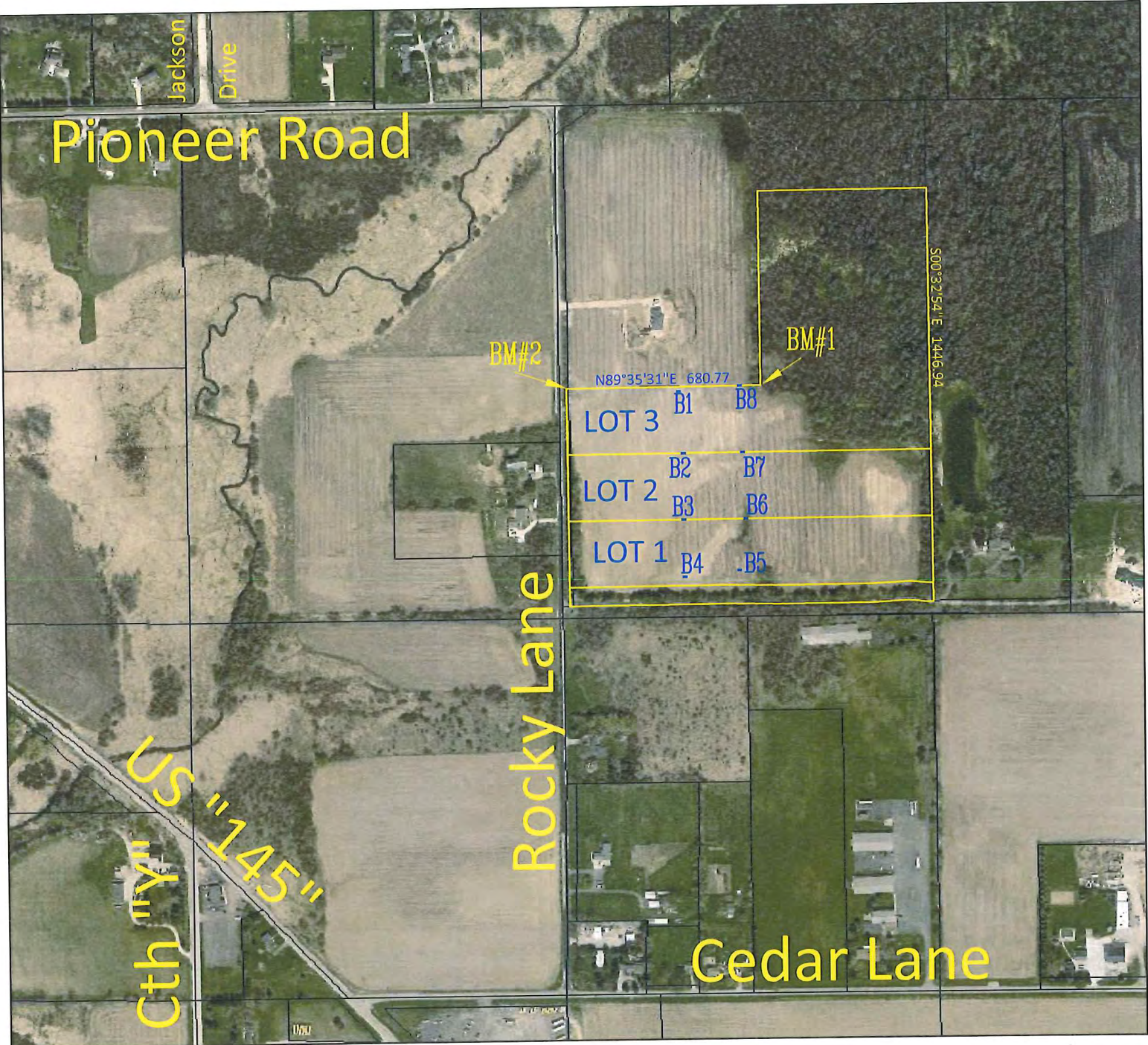
* Effluent #2 = BOD₅ ≤ 30 mg/L and TSS ≤ 30 mg/L

CST Name (Please Print) Eric M. Schmitz	Signature: 	CST Number 222021
Address Eric Schmitz Corporation 2334 Stonebridge Circle Unit A West Bend, WI 53095	Date Evaluation Conducted 1/21/2020	Telephone Number 262-338-6994

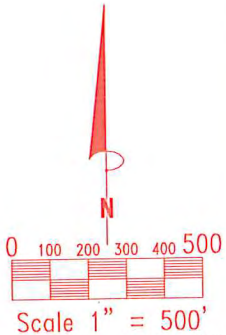
SBD-8330 (R. 07/00)

Soil Test Location Map
For: John & Ellen Kuber
A Proposed 3 Lot Certified Survey Map. Part of
the NE Fractional ¼ of the NW Fractional ¼ of
Section 5, T9N, R20E, Town Of Germantown,
Washington County, Wisconsin.

Soils Bench Marks:
Both BM's are Iron Rod Lot Corner Markers.
Assumed Elevations:
BM #1 = 100.00
BM #2 = 115.62



Eric Schmitz



Soil Test Site Plan
For: John & Ellen Kuber

LOT 2

N89°44'46"E
1278.66

Lot 2 of a proposed Certified Survey Map. Part of the NE Fractional ¼ of the NW Fractional ¼ of Section 5, T9N, R20E, Town Of Germantown, Washington County, Wisconsin.

Utility Easement

LOT 1

5% ↑

B3

108.4

B6

101.7

B5

105.8

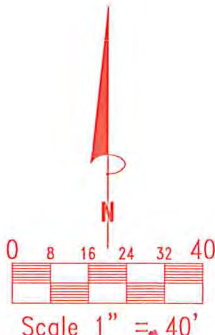
B4

114.3

556.18
S89°39'17"W

190.16
N89°11'40"W

OUTLOT 2



Eric Schmitz



Department of Commerce
Division of Safety and Buildings

SOIL EVALUATION REPORT

in accordance with Comm 85, Wis. Adm. Code

#4553

Page 1 of 4
Eric Schmitz Corporation

Attach complete site plan on paper not less than 8½ x 11 inches in size. Plan must include, but not limited to: vertical and horizontal reference point (BM), direction and percent slope, scale or dimensions, north arrow, and location and distance to nearest road.

Please print all information.

Personal information you provide may be used for secondary purposes (Privacy Law, s. 15.04 (1) (m)).

County	Washington
Parcel I.D.	T5 0137 00C
Reviewed By	Date

Property Owner John & Ellen Kuber		Property Location Govt. Lot NE1/4, NW1/4, S5, T9N, R20E	
Property Owner's Mailing Address W200 N14144 Rocky Lane		Lot # 2	Block # Subd. Name or CSM# Proposed Certified Survey Map
City Richfield	State WI	Zip Code 53076	Phone Number City ☐ Village ☐ Town ☒ Nearest Road Germantown See Drawing

☒ New Construction Use: ☒ Residential / Number of bedrooms 4 Code derived design flow rate 600 GPD
☐ Replacement ☐ Public or commercial - Describe: Flood plain elevation, if applicable NA ft.
 Parent material Loess over Glacial Till
 General comments Site is suitable for a mound system (A+4). See Mound Component Manual for Septic Tank Effluent for Private Onsite Wastewater and recommendations: Systems.

2 Boring # ☐ Boring ☒ Pit Ground surface elev. 105.8 ft. Depth to limiting factor 36 in. Soil Application Rate

Horizon	Depth in.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	GPD/ft²	
									*Eff#1	*Eff#2
A p	0-12	10YR3/2	-	sil	2fsbk	mvfr	as	3vf	0.6	0.8
E	12-16	10YR5/3	-	sil	2fsbk	mvfr	cw	2vf	0.6	0.8
Bt1	16-26	7.5YR3/4	-	cl	2mabk	mfr	cw	1vf	0.4	0.6
Bt2	26-36	7.5YR3/4	-	scl	2fsbk	mfr	gw	1vf	0.4	0.6
C	36-42	10YR5/4	f-1-d 7.5YR5/8	vfsi	0 m	mfr	-	-	0.2	0.5

3 Boring # ☐ Boring ☒ Pit Ground surface elev. 108.4 ft. Depth to limiting factor 22 in. Soil Application Rate

Horizon	Depth in.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	GPD/ft²	
									*Eff#1	*Eff#2
A p	0-8	10YR3/2	-	sil	2fsbk	mvfr	as	3vf	0.6	0.8
Bt	8-16	7.5YR3/4	-	cl	2mabk	mfr	cw	2vf	0.4	0.6
BC	16-22	10YR4/4	-	vfsi	1fsbk	mfr	gw	1vf	0.2	0.6
C	22-48	10YR5/4	c-1-d 7.5YR5/8	vfsi	0 m	mfr	-	-	0.2	0.5
		some bans of:		sicl	1mabk	mfr	-	-	0.2	0.3
		calcareous								

* Effluent #1 = BOD₅ > 30 ≤ 220 mg/L and TSS > 30 ≤ 150 mg/L

* Effluent #2 = BOD₅ ≤ 30 mg/L and TSS ≤ 30 mg/L

CST Name (Please Print) Eric M. Schmitz	Signature:	CST Number 222021
Address Eric Schmitz Corporation 2334 Stonebridge Circle Unit A West Bend, WI 53095	Date Evaluation Conducted 1/21/2020	Telephone Number 262-338-6994

SBD-8330 (R. 07/00)

6Boring # ☐ Boring
☒ PitGround surface elev. 101.7 ft. Depth to limiting factor 18 in.

Soil Application Rate

Horizon	Depth in.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	GPD/ft ²	
									*Eff#1	*Eff#2
A _p	0-12	10YR3/2	-	sil	2fsbk	mvfr	as	2vf	0.6	0.8
Bt ₁	12-18	7.5YR4/4	-	cl	2mabk	mfr	gw	1vf	0.4	0.6
Bt ₂	18-26	7.5YR4/4	c-1-d 7.5YR5/8	cl	2mabk	mfr	gw	-	0.4	0.6
			silt coatings							
C	26-42	10YR5/4	c-2-d 7.5YR5/8	vfsi	0 m	mfr	-	-	0.2	0.5
			- 10YR6/2							
		observed	HGW @ 38"							

7Boring # ☐ Boring
☒ PitGround surface elev. 100.6 ft. Depth to limiting factor 18 in.

Soil Application Rate

Horizon	Depth in.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	GPD/ft ²	
									*Eff#1	*Eff#2
A _p	0-6	10YR3/2	-	sil	2fsbk	mvfr	as	3vf	0.6	0.8
B _t	6-12	7.5YR3/4	-	cl	2mabk	mfr	cw	2vf	0.4	0.6
BC	12-18	10YR4/4	-	vfsi	1fsbk	mfr	gw	1vf	0.2	0.6
C	18-42	10YR5/4	c-2-d 7.5YR5/8	vfsi	0 m	mfr	-	-	0.2	0.5
		some bans of:	- 10YR6/2	sicl	1mabk	mfr	-	-	0.2	0.3
			calcareous							

Boring # ☐ Boring
☐ Pit

Ground surface elev. _____ ft. Depth to limiting factor _____ in.

Soil Application Rate

Horizon	Depth in.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	GPD/ft ²	
									*Eff#1	*Eff#2

Note : Page 3 of 4 and Page 4 of 4 is attached location and detailed drawings.

* Effluent #1 = BOD₅ > 30 ≤ 220 mg/L and TSS >30 ≤ 150 mg/L* Effluent #2 = BOD₅ ≤ 30 mg/L and TSS ≤ 30 mg/L

The Department of Commerce is an equal opportunity service provider and employer. If you need assistance to access services or need material in an alternate format, please contact the department at 608-266-3151 or TTY 608-264-8777.

Soil Test Location Map
For: John & Ellen Kuber
 A Proposed 3 Lot Certified Survey Map. Part of
 the NE Fractional $\frac{1}{4}$ of the NW Fractional $\frac{1}{4}$ of
 Section 5, T9N, R20E, Town Of Germantown,
 Washington County, Wisconsin.

Soils Bench Marks:

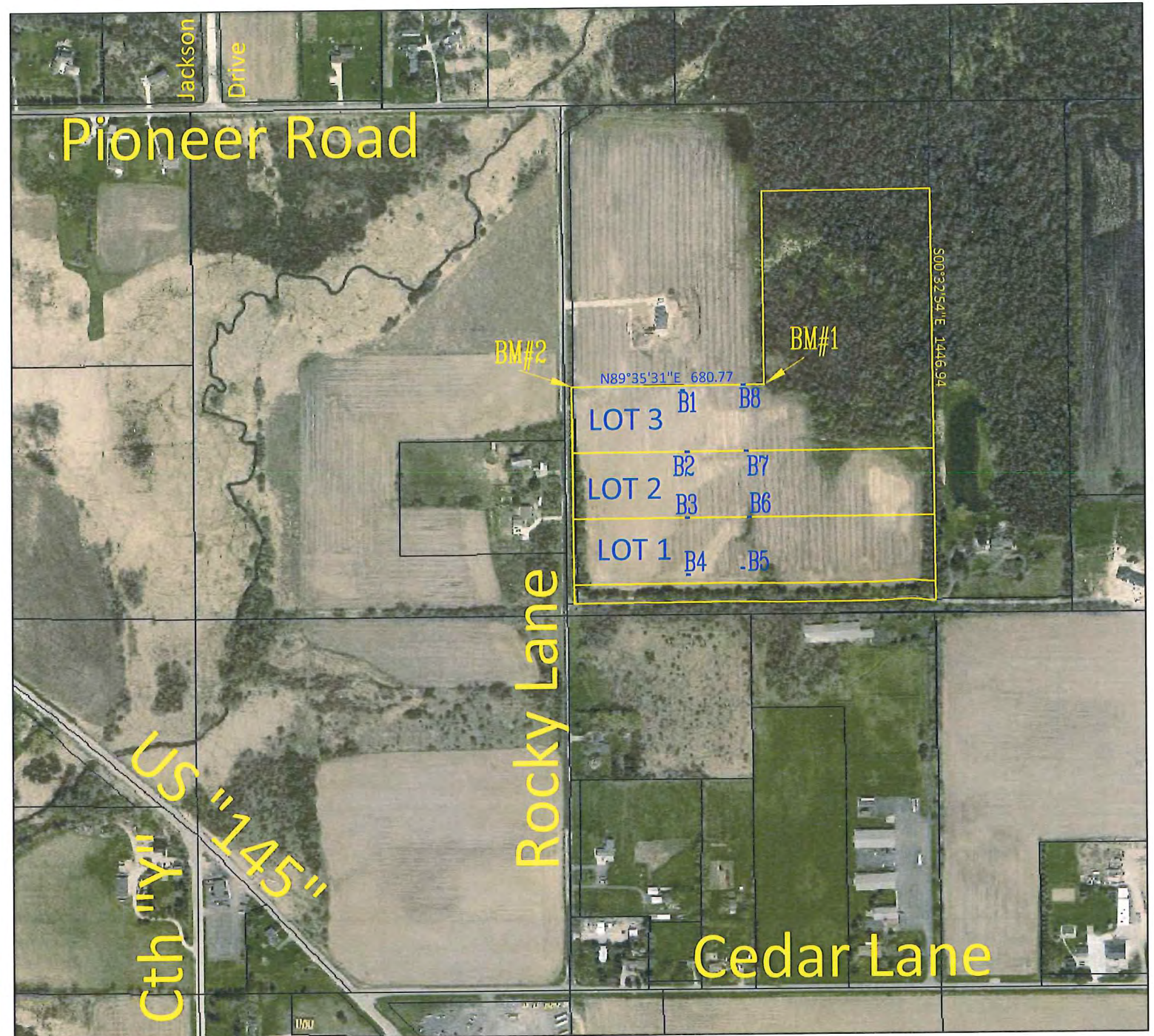
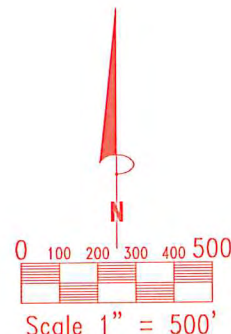
Both BM's are Iron Rod Lot Corner Markers.

Assumed Elevations:

BM #1 = 100.00

BM #2 = 115.62

Eric Schmitz



Soil Test Site Plan
For: John & Ellen Kuber

Lot 2 of a proposed Certified Survey Map. Part of the NE Fractional 1/4 of the NW Fractional 1/4 of Section 5, T9N, R20E, Town Of Germantown, Washington County, Wisconsin.

LOT 2

Utility Easement

LOT 3

B7
100.6

N89°40'08"E
1278.09

B2
105.8

106

104

102

101

111

109

107

105

103

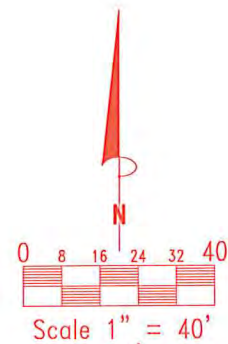
4%

B3
108.4

B6
101.7

N89°44'46"E
1278.66

LOT 1



Eric Schmitz



Department of Commerce
Division of Safety and Buildings

SOIL EVALUATION REPORT

in accordance with Comm 85, Wis. Adm. Code

#4554

Page 1 of 4
Eric Schmitz Corporation

Attach complete site plan on paper not less than 8½ x 11 inches in size. Plan must include, but not limited to: vertical and horizontal reference point (BM), direction and percent slope, scale or dimensions, north arrow, and location and distance to nearest road.

Please print all information.

Personal information you provide may be used for secondary purposes (Privacy Law, s. 15.04 (1) (m)).

County	Washington
Parcel I.D.	T5 0137 00C
Reviewed By	Date

Property Owner John & Ellen Kuber		Property Location Govt. Lot NE1/4, NW1/4, S5, T9N, R20E	
Property Owner's Mailing Address W200 N14144 Rocky Lane		Lot # 3	Block # Subd. Name or CSM# Proposed Certified Survey Map
City Richfield	State WI	Zip Code 53076	Phone Number
☐ City ☐ Village ☒ Town		Nearest Road Germantown See Drawing	

☒ New Construction Use: ☒ Residential / Number of bedrooms 4 Code derived design flow rate 600 GPD
☐ Replacement ☐ Public or commercial - Describe: _____

Parent material Loess over Glacial Till Flood plain elevation, if applicable NA ft.

General comments Site is suitable for a mound system (A+4). See Mound Component Manual for Septic Tank Effluent for Private Onsite Wastewater and recommendations: Systems.

It is an original copy

1 Boring # ☐ Boring ☒ Pit									
Ground surface elev. <u>106.6</u> ft.				Depth to limiting factor <u>26</u> in.				Soil Application Rate	
Horizon	Depth in.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	GPD/ft²
A p	0-12	10YR3/2	-	sil	2fsbk	mvfr	as	3vf	0.6 0.8
B t	12-20	7.5YR3/4	-	cl	2mabk	mfr	cw	2vf	0.4 0.6
BC	20-26	10YR4/4	-	vfs	1fsbk	mfr	gw	1vf	0.2 0.6
C	26-42	10YR5/4	c-1-d 7.5YR5/8	vfs	0 m	mfr	-	-	0.2 0.5

2 Boring # ☐ Boring ☒ Pit									
Ground surface elev. <u>105.8</u> ft.				Depth to limiting factor <u>36</u> in.				Soil Application Rate	
Horizon	Depth in.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	GPD/ft²
A p	0-12	10YR3/2	-	sil	2fsbk	mvfr	as	3vf	0.6 0.8
E	12-16	10YR5/3	-	sil	2fsbk	mvfr	cw	2vf	0.6 0.8
Bt1	16-26	7.5YR3/4	-	cl	2mabk	mfr	cw	1vf	0.4 0.6
Bt2	26-36	7.5YR3/4	-	scl	2fsbk	mfr	gw	1vf	0.4 0.6
C	36-42	10YR5/4	f-1-d 7.5YR5/8	vfs	0 m	mfr	-	-	0.2 0.5

* Effluent #1 = BOD₅ > 30 ≤ 220 mg/L and TSS > 30 ≤ 150 mg/L

* Effluent #2 = BOD₅ ≤ 30 mg/L and TSS ≤ 30 mg/L

CST Name (Please Print) Eric M. Schmitz	Signature:	CST Number 222021
Address Eric Schmitz Corporation 2334 Stonebridge Circle Unit A West Bend, WI 53095	Date Evaluation Conducted 1/21/2020	Telephone Number 262-338-6994

7 Boring # ☐ Boring ☒ Pit Ground surface elev. 100.6 ft. Depth to limiting factor 18 in. Soil Application Rate

Horizon	Depth in.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	GPD/ft²	
									*Eff#1	*Eff#2
A _p	0-6	10YR3/2	-	sil	2fsbk	mvfr	as	3vf	0.6	0.8
B _t	6-12	7.5YR3/4	-	cl	2mabk	mfr	cw	2vf	0.4	0.6
BC	12-18	10YR4/4	-	vfsi	1fsbk	mfr	gw	1vf	0.2	0.6
C	18-42	10YR5/4	c-2-d 7.5YR5/8	vfsi	0 m	mfr	-	-	0.2	0.5
		some bans of:	- 10YR6/2	sicl	1mabk	mfr	-	-	0.2	0.3
			calcareous							

8 Boring # ☐ Boring ☒ Pit Ground surface elev. 100.9 ft. Depth to limiting factor 16 in. Soil Application Rate

Horizon	Depth in.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	GPD/ft²	
									*Eff#1	*Eff#2
A _p	0-8	10YR3/2	-	sil	2fsbk	mvfr	as	2vf	0.6	0.8
B _t	8-16	7.5YR3/4	-	cl	2mabk	mfr	gw	1vf	0.4	0.6
BC	16-28	10YR4/4	c-2-d 7.5YR5/8	vfsi	0 m	mfr	gw	-	0.2	0.5
			- 10YR6/2							
C	28-42	10YR5/4	c-2-d 7.5YR5/8	sicl	1mabk	mfr	-	-	0.2	0.3
			- 10YR6/2							
			calcareous							

Boring # ☐ Boring ☐ Pit Ground surface elev. _____ ft. Depth to limiting factor _____ in. Soil Application Rate

Horizon	Depth in.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	GPD/ft²	
									*Eff#1	*Eff#2

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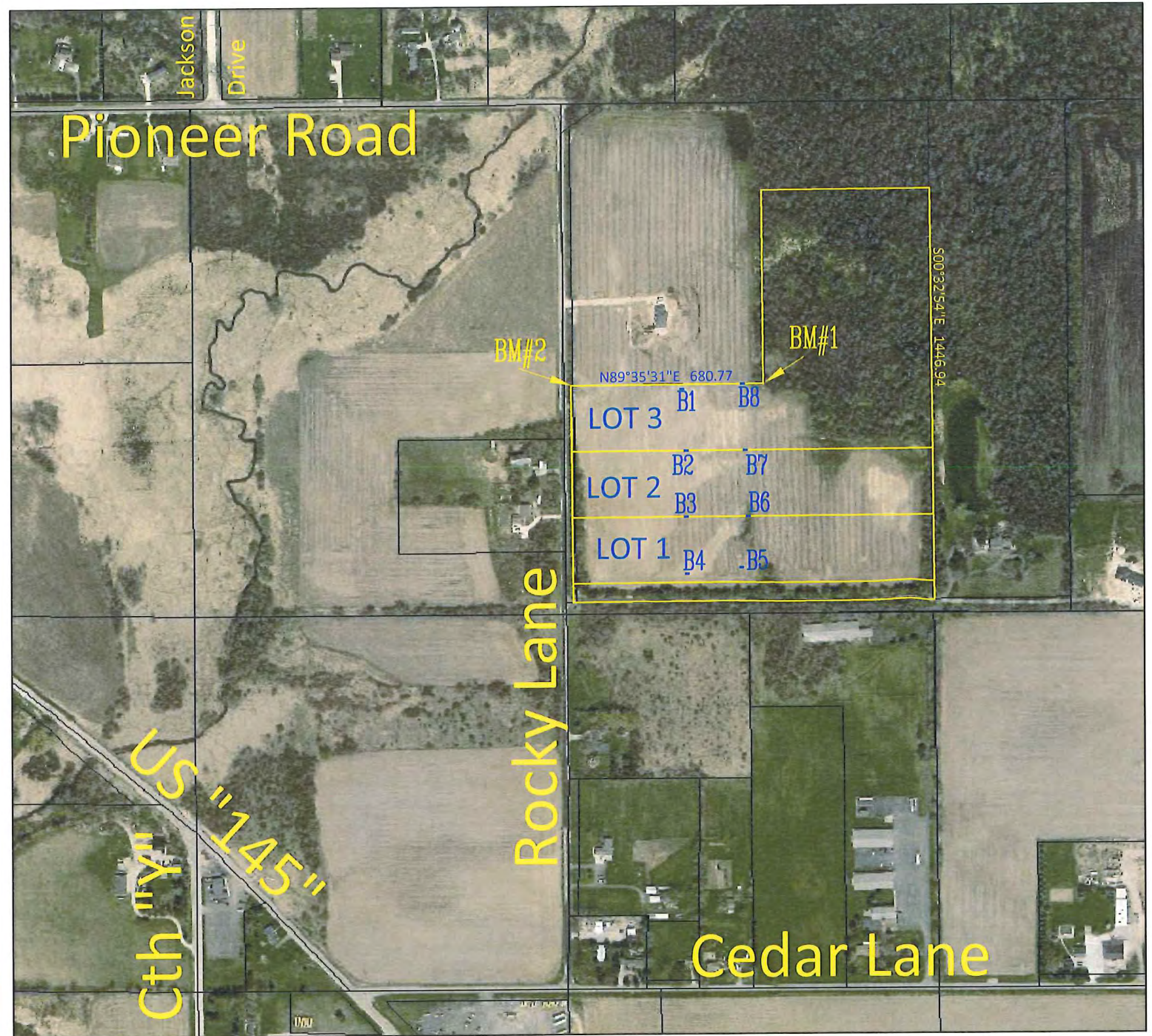
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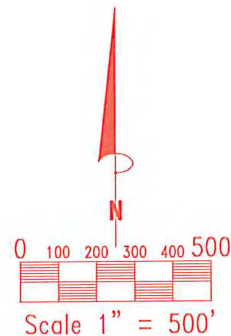
Assumed Elevations:

BM #1 = 100.00

BM #2 = 115.62



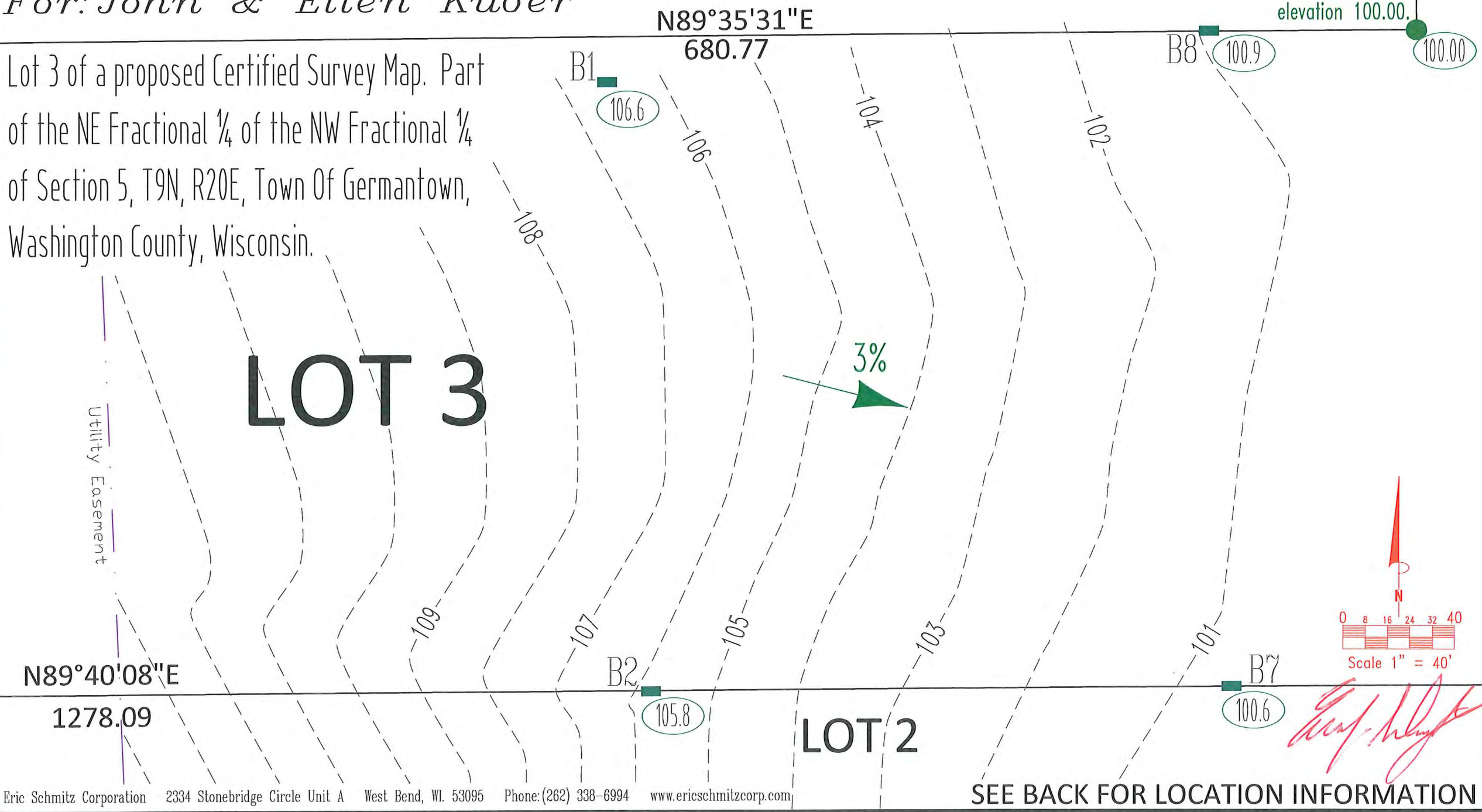
Eric Schmitz



Soil Test Site Plan
For: John & Ellen Kuber

Lot 3 of a proposed Certified Survey Map. Part of the NE Fractional 1/4 of the NW Fractional 1/4 of Section 5, T9N, R20E, Town Of Germantown, Washington County, Wisconsin.

Soils BM :
Top of Iron Rod, assumed
elevation 100.00.



**VILLAGE OF GERMANTOWN
WASHINGTON COUNTY**

RESOLUTION NO. 11-2020

AMENDMENT TO WRENWOOD DEVELOPMENT AGREEMENT

WHEREAS, The Wrenwood Development Agreement was previously approved on April 15, 2019 with Resolution 31-2019. Village Staff and the Village Attorney have worked with representatives of the Wrenwood Development on revisions; and,

WHEREAS, the General Government and Finance Committee has reviewed and recommended the attached Development Agreement; and,

NOW THEREFORE BE IT RESOLVED that the Village Board of the Village of Germantown, does hereby approve of the attached revised Development Agreement for the Wrenwood Development.

Introduced by: _____

Adopted: _____

Vote: Ayes: ____ Nays: ____

Dean M. Wolter, Village President

ATTEST:

Deanna Braunschweig, WCMC/CMC
Village Clerk

**AMENDMENT NUMBER 1 TO THE SUBDIVISION
DEVELOPMENT AGREEMENT FOR WRENWOOD SUBDIVISION**

THIS AMENDMENT is made and entered into this ____ day of January, 2020, by and between the Village of Germantown (the “Village”), a Wisconsin municipal corporation, and Wrenwood, LLC (the “Developer”), a Wisconsin limited liability company.

WHEREAS, the Village and Developer entered into a Development Agreement for the Wrenwood Subdivision on April 15, 2019; and

WHEREAS, the Development Agreement was recorded with the office of the Register of Deeds for Washington County on August 23, 2019 as Document No. 1478383; and

WHEREAS, Developer desires to amend the Development Agreement to allow for the construction of model homes and condominium units; and

WHEREAS, the parties understand and agree that Chapter 236 of the Wisconsin Statutes, Chapter 18 of the Germantown Municipal Code, and the Development Agreement require the installation of appropriate survey markers and any public improvements reasonably necessary prior to the approval of the final plat; and

WHEREAS, the Developer further desires to be record the final plat so as to allow the sale of lots within the Subdivision to home building companies which are part of the Neumann Companies family of companies; and

WHEREAS, because of the unusually wet weather conditions during 2019 public utilities and survey markers have not yet been fully installed.

NOW, THEREFORE, in consideration of these recitals, the mutual agreements, benefits and responsibilities outlined herein, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

Section 1. Paragraph 2.02 of the Development Agreement is amended to read as follows:

BUILDING AND OCCUPANCY PERMITS. No building or occupancy permits shall be issued by the Village for any construction within the Subdivision until all roads, sidewalks, water main, sanitary sewer, storm sewer, and all other improvements required under this Agreement are installed, inspected by the Village Water Utility, Wastewater Utility, and/or Highway Dept., approved by the Village Engineer, the Village has received all record-drawings in accordance with 2.05 below, and have been accepted by the Public Works & Highway Committee. Notwithstanding the above, upon final plat approval pursuant to Paragraph 2.06 building permits may be issued for one condominium and two principal single-family structures to be utilized solely as model homes.

The building permit for the model homes allowed herein shall not be issued until the binder course is installed on the roads required to access the model homes. The Developer agrees and understands that the transfer of title to any lot/residence in this development may not occur until after final certification by the Village Engineer that the terms of this agreement have been complied with and the required public improvements and survey monuments have been installed and accepted. Developer understands that until such final certification is issued, the Village will not issue any occupancy permits authorizing the habitation of any structure within the subdivision.

Section 2. Paragraph 2.06 is created and added to the Development Agreement to read as follows:

2.06 FINAL PLAT. As of the date of Amendment No.1 to the Development Agreement certain public improvements and survey markers have not been completed. Developer agrees and warrants that, in exchange for approval of the Final Plat prior to completion, it will complete the public improvements and dedications required under the Development Agreement prior to any lot being sold to a member of the general public. In order to ensure the work is completed, the Developer has deposited with the Village a Letter of Credit and/or Cash Deposit for use in the event of a default. Developer has further agreed that the sale of any lot shall be limited to sales to companies that belong to the Neumann Companies family of companies, and such sales shall include language on the deed prohibiting further sale until certification by the Village Engineer that the terms of this agreement have been complied with and the required public improvements and survey monuments have been installed and accepted. In exchange for this agreement, the Village will, under Wis. Stat. § 236.15(1)(h), waive the required survey monumenting until such time as the public improvements are complete.

Section 3. All other provisions of the Development Agreement shall remain in effect.

IN WITNESS WHEREOF, Developer and the Village have caused this Amendment to be signed in duplicate originals as of the day and year first written above.

[SIGNATURE PAGES FOLLOW]

WRENWOOD, LLC

By: _____

STATE OF WISCONSIN)
) SS
 COUNTY)

Personally came before me this ____ day of _____, 2020, the above-named, _____, to me known to be the person who executed the foregoing instrument and to me known to be such managing member of Wrenwood, LLC, and acknowledged that he executed the foregoing instrument in such capacity.

By: _____

Print Name: _____

Notary Public, State of Wisconsin

My Commission Expires:

VILLAGE OF GERMANTOWN

By _____
Dean Wolter, Village President

By _____
Deanna Braunschweig, Village Clerk

Per Village Board Approval: Dated _____

STATE OF WISCONSIN)
) SS
WASHINGTON COUNTY)

Personally came before me this ____ day of _____, 2020, the above-named, Dean M. Wolter, Village President, and Deanna Braunschweig, Village Clerk, to me known to be the persons who executed the foregoing instrument and to me known to be the persons who executed the foregoing instrument in such capacity and acknowledged the same.

By _____
Print Name: _____
Notary Public, State of Wisconsin
My Commission Expires:

Approved as to form:

Brian C. Sajdak, Village Attorney

BUSINESS OF THE VILLAGE BOARD GERMANTOWN, WI

MEETING DATE: February 17, 2019

AGENDA ITEM: New Business [SUBDIVISION PLAT]

ITEM TITLE: Steve DeCleene, Neumann Developments Inc., agent for Wrenwood LLC, property owner, is requesting approval of a final subdivision plat for Wrenwood Phase 1 (47 single-family lots) located north of Mequon Road and west of Country Aire Drive

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

SUMMARY EXPLANATION:

Steve DeCleene, Neumann Developments Inc., is requesting approval of a final subdivision plat for the 47 single-family lots located in Phase 1 (south). (Note: in April 2019, site development & building plans were approved for the 13-acre, 44-unit multi-family development located within the Phase 1 area).

The preliminary plat for Wrenwood was approved in 2019 with nine (9) conditions. All conditions have either been satisfied or included in the Wrenwood Development Agreement approved by the Village subsequent to preliminary plat approval (August 2019). In order to be eligible for approval by the Village, Wis. Stats. 236.11(1)(b) requires the final plat to “substantially conform” to the approved preliminary plat. The Plan Commission and Staff have determined that this requirement has been met.

At this time, not all of the water, lift station & sanitary sewer, street and landscaping improvements have been completed in Wrenwood. Ordinarily, the Village will not accept a subdivision final plat for approval until all improvements are complete (expected spring 2020). In this case, the Developer has requested that the Village modify its procedures to allow the final plat to be recorded to enable the developer to legally create and then transfer ownership of the single-family lots and multi-family condominium parcel to a partner company under the overall Neumann Companies “umbrella” (e.g. Tim O’Brien Homes). Doing so would enable the construction of model homes in early 2020. Village staff and the Village Attorney have generally agreed to doing so, provided additional protection is added into the Development Agreement that ensures no developed lots are sold or granted occupancy prior to completion of all of the required improvements.

PLAN COMMISSION RECOMMENDATIONS:

APPROVE the Wrenwood final subdivision plat (Phase 1) as proposed subject to three (3) conditions

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.

Chairman Wolter asked if the driveway is considered non-conforming and asked if the Village stance is to correct that before anything new is proposed. He agreed a shared driveway agreement is needed. Planner Retzlaff stated any new driveway would be required to meet the 5-foot setback requirement and also feels the agreement is needed. Trustee Baum agreed that it would be tight to turn around. Mr. Green asked the Kaisers if they were OK with the garage doors facing south and the Kaisers indicated they were. Planner Retzlaff said Plan Commission could approve with the garage doors on the south elevation. Ms. Kaiser stated they are trying to work out an agreement. Chairman Wolter said he understands Ms. Witte and Kaiser do not want asphalt at the driveway Y. Mr. Green confirmed asphalt would not be located on the Kaiser property.

MOTION Baum second Shadid to Table this item to the February 10th Plan Commission meeting.

MOTION to Table carried unanimously.

Neumann Development, Agent for Wrenwood LLC, Property Owners - Lot 2 & 3 of CSM 6890; located west of Country Aire Drive and north of Mequon Road. Final subdivision plat for Phase 1 containing 47 single-family lots. Planner Retzlaff summarized the proposal. Steve DeCleene, Neumann Properties was present to address questions.

MOTION Baum second Shadid to Approve the Wrenwood final subdivision plat (Phase 1) as proposed subject to the following conditions:

- 1. The Developer shall ensure the following items are addressed/completed to the satisfaction of the Public Works Department prior to the acceptance of all public improvements:***
 - a. Complete and submit “as-built” data for the stormwater pond recertification***
 - b. Complete clean-up/restoration of all road ditches and drainage easements***
 - c. Complete final asphalt lift and road shouldering (as provided in the Developer’s Agreement)***
 - d. Complete all public water, sanitary sewer & lift station improvements***
 - e. Complete all street tree and common area landscaping improvements***
- 2. The Developer shall submit the proposed subdivision deed restrictions and covenants to the Village Attorney for review and approval prior to Village Board approval of the final plat.***
- 3. A Letter of “no objection” from the WI Department of Administration (DOA) shall be submitted prior to Village Board approval of the final plat.***

MOTION carried unanimously.

Community Development Department - Introduction to the Village’s new Zoning Hub online zoning information and development application & tracking portal. Planner Retzlaff summarized the new information system. He explained it’s not just a digital zoning map it also incorporates the zoning code, applications forms and procedures, enables residents to track development proposals and get notifications of when meetings are scheduled. He said our hope is to improve our delivery of getting accurate information to the public. Associate Planner Zandt demonstrated the different features and functions found on the site including the zoning map and layer selections, details on zoning districts including permitted uses and setback information, land use searches for specific zoning districts and creating a parcel summary. Other tools include procedures for submitting an application, zoning definitions, pending applications and the ability to sign up for

FINAL SUBDIVISION PLAT

1/13/20 Plan Commission Meeting

Neumann Developments Inc. / Wrenwood LLC

Village Planner Report

Germantown, Wisconsin

Summary

Steve DeCleene, Neumann Developments Inc., agent for Wrenwood LLC, property owner, is requesting approval of a final subdivision plat for Phase 1 (47 single-family lots) in Wrenwood, a 145-acre residential development located north of Mequon Road and west of Country Aire Drive.

Property Location: Mequon Road @ Country Aire Drive

Applicant/

Property Owner: Steve DeCleene
Neumann Developments Inc.
N27W24025 Paul Ct
Pewaukee, WI

Wrenwood LLC
N27W24025 Paul Ct
Pewaukee, WI

Current Zoning: Rs-5: Single-Family w/ a Planned Development District (PDD) Overlay ("Wrenwood PDD")

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

Location Map



Proposal/Background

In August 2018, the Village approved the preliminary subdivision plat consistent with the Wrenwood Planned Development District (PDD) and General Development Plan with the following characteristics:

TABLE 1.
Wrenwood Preliminary Plat Summary

Gross Area (Ac)	145.36
Wetland Area (Ac)	20.69
Right-of-Way (Ac)	18.04
Net Density Area (Total Ac)	106.63
Net Density Area (SF Ac)	92.77
Net Density Area (MF Ac)	13.86
# Single-Family Lots/DU's	142
# Multi-Family Lots/DU's	60
SF Net Density (SF DU/Acre)	1.53
MF Net Density (MF DU/Acre)	4.33
Open Space (Outlot Total Ac)	59.88
SF Avg Lot Size (ac)	17,779 sqft
SF Lot Size Range (Ac)	15,005 to 26,507 sqft

At that time, the Developer indicated a desire to complete development in multiple phases beginning with the single-family area south of the “central park” environmental corridor as Phase 1 (with single-family Lots 2 through 48 and the multi-family condominium area). All roads, water & sewer utilities, landscaping and storm water management facilities for the south development area will be completed in Phase I.

In April 2019, the Plan Commission approved site development & building plans for the 13-acre, 44-unit multi-family component comprised of 44 condominium-style units in 2 and 4-unit buildings with a clubhouse and common open space (less than the maximum 60 units allowed under the PDD).

At this time, Steve DeCleene, Neumann Developments Inc., agent for Wrenwood LLC, property owner, is requesting approval of a final subdivision plat for the 47 single-family lots in Phase 1 (south).

Staff CommentsVillage Planner/Zoning Administrator

The Village Board approved the preliminary plat for Wrenwood with nine (9) conditions. With two exceptions, all of these conditions have been satisfied or have been included in the Development Agreement entered into between the Village and the Developer subsequent to preliminary plat approval (recorded in August 2019). The two outstanding conditions (that subdivision covenants be submitted with the final plat and that all WisDOT requirements in their May 24, 2018 “no objection” letter be reflected on the final plat) will be addressed prior to Village Board action on the final plat (tentatively set for January 20).

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 determined that this requirement has been met.

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 Wisconsin Department of Administration (DOA). *NOTE: The DOA letter will include any comments and/or requirements from the WisDOT based on their initial May 24, 2018 preliminary plat review letter).*

A requirement that the Village receive DOA certification prior to recording the Wrenwood plat has been included as a staff-recommended condition of final plat approval.

At this time, not all of the water, lift station & sanitary sewer, street or landscaping improvements have been completed in Wrenwood. Ordinarily, the Village will not accept a subdivision final plat until all improvements are complete. Completion of all the required improvements is expected in the spring of 2020.

In this case, the Developer has requested that the Village modify its procedures to allow the final plat to be recorded to enable the developer to legally create and then transfer ownership of the single-family lots and multi-family condominium parcel to a partner company under the overall Neumann Companies “umbrella” (e.g. Tim O’Brien Homes). Doing so would enable the construction of a limited number of model homes in early 2020. Village staff and the Village Attorney have generally agreed to doing so, provided additional protection is added into the Development Agreement to ensure individual homes are not constructed and occupied prior to completion of the required improvements.

Public Works Department/Village Surveyor

The Village Surveyor has reviewed and recommended approval of the final plat subject to the receipt of all required as-built drawings and storm water pond certifications, as well as, installation of all statute-required lot boundary and corner monuments.

Village Planner Recommendation

APPROVE the Wrenwood final subdivision plat (Phase 1) as proposed subject to the following conditions:

- ~~1. The street trees, as specified in the approved Landscaping Plan, shall be planted prior to the recording of the Final Plat.~~
1. The Developer shall ensure the following items are addressed/completed to the satisfaction of the Public Works Department prior to the acceptance of all public improvements:
 - a. Complete and submit "as-built" data for the stormwater pond recertification
 - b. Complete clean-up/restoration of all road ditches and drainage easements
 - c. Complete final asphalt lift and road shouldering (as provided in the Developer's Agreement)
 - d. Complete all public water, sanitary sewer & lift station improvements
 - e. Complete all street tree and common area landscaping improvements
2. The Developer shall submit the proposed subdivision deed restrictions and covenants to the Village Attorney for review and approval prior to Village Board approval of the final plat.
3. A Letter of "no objection" from the WI Department of Administration (DOA) shall be submitted prior to Village Board approval of the final plat.



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

☐
☒
☐

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

Neumann Developments
Steve Belkone
N27 W24025 Paul Court
Pewaukee, WI 53072
Phone (262) 542 9200
Fax ()
E-Mail Steve@NeumannCompanies.com

PROPERTY OWNER

Woodward LLC
N27 W24025 Paul Court
Pewaukee, WI 53072
Phone (262) 542 9200

2

PROPERTY ADDRESS OR GENERAL LOCATION

TAX KEY NUMBER(S)

NW Corner of Mequon Rd and Country Aire

GTNV-234990

3

READ AND INITIAL THE FOLLOWING:

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

1/8/20
Applicant Date

1/8/20
Owner Date



TONY EVERS
GOVERNOR
JOEL BRENNAN
SECRETARY

Plat Review

101 E Wilson St FL 9, Madison WI 53703
PO Box 1645, Madison WI 53701
(608) 266-3200 Fax: (608) 264-6104 TTY: (608) 267-9629
E-mail: plat.review@wi.gov
<http://doa.wi.gov/platreview>

January 21, 2020

0149
PERMANENT FILE NO. 26624

DEBORAH JOERS
TRIO ENGINEERING, LLC
4100 N CALHOUN RD STE 300
BROOKFIELD WI 51005

Subject: WRENWOOD
SE 1/4
S23 T9N R20E
VILLAGE OF GERMANTOWN, WASHINGTON COUNTY

Dear Ms. Joers:

You have submitted WRENWOOD for review. The Department of Administration does not object to the final plat bearing the January 15, 2020 revision date. We certify that it complies with: s. 236.15, s. 236.16, s. 236.20, and s. 236.21, Wis. Stats.; and ch. Trans 233, Wis. Admin. Code.; and the Washington County Planning & Parks Department.

DEPARTMENT OF ADMINISTRATION COMMENTS:

The Department of Administration has no conditions for this plat.

Note to Surveyor: You must sign, date and seal all sheets of the plat prior to final approval and recording.

Note to all: The surveyor indicated that all exterior monuments have been set and that the Village of Germantown has temporarily waived placing the interior monuments per s. 236.15 (1) (h), Wis. Stats.

DEPARTMENT OF TRANSPORTATION:

The Department of Transportation is an objecting agency on this plat. On October 23, 2019 we transmitted the plat to the WI DOT SE Region - Waukesha, Land Division Reviewer. On January 17, 2020 they returned a copy of the plat certifying no objection.

COUNTY PLANNING AGENCY:

The Washington County Planning & Parks Department is an objecting agency on this plat. On October 23, 2019 we transmitted copies to them for review. On November 25, 2019 they returned a copy of the plat certifying no objection.

The plat shall be presented to the Village Board for final approval and signing. The Village, during its review of the plat, will have resolved when applicable that the plat:

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

Any changes to the plat involving details checked by this Department, the Department of Transportation, or the Washington County Planning & Parks Department will require submission of the plat to the Department for recertification before the plat is eligible for recording. Such changes can be found by comparing the recordable document with the copy of the certified plat furnished with this letter.

If there are any questions concerning this review, please contact our office, at the number listed below.

Sincerely,


Renée M. Powers, PLS
Plat Review
Phone: (608) 266-3200

Enc: Recordable Document

cc: Wrenwood LLC, Owner
Clerk, Village of Germantown
Washington County Planning & Parks Department
Department of Transportation
Register of Deeds
SEWRPC

ORIGINAL RECEIVED FROM SURVEYOR ON 10/23/2019; REVIEWED ON 11/20/2019
SUBSTITUTE ORIGINAL RECEIVED FROM SURVEYOR ON 01/15/2020



Planning and Parks Department

Jamie Ludovic, Central Services Director

Debora Sielski, Deputy Planning and Parks Administrator

Paul Sebo, County Conservationist

Phil Gaudet, Land Resources Manager

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

11/25/2019

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

COPY

To Whom it May Concern:

This letter is to inform you that the Washington County Land Use & Planning Committee have considered the following subdivision plat pursuant to Wisconsin Statutes and applicable local Ordinances:

Date of Meeting: **11/25/2019**

Subdivision Name: **WRENWOOD SUBDIVISION**

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

Location: NW ¼, NE ¼, SE ¼ & SW ¼ OF SECTION, 23
Municipality: VILLAGE OF GERMANTOWN
Subdivider: WRENWOOD LLC
Surveyor: TRIO ENGINEERING

Action taken:

Land Use & Planning Committee stated no objection to the Final Plat for Wrenwood Subdivision.

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

Sincerely,

Phillip J. Gaudet, Land Resources Manager

cc: Municipal Clerk
Subdivider
Surveyor
Land & Water Conservation Division



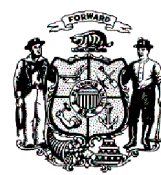
WRENWOOD

BEING A RE-DIVISION OF LOTS 1 AND 2 OF CERTIFIED SURVEY MAP NO. 6890, BEING A PART OF THE NORTHWEST 1/4, SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 9 NORTH, RANGE 20 EAST, IN THE VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN.

"OVERALL DETAIL SHEET"

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

GENERAL NOTES:

- — Indicates Set 1.270" outside diameter x 18" long Reinforcing Bar weighing 4.303 lbs. per lineal foot. All other Lot and Outlot corners are staked with 0.750" outside diameter x 18" long Reinforcing Bar weighing 1.502 lbs. per lineal foot.
- — Indicates Found 0.75" outside diameter Reinforcing Bar, unless otherwise noted on plat.
- All linear measurements have been made to the nearest one-hundredth of a foot.
- All angular measurements have been made to nearest second and computed to the nearest half-second.
- All bearings are referenced to Grid North of the Wisconsin State Plane Coordinate System, South Zone (NAD-27), in which the East line of the S.E. 1/4 of Section 23, Town 9 North, Range 20 East, bears North 02°04'59" West.
- The Easements for Sanitary Sewer, Utility, Storm Sewer and Drainage are herein granted to the Village of Germantown.
- The Owners of the residential Lots 1 through 48 within the "Wrenwood" Subdivision and any future additions to this subdivision, shall each own an equal undivided fractional interest in Outlots 1, 2, 3, and 4 of this Subdivision. Washington County shall not be liable for fees or special charges in the event they become the owner of any Lot or Outlot in the Subdivision by reason of tax delinquency.
- All wetland was delineated by STANTEC in 2017 and field located.
- Stormwater Management Facilities are located on Outlots 1 and 4 of this Subdivision. The Owners of the residential Lots within this Subdivision and owners of any future additions shall each be liable for an equal undivided fractional share of the cost to repair, maintain or restore said Stormwater Management Facilities within this Subdivision. Said repairs, maintenance and restoration shall be performed by the Owners of all Lots within this Subdivision.

DEVELOPMENT SUMMARY LOTS 2 - 48

DEVELOPMENT
RS-5 SINGLE FAMILY
RESIDENTIAL DISTRICT w/PDD
OVERLAY

RS-5 LOT REQUIREMENTS:

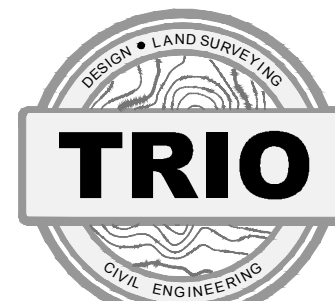
MIN. FRONT SETBACK: 35 FT.
MIN. REAR SETBACK: 35 FT.
MIN. SIDE SETBACK: 12 FT.

OWNER:

WRENWOOD, LLC
N27W24025 PAUL COURT, STE. 100
PEWAUKEE, WI 53072
PHONE: (262) 542-9200
FAX: (262) 349-9324

LINE TABLE

Line #	BEARING	LENGTH
L1	N02°04'59"E	135.37'
L2	S87°55'01"W	60.00'



4100 N. CALHOUN ROAD
Suite 300
Brookfield, WI 53005
Phone: (262) 790-1460
Fax: (262) 790-1461

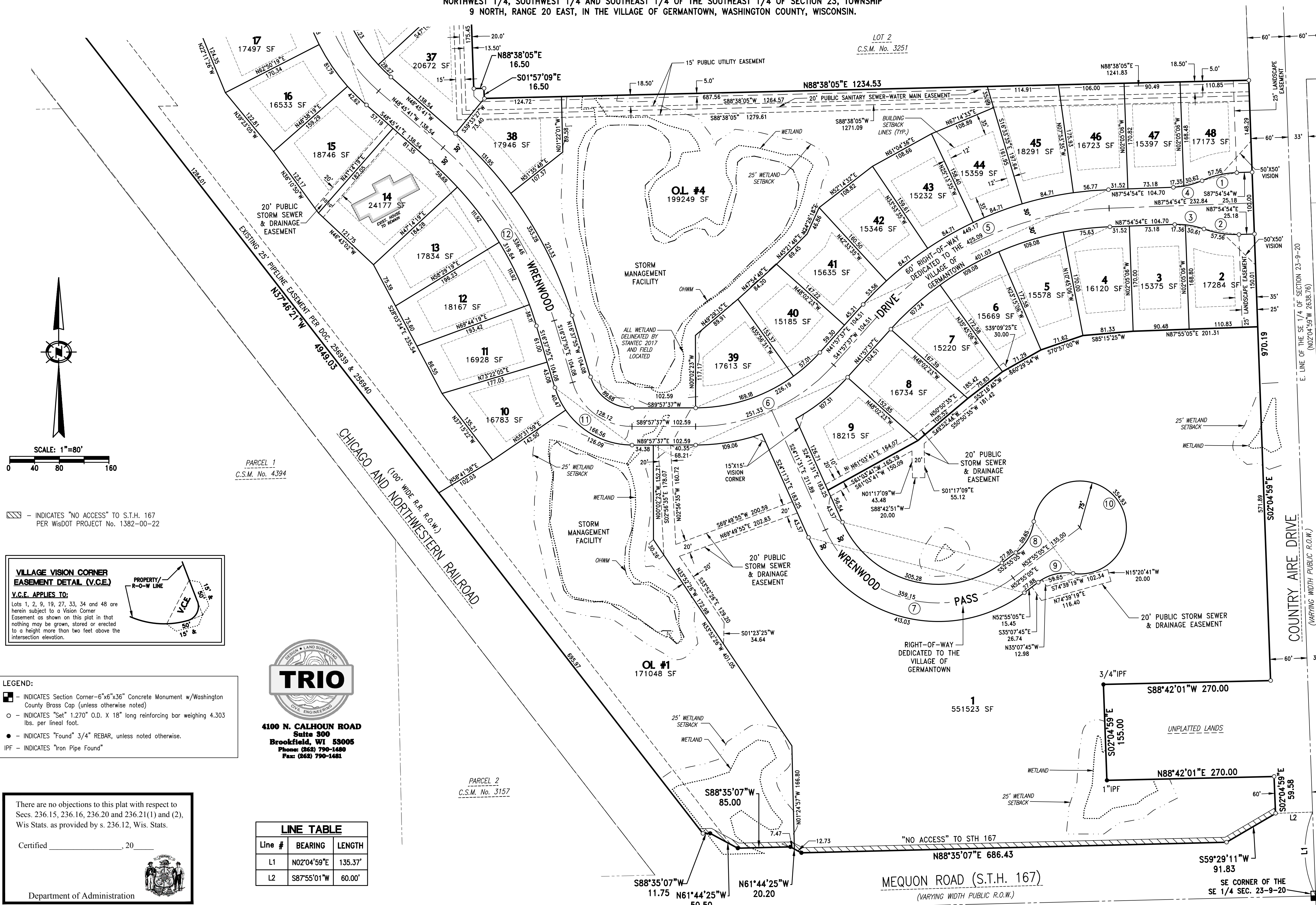
SW CORNER OF THE SE 1/4
SEC. 23-9-20
WIS. STATE PLANE COORD.
SYSTEM- SOUTH ZONE
FND. CONC. MON. w/BRASS CAP
N=450,829.88 E=2,508,185.26

--- INDICATES "NO ACCESS" TO S.T.H. 167
PER WisDOT PROJECT No. 1382-00-22

P.O.C.
SE CORNER OF THE
SE 1/4 SEC. 23-9-20
WIS. STATE PLANE COORD.
SYSTEM- SOUTH ZONE
FND. CONC. MON. w/BRASS CAP
N=450,893.94 E=2,510,779.26

WRENWOOD

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INDICATES "NO ACCESS" TO S.T.H. 167 PER WisDOT PROJECT No. 1382-00-22

VILLAGE VISION CORNER EASEMENT DETAIL (V.C.E.)

V.C.E. APPLIES TO:
Lots 1, 2, 9, 19, 27, 33, 34 and 48 are herein subject to a Vision Corner Easement as shown on this plat in that nothing may be grown, stored or erected to a height more than two feet above the intersection elevation.

LEGEND:

- INDICATES Section Corner—6"x6"x36" Concrete Monument w/Washington County Brass Cap (unless otherwise noted)
- INDICATES "Set" 1.270" O.D. X 18" long reinforcing bar weighing 4.303 lbs. per lineal foot.
- INDICATES "Found" 3/4" REBAR, unless noted otherwise.
- IPF - INDICATES "Iron Pipe Found"



4100 N. CALHOUN ROAD
Suite 300
Brookfield, WI 53005
Phone: (262) 790-1480
Fax: (262) 790-1481

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.

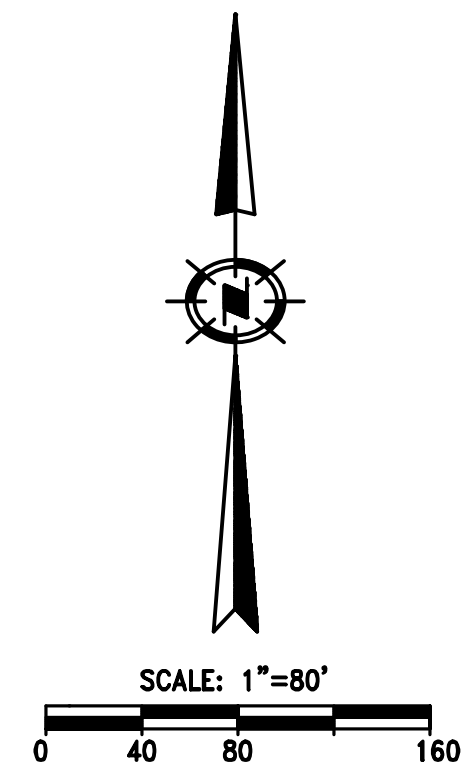
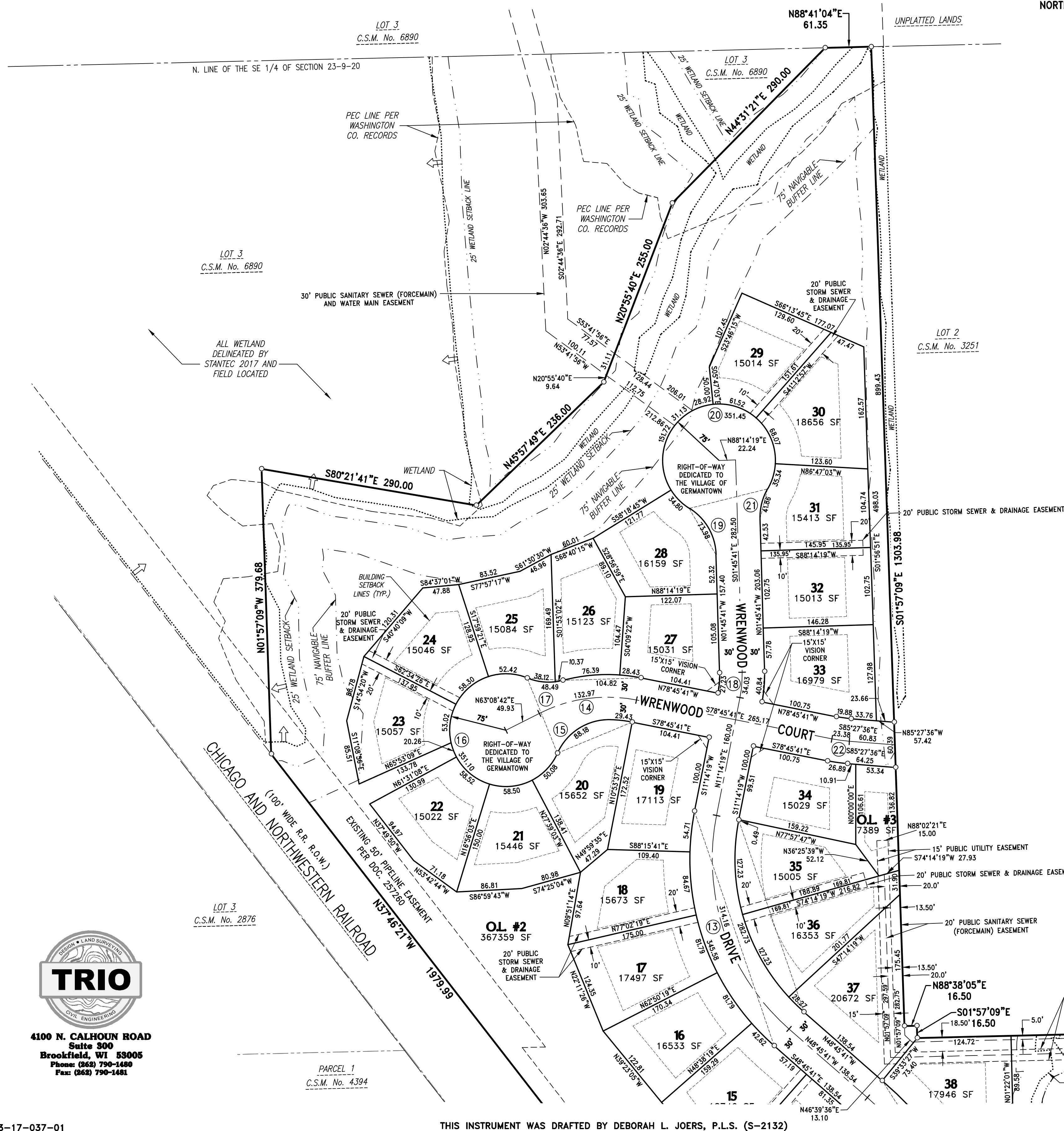
Certified _____, 20____

Department of Administration

LINE TABLE		
Line #	BEARING	LENGTH
L1	N02°04'59"E	135.37'
L2	S87°55'01"W	60.00'

WRENWOOD

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IPF - INDICATES "Iron Pipe Found"

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

TRIO
DESIGN • LAND SURVEYING
CIVIL ENGINEERING

4100 N. CALHOUN ROAD
Suite 300
Brookfield, WI 53005
Phone: (262) 790-1480
Fax: (262) 790-1481

WRENWOOD

BEING A RE-DIVISION OF LOTS 1 AND 2 OF CERTIFIED SURVEY MAP NO. 6890, BEING A PART OF THE NORTHWEST 1/4, SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 9 NORTH, RANGE 20 EAST, IN THE VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN.

CURVE TABLE:

NO.	LOT(S)	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING	TANGENT IN	TANGENT OUT
C1	LOT 48	150.00	21°59'11"	57.56	57.21	S76°55'18.5"W	S87°54'54"W	S65°55'43"W
C2	LOT 2	150.00	21°59'11"	57.56	57.21	S81°05'30.5"E	S70°05'55"E	N87°54'54"E
C3	S. R.O.W.	125.00	21°59'11"	47.97	47.67	N81°05'30.5"W	N70°05'55"W	S87°54'54"W
	LOT 2	125.00	14°01'50"	30.61	30.53	N77°06'50"W	N70°05'55"W	N84°07'45"W
	LOT 3	125.00	7°57'21"	17.36	17.34	N88°06'25.5"W	N84°07'45"W	S87°54'54"W
C4	N. R.O.W.	125.00	21°59'11"	47.97	47.67	N76°55'18.5"E	N87°54'54"E	N65°55'43"E
	LOT 48	125.00	14°01'58"	30.62	30.54	N72°56'42"E	N79°57'41"E	N65°55'43"E
	LOT 47	125.00	7°57'13"	17.35	17.34	N83°56'17.5"E	N87°54'54"E	N79°57'41"E
C5	CENTERLINE	530.00	45°57'17"	425.09	413.79	S64°56'15.5"W	S87°54'54"W	S41°57'37"W
	N. R.O.W.	560.00	45°57'17"	449.17	437.21	S64°56'15.5"W	S87°54'54"W	S41°57'37"W
	LOT 46	560.00	5°48'29"	56.77	56.74	S85°00'39.5"W	S87°54'54"W	S82°06'25"W
	LOT 45	560.00	8°40'00"	84.71	84.63	S77°46'25"W	S82°06'25"W	S73°26'25"W
	LOT 44	560.00	8°40'00"	84.71	84.63	S69°06'25"W	S73°26'25"W	S64°46'25"W
	LOT 43	560.00	8°40'00"	84.71	84.63	S60°26'25"W	S64°46'25"W	S56°06'25"W
	LOT 42	560.00	8°40'00"	84.71	84.63	S51°46'25"W	S56°06'25"W	S47°26'25"W
	LOT 41	560.00	5°28'48"	53.56	53.54	S44°42'01"W	S47°26'25"W	S41°57'37"W
	S. R.O.W.	500.00	45°57'17"	401.03	390.37	S64°56'15.5"W	S87°54'54"W	S41°57'37"W
	LOT 4	500.00	8°40'00"	75.63	75.56	S83°34'54"W	S87°54'54"W	S79°14'54"W
	LOT 5	500.00	12°30'00"	109.08	108.87	S72°59'54"W	S79°14'54"W	S66°44'54"W
	LOT 6	500.00	12°30'00"	109.08	108.87	S60°29'54"W	S66°44'54"W	S54°14'54"W
	LOT 7	500.00	12°17'17"	107.24	107.03	S48°06'15.5"W	S54°14'54"W	S41°57'37"W
C6	CENTERLINE	300.00	48°00'00"	251.33	244.04	N65°57'37"E	N89°57'37"E	N41°57'37"E
	N. R.O.W.	270.00	48°00'00"	226.19	219.64	N65°57'37"E	N89°57'37"E	N41°57'37"E
	LOT 40	270.00	12°05'52"	57.01	56.90	N48°00'33"E	N54°03'29"E	N41°57'37"E
	LOT 39	270.00	35°54'08"	169.18	166.43	N72°00'33"E	N89°57'37"E	N54°03'29"E
	LOT 9	330.00	18°37'55"	107.31	106.84	N51°16'34.5"E	N60°35'32"E	N41°57'37"E
	LOT 1	330.00	18°56'11"	109.06	108.57	N80°29'31.5"E	N89°57'37"E	N71°01'26"E
C7	CENTERLINE	200.00	102°53'24"	359.15	312.80	S75°38'13"E	S24°11'31"E	N52°55'05"E
	N.E. R.O.W.	170.00	102°53'24"	305.28	265.88	S75°38'13"E	S24°11'31"E	N52°55'05"E
	S.W. R.O.W.	230.00	102°53'24"	413.03	359.72	S75°38'13"E	S24°11'31"E	N52°55'05"E
C8	N. R.O.W.	75.00	45°34'23"	59.65	58.09	N30°07'53.5"E	N52°55'05"E	N07°20'42"E
C9	S. R.O.W.	75.00	45°34'23"	59.65	58.09	S75°42'16.5"W	N81°30'32"W	S52°55'05"W
C10	CUL-DE-SAC	75.00	271°08'46"	354.93	105.00	N37°04'55"W	S81°30'32"E	S07°20'42"W
C11	CENTERLINE	100.00	73°24'28"	128.12	119.54	S53°20'09"E	S16°37'55"E	N89°57'37"E
	N.E. R.O.W.	70.00	73°24'28"	89.68	83.68	S53°20'09"E	S16°37'55"E	N89°57'37"E
	S.W. R.O.W.	130.00	73°24'28"	166.56	155.40	S53°20'09"E	S16°37'55"E	N89°57'37"E
	OUTLOT 1	130.00	55°34'22"	126.09	121.21	S62°15'12"E	S34°28'01"E	N89°57'37"E
	LOT 10	130.00	17°50'06"	40.47	40.30	S25°32'58"E	S16°37'55"E	S34°28'01"E
C12	CENTERLINE	600.00	32°07'46"	336.46	332.07	N32°41'48"W	N16°37'55"W	N48°45'41"W
	N.E. R.O.W.	630.00	32°07'46"	353.28	348.67	N32°41'48"W	N16°37'55"W	N48°45'41"W
	OUTLOT 4	630.00	20°07'46"	221.33	220.20	N26°41'48"W	N16°37'55"W	N36°45'41"W
	LOT 38	630.00	12°00'00"	131.95	131.71	N42°45'41"W	N36°45'41"W	N48°45'41"W
	S.W. R.O.W.	570.00	32°07'46"	319.64	315.46	N32°41'48"W	N16°37'55"W	N48°45'41"W
	LOT 11	570.00	3°37'46"	36.11	36.10	N18°26'48"W	N16°37'55"W	N20°15'41"W
	LOT 12	570.00	11°15'00"	111.92	111.74	N25°53'11"W	N20°15'41"W	N31°30'41"W
	LOT 13	570.00	11°15'00"	111.92	111.74	N37°08'11"W	N31°30'41"W	N42°45'41"W
	LOT 14	570.00	6°00'00"	59.69	59.66	N45°45'41"W	N42°45'41"W	N48°45'41"W

CURVE TABLE:

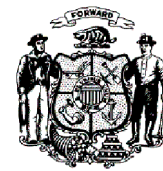
NO.	LOT(S)	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING	TANGENT IN	TANGENT OUT
C13	CENTERLINE	300.00	60°00'00"	314.16	300.00	S18°45'41"E	S11°14'19"W	S48°45'41"E
	N.E. R.O.W.	270.00	60°00'00"	282.73	270.00	S18°45'41"E	S11°14'19"W	S48°45'41"E
	LOT 37	270.00	6°00'00"	28.27	28.26	S45°45'41"E	S42°45'41"E	S48°45'41"E
	LOT 36	270.00	27°00'00"	127.23	126.06	S29°15'41"E	S15°45'41"E	S42°45'41"E
	LOT 35	270.00	27°00'00"	127.23	126.06	S02°15'41"E	S11°14'19"W	S15°45'41"E
	S.W. R.O.W.	330.00	60°00'00"	345.58	330.00	S18°45'41"E	S11°14'19"W	S48°45'41"E
	LOT 15	330.00	7°24'00"	42.62	42.59	S45°03'41"E	S41°21'41"E	S48°45'41"E
	LOT 16	330.00	14°12'00"	81.79	81.58	S34°15'41"E	S27°09'41"E	S41°21'41"E
	LOT 17	330.00	14°12'00"	81.79	81.58	S20°03'41"E	S12°57'41"E	S27°09'41"E
	LOT 18	330.00	14°42'02"	84.67	84.44	S05°36'40"E	S01°44'21"W	S12°57'41"E
	LOT 19	330.00	9°29'58"	54.71	54.65	S06°29'20"W	S11°14'19"W	S01°44'21"W
C14	CENTERLINE	200.00	38°05'37"	132.97	130.54	S82°11'30.5"W	N78°45'41"W	S63°08'42"W
	N. R.O.W.	230.00	26°06'41"	104.82	103.91	S88°10'58.5"W	N78°45'41"W	S75°07'38"W
	LOT 26	230.00	19°01'44"	76.39	76.04	S84°38'30"W	N85°50'38"W	S75°07'38"W
	LOT 27	230.00	7°04'57"	28.43	28.41	N82°18'09.5"W	N78°45'41"W	N85°50'38"W
	S. R.O.W.	170.00	9°55'12"	29.43	29.40	N83°43'17"W	N78°45'41"W	N88°40'53"W
C15	LOT 20	75.00	67°21'55"	88.18	83.19	S57°38'09.5"W	N88°40'53"W	S23°57'12"W
C16	CUL-DE-SAC	75.00	268°13'08"	351.10	107.70	S21°56'14"E	N67°49'40"W	N23°57'12"E
	LOT 20	75.00	38°15'33"	50.08	49.16	N43°04'58.5"E	N62°12'45"E	N23°57'12"E
	LOT 21	75.00	44°41'37"	58.50	57.03	N84°33'33.5"E	S73°05'38"E	N62°12'45"E
	LOT 22	75.00	44°42'34"	58.52	57.05	S50°44'21"E	S28°23'04"E	S73°05'38"E
	OUTLOT 2	75.00	15°28'42"	20.26	20.20	S20°38'43"E	S12°54'22"E	S28°23'04"E
	LOT 23	75.00	40°30'03"	53.02	51.92	S07°20'39.5"W	S27°35'41"W	S12°54'22"E
	LOT 24	75.00	44°32'03"	58.30	56.84	S49°51'42.5"W	S72°07'44"W	S27°35'41"W
	LOT 25	75.00	40°02'36"	52.42	51.36	N87°50'58"W	N67°49'40"W	S72°07'44"W
C17	N. R.O.W.	75.00	37°02'42"	48.49	47.65	S86°21'01"E	S67°49'40"E	N75°07'38"E
	LOT 25	75.00	29°07'22"	38.12	37.71	S82°23'21"E	S67°49'40"E	N83°02'58"E
	LOT 26	75.00	7°55'20"	10.37	10.36	N79°05'18"E	N83°02'58"E	N75°07'38"E
C18	CENTERLINE	150.00	13°00'00"	34.03	33.96	N04°44'19"E	N11°14'19"E	N01°45'41"W
	W. R.O.W.	120.00	13°00'00"	27.23	27.17	N04°44'19"E	N11°14'19"E	N01°45'41"W
	E. R.O.W.	180.00	13°00'00"	40.84	40.75	N04°44'19"E	N11°14'19"E	N01°45'41"W
C19	LOT 28	75.00	56°30'47"	73.98	71.01	N30°01'05.5"W	N01°45'42"W	N58°16'29"W
C20	CUL-DE-SAC	75.00	268°29'26"	351.45	107.45	S75°58'14"W	N30°12'57"E	S58°16'29"E
	LOT 28	75.00	26°35'14"	34.80	34.49	S44°58'52"E	S31°41'15"E	S58°16'29"E
	OUTLOT 2	75.00	115°54'12"	151.72	127.14	S26°15'51"W	S84°12'57"W	S31°41'15"E
	LOT 29	75.00	47°00'00"	61.52	59.81	N72°17'03"W	N48°47'03"W	S84°12'57"W
	LOT 30	75.00	52°00'00"	68.07	65.76	N22°47'03"W	N03°12'57"E	N48°47'03"W
	LOT 31	75.00	27°00'00"	35.34	35.02	N16°42'57"E	N30°12'57"E	N03°12'57"E
C21	LOT 31	75.00	31°58'38"	41.86	41.32	S14°13'38"W	S30°12'57"W	S01°45'41"E
C22	CENTERLINE	200.00	6°41'55"	23.38	23.37	S82°06'38.5"E	S78°45'41"E	S85°27'36"E
	N. R.O.W.	170.00	6°41'55"	19.88	19.86	S82°06'38.5"E	S78°45'41"E	S85°27'36"E
	S. R.O.W.	230.00	6°41'55"	26.89	26.87	S82°06'38.5"E	S78°45'41"E	S85°27'36"E



4100 N. CALHOUN ROAD
Suite 300
Brookfield, WI 53005
Phone: (262) 790-1480
Fax: (262) 790-1481

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

WRENWOOD

BEING A RE-DIVISION OF LOTS 1 AND 2 OF CERTIFIED SURVEY MAP NO. 6890, BEING A PART OF THE NORTHWEST 1/4, SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 9 NORTH, RANGE 20 EAST, IN THE VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE:

STATE OF WISCONSIN)
) SS
COUNTY OF WAUKESHA)

I, Deborah L. Joers, Professional Land Surveyor, do hereby certify:

That I have surveyed, divided and mapped lands being a Re-division of Lot 1 and Lot 2 of Certified Survey Map No. 6890 recorded on may 14, 2019 in Volume 53 of Certified Survey Maps, Pages 193-202 inclusive, as Document No. 1471674, as amended by Affidavit of Correction recorded May 21, 2019, as Document No. 1472115., being a part of the Northwest 1/4, Southwest 1/4 and Southeast 1/4 of the Southeast 1/4 of Section 23, Township 9 North, Range 20 East, in the Village of Germantown, Washington County, Wisconsin

Said Land contains 2,342,205 Square Feet (or 53.7696 Acres) of land, more or less.

That I have made such survey, land division and map by the direction of WRENWOOD, LLC, owner of said lands.

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

That I have fully complied with the provisions of Chapter 236 of the Wisconsin Statutes and the Subdivision Regulations of the Village of Germantown, Washington County, Wisconsin in surveying, dividing and mapping the same.

Dated this 18th Day of October, 20 19.

Deborah L. Joers, P.L.S.
Professional Land Surveyor, S-2132
TRIO ENGINEERING, LLC
4100 N. Calhoun Road, Suite 300
Brookfield, WI 53005
Phone: (262)790-1480 Fax: (262)790-1481

CORPORATE OWNER'S CERTIFICATE OF DEDICATION:

WRENWOOD, LLC, a Wisconsin Limited Liability Company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, certifies that said Limited Liability Company has 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.

APPROVING AGENCIES:

1. Village of Germantown

AGENCIES WHO MAY OBJECT:

1. State of Wisconsin, Department of Administration
2. Washington County, Department of Parks and Land Use

Witness the hand and seal of said Owner this _____ day of _____, 20____.

WRENWOOD, LLC

Steve DeCleene, President of
Neumann Developments, its Sole Member

STATE OF WISCONSIN)
) SS
COUNTY OF WAUKESHA)

Personally came before me this _____ day of _____, 20____, the above named Steve DeCleene, President of Neumann Developments, its Sole Member of the above named Limited Liability Company, to me known to be the person who executed the foregoing instrument, and to me known to be such President of said Limited Liability Company, and acknowledged that he executed the foregoing instrument as such officer as the deed of said Limited Liability Company, by its authority.

Print Name: _____
Public, Waukesha County, WI
My Commission Expires: _____

VILLAGE OF GERMANTOWN PLAN COMMISSION APPROVAL:

This Plat, known as "WRENWOOD", is hereby approved by the Village of Germantown Plan Commission as being in conformance with the Village's Subdivision Ordinance. The Village of Germantown Plan Commission also hereby approves and accepts all dedications shown thereon, this _____ day of _____, 20____.

APPROVED AND SIGNED:

Dean Wolter, Chairman

Dated this _____ Day of _____, 20____.

Lori Johnson, Secretary

VILLAGE BOARD APPROVAL:

Resolved, that the plat of "WRENWOOD", in the Village of Germantown having been recommended by the Plan Commission, and being the same, is hereby approved and the dedication herein accepted by the Village Board of Trustees of the Village of Germantown, on this _____ Day of _____, 20____.

Dean Wolter, Village President

I hereby certify that the foregoing is a copy of a resolution adopted by the Village Board of Trustees of the Village of Germantown.

Deanna Braunschweig, Village Clerk

CONSENT OF CORPORATE MORTGAGEE:

JOHNSON BANK, a corporation duly organized and existing by virtue of the laws of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping, and dedicating of the land described on this Plat, and does hereby consent to the above certificate of WRENWOOD, LLC, owner, this _____ day of _____, 20____.

JOHNSON BANK

Nick Lemke, Commercial Lender

STATE OF WISCONSIN)
) SS
COUNTY OF)

Personally came before me this _____ day of _____, 20____, the above named _____, Vice President Commercial Lending of the above named corporation, to me known to be the person who executed the foregoing instrument, and to me known to be such Vice President Commercial Lending of said corporation, and acknowledged that he executed the foregoing instrument as such officer as the deed of said corporation, by its authority.

Print Name: _____
Public, _____ County, WI
My Commission Expires: _____

CERTIFICATE OF VILLAGE TREASURER:

STATE OF WISCONSIN)
) SS
WASHINGTON COUNTY)

I, Kim Rath, being the duly appointed, 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 special assessments as of the _____ Day of _____, 20____ affecting the lands included in the plat of "WRENWOOD".

Dated this _____ Day of _____, 20____.

Kim Rath, Finance Director/Treasurer

CERTIFICATE OF COUNTY TREASURER:

STATE OF WISCONSIN)
) SS
WASHINGTON COUNTY)

I, Jane Merten, 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 the _____ Day of _____, 20____ affecting the lands included in the plat of "WRENWOOD".

Dated this _____ Day of _____, 20____.

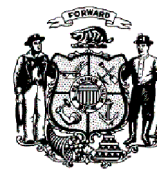
Jane Merten, County Treasurer



4100 N. CALHOUN ROAD
Suite 300
Brookfield, WI 53005
Phone: (262) 790-1480
Fax: (262) 790-1481

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

**DECLARATION OF
PROTECTIVE COVENANTS
OF WRENWOOD**

THIS DECLARATION OF PROTECTIVE COVENANTS OF WRENWOOD (the “**Declaration**”) is made this ____ day of _____, _____, by Wrenwood, LLC, a Wisconsin limited liability company (“**Declarant**”).

RECITALS

WHEREAS, Declarant owns the real estate located in the Village of Germantown, Washington County, Wisconsin, as more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the “**Property**”).

WHEREAS, as shown on the plat for the Subdivision (as hereinafter defined), the Subdivision consisting of forty-seven (47) single-family lots and four (4) outlots (“**Phase I**”), as more particularly described on Exhibit A and as depicted on Exhibit B, as they are attached hereto and incorporated herein.

WHEREAS, at the time of this Declaration, the Declarant desires to subject Phase I of the Subdivision to the covenants, conditions, restrictions, reservations and easements hereinafter set forth, for the benefit of the Subdivision as a whole, and for the benefit of each Lot Owner (as hereinafter defined).

DECLARATION

NOW, THEREFORE, Declarant, as fee owner of the Property, hereby declares that Phase 1 of the Subdivision and all portions thereof shall be used, held, leased, transferred, sold, and conveyed subject to the covenants, conditions, restrictions, reservations and easements hereinafter set forth, which shall inure to the benefit of and shall pass with each Lot (as hereinafter defined) as covenants running with the land and shall apply to and bind all successors in interest, users and owners.

The general purpose of this Declaration is to: (1) promote the harmonious development of the Subdivision into a high quality residential community while protecting the natural beauty and quality of the environment; (2) help ensure that the Subdivision will become and remain an attractive community; (3) guard against the erection of poorly designed or poorly proportioned structures; (4) require harmonious use of building materials; (5) promote the highest and best residential development of the Subdivision; (6) require the erection of attractive homes in appropriate locations on building sites; (7) be in compliance with Municipal (as hereinafter

Name and Return Address:

Wrenwood, LLC
c/o Neumann Developments
N27 W24025 Paul Court, Suite 100
Pewaukee, WI 53072

Tax Key No(s):

defined) codes and ordinances; and (8) provide for the expansion of the Subdivision consistent with this Declaration.

ARTICLE 1. DEFINITIONS

Capitalized terms not otherwise defined in this Declaration shall have the assigned definitions:

1.1 “**Association**” shall mean Wrenwood Homeowners Association, Inc., the members of which shall be all Owners (as hereinafter defined) of Lots (as hereinafter defined) in the Subdivision.

1.2 “**ACC**” shall mean the Architectural Control Board as established by the Declarant.

1.3 “**Amenity Area**” shall mean that area as more particularly described in Article 7.4. The area shall be a Common Area and any improvements which may be constructed in the Amenity Area shall be Common Improvements.

1.4 “**Association Insurance**” shall mean all policies of insurance as may be maintained by the Association under this Declaration.

1.5 “**Board**” or “**Board of Directors**” shall mean the governing body of the Association, elected according to the Bylaws.

1.6 “**Building**” shall mean any freestanding structure located in the Subdivision. A “**dwelling**” or a “**home**” is a Building intended for occupancy in accordance with Article 6.

1.7 “**Bylaws**” shall mean the Bylaws of the Association as adopted by the Board.

1.8 “**Common Areas**” shall mean the easements, Outlot(s) [other than the Expansion Area], Amenity Area, and those areas identified on that certain Plat of Subdivision as recorded in the Register’s Office. Each Owner shall have an equal undivided interest in the Common Areas, and all deeds and other conveyances of any Lot shall be deemed to include such interest in the Common Areas, whether or not so specifically stated in any such deed or other conveyance.

1.9 “**Common Improvements**” shall mean all personal property, fixtures, structures, improvements, signs, Storm Water Facilities, landscaping, utilities, Mailbox CBUs, Buildings or other improvements made by the Developer or the Association in the Common Areas, cul-de-sac islands and medians.

1.10 “**County**” shall mean the County of Washington, Wisconsin.

1.11 “**Declarant**” shall mean Wrenwood, LLC and its successors and assigns pursuant to Section 15 of this Declaration.

1.12 “**Declaration**” shall mean this Declaration as the same may be amended from time to time.

1.13 “**Developer**” shall mean Wrenwood, LLC.

1.14 “**Director**” shall mean a member of the Board.

1.15 “**Documents**” shall mean the Articles of Incorporation of the Association, the Bylaws, the Rules, and this Declaration, as they may be amended from time to time.

1.16 “**Easement**” shall mean an area on a Lot or in the Subdivision to which has been granted the right of use to an Owner, the Association or a third party for a limited purpose and shall be identified as shown on the Plat. An Owner shall not build, plant or create any obstruction on, over, under or through an Easement, except as consistent with the express, written grant of said Easement rights.

1.17 “**Expansion Area**” shall mean any land in general physical proximity to the Subdivision as described in Section 11.2.5.

1.18 “**Lot**” shall mean a platted lot intended for construction of a home 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” will also include any platted lot intended for construction of a home as shown on any amendment to the Plat or additional plat of any Outlot, which lots are included in any amendment expanding the jurisdiction of this Declaration under Article 11.

1.19 “**Mortgage**” shall mean a recorded first lien mortgage against a Lot or the vendor’s interest under a recorded first lien land contract relating to a Lot.

1.20 “**Mortgagee**” shall mean the holder of a Mortgage.

1.21 “**Municipality**” or “**Municipal**” shall mean the Village of Germantown, Wisconsin.

1.22 “**Natural Materials**” shall mean any building material that is naturally forming or generally composed of natural materials. Examples shall include, but not be limited to wood, masonry, stone, cement board, or LP SmartSide Siding or other as determined by the ACC. Materials specifically excluded in this definition include, but are not limited to, vinyl, aluminum, fabricated wood panel wall sheathing or other materials as determined by the ACC.

1.23 “**Occupant**” shall mean the Owner and any other person residing in a Building.

1.24 “**Owner**” shall mean each fee simple owner or land contract vendee of a Lot. The Declarant is an Owner with respect to Lots to which it holds title.

1.25 “**Outlot**” or “**Outlots**” shall mean an outlot as shown on the Plat, and any subsequent plats. The reference to an Outlot by a number shall mean that particular Outlot as shown on such Plat.

1.26 “**Pet**” shall mean a domestic cat, a domestic dog, service animal and emotional support animal, a single caged bird or common small tank fish.

1.26.1 “**Plat**”, “**Plat of Subdivision**”, or “**Final Plat**” shall mean the Plat of Wrenwood, as recorded with the Register’s Office. _____, 20____ as Document No. _____ and attached hereto as Exhibit B.

1.27 “**Register’s Office**” shall mean the office of the Register of Deeds for County in which the project is located.

1.28 “**Rules**” shall mean rules established by the Association governing the administration of the Common Areas and Common Improvements.

1.29 “**Storm Water Facilities**” shall mean the private storm water basins, including but not limited to storm water ponds and structures, installed in the Outlot(s) together with the easements as shown on the Final Plat.

1.30 “**Storm Water Management Agreement**” shall mean that certain Storm Water Management Practice Maintenance Agreement executed by Declarant and recorded with the Register’s Office.

1.31 “**Storm Water Permit**” shall mean the permit as issued by the Municipality, as shall be assigned to the Association, for the maintenance and upkeep of the Storm Water Facilities.

1.32 “**Subdivision**” shall mean all of the Lots and Outlots, as more particularly described on Exhibit A and as depicted on the Plat attached hereto as Exhibit B.

ARTICLE 2. ARCHITECTURAL CONTROL

2.1 Architectural Controls; Restrictions on Development.

2.1.1 Architectural Control Committee. So long as Declarant has title to any Lot subject to this Declaration, including the Expansion Area, the ACC shall consist of three (3) members appointed in writing by Declarant. The Declarant appointed members are not required to be Lot Owners in the Subdivision. All members of the ACC shall serve at the pleasure of the Declarant. The Declarant shall surrender the selection of the members of the ACC upon the earlier of: (a) thirty (30) days from Declarant’s conveyance of the final Lot, including any Lots which may be platted within the Expansion Area as provided in this Declaration, to an Owner who has been granted an occupancy permit and intends to reside on the Lot; (b) ten (10) years from the date of this Declaration; or (c) Declarant’s election to waive its rights to control the ACC. Upon Declarant’s surrender of the ACC as provided above, the members of the ACC shall be elected by the Board, provided, however, that if selected by the Board, a representative of Declarant may serve on the ACC. Notwithstanding the election of the new members of the ACC, the approval of Drawings for the initial construction of a home on a Lot shall not be effective without the express prior consent of the Declarant; approval of Drawings for other matters will not require Declarant’s approval. For the avoidance of doubt, for purposes of this Section a “bulk” or multi-Lot conveyance to a party who is not intending to occupy the property conveyed shall not be considered a conveyance for purposes of (a) above.

2.1.2 No Development Without Prior Approval. Not less than ten (10) days prior to each time any of the following is proposed to occur:

(a) commencement of construction of any Building or other improvements or alteration on any Lot; or

(b) the reconstruction of any Building or other improvements on any portion or portions of such property following a casualty loss thereto; or

(c) the demolition of any Building or other improvements on any portion or portions of such property; or

(d) the initial painting, or subsequent decoration or alteration of the exterior of any Building or other improvement on such property; or

(e) the installation of items such as, but not limited to, solar panels, wind-driven energy devices, awnings, enclosure, hot tub, deck, swimming pool, mailboxes, fences, berms or other features on any such property;

the Owner(s) of such property shall submit to the ACC for consideration as described below three (3) copies of written information, which shall include a survey of such property prepared by a licensed surveyor or the equivalent, as approved by the ACC for the particular submission, (“**Drawings**”) showing:

(1) the location, size, elevations and type of Building(s) and other improvements, including, but not limited to, homes, garages and fences or other matters proposed to be erected or reconstructed on such property,

(2) detailed plans and specifications for construction or reconstruction, including building material, type and color, and plans to screen the demolition, construction or reconstruction from view,

(3) the proposed landscaping, including any fences or walls, and

(4) the proposed location and specifications for utilities servicing such improvements.

The Drawings shall be submitted in 11x17 format and reflect the proposals in (1) through (4) above, which are appropriate to be shown on the survey. Any of the actions described in clauses (a) through (e) above may be taken (subject to Section 2.1.3 below) on or after the date on which the ACC approves or does not object or is deemed to have done so as provided in Section 2.1.3 below, unless such time periods are waived by the ACC in its sole discretion where the ACC believes that such earlier commencement is consistent with the purposes of this Declaration. No action described in paragraphs (a) through (e) above shall take place without the approval by the ACC of the Drawings for such action, except if the action is the repair or replacement of previously approved exterior features with features that are identical or if the action is the repainting of an exterior surface with paint of the same color.

The Municipality may also require permits prior to proceeding with the development activities for the items listed above.

2.1.3 Standards and Procedural Matters of Consideration. The ACC shall not unreasonably refuse to consider submitted Drawings provided that any fees imposed for review have been paid. In considering any Drawings, the ACC shall consider, among other factors, whether all of the improvements and the lighting, exterior finishes (such as materials, decorations, and paint color), landscaping, the placement and protection of trees and such other matters proposed in such Drawings comply with the terms of this Declaration and the Municipality's ordinances and otherwise are, in the ACC's sole opinion, in keeping with and do not detract from the harmony of the external design of, or depreciate any portion of the Property, whether then undeveloped, developed or in the process of development, even if the Drawings otherwise do not breach any other standard set forth in this Declaration. The ACC may approve Drawings (absolutely or conditionally), may object to Drawings (absolutely or conditionally), or may state that it has no objection to Drawings (absolutely or conditionally). Approval must be express and in writing. The failure of the ACC to approve, object to, or acquiesce conditionally as provided above within thirty (30) business days after submittal of the complete Drawings and payment of any review fees shall be deemed to be the ACC's acceptance of the Drawings as submitted. If the ACC objects to Drawings in whole or in part for any reason, the submitting Owner shall thereafter resubmit Drawings to the ACC with such revisions as are required. Each time an Owner so submits the Drawings, the ACC shall have the right to approve, acquiesce conditionally or object to the Drawings as described above in the time periods as measured from the last submittal. Following the ACC's approval of the Drawings, the improvements described therein shall be developed strictly in accordance with the approved Drawings and requirements. If the approved improvements are not completed within one (1) year of their initial approval, then such approval shall be deemed withdrawn and the same or different Drawings required to be submitted or resubmitted, as the case may be; provided that the ACC may, in its discretion, extend such period by up to an additional six (6) months if it reasonably determines that delay has been primarily caused by factors outside of the control of the Owner; and provided further that the initial driveway need not be completed until the time period specified.

2.1.4 Prior Approval for Changes. If after the completion of the improvements to an affected Lot, the Owner thereof desires to construct any additional improvements or to substantially alter the then existing improvements or the grade of the affected Lot, the Owner shall comply with the provisions of Section 2.1.2 above. A proposed alteration will be deemed substantial if it affects the grade of the affected Lot or the location or exterior appearance of the approved improvements.

2.1.5 Procedures and Budget. The ACC may set its own operating procedures consistent with this Declaration and any limitations hereafter imposed by the Board. The costs of operating the ACC shall be assessed by the Association as common expenses, except as permitted below. The ACC may, but need not, require the payment of a review fee in connection with the submittal of any Drawings pursuant to a written policy. The ACC may engage consultants (e.g., architects, engineers or attorneys) either on a general or on a case-by-case basis, and the costs thereof may be charged to the applicant. The members of the ACC shall not draw any compensation for serving thereon, but may be reimbursed for expenses incurred in performing their duties. All funds relating to the ACC shall be handled by the treasurer of the Association.

2.1.6 Separate Municipal Approval. Matters which require approval of the ACC may also require the approval of the Municipality. Obtaining approval from the ACC and from

the Municipality is the sole responsibility of the Owner desiring approval. Approval of Drawings by the ACC shall not be deemed approval by the Municipality, and approval by the Municipality shall not be deemed approval by the ACC. ACC interpretations of Municipal ordinances are not binding on the Municipality.

2.1.7 Uniformity Standards. Certain standards of architectural control are set forth below. The ACC may adopt additional written standards of uniformity, setback, grading, landscaping, basements, roofing, or exterior, whether generally or for certain types of improvements. The ACC may enforce any standard even if it has, expressly or by acquiescence, permitted previous deviations from such standard.

2.1.8 Indemnification. Each member or former member of the ACC, together with the personal representatives and heirs of each such person, shall be indemnified, defended, and held harmless by the Association from and against any and all claims, actions, suits, proceedings (including criminal proceedings), losses, costs, damages and expenses, including, without limitation, reasonable attorneys' fees and costs, asserted against, incurred by, imposed in connection with, related to, or resulting from service as a member of the ACC, except as to matters resulting in a final determination of negligence or willful misconduct on the part of such member. In the event of settlement of such proceeding, indemnification shall be provided only in connection with such matters covered by the settlement as to which the Association is advised by counsel that the person to be indemnified has not been guilty of negligence or willful misconduct in the performance of such person as a member in the matter involved. This right of indemnification shall be in addition to all other rights and defenses. All liability, loss, damage, cost and expense incurred or suffered by the Association in connection with this indemnification shall be a common expense. Nothing in this subsection shall be deemed an indemnification of such person with respect to such person's status as an Owner, Occupant or otherwise.

2.2 Antennas. No antenna, aerial, satellite dish or cable for television or radio reception which is greater than 36" in diameter shall be erected or installed on or in any roof or any other portion of a Building, on any Lot, or on the unimproved portions of such properties, except as erected or installed by Declarant, the Association, or any individual Owner with written approval of the ACC, and, in each case, in compliance with Municipal ordinances.

2.3 Minimum / Maximum Home Size Requirements. Only one single-family home not to exceed two stories in height may be constructed on each Lot. The following types of homes on Lots shall have the following minimum sizes:

HOME TYPE:	MINIMUM SIZE:
One story	1,600 square feet
More than one story	1,900 square feet

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 home 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.

2.4 Garages / Driveway / Curbing & Roadways.

2.4.1 Garages. Each residence shall have a garage for not less than two cars attached to the residence containing a minimum of 440 square feet. Side entry garage doors are encouraged but not required. All garage doors facing the street shall be decorative garage doors with either glass inserts or architectural design such as carriage style or similar.

2.4.2 Driveways. All drives shall be asphalt or concrete or some other hard surface as approved by the ACC and shall be installed no later than twelve (12) months from occupancy. No permanent gravel drive will be permitted.

2.4.3 Curbing & Roadways. Lot Owner shall be responsible for repairing and/or replacing any curbing damaged during construction of the home. Damaged curbing shall be removed and replaced per municipal requirements as part of the driveway installation if allowed by the Municipality. The Declarant is responsible for placing the surface course of asphalt on the public roadways; the Lot Owner is hereby notified that it may occur after the structure is built on the Lot. Prior to installing the surface course of paving, the Municipality will inspect the roadways and curbing, if the Declarant is notified by the Municipality that curbing needs replacement, the owner of the Lot shall be responsible for costs associated with the replacement of the damaged curbing.

2.5 Certain Exterior Features. With respect to the construction of a Building on a Lot or other improvement to a Lot:

2.5.1 Exterior Siding. Exterior siding of the Buildings may consist of vinyl, aluminum, cement board, natural stone, cultured stone, brick, Dryvit, stucco and/or stucco panels; provided, however, that fascia and soffit may be aluminum. A minimum of one hundred (100) square feet of the front of the residences must have a stone/masonry architectural feature. Stone or brick must terminate at an inside corner or have an acceptable termination point, as determined by the ACC. Window and door wraps shall be at least four inch (4") nominal in width and used on all locations except on windows with shutters. All corners shall be six inch (6") trim boards. Side elevations must have at a minimum two (2) architectural elements for a ranch elevation and three (3) architectural elements for each two-story elevation. Architectural elements may include any window, door, closed shutter (false window), fypon, horizontal trim, or break in elevation or foundation. The ACC shall be acting reasonably if it disapproves the Drawings, or any portion thereof, for a home because such home would be similar in appearance, or color, to other homes in close proximity, as determined by the ACC.

2.5.2 Roof. A residence shall have a roof made of dimensional shingles, or better, with a minimum pitch ratio of 6:12, 8:12 for front facing gables, or such other pitch as is specifically approved by the ACC. "3-tab" shingles shall not be allowed.

2.5.3 Fences. All fences are subject to review and approval by the ACC and are subject to applicable Municipal ordinances, governmental easements and building codes. Fences shall not exceed forty-eight inches (48") in height, shall be constructed of ornamental/decorative metal (wrought iron or aluminum) which is black in color. Stone or masonry columns may be used at corners and in lieu of posts. Chain-link, natural wood, stockade fences, white vinyl fencing

and other fencing materials are not allowed. Subject to ACC approval, fencing may be permitted in the front yard in limited quantities subject to the other provisions of this Declaration. Fences shall be installed no closer than forty-eight inches (48") from any property line unless the Lot Owners mutually agree, in writing, to install a single fence along the property line. In such case, a variance request should be submitted to the Association and ACC. Fences shall not be located on a public easement area, drainage area, right of way, or the Common Areas.

2.5.4 Grading. No soil shall be removed from any Lot nor may excess soil stored on any Lot (except for prompt use for backfilling, finish grading or landscaping) unless in either case contemplated by the approved Drawings. Even if so approved, the final grades (sometimes called a "finish grade" or "master grade") of a Lot must conform to grading plans approved by the Municipality. The ACC shall be acting reasonably if it requires that, on Lots with significant grades as determined by the ACC, portions of basement walls be exposed to allow for a more natural transition between homes. Any such exposed basement or foundation walls over eight inches (8") shall be covered with suitable material consistent with the overall architecture of the home.

2.5.5 Pools. Only in-ground pools may be installed on a Lot (above-ground pools are not allowed) and only with approval of the ACC, which approval shall not be construed as a review of conformance to the Municipal or other regulatory bodies' requirements. Pools shall be completely enclosed by a wall or fence of a minimum of four foot (4') elevation, with a self-closing or self-latching gate or door (at the top of such gate or door) with at least four feet (4') clearance between the fence and the pool. Owner is responsible to insure conformance to applicable Municipal and State of Wisconsin codes and ordinances to insure conformance to size, setbacks and any other requirements.

2.5.6 Mailboxes, CBUs & Lamppost:

(a) Mailboxes. The term "**mailbox**" shall mean the post and mailbox combination. Unless or, if required by the U.S. Postal Service (the "**USPS**") requires CBUs), Cluster Box Units "CBU" or CBU for the Subdivision. If mailboxes are to be installed, the Declarant will provide each Lot owner a layout for placement of the mailboxes in the Subdivision in locations as determined by the USPS. If any mailbox is damaged, destroyed, stolen, or any other adverse effected, the Owner shall be solely responsible to repair the defect in a timely manner and at the Owner's expense. Each Owner is responsible to conform to USPS installation requirement. The ACC shall re-select the mailbox if the selected item is determined to no longer be available The United States Postal Service requires the use of Cluster Box Units ("CBUs") within the subdivision. The CBUs shall be located in the Right of Way within the Subdivision. At each lot closing, Buyer will pay a \$450.00 fee to cover the costs of installation of the CBUs for the subdivision. The Association shall be responsible for all costs associated with the CBUs, including contracting and payment for the materials and installation. The Association will be responsible for coordinating maintenance and repairs of the CBUs along with initial distribution of the mailbox keys to the initial lot owners. Upon the initial request from an Owner, the Association shall turn over all of the mailbox keys for that respective unit to the initial Owner in exchange for a signed agreement from the Owner. In the event keys are damaged, lost or not transferred to subsequent Owners; the current

Owner shall have sole responsibility for coordinating obtaining keys to their box in the CBU and payment of all costs incurred.

(b) CBUs. The term “**CBU**” shall mean the Cluster Box Unit installed along the roadway or in a Common Area serving the postal needs of each home. Unless the USPS allows mailboxes in the Subdivision, the Developer shall direct the HOA to install CBUs in locations as approved by the USPS. The Declarant will provide each Lot owner a layout for placement of the mailboxes in the Subdivision in locations as determined USPS. If any CBU is damaged, destroyed, stolen, or any other adverse effected, the HOA shall be responsible, on behalf of the Lot Owners, to repair the defect in a timely manner and at the HOA’s expense. The HOA shall issue all the keys for a box to a Lot Owner at the INITIAL occupancy of each home and the HOA. The Lot Owner shall be responsible to retain the spare keys for each box. If a key is lost, not transferred when the home is sold, the Lot Owner shall be responsible for retaining a locksmith to replace the lock/key for their CBU box.

(c) Lamppost. The term “**lamppost**” shall mean the post and lantern combination including lamps and other devices. The ACC-selected standard lamppost for the Subdivision is the following (available through BBC Lighting): Hinkley Edgewater Light Four Light Post Item ID# 938761 (MFG # 1677BK) Black finish with Lamp Post #1046-1-PR with photocell (<http://www.snocinc.com/eclairage-exterieur/1045-1046.html>). The lamppost shall be purchased and installed by Owner, or Owner’s contractor, and shall be operational before occupancy. The lamppost must be located in the front yard, generally ten feet (10’) from the edge of the driveway and no more than fifteen feet (15’) from the front of the house or sidewalk, on the front door side of the driveway. Each lamppost shall be fitted with a photocell that automatically energizes the lamps at dusk and de-energized the lamps at dawn. Owner shall maintain the lamppost in operational condition and shall not tamper with such lantern controls. The ACC shall re-select the lamppost if the selected item is determined to no longer be available.

(d) Installation; Maintenance. Each Owner shall maintain its mailbox (if required) and lamppost in good condition and working order. If an Owner does not install or maintain the mailbox, or lamppost, the Association may install, repair, replace, or maintain the same as deemed necessary by the Association and charge Owner for such amount plus a fee for services rendered as determined by Association. Without limiting the authority of the Association, the costs of enforcing the covenants in this subsection may be assessed to an offending Owner or other method as set forth in Article 4. The HOA shall maintain the CBUs; each Lot Owner shall be responsible for maintaining keys and transferring keys to new Lot Owners when a Lot or home is sold.

(e) Installation by Declarant. If Declarant, in its discretion, installs, any mailbox or mailbox post, or performs or pays for any other matter required herein on behalf of any Owner, it shall not be deemed a waiver of any of the requirements herein as to any other Lot or Owner and shall not obligate Declarant to perform the same action on any other Lot, for any other Owner, or on any subsequent occasion.

2.5.7 Utilities. All utilities servicing the Lot shall be installed underground.

2.5.8 Alternative Energy. No solar collectors, wind turbines, or other exterior energy producing devices shall be erected or installed unless approved by the ACC.

2.5.9 Dog Kennels. Dog kennels shall not be allowed on any Lot even one would otherwise be permitted by Municipal ordinance or code.

2.5.10 Play Equipment. If an Owner chooses to install a play set of any size, whether temporary or permanent, said playground equipment must be approved in advance by the ACC and conform to Municipal codes and ordinances. Play equipment shall be located a minimum of ten feet (10') away from any property lines.

2.5.11 Outbuildings. Storage sheds or outbuildings of any size, temporary or permanent, shall not be permitted under any circumstance.

2.6 Grading and Landscaping.

2.6.1 Master Grading Plan.

(a) Declarant has established a master surface drainage plan consistent with the master grading plan on file with the Municipality (the “**Master Grading Plan**”) designating the manner in which each Lot shall drain in relation to all other Lots. Compliance of all grading and construction work to the Master Grading Plan is important to the effective drainage of all Lots and affects the value of all Lots. Within sixty (60) days after substantial completion of a dwelling on any Lot, the Owner shall grade the Lot to conform to the Master Grading Plan. Each Owner will take such action as is reasonably necessary to maintain the grading and landscaping of the Owner’s Lot in accordance with the Master Grading Plan, and shall refrain from taking actions which would cause the grading or landscaping to not conform to the Master Grading Plan without Municipal and ACC approval. Declarant and the Association shall each have the right to enter upon any Lot at any time for the purpose of inspection, maintenance, correction of any drainage condition, and the Owner shall be responsible for the cost thereof. Despite Declarant’s efforts to prepare a Master Grading Plan which will achieve the effective and efficient drainage of storm water from and within the Subdivision, Declarant does not warrant or represent that the Master Grading Plan will achieve any particular effect. Building envelopes are shown on the Plat. Any deviations to the Master Grading Plan shall require review and approval by the Municipal Engineer prior to the issuance of the building permit.

(b) No Owner shall or will at any time alter the grade of any Lot from that which is naturally occurring on that Lot at the time the site development improvements have been completed by the Declarant unless and until the Owner shall first obtain the written approval of the Municipal Engineer for such grade alteration. In order to obtain this approval, it shall first be necessary for the Owner, at the Owner’s expense, to have prepared a grading plan which shows in detail the area to be re-graded, the existing and proposed topography, analyzes the effects of site drainage, states that the effects on site drainage will not be in violation of law as to alteration of natural drainage courses, and is a plan which does not unreasonably affect an adjacent property owner with respect to drainage or their viewing of unreasonable slope treatment. The Municipal Engineer’s

approval, if granted shall not relieve the Owner from the ultimate responsibility for the design, performance, and function of the grade alteration and/or drainage condition, and the Owner by requesting the alteration, and/or altering the grade, thereby agrees to indemnify and hold harmless the Municipality and its agents, employees and independent contractors regarding the same. The Declarant and/or the Municipality and/or their agents, employees or independent contractors shall have the right to enter upon any Lot, at any time, for the purpose of inspection, maintenance, correction of any drainage condition, and the property owner is responsible for the cost of the same.

2.6.2 Landscaping.

(a) Plantings. Each Lot with a home in the Subdivision must plant and maintain a minimum of two (2) – 2.5” caliper trees and one (1) – 2” caliper ornamental tree located in the front yard. Additionally, there must be a minimum of twelve (12) foundation plantings and mulched bed along the front foundation wall.

(b) Street Tree Plantings. A Street Tree Planting Plan has been required by the Village of Germantown and attached to these Restrictions as Exhibit C. The Homeowners Association will plant the required street trees as identified on the Street Tree Plan. A fee of \$600 will be collected by the Association at each Lot closing for installation of the required trees for each lot.

(c) Vegetative Cover. Each individual Lot Owner shall be responsible for installing and maintaining vegetative cover (a lawn or landscaping) on all exposed soil on their Lot to prevent erosion of the soil into unwanted locations. This vegetative cover must be installed within one hundred twenty (120) days of obtaining occupancy of the home or, in the case of winter occupancy as outlined below. Note that other materials are allowable around the foundation and paved surfaces including, but not limited to gravel, mulch, brick or any other material that will reduce erosion and permanently stabilize the disturbed areas of soil. If the Owner of any Lot, after reasonable written notice from the Association, fails or refuses to install vegetative cover as described herein, or maintain it as required above, the Association, through its duly authorized agents or employees, shall have the right to enter upon said Lot at reasonable hours to perform said landscaping and/or maintenance. The costs of the materials and labor to perform such landscaping and/or maintenance shall be assessed against said Lot in accordance with Municipal codes or ordinances, or the Wisconsin State Statutes. This restriction for vegetative cover does not apply during the winter months when growing conditions will not allow the establishment of vegetation cover. In such an event the Owner shall be required to establish vegetative cover within one hundred twenty (120) days of proper growing conditions which is anticipated to be from mid-April to mid-October.

2.6.3 Irrigation. Irrigation systems for lawns and planting beds, if installed, shall utilize irrigation controllers and components that are water conservation models. Controllers shall be equipped with a soil moisture sensor and rain sensor, as minimum components. Controllers and equipment shall be installed, programmed and maintained according to manufacturer’s recommendations.

2.6.4 Easements. Plantings in the public and private easements may not be permitted by terms of the easement and should be avoided. Plantings within easements will be at-risk for removal by the Municipality and may be subject to damage or removal for maintenance and/or repair operations.

2.7 Municipal Codes and Ordinances. All items in this Article 2 shall be subject to Municipal codes and ordinances, as may be modified from time to time.

ARTICLE 3. ASSOCIATION OF OWNERS

3.1 Administration. Declarant shall establish the Association, which shall be incorporated as a Wisconsin nonstock corporation, and shall adopt Bylaws for its governance and administration of the Common Areas and Common Improvements. The Board may, but need not, from time to time adopt and amend Rules that are binding on all Owners and Occupants. The Board shall administer and enforce the Common Areas, the provisions of this Declaration and the Bylaws, the Rules, and all other uses of and restrictions on the Property such as easements. Until the establishment of the Association, all powers of the Association shall be exercised by Declarant.

3.2 Membership and Voting. Effective as of the date of purchase or creation of a Lot, each Owner shall be a member of the Association. In the Association, the Owner(s) of each Lot shall be entitled to one vote for each Lot owned. If one or more Lots change their status to some other form of ownership, the votes appurtenant to each original Lot shall not be changed. 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 4 of this Declaration.

3.3 Control of Association. Declarant shall have the right to appoint and remove Directors of the Association and to exercise any and all powers and responsibilities assigned to the Association, the Board, or its officers, by the Articles of Incorporation, Bylaws, this Declaration or the Wisconsin Nonstock Corporation Law (as amended from time to time), which rights shall expire upon the earlier of: (a) thirty (30) days from Declarant's conveyance of the final Lot, including any Lots which may be platted within the Expansion Area as provided in this Declaration, to an Owner who has been granted an occupancy permit and intends to reside on the Lot; (b) fifteen (15) years from the date of this Declaration; or (c) Declarant's election to waive its rights to control the Association. Upon Declarant's surrender of its rights to control the Association as provided above, the Directors shall be elected by the majority vote of the Owners within the Subdivision. For the avoidance of doubt, for purposes of this Section a "bulk" or multi-Lot conveyance to a party who is not intending to occupy the property conveyed shall not be considered a conveyance for purposes of (a) above.

3.4 Management. The Association 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 90-day notice without payment of any penalty.

ARTICLE 4. ASSESSMENTS

4.1 Budget and Assessments.

4.1.1 Deposit. In addition to the Lot purchase price, each Owner will deposit an initial fee with the Association as an initial assessment; amount as stated in the purchase documents. The deposit must be made at the time of closing of the initial purchase of the Lot by an Owner intending to occupy a home on such Lot.

4.1.2 Assessments. The Association shall have the power to levy an annual assessment against each Lot for the purpose of defraying, in whole or in part, the costs incurred by the Association, including costs to operate the Amenity Area improvements and to fund capital accounts. Such annual assessment shall be levied by the Association as of March 1st of each year, for all platted lots in the subdivision as of January 1st of that year, and a statement for such amount shall be mailed to the owner of each Lot as of such date and shall be payable on or before March 31st of each year. The Association may from time to time permit the payment of the annual assessment on a monthly or other basis, but the entire assessment remains due.

4.1.3 Budget. The Association shall annually adopt a budget of common expenses and levy assessments on the Lots based on such budget as provided above, allocating such assessments equally to each Lot, subject to the limitations herein. The budget shall include amounts representing assessments that are bad debts, and a reserve for contingencies and replacements for the Amenity Area as provided in Section 7.4, and may include a replacement reserve for any other purpose determined by the Board in its reasonable discretion, which in each case shall constitute part of the general assessments. Until a new budget is adopted, the prior year's budget shall remain in effect.

4.1.4 Collection. The Association may delegate to a third party manager or collection agent the authority to collect any assessments.

4.1.5 Special Assessments; Fines. The Association may also levy: (a) special assessments on all Lots for any purpose for which a general assessment or special assessment may be levied; or (b) fines on particular Owners for the purpose of collecting any amounts due the Association or enforcing compliance by such Owners with any provision of this Declaration, the Bylaws or any Rules. The Board may adopt a Rule to impose uniform charges for services which the Association provides related to transfer of Lots, review of proposals under Article 2, and the like. The Board may adopt an initial budget showing the anticipated amounts necessary to cover common expenses.

4.2 Installments; Late Payments. General assessments shall be levied on an annual basis, but shall be due and payable on March 31st, or as determined by the Board from time to time and as set forth herein. Special assessments shall be due and payable at such time and in such manner as the Board may determine. If an assessment is not paid when due then such assessment shall become delinquent and shall accrue interest at the rate of twelve percent (12%) per annum until the assessment is paid in full. Any assessment or installment of an assessment not paid within ten (10) days of its due date may also be subject to a late charge and/or interest as set forth in the Bylaws and/or in the Rules.

4.3 Enforcement; Liens. All general and special assessments which are not paid when due shall constitute a lien on the Lot; and shall be collectible and enforceable by the Association by suit against the Lot Owner, by foreclosure of the lien, and/or in any other manner or method

provided under this Declaration or laws of the State of Wisconsin. The lien granted hereunder shall also cover and include all interest accruing on delinquent assessments, plus costs, expenses and attorneys' fees for collection. The Association shall have the exclusive right and power to collect or enforce collection of all general and special assessments and shall further have the exclusive right to bring any and all actions and proceedings for the collection thereof and/or the enforcement of liens arising therefrom. The Association may bring an action at law against any Lot Owner personally to collect such assessments and/or to foreclose the lien for such assessments against the Lot (in the same manner and method as an action to foreclose a real estate mortgage). The Association may purchase a property upon foreclosure of its lien. Under Section 3.2 an Owner delinquent in payments may in some cases not be permitted to vote on matters before the membership of the Association.

4.4 Association Statements. Within five (5) business days of written request from an Owner or a Mortgagee, the Association shall provide a letter stating the existence and amount of outstanding general or special assessments against the Owner's property, if any. Notwithstanding anything to the contrary in the preceding sentence, all property conveyed by Declarant shall be deemed conveyed free from outstanding general, special or working capital assessments and no such letter shall be required or given as to such property.

4.5 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.

4.6 No Fees or Assessments in Event of Tax Forfeiture. Neither the County nor the Municipality shall be liable for any fees or special assessments in the event that the County or the Municipality become the owner of one or more Lots by reason of tax delinquency.

ARTICLE 5. MAINTENANCE AND ALTERATIONS

5.1 Owner Responsibility. Each Owner or Occupant shall reimburse the Association for the cost of the Association's repair or replacement of any portion of the Common Areas or Common Improvements (including the Amenity Area, if any) damaged through the fault or negligence of such Owner/Occupant or such Owner's/Occupant's family, guests, invitees or tenants. Each Owner shall, at the Owner's cost, even if no home has been constructed by such Owner, maintain the yard, including the cutting of grass and snow removal from driveways and, if any, sidewalks, in an orderly and neat manner and shall maintain all structures on the Lot in good repair and condition.

5.2 Association Responsibility. The Association shall maintain in good condition and repair, including snow removal, replace and operate all of the Common Areas and Common Improvements, including easements, landscaping, trees and plantings in the Common Areas and trimming of such landscaping. The Association may, in its discretion, install additional Common Improvements in the Common Areas. Each Owner shall be responsible for its share of the cost for such activities. The Association shall release and indemnify the Municipality for any maintenance responsibilities with respect to same.

5.3 Municipal Responsibility. The Municipality shall have no responsibility for maintenance or alteration under this Article 5. If the Association fails to maintain the Common Area as set forth herein, the Municipality, after proper notice to the Association, may cause such maintenance to be accomplished and may invoice the Association for the cost thereof. If such invoice is not paid in accordance with the period of time customary for the Municipality, the costs may be apportioned among the Owners of all Lots in the subdivision and placed on the next tax bill of each Lot.

5.4 Alterations and Maintenance. Landscaping, berms, grading, drainage pathways, Common Improvements or other improvements in the Amenity Area or Common Areas may not be removed or substantially altered without written approval by the Association, Municipal engineer and the Municipal plan commission, as may be required. Maintenance and minor alterations of these improvements are allowed, such as the removal/repair of damage structures, pruning of trees, replacement of ground cover, and repair or replacement of the fencing and other structures. Owners are encouraged to remove trash and debris and should report any unauthorized use within the Common Areas or Common Improvements to the Association. Declarant and or the Municipality are able to provide a copy of the plans for the Common Area upon request by the Association.

5.5 Easements and Maintenance Obligations. Through these covenants, the unit owners from the Garden Homes at Wrenwood Condominium are hereby granted easements to use the walking paths in the subdivision and the right to use storm water ponds 4 and 5 to treat and contain storm water coming from their development. In conjunction with this right, the Condominium Association is obligated to reimburse the Wrenwood Homeowners Association 50% of costs incurred in conjunction with maintaining or improving those facilities. In order to be entitled to reimbursement, the Association must present the Condominium Association with a budget of costs anticipated for the year by January 1st of each year. The Condominium Association is obligated to reimburse 50% of costs spent provided the Association provides proof of payment, and the total cost does not exceed the previous estimate provided.

ARTICLE 6. RESTRICTIONS ON USE AND OCCUPANCY

6.1 Permitted Uses.

6.1.1 Single-Family Residential. Each Lot shall be occupied and used only for single family residential purposes, except as provided in Section 6.1.2. The term “**residential purposes**” includes only those activities necessary for or normally associated with the use and enjoyment of a home site as a place of residence and limited recreation. No garage or other mobile or accessory structure shall be used for temporary or permanent living or sleeping for family or guests without prior approval of the ACC.

6.1.2 Home Business. A home may be used for a home-business if it obtains the prior written approval of the ACC. A home-business shall only be approved if the home-business has no (zero) employees other than immediate family members, and the home-business has no outside client, vendor or customer sales occurring at the home. No trade or business shall be carried on anywhere in the Subdivision, except for (1) the incidental use of a Lot for personal business conducted by mail and telecommunications which does not burden the use of the

Subdivision by frequent visits by business service providers or customers, subject to any Rules relating to such burdens, or (2) the sale of Lots, subject to the other provisions hereof and any Rules related thereto, or (3) the establishment of offices by Declarant or its agents for sales of Lots or by the Association for conducting its affairs. These uses may require specific approval by the Municipality and must be in compliance with all Municipal ordinances and regulations or receive a temporary use permit as authorized by the Municipality. Approval of a use by the ACC does not constitute approval by the Municipality or certification that the use complies with Municipal ordinances and regulations.

6.1.3 Amenity Area. The Amenity Area shall be used for the purpose of miscellaneous recreational amenities (which may include, without limitation, a playground, sport court, fire pit, and paved pathways) as decided by the Association, in its sole discretion.

6.2 Pets. Subject to Municipal Ordinances, and applicable federal or state statutes, rules, regulations, or orders to the extent they supersede the restrictions of this Declaration, no animals, livestock or poultry shall be raised, bred or kept on any Lot, except that Pets shall be permitted providing they are not raised, bred and/or kept for commercial purposes and service animals and emotional support animals shall be permitted to the extent permitted by applicable municipal ordinances and applicable federal or state statutes, rules, regulations, or orders to the extent they supersede the restrictions of this Declaration. An Owner or Occupant may keep no more than three (3) Pets per Lot on the conditions that:

(a) the Pet is not permitted on any of the Common Areas while unattended or unleashed; and

(b) the Pet is licensed by the Municipality or appropriate licensing authority, if required under applicable ordinances; and

(c) no reptiles or un-caged birds shall be permitted; and

(d) the Pet must immediately and permanently be removed from the Property if, in the sole judgment of the Board or Municipality, the Pet is or becomes offensive, a nuisance or harmful in any way to the Property or any Owner or Occupant, or otherwise violates the terms of this Section or any Rules adopted relating to Pets; and

(e) the Pet is subject to such Rules as the Association may adopt from time to time on the subject; and

(f) possession of Pets is a privilege which may be revoked and shall not be considered a property right.

6.3 Vehicles. No outdoor parking of vehicles shall be permitted on the Lots for more than twenty-four (24) consecutive hours, without the express prior consent of the Board. No person shall occupy, park or otherwise use a vehicle so as to block access to a Lot. Storage or parking of trailers, campers, camping trucks, boats or other marine craft, horse or boat trailers, motorcycles, mopeds, motorized bicycles, vehicles licensed as recreational vehicles or commercial vehicles, snowmobiles, all-terrain vehicles, inoperative or unlicensed vehicles or the like shall not be permitted on a Lot, except (i) in a garage, (ii) in the case of recreational vehicles, commercial

vehicles, campers, trailers, and boats, outside of a garage for no longer than one twenty-four (24) hours in a one week period; or (iii) outside parking on a case-by-case basis as approved by the ACC.

6.4 Waste. Accumulations of waste, litter, excess or unused building materials or trash other than in appropriate receptacles is prohibited. Garbage containers stored outside during initial construction or remodeling shall be situated only in locations designated by the Association. Lots shall be kept free of debris during construction of improvements thereon by maintenance of a dumpster on-site. The refuse and garbage receptacles for each occupied home shall be stored in the home or garage, except for a period of twelve (12) hours prior to and following the scheduled garbage pickup. All incinerators and other equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition.

6.5 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, except for construction trailers maintained by Declarant and its successors and assigns, or the Association.

6.6 Quiet Enjoyment. Each Owner shall have the right to use its property in accordance with this Declaration and applicable law, free from unreasonable interference from any other Owner, Occupant and other invitee. No person shall cause or permit the Common Areas to be used so as to deny any Owner or Occupant the full use of the Common Areas except as permitted by the Association under Article 3 or in accordance with rules established by the Association with respect to the Amenity Area.

6.7 Noxious Activity. No use or practice shall be allowed in the Subdivision or the Common Areas which is immoral, improper or offensive in the opinion of the Board or which is in violation of the Documents. By way of example and not limitation, offensive activity shall include excessive amplification of musical instruments and/or audio or audio visual equipment.

6.8 Patios and Balconies. Patios, decks and balconies of Buildings on Lots shall be kept in good condition and maintained in a quality similar to that of any Building on the Lot.

6.9 Signs. No Owner or Occupant may erect, post or display posters, Signs or advertising material on the Common Areas or at locations within a Building which are visible from the public streets or Common Areas without the prior written consent of the Board, except (a) Declarant may do so without such approval, and (b) an Owner may erect or post a temporary sign of customary and reasonable dimension relating to the sale of a Lot. The Board may at its discretion, in particular circumstances or in general, delegate its right to consent under this Section to the ACC described in Article 2. Where Board consent is sought and obtained, the permitted Signs will be erected and maintained in accordance with all ordinances, rules, regulations and conditions applicable thereto. “**Signs**” as used herein shall be construed and interpreted in the broadest possible sense, and shall include any placard, posters or other such devices as may be affixed to the interior of any exterior windows so as to be visible from the exterior of the Building. All Signs placed within easements or the public right-of-ways shall also require Municipal approval and/or permits.

6.10 Compliance with Laws; Environmental Matters. Each Owner and Occupant shall comply with all applicable governmental or Association statutes, ordinances, regulations or rules, including but not limited to, Municipal ordinances. Such applicable laws include, but are not limited to, those relating to the storage, transport and release to, from, on or in such Lot of any substance or compound governed by any one or more State of Wisconsin Statutes; Comprehensive Environmental Response, Compensation and Liability Act (“**CERCLA**”); Toxic Substances Control Act (“**TOCSA**”); Resource Conservation and Recovery Act (“**RCRA**”); Municipal ordinances; and similar laws relating to the storage, transport or release of substances, compounds or recyclable materials, all as in effect from time to time.

6.11 Obstructions. Unless installed by the Declarant or the Association, no playground equipment, bicycle racks or other equipment or material may be placed on the Common Areas.

6.12 No Further Divisions. No Lot may be further subdivided without the approval of the Municipality and the Association and/or the ACC.

ARTICLE 7. SPECIAL FEATURES

7.1 Storm Water Facilities. The Storm Water Facilities shall be fractionally owned by the Lot Owners and managed by the Association. The Association shall have the ability to impose assessments for the inspection, maintenance, and repair of the Storm Water Facilities. The Common Areas include storm sewer and surface water drainage systems. The Storm Water Facilities are located in commonly owned outlots as shown on the Final Plat and are Common Areas maintained by the Association in accordance with the Storm Water Agreement and shall be used solely for drainage and storm water purposes and not for recreational purposes. The Association has no duty to ensure the safety of persons using the drainage areas, or to warn of dangers concerning them. Neither the Declarant nor the Association is responsible for the safety of any drainage area for use by humans or Pets, and neither represents nor warrants that any drainage area is safe for any such use.

7.2 Easements. As provided on the Plat, there are easements located on various Lots for storm water utilities, overland storm water flow, underground utilities, and other items. These easements allow access by the Municipality, Association, ACC or other entity to maintain, repair and access the Lots as may be required from time to time.

7.3 Parade of Homes. Declarant discloses that Declarant may arrange for the Subdivision to be included in the Metropolitan Builders Association (the “**MBA**”) Parade of Homes or similarly titled event in which members of the public are invited to inspect a number of Lots improved with homes constructed by one or more contractors. Such events may result in temporary periods of significant construction activity, traffic slowdowns and large crowds, and may continue for a period of several weeks. A Lot Owner is deemed to acknowledge the possibility of said event and is deemed to have waived any objection to the issuance of any Municipal permits required for such event. Declarant is not, however, required to include the Subdivision in any such event, and may base its decision on the Declarant’s individual needs, if any. While the Parade of Homes is in progress, all construction activities must stop by 2:00 p.m. on weekdays and 10:00 a.m. on weekends and Labor Day. All debris must be properly disposed of and the streets in front of the Lots must be swept clean of mud and stones. Homes which are not included for

inspection as a part of the Parade of Homes must be vacated by the Owners during the hours that the Parade of Homes is open to the public. Unbuilt Lots may be used for Parade of Homes parking as determined by Declarant. No home or Lot shall display any Signs indicating the builders, subcontractors, or any property for sale during the duration of the Parade of Homes, except those Signs allowed in accordance with the MBA's rules and regulations. If a Lot Owner fails to participate in the Parade of Homes after agreeing to do so, the Lot Owner shall reimburse the Declarant for any discounts, including but not limited to, Lot price reductions, mailboxes, lanterns, and other fees paid by the Declarant for the Parade of Homes Lot Owner or builder, that the Lot Owner received by being a participant to the Parade of Homes.

7.4 Amenity Area. The Declarant or, after the period of Declarant control has ended, the Association, may, in its sole discretion, construct various recreational amenities (which may include, without limitation, a playground, sport court, fire pit, and paved pathways) in certain Common Areas determined by Declarant or paved pathways) on those improvements on the Association, as applicable. Each Owner shall have the right to use the Amenity Area as with any other Common Area, subject to the Rules. Nothing herein is a representation or warranty that any particular amenity will ever be installed or constructed, or as to the quality of any amenity which is installed or constructed. In addition to the Amenity Area, the Declarant or Association (under the conditions above) may install amenities and Common Improvements in any other Common Area.

7.4.1 Rules and Regulations. The Association shall, through its Board of Directors, establish all rules and regulations regarding the use of the Amenity Area, including without limitation rules related to hours of use and permitted and prohibited activities and conduct.

7.4.2 Maintenance, Repair, and Replacement. Subject to other applicable provisions of this Declaration, the Association shall maintain, repair and replace the Amenity Area to the extent determined necessary or advisable by the Association and as required by law.

7.4.3 Insurance. The Association shall insure the Amenity Area against direct loss or damage occasioned by fire, extended coverage perils and other hazards in amounts and with insurers reasonably chosen by the Association. Such insurance shall be issued in an amount without co-insurance at least equal to the full value any Building(s) and other improvements erected thereon. The Association shall also maintain general public liability insurance and such other insurance with coverages, in amounts and with insurers that the Association reasonably requires from time to time.

7.4.4 Annual Budget. The Association shall include in its annual budget an estimate of the total amount necessary to pay the costs for the following calendar year of operating, maintaining, repairing and replacing the Amenity Area. Expenses shall include without limitation all costs of employees, payroll taxes, materials, parking costs, insurance, services, management fees, supplies, maintenance, repair, landscaping, fuel and power, together with a reasonable amount considered by the Board to be necessary for a reserve for contingencies and replacements.

7.4.5 Reserves. The Association, by its Board, shall establish, fund, and maintain a reasonable reserve for contingencies and replacements for the Amenity Area. The Association shall first charge against such reserve all extraordinary expenditures for the Amenity Area not

originally included in the annual estimate which may become necessary during the year. If the annual budget proves inadequate for any reason (other than as a result of the failure by one or more unit owners in the Association to pay their assessments), the Board may, at any time, levy a further assessment, which shall be assessed in the same proportion as other general assessments.

ARTICLE 8. INSURANCE

8.1 Association Insurance. The Association shall obtain and maintain comprehensive general public liability insurance for occurrences on the Common Areas and with respect to Common Improvements not in the Common Areas, all-risk casualty insurance coverage on all Common Improvements, and such other policies and/or coverage as the Board deems necessary or advisable, such as fidelity insurance for Association officers handling fund of the Association.

8.2 Coverage of Association Insurance. The casualty insurance coverage shall be in an amount equal to the maximum insurable replacement value, with an “agreed amount” and a “replacement cost” endorsement, without deduction or allowance for depreciation. This coverage amount shall be annually reviewed and shall insure against loss or damage by fire and other hazards as commonly covered by a standard extended coverage endorsement and such other hazards as customarily covered with respect to buildings similar in construction, location and use. Commercial general liability coverage shall be in such amounts as the Board determines annually, but not less than \$1,000,000 per occurrence.

8.3 Proceeds. Association Insurance proceeds for casualty loss shall be for the benefit of the Association in order to finance construction of damaged Common Areas or Common Improvements. Liability coverage and other insurance proceeds shall be applied as the Association directs.

8.4 Cost. All premiums for Association Insurance and other insurance obtained by the Association shall be a general assessment.

8.5 Waiver. The Association and, by acceptance of a conveyance to a Lot or the use thereof, or any portion thereof or interest therein, each Owner or Occupant acting both for themselves and for their respective insurers, waive any claim it or they may have against the other for any loss insured under any policy obtained by either to the extent of insurance proceeds actually received, however the loss is caused, including such losses as may be due to the negligence of the other party, its agents or employees. All policies of insurance shall contain a provision that they are not invalidated by the foregoing waiver, but such waiver shall cease to be effective if the existence thereof precludes the Association from obtaining any policy of insurance at a reasonable and customary rate.

8.6 Acts Affecting Insurance. No Owner or Occupant shall commit or permit any violation of covenants or agreements contained in any of the Association Insurance, or do or permit anything to be done, or keep or permit anything to be kept, or permit any condition to exist, which might (a) result in termination of any such policies, (b) adversely affect the right of recovery thereunder, (c) result in reputable insurance companies refusing to provide such insurance, or (d) result in an increase in the insurance rate or premium over the premium which would have been charged in the absence of such violation or condition, unless, in the case of such increase, the

Owner or Occupant responsible for such increase shall pay the same. If the rate of premium payable with respect to the Association Insurance shall be increased by reason of (1) the size, design or composition of a Building, or (2) anything done or kept in a property subject to this Declaration, or (3) the failure of an Owner or Occupant to comply with Association Insurance requirements, or (4) the failure of any such Owner or Occupant to comply with this Declaration or the Bylaws, then the particular Owner or Occupant shall reimburse the Association for the resulting additional premiums. The Association reimbursement right is without prejudice to any other Association remedy, and may be enforced by special assessment against the particular property involved.

8.7 Exclusions from Coverage. Association Insurance coverage shall exclude (a) coverage on any home or personal property located within or pertaining to the exclusive use of an Owner except to the extent included as a standard coverage in the policy of Association Insurance; and (b) liability coverage on an Owner or Occupant, its guests, invitee, employees or tenants, arising out of any occurrences within a Lot and/or relating in any way to an Owner's or Occupant's personal property. It is the sole responsibility of each Owner or Occupant to obtain such insurance coverage as are excluded from Association Insurance.

ARTICLE 9. AMENDMENT OF DECLARATION

9.1 General. Except as otherwise provided herein, this Declaration may be amended only by the written consent of at least sixty-seven percent (67%) of the total votes of the Association then entitled to vote. Regardless of the manner of adoption, no amendment shall adversely affect a special right or easement reserved to Declarant under this Declaration, or the rights of Mortgagees under Article 10, without the express written consent of Declarant or Mortgagee, as applicable. Notwithstanding the foregoing, Declarant reserves the right to unilaterally amend the Declaration until one (1) year after one hundred percent (100%) of the then existing Lots (inclusive of any Lots added to the Expansion Area by Declarant in its discretion or vacant land in the Expansion Area that is not developed) have been sold to an Owner intending to reside thereon and occupancy permits have been granted for each Lot. During such period, Declarant may also enter into other agreements on behalf of the Association or Lot Owners for purposes of easements and/or other items necessary for the orderly operation and maintenance of the Subdivision and/or Association, provided however, that any amendments to the restrictions where the Municipality is involved or has an interest may require the approval by the Municipality.

9.2 Procedures. Except with respect to an amendment by Declarant, amendments to this Declaration shall be prepared and executed by the president of the Association and shall become effective when recorded in the office of the Register of Deeds. No action to challenge the validity of an amendment shall be commenced more than one (1) year after the amendment is recorded.

ARTICLE 10. RIGHTS OF MORTGAGE HOLDERS

10.1 Notice. Any Mortgage holder, insurer or guarantor of a Mortgage encumbering a Lot that submits a written request to the Association, identifying the name and address of such holder, insurer or guarantor and the Lot involved, will be entitled to timely written notice of:

(a) Any thirty (30) day delinquency in the payment of assessments owed by the Owner of the Lot on which it holds a Mortgage or any breach of the provisions of any of the Documents which is not cured by such Owner within thirty (30) days of such Owner's receipt of notice of such breach;

(b) A lapse, cancellation or material modification of any Association Insurance; and

(c) Any proposed action that requires the consent of a Mortgage holder.

10.2 Mortgagee Acquisition of Lot. A Mortgagee acquiring title to a Lot pursuant to remedies provided in its Mortgage, or by a deed in lieu of foreclosure following an Owner's default under the Mortgage, shall not be liable for such Lot's unpaid assessments under this Declaration accruing prior to the Mortgagee's acquisition of title to such Lot (except to the extent unpaid assessments are included in subsequent budgets generally), but shall ensure that any such prior delinquent assessments are paid upon transfer of the Lot to a third party.

ARTICLE 11. RIGHTS OF DECLARANT

11.1 Reserved Rights. Prior to the sale of all Lots by Declarant and occupancy permits granted for all Lots, Declarant:

(a) may use the Common Areas or Amenity Area, and any unsold Lots in any manner as may facilitate the sale of Lots including, but not limited to, maintaining a sales and/or rental offices, model homes and signs and/or showing the Lots. Declarant may from time to time also delegate such rights (on a non-exclusive basis and subject to such conditions as Declarant may impose) to persons desiring to construct Buildings on particular Lots as model homes. In delegating such rights to other persons, Declarant's delegateses shall not have the right, without Declarant's express written consent, to locate a general sales office operation in any such model home, although use of a model home to facilitate sales of Lots or sales of Buildings on Lots may be permitted for a period not to exceed forty-eight (48) months from the date of issuance of the certificate of occupancy therefor; provided, however, that once a model home is used as a home for an Occupant, it may not thereafter be used as a "model home". Notwithstanding the foregoing, any such use must be in compliance with all Municipal ordinances and regulations and may require a use permit granted by the Municipality.

(b) shall have the right to (1) grant easements upon, over, through and across the Lots (limited to the ten (10) feet area adjacent to each Lot line), which rights shall expire one (1) year after conveyance of a Lot by Declarant. Additionally, the right to grant easements upon, over, through and across the Common Areas as may be required in Declarant's sole opinion for furnishing any kind of utility services, maintenance and replacement thereof, drainage, grading, communications or public purposes including, which easements may be granted to itself or its nominee and as may be necessary for excavation and construction of any Buildings or for ingress and egress and maintenance and replacement thereof, to, from, and within, the Property and other real property adjacent to it.

(c) shall have the right to veto any proposed amendment to this Declaration for any reason or no reason, in which case it shall not be deemed approved or effective.

For purposes of this Section, a “bulk” or multi-Lot conveyance to a party who is not intending to occupy the property conveyed shall not be considered a “sale” for purposes of this Section.

11.2 Addition to or Subtraction from the Subdivision. Declarant reserves the right, at any time during the term of this Declaration and in its sole discretion, from time to time to subject portions of the Expansion Area to this Declaration in accordance with this Section. Each time Declarant subjects a portion of the Expansion Area to this Declaration it is known as an “*Expansion*”.

11.2.1 Expansion. Declarant reserves the right, at any time, and from time to time, during the term of this Declaration and in its sole discretion, to subject additional real estate outside the Subdivision to this Declaration by recording a document imposing on such real estate the provisions of this Declaration (as amended from time to time). The additional real estate shall be located in the Municipality and shall be adjacent to the Subdivision (ignoring streets, railroads and navigable waters which may separate the additional real estate from the Subdivision). The additional real estate will be subject to the provisions of this Article 11 as though it were a part of the original Subdivision.

11.2.2 Procedure for Expansion. Declarant shall add to the Subdivision by recording with the Register of Deeds one or more amendments to this Declaration setting forth the legal description of the area so affected. An amendment creating an Expansion need be executed only by the Declarant and does not require consent from or notice to any other person.

11.2.3 Contents of Expansion Amendment. An Expansion amendment will (a) state the legal description of the land being subjected to this Declaration; (b) set forth such other limitations on such future Lots as Declarant may desire not inconsistent with this Declaration; and (c) set forth such other information as is reasonable to facilitate the Expansion and the integration of the area into the Association. All other provisions of the Declaration shall apply to the Lots or Outlots included in any Expansion.

11.2.4 Procedure for Subtraction of Land. For so long as the Declarant is in control of the Association, the Declarant may also, in its sole discretion, by recorded document, remove the Expansion Land or any Lots not yet sold, from the effect of this Declaration and thereby reduce the extent of the Subdivision, without the consent of the Lot Owners within the Subdivision, subject to the amendment procedures of Section 9.1.

11.2.5 Other Lands. Declarant also reserves the right, at any time, and from time to time, during the term of this Declaration and in its sole discretion, to subject additional real estate outside the Subdivision to this Declaration by recording a document imposing on such real estate the provisions of this Declaration (as amended from time to time), subject to the amendment procedures of Section 9

11.2.6 Modification of Budget and Assessments. Upon each such Expansion, the Association will amend the annual Budget and annual assessments as appropriate to account for the effects of any Expansion or subtraction. Any assessments prior to the addition or subtraction of the area affected by the Expansion or subtraction will be pro-rated and adjusted by the Association accordingly. Each Owner in the Expansion Area shall have the same rights and obligations as if such Owner was an Owner under the initial Declaration. All Owners acknowledge that the proportionate share of expenses and the corresponding assessments will be revised to reflect the presence of additional Lots. Each Owner also acknowledges that assessments could increase or decrease based on the facts and circumstances in effect at the time of such addition or subtraction.

11.2.7 Effective Date of Expansion. The Subdivision shall be deemed expanded when an amendment to this Declaration, executed by Declarant, is recorded with the Register's Office.

11.2.8 Effect of Expansion or Reduction on Outlots. To the extent that Owners have a tenancy in common interest in Outlots prior to an Expansion, the interests of such Owners will be deemed adjusted, upon the recording of an Expansion or reduction amendment and without more, to equally allocate ownership among all Owners, both pre-existing and new. The interest of any Mortgagee in Outlots by virtue of this tenancy in common interest, shall attach, by operation of law, to the new percentage interests in the Outlots appurtenant to the Lot on which it has its lien. Tenancy in common ownership rights in Outlots are extinguished for Lots removed from the Declaration pursuant to Section 11.2.3.

11.2.9 Reserved Easements. Declarant reserves easements over the Common Areas for the benefit of all portions of the Subdivision not yet included in this Declaration, for the purposes of vehicular and pedestrian access; installation, repair, maintenance and replacement of utilities to serve the Expansion Areas; marshaling of construction materials and personnel for improvements made to the Expansion Area; and the use of Common Improvements and Common Areas for recreational purposes consistent with those uses granted to Owners.

ARTICLE 12. REMEDIES

12.1 General Remedies. If any Owner or Occupant fails to comply with this Declaration, the Bylaws, or the Rules, such Owner or Occupant shall be liable for damages, subject to injunctive relief (including an order requiring the removal at the Owner's expense of Buildings constructed without ACC approval), subject to any other remedy provided by the Bylaws or at law, or all of the above, as a result of such noncompliance. The Association or, in a proper case, an aggrieved Owner, may bring an action because of such noncompliance.

12.2 Owner or Occupant Violation; Association Right to Cure. In addition to any other remedies provided herein, if any Owner or Occupant fails to comply with this Declaration, the Bylaws, or the Rules, which failure continues for a period of fifteen (15) days following written notice from the Association, the Association shall have the right, but not the obligation, to perform or cause to be performed such maintenance, replacement, restoration or commence litigation, arbitration or other proceeding or other action as the Association deems necessary or appropriate, in its sole discretion. Expenses incurred therefor by the Association shall be assessed against the

Owner or Occupant and shall be subject to all rights and remedies reserved under this Declaration with respect to collection, expense, late payment penalties or interest, filing of a lien and/or foreclosure as reserved at Article 4 of this Declaration. Once the Association has taken such an action, it shall not be obligated to take any other or further action with respect to the same, similar or subsequent failure by the same or a different Owner or Occupant.

ARTICLE 13. EASEMENTS

13.1 Right of Entry. A right of entry to each Lot or Common Area is reserved to the Association to service utility installations located on, in or under such Lot or Common Area provided request for entry is made in advance and such entry is limited in scope so as to extend only as is reasonably necessary to service such utility installations. In case of emergency, entry by the Association onto any such Lot or Common Area may be made immediately, whether the Owner or Occupant of such Lot or Common Area is or is not present and without liability of the Association or its agents if such entry is necessary for the safety or welfare of persons or property. Any damage or loss caused as a result of such emergency entry shall be the sole expense of the Owner or Occupant if, in the reasonable judgment of those authorizing the entry, such entry was for emergency purposes.

13.2 Common Area Easements. The Association may grant easements over and through the Common Areas for such purposes as the Board deems reasonable for the benefit of the Owners.

ARTICLE 14. TERMINATION

14.1 Termination. This Declaration shall be in effect for a period of twenty-five (25) years and automatically renewed for successive periods of ten (10) years each, unless terminated at the end of the original or any extended term by: (i) Declarant (if during the period of Declarant control of the Association), or (ii) the written consent of the owners of not less than ninety percent (90%) of the aggregate then existing Lots provided that no vote shall effect an amendment to or termination of any provision hereof conferring on or reserving a special right or easement to Declarant without the express written consent of Declarant, as appropriate. Voluntary termination of this Declaration must be express and shall be effective upon recording a written instrument to such effect in the office of the Register of Deeds. If the Owners decide to terminate the Association, a maintenance and operation plan for the Common Areas and Storm Water Facilities, if any, may need to be presented and approved by the Municipality prior to such termination. Nothing provided in this Section, by itself, terminates or shall be interpreted to authorize termination of any drainage easements, common area maintenance requirements, or other restriction herein that affects an interest in real estate while the record title to the real estate or an interest in the real estate remains in the State of Wisconsin or a political subdivision or municipal corporation of the State of Wisconsin, including the Municipality, and the duration of any such restriction shall be unlimited and perpetual, unless terminated by the benefitted political subdivision by record document.

ARTICLE 15. CONSTRUCTION AND EFFECT

15.1 Number and Gender. Whenever used herein, unless the context shall otherwise provide, the singular shall include the plural, the plural shall include the singular, and the use of any gender shall include all genders.

15.2 Including. Whenever used herein, the term “including” preceding a list of one or more items shall indicate that the list contains examples of a general principle and is not intended as an exhaustive listing.

15.3 Captions. The captions and article and section headings in this Declaration are intended for convenience and reference only and in no way define or limit the scope or intent of the various provisions hereof.

15.4 Severability. If any portion of this Declaration or its application to any person or circumstance is held to be invalid or unenforceable, the remainder of this Declaration, or the application of such provision, or any part thereof, to persons or circumstances other than those to which it is held invalid or unenforceable, shall not be affected thereby. The remainder of this Declaration shall be valid, and enforced, to the fullest extent permitted by law.

15.5 Remedies. All remedies herein are cumulative.

15.6 Waivers. Whenever a waiver, consent or approval is required or permitted herein, it must be express and in writing; no waiver, consent or approval shall be implied. A waiver, consent or approval to any one matter shall not be deemed a waiver, consent or approval to any subsequent matter whether similar or not.

15.7 Assignment of Declarant’s Rights. Declarant may from time to time assign any or all of the rights and benefits conferred on or reserved herein for Declarant in its status as such (as opposed to those rights or benefits conferred on or reserved for all Owners or groups thereof), by an instrument in writing specifically identifying the rights and benefits so assigned which is recorded in the Register’s Office.

15.8 Other Regulation. Nothing herein shall preclude or restrict Declarant recording other covenants, conditions or restrictions which further regulate portions of the Subdivision which Declarant owns at the time of recordation.

15.9 Conflict. In the event any covenant or provision of this Declaration is in conflict with any ordinance, code or law of the Municipality or other governmental authority having jurisdiction, the governing authority shall control and supersede that provision of the Declaration. All remaining covenants and provisions of this Declaration shall remain in full force and effect

[SIGNATURES APPEAR ON FOLLOWING PAGE]

IN WITNESS WHEREOF, this Declaration has been duly executed as of the date first above written.

DECLARANT:

Wrenwood, LLC,
a Wisconsin limited liability company

By: Neumann Developments, Inc., sole Member

By: _____

Steve DeCleene, President

STATE OF WISCONSIN)
) ss.
COUNTY OF WAUKESHA)

Personally came before me this ____ day of _____, 20__, the above named Steve DeCleene, President of Neumann Developments, Inc. sole member of Wrenwood, LLC, by its authority, and to me known to be the person who executed the foregoing instrument and acknowledged the same.

[SEAL]

Name: _____
Notary Public, State of Wisconsin
My commission: _____

This instrument was drafted by:

Ryan Fritsch
Neumann Developments
N27 W24025 Paul Court, #Suite 100
Pewaukee, WI 53072

EXHIBIT A

Legal Description of the Subdivision

1. The Subdivision, being located in a part of the southeast $\frac{1}{4}$ of the southwest $\frac{1}{4}$ of section 11, in Town 7 North, Range 17 East, in the Village of Germantown, Washington County, Wisconsin.

2. Consisting of the following portions of the Subdivision:

Lots ____ thru ____ and Outlots ____

Specifically excluding: _____

EXHIBIT B

Final Plat attached for reference

EXHIBIT C

Village of Germantown Street Tree Plan

BUSINESS OF THE GENERAL GOVERNMENT & FINANCE COMMITTEE and VILLAGE BOARD GERMANTOWN, WI

MEETING DATE: February 17, 2020

AGENDA ITEM: New Business Item

ITEM TITLE: 2020 Weights & Measures Resolution

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

SUMMARY EXPLANATION:

Pursuant to a Memorandum of Agreement (MOA) between the Village and the Wisconsin Department of Agriculture, Trade and Consumer Protection (DATCP) regarding DATCP's duties as the "sealer" of weights & measures devices, the Village Board is required to establish an annual fee schedule for all types of weights & measures devices used within the Village.

The original July 1, 2010 MOA is an annual, self-renewing agreement wherein DATCP informs the Village what their costs will be for their services. For 2020, DATCP's cost will be \$5,600 (no change from 2019). The Village is obligated to pay this cost pursuant to the Agreement. In turn, the Village charges license fees for each device plus a small administrative charge to recover all the DATCP costs and the Village's administrative cost. As in past years, an additional \$1,300 in administrative costs are reflected in the 2020 budget. DATCP's total cost of \$5,600 plus the Village's administration costs of \$1,000 (for a total of \$6,900) is then divided by the number and type of devices for which a license was issued last year to determine the specific license fee that will be charged in the coming year. As noted in the license fee schedule attached to the resolution, different devices require a greater amount of inspection time as determined by DATCP and, in turn, are charged a higher fee.

Approval of this resolution is required every year. The proposed license fees for 2020 are nearly the same as those charged in 2020 because the number and type of devices used by businesses in the Village changes very little from year to year, and, the Village's cost has not changed from previous years.

A resolution establishing the "Weights & Measures Device 2020 Fee Schedule" has been prepared and is required to be adopted by the Board.

ATTACHMENTS:

- ◆ Draft Resolution w/ the 2020 Weights & Measures Device Fee Schedule

**VILLAGE OF GERMANTOWN
WASHINGTON COUNTY**

RESOLUTION NO. 12-2020

**ESTABLISHING A 2020 FEE SCHEDULE
FOR WEIGHTS & MEASURES DEVICES
REQUIRED UNDER SECTION 12.26 OF THE MUNICIPAL CODE**

WHEREAS, The Village of Germantown and the Wisconsin Department of Agriculture, trade and Consumer Protection (DATCP) entered into a annually-renewing Memorandum of Agreement (dated July 1, 2010) where both agencies agree that DATCP will furnish the services and perform the duties of sealers of weights and measures on an annual basis from July 1 to June 30 required under Chapter 98.04, and, that the Village will pay DATCP an amount necessary to cover the cost of such services no later than May 1 of the current fiscal year; and,

WHEREAS, the amount of such services agreed to as set forth in the Memorandum of Agreement is \$5,600; and,

WHEREAS, the Village of Germantown charges administrative fees totaling \$1,300 per year that are prorated per device to cover costs incurred by the Village's Community Development Department associated with the processing, review and administration of the Village's weights & measures license regulations set forth in Section 12.26; and,

WHEREAS, it is required under Section 12.26(7) that the Village Board establish a schedule of fees for each type of weighing and measuring device used for the purpose of computing a charge or payment for service rendered on the basis of weight or measure within the Village of Germantown; and,

WHEREAS, on February 17, 2020, the Village's General Government & Finance Committee did review and recommend approval of the proposed Weights & Measures Fee Table set forth in Exhibit 1 attached hereto; and,

NOW, THEREFORE, BE IT RESOLVED that the Village Board of the Village of Germantown, does hereby approve the Weights & Measures Device Fee Schedule as attached hereto as Exhibit 1 and is established for licenses issued in 2020.

Resolution 12-2020 Establishing a 2020 Fee Schedule for Weights & Measures Devices
Required Under Section 12.26 of the Municipal Code

Introduced by: _____

Adopted: _____

Vote: Ayes: ____ Nays: ____

Dean M. Wolter, Village President

ATTEST:

Deanna Braunschweig, WCMC/CMC
Village Clerk

EXHIBIT 1.

**WEIGHTS AND MEASURES DEVICE
2020 FEE SCHEDULE**

	Inspection					
	Time (hrs)	# of	Total	% of	Total	Fee (\$)
Device Type	Per Device	Devices	Time (hrs)	Time	Cost	Per Device
Vehicle Scales	1.5	4	6	4.76%	\$ 328.31	\$ 82.08
Small Capacity Scales 0-30#	0.3	41	12.3	9.75%	\$ 673.04	\$ 16.42
Large Capacity Scales 31-1000 #	0.7	5	3.5	2.78%	\$ 191.51	\$ 38.30
Point of Sale Scanner Combos	0.4	59	23.6	18.72%	\$ 1,291.36	\$ 21.89
Liquid Measuring Devices (LMDs)	0.3	269	80.7	64.00%	\$ 4,415.78	\$ 16.42
Totals		378	126.1	100.00%	\$ 6,900.00	
Late Fee (per license)	\$100.00					

The Business of the Germantown Public Safety Committee and Village Board

Submitted by: Chief John Delain

Agenda Item: New Business

Meeting Date: 2/3/2020 & 2/17/2020

Item Name: Purchase of New Ambulance

Agenda item description:

For the 2020 budget the Germantown Fire Department requested \$300,000.00 to replace ambulance 1756. 1756 is one of the ambulances that had previously been remounted, and that has had constant mechanical problems. The Germantown Fire Department is requesting to purchase a new ambulance from Lifeline Ambulance through Jefferson Fire and Safety for \$273,881.00. This does not include small equipment which will be purchased separately.

Back up included: ☒ yes No ☐



Serving First Responders and their Communities Since 1948

SALES CONTRACT

CONTRACT #: 10720-0002

Date: February __, 2020

PURCHASER: VILLAGE OF GERMANTOWN

Legal name if different than above: _____

Mailing Address: _____

Physical Address: N112W17001 Mequon Road - Germantown, WI 53022

COMPANY (Jefferson Fire & Safety, Inc.) agrees to sell to Purchaser and Purchaser agrees to purchase the Goods described below on the terms and conditions in this order.

Model: 2020 Life Line Highliner / 2020 Chevy 4500

Purchase Price: \$273,881.00

1. The base price does not include title & registration fees and sales tax, (if applicable).
2. FOB (DESTINATION)
3. Ambulance must be paid in full upon delivery and acceptance of vehicle. (Credit Cards are not accepted).

Purchaser's representative acknowledges he/she has read, understands, and agrees to terms of this Agreement, and is authorized to execute this Agreement on behalf of Purchaser.

PURCHASER'S REPRESENTATIVE:

SELLER'S REPRESENTATIVE:

Name and Title (Please Print Clearly)

ROB LITTLE, SALES REP

Name/Title

Authorized Signature

Date

Rob Little

Sales Agent Signature

7620 Donna Drive, Middleton, WI 53562 • Ph: 608-836-0068 • www.jeffersonfire.com

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**BUSINESS OF THE PUBLIC WORKS & HIGHWAYS COMMITTEE
AND VILLAGE BOARD GERMANTOWN, WI**

MEETING DATE: February 4, 2020 & February 17, 2020

AGENDA ITEM: New Business

ITEM TITLE: CTH Y Jurisdictional Transfer

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

SUMMARY EXPLANATION:

The Village of Germantown and Washington County have reached an agreement to the terms to transfer CTH Y (Goldendale Road) from the northerly limit at STH 145 to the southerly limit at Mequon Road, for a total length of 3.1 miles. A summary of the agreement is shown in the table below:

Final Agreement	Mile s	\$/Mile or Improvement	Total	Notes
Goldendale (CTH Y)	3.1	\$ 225,000	\$ 697,500	No work needed until 2030
Goldendale (CTH Y) Repaved	0.76	\$ 125,000	\$ 95,000	Repaved by Village in 2019
Goldendale/Freistadt	0	\$ 100,000	\$(100,000)	Improve Intersection
Payment from County to Village			\$ 692,500	
Operating Levy Impact*	3.86	\$ 11,000	\$ 42,460	
*rate set by DOR				

As part of this agreement Washington County will complete improvements to the intersection of Goldendale Rd & Freistadt Rd. These improvements were recommended in a traffic analysis performed for the Washington County Highway Department.

In addition:

- 1) Financial aspect of the transfer fairly compensates the Village
- 2) Village would have control of factors such as; speed limits, driveway access, etc. on Goldendale Rd as the area develops
- 3) If transfer is approved, Village levy limit would increase by \$42,460.00 per year for operating costs- County levy would decrease by \$42,460.00 per year.

ATTACHMENT: ORDINANCE_____ RESOLUTION_____ OTHER _____

NONE

RECOMMENDATION:

Staff respectfully recommends the Public Works and Highway Committee approve the Jurisdictional Transfer of CTH Y from Washington County to the Village of Germantown and recommend forwarding with a positive recommendation to the Village Board.

COMMITTEE ACTION:

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

From: [Janice Wick](#)
To: [Deanna Braunschweig](#)
Subject: Public Works Committee Items for Village Board - Feb. 17, 2020
Date: Thursday, February 6, 2020 4:13:00 PM
Attachments: [RESOLUTION - Wachtel 2020.docx](#)

CONSENT AGENDA:

-

-

GERMANTOWN DEVELOPMENT HANDBOOK:

-

MOTION made by Warren, seconded by Zabel to forward to the Village Board with a positive recommendation to approve the draft version of the Germantown Development Handbook.

Motion carried unanimously.

FORESTRY SERVICES CONTRACT – WACHTEL TREE SCIENCE:

-

MOTION made by Warren, seconded by Hughes to forward to the Village Board with a positive recommendation to contract with Wachtel Tree Science to provide specific consultation services as it relates to the handling of the Emerald Ash Borer (EAB) at a cost not to exceed \$15,000. Funds to be allocated from Acct. #10-553-530-5290.

Motion carried unanimously.

-

AUTHORIZATION TO HAVE WASHINGTON COUNTY HIGHWAY DEPT. PAINT CENTERLINES & EDGE LINES:

-

MOTION made by Hughes, seconded by Warren to forward to the Village Board with a positive recommendation authorizing the services of the Washington County Highway Department to perform centerline and edge line painting on Village streets for an approximate cost of \$32,000 for the year. Funds to be allocated from Acct. #10-542-530-3540.

Motion carried unanimously.

-

CRACK FILLING MATERIAL PURCHASE:

-

MOTION made by Zabel, seconded by Warren to forward to the Village Board with a positive recommendation authorizing the purchase of crack filling material for Village roads from Sherwin Industries at a cost of \$.55/lb. not to exceed \$35,000. Funds to be allocated from Acct. #10-542-530-3505.

Motion carried unanimously.

-

TANDEM AXLE PATROL TRUCK PURCHASE:

-

MOTION made by Warren, seconded by Zabel to forward to the Village Board with a positive

recommendation to approve the purchase of a new Western Star Patrol Truck from Truck Country for an amount not to exceed \$203,024.00 contingent upon borrowing approval. Funds to be allocated from Account #40-542-570-8520.

Motion carried unanimously.

-

TRACKLESS SIDEWALK MOWER PURCHASE:

-

MOTION made by Warren, seconded by Hughes, to forward to the Village Board with a positive recommendation to approve the purchase of a 2020 Maclean MV4.1 Municipal tractor to include a 5-year powertrain warranty from Miller Bradford for an amount not to exceed \$163,500.00 contingent on borrowing approval. Funds to be allocated from Acct. #40-553-570-8450.

Motion carried unanimously.

LETTER OF CREDIT REDUCTION – WRENWOOD:

-

MOTION made by Zabel, seconded by Warren authorizing staff to reduce the Wrenwood, LLC Letter of Credit by \$1,410,434.00 for utility and roadway improvements completed for the Wrenwood development.

Motion carried unanimously.

LETTER OF CREDIT RELEASE – RAINBOW CHILDCARE:

MOTION made by Zabel, seconded by Warren authorizing the release of the Rainbow Childcare of Wisconsin cash Letter of Credit in the amount of \$45,395.10 for all public improvements completed.

Motion carried unanimously.

NEW BUSINESS:

-

CTH Y JURISDICTIONAL TRANSFER:

-

MOTION made by Warren, seconded by Hughes to forward to the Village Board with a positive recommendation to approve the jurisdictional Transfer of CTH Y from Washington County to the Village of Germantown.

Motion carried 3-1(Zabel)

-

Regards,

Janice

DPW/Engr.

Village of Germantown

262-250-4721