

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

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

**DATE AND TIME: MONDAY, APRIL 20, 2020      7:00 p.m.**

**LOCATION: VIRTUAL WEBEX MEETING:**

Meeting Number: 620 670 100

Meeting Password: AWvpDpMP546

<https://villageofgermantown.my.webex.com/villageofgermantown.my/j.php?MTID=mf132ee9a1a283e30ed6aa8f5714490ff> or Call 408-418-9388.

**NOTICE:** Pursuant to the current recommendation of the Centers for Disease Control and Prevention limiting the size of public gatherings and the various federal and state orders implementing that recommendation, this meeting will be held virtually through the WebEx platform with each member accessing the meeting remotely. Citizens wishing to view the meeting are encouraged to watch the live broadcast of the meeting through Channel 25 on Spectrum cable, or on the Village's website.

Citizens wishing to submit any public comments should do so by sending an email to [comments@village.germantown.wi.us](mailto:comments@village.germantown.wi.us) by 4 p.m. on the day of the meeting so that it can be provided to the members for their consideration. Citizens wishing to present their comments verbally can join the WebEx meeting using their phone, computer or other internet-capable device and using the meeting number access code specified above.

To reasonably accommodate citizens who are unable to view or participate in another manner, the Village Board room will be open and set up with technology to access the meeting. Social distancing will be employed within the Board room so seating will be limited.

**AGENDA**

- 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. APPOINTMENTS**

**A. Standing Committees of the Village Board**

**1. General Government & Finance**

|                                   |                         |
|-----------------------------------|-------------------------|
| <b>Chair</b> Trustee Arthur Zabel | 04/20/2020 – 04/19/2021 |
| Trustee Terri Kaminski            | 04/20/2020 – 04/19/2021 |
| Trustee Daniel Wing               | 04/20/2020 – 04/19/2021 |
| Trustee Dennis Myers              | 04/20/2020 – 04/19/2021 |

**2. Public Safety**

|                                  |                         |
|----------------------------------|-------------------------|
| <b>Chair</b> Trustee Rick Miller | 04/20/2020 – 04/19/2021 |
| Trustee Daniel Wing              | 04/20/2020 – 04/19/2021 |
| Trustee Jolene Pieper            | 04/20/2020 – 04/19/2021 |
| Trustee Dennis Myers             | 04/20/2020 – 04/19/2021 |

**3. Public Works & Highways**

|                                     |                         |
|-------------------------------------|-------------------------|
| <b>Chair</b> Trustee Terri Kaminski | 04/20/2020 – 04/19/2021 |
| Trustee Phil Hudson                 | 04/20/2020 – 04/19/2021 |
| Trustee Rick Miller                 | 04/20/2020 – 04/19/2021 |
| Trustee Arthur Zabel                | 04/20/2020 – 04/19/2021 |

**B. Commissions/Boards/Committees**

**1. Administrative Appeals Review Board**

|                       |                         |
|-----------------------|-------------------------|
| President Dean Wolter | 04/20/2020 – 04/19/2021 |
| Trustee Daniel Wing   | 04/20/2020 – 04/19/2021 |

**2. Board of Review**

|                    |                         |
|--------------------|-------------------------|
| Member Tim Edwards | 05/01/2020 – 04/30/2025 |
|--------------------|-------------------------|

**3. Board of Zoning Appeals**

|                    |                         |
|--------------------|-------------------------|
| Member Tim Edwards | 05/01/2018 – 04/30/2021 |
|--------------------|-------------------------|

**4. Building Construction Oversight Committee**

|                                  |                         |
|----------------------------------|-------------------------|
| Chairperson / Trustee David Baum | 04/20/2020 – 04/19/2021 |
| Trustee Arthur Zabel             | 04/20/2020 – 04/19/2021 |

**5. Economic Development Committee**

|                                   |                         |
|-----------------------------------|-------------------------|
| Chairperson / Trustee Rick Miller | 04/20/2020 – 04/19/2021 |
| Trustee Jolene Pieper             | 04/20/2020 – 04/30/2021 |
| Trustee Phil Hudson               | 04/20/2020 – 04/30/2021 |
| Member Scott Coulthurst           | 05/01/2020 – 04/30/2023 |
| Member Lynn Grgich                | 05/01/2020 – 04/30/2023 |
| Member Deborah Reinbold           | 05/01/2020 – 04/30/2023 |

**6. Ethics Board**

|                     |                         |
|---------------------|-------------------------|
| Member Jeffrey Knop | 05/01/2020 – 04/30/2023 |
|---------------------|-------------------------|

**7. Historic Preservation Commission**

|                            |                         |
|----------------------------|-------------------------|
| Chair/ Trustee Rick Miller | 04/20/2020 – 04/19/2021 |
| Citizen Member Mark Kauth  | 05/01/2020 – 04/30/2023 |

**8. Library Board**

|                       |                         |
|-----------------------|-------------------------|
| Trustee Jolene Pieper | 04/20/2020 – 04/19/2021 |
| Member Joyce Nelson   | 06/30/2020 – 07/01/2023 |

**9. Park & Recreation Commission**

|                     |                         |
|---------------------|-------------------------|
| Trustee Phil Hudson | 04/20/2020 – 04/19/2021 |
| Member Wendy Knop   | 05/01/2020 – 04/30/2023 |

**V. APPOINTMENTS CONTINUED:**

- |     |                                               |                 |                         |
|-----|-----------------------------------------------|-----------------|-------------------------|
| 10. | <b>Plan Commission</b>                        |                 |                         |
|     | Chair                                         | Dean Wolter     | 04/20/2020 – 04/19/2021 |
|     | Trustee                                       | David Baum      | 04/20/2020 – 04/19/2021 |
|     | Member                                        | Robert Williams | 05/01/2020 – 04/30/2023 |
|     | Member                                        | William Shadid  | 05/01/2020 – 04/30/2023 |
| 11. | <b>Police &amp; Fire Commission</b>           |                 |                         |
|     | Member                                        | Scott Scheife   | 05/01/2020 – 04/30/2025 |
|     | Member                                        | Sam Schneider   | 05/01/2020 – 04/30/2025 |
| 12. | <b>Senior Center Advisory Committee</b>       |                 |                         |
|     | Chairperson / Trustee                         | Dennis Meyers   | 04/20/2020 – 04/19/2021 |
|     | Trustee                                       | Arthur Zabel    | 04/20/2020 – 04/19/2021 |
|     | Member                                        | Arline Flesch   | 05/01/2020 - 04/30/2022 |
|     | Member                                        | Jackie Shebasta | 05/01/2020 - 04/30/2022 |
| 13. | <b>Utility Advisory Committee</b>             |                 |                         |
|     | Chairperson / Trustee                         | Arthur Zabel    | 04/20/2020 – 04/19/2021 |
|     | Lindsay Rehkla, Financial / Accounting Member |                 | 05/01/2020 – 04/30/2023 |
|     | Julie Reichert, Alternate Member              |                 | 05/01/2020 – 04/30/2023 |
| 14. | <b>Tourism Commission</b>                     |                 |                         |
|     | Chair/ Trustee                                | Rick Miller     | 04/20/2020 – 04/19/2021 |
|     | Trustee                                       | Jolene Pieper   | 04/20/2020 – 04/19/2021 |
| C.  | <b>Weed Commissioner</b>                      |                 |                         |
|     | Planning/Zoning Adm.                          | Jeff Retzlaff   | 04/20/2020 – 04/19/2021 |
| D.  | <b>Mid-Moraine Legislative Committee</b>      |                 |                         |
|     | Trustee Representative                        | Arthur Zabel    | 04/20/2020 – 04/19/2021 |
| E.  | <b>Official Posting Places</b>                |                 |                         |
|     | Village Hall - N112 W17001 Mequon Road        |                 |                         |
|     | Public Library - N112 W16957 Mequon Road      |                 |                         |
|     | Village Website                               |                 |                         |

**VI. 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:

**VII. 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) Written Public Comments should be directed to [comments@village.germantown.wi.us](mailto:comments@village.germantown.wi.us), by 4 p.m. on Monday, April 20.*

**VIII. CONSENT AGENDA:**

- A. Approval of Minutes April 6, 2020 Regular Village Board Meeting.
- B. Accounts payable/payroll
  - 1. April 10, 2020 Accounts Payable \$ 836,153.41
  - 2. April 15, 2020 Payroll (Hourly & Salary) \$ 346,874.67
- C. Operator's License: None.

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

- D. Resolution 32-2020, Wisconsin Department of Transportation Salt Bid.
- E. Resolution 33-2020, Contract with Goschey Mechanical for the Replacement of Furnace / Air Conditioner at Fire Station #2 and Furnace / Air Conditioner at the Bell Museum in an amount not to exceed \$37,000.
- F. Purchase of Falcon Asphalt Patcher in an amount not to exceed \$47,924.
- G. Resolution 34-2020, Award the 2020 Road Program Contract to Payne and Dolan Inc. in an amount not to exceed 1,599,520.45.

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

- H. Ordinance 06-2020, An Ordinance Amending Section 12.02(4) of the Germantown Municipal Code Relating to the Issuance of Alcohol Beverage Licenses to Adopt Certain Changes in the State Statutes.

**IX. OLD BUSINESS:**

- A. None.

**X. PUBLIC HEARINGS:**

- A. None.

**XI. NEW BUSINESS:**

- A. Resolution 35-2020, Appreciation to the Germantown School District for Providing a Special Poll Location for the April 7<sup>th</sup>, 2020, Presidential Preference Spring Election Polling Location.
- B. 2 Lot Certified Survey Map for David Gutbrod, Agent for the Gutbrod Family LLC, Property Owner - W202 N10246 Lannon Road.
- C. Animal Fancier License: Clint and Lisa Murray, N103W15022 Windsong Circle East.
- D. Blanket Purchase Order to Enercon for the material processing at the Recycling Center in amount not to exceed \$30,000.
- E. Blanket Purchase Order to Ferguson Waterworks for the Purchase of Manhole Repair Materials in amount not to exceed \$25,000.
- F. Blanket Purchase Order to Core & Min for the Purchase of Ladtech HDPE Manhole Adjusting Rings and miscellaneous materials in amount not to exceed \$16,000.

- G. Blanket Purchase Order to Adaptor Inc. for the Purchase of Internal / External Manhole Chimney Seals and Extensions to be utilized for the 2020 Road Projects in an amount not to exceed \$20,000.

**XII. ADJOURNMENT.**

**The next regular meeting of the Village Board will be on Monday, May 4, 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  
April 6, 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, Miller, Myers, Warren, Wing, and Zabel. Also present: Administrator Kreklow, Clerk Braunschweig, Attorney Sajdak, Director Rath, Director Schroeder, Director Ratayczak, and Manager Tucker.

**PLEDGE OF ALLEGIANCE:**

**PRESIDENT'S REPORT:**

President Wolter commented that the meeting format is to limit the number gathered together and to keep everyone safe.

President Wolter thanked the School Board for the use of the Fieldhouse for tomorrow's election.

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

Clerk Braunschweig commented on the upcoming election. There will be one polling location for tomorrow's election. The School District has allowed the use of the Fieldhouse for a combined poll location. The poll will be open from 7 a.m. – 8 p.m. The change in poll location has been communicated on social media, the website, newspapers, and signage. Thank you to the School District, Election Workers, and Village Staff. Due to Absentee Voting the Village already had 50% voter turnout. Election workers will have gloves, masks, and sneeze guards.

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

Comments were then read from emails:

Julie Pyne of Heritage Hills Parkway commented against the Veridian Proposal.

Ric Ericksen and Jeff Holmes of the School District commented in favor of the Veridian Proposal.

Lynne and Armin Dohl of Kinderberg Park commented against the Veridian Proposal.

Denise McKenzie of Montgomery Drive commented against the Veridian Proposal.

Terry Tschetter of Wilson Drive commented in favor of the Veridian Proposal with conditions.

Jennifer Glidden and Wayne Cox of Windsong Circle East commented against the Veridian Proposal.

Mike Pyne of Heritage Hills Parkway commented against the Veridian Proposal.

Robert and Rita Fitzgerald commented against the Veridian Proposal and risk of such a development.

Brian Dolk of Germantown commented against the Veridian Proposal.

Lilabeth Yao of Windsong Circle commented that the Veridian Proposal should not deviate from the 16 lot plan and agreed with the Fitzgeralds.

Dick Zache commented in favor of the Recycle Center re-opening.

Jan Miller commented against the Veridian Proposal, the sale of the property, and claim against the Village from the School District.

Debra Denton of Crabtree Division commented against the Veridian Proposal.

Carrie Schulz of Windsong Subdivision spoke against the Veridian Proposal.

Lynne commented that there is a male and female hawk in the Veridian Proposal property area. She questioned if these were protected.

Mary spoke again the Veridian Proposal.

**CONSENT AGENDA:**

- A. Approval of Minutes March 16, 2020 Regular Village Board Meeting.
- B. Accounts payable/payroll
  - 1. March 17, 2020 Payroll (Hourly) \$ 232,546.81
  - 2. March 25, 2020 Accounts Payable \$ 651,674.54
  - 3. March 31, 2020 Payroll (Hourly & Salary) \$ 346,179.01
  - 4. March 31, 2020 Accounts Payable \$ 2,292,723.79
- C. Operator's License: Michaela Buchholz, Nicholas Greenhalgh, Jason Sikora.  
[Recommendation Forthcoming].

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

- D. Resolution 26-2020, Resolution Authorizing the Charge Back of Uncollected 2018 Delinquent Personal Property.
- E. Fire Chief Salary Adjustment.

**MOTION (Baum/Miller) to approve Consent Agenda Items A-E. Roll Call Vote Carried Unanimously.**

**OLD BUSINESS:**

- A. COVID-19 Coronavirus Update.

Fire Chief Delain gave an update. There are 13 confirmed cases in Germantown and Germantown has 3 confirmed deaths to Germantown. Police Chief Snow commented on quarantines of employees. They do have PPE equipment and face masks. Discussion ensued of the definition of essential businesses. There is one ambulance that is designated as a transfer unit to COVID-19. The Fire Department is in need of thermometer covers. The recycle center is closed at this time.

**PUBLIC HEARING:**

- A. None.

**NEW BUSINESS:**

- A. Resolution 28-2020, Resolution Ratifying COVID-19 Emergency Proclamation No. 1 Implementing Provisions of the Families First Coronavirus Response Act.

**MOTION (Baum/Warren) to approve Resolution 28-2020, Resolution Ratifying COVID-19 Emergency Proclamation No. 1 Implementing Provisions of the Families First Coronavirus Response Act. Roll Call Vote Carried Unanimously.**

- B. Resolution 29-2020, Resolution Ratifying COVID-19 Emergency Proclamation No. 2 Concerning the Location and Handling of Public Meetings.

**MOTION (Zabel/Baum) to approve Resolution 29-2020, Resolution Ratifying COVID-19 Emergency Proclamation No. 2 Concerning the Location and Handling of Public Meetings. Roll Call Vote Carried Unanimously.**

- C. Resolution 30-2020, Resolution Ratifying COVID-19 Emergency Proclamation No. 3 Combining and Relocating Poll Locations for the April 7, 2020 Spring Election and Presidential Preference Vote.

**MOTION (Baum/Warren) to approve Resolution 30-2020, Resolution Ratifying COVID-19 Emergency Proclamation No. 3 Combining and Relocating Poll Locations for the April 7, 2020 Spring Election and Presidential Preference Vote. Roll Call Vote Carried Unanimously.**

- D. Resolution 31-2020, Resolution Awarding the Sale of \$3,915,000 General Obligation Promissory Notes, Series 2020A; Providing the Form of the Notes; and Levying a Tax in Connection Therewith.

**Phil Cosson of Ehlers reported on the sale results. There were eight bidders. The winner was Robert Baird and Company.**

**Motion (Zabel/Warren) to approve Resolution 31-2020, Resolution Awarding the Sale of \$3,875,000 General Obligation Promissory Notes, Series 2020A; Providing the Form of the Notes; and Levying a Tax in Connection Therewith. Roll Call Vote Carried Unanimously.**

- \*E. Ordinance 05-2020, Rezoning from A-2: Agricultural to Rs-4: Single-Family Residential Zoning District for a 16-Lot Residential Development Veridian Homes, LLC, Agent for Germantown School District, Property Owner - N104 W14942 Donges Bay Road.

**Director Retzlaff presented information and background in regards to the rezoning. Matt Cudney of Veridian presented history and information.**

**Motion (Baum/Hughes) to approve Ordinance 05-2020, Rezoning from A-2: Agricultural to Rs-4: Single-Family Residential Zoning District for a 16-Lot Residential Development Veridian Homes, LLC, Agent for Germantown School District, Property Owner - N104 W14942 Donges Bay Road.**

**Amendment Motion (Baum/Zabel) Amend Number 3 of the Planner's comments to Enhance the Eastern Buffer by removing and cutting down buckthorn and invasive species and plant trees to enhance the buffer based on approval by the Planner. Roll Call Vote Carried Unanimously.**

**Amendment Motion (Wing/Baum) The rezoning by this ordinance is contingent upon the submittal of the preliminary plat that contains no more than 16 lots and is substantially consistent with concept plan presentation. Discussion ensued of timing conditions and additions of this language to the Developers Agreement. Roll Call Vote Carried Unanimously.**

**Roll Call Vote of Motion as amended Carried Unanimously.**

- \*F. Conflict Waiver for Village Labor Counsel, von Briesen & Roper, for representation of Discount Ramps.com LLC on Property Assessment matters.

**MOTION (Baum/Kaminski) to approve Conflict Waiver for Village Labor Counsel, von Briesen & Roper, for representation of Discount Ramps.com LLC on Property Assessment matters. Roll Call Vote Carried Unanimously.**

**ADJOURNMENT.**

**ADJOURNMENT:** There being no further business, the meeting adjourned at 8:57 p.m.

**The next regular meeting of the Village Board will be on Monday, April 6, 2020 at 7:00 p.m.**

*Respectfully Submitted,*

*Deanna Braunschweig*

Deanna B. Braunschweig, WCMC/CMC  
Village Clerk

**VILLAGE OF GERMANTOWN  
WASHINGTON COUNTY**

**RESOLUTION NO. 32-2020**

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**CONTRACT WITH WISCONSIN DEPARTMENT OF TRANSPORTATION  
FOR THE SALT BID 2020-2021**

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WHEREAS, the Village of Germantown contracts for the road salt purchases for Village roads; and,

WHEREAS, the Public Works Committee met on April 8, 2020 and recommended approval of the Village's contract with the Wisconsin Department of Transportation and the commitment to approximately 2,300 ton of road salt for the 2020-2021 season as part of the Wisconsin Department of Transportation Salt Bid Process; and,

NOW THEREFORE BE IT RESOLVED that the Village Board of the Village of Germantown, does hereby approve the contract with Wisconsin Department of Transportation and the commitment to approximately 2,300 to of road salt for the 2020-2021 season as part of the Wisconsin Department of Transportation Salt Bid Process.

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

Adopted: April 20, 2020

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

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

ATTEST:

\_\_\_\_\_  
Deanna Braunschweig, WCMC/CMC  
Village Clerk

## SALT PURCHASING INFO

| <b>YEAR</b>                          | <b>SALT</b>       | <b># OF OPERATIONS</b> |
|--------------------------------------|-------------------|------------------------|
| <b>19-20</b>                         | <b>2500</b>       | <b>34</b>              |
| 18-19                                | 3,205             | 42                     |
| 17-18                                | 3,130             | 39                     |
| 16-17                                | 2,875             | 34                     |
| 15-16                                | 2,756             | 33                     |
| 14-15                                | 2,185             | 44                     |
| 13-14                                | 3,258             | 67                     |
| 12-13                                | 3,467             | 53                     |
| 11-12                                | 2,127             | 42                     |
| 10-11                                | 3,430             | 57                     |
| 9-10                                 | 2,045             | 38                     |
| 8-9                                  | 3,332             | 53                     |
| 7-8                                  | 3,432             | 79                     |
| 6-7                                  | 3,304             | 52                     |
| 5-6                                  | 3,093             | 46                     |
| 4-5                                  | 2,475             | 45                     |
| 3-4                                  | 1,659             | 32                     |
| 2-3                                  | 2,138             | 39                     |
| 1-2                                  | 1,744             | 25                     |
| <b>AVERAGE SALT USE</b>              | <b>2,700 TONS</b> |                        |
| <b>Average use multiplied by 1.5</b> | <b>4,100 TONS</b> |                        |

**SALT ON HAND end of 19 - 20 Season                      2134   TONS**

**SALT ORDERED FOR '20 - 21      0      Ton Early Fill**  
**2,000 Ton Seasonal Fill**  
**300    Ton Vendor Reserve**

**Estimate cost per ton \$79.00                      2021 Budget (est.) \$185,000.00**

**VILLAGE OF GERMANTOWN  
WASHINGTON COUNTY**

**RESOLUTION NO. 33-2020**

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**CONTRACT WITH GOSCHEY MECHANICAL FOR  
FURNACE/AIR CONDITIONER FIRE STATION #2 AND BELL MUSEUM  
IN AN AMOUNT NOT TO EXCEED \$37,000**

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WHEREAS, the Village of Germantown will contract for the replacement of the furnace and air conditioner at the Bell Museum and Fire Station #2; and,

WHEREAS, the Public Works Committee met on April 8, 2020 and recommended approval of the Village's contract with Goschey Mechanical to replace the furnace/air conditioner and associated upgrades at the Bell Museum and Fire Station #2 at a cost not to exceed \$37,000.00; and,

NOW THEREFORE BE IT RESOLVED that the Village Board of the Village of Germantown, does hereby approve the replacement of the furnace/air conditioner with associated upgrades at the Bell Museum and Fire Station #2 by Goschey Mechanical in an amount not to exceed \$37,000.00.

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

Adopted: April 20, 2020

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

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

ATTEST:

\_\_\_\_\_  
Deanna Braunschweig, WCMC/CMC  
Village Clerk

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

**MEETING DATE:** Wednesday April 8th, 2020

**AGENDA ITEM:** New Business

**ITEM TITLE:** Furnace Replacement – Fire Station #2 & Bell Museum

**SUBMITTED BY:** Scott Anderson, Foreman H, P, B & G

**SUMMARY EXPLANATION:**

During the 2020 budget process, furnace and air conditioning replacement was approved for the Bell Museum (10-519-570-8485 / \$15,000.00) and Fire Station (10-519-570-8222 / \$25,000.00). The total budgeted amount for this project is \$40,000.00. These furnaces and air conditioners are being replaced as they are nearing the end of their normal service life. Three area contractors were solicited for pricing and the base pricing results are listed below.

|                                                  |                              |
|--------------------------------------------------|------------------------------|
| Goschey Mechanical:                              | \$31,950.00                  |
| Holland's Heating & Air:                         | \$32,045.00                  |
| Blau Heating & Air Conditioning:                 | Could not meet bid timeline. |
| Upgrades: (i.e. thermostats, sensors, purifiers) | \$5,000.00                   |

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

**RECOMMENDATION:**

Staff recommends utilizing Goschey Mechanical to provide the labor and material to replace all furnaces, air conditioners and upgrades associated with the project. Staff recommends completing the project with the additional upgrades, not to exceed \$37,000.00.

**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 & Village Board  
GERMANTOWN, WI**

MEETING DATE: Wednesday April 8<sup>th</sup>, 2020 & April 20

AGENDA ITEM: New Business

ITEM TITLE: Purchase Asphalt Patcher

SUBMITTED BY: Jay Olszewski, Highway Superintendent

SUMMARY EXPLANATION:

Staff is presenting for Committee review the quotes for the purchase of an asphalt patcher. This piece of equipment is part of the 2020 Highway Capital Budget (\$50,000). The quotes were competitive and did vary in detail. The Falcon model is air jacketed (preferred) verses oil jacketed. It also has a 5-year burn chamber warranty and 2 year machine warranty. For these and other reasons we feel the Falcon is the highest in value and serves the needs of the department best.

|         |          |
|---------|----------|
| FALCON  | \$47,924 |
| Sherwin | \$45,740 |
| Stepp   | \$45,106 |

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

RECOMMENDATION:

Staff recommends purchasing a Falcon Asphalt Patcher in the amount not to exceed \$47,924. Funds shall be allocated from Highway Account 40-542-570-8530 once the bonding has been approved.

COMMITTEE ACTION:

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

**VILLAGE OF GERMANTOWN  
WASHINGTON COUNTY**

**RESOLUTION NO. 34-2020**

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**AWARD 2020 ROAD PROGRAM CONTRACT  
TO PAYNE AND DOLAN, INC.  
IN AN AMOUNT NOT TO EXCEED \$1,599,520.45**

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WHEREAS, the Village of Germantown will contract for the 2020 road improvement projects; and,

WHEREAS, the Public Works Committee met on April 8, 2020 and recommended approval to contract with Payne and Dolan, Inc. for the 2020 road program in an amount of \$1,599,520.45; and,

NOW THEREFORE BE IT RESOLVED that the Village Board of the Village of Germantown, does hereby approve the contract with Payne and Dolan, Inc. for the 2020 Road Program in the amount of \$1,599,520.45.00.

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

Adopted: April 20, 2020

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

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

ATTEST:

\_\_\_\_\_  
Deanna Braunschweig, WCMC/CMC  
Village Clerk

**BUSINESS OF THE PUBLIC WORKS & HIGHWAYS COMMITTEE  
& Village Board  
GERMANTOWN, WI**

**MEETING DATE:** April 8, 2020 & April 20, 2020

**AGENDA ITEM:** New Business

**ITEM TITLE:** 2020 Road Improvement Bids

**SUBMITTED BY:** Lawrence W Ratayczak, PE, Director of Public Works

**SUMMARY EXPLANATION:**

Bids for the 2020 Road Improvement Program were received by the Village on March 12, 2020 at 2:00 p.m. The Village received two (2) bids. The bids are itemized below:

|                       | Base Bid<br><u>2020 Plan</u> | Alt. #1 Bid<br><u>Unnamed Road</u> | Alt #2 Bid<br>Cromwell<br><u>Drainage</u> | <u>TOTAL</u>          |
|-----------------------|------------------------------|------------------------------------|-------------------------------------------|-----------------------|
| • Payne & Dolan, Inc: | <b>\$1,199,552.00</b>        | <b>\$336,760.45</b>                | <b>\$63,208.50</b>                        | <b>\$1,599,520.95</b> |
| • Stark Pavement      | <b>\$1,506,623.00</b>        | <b>\$388,694.15</b>                | <b>\$113,166.50</b>                       | <b>\$2,008,484.40</b> |

The bid included three (3) sections, Base Bid, which included the following streets:

- Old Farm-Division to Wagon Trail
- Harvest Lane-Old Farm to Thornapple Row
- Pheasant Run-Old Farm to Thornapple Row
- Deer Crossing-Old Farm to Thornapple Row
- Surrey Road- Old Farm to Thornapple Row
- Bridle Path- Old Farm to Thornapple Row
- Thornapple Row- Harvest Lane to Surrey Drive
- Prairie Way- Surrey Drive to Wagon Trail

Alternate #1, which was bid as an Undetermined Road for the purpose of having the ability to complete another road if the bids came in below estimate and/or if the base bid roads were completed below the estimated cost. In addition, engineering would recommend using this Alternate bid to reconstruct Lovers Lane & Century Lane pending the completion of ROW acquisition and completion of plans by engineering. The funds for this project would come from the accumulated rollover fund account for roads and not from the 2020 CIP borrowed funds.

Alternate #2 (Cromwell Drainage) was bid with the roads project to obtain a competitive bid, which engineering feels was received. The funds for this Alternative would come out of an account for Storm Water improvements and not the CIP funds borrowed for the Road Program.

The balance of the 2020 CIP Funds, \$300,448.00 (\$1,500,00-\$1,199,552), will go toward the second phase of Holy Hill Road, the first phase was completed in 2019. The second phase is from STH 145 to Goldendale Road. This was bid separately because it is the road the Village will utilize for the LRIP grant funds program and must be performed as a separate contract.

Staffs estimate for the base bid portion was \$1,195,000.00, estimate for Alt. #2 was \$365,000.00 and the estimate for Alt #3 was \$110,970.00. For a total estimated cost of \$1,670.970.00

---

ATTACHMENT:      ORDINANCE\_\_\_\_\_RESOLUTION\_\_\_\_\_      OTHER \_\_\_\_\_

RECOMMENDATION:

Staff has reviewed the bids and recommends the contract be awarded to Payne & Dolan Inc. in the amount of \$1,599,520.45 and forward 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.

ORDINANCE NO. 06-2020

AN ORDINANCE AMENDING SECTION 12.02(4) OF THE GERMANTOWN  
MUNICIPAL CODE RELATING TO THE ISSUANCE OF ALCOHOL BEVERAGE  
LICENSES TO ADOPT CERTAIN CHANGES IN THE STATE STATUTES

---

WHEREAS, the Village Board previously adopted section 12.02(4) of the Municipal Code relating to the issuance of alcohol beverage licenses; and

WHEREAS, 2015 Wis. Act 286 adopted a change to the statutes that prohibits a municipality from rebating or refunding all or a portion of the initial issuance fee for a Reserve Retail “Class B” license; and

WHEREAS, 2019 Wis. Act 166 adopted a change to the statutes allowing the Village Board to designate a municipal officer as the party to issue operator’s licenses; and

WHEREAS, the Village Board wishes to adopt these provisions to ensure compliance with state law; and

WHEREAS, the Village Board having found and determined that the regulation of the sale of alcoholic beverages through licensing is necessary to protect the public health, safety and welfare.

NOW, THEREFORE, the Village Board of the Village of Germantown, Wisconsin, do ordain as follows:

SECTION I

Section 12.02(4)(h)2 of the Municipal Code of the Village of Germantown is hereby repealed.

SECTION II

Section 12.02(4)(j)1 of the Municipal Code of the Village of Germantown, Wisconsin, is hereby amended as follows (NOTE: Added text is underlined; Deleted text is ~~struck-through~~):

Operators' licenses may be granted to individuals by the ~~Village Board~~ Village Clerk for the purposes of complying with §§125.32(2) and 125.68(2), Wis. Stats.

SECTION III

Section 12.02(4)(k)3 is hereby created to read as follows:

No such license shall be issued to any person who has been previously denied an operator's license by the Village Board or Village Clerk.

SECTION IV

The terms and provisions of this ordinance are severable. Should any term or provision of this ordinance be found to be invalid by a court of competent jurisdiction, the remaining terms and provisions shall remain in full force and effect.

SECTION V

All ordinances or parts of ordinances contravening the terms of this ordinance are hereby to that extent repealed.

SECTION VI

This ordinance shall take effect and be in full force upon its passage and the day after publication.

Introduced by \_\_\_\_\_ on \_\_\_\_\_, 2020.

Adopted: April \_\_\_\_\_, 2020    Vote:    Ayes:    Nays:    Absent:

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

ATTEST:

\_\_\_\_\_  
Deanna Braunschweig, Village Clerk

Approved as to form:

\_\_\_\_\_  
Brian C. Sajdak, Village Attorney

Published

**VILLAGE OF GERMANTOWN  
WASHINGTON COUNTY**

**RESOLUTION NO. 35-2020**

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**A RESOLUTION EXPRESSING APPRECIATION TO THE GERMANTOWN SCHOOL  
DISTRICT FOR PROVIDING A SPECIAL POLL LOCATION FOR THE APRIL 7, 2020  
PRESIDENTIAL PREFERENCE SPRING ELECTION POLLING LOCATION**

---

WHEREAS, on March 31, 2020, Village President Wolter issued COVID-19 Emergency Proclamation No. 3 wherein the number and location of polling locations within the Village for the April 7th election was modified; and,

WHEREAS, the Village Board of the Village of Germantown Approved Resolution No. 30-2020 Combining and Relocating Poll Locations for the April 7, 2020 Spring Election and Presidential Preference Vote ratified in its entirety; and

WHEREAS, the number of polling locations was reduced because the COVID-19 pandemic created staffing shortages and social distancing guidelines; and,

WHEREAS, the Germantown School District and the Village Board understood the urgency and overall community need to hold the election at a larger site; and

WHEREAS, the Germantown High School Field House was the only building large enough to accommodate social distancing guidelines; and

WHEREAS, the Germantown School District allowed the Village to use the Field House as well as their tables, chairs and cleaning supplies;

NOW THEREFORE BE IT RESOLVED that the Village Board of the Village of Germantown, does hereby express great appreciation to the Germantown School Board and District Staff for their assistance in successfully holding the April 7, 2020 Spring Election at the High School Field House.

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

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

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

---

Dean M. Wolter, Village President

ATTEST:

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Deanna Braunschweig, WCMC/CMC  
Village Clerk

#

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

**MEETING DATE:** April 20, 2020

**AGENDA ITEM:** New Business [CSM]

**ITEM TITLE:** David Gutbrod is seeking approval of a 2-lot Certified Survey Map (CSM)

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

### **SUMMARY EXPLANATION:**

Gutbrod Family LLC, property owner of a 6.538-acre lot located at W202N10246 Lannon Road is seeking approval of a 2-lot Certified Survey Map (CSM) to create one (1) additional commercial lot. Proposed Lot 1 will contain 4.262 acres and be considered buildable for a commercial building. Lot 2 will include 2.231 acres and the existing approximately 8,000-square foot commercial building.

### **PLAN COMMISSION RECOMMENDATION:**

**APPROVE** the proposed 2-lot Certified Survey Map (CSM) of the 6.538-acre parcel owned by Gutbrod Family LLC located at W202N10246 Lannon Road with the following conditions:

1. A note shall be added to the CSM that reads "Access Restriction: Access to Lot 1 and Lot 2 is restricted to one (1) shared access driveway unless a second, separate access driveway is allowed by Washington County.
2. The property owner shall ~~obtain~~ **apply for** a driveway permit from Washington County within 30 days of CSM approval if an additional or modified access is desired.
3. A shared driveway/cross-access easement shall be created and recorded if a shared driveway is constructed.

### **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**  
**April 13, 2020**

**CALL TO ORDER:** Chairman Wolter called the meeting to order at 6:30 pm. The meeting was held as a virtual WebEx meeting.

**ROLL CALL:** Chairman Dean Wolter, Trustee Rep David Baum, Commissioners Tony Laszewski, Matt Kimmler, Bill Shadid, Bob Williams and Peter Nilles were in attendance. 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 Shadid to Approve the minutes from 3-9-20.***

***MOTION carried. Commissioner Nilles abstained.***

**David Gutbrod Family LLC - W202 N10246 Lannon Road.** David Gutbrod, property owner of a 6.538-acre lot is seeking approval of a 2-lot Certified Survey Map (CSM) to create one additional commercial lot. Associate Planner Zandt summarized the proposal.

David Gutbrod explained he is requesting the land division because he's had the property for sale for some time. Several people have been interested in purchasing the property until they find out about the acreage

***MOTION Laszewski second Baum to Approve the proposed 2-lot Certified Survey Map (CSM) of the 6.538-acre parcel owned by Gutbrod Family LLC located at W202N10246 Lannon Road with the following conditions:***

- 1. A note shall be added to the CSM that reads "Access Restriction: Access to Lot 1 and Lot 2 is restricted to one (1) shared access driveway unless a second, separate access driveway is allowed by Washington County.***
- 2. The property owner shall obtain a driveway permit from Washington County within 30 days of CSM approval if an additional or modified access is desired.***
- 3. A shared driveway/cross-access easement shall be created and recorded if a shared driveway is constructed.***

Commissioner Laszewski questioned why the driveway permit needed to be obtained within 30 days. Planner Retzlaff said that was requested by the Washington County Highway department during the review discussions. Mr. Gutbrod said he already reached out to the County for the permit but didn't know how long the process would take. He indicated he would appreciate more time to acquire the permit.

***MOTION to Amend Baum second Shadid to revise the language in Condition #2 from "obtain a driveway permit" to apply for a driveway permit".***

***MOTION to Approve the Amendment carried unanimously.***

***MOTION to Approve as Amended carried unanimously by roll call vote.***

# CERTIFIED SURVEY MAP (CSM) APPLICATION

4/13/20 Plan Commission Meeting

**David Gutbrod**

**Village Planner Report**

**Germantown, Wisconsin**

## Summary

Gutbrod Family LLC, property owner of a 6.538-acre lot located at W202N10246 Lannon Road is seeking approval of a 2-lot Certified Survey Map (CSM) to create one (1) additional commercial lot.

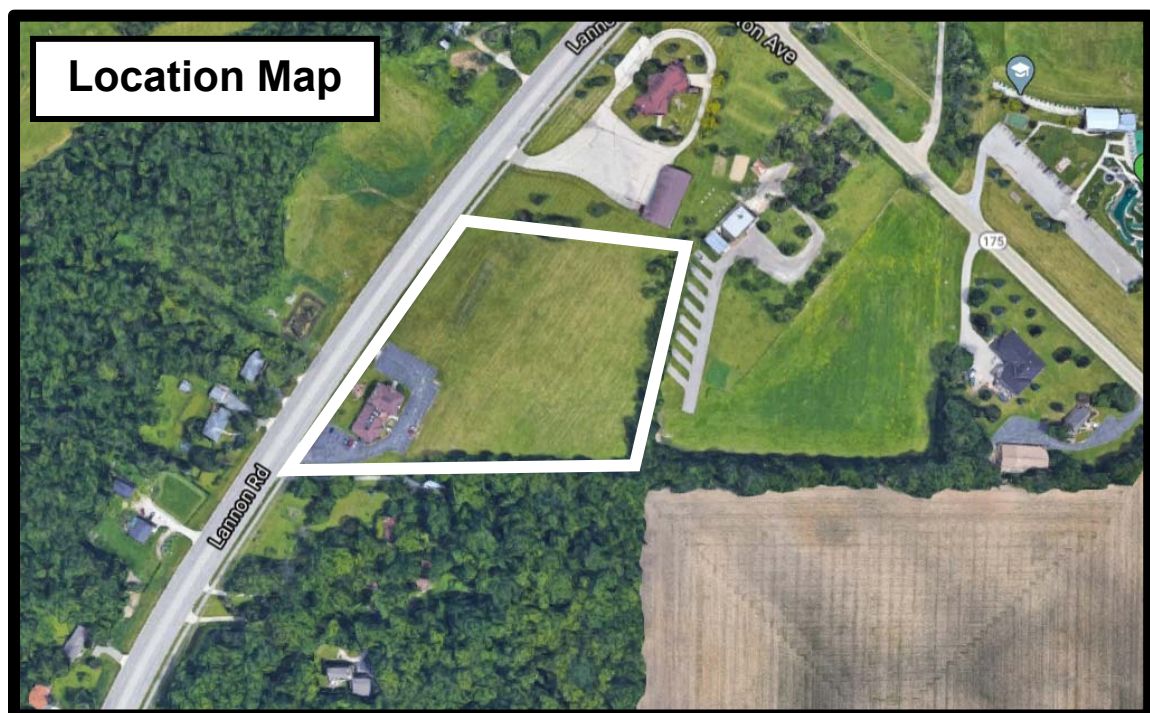
**Location:** W202N10246 Lannon Road

**Applicant/**

**Property Owner:** David Gutbrod Gutbrod Family LLC  
5579 E. Waterford Road 5579 E. Waterford Road  
Hartford, WI 53027 Hartford, WI 53027

**Current Zoning District:** B-4 Professional Office

| Adjacent Land Uses |             | Zoning           |
|--------------------|-------------|------------------|
| North              | Commercial  | B-1              |
| South              | Residential | Rs-2             |
| East               | Commercial  | B-2              |
| West               | Residential | Rs-1, Rs-2, Rs-4 |



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**Proposal**

Gutbrod Family LLC, property owner of a 6.538-acre lot located at W202N10246 Lannon Road is seeking approval of a 2-lot Certified Survey Map (CSM) to create one (1) additional commercial lot.

Proposed Lot 1 will contain 4.262 acres and be considered buildable for a commercial building. Lot 2 will include 2.231 acres and the existing approximately 8,000-square foot commercial building. This property has been for sale and the owner believes it will be more easily sold without the additional acreage.

**Staff Comment**

The B-4 Professional Business district allows a minimum lot size of 10,000 square feet. The proposed division will create lots meeting this requirement.

The existing septic mound system for the existing commercial building is located to the northeast of the building, on proposed Lot 1. As such, soil testing has been completed on proposed Lot 2 in order to install a new septic system for the existing building. These soil evaluations indicate that the parcel is suitable for the installation of a mound private on-site wastewater treatment system (POWTS). Additional soil tests will need to be done in the future if the existing mound is not used or is planned to be moved to a new location for the construction of a new building (unless sanitary sewer is extended to the parcel from the existing terminus along Appleton Ave).

No wetlands or floodplain have been identified on this property.

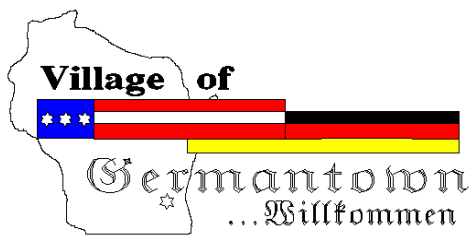
The Village Surveyor has identified technical corrections in a March 23, 2020 memo (copy attached) including a request for the required 15' building setback requirement from the existing mound system to be included on the CSM. The Surveyor has put this requirement in the notes of the CSM.

The portion of Lannon Road adjacent to the subject property is under Washington County highway jurisdiction. Therefore, a driveway permit is required from the County for any new or modified access driveway. Village Staff were informed by Washington County that there is an access policy that may impact the possibility of adding a new driveway or modifying the existing driveway. This requirement has been included in the recommended conditions of approval.

**Village Planner Recommendation**

**APPROVE** the proposed 2-lot Certified Survey Map (CSM) of the 6.538-acre parcel owned by Gutbrod Family LLC located at W202N10246 Lannon Road with the following conditions:

1. A note shall be added to the CSM that reads "Access Restriction: Access to Lot 1 and Lot 2 is restricted to one (1) shared access driveway unless a second, separate access driveway is allowed by Washington County.
2. The property owner shall obtain a driveway permit from Washington County within 30 days of CSM approval if an additional or modified access is desired.
3. A shared driveway/cross-access easement shall be created and recorded if a shared driveway is constructed.



## Engineering Department Memorandum

**To:** Jeff Retzlaff Village Planner

**CC:**

**From:** Bob Beilfuss, PLS, Village Surveyor

**Date:** March 23, 2020

**Re:** Gutbrod CSM

Jeff,

Here are my review comments for the CSM received 2/28/2020.

### **Certified Survey Map**

**Applicant or Owner:** Gutbrod Family LLC

**Land Surveyor/Firm:** Don Thoma, PLS – Accurate Survey and Engineering LLP

1. Graphically show and dimension the mound 15' setback line per Washington County Park and Planning Department.

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.

January 9, 2020

**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.

Note: In 2020, the Village will be upgrading its municipal code to recognize the NAD83 Datum, 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.



Village of



Germantown

Willkommen

Fee must accompany application

☐ \$2,900 with public improvements

☒ \$1,960 no public improvements

Paid

Date

2-28-20

## 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

### PROPERTY OWNER

DAVID GUTBROD

GUTBROD FAMILY LLC

Phone (262) 613-0778

DAVID & LORI GUTBROD

Phone (262) 644-8778

Fax ( )

E-Mail DAVEG@GOGIS.COM

### 2

### PROPERTY ADDRESS OR GENERAL LOCATION

### TAX KEY NUMBER

W202 N10246 LANNON RD GERMANTOWN

GTNV 322961

### 3

### PURPOSE OF LAND SPLIT

TO SELL BUILDING SEPERATE FROM  
SURPLUS ACREAGE

Will the land split require rezoning?

NO

From

To

### 4

### READ AND INITIAL THE FOLLOWING:

OG

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.

OG

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.

OG

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.

OG

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!

[Signature] 2-24-20  
Applicant Date

[Signature] 2-24-20  
Owner Date

# Washington County Certified Survey Map

Part of the NE 1/4 and NW 1/4 of the NW 1/4 in Section 32, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin.

Northwest corner  
Sec. 32-9-20  
conc.mon./brass cap  
found 445,276.05  
2,458,350.33  
(State Plane Coordinate)  
(NAD 1983/2011)

Outlot 1, CSM 6501

Lot 2, CSM 4416

B-1 zoning

(r.a. N 84°55'27" W) 449.16'  
S 86°00'00" E 448.66'  
(r.a. N 86°34'52" W 478.04 to CL)

Note: The existing mound system as shown has a building setback of 15 feet. This mound system may be modified, removed and or relocated if the owner chooses to do so, with the approval of Washington County. The setback lines will apply to the final system location.

Lot 1  
4.262 Acres  
185,635 Sq. Ft.

B-4 zoning  
setback subject to change

Lot 2  
2.231 Acres  
97,168 Sq. Ft.

B1 B2 B3

unplatted lands  
Rs-2 zoning  
Doc. 1441968

Subdivider:  
Gutbrod Family, LLC  
David & Lori Gutbrod  
W202N10246 Lannon Rd.  
Germantown, WI 53022

Surveyor:  
Donald J. Thoma  
Accurate Surveying & Engineering, LLP  
2911 Wildlife Lane  
Richfield, WI 53076

Donald J. Thoma, S-2470

Dated this 27th day of February, 2020.  
Revised this 25th day of March, 2020.

This instrument was drafted by Donald J. Thoma, S-2470

(r.a.) - means "recorded as" Sheet 1 of 3

P.O.B. - means "Point of Beginning"

▲ - indicates a masonry nail found.

● - indicates 1.3" od iron pipe found unless noted.

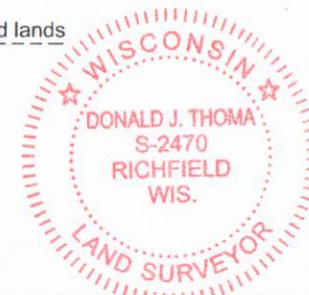
○ - indicates 1.3" od x 18" iron pipe weighing 1.68 lbs./ft. set.

■ - indicates soil test pit by others.

Bearings are referenced to the Wisconsin State Plane Coordinate Grid System, South Zone, (NAD 1983/2011). The west line of the NW 1/4 of Sec. 32-9-20 has a grid bearing of S 00°52'28" E.

0 50 100 200

Scale in feet  
1" = 100'



# Washington County Certified Survey Map

Sheet 2 of 3

Part of the NE 1/4 and NW 1/4 of the NW 1/4 in Section 32, Township 9 North,  
Range 20 East, Village of Germantown, Washington County, Wisconsin.

## Curve Data:

| CURVE | ARC LENGTH | RADIUS   | DELTA ANGLE | CHORD LENGTH | CHORD BEARING | TANGENT BEARING-IN | TANGENT BEARING-OUT |
|-------|------------|----------|-------------|--------------|---------------|--------------------|---------------------|
| C-1   | 508.63'    | 6489.40' | 4°29'27"    | 508.50'      | S 34°10'02" W | N 31°55'19" E      | N 36°24'46" E       |
| C-2   | 233.50'    | 6489.40' | 2°03'42"    | 233.49'      | S 32°57'10" W | N 31°55'19" E      | N 33°59'01" E       |
| C-3   | 275.12'    | 6489.40' | 2°25'45"    | 275.10'      | S 35°11'53" W | N 33°59'01" E      | N 36°24'46" E       |

## Surveyor's Certificate:

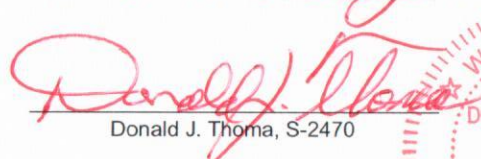
I, Donald J. Thoma, Professional Land Surveyor, hereby certify that by the direction of David H. Gutbrod, I have surveyed, divided and mapped the land shown and described hereon, Part of the NE 1/4 and part of the NW 1/4 of the NW 1/4 in Section 32, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin, which is bounded and described as follows:

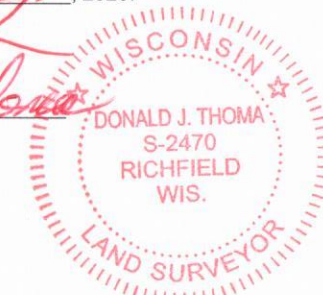
Commencing at the Northwest corner of said Section 32; thence S 00°52'28" E, along the west line of said NW 1/4, 1502.30 feet; thence N 89°07'32" E, at right angles, 467.83 feet, to the PT on a Reference Line for Lannon Road / C.T.H. "Y" as shown on State R/W Project No. 2777-02-20; thence N 31°55'19" E, along said Reference Line, 337.98 feet, to the PC; thence S 58°04'41" E, at right angles, 58.00 feet, to a point on the southeasterly right-of-way line of said Lannon Road / C.T.H. "Y" being the point of beginning of lands herein described; thence northeasterly along said right-of-way line and along the arc of a curve to the right 508.63 feet, radius 6489.40, delta 4°29'27", chord S 34°10'02" W 508.50 feet, to the intersection of the south line of Lot 2 of Certified Survey Map No. 4416 as recorded in the Washington County Registry in Volume 29 of Certified Survey Maps on pages 194-196 as Document No. 682410; thence S 86°00'00" E, along said south line of Lot 2, 448.66 feet, to the intersection of the easterly line of lands described in Document No. 332760, recorded in the Washington County Registry; thence S 11°53'42" W, along said easterly line of Document No. 332760 as monumented, 479.29 feet, to a 1.3 inch od iron pipe found; thence S 89°17'41" W, along the monumented northerly line of lands described in Document No. 1441968, recorded in the Washington County Registry, 675.01 feet, to a point in said southeasterly right-of-way line of Lannon Road / C.T.H. "Y"; thence N 31°55'19" E, along said right-of-way line, 21.10 feet; thence N 58°04'41" W, at right angles, 12.00 feet; thence N 31°55'19" E, along said right-of-way line, 74.95 feet, to the point of beginning.

Containing 6.493 acres (282,803 square feet) more or less.

I further certify that I have fully complied with the provisions of sec. 236.34 of Wisconsin Statutes and the Village of Germantown Ordinance in surveying, dividing, and mapping said lands, and that this map is a correct representation of the exterior boundaries of the land surveyed and the division of said lands.

Dated this 27th day of February, 2020.

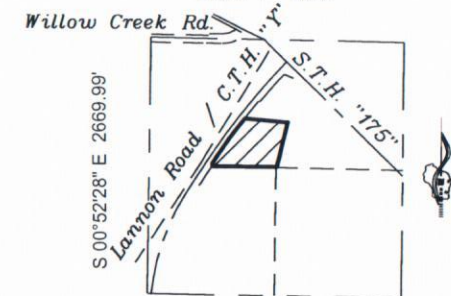
  
Donald J. Thoma, S-2470



## Location Sketch

NW 1/4 Section 32-9-20

Scale: 1" = 2000'



# Washington County Certified Survey Map

Sheet 3 of 3

Part of the NE 1/4 and NW 1/4 of the NW 1/4 in Section 32, Township 9 North,  
Range 20 East, Village of Germantown, Washington County, Wisconsin.

## Village of Germantown Plan Commission Approval:

This Certified Survey Map is hereby approved by the Planning Commission of the Village

of Germantown on this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
Dean Wolter - Chairperson

\_\_\_\_\_  
Laura A. Johnson - Secretary

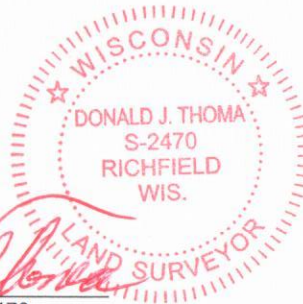
## Village of Germantown, Village Board Approval:

This Certified Survey Map, being part of the NE 1/4 and part of the NW 1/4 of the NW 1/4 in Section 32, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin, having been approved by the Planning Commission being the same, is hereby approved and accepted by the Village Board of Trustees of the Village of Germantown on

this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

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

\_\_\_\_\_  
Deanna Braunschweig - Village Clerk



Donald J. Thoma, S-2470

Dated this 27<sup>th</sup> day of February, 2020.

This instrument was drafted by Donald J. Thoma, S-2470

## Corporate Owner's Certificate:

Gutbrod Family, LLC, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner of Lots 1 and 2, does hereby certify that said corporation caused the land to be surveyed, divided and mapped as represented on this Certified Survey Map. Gutbrod Family, LLC, is aware that the land described in Document No. 767850 is not consistent with the descriptions of adjoining lands. This Certified Survey Map accepts all adjoining lands and makes no claim to any land adjoiner or calls in the legal description on this map.

Gutbrod Family, LLC, does further certify that this Certified Survey Map is required by sec. 236.34 of Wisconsin Statutes to be submitted to the following for approval.

Village of Germantown Plan Commission

Village of Germantown Village Board

IN WITNESS WHEREOF, Gutbrod Family, LLC, has caused these presents

to be signed by David H. Gutbrod and Lori M. Gutbrod its Members,

at \_\_\_\_\_, Wisconsin,

and its corporate seal to be hereunto affixed this \_\_\_\_ day of \_\_\_\_\_, 2020.

In the presence of:

Gutbrod Family, LLC

Corporate Name

\_\_\_\_\_  
Officer

David H. Gutbrod

(Print)

\_\_\_\_\_  
Officer

Lori M. Gutbrod

(Print)

STATE OF WISCONSIN)

WASHINGTON COUNTY)s.s

Personally came before me this \_\_\_\_ day of \_\_\_\_\_, 2020, David H. Gutbrod and Lori M Gutbrod

Officers of the above named corporation, to me known to be the persons who executed the foregoing instrument, and to me known to be such Officers of said corporation, and acknowledge that they executed the foregoing instrument as such officers as the deed of said corporation, by its authority.

(Notary Seal) \_\_\_\_\_, Notary Public, \_\_\_\_\_, Wisconsin.

My commission expires \_\_\_\_\_

Attach complete site plan on paper not less than 8 1/2 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.

Personal information you provide may be used for secondary purposes (Privacy Law, s. 15.04 (1) (m)).

☐ New Construction      Use: ☐ Residential / Number of bedrooms \_\_\_\_\_ Code derived design flow rate \_\_\_\_\_ GPD  
☒ Replacement      ☒ Public or commercial - Describe: \_\_\_\_\_  
 Parent material \_\_\_\_\_ Flood Plain elevation if applicable N/A ft.  
 General comments and recommendations: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

[illegible]

2

Boring # ☐ Boring  
☒ Pit      Ground surface elev. 98.5 ft.      Depth to limiting factor 26 in.

| Horizon | Depth in. | Dominant Color Munsell | Redox Description<br>Qu. Sz. Cont. Color | Texture | Structure<br>Gr. Sz. Sh. | Consistence | Boundary | Roots | Soil Application Rate |        |
|---------|-----------|------------------------|------------------------------------------|---------|--------------------------|-------------|----------|-------|-----------------------|--------|
|         |           |                        |                                          |         |                          |             |          |       | GPD/ft <sup>2</sup>   |        |
|         |           |                        |                                          |         |                          |             |          |       | *Eff#1                | *Eff#2 |
| 1       | 0-10      | 10YR3/2                | —                                        | sil     | 2fgr                     | mfr         | gs       | 2f-vf | 0.6                   | 0.8    |
| 2       | 10-19     | 7.5YR3/4               | —                                        | cl      | 2fshk                    | mfr         | gw       | 1uf   | 0.4                   | 0.6    |
| 3       | 19-26     | 10YR6/4                | —                                        | sicl    | 1fshk                    | mfr         | gw       | 1uf   | 0.2                   | 0.3    |
| 4       | 26-41     | 10YR6/4                | fif 7.5YR5/8                             | sicl    | 1fpl                     | mfr         |          |       | 0.0                   | 0.2    |
|         |           |                        |                                          |         |                          |             |          |       |                       |        |
|         |           |                        |                                          |         |                          |             |          |       |                       |        |
|         |           |                        |                                          |         |                          |             |          |       |                       |        |
|         |           |                        |                                          |         |                          |             |          |       |                       |        |

\* Effluent #1 = BOD > 30 < 220 mg/L and TSS < 200 mg/L

\* Effluent #1 =  $\text{BOD}_5 > 30 \leq 220 \text{ mg/L}$  and  $\text{TSS} > 30 \leq 150 \text{ mg/L}$

\* Effluent #2 =  $\text{BOD}_5 \leq 30 \text{ mg/L}$  and  $\text{TSS} \leq 30 \text{ mg/L}$

|                                                   |  |                                          |  |                                      |  |
|---------------------------------------------------|--|------------------------------------------|--|--------------------------------------|--|
| CST Name (Please Print) <u>Darryl Voss</u>        |  | Signature <u>Darryl Voss</u>             |  | CST Number <u>221085</u>             |  |
| Address <u>3036 Willow Creek Rd Colgate 53017</u> |  | Date Evaluation Conducted <u>1-28-20</u> |  | Telephone Number <u>262-628-2034</u> |  |

Property Owner Guthrood Family LLCParcel ID # GTNV 322961Page 2 of 43

Boring #

☐ Boring☒ PitGround surface elev. 98.1 ft.Depth to limiting factor 25 in.

| Horizon | Depth in. | Dominant Color Munsell | Redox Description Qu. Sz. Cont. Color | Texture | Structure Gr. Sz. Sh. | Consistence | Boundary | Roots | Soil Application Rate |        |
|---------|-----------|------------------------|---------------------------------------|---------|-----------------------|-------------|----------|-------|-----------------------|--------|
|         |           |                        |                                       |         |                       |             |          |       | GPD/ft <sup>2</sup>   |        |
|         |           |                        |                                       |         |                       |             |          |       | *Eff#1                | *Eff#2 |
| 1       | 0-9       | 10YR3/2                | —                                     | sil     | 2fgr                  | mfr         | as       | 2f-w  | 0.6                   | 0.8    |
| 2       | 9-19      | 7.5YR3/4               | —                                     | cl      | 2fslk                 | mfr         | gw       | 1uf   | 0.4                   | 0.6    |
| 3       | 19-25     | 10YR4/4                | —                                     | scl     | 1fslk                 | mfr         | gw       | 1uf   | 0.2                   | 0.3    |
| 4       | 25-41     | 10YR6/4                | fif 7.5YR5/8                          | scl     | 1fslk-pl              | mfr         | —        | ~     | 0.0                   | 0.2    |
|         |           |                        |                                       |         |                       |             |          |       |                       |        |
|         |           |                        |                                       |         |                       |             |          |       |                       |        |
|         |           |                        |                                       |         |                       |             |          |       |                       |        |

Boring #

☐ Boring☐ Pit

Ground surface elev. \_\_\_\_\_ ft.

Depth to limiting factor \_\_\_\_\_ in.

| Horizon | Depth in. | Dominant Color Munsell | Redox Description Qu. Sz. Cont. Color | Texture | Structure Gr. Sz. Sh. | Consistence | Boundary | Roots | Soil Application Rate |        |
|---------|-----------|------------------------|---------------------------------------|---------|-----------------------|-------------|----------|-------|-----------------------|--------|
|         |           |                        |                                       |         |                       |             |          |       | GPD/ft <sup>2</sup>   |        |
|         |           |                        |                                       |         |                       |             |          |       | *Eff#1                | *Eff#2 |
|         |           |                        |                                       |         |                       |             |          |       |                       |        |
|         |           |                        |                                       |         |                       |             |          |       |                       |        |
|         |           |                        |                                       |         |                       |             |          |       |                       |        |
|         |           |                        |                                       |         |                       |             |          |       |                       |        |
|         |           |                        |                                       |         |                       |             |          |       |                       |        |
|         |           |                        |                                       |         |                       |             |          |       |                       |        |
|         |           |                        |                                       |         |                       |             |          |       |                       |        |

Boring #

☐ Boring☐ Pit

Ground surface elev. \_\_\_\_\_ ft.

Depth to limiting factor \_\_\_\_\_ in.

| Horizon | Depth in. | Dominant Color Munsell | Redox Description Qu. Sz. Cont. Color | Texture | Structure Gr. Sz. Sh. | Consistence | Boundary | Roots | Soil Application Rate |        |
|---------|-----------|------------------------|---------------------------------------|---------|-----------------------|-------------|----------|-------|-----------------------|--------|
|         |           |                        |                                       |         |                       |             |          |       | GPD/ft <sup>2</sup>   |        |
|         |           |                        |                                       |         |                       |             |          |       | *Eff#1                | *Eff#2 |
|         |           |                        |                                       |         |                       |             |          |       |                       |        |
|         |           |                        |                                       |         |                       |             |          |       |                       |        |
|         |           |                        |                                       |         |                       |             |          |       |                       |        |
|         |           |                        |                                       |         |                       |             |          |       |                       |        |
|         |           |                        |                                       |         |                       |             |          |       |                       |        |
|         |           |                        |                                       |         |                       |             |          |       |                       |        |
|         |           |                        |                                       |         |                       |             |          |       |                       |        |

\* Effluent #1 = BOD<sub>5</sub> > 30 ≤ 220 mg/L and TSS >30 ≤ 150 mg/L\* Effluent #2 = BOD<sub>5</sub> ≤ 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.

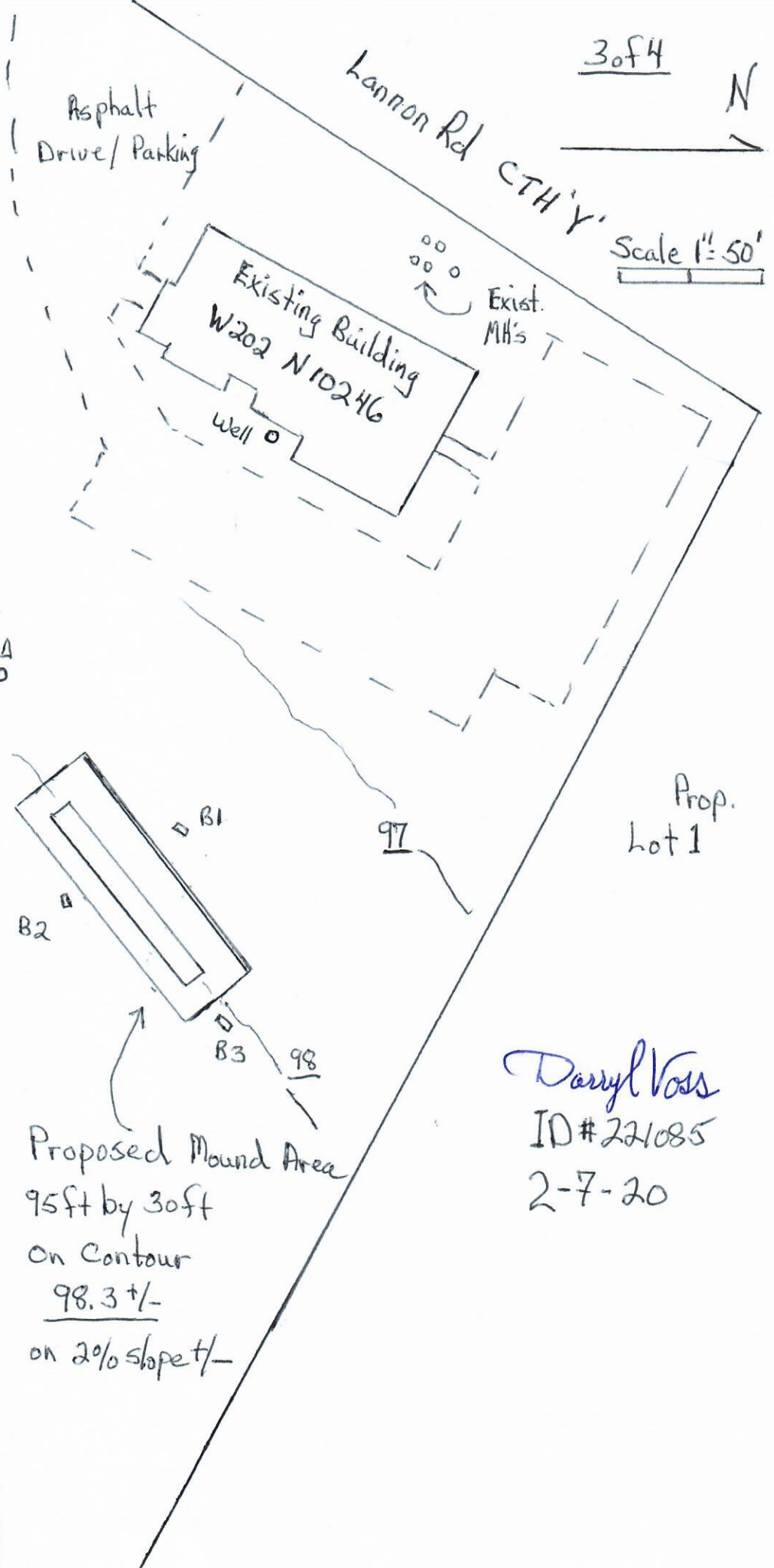
# Site Plan

Gutbrod Family LLC

NE+NW of NW

Sec 32-9-20E

Village of Germantown  
Washington County



# Washington County

## Planning and Parks Department - Land Use Division

Public Agency Center - Suite 2300, 333 East Washington Street, P.O. Box 2003, West Bend, WI 53095-2003

Phone: (262) 335-4445, Toll Free: 800-616-0446 (Wisconsin Only), FAX: (262) 335-6868

### PERMIT APPLICATION REVIEW

Date: 2-18-20 Tax Key # GTNV 322961  
 Owners Name: DAVID GUTBRAD (GUTBRAD FAMILY LLC)  
 Mailing Address: 5579 E WATERFORD RD  
 Phone - Home: 262-644-8778 Work: 262-677-2530 CELL 262-677-2530  
 Property Location's Address: W202 N10246 LANNON RD GERMANTOWN WI 53022  
 Legal Description: \_\_\_\_\_ Section 32 Town/City/Village GERMANTOWN  
 Lot \_\_\_\_\_ Block \_\_\_\_\_ Subdivision \_\_\_\_\_ CSM# \_\_\_\_\_  
 Project for: [check appropriate boxes]

|                                                |                                              |                                             |
|------------------------------------------------|----------------------------------------------|---------------------------------------------|
| <input checked="" type="checkbox"/> Commercial | <input type="checkbox"/> Residential         | <input type="checkbox"/> Detached accessory |
| <input type="checkbox"/> New                   | <input checked="" type="checkbox"/> Existing | <input type="checkbox"/> Other              |

Brief description of project: REQUEST TO SUBDIVIDE LAND FROM ONE INTO TWO SEPERATE PROPERTIES.

Following items must be submitted: Full legal description of the property, map, drawn to scale or showing dimensions, including boundaries and dimensions of the property, location and distances from existing and proposed buildings and/or grading/filling/excavating to lot lines, location and distances from private onsite wastewater treatment systems and wells to lot lines and buildings, and an arrow indicating north. If soil borings are required, the system may be condemned as a result of soil conditions observed.

\*NOTICE TO APPLICANT: PERMITS MAY ALSO BE REQUIRED FROM OTHER AGENCIES INCLUDING COUNTY HIGHWAY DEPARTMENT, TOWN, VILLAGE, CITY, STATE DEPARTMENT OF NATURAL RESOURCES, AND/OR ARMY CORPS. OF ENGINEERS.

Please allow a minimum of 24 hours for processing.

(for office use - do not write below this line)

| Permit Required<br>Under Chapter 23 or 25 | Yes                      | No                                  | County Permit Issued | Date Issued |
|-------------------------------------------|--------------------------|-------------------------------------|----------------------|-------------|
| Sanitary - Chapter 25                     | <input type="checkbox"/> | <input checked="" type="checkbox"/> | No. _____            | _____       |
| Floodplain - Chapter 23                   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | No. _____            | _____       |
| Shoreland/Wetland - Ch. 23                | <input type="checkbox"/> | <input checked="" type="checkbox"/> | No. _____            | _____       |

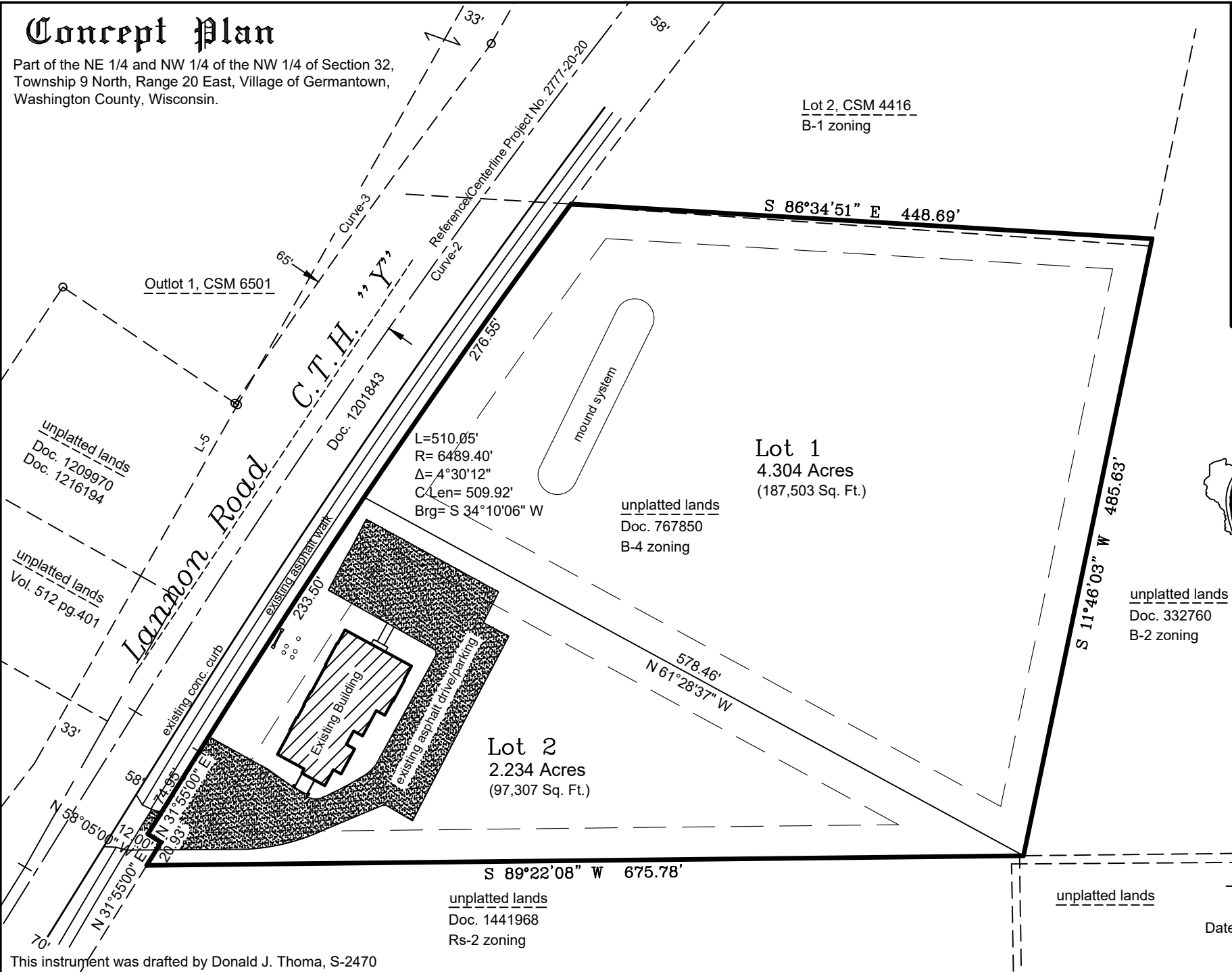
| Under Chapter 17                                                              | Yes                      | No                                  | Jurisdiction                                                          |
|-------------------------------------------------------------------------------|--------------------------|-------------------------------------|-----------------------------------------------------------------------|
| Erosion Control - Chapter 17<br>- Disturbs > 4,000 Sq. Ft.                    | <input type="checkbox"/> | <input checked="" type="checkbox"/> | County <input type="checkbox"/> Town/Village <input type="checkbox"/> |
| Stormwater Management - Chapter 17<br>- Increases Impervious > 20,000 Sq. Ft. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | County <input type="checkbox"/> Town/Village <input type="checkbox"/> |

Remarks: For Concept Plan for David Gutbrad - Lannon Rd. A soil test was conducted on 11/28/20 and an approved mound site was found for Lot 2. Lot 1 already has an approved mound on Lot 1. Both are suitable for building.

  
 Authorized Signature  
 White - Owner      Yellow - Department Copy

# Concept Plan

Part of the NE 1/4 and NW 1/4 of the NW 1/4 of Section 32,  
Township 9 North, Range 20 East, Village of Germantown,  
Washington County, Wisconsin.



- (r.a.) - means "recorded as"  
(meas.) - means "measured as"
- - indicates 1.3"od iron pipe found unless noted.
  - - indicates 1.3" od x 18" iron pipe weighing 1.68 lbs./ft. set.

Bearings are referenced to the Wisconsin State Plane Coordinate System Grid, South Zone. The west line of the NW 1/4 of Sec. 32-9-20 has a grid bearing of N 00°52'46" W.

0 50 100 200  
Scale in feet  
1" = 100'

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

**MEETING DATE:** April 20, 2020

**AGENDA ITEM:** New Business

**ITEM TITLE:** Authorization for a Blanket Purchase Order for the Recycling Center for Material Processing

**SUBMITTED BY:** Public Works and Highways Committee

**SUMMARY EXPLANATION:**

The Public Works and Highways Committee is seeking authorization to execute a blanket purchase order to Enercon for material processing for the Recycling Center for 2020, in the amount not to exceed \$30,000. This amount will cover 8.25 days of wood material processing at the Center.

**ATTACHMENT:** ORDINANCE\_\_\_\_\_ RESOLUTION\_\_\_\_\_ OTHER\_\_\_\_\_

**RECOMMENDATION:**

It is the majority recommendation of the Public Works and Highway Committee, to approve a blanket purchase order to Enercon for the amount not to exceed \$30,000.00. And to forward the same recommendation onto the Village Board for approval. Funds to be allocated from Recycling Budget line item 10-546-570-7960.

**BOARD ACTION:**

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

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

**MEETING DATE:** April 20, 2020

**AGENDA ITEM:** New Business

**ITEM TITLE:** Blanket Purchase Order Authorization – Ferguson Waterworks

**SUBMITTED BY:** Public Works and Highways Committee

**SUMMARY EXPLANATION:**

The Public Works and Highways Committee is seeking authorization to execute a blanket purchase order to Ferguson Waterworks for miscellaneous manhole repair materials to include Neenah R-1661 castings, lids, and pavement adjusting rings, Cretex Pro Ring PPE adjusting rings, Gun grade butyl sealant, and M-1 polymer construction adhesive. Materials will be utilized for the 2020 road projects and other areas throughout the system.

**ATTACHMENT:** ORDINANCE\_\_\_\_\_ RESOLUTION\_\_\_\_\_ OTHER\_\_\_\_\_

**RECOMMENDATION:**

It is the majority recommendation of the Public Works and Highway Committee, to approve a blanket purchase order to Ferguson Waterworks for the amount not to exceed \$25,000.00 for the purchase of miscellaneous manhole repair materials and forward this request onto the Village Board with a positive recommendation. Money to be distributed from 60-830-530-8313 Collection System maintenance.

**BOARD ACTION:**

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

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

MEETING DATE: April 20, 2020

AGENDA ITEM: New Business

ITEM TITLE: Blanket Purchase Order Authorization – Core and Main

SUBMITTED BY: Public Works and Highways Committee

SUMMARY EXPLANATION:

The Public Works and Highways Committee is seeking authorization to execute a blanket purchase order to Core and Main for the purchase of Ladtech HDPE manhole adjusting rings and other miscellaneous materials. Rings will be utilized for the 2020 road projects and other areas throughout the system.

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

RECOMMENDATION:

It is the majority recommendation of the Public Works and Highway Committee, to approve a blanket purchase order to Core and Main for the amount not to exceed \$16,000.00 for the purchase of Ladtech HDPE manhole adjusting rings and other miscellaneous materials and forward this request onto the Village Board with a positive recommendation. Money will be distributed from 60-830-530-8313 Collection System maintenance.

BOARD ACTION:

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

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

MEETING DATE: April 20, 2020

AGENDA ITEM: New Business

ITEM TITLE: Blanket Purchase Order Authorization – Adaptor, Inc.

SUBMITTED BY: Public Works and Highways Committee

SUMMARY EXPLANATION:

The Public Works and Highways Committee is seeking authorization to execute a blanket purchase order to Adaptor, Inc. for internal/external manhole chimney seals and extensions as required. Adaptor, Inc. is the manufacturer of the seals and gives the Village distributor pricing because we are a legacy customer. Seals will be utilized for the 2020 road projects and other areas throughout the system.

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

RECOMMENDATION:

It is the majority recommendation of the Public Works and Highway Committee, to approve a blanket purchase order to Adaptor, Inc. for the amount not to exceed \$20,000 for the purchase of chimney seals and forward this request onto the Village Board with a positive recommendation. Money to be distributed from 60-830-530-8313 Collection System maintenance.

BOARD ACTION:

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